

A VISION for the Future of Central Lealman

Developed by Members of the Community
July 2001

Extracted from the Revitalization Plan for the
Lealman Community

THE VISION FOR THE FUTURE OF CENTRAL LEALMAN

Lealman is a large unincorporated community that started as a small settlement in a mostly rural county at the beginning of the Twentieth Century. This settlement was connected to the rest of the world by a few dirt roads and the railroad. Today, the railroad bisects an urban community of roughly 7,870 people known as Central Lealman—an area bounded by 34th Street, 62nd Avenue North, 49th Street, and 40th Avenue North. The residents, property owners, and businesses of Central Lealman have come together to identify what they want to see Central Lealman become in the future. This “Vision” for the future, along with specific actions to achieve the Vision over the next several years, is stated below.

Community Identity

Lealman has a history that is distinct from the adjacent cities. For example, Lealman was one of the last rural areas in mid-Pinellas as the surrounding cities became increasingly urbanized. Lealman remains a distinct community that has retained its identity among the larger nearby cities of St. Petersburg and Pinellas Park.

Objectives:

1. It will be clear to people when they are in Lealman.
 - *Install physical markers (e.g. entryway features and/or unique road signs) so that people will know they are in Lealman. Such signs would be installed in prominent places to identify all of Lealman east of Kenneth City.*
2. Lealman will highlight its history as one of the oldest communities in Pinellas County
 - *All Welcome to Lealman Signs should include: “Est. in 1903” (or whatever date is correct).*
 - *An effort should be made to identify all homes and other structures that are older than 1920, and signs indicating the date built should be installed.*
 - *Develop and publish an Historical Pamphlet for use in the schools and for distribution at local restaurants and businesses.*
 - *Find some way to utilize the old train station site on Main Street as a community facility of some sort. A small History museum/display could be located there. Consider using the train as a Main Street Museum.*

3. Lealman will retain its identity as a distinct unincorporated community.

- *Work with the Post Office to change the community's mailing address without affecting the area's Zip Code.*
- *Rename 58th Avenue North to Lealman Avenue, and insure that large format signs are installed on 34th Street and 49th Street.*

Community Character

Lealman is an affordable community of predominantly single-family homes that includes a mix of mobile homes, duplexes/triplexes, and apartments. Commercial activities are located along the major road corridors, while industrial businesses are concentrated in an area bounded by Joe's Creek, the railroad, and 34th Street. Rather than developing according to an overall master plan, Lealman grew lot by lot over time. Lealman, therefore, does not have the uniform look of a master planned community or typical urban subdivision.

Objectives:

1. Lealman will be an attractive, safe, and desirable community in which to raise a family.

- *Pinellas County will target rehabilitation funds to Lealman to prevent neighborhood decline.*
- *Remove/eliminate non-conforming uses and illegally developed dwelling units that are inappropriate or incompatible with the surrounding neighborhood.*

2. Lealman will remain an affordable place to live for all income levels (for example, trades people, service workers, retirees, professionals, etc).

- *Develop a database that keeps track of the market value of housing within Lealman over time. This information can be used to quantify changes in the price for housing within the community, and then compared to income ranges to obtain a measure of housing affordability in Lealman.*

3. Single-family home ownership will be encouraged and promoted, but Lealman also recognizes the value and necessity of providing a mixture of affordable housing alternatives such as well-maintained mobile home parks, duplex/triplex units, townhomes and apartments.

- *Implement subsidized home buyer assistance programs to maintain affordability for low and moderate income houses and to promote home ownership.*

- *Identify and utilize housing and lending programs that assist people in purchasing and maintaining owner-occupied housing.*
 - *Implement recommendations of the Pinellas County Mobile Home Task Force that support retention of viable mobile home parks as an important affordable housing resource. (This policy is acceptable only for those mobile homes and parks that are in good condition and that do not contribute to blighting conditions in the neighborhood).*
4. Well-maintained rental housing will be encouraged as one way to provide affordable housing; however, rental units should be limited in number so that they do not overwhelm the single-family character of Lealman.
- *Research how the number of rental units might be limited under this objective and be consistent with current legal, regulatory, and market constraints.*
 - *Rental property improvement programs will be aggressively promoted.*
 - *Focus codes enforcement on sub-standard and poorly maintained rental properties in the community to force investor owners to maintain their properties and invest in the community.*
5. Maintain the pattern of development that has evolved over time in Lealman, which is characterized by a lack of uniformity in design, a gridded street system, and a variety of housing types and styles.
- *Research how this might be accomplished under the current legal, regulatory, and market constraints, as well as the level of community acceptance.*
 - *New housing should be a mix of single-family homes, town houses, and apartments, with any multi-family units being directed to designated areas. Areas that are single-family now, will remain so.*
 - *Any larger areas where older, non-viable housing is to be redeveloped, will be considered as potential sites for development of new, higher density housing that will include adequate community green space nearby.*
6. Pride in the Lealman community will be evidenced by well-maintained properties and yards.
- *Institute a local community awards program in which homeowners and businesses are recognized for superior efforts in maintaining their buildings and properties.*
 - *The Lealman Community Association will identify and assist those in the community who for economic or physical reasons has difficulty maintaining their property.*

- *Develop an educational campaign that informs property owners of problems, and identifies resources for learning about home and property maintenance.*
 - *The Community Association will arrange for regular presentations on these issues through such entities as the County Extension, various landscape suppliers, and landscape architects.*
 - *The Community Association will develop a program to connect local property owners with local property maintenance companies to develop mutually beneficial relationships that provide maintenance at reduced costs and help support local businesses.*
7. Many activities of daily living and essential services will be accessible by bike, foot, bus, or other means of public transportation.
- *Research the adequacy of public transit serving Lealman and recommend ways that this service could better serve the community.*
 - *Evaluate the location and availability of vacant or underutilized commercial and institutional property as potential locations in the community for these activities and services.*
 - *Commercial redevelopment should be encouraged to include mixed uses that combine residential units with neighborhood-serving commercial uses.*
8. The abundance of mature shade trees throughout the community is a natural asset that will be protected and supplemented.
- *Complete an assessment of tree cover throughout the community and identify opportunities to protect and enhance the mature tree canopy. Consider various funding options (e.g. grants) for purchasing, planting, and establishing additional trees for Lealman.*
 - *Establish a cooperative arrangement among County departments to ensure that redevelopment does not jeopardize protection and survival of mature trees.*
 - *Through the efforts of local community groups, have community residents participate in tree planting and landscaping of public spaces.*
9. Joe's Creek, the major natural feature within Lealman, will be preserved and/or enhanced as an integral part of the community.
- *The County will evaluate the feasibility of using the Joe's Creek corridor and associated retention system as a linear greenway that would be accessible to the public for passive recreational use. If determined to be feasible, a concept plan would be developed.*
 - *Direct resources to clean up the creek.*
 - *Where feasible, the drainage requirements for new development should be addressed by area wide retention facilities, and they*

should be developed as attractive water and green space amenities.

10. Revitalization of 54th Avenue North will look at opportunities to create an attractive corridor in which retail/service businesses can effectively mix with townhouses or multi-family development.

- *Develop a more detailed corridor plan for 54th Avenue N. from 49th Street to I-275.*

Community Design and Appearance

Neighborhoods are the lifeblood of Pinellas County. Strong and vital communities are important in creating places where people want to stay and invest their lives. Lealman will become an attractive community of well-maintained homes, properties, and businesses, which will be an unmistakable sign that people care about their community.

Objectives:

1. New development and redevelopment will harmonize with the variety of building styles in homes and businesses found throughout Lealman.
2. Consistent code enforcement will be an important part of improving Lealman's appearance, but the community will be an active participant in developing the solutions to the code issues in Lealman.
 - *Pinellas County will establish a Team from various County departments to more effectively work, in coordination with the community, on developing solutions to code enforcement and other community issues.*
3. Trash collection service will be responsive, reasonable in cost and representative of the community's desire for services.
 - *If there is sufficient interest in the community, the Lealman Community Association will work on behalf of the community to contract for solid waste collection services to obtain a better rate and better service. The Association could request technical assistance from the County in developing a contract.*
 - *The Lealman Community Association will organize a neighborhood clean up on an annual basis such as the Lealman Extreme Cleanup Day, which was a joint effort with "Keep Pinellas Beautiful" Inc. and the County.*

4. Redevelopment will look at opportunities to adequately buffer commercial and industrial uses and their associated activities from adjacent residential neighborhoods.
5. When appropriate, both new development and redevelopment will be designed in a way that supports those community characteristics such as the variety of housing types and styles, a gridded street system, mature trees, and a lack of uniformity in design that Lealman residents want to protect and encourage.
6. Where appropriate, the community will introduce or include design elements into the community that support an overall theme relevant to Lealman (e.g. the presence of the railroad throughout the decades).
7. Alleyways will continue to be used for access based on individual neighborhood conditions and desires.

Sense of Community

Residents and businesses will take pride in being a part of the Lealman community and will work together and with the County, the Sheriff's Office, the Fire Department and other agencies to make Lealman a better place to live and work. Lealman will be known as a community that cares about, and helps one another.

Objectives:

1. Create community festivals and events that highlight and celebrate Lealman.
 - *The Health & Safety Carnival that was organized by the Lealman Family Center in the summer of 2000, with volunteers from the Lealman Fire & Rescue, will be coordinated to include a senior component for Lealman residents. This intergenerational event would enhance the current carnival by involving another segment of the Lealman Community and would provide various information and services that relate to the senior population. The event could be held annually during the month of April in order to attract various sponsors and to allow Lealman's winter residents the opportunity to gather with the rest of the community.*
 - *A Lealman Fourth of July barbecue could be considered as a local alternative to holiday events in other communities.*

2. Promote a variety of activities and programs for youth and children in the community.
 - *The Lealman Family Center, funded by the Juvenile Welfare Board, will continue to sponsor an annual Back-to-School event in the month of August. School supplies for students, various games, information for the community, and food are all part of this local event held at Lealman Park. The Family Center will engage local organizations such as the Lealman Community Association, Lealman Fire and Rescue, the Sheriff's Department, and other agencies to participate in this event.*
 - *An annual Easter Egg Hunt, held in Lealman Park and sponsored by the Downtown St. Petersburg Optimist Club, could be enhanced by including other activities for children during this seasonal event. The community should immediately contact the event coordinator about plans for next year's event, and consider inclusion of other organizations such as the Scouts, Color Me Human, and Girls Inc. to sponsor additional activities.*
3. Those in need, who cannot assist themselves, will get a helping hand.
 - The Lealman Community Association will identify and assist those in the community who for economic or physical reasons have difficulty maintaining their property. This assistance could include checking on needy residents to make sure they are ok. St. Petersburg's Paint St. Pete Proud program is an example of what Lealman neighbors can achieve in their community on an annual basis.
 - Explore transportation opportunities for elderly and/or disabled residents to get to and from necessary appointments and weekly shopping trips with local social service agencies.
4. Promote increased involvement in community organizations and activities that allow residents to have a greater voice in, and greater say-so over, decisions that affect the community.
 - The Lealman Community Association provides a forum for residents and business owners to develop a strong unified voice on matters of community interest.

Economic Opportunity and Business Development

Lealman is part of a larger urban area that provides a wide variety of employment opportunities. Within the community itself, there are heavy commercial and industrial uses, retail commercial uses situated along the major north-south travel corridors, and limited local service and retail facilities on 54th Avenue North.

Lealman wants to ensure that the community benefits from local and regional economic growth, and that municipal annexation does not erode and compromise Lealman's future as a distinct community.

Objectives:

1. Commercial and industrial activity along 54th Avenue N., 34th and 49th Streets, and 62nd Avenue N. should be protected from annexation and supported as they are a significant part of the community's tax base.
 - *The community will approach the County to consider moving the Pinellas Park planning Area boundary north to 62nd Avenue N. and the existing municipal boundary.*
2. Lealman will capitalize on its assets (e.g. its proximity to major transportation facilities, its southcentral county location, its relatively high elevation) to attract investment and new businesses to the area.
 - *Lealman will consider creation of a local merchants association or other appropriate organized approach to encourage business development in the area.*
3. Job creation within Lealman will provide opportunities for all levels of employment. Attracting clean businesses to the area is desirable, but not all business and employment opportunities should be professional or high-tech.
4. The 54th Avenue N. corridor should become an attractive focal point for business and residential revitalization in Lealman, and this corridor should be easily accessible to the surrounding community.
 - *Develop a more detailed corridor plan for 54th Avenue N. from 49th Street to I-275.*
5. Revitalization of the community must look at ways to reduce the existing impacts of commercial/business and industrial uses on residential areas.
 - *More fully document these land use conflicts in order to develop an effective response.*

Community Recreation and Greenspace

A community's recreational and greenspace opportunities are an important measure of the residents' quality of life. Lealman will actively pursue creative approaches and partnerships to create new park and recreation spaces and programs in the community.

Objectives:

1. Foster partnerships with recreational service providers to provide affordable recreational opportunities, including organized sports, for youth in the community.
 - *The community (e.g., through Community Association meetings, Lealman Family Center meetings, or specially-held meetings), will interview potential recreational service providers and obtain information on possible service arrangements, fees, etc. in order to be able to select those options that are the most desirable and the most realistic financially for the community.*
 - *Investigate the feasibility of using the now-vacant property adjacent to the Department of Children and Families site on 49th Street for a playground facility.*
 - *Investigate whether there is a way to support or provide for more affordable access by unincorporated Lealman residents to St. Petersburg's recreation and community services.*
 - *As recreational and community services become more available in Lealman consider ways to provide transportation to and from activities.*
 - *Don't forget about the elderly when planning recreation and community activities.*
2. Lealman Park will become a heavily used asset in the community through the installation and maintenance of landscaping and playground facilities.
 - *Determine who will be responsible for long-term maintenance and security at the Park.*
 - *Research grant and other funding opportunities for renovating the Park.*
 - *The community, in partnership with appropriate area agencies, will evaluate the feasibility of a system where local youth/juvenile offenders are required to participate in maintenance of the park or some other type of community service within the neighborhood.*
 - *The new fire station will be located on the east end of the Park so as to protect the trees.*
3. The community will work with the County to explore ways to use the land along Joe's Creek and the former Frontier Recycling property for trails, paths and greenspaces.

- *Determine if there are options for rehabilitating the Frontier property to the point where it is safe for public access/recreation.*
 - *Make sure Joe's Creek gets priority in the County's urban stream maintenance program.*
 - *Come up with some computer-aided designs/renderings of how to best incorporate trails, paths, open spaces, etc. along Joe's Creek; include a community pavilion in the rendering.*
 - *Consider a canoe outpost/launch from County property adjacent to the Creek.*
 - *Do not allow motorized boats/jet skis, etc. in Joe's Creek.*
4. Creative solutions will be pursued for providing much-needed recreational opportunities and open spaces throughout the community. These open spaces will provide attractive destinations for people.
- *Evaluate where small unimproved or underutilized open spaces could be reclaimed and transformed into neighborhood greenspace.*
 - *Locate dilapidated properties in Lealman where taxes are due to obtain and even assemble, locations for additional parks and greenspaces.*
 - *Try to locate active recreation closer to the types of residential areas where families with children live.*
 - *Investigate vacant commercial properties in the Lealman area (e.g., the old Franks' Nursery) to determine their feasibility for the location of a recreation or community center.*
 - *In all cases where parks and park equipment are being provided by the County, and particularly where there are partnerships involved, the County will need to clearly work out the liability and maintenance responsibilities so that the Park remains continually and appropriately maintained.*
 - *Once it is vacated, use the fire station (then to be the location of the Lealman Family Center) for community activities, classes, etc (like dance classes, crafts, etc.).*
 - *Find a location, or locations, for a community garden.*
 - *Actively look for money to plant, and maintain, trees along medians, rights-of-ways, etc.*
 - *Explore grant opportunities from the Southwest Florida Water Management District, the Pinellas Environmental Foundation, Juvenile Welfare Board, etc. to accomplish things like community plantings.*
 - *Determine if there is an area in Lealman where recreational off-road vehicles would be possible/appropriate.*

Community Services

1. Neighborhood support services such as a grocery store, the post office, walk-in clinics, etc. shall be within easy access of the Lealman residents and businesses.
 - *Evaluate the location and availability of vacant or underutilized commercial and institutional property as potential locations in the community for these activities and services.*
2. Locate social service agencies and public assistance providers (e.g. a social security office, neighborly senior services, medical clinic, housing offices, Lealman Family Center, etc.) in the community.
 - *When a new fire station is constructed, evaluate reuse of the existing facility as local offices for at least some of these service providers.*
 - *Evaluate the suitability of using the former Frank's Nursery site or properties along 54th Avenue N. as a potential location for these service providers.*
3. Through partnership with the County, PTECH, and other service providers, make low cost medical and dental care accessible in the community.
 - *The Community, with the aid of the Lealman Family Center, will contact the County about having the mobile Dental and Health Units make regular calls in the Lealman area.*

Community Infrastructure

Public improvements will improve the quality of life for the residents of Lealman.

Objectives:

1. Flooding and drainage concerns will be addressed comprehensively and in a manner that contributes positively to the appearance of the Lealman community.
 - *Pinellas County will complete a comprehensive watershed assessment of Central Lealman and direct funding toward implementation of projects identified through this process.*
 - *Pinellas County will look at local street flooding issues in the comprehensive drainage assessment.*

2. Sidewalks, trails, bikelanes, and even a connection to the Pinellas trail network will make Lealman a safer and more enjoyable place for walking, biking, commuting, and outdoor recreation.
 - *Evaluate the County's plans for installing pedestrian crossings, sidewalks, trails and bike lanes within the community to see if modifications are needed to make Lealman a pedestrian-friendly community. In particular, look at connections to local schools and recreation facilities.*
 - *Coordinate with the Pinellas County Metropolitan Planning Organization to evaluate the feasibility of tying in the Joe's Creek corridor with the larger Pinellas Trail network; prioritize a Lealman connector to the Pinellas Trail.*
 - *Study effectiveness and feasibility of installing pedestrian overpasses over major streets.*
3. Placing utilities underground will be explored to determine its reasonableness for areas of new development or significant redevelopment.
 - *As underground utilities are expensive, they should only be considered when there are large areas of redevelopment planned.*

Community Safety

Lealman will be a safe place to live and raise a family, and to operate a business.

Objectives:

1. The Lealman community will make it clear that criminal activity is not tolerated, and such means as neighborhood crime watch, community police officers, and promotion of social intervention programs and services will be used to achieve this objective.
 - *Approach the Sheriff's Office to propose locating a Sheriff's Substation in Lealman.*
 - *The Lealman Community Association will work with the Community Police Officers to strengthen the local crime watch program.*
2. Roadways and intersections that are determined to be unsafe for drivers and pedestrians will be addressed to provide safe travel through Lealman.
 - *Evaluate the need for, and the benefits of, installing traffic calming measures on residential streets in Lealman to slow down traffic and make the streets safer for pedestrians and bicyclists.*

- *Evaluate traffic accident data to determine whether changes to specific intersections, pedestrian crossings, or roadways are needed to improve safety.*
 - *Address the issue of obstructions in the right-of-way that obstruct the view of motorists.*
3. Adequate fire protection will continue to be provided to the community.
- *Support construction of a new fire station in the community to replace the existing facility on 40th Street N.*
 - *Determine the number and location of fire hydrants required to provide adequate fire protection and at the same time meet the minimum standards established by insurance companies for providing coverage. Work with the County and the City of St. Petersburg to decide on the best approach to providing the required hydrants.*
4. Streetlights will be integrated into the Lealman community, when they are supported by individual neighborhoods.
- *The Lealman Community Association will continue its efforts to complete streetlighting petitions in Central Lealman.*

Community Relationships and Partnerships Necessary to Achieve the Revitalization Goals

Revitalization of a community takes committed effort over a long time. It is a step-by-step advance toward the community Vision that Lealman has identified as its future. This progress requires cooperation among the residents and business owners, and partnerships with those who can help and who share the community's Vision for their future.

Objectives:

1. Visible and ongoing evidence of the County's commitment to the long-term improvement of Lealman is required; Pinellas County must be a visible partner in progress and solutions.
 - *Pinellas County will establish a Team from various County departments to more effectively work, in coordination with the community, on developing solutions to local problems.*
2. Lealman will become a strong and united community that is able to grab the attention of the County and have a real impact on decisions and planning that affects Lealman's future.

- *The Lealman Community Association provides a forum for residents and business owners to develop a strong unified voice on matters of community interest.*
3. Working towards a more effective – and mutually beneficial – alliance, or partnership, between the community and the Sheriff's Office will be a very important part of achieving the revitalization objectives in Lealman.
 4. Building, and maintaining, active and ongoing relationships among the various agencies and social service providers in the community, as well as with the private and public schools in Lealman, will benefit residents and help to build a strong and caring community.

IMPLEMENTING THE VISION FOR CENTRAL LEALMAN – PERFORMANCE BENCHMARKS

Through the implementation of the Vision for Central Lealman, both short and long range results can be expected. Short-range results may include such things as certain small-scale physical improvements and programs, while long range, social issues are less tangible and remain more difficult to address and measure.

The benchmarks below are derived from the Vision and are designed to provide measurement of progress towards desirable community improvements, as well as a general timeframe for measurement.

- Physical markers/signage are in place to depict the boundaries of Lealman (short-term)
- There is a measurable increase in the median value of single family homes (long-term/monitored annually)
- There is a measurable increase in single family home ownership (long-term/monitored annually)
- Lealman Park is a desirable community destination, with a well-maintained landscape and playground equipment, and is the location for at least three successful community events during the year (mid-term)
- There is an increase in the number of building permits issued for improvements to residential properties and, a corresponding increase in the total value of these permits (long-term/monitored annually)
- There is an increase in number of recreational facilities and programs for youth and children, at reasonable cost, year round (long-term)

- There is an increase in the amount of overall green space accessible to the public (long-term)
- There is an increase in the amount of Lealman covered by a neighborhood crime watch (mid-term/monitored annually)
- There is an increase in the number of new sidewalks (long-term)
- Development and continuation of a community newsletter (short-term/ongoing)
- All area property owners will have the opportunity to sign a petition for the installation of street lights (short-term)

PRIORITIES AND FUNDING FOR IMPLEMENTATION

Following approval of the Revitalization Plan by the Board of County Commissioners, the next step will be for County staff to work with the community on identifying priorities for implementation, and to determine realistic schedules and funding sources. Funding is anticipated to come from several sources. Once project priorities are determined, appropriate grants will be investigated as a funding source for certain activities, or to use as matching dollars for the application of County funds in the Lealman planning area. Importantly, once the Revitalization Plan is approved by the U.S. Department of Housing and Urban Development, Community Development Block Grant (CDBG) monies will be able to be targeted for Lealman. CDBG funds are federal dollars made available by the federal government for community improvements to qualifying revitalization areas. Once the priorities for the community are defined, the County will begin coordinating those resources and services among the different County departments that can be applied towards the effort, and scheduling needed projects, as appropriate, in the County's capital improvements program. Clearly, everything cannot be accomplished at once. In fact, in some cases achieving a desired goal may take several years. But by identifying the community's desired goal may take several years. But by identifying the community's priorities, and meshing those priorities with the County's capabilities, more immediate progress will be able to be made on certain actions and strategies.

As projects and activities begin to move forward in Central Lealman, the County will begin work to develop the community base necessary to initiate the planning effort for business/commercial corridor revitalization as well as planning for East Lealman. In fact, planning for 54th Avenue North –a primary link between Central and East Lealman – may be a means of getting an initial start at building a cadre of citizens interested in being a part of the long range planning for East Lealman.

BUILDING A FRAMEWORK FOR PUBLIC AND PRIVATE INVESTMENT ECONOMIC OPPORTUNITY AND EMPOWERMENT

Based upon input from those residents and business owners involved to date in the revitalization planning process, it is apparent that the community does wish to position itself to be able to promote its assets to attract economic investment and re-investment, both from a business development standpoint, as well as from a neighborhood perspective. Lealman enjoys a desirable mid-County location with easy access to the regional roadway network. Central Lealman offers a significant opportunity for neighborhood revitalization, with East Lealman poised to be an area of industrial and commercial employment development and redevelopment. In fact, the industrial parks, and surrounding industrial uses, in both Central and East Lealman represent a sizable amount of the existing industrial land uses in this part of the County, with the Joe's Creek Industrial Park east of 34th Street, and another industrial park on the west side of 34th Street.

The County's adopted Comprehensive Plan recognizes the value and contribution of existing industrial parks, and encourages their operation in a manner that serves to "diversify the County's economy and provide a broad range of employment opportunities to County residents." It is expected that as revitalization and redevelopment efforts progress in both Central and East Lealman, as well as along the commercial corridors, the County will work to facilitate connections between area residents and the new employment opportunities being created nearby. This will happen in a number of ways, and will include promotion of the GED classes, computer training, etc., already being offered locally. Additionally, the County will continue to explore transportation options to ensure that area residents have access to local employment. In addition to new employment opportunities, it is important to bring needed support services closer to the working community (e.g., social service agencies and services, grocery stores, etc.).

Overall, the economic revitalization and redevelopment opportunities in Lealman are significant, but will take time to accomplish through the incremental implementation of a comprehensive Revitalization Plan. In particular, the redevelopment opportunities in East Lealman will require the more detailed analysis that will come with the County's next phase of planning. However, it is clear that Lealman as a whole has the economic potential to make it a true contender in the area economy.