What will Hillsborough County look like in 25 years?

- Working with County and City Staff and other stakeholders to determine:
  - Where will we grow?
  - How will we grow?
  - What does this mean for...
    - Transportation?
    - Housing?
    - Infrastructure?
    - Schools?
Current Trends

Trend analysis and planning assumptions

Land use

Development Activity

Policy

Demographics
Land Use Trends

Developable Land

Vacant Land
- Agricultural
- Vacant
- SF Residential > 10 Acres
- Protected Land
- Urban Service Area

Source: Land use, building value, and land value are reported in Hillsborough County Property Appraiser parcel database.

Land Use Trends

Redevelopment Potential

Redevelopment Potential
- Urban Service Area
- Jurisdiction
- Protected Land
- Redevelopable Land

Source: Land use, building value, and land value are reported in Hillsborough County Property Appraiser parcel database.
Land Use Trends
Developed land: Present

49,600 acres
Vacant, developable and redevelopable land within the Urban Services Area.

Buildout population and employment

2045 control total (2,007,100)
2045 control total (1,284,500)

Population
Employment

Existing
Buildout
<table>
<thead>
<tr>
<th>Placetype</th>
<th>Existing Population</th>
<th>Buildout Population</th>
<th>Change</th>
<th>Existing Employment</th>
<th>Buildout Employment</th>
<th>Change</th>
</tr>
</thead>
</table>
| Tampa                | 347,900             | 468,600             | 120,700| 388,000            | 576,600            | 188,600| 49%   
| Hillsborough County  | 884,600             | 1,284,500           | 399,900| 402,000            | 597,600            | 195,600| 49%   
| Temple Terrace       | 24,800              | 28,100              | 3,300  | 13,700             | 17,200             | 3,500  | 26%   
| Plant City           | 35,500              | 59,200              | 23,700 | 27,100             | 74,500             | 47,400 | 175%  
| Total                | 1,292,800           | 1,840,400           | 547,600| 830,800            | 1,265,900          | 435,100| 52%   

Totals by jurisdiction
How will the market respond?

- Pressure to expand Urban Services Area.
- Redevelopment.
- Infill and intensification.

**Scenario Planning**
Imagine 2040 Scenarios

A. "Suburban Dream" (Trend)

Expand the growth boundary to make room for new suburbs. Extend roads & water lines, rebuild major intersections.

B. "Bustling Metro" (Rail & TOD)

Create new town centers in older commercial areas. Add rapid bus, rail, circulator shuttles, walk/bike connections.

C. "New Corporate Ctr.s." (Exp. Lanes)

Create new corporate parks along major highways. Add new express toll lanes in the interstates (I-4, I-75, I-275)
Possible Scenarios?

Regional Transit Feasibility Plan

- Blueprint for transit.
- Not yet formally adopted.
- Not yet funded.
Tampa Bay Next

- Ongoing process.
- Transportation action plan.
- Coordinated by FDOT.

Urban Land Institute I-4 Corridor Study

- The Role of the Study Area
  - The Hole in the Doughnut?
  - Centered on a key scarce asset - major transportation corridor
  - But encompasses another scarce asset - Tampa Bay's unique natural character
  - Largest and densest area of current development - What’s the measure?
  - Demonstration for other Hillsborough County areas to look into the future
  - Important because how this region grows affects its regional competitiveness
Regionally coordinated

- What happens in Pinellas and Pasco impacts Hillsborough.
- Vice versa.
- Tampa Bay TMA.

What can scenarios tell us?
How much growth can we accommodate?

- Total number of jobs.
- Total number of people.

Will transit work in Hillsborough County?

- People within a 30 minute transit commute of employment centers.
- People with each access to transit.
- Premium, high frequency and local transit.
Are walking and cycling possible?

- Number of people with access to active transportation facilities.
- Number of homes and jobs in walkable places.

Are commutes getting longer or shorter?

- Number of people within a 30-minute drive of employment centers.
- Average travel time.
How much will it cost?

• New highways and streets.
• New infrastructure.
• Public services.

How vulnerable are we?

• Total people in coastal hazard areas.
• Total people in flood prone areas.
How well can we maintain natural habitat, natural resources, rural lands, etc.?

- Impacts to open space, agricultural land, critical habitats.
- Total impervious surface.

Schedule and Process

2017 2018

OCT JAN APR JUL OCT

- Background Research
- Trend Scenario
- Alternative Scenarios
- Public Outreach
- Hybrid Scenario
- Project Complete