

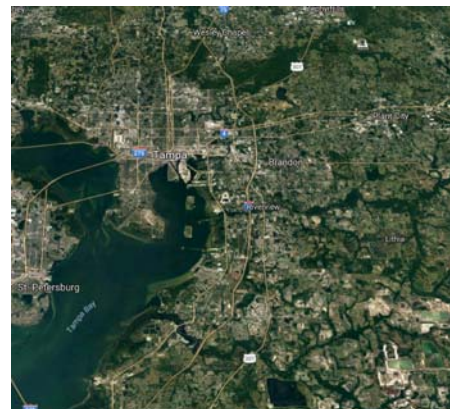
Hillsborough County 2045 Population and Employment Projections and Allocations Project Update

Board of County Commissioners
February 13, 2018



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?

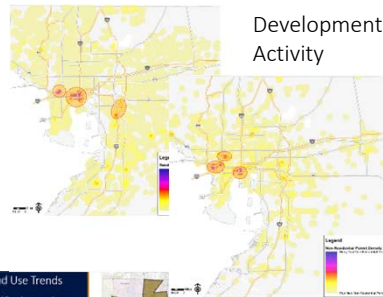


Current Trends

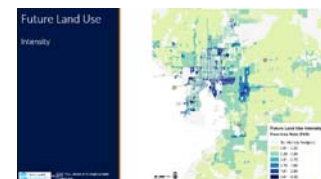
3

Trend analysis and planning assumptions

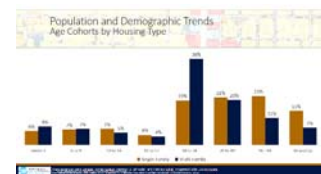
Land use



Policy



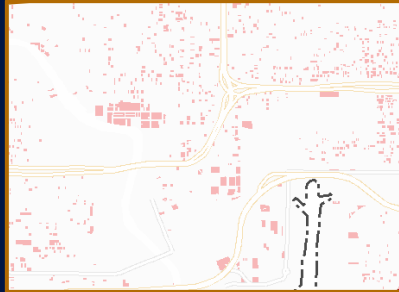
Demographics



4

Land Use Trends

Developable Land



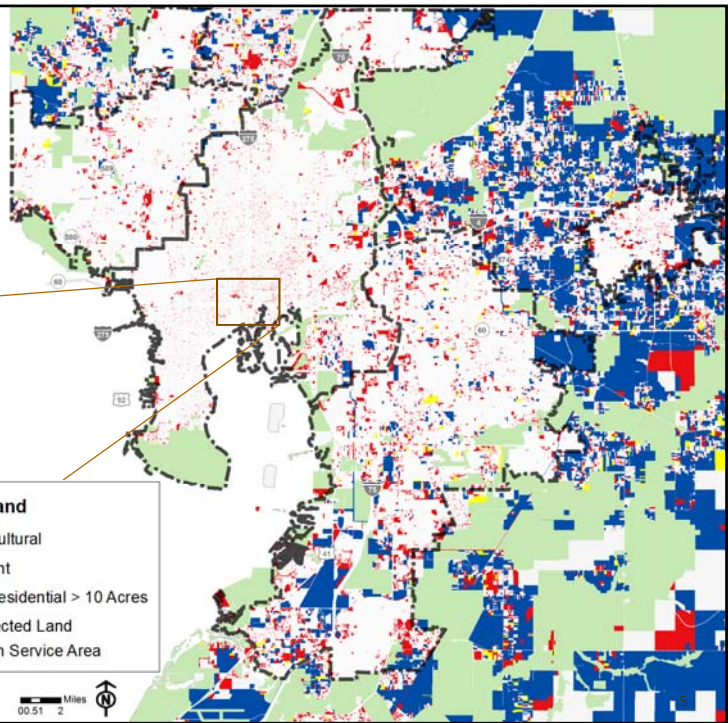
Plan
Hillsborough

2045 Population and Employment
Projections

Vacant Land

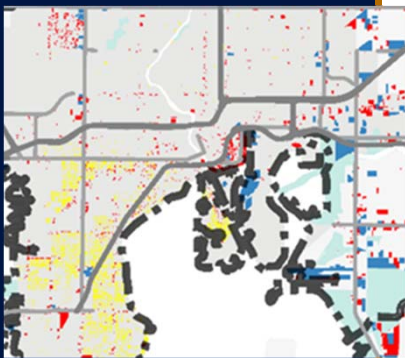
- Agricultural
- Vacant
- SF Residential > 10 Acres
- Protected Land
- Urban Service Area

0.51 2 Miles



Land Use Trends

Redevelopment Potential



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

Plan
Hillsborough

2045 Population and Employment
Projections

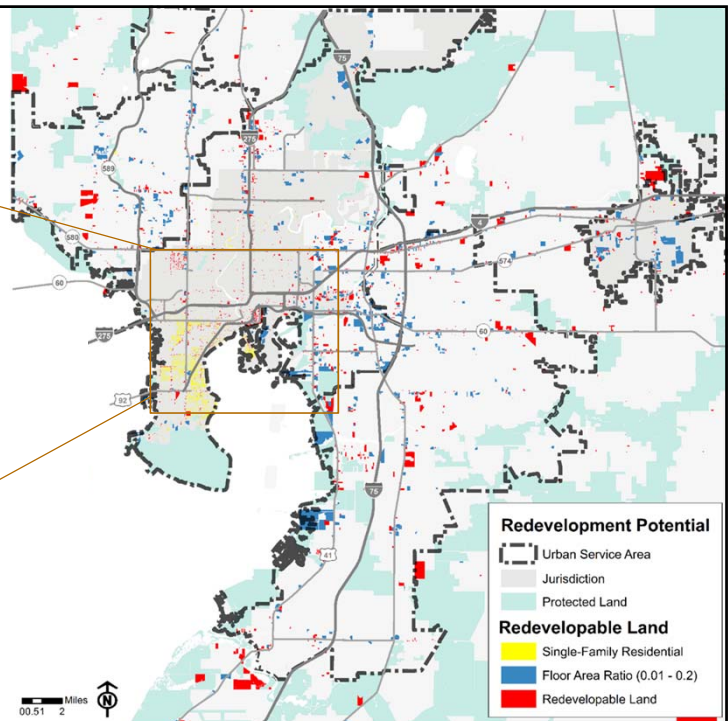
Redevelopment Potential

--- Urban Service Area
Jurisdiction
Protected Land

Redevelopable Land

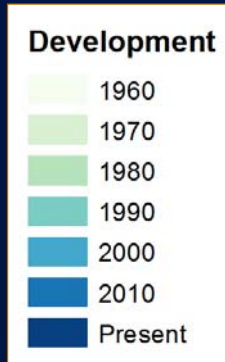
■ Single-Family Residential
■ Floor Area Ratio (0.01 - 0.2)
■ Redevelopable Land

0.51 2 Miles

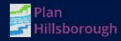


Land Use Trends

Developed land: Present



Source: Hillsborough County MPO



2045 Population and Employment Projections

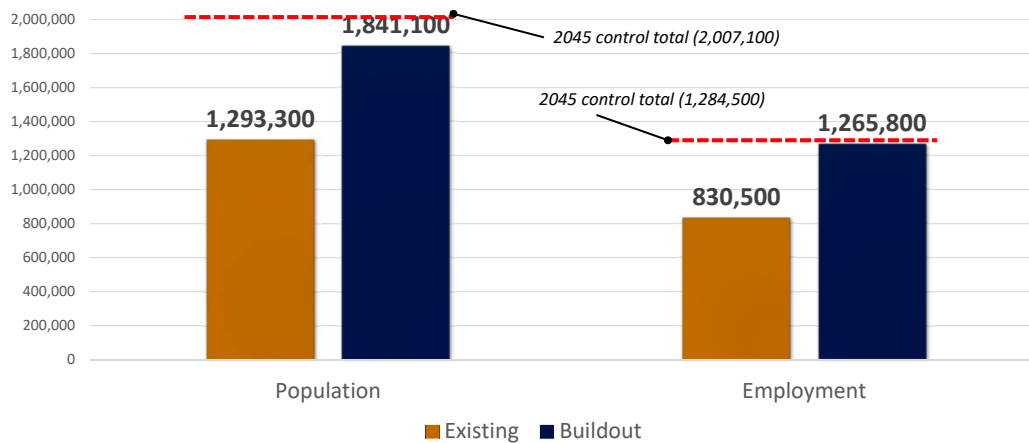
49,600 acres

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



7

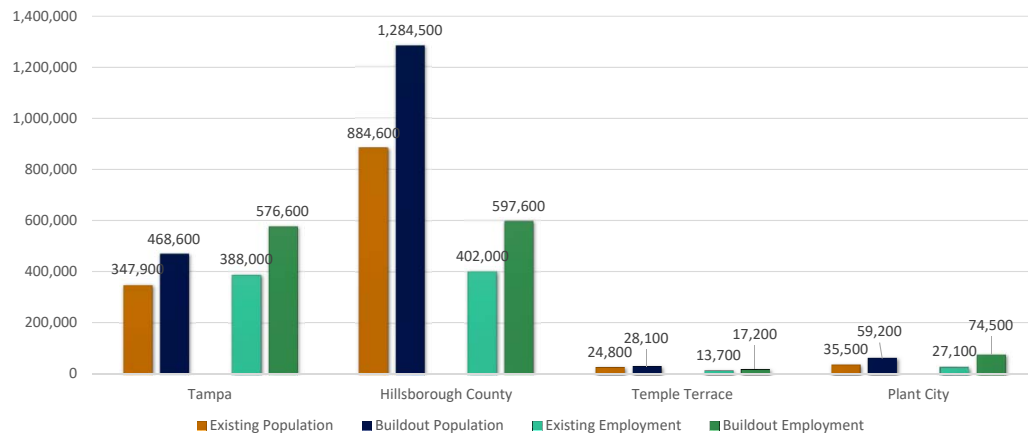
Buildout population and employment



2045 Population and Employment Projections

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Totals by jurisdiction



Totals by jurisdiction

Placetype	Existing Population	Buildout Population	Change		Existing Employment	Buildout Employment	Change	
Tampa	347,900	468,600	120,700	35%	388,000	576,600	188,600	49%
Hillsborough County	884,600	1,284,500	399,900	45%	402,000	597,600	195,600	49%
Temple Terrace	24,800	28,100	3,300	13%	13,700	17,200	3,500	26%
Plant City	35,500	59,200	23,700	67%	27,100	74,500	47,400	175%
Total	1,292,800	1,840,400	547,600	42%	830,800	1,265,900	435,100	52%

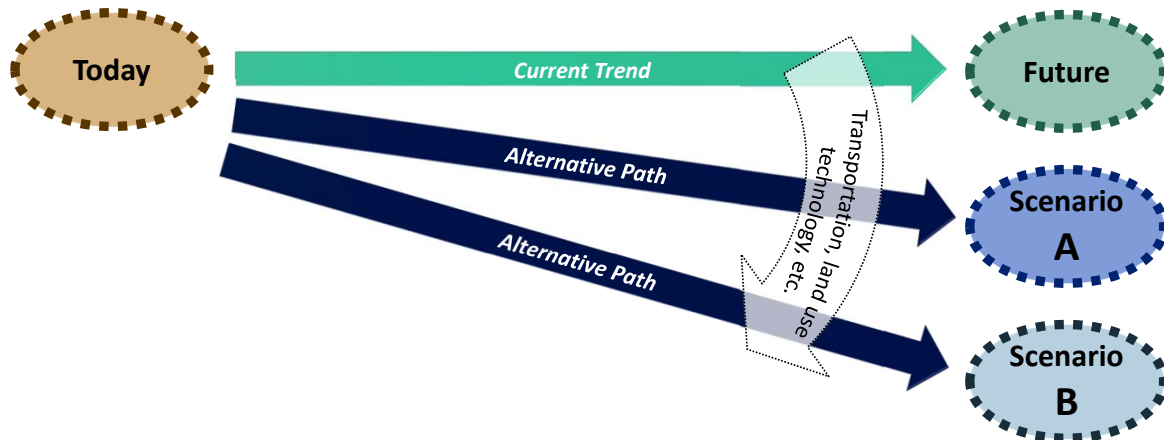
How will the market respond?

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

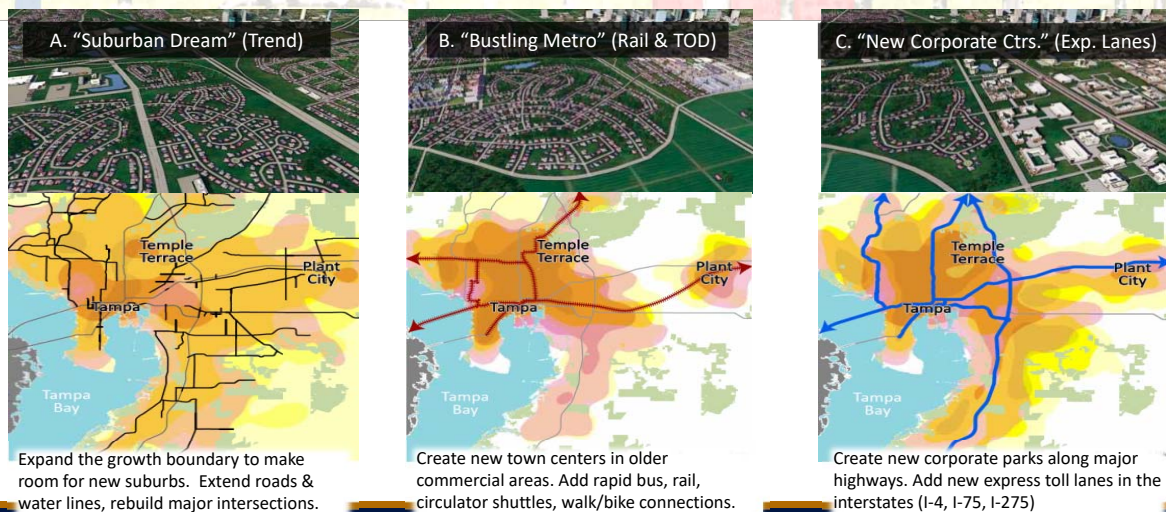


Scenario Planning

Scenario Planning



Imagine 2040 Scenarios



Possible Scenarios?

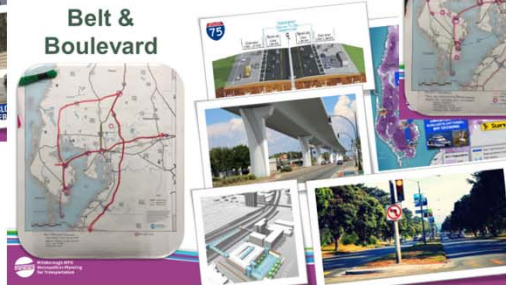
Trend + Technology



Transit Oriented Development

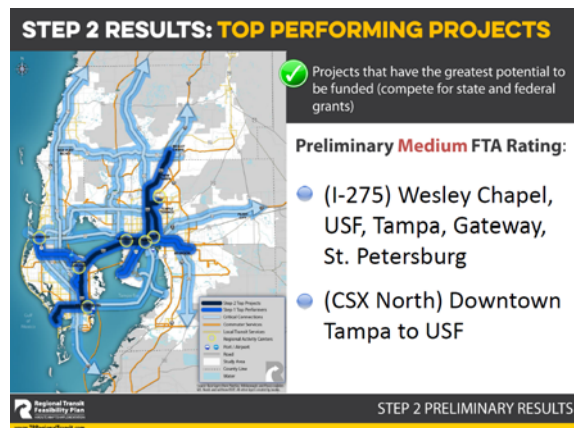


Belt & Boulevard



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.

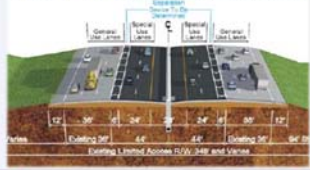
Interstate Modernization

Other Concepts Being Evaluated

- Beltway
- Trench
- Elevated Lanes
- Reversible Lanes
- Other Mgd. Lane Options
- Boulevard Conversion
- Transit Options

MPO Chairs' Coordinating Committee High Priorities (2012)

#1: I-75 Managed Lanes w/ Transit



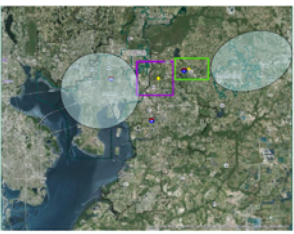
Next **FDOT**

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 rural character
- Lowest-cost expansion of current developed area? What's the measure?
- Demonstration for how Hillsborough County wants to look in the future
- Important because how the region grows affects its regional competitiveness



Hillsborough County Florida
December 10 - 15, 2017

Urban Land Institute
Advancing Smart Growth

Priority 1 – Find Opportunities for Redevelopment

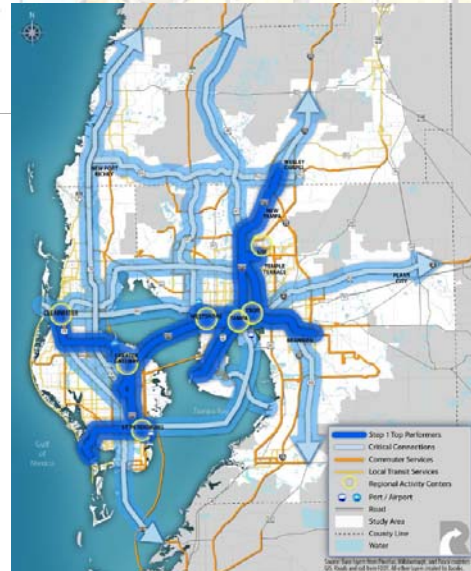


Hillsborough County Florida
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Regionally coordinated

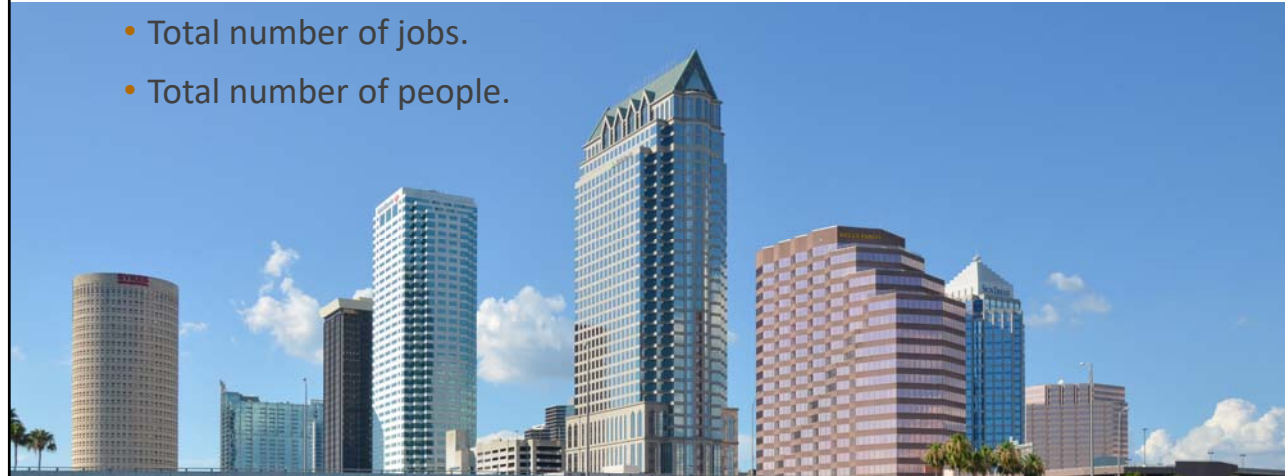
- What happens in Pinellas and Pasco impacts Hillsborough.
- Vice versa.
- Tampa Bay TMA.



What can scenarios tell us?

How much growth can we accommodate?

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



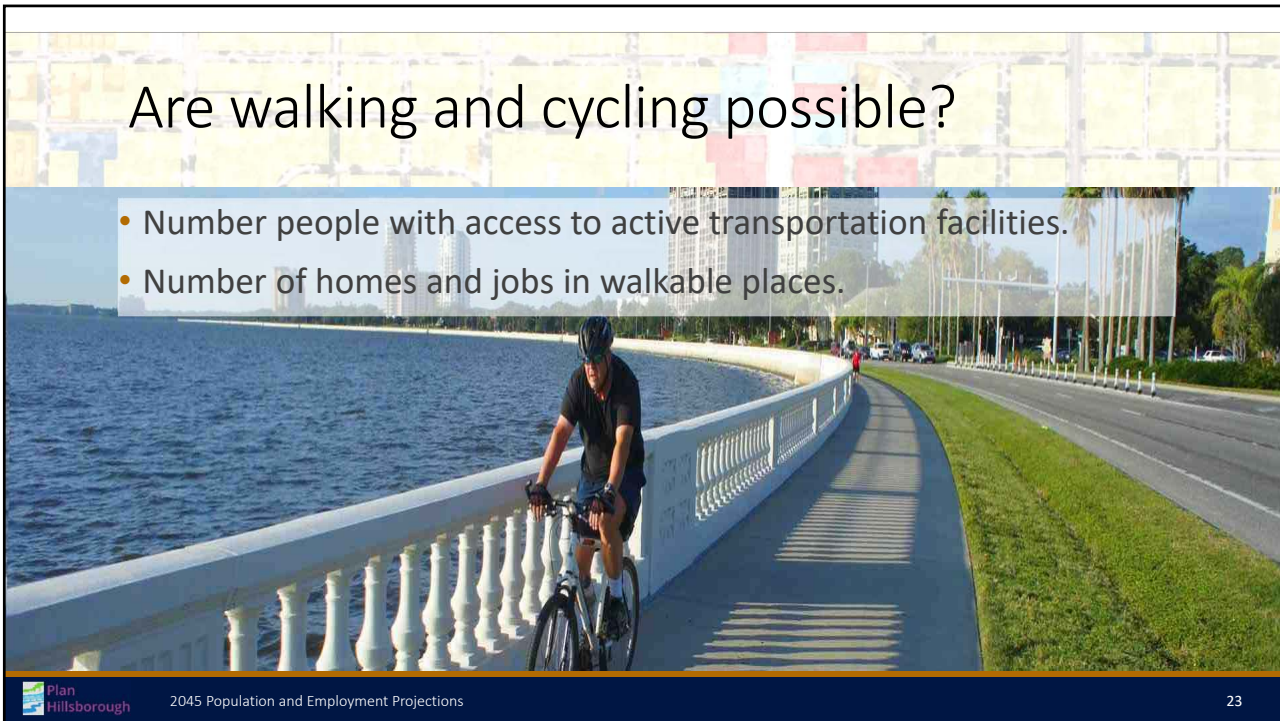
Will transit work in Hillsborough County?

- 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 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.



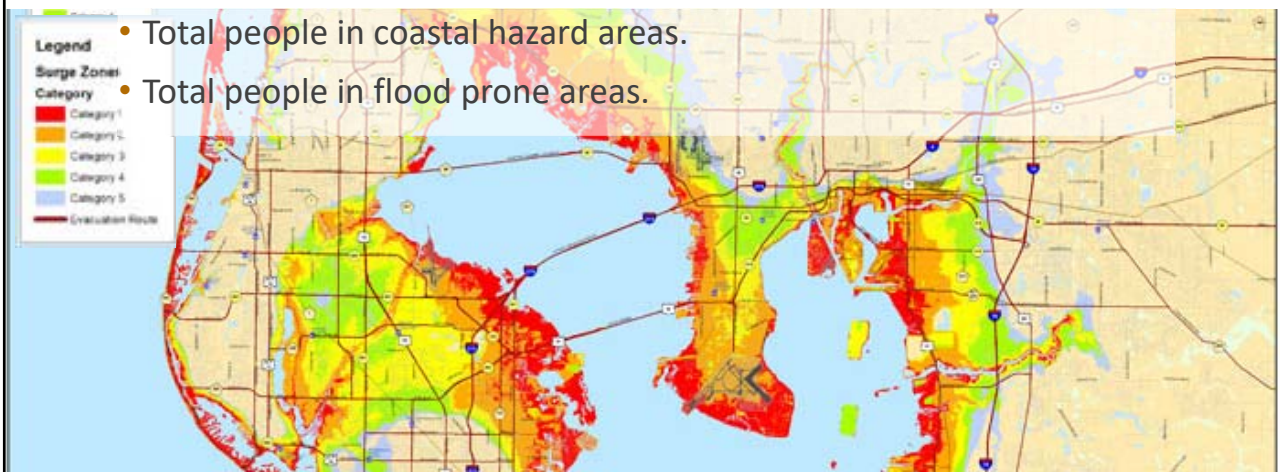
How much will it cost?

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



How vulnerable are we?

- Total people in coastal hazard areas.
- Total people in flood prone areas.

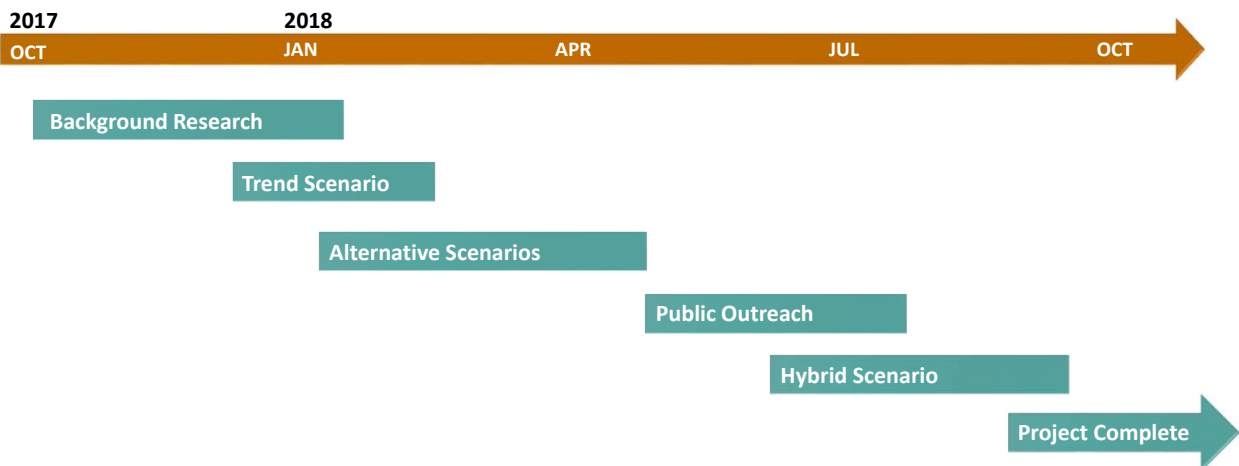


How well can we maintain natural habitat, natural resources, rural lands, etc.?

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



Schedule and Process





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