

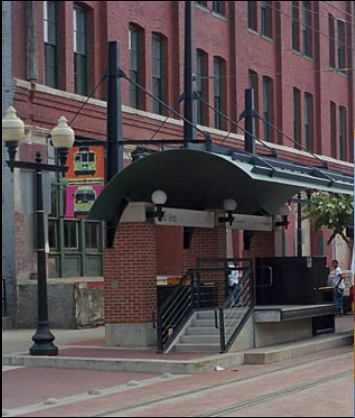
# Multi-Modal Rail in Hillsborough County

Ramond Chiaramonte, AICP

# Why Rail Transit?

- Success of San Diego, Houston, and others;
- Prohibitive cost of oil;
- Metropolitan and Statistical Area (MSA) growth trends;
- Tampa as an employment hub;
- Limitations of road-only approach.

# Sunbelt Cities



Albuquerque

Houston

San Diego

# Flexibility = Opportunities



Grandparents



Young Families

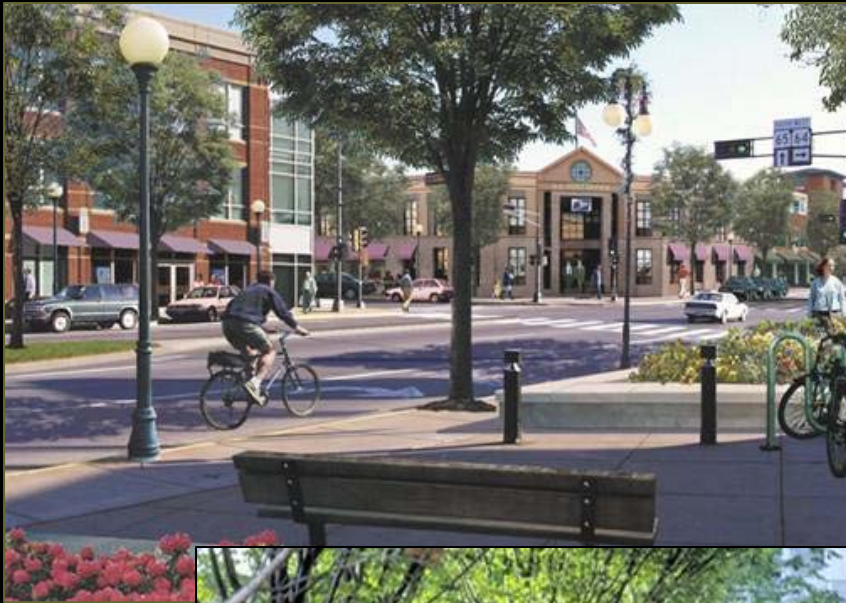


Single Parents

# Transit Friendly Development

- Ease congestion
- Walkable Communities
- West-Park Village
- Downtown Tampa - Channelside

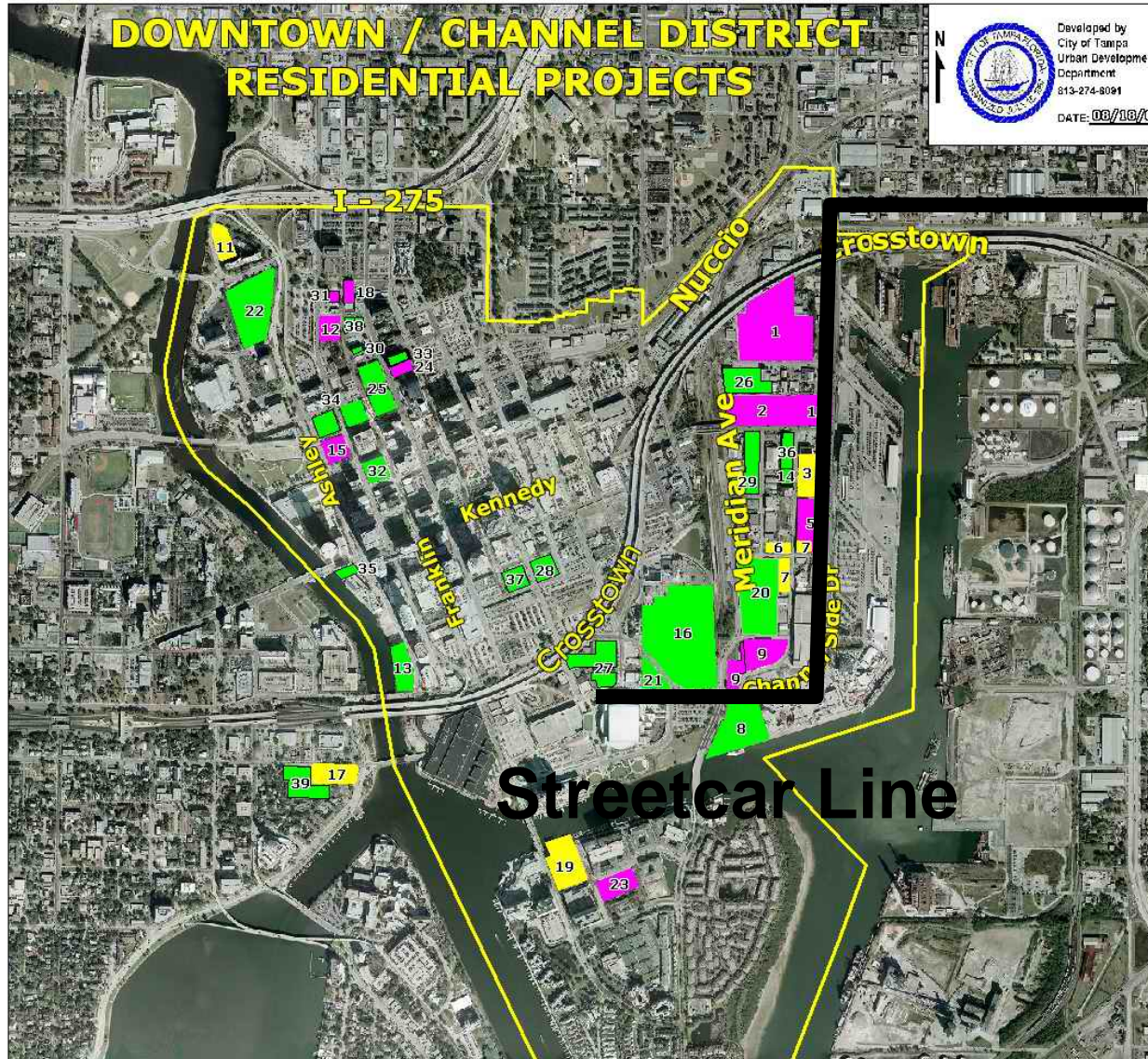
# Walkable Communities



# West Park Village



# Downtown Tampa - Channelside

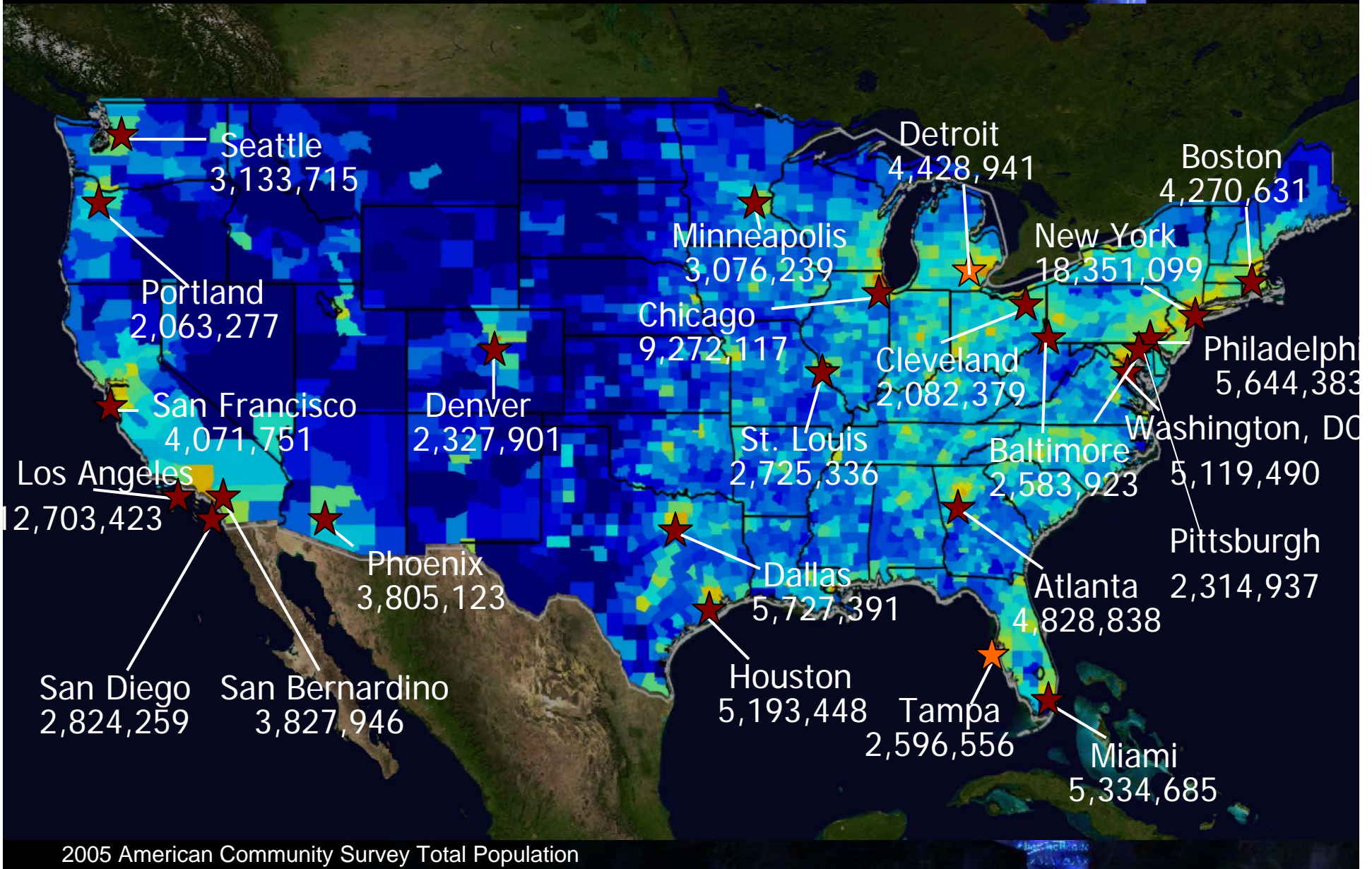


1. Seaport Channelside  
5 story 422 Apartments  
800-2000 sq ft rental \$1.49/sq foot
2. Grand Central @ Kennedy  
Bldg 1 = 12 story, 196 condos  
Bldg 2 = 14 story, 196 condos  
600-2100 sq ft \$142k-\$550k
3. Channelside 212 lofts  
2 Story 28 loft&town  
1100-2500 sq ft \$155k - \$305k
4. 1000 Channelside  
4 story 10 condos  
1500-2600 sq ft \$300k+
5. The Place @ Channelside  
Phase 1 - 8 Story 244 condos  
Phase 2 - 32 Story 196 condos  
600-3700 sq ft \$189k-1 mil+
6. The Meridian  
6 story 37 loft/condos  
885-1900 sq ft \$223-\$514k
7. Victory Lofts 2 bldgs  
4&7 story, 89 condos  
800-3500 sq ft \$160-\$850k
8. Downtown Channelside 2 bldgs  
30 story, 250 condos  
1700-2400 sq ft \$300k-\$500k
9. The Towers @ Channelside 2 bldgs  
29 story, 257 condos  
1130-4852 sq ft \$290k-\$4 mil
10. Ventana 2 bldgs  
11 story, 84 condos  
1143-2660 sq ft 580k - \$1.4mil
11. Arts Center Lofts  
5 story, 42 condos  
742-1483 sq ft \$145,926-\$290,000
12. Residence of Franklin St.  
8 story, 40 lofts,  
1034-2375 sq ft \$230k-\$700k
13. Trump Tower Tampa  
52 story, 190 condos  
1951-6150 sq ft \$750k-\$5 million
14. Lafayette Lofts  
6 story, 30 lofts,  
1000-1600sq ft \$300-\$500k
15. Skypoint  
32 Story 400 condos  
725-1400 sq ft \$170k - \$330k +
16. 02 at Pinnacle Place  
O N H O L D
17. Parkside@One Bay Shore  
17 story, 103 condos  
1120-3700sq ft \$269k-\$1.4mil
18. The Arlington  
2 story, 11 condos  
660-1600 sq ft \$147k-\$325k
19. Park Crest  
9 story, 336 condos  
929-2122sq ft \$169k-\$809k
20. Seaboard Square 4 bldgs  
6 story, 370 condos  
800-3000 sq ft \$250k-\$800k
21. The Plaza @ Channelside  
30 Story 251 condos  
1100-7600sq ft \$310k-\$4.6 mil
22. Denholtz/Gateway 3bldgs  
16,25,40 story, 600 condos  
1100-5000sq ft \$250k - 2mil
23. The Plaza at Harbour Island  
20 Story, 142 Condos  
1100-4300 sq ft \$500k-\$3 mil
24. Floridan Hotel Redevelopment  
220 Rooms
25. Kress Redevelopment, 3 bldgs  
Bldg 1 44 Story, 574 Condos  
Bldg 2 27 Story, 296 Condos  
Bldg 3 24 Story, 105 Condos  
600+ sq ft \$150 - \$350k
26. The Martin  
22 story, 321 condos  
646-1220sq ft \$210k - 520k
27. Crescent Heights  
27 story, 819 condos  
850-2500sq ft \$195k - \$1.5 Mil
28. Seasons Residence  
51 story, 410 condos  
910-4000sq ft \$250k - 2mil
29. Cobalt Project  
8 story, 280 condos  
Unknown sq ft \$Unknown
30. Carriage House  
4 story, 12 condos  
1,000-1,300 sq ft \$400k
31. Franklin Street City Lofts  
4 story, 4 condos  
2985-3277 sq ft \$800k-\$900k
32. Six Ten Franklin (Maas Bros)  
33 story, 500+ condos  
516-1165 sq ft \$300k+
33. Tampa City Lofts  
37 story, 250 Condos  
Unknown sq ft \$200k+
34. Novare-Intown Project  
Franklin 34 story, 386 Condos  
Ahsley 34 story, 400 condos  
646-2080 sq ft, unknown price
35. Museum Tower  
50 story, 215 Condos  
Unknown sq ft, unknown price
36. Finergy Project  
23 story, 256 Condos  
Unknown sq ft, unknown price
37. Tampa Condo II  
51 story, 472 Condos  
700-4000 sq ft, \$300k-\$2mil
38. Royal Condos  
27 story, 182 Condos  
650-3800 sq ft, \$250-\$1.75mil
39. C  
28 story, 134 Condos  
886-4132 sq ft, \$300-\$2.8mil

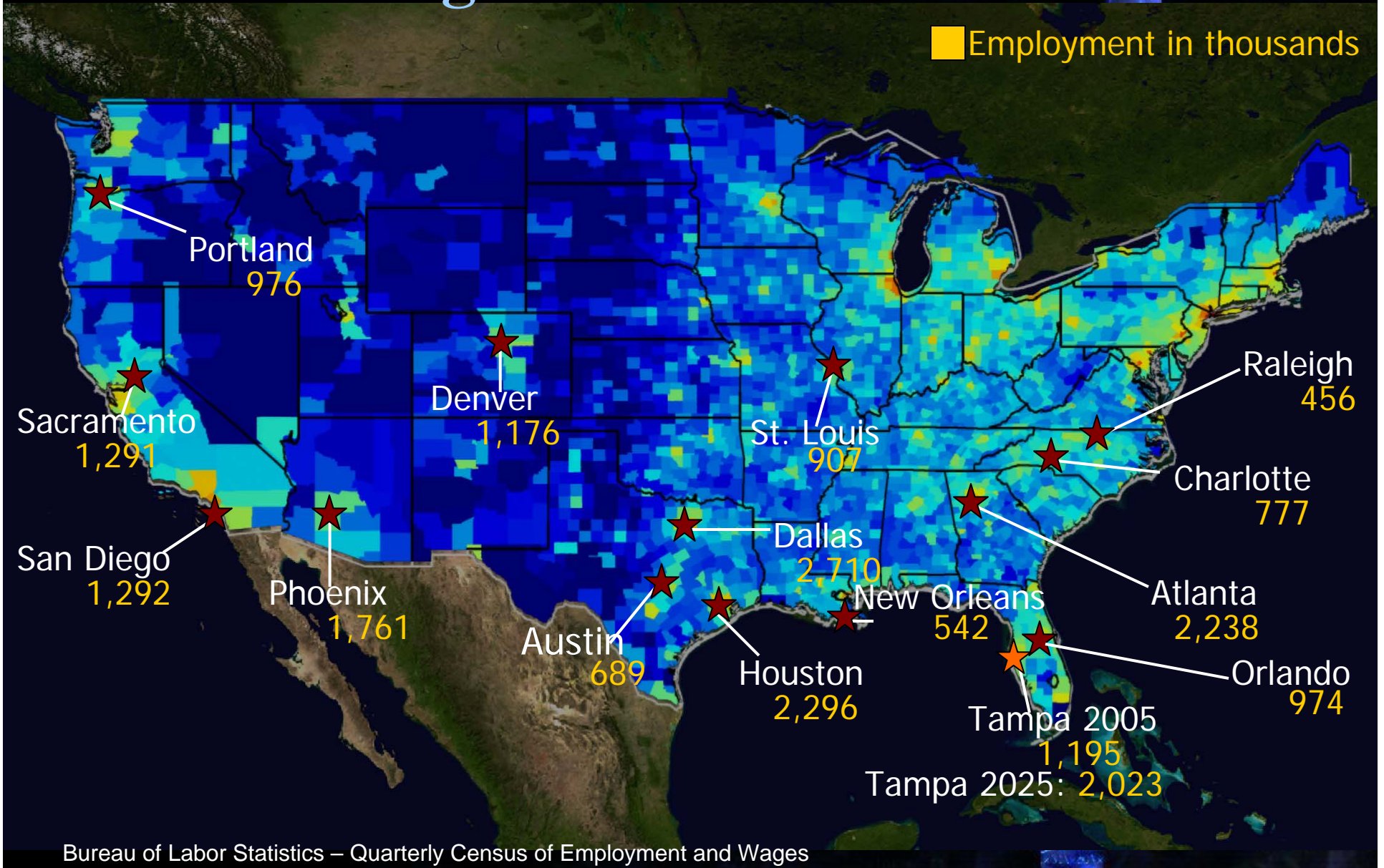
Complete      Units 645  
 Under Constr.      Units 2216  
 Planned      Units 7907



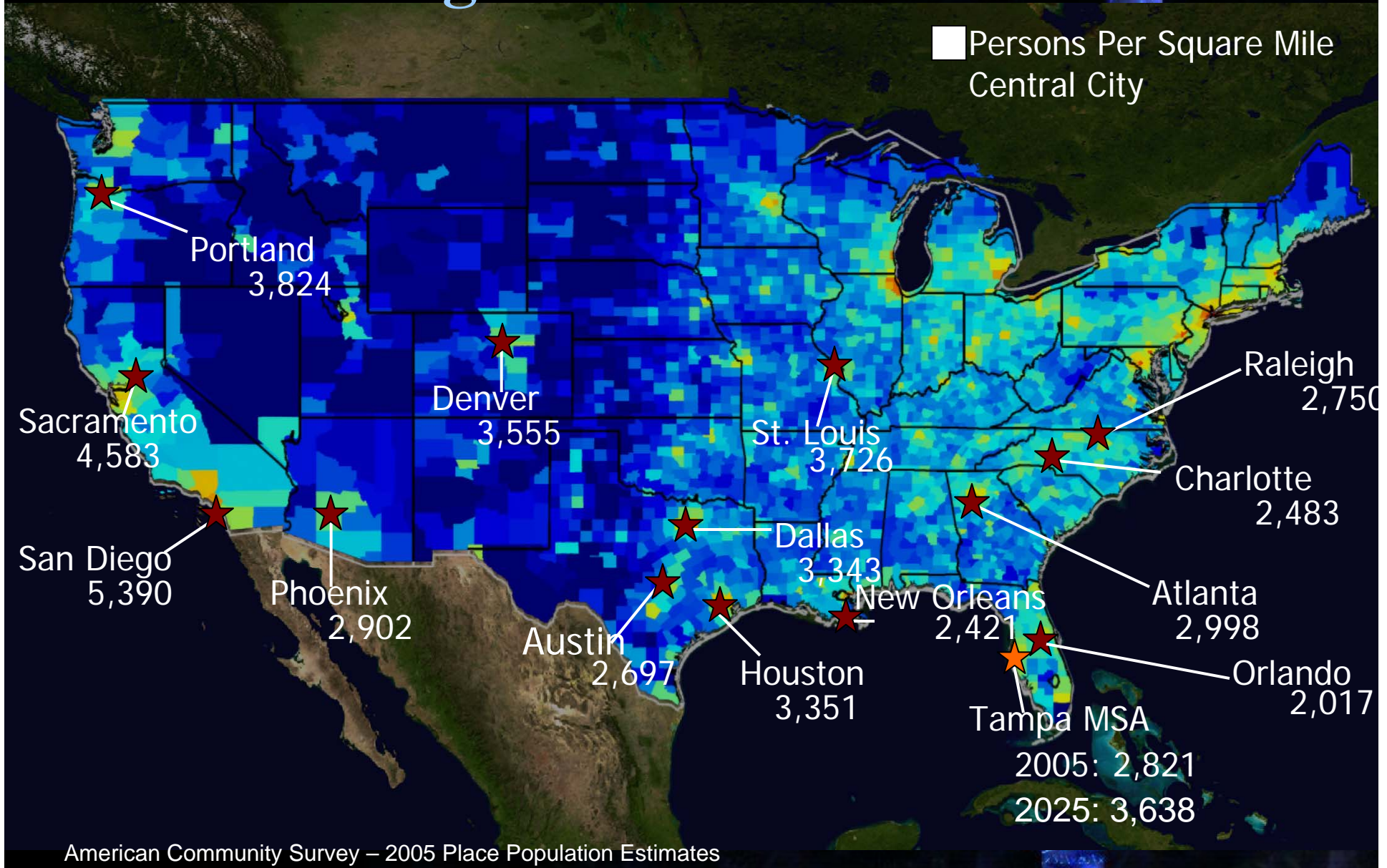
# The Top 25 MSAs Ranked by Population



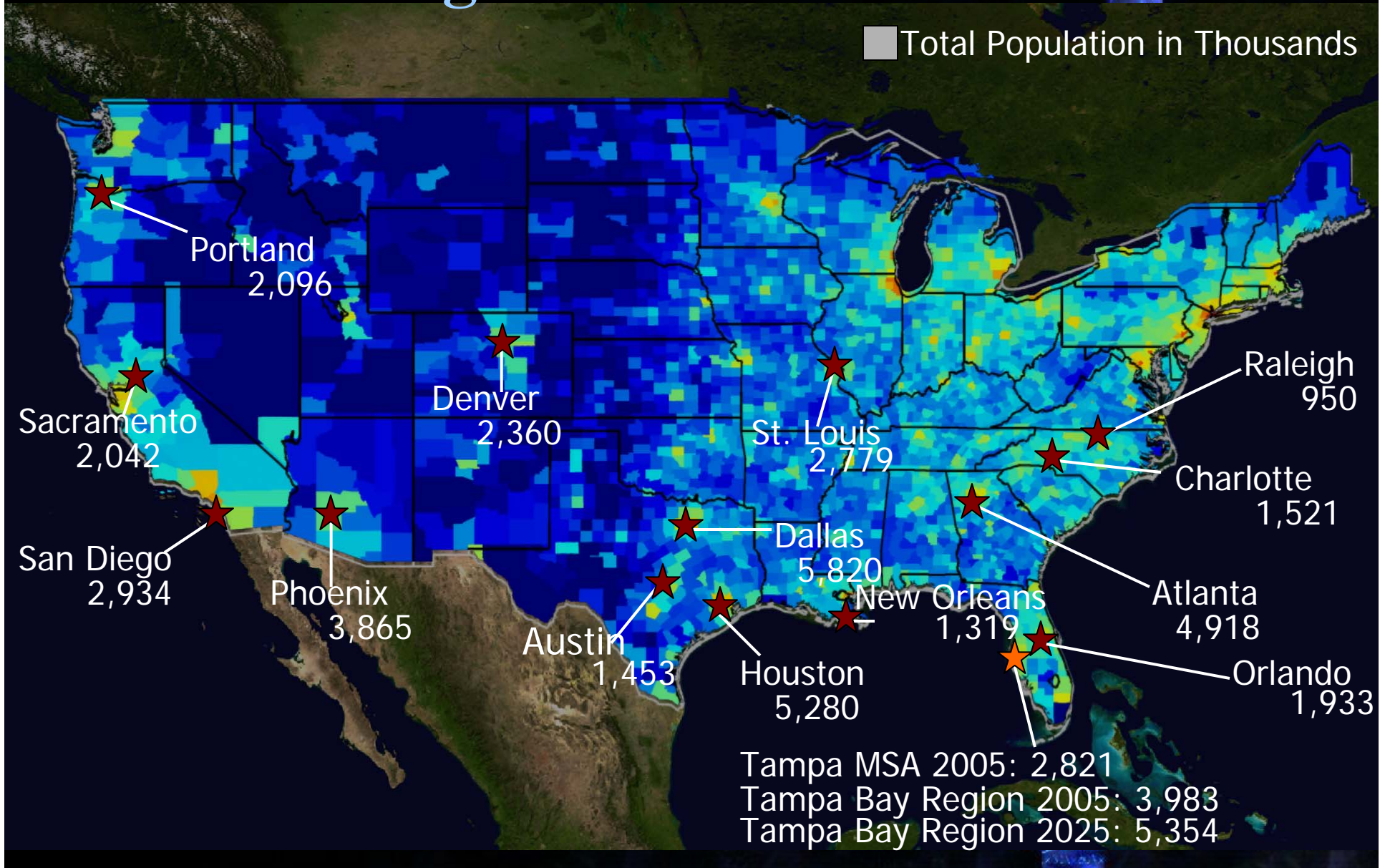
# Comparable Areas with Planned or Existing Rail - Statistics



# Comparable Areas with Planned or Existing Rail - Statistics



# Central Cities with Planned or Existing Rail - Statistics



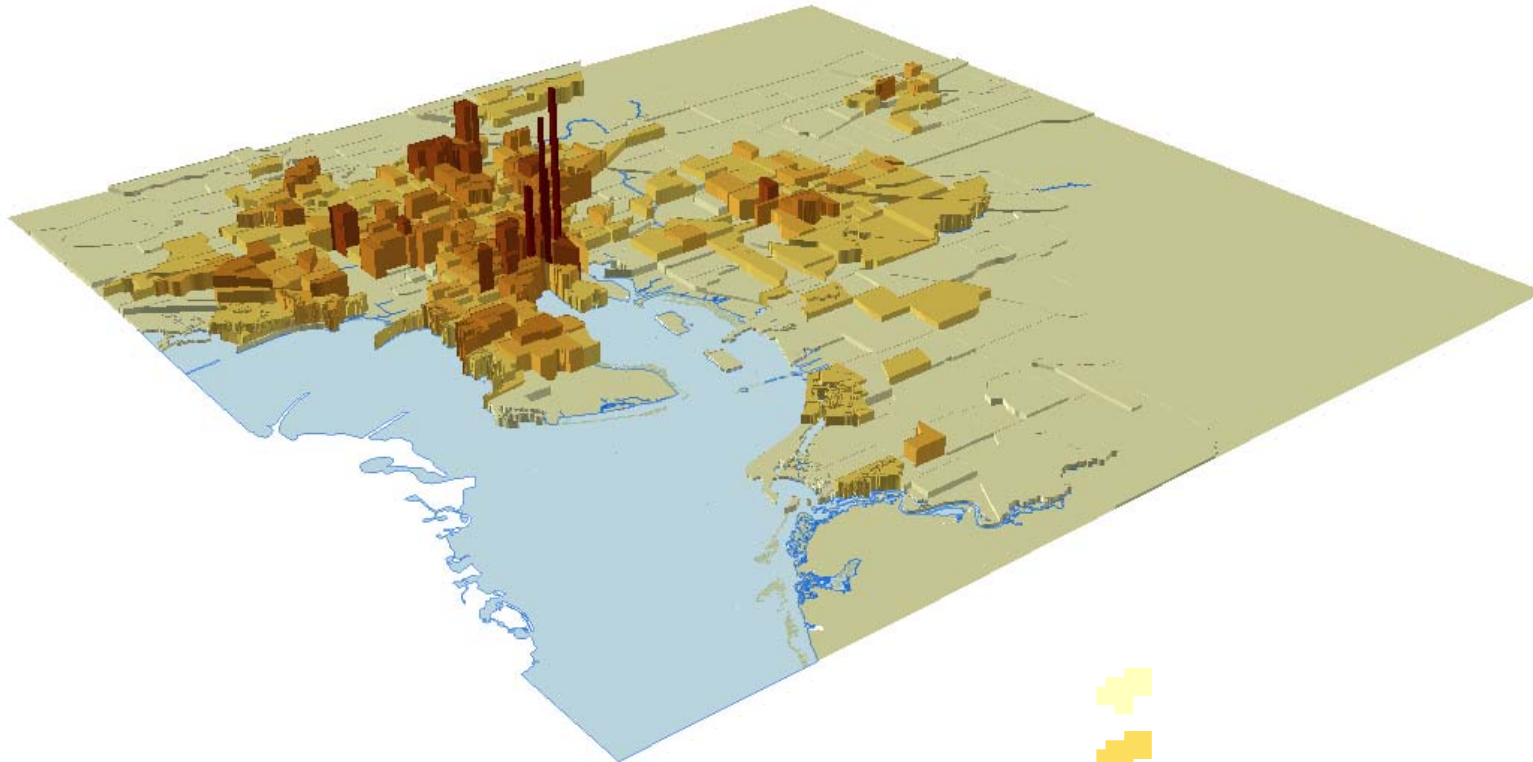
# Where does Tampa Bay rank?

- Tampa Bay ranked 13<sup>th</sup> largest Television market
- Tampa Bay ranked 19<sup>th</sup> in population.
- Tampa and Detroit only two areas in top 25 without rail.

# Tampa Bay and Surrounding Metro Areas 2005 and 2025 Population

	<u>2005</u>	<u>2025</u>
<b>Lakeland MSA</b>		
Polk	541,840	740,770
<b>Sarasota-Bradenton-Venice MSA</b>		
Manatee	304,364	443,380
Sarasota	367,867	505,400
	672,232	948,780
<b>Tampa-St Pete-Clearwater MSA</b>		
Hernando	150,784	218,900
Hillsborough	1,131,546	1,590,600
Pasco	404,898	610,370
Pinellas	947,744	1,060,100
	2,636,972	3,479,970
<b>GRAND TOTAL</b>	<b>3,851,043</b>	<b>5,169,520</b>

# Population: Persons Per Acre - 2025

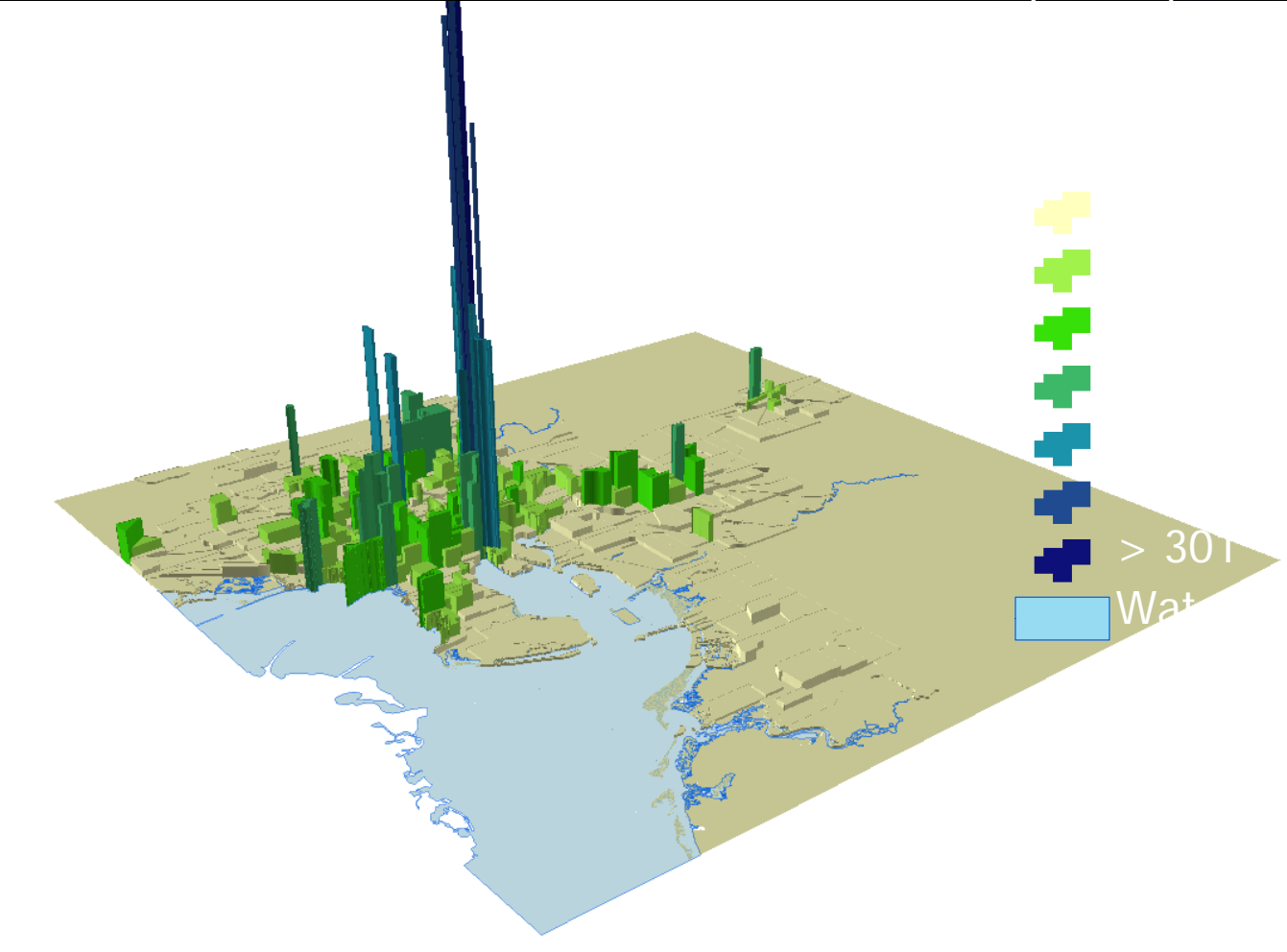


- 8 - 10
- 11 - 15
- 16 - 30
- > 30

2025



# Employment: Persons Per Acre - 2025



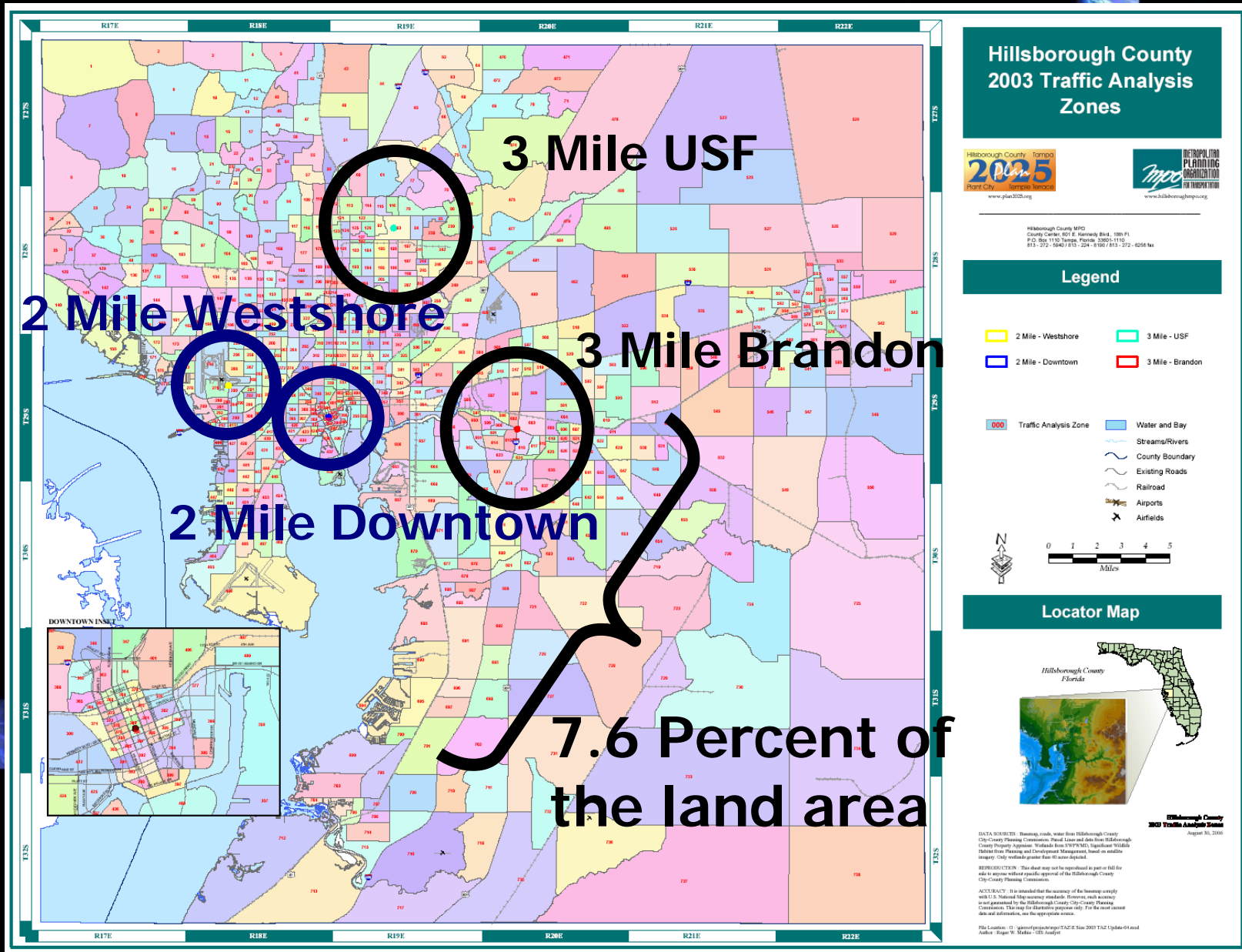
Density 2025

0

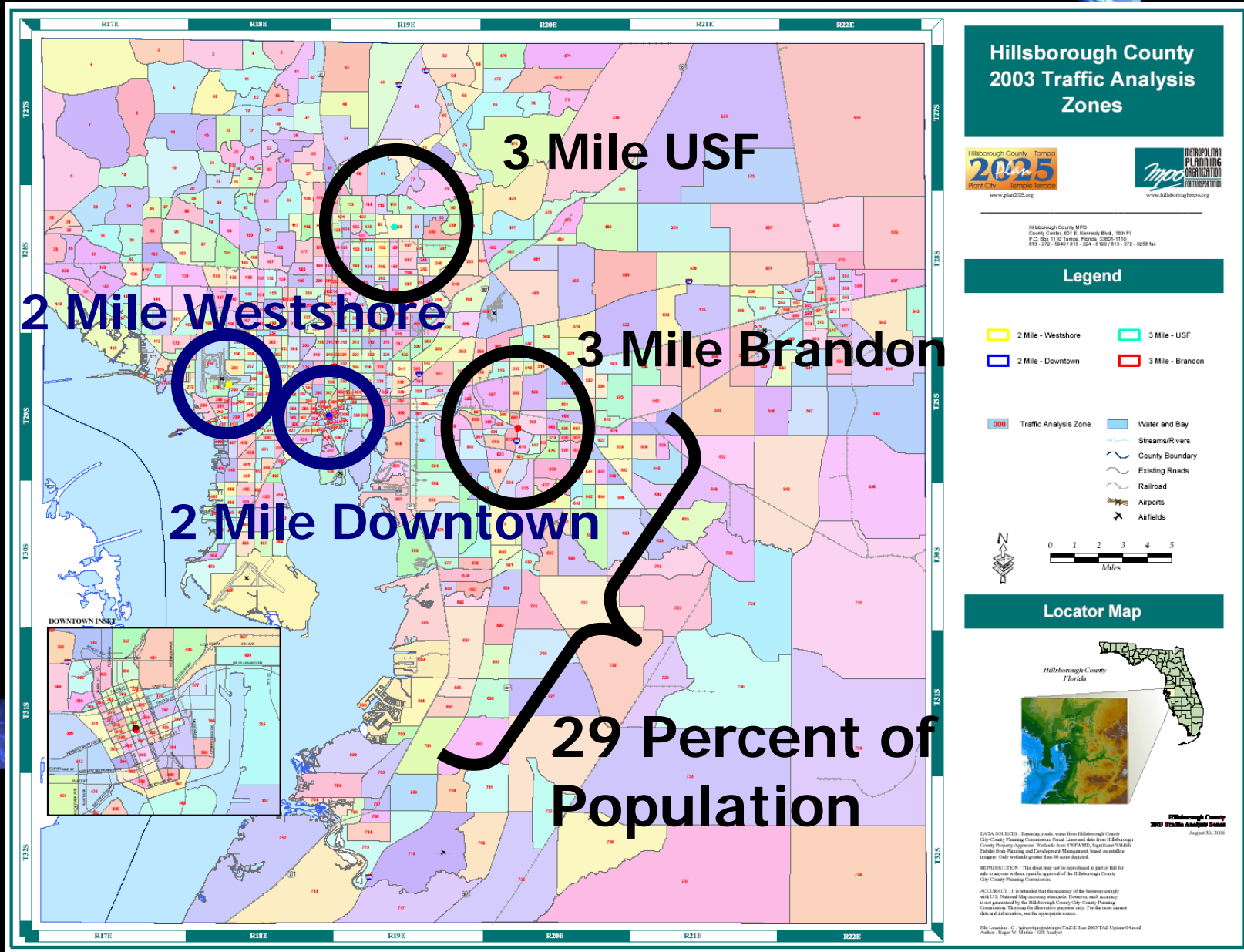
```
par->unit_cnt;
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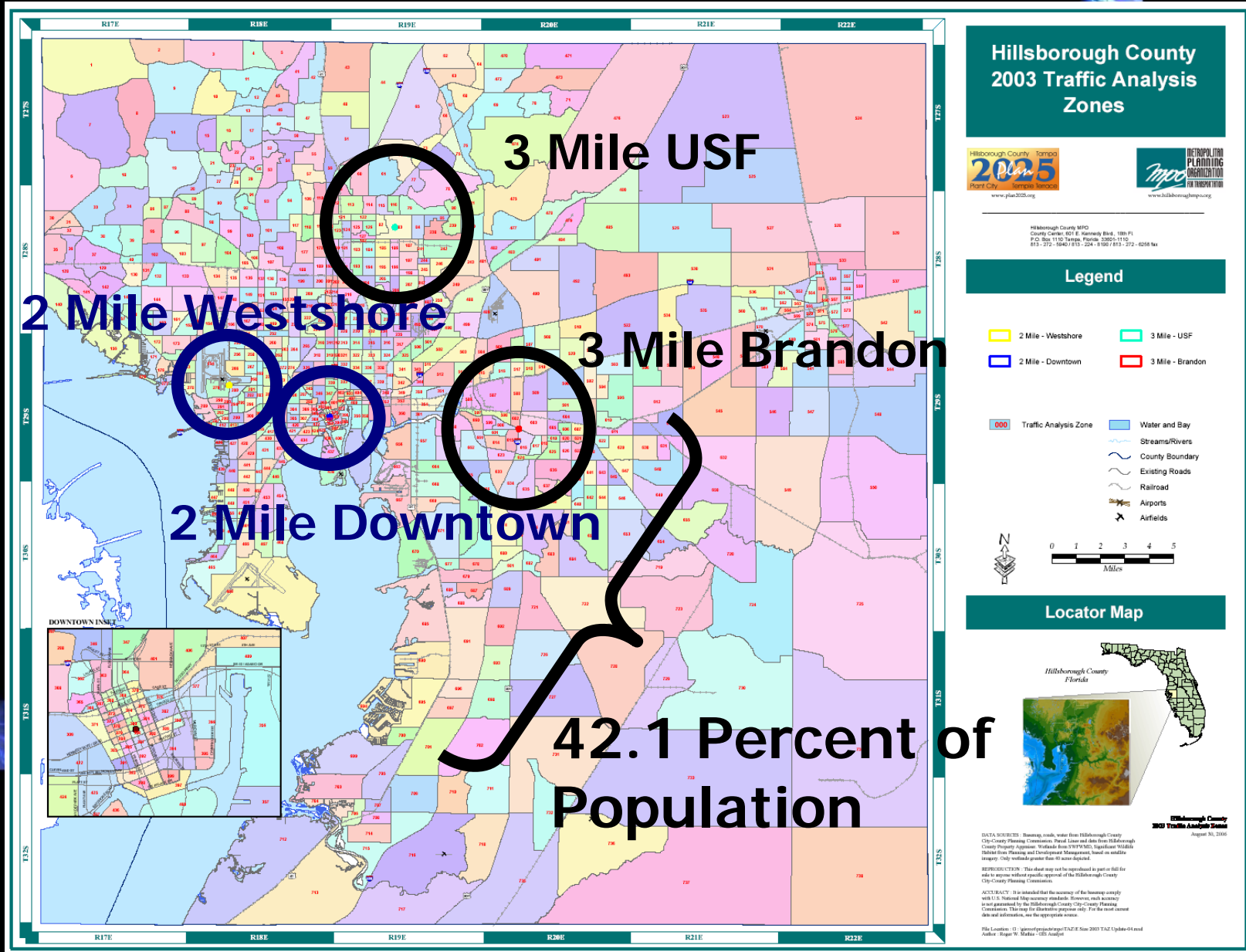
# Employment Centers - Population



# Employment Centers - Population



# Employment Centers - Population



# Employment Centers - Population

	<u>2000</u>	<u>2004</u>	<u>2015</u>	<u>2025</u>
<b>USF</b>				
Employment	74,161	80,052	97,158	119,992
Population		103,891	121,507	132,818
Housing Units		49,323	57,363	62,794
<b>Downtown</b>				
Employment	89,437	96,707	125,657	156,688
Population		43,079	50,430	67,006
Housing Units		21,689	25,766	34,566
<b>Westshore</b>				
Employment	77,436	83,006	95,355	109,901
Population		16,555	16,888	18,243
Housing Units		7,568	7,675	8,233
<b>Brandon</b>				
Employment	54,783	58,995	71,416	85,172
Population		58,568	65,066	82,257
Housing Units		24,261	27,049	34,217

# Employment Centers - Population

Total	2004	2025	2025 Percent
Empl.	318,760	471,753	42%
Pop.	222,093	300,324	29%
Land Area			07%

# Long Range Transit Planning

## Regional Corridors and Hillsborough Connections

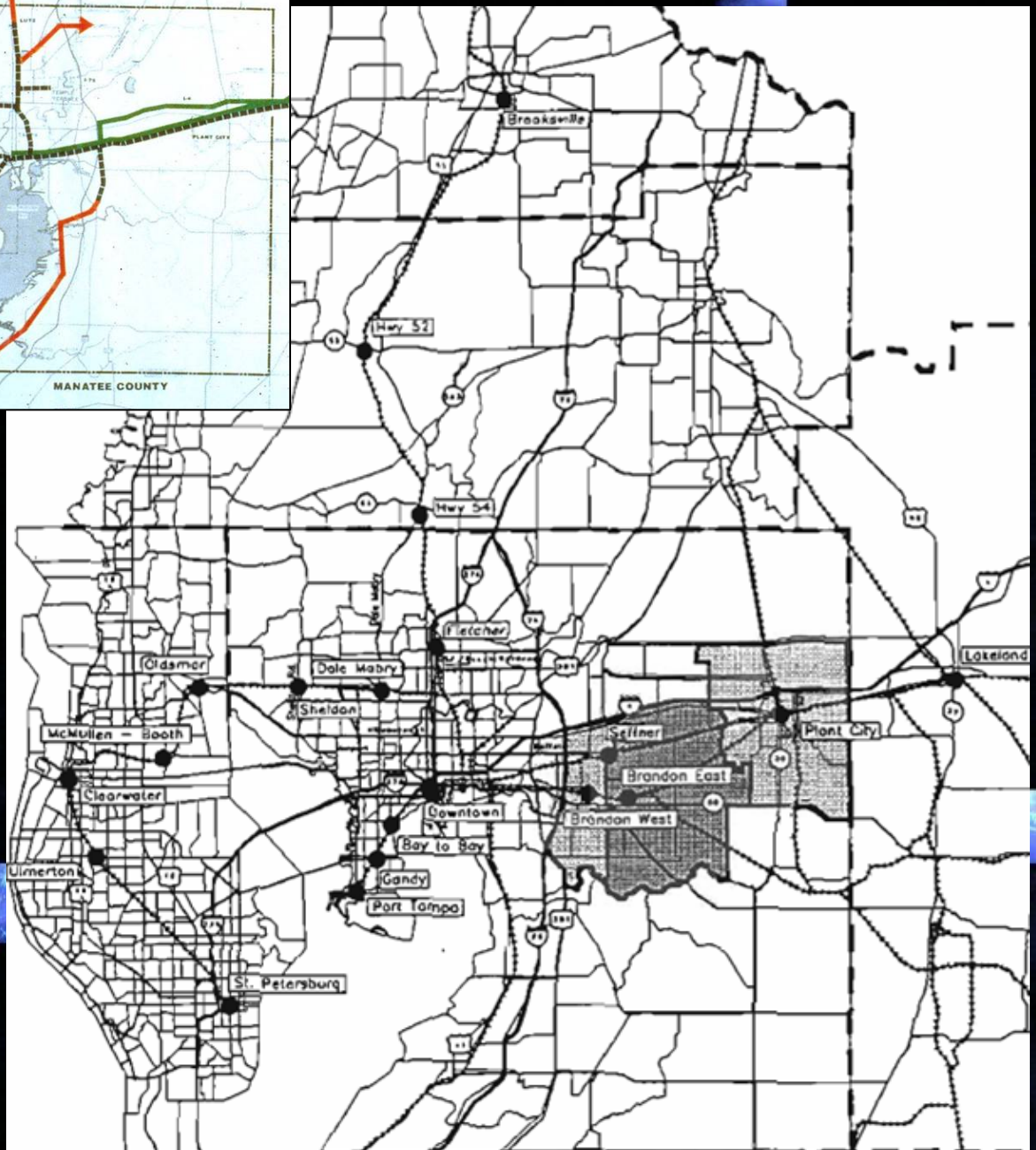


# MPO Citizens Advisory Committee Perspective, Spring 2005

- The long-term vision for public transit in Hillsborough County is ready for a new direction.

# Stepping Stones

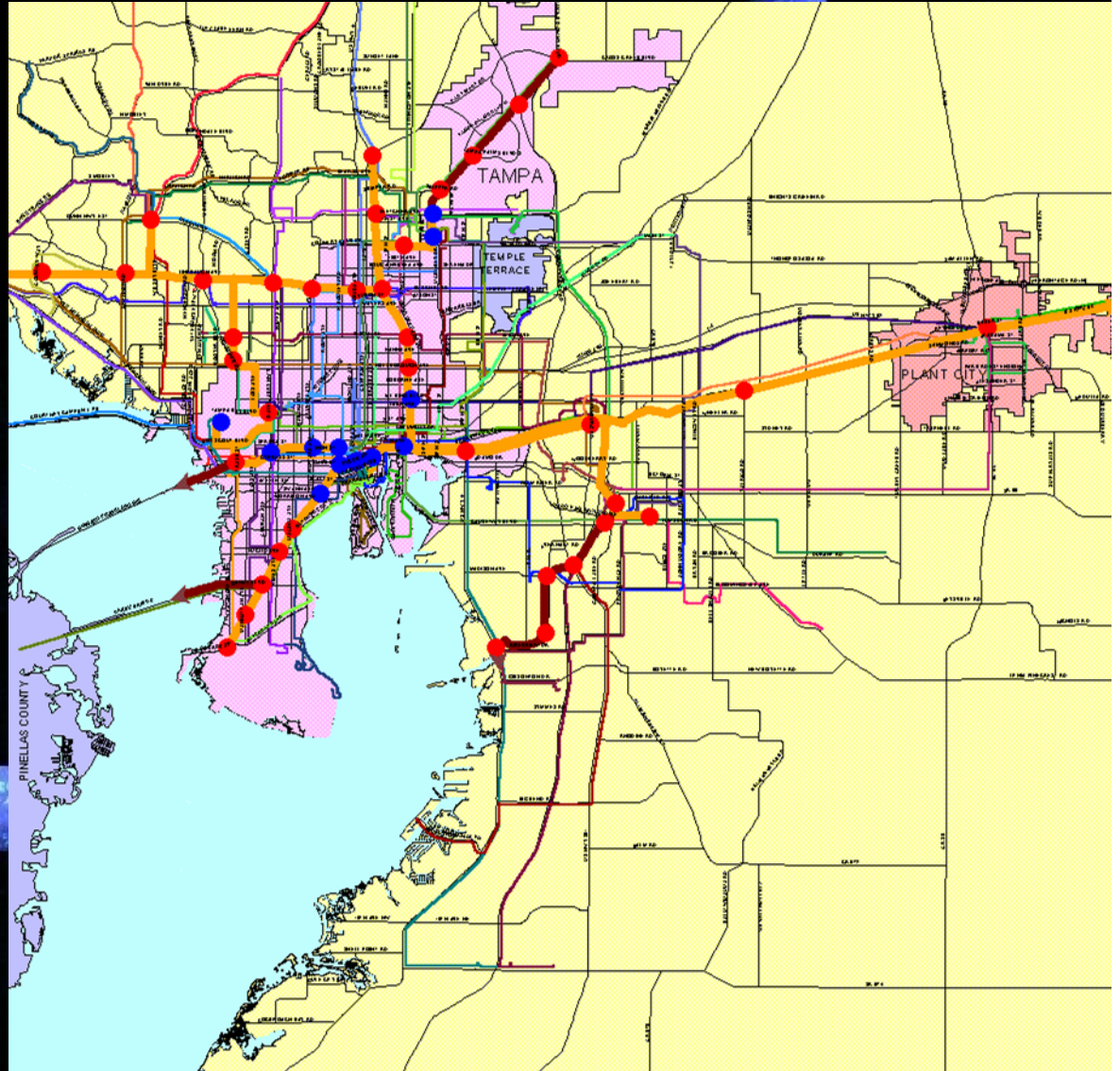
- Tampa Bay Commuter Rail Authority's Tampa to Lakeland Feasibility Study, 1993





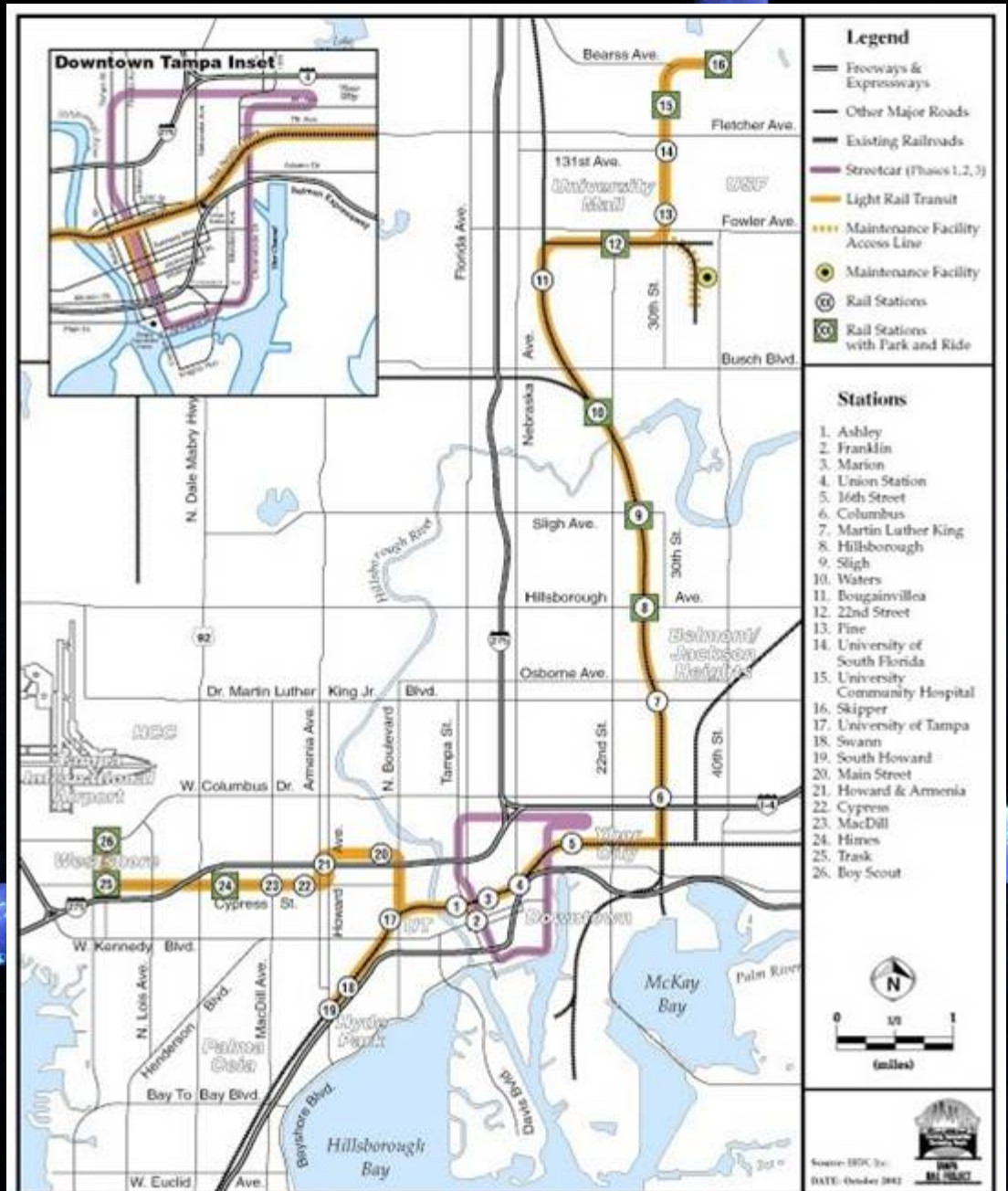
# Stepping Stones

- Tampa/Hillsborough-Lakeland/Polk Mobility Study, 1998
- 2020 LRTP, 1998



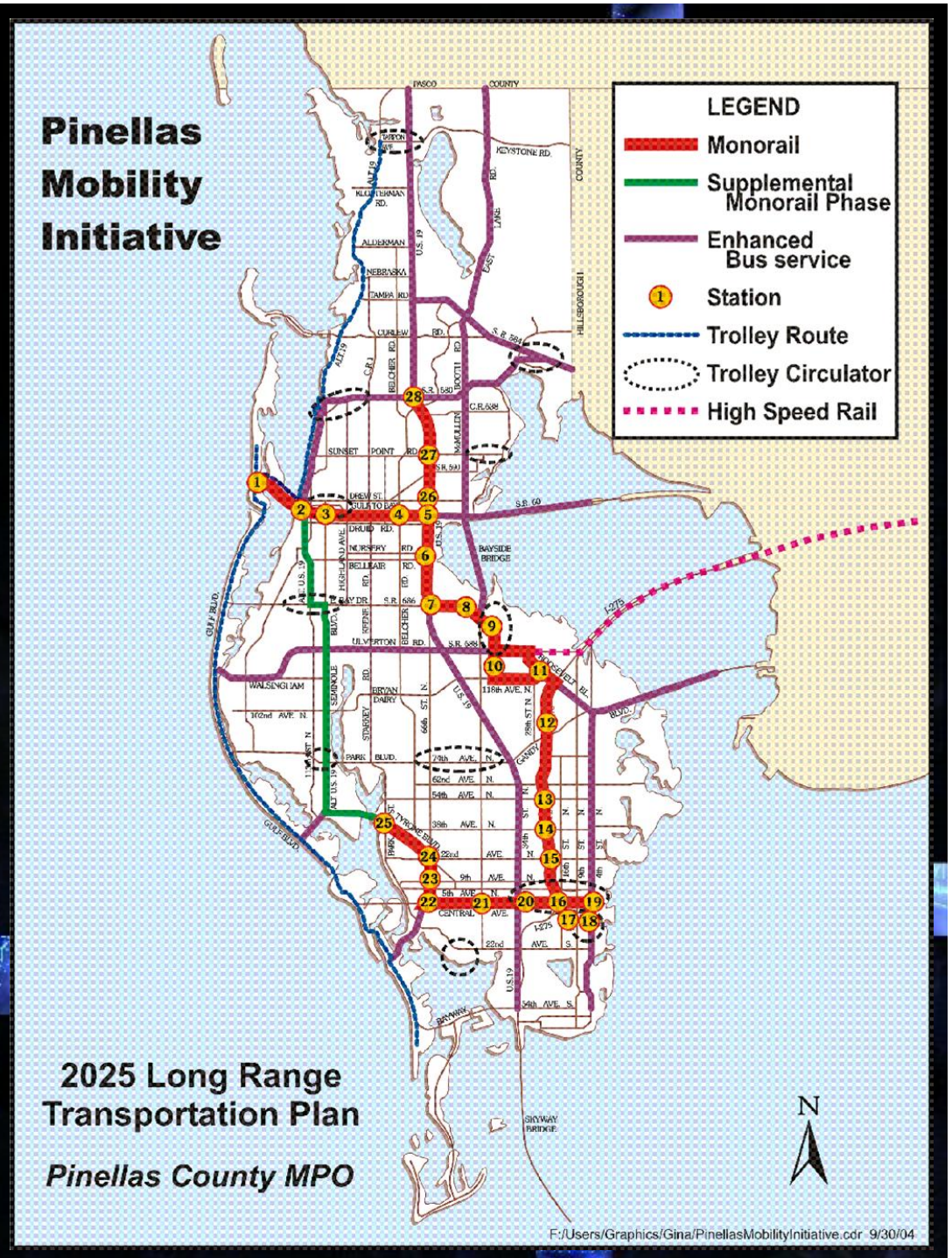
# Stepping Stones

- Tampa Rail Project FEIS
- Record of Decision, 2003

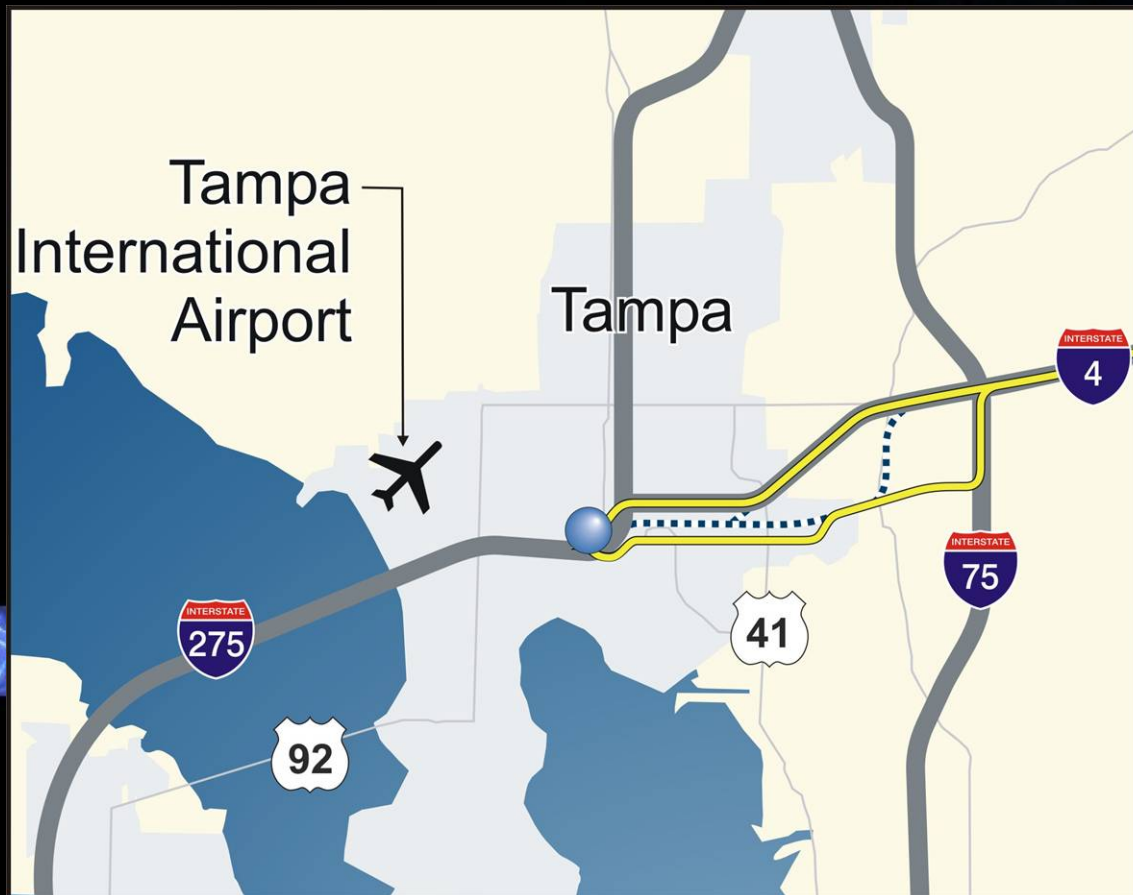


# Stepping Stones

- Pinellas Mobility Initiative, 2003
- Pinellas Long Range Transportation Plan, 2004



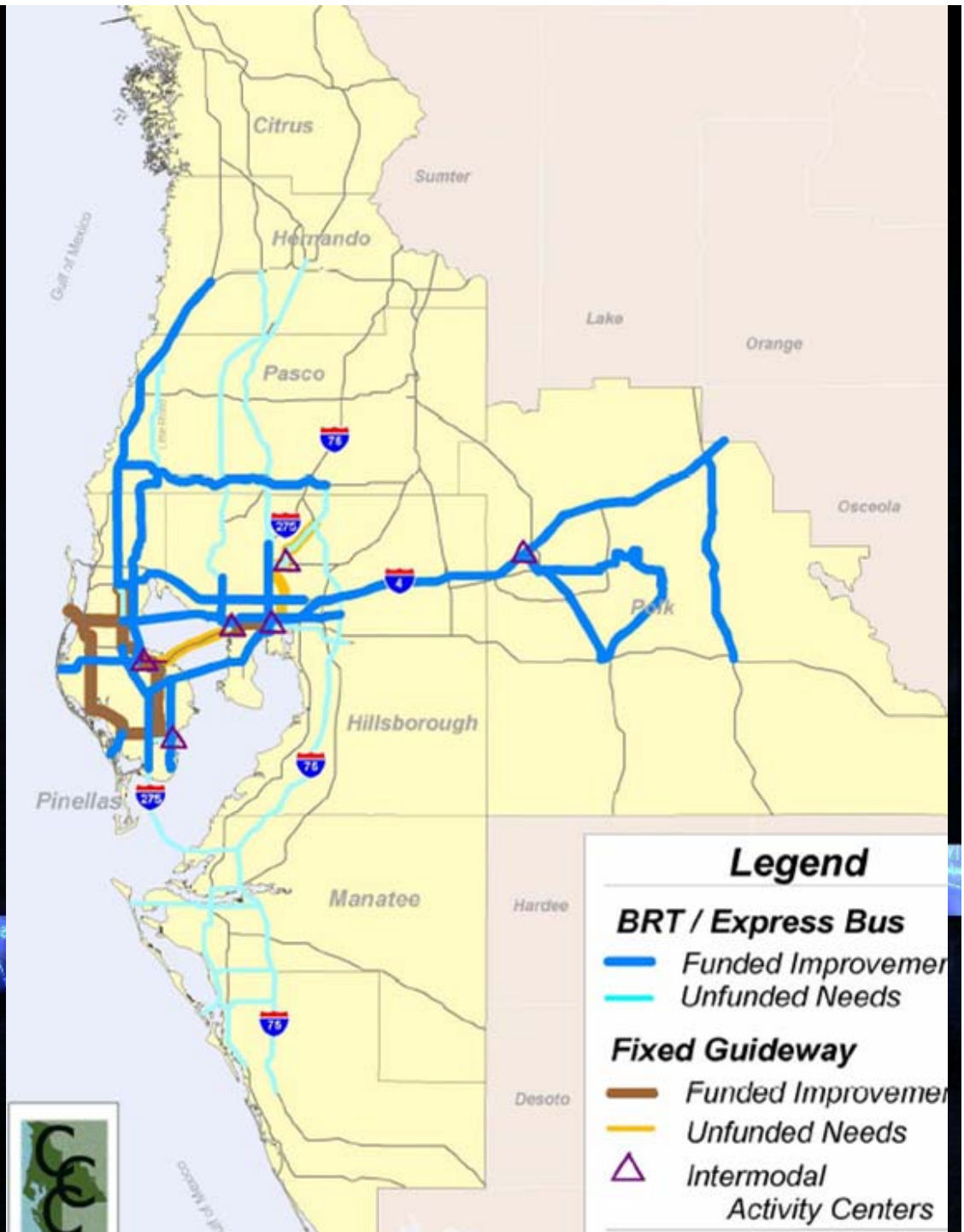
# Stepping Stones



- High Speed Rail Authority Tampa-Orlando Corridor
- FEIS Record of Decision 2004

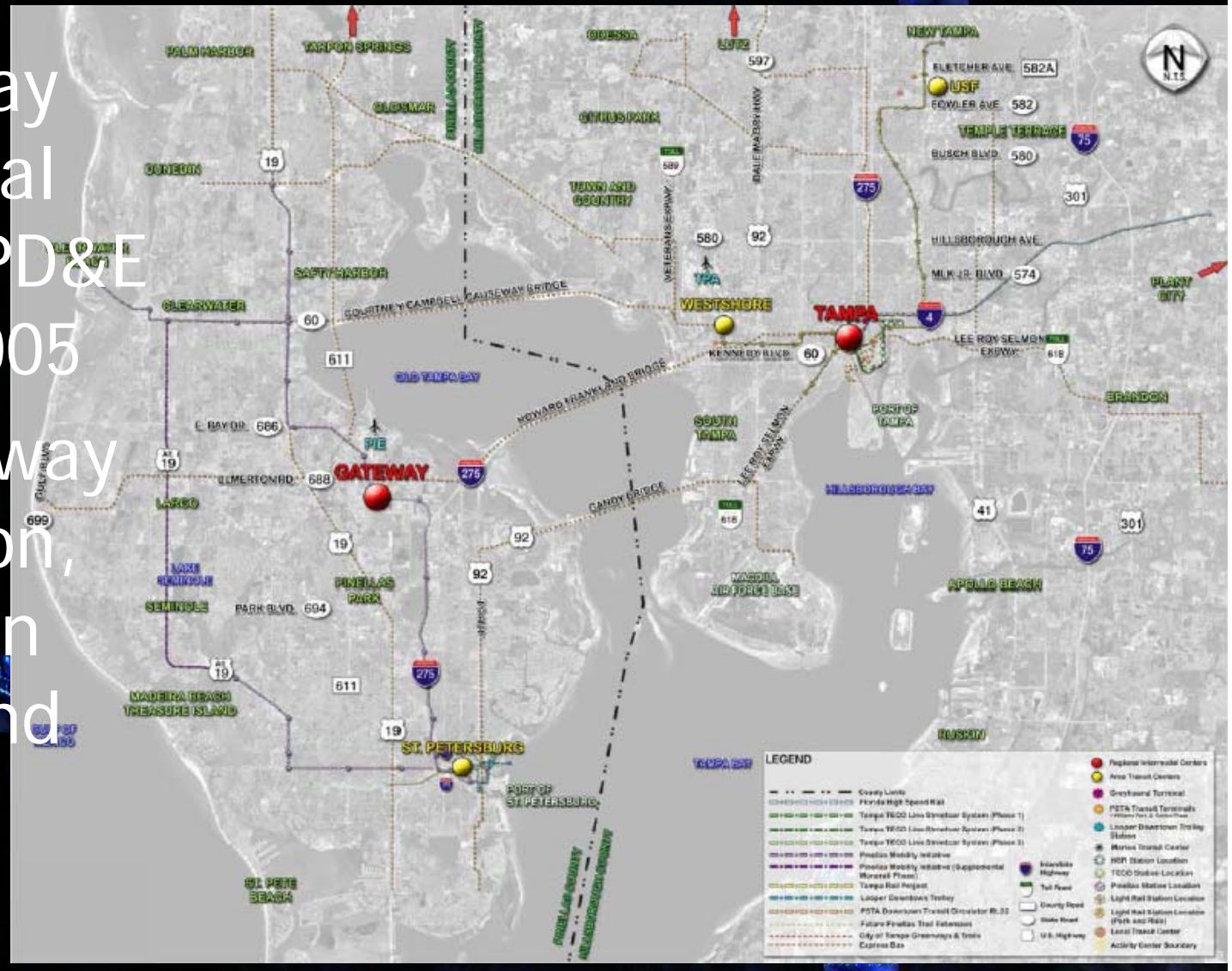
# Stepping Stones

- CCC Regional Long Range Transportation Plan, 2004

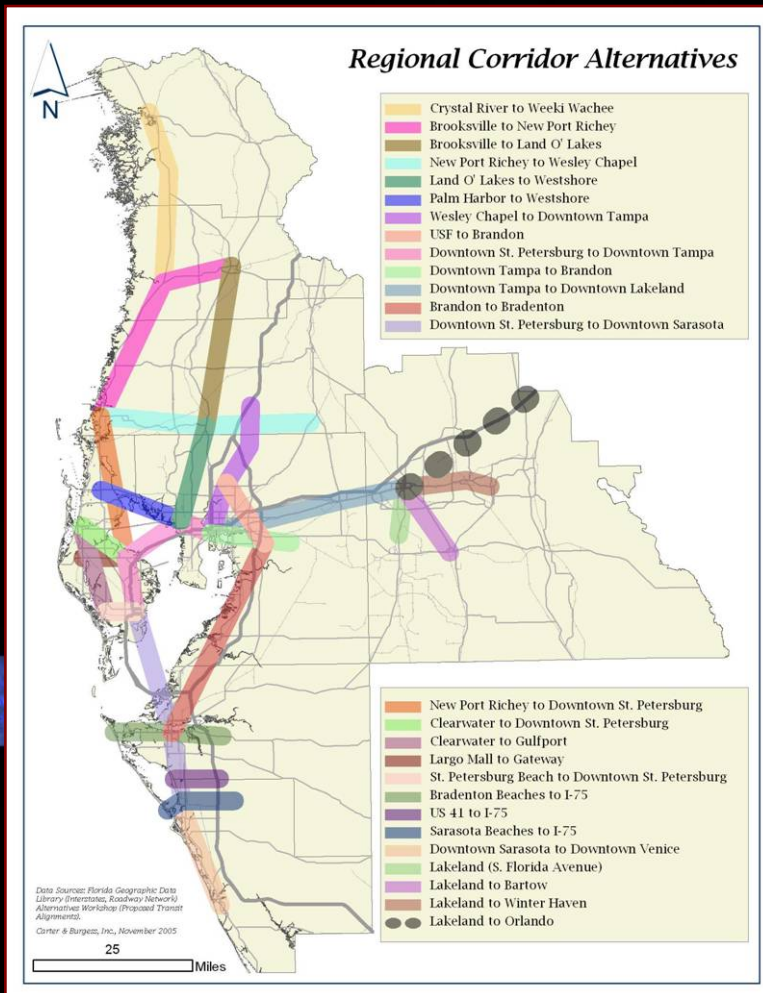


# Stepping Stones

- Tampa Bay Intermodal Centers PD&E Study, 2005
- Right-of-way acquisition, Downtown Tampa and Gateway Centers



# Stepping Stones

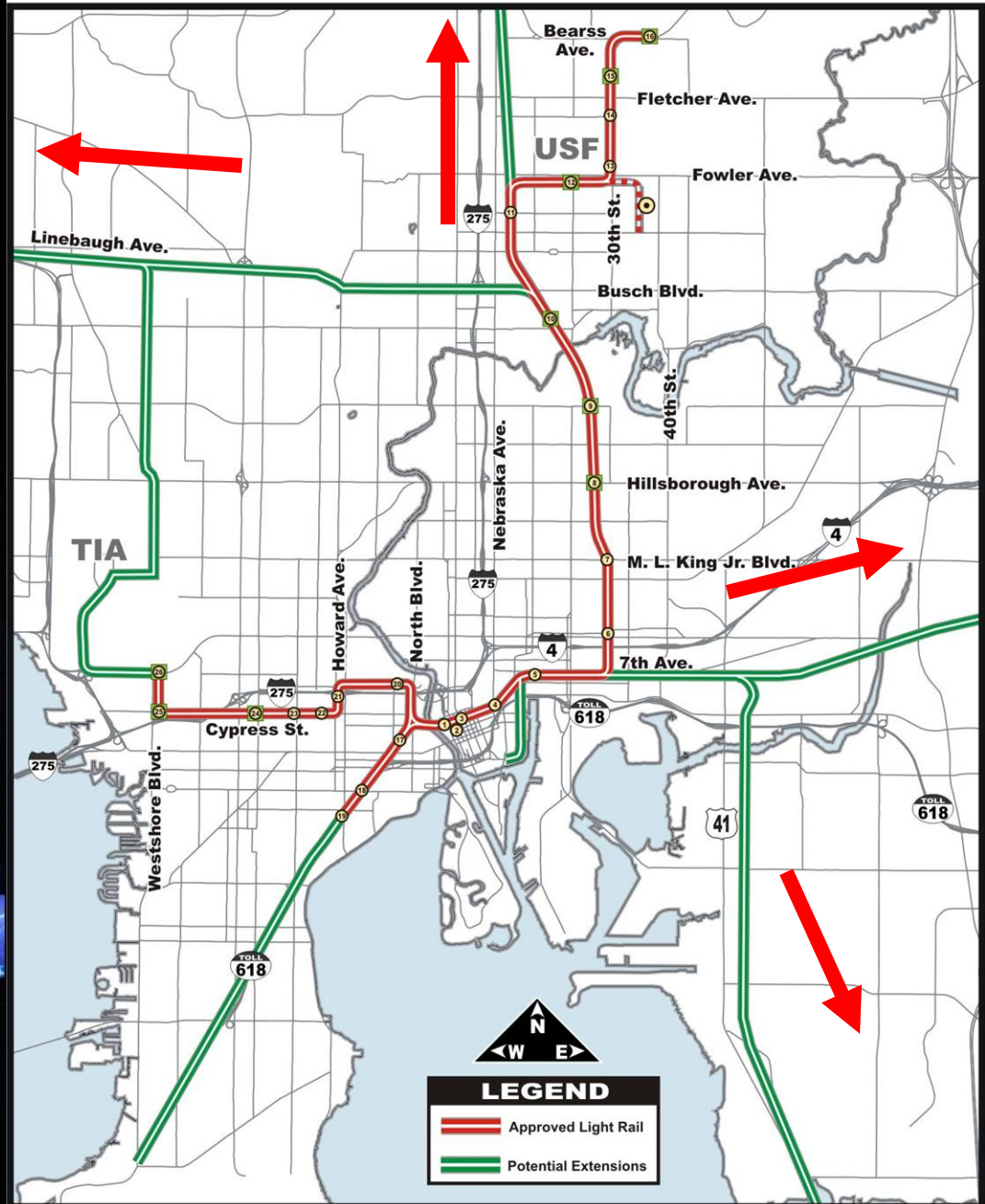


- Strategic Regional Transit Needs Assessment, 2006

# Stepping Stones

- Tampa Mayor Iorio Position Statement 2006

## 2002 Tampa Rail with Extensions





# So Where Are We Now?

- Some convergence among plans
  - CSX and I-4 corridors
  - Connect the major dots, regionally
- But very limited existing funding streams
- Minimal bus service today
- Continued multi-county growth
- Need for cross-county services as well as within-county services
- Cross-county service provider unclear

# **“We need to be planning now for future rapid transit.”**

**- MPO Citizens Advisory Cmte.**

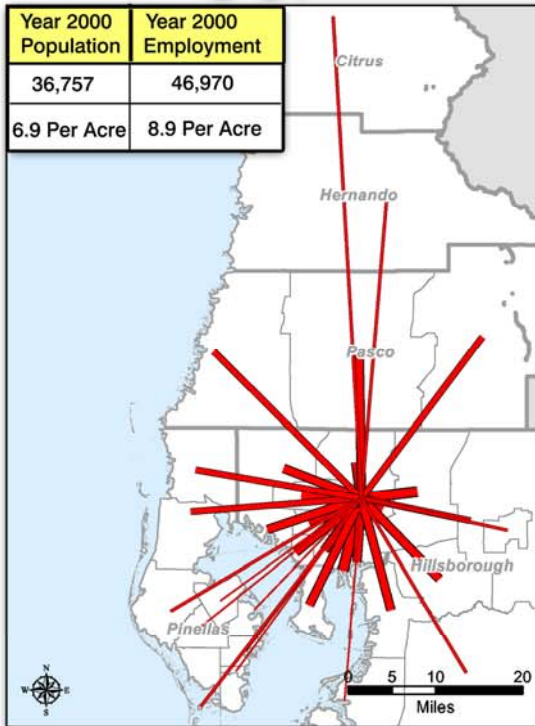
- Growth, density, and traffic congestion continue to increase.
- Road widening alone will not solve all our problems, particularly in dense, congested central areas.
- It can easily take 10-20 years to plan and build any significant transportation project.
- If we don't begin planning now, we fall further behind our competitors.

# Total Daily Trips 2025



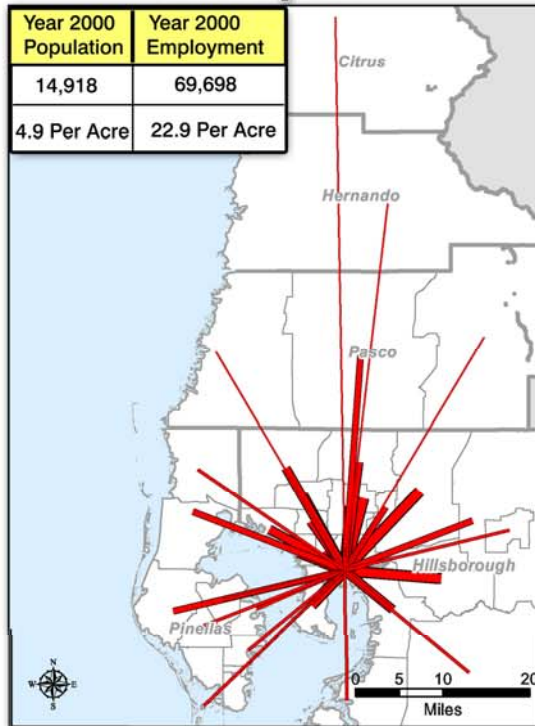
## USF

Year 2000 Population	Year 2000 Employment
36,757	46,970
6.9 Per Acre	8.9 Per Acre



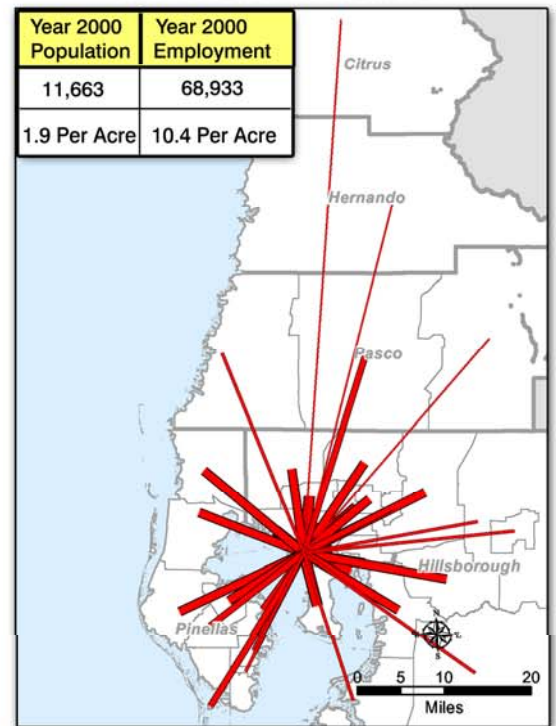
## Tampa

Year 2000 Population	Year 2000 Employment
14,918	69,698
4.9 Per Acre	22.9 Per Acre

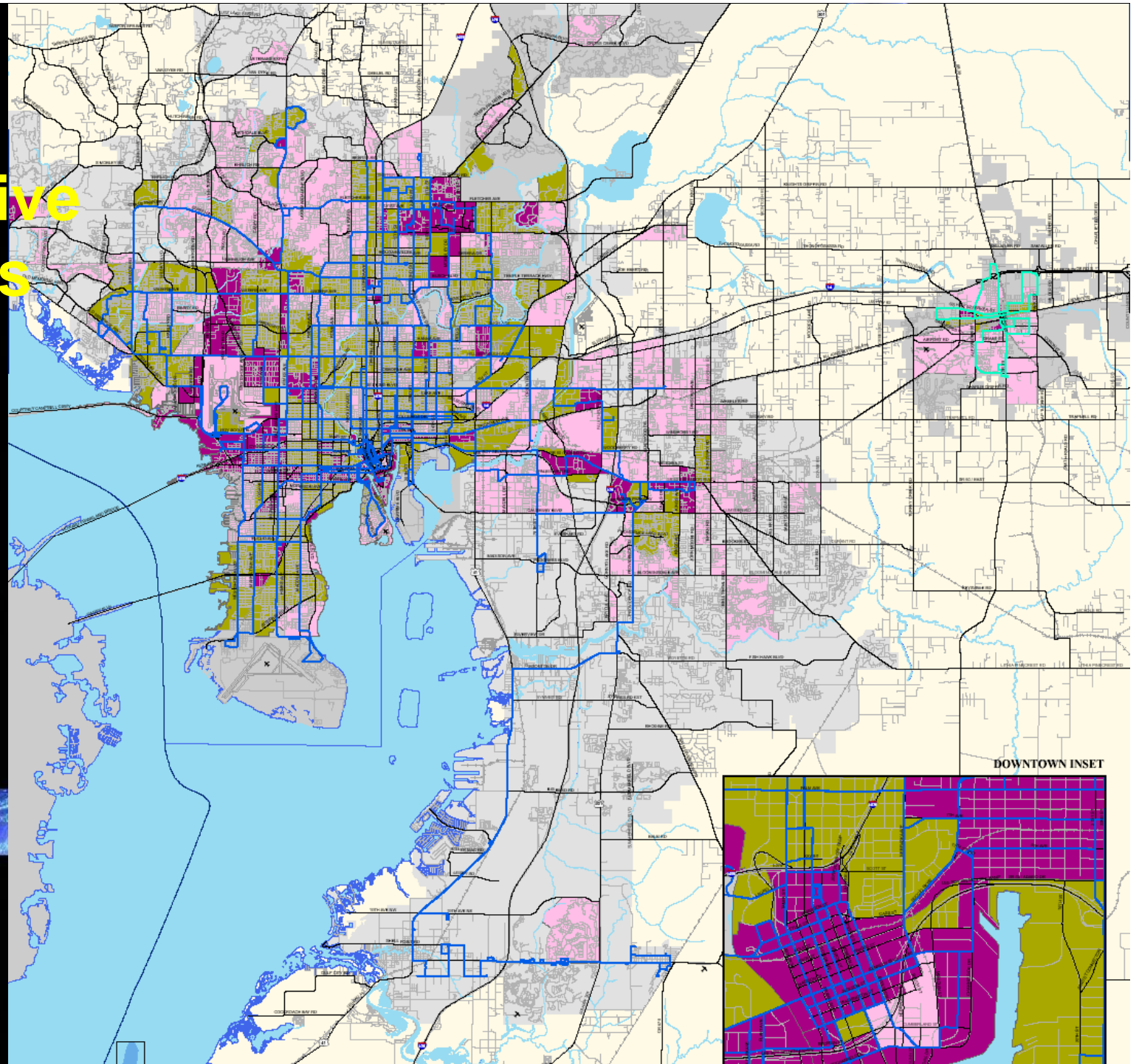


## Westshore

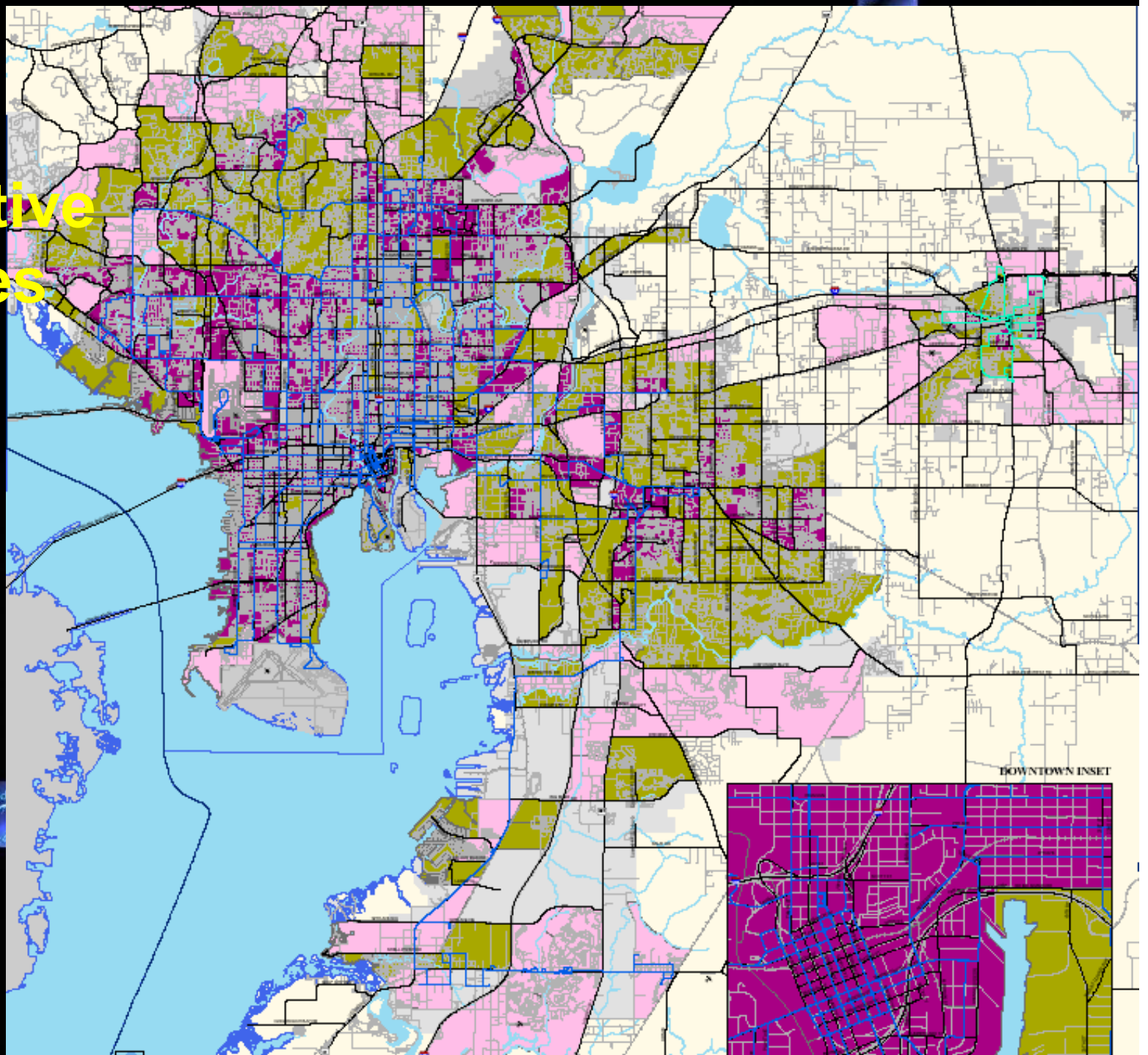
Year 2000 Population	Year 2000 Employment
11,663	68,933
1.9 Per Acre	10.4 Per Acre



# Transit Supportive Densities 2005



# Transit Supportive Densities 2025



# MPO Citizens Advisory Committee Recommendation Spring 2006

- We need to be planning now for future rapid transit.
- The Tampa Rail Project proposal is a good starting point but there are opportunities for improvement.
- Next Steps include two serious challenges:
  - The need to build ridership;
  - Sources of transit operating funds.
- We recommend that studies of the long-term vision for public transit in our county be reenergized.

# MPO Board Action, May 06

- Conduct multi-modal mass transit study as part of LRTP update, looking at county & cities' development patterns and a variety of transit technologies.
- Refine scope of study in coming months.

**Goal: A package of transit improvements that can be included in the cost-affordable long range plan.**

# Objectives

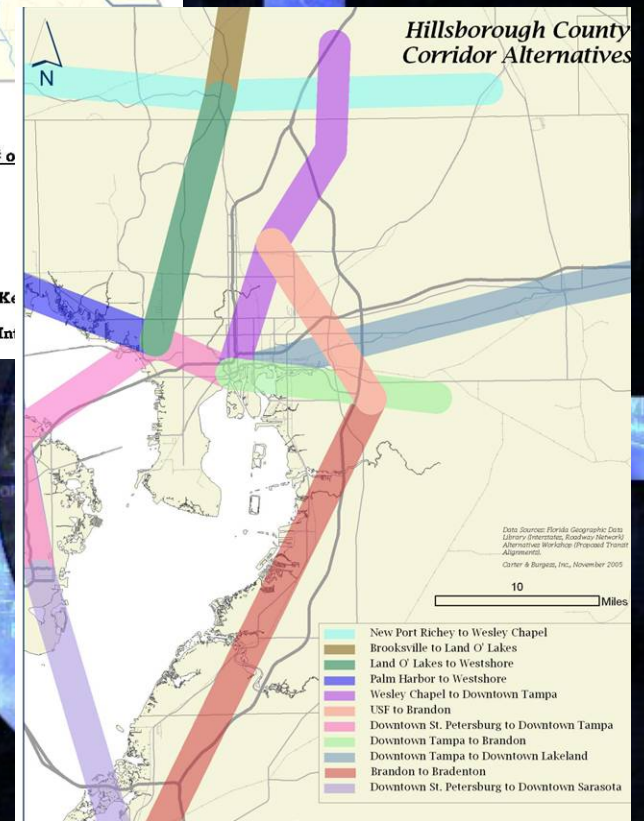
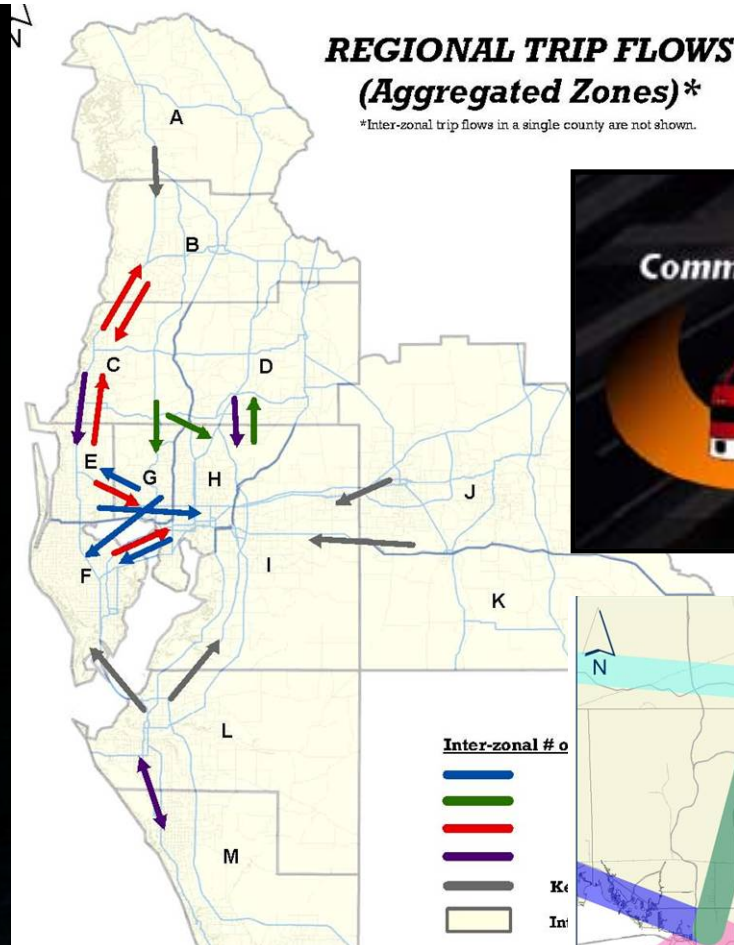
- Develop long-range premium transit services to Hillsborough destinations and connections to regional corridors, looking at a variety of technologies.





# Objectives

- Coordinate with and identify opportunities to implement multimodal strategies in partnership with FDOT.



# Objectives

- Develop coordinated land use-transit vision and strategy in conjunction with the Planning Commission and jurisdictions in Hillsborough County.



# Objectives

- Involve stakeholders at all levels in decision-making. Identify key constituencies and regularly review the level of support each expresses for the concept development.



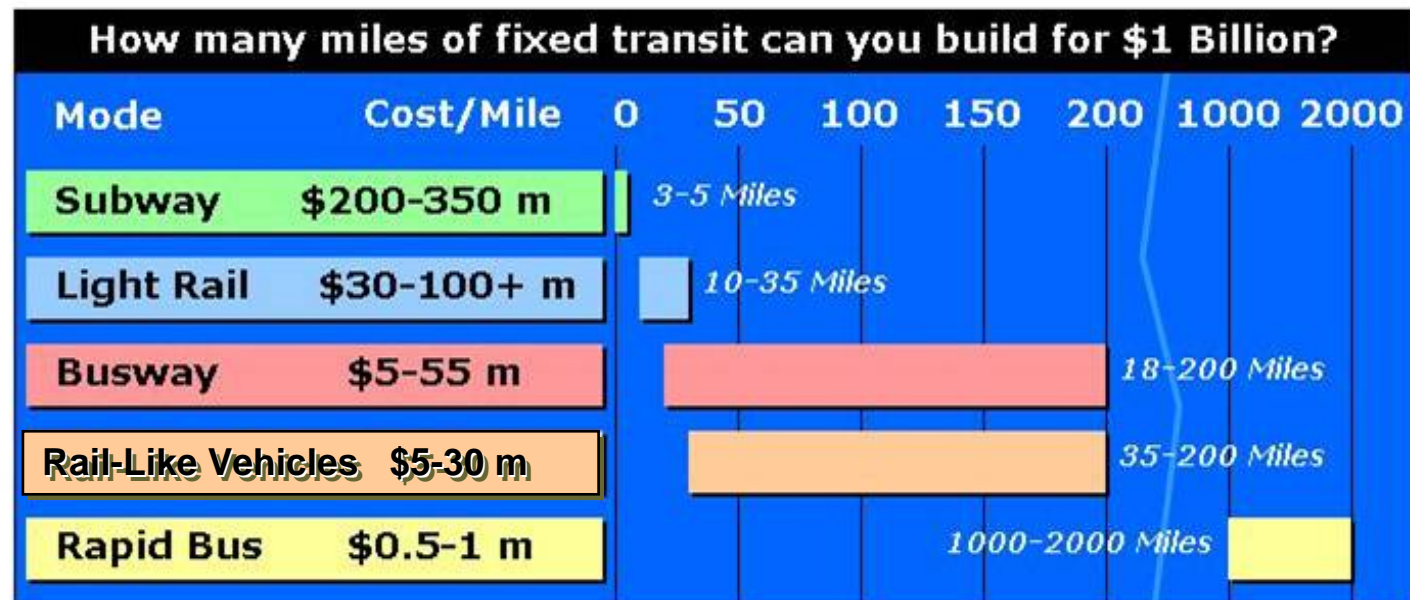
BUILDING PARTNERSHIPS



# Objectives

- Review funding and financing options and recommend strategies.

## Comparative Capital Costs



If the goal is to raise transit's mode share in the region within a relatively short time span, it will be necessary to consider means of providing higher grade transit at lower cost.

# Study Phases

## A. Cultivate Allies and Champions

- Form Leadership Team
- Form Technical Team
- Form Citizens Team

# Study Phases

## B. Cooperative visioning and public discussion of scenarios

- Alternative futures, quality of life implications, willingness to pay
- Plain English- "What do these choices mean to me personally?"
- Coordinate with Vision Hillsborough
- Partner with Cities' Comprehensive Plan update workshops

# Study Phases

## C. Refine preferred scenario and funding strategy

- Transit service planning and design – locations, amount of service, feeders and connectors
- Technology choices
- Cost estimates and revenue forecasts

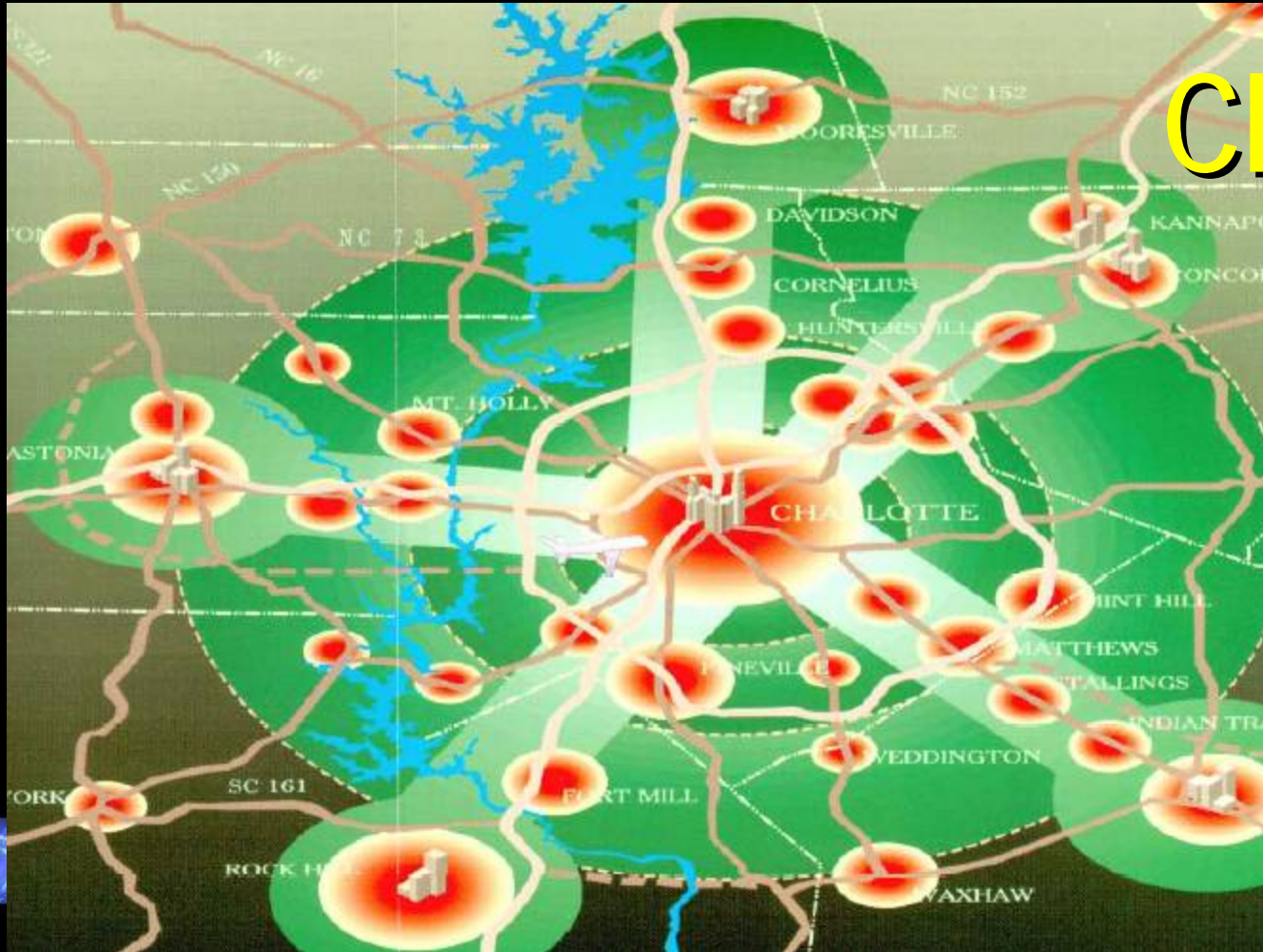
# Study Phases

## D. Implementation schedule

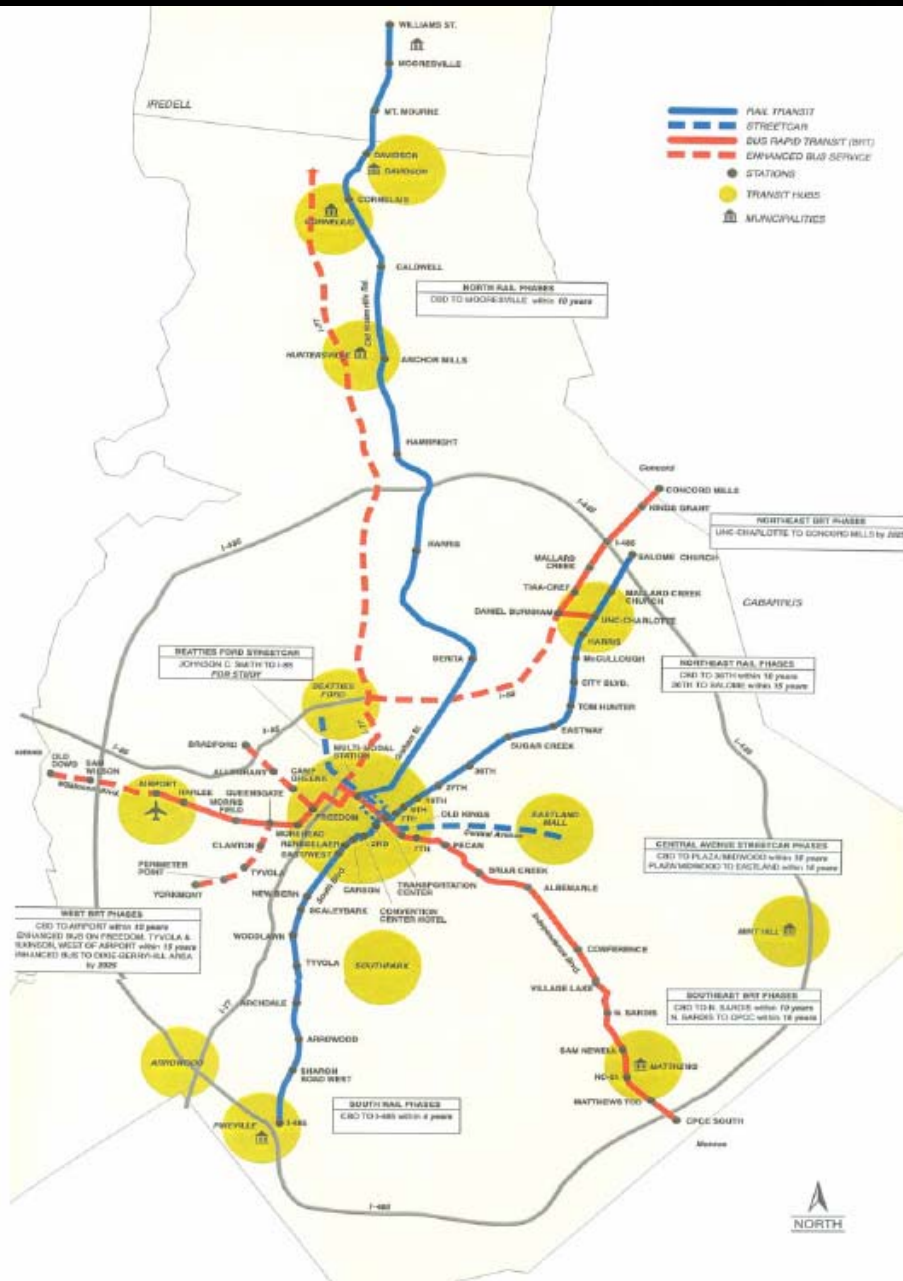
- Prioritization
- Phasing
- Action steps - land use, funding, transit service ramp-up



# Charlotte



# Charlotte



# Multi-Modal Rail in Hillsborough County

Ramond Chiaramonte, AICP

# Goals of Rail Transit

- Provide a cost effective transportation strategy to keep Tampa Bay competitive with other communities
- Provide for mobility needs within and through the area at peak travel times
- Enhance quality of life through mixed-use and transit development oriented patterns.

**These issues  
affect the  
success of  
our  
community**



**There are  
several  
challenges  
we face**



The ~~that~~ ~~capacity~~ ~~of~~ ~~growth~~ ~~has~~ ~~been~~ ~~reported~~ ~~on~~ ~~is~~ ~~systemic~~ ~~limiting~~ ~~optimal~~ ~~ability~~ ~~to~~ ~~grow~~.

Mobility

Economic  
Vitality

Quality  
Of  
Life



Household transportation  
Congestion and long distance  
costs are very high when  
driving are resulting in more  
driving is the only viable  
time behind the wheel.  
option.

Economic  
Vitality



Mobility

Workforce housing and access to jobs are increasingly important to the local economy.

Mobility



Economic  
Vitality



Investment in rail transit can address all of these issues by increasing:

- **Transportation system capacity and mobility options**
- **Opportunities for growth**
- **Housing and transportation affordability**
- **Access to jobs and services**

**Economic  
Vitality**

**Quality  
Of  
Life**

**Mobility**



# Resolution

The Hillsborough County City-County Planning Commission encourages all appropriate government agencies in Hillsborough County, including its municipalities, to pursue a comprehensive and coordinated vision of alternative forms of transportation that includes roads, light rail, and bus rapid transit (BRT).

# Resolution

Consider the interaction of land use and transportation, and the role rail transit can play in supporting an array of community lifestyle choices, as decisions are made during the updates of the Comprehensive Plans and the Long Range Transportation Plan.



# Resolution

Create a long term vision for 2050 considering future land use options and transportation investments that are mutually supportive and that provide a wide range of economic opportunity, lifestyles and mobility choices.



# Resolution

Work cooperatively to implement and support the long term vision for land use, transportation and improved quality of life and directs Planning Commission staff to present this resolution to the four jurisdictions of Hillsborough County and other appropriate government agencies.

# Multi-Modal Rail in Hillsborough County

Ramond Chiaramonte, AICP