

Imagine 2040: Tampa Comprehensive Plan

people. places. natural spaces.



Tampa is a great city in which to live, offering a diverse and rich urban life that nurtures residents' creativity and entrepreneurial spirit. Together, these characteristics have shaped a city attracting people from every corner of the world, but what about tomorrow?

The *Imagine 2040: Tampa Comprehensive Plan* is an award winning plan designed to shape the City's future for generations to come. Tampa is a vibrant city with a distinct quality of life where its residents enjoy a significant legacy from the vision built upon past generations. Serving as the region's economic engine, Tampa is a magnet for work, education, and entertainment. The City offers unique business opportunities enhanced by having historic treasures, Tampa International Airport, the University of South Florida, and Port Tampa Bay all strategically located within the city limits.

Tampa is a place where cherished traditions and new ideas are valued, where established residents and newcomers work together toward making their city a better place. The most significant part of Tampa's identity is its diverse, enterprising, and friendly people. The most significant challenge of the Comprehensive Plan is to protect and enhance this rich legacy.



Hillsborough County
City-County
Planning Commission

Livable City Vision

What kind of city will Tampa be in the 21st century?

The Comprehensive Plan's vision is about creating an attractive and safe city that evokes pride, passion, and a sense of belonging – a city where everybody thrives and enjoys a high quality of life. The strategy for Tampa's future focuses growth where it can realize the greatest social, environmental, and economic benefits. Some neighborhoods will mature and evolve but will see only limited physical change, while other neighborhoods will experience significant change and grow in ways that benefit the entire area.

The Livable City:

- Feels safe
- Offers economic opportunity
- Is attractive
- Values its natural areas and areas of heritage
- Supports a choice of lifestyles
- Integrates a complete mix of uses
- Provides mobility options
- Fosters a sense of place and community



Our Planning Districts

Central District

The **Central** District's core is Downtown Tampa, the region's economic, governmental, and cultural center. A number of historic neighborhoods such as Hyde Park, Tampa Heights, Ybor City, Davis Islands, West Tampa, Seminole Heights, and East Tampa are located here.



Westshore District

The **Westshore** District is a center of business and commerce as two of the City's economic engines are located here: Tampa International Airport and Westshore Business District. The Westshore Business District is Florida's largest office community but also provides numerous hotels, extensive shopping, abundant entertainment, and several residential areas.



University District

The **University** District is home to the University of South Florida, Busch Gardens, the Museum of Science and Industry, and four regional hospitals (H. Lee Moffitt, James Haley Veterans, Shriners Childrens, and Florida Hospital). Several mature residential neighborhoods are located here as well.



Together, these three districts offer many opportunities to become more livable and sustainable parts of the City that include:

- Improving mobility
- Attracting residential investment
- Providing needed infrastructure to support redevelopment
- Preserving historical character
- Having stable neighborhoods
- Creating livable and walkable streets

New Tampa

The **New Tampa** District consists of a number of large suburban communities that include Tampa Palms, Hunters Green, and Heritage Isles. Most of Tampa's growth during the 90's occurred in this District.



South Tampa

The **South Tampa** District consists of Tampa's Interbay Peninsula, scenic Bayshore Boulevard, MacDill Air Force Base, and a number of established neighborhoods.

These two districts offer opportunities toward becoming more livable and sustainable parts of the City that include:

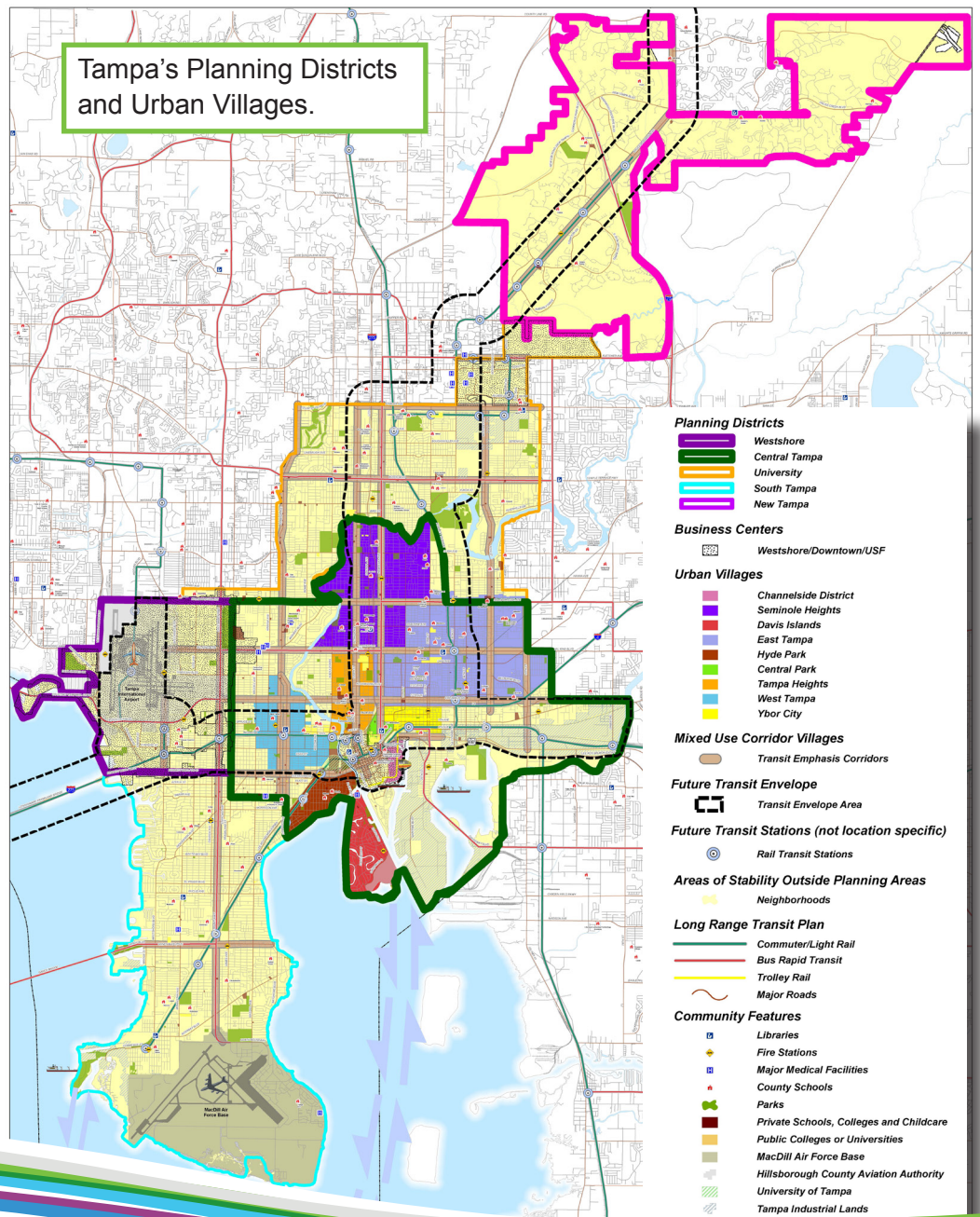
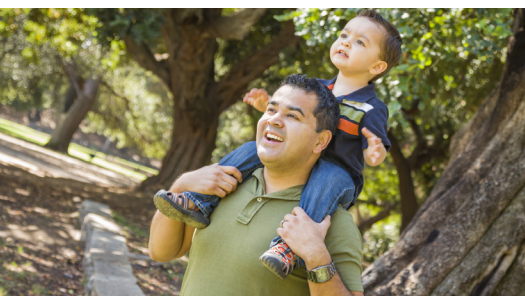
- Maintaining neighborhood stability
- Fostering compatible infill to improve mobility and sustainability
- Achieving a more sustainable mix of development



What is the Comprehensive Plan?

Each local government in Florida is required to adopt, maintain, and implement a comprehensive plan that, at a minimum, meets the requirements prescribed by Chapter 163 F.S., commonly known as the Community Planning Act. The *Imagine 2040: Tampa Comprehensive Plan* is the guide for the community to achieve a shared vision for our future and a planning framework for how to get there. It directs physical, social, and economic development into targeted areas and corridors while protecting and preserving stable neighborhoods. This Comprehensive Plan serves as a tool to evaluate requests for new development and spending on capital improvements and guides public policy to ensure Tampa continues to be the community its citizens are proud to call home.

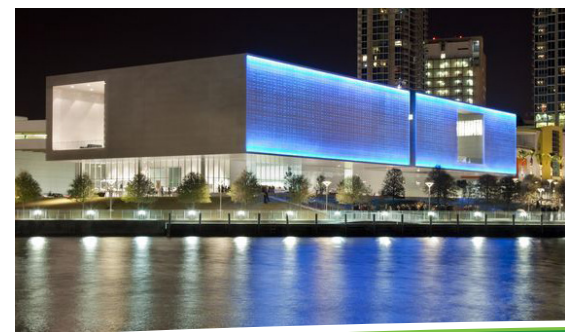
The Plan is comprised of an introduction and four major components that, when combined, represent the way the City envisions its future: **PEOPLE, PLACES, NATURAL SPACES**, and **GOVERNANCE AND IMPLEMENTATION**. These four components are representative of those fundamental planning elements required by state law and ensure everything is properly interconnected in context to everything else.



Guiding Principles

The guiding principles of the *Imagine 2040: Tampa Comprehensive Plan* are intended to reflect the goals and values of the community. These principles acknowledge the City's past while planning for and shaping the future. The principles also recognize that the City does not exist in isolation. Changes in nearby communities and the region will continue to affect the quality of life in Tampa.

- **Vibrant neighborhoods** that are part of a complete community
- **Affordable housing choices** that meet the needs of everyone at every stage of life
- **Attractive, tree-lined streets** with walkability between shops and housing
- A **comprehensive, high quality, affordable mass-transit system** that moves people quickly and conveniently
- A **strong and competitive economy** that creates and sustains well-paid, stable employment opportunities
- A **vibrant Downtown**
- An environment that sustains **clean air, land, and water**
- Acknowledgment and celebration of our **history and rich cultural heritage**
- **Green spaces and public squares** of all sizes that bring people together
- A place that offers **opportunity for its elderly and youth** equally
- A wealth of **recreational opportunities** that promote health and wellness
- A **spectacular waterfront** that is healthy, accessible to the public, and aesthetically pleasing
- **Cultural facilities** that celebrate the best of city living
- **Beautiful architecture and excellent urban design** that add character to the existing environment



PEOPLE

Demographic Information, Economic Trends, Population and Job Projections

The greatest single asset a city can lay claim to is its people. People are the harshest critics, biggest cheerleaders, and best ambassadors. They are the heartbeat of the community. This Comprehensive Plan addresses the challenges that face our community, such as:

Infrastructure

Investment toward the improvement of aging infrastructure is vital to keep pace with the increased pressure of business and population growth.

Connectivity

To compete globally, the provision of highly functional mass transit options that include managed toll lanes, bus rapid transit, and rail is critical.

Jobs

The leaders of the four jurisdictions must continue to work together, identifying targeted businesses and industries that will bring economic growth and higher paying jobs.

Hillsborough County

	2015 ¹			2040		
	Population	Jobs	Households	Population ²	Jobs ²	Households ³
Unincorporated County	857,723	355,309	332,326	1,194,597	570,090	506,100
Tampa	355,850	372,077	145,855	481,128	500,095	202,060
Plant City	40,530	27,397	14,412	71,523	34,562	26,089
Temple Terrace	36,245	14,884	15,292	43,134	19,300	19,990
Total	1,290,348	769,617	507,885	1,790,382	1,124,047	754,239

¹ Planning Commission estimates based on 2010 census data

² Imagine 2040: Background Data and Analysis

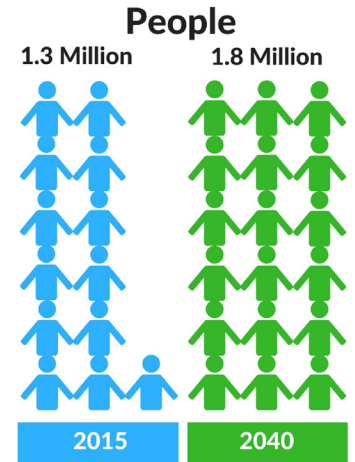
³ 2010 Census Data and Shimberg Center for Housing

Current Community Profile

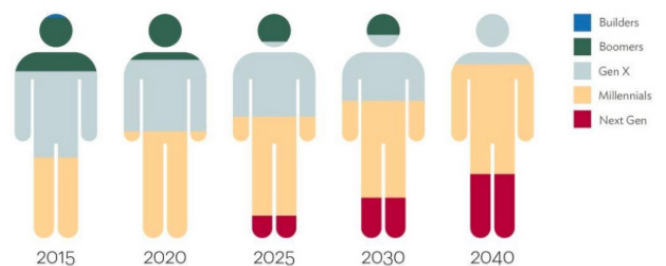
Tampa is the central city in a county of over 1.2 million residents and contains the County's three major employment centers: Downtown Tampa, Westshore Business District, and the University of South Florida area.

The City of Tampa's historic neighborhoods and new higher density urban core development are keystones of its economic development policy. As the City continues to grow it will ensure support for a wide range of housing choices and affordability for residents at all stages of life.

Millennials comprise approximately 25% of Tampa's population, in line with the national average. By 2025 and through 2040, the majority of the workforce and homebuyers in Tampa will be Millennials.



Millennials will comprise the majority of the workforce by 2025



Source: U.S. Census Bureau

PLACES

Understanding the areas in which we live, play, and move around.

The many facets of our community make life in Tampa unique and inspiring. **PLACES** have special meaning to each of us with many moving parts that operate together in seamless fashion. A key component of **PLACES** is the relationship between land use and transportation. However, the quality of all of our infrastructure systems – including transportation, utilities, and telecommunications – is important in creating a place people want to invest in and call home.

Protecting established neighborhoods. Our neighborhoods each have a unique heritage that adds to the city’s appeal and provides housing choices to residents. This Comprehensive Plan outlines strategies to protect the character and viability of our established neighborhoods by ensuring compatible and responsible development and redevelopment.

Historic preservation. Tampa’s diverse history is reflected through historic structures. Our older resources contribute to our sense of place as much as the new gleaming skyscrapers do, and we must preserve our heritage as we plan for the future. This Comprehensive Plan outlines strategies to protect historic places by ensuring that development and redevelopment design enhances each neighborhood’s distinctive natural, historic, and cultural characteristics through protection, preservation, or adaptive reuse of historic structures. An additional strategy includes promoting standards and incentive programs for historic preservation.



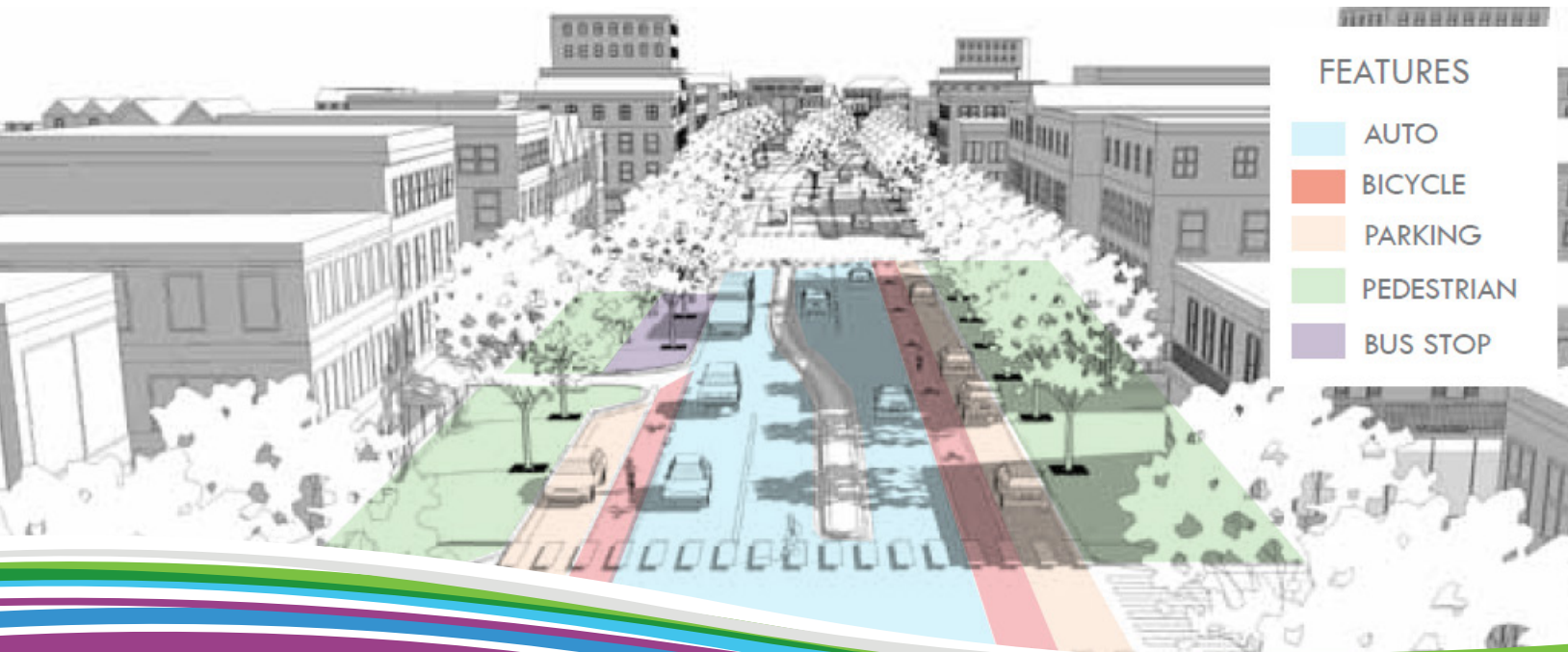
Redeveloping corridors with mix of uses and higher density.

A sustainable mix of uses that provides goods and services within walking distance of residents improves neighborhood livability. This Comprehensive Plan outlines strategies for redevelopment that promote a variety of uses in close proximity. It also requires the general shape, form, and size of new development offer appropriate transitions in building height and size while being sensitive to the character of nearby neighborhoods.

Redevelopment that supports multi-modal transportation. Safe, reliable, and connected multi-modal transportation systems including walking, biking, driving, transit, and goods movement. Improving and expanding transportation options is fundamental to livability and economic development. Multi-modal transportation options will help improve transportation efficiency and circulation while reducing the need to widen roads. This Comprehensive Plan outlines strategies to promote redevelopment by encouraging development that supports all modes of transportation.

This section of the Comprehensive Plan establishes the framework for community building via the goals, objectives, and policies that will create the **PLACES** in which our community can thrive and continue to grow as the center of a connected Tampa Bay region. **PLACES** are the building blocks that define where we live, work, and play and contain the major planning sections of:

- Land Use
- Mobility
- Neighborhoods and Community Plans
- Community Planning
- Public Schools
- Housing
- Infrastructure
- Potable Water
- Wastewater
- Solid Waste
- Stormwater



NATURAL SPACES

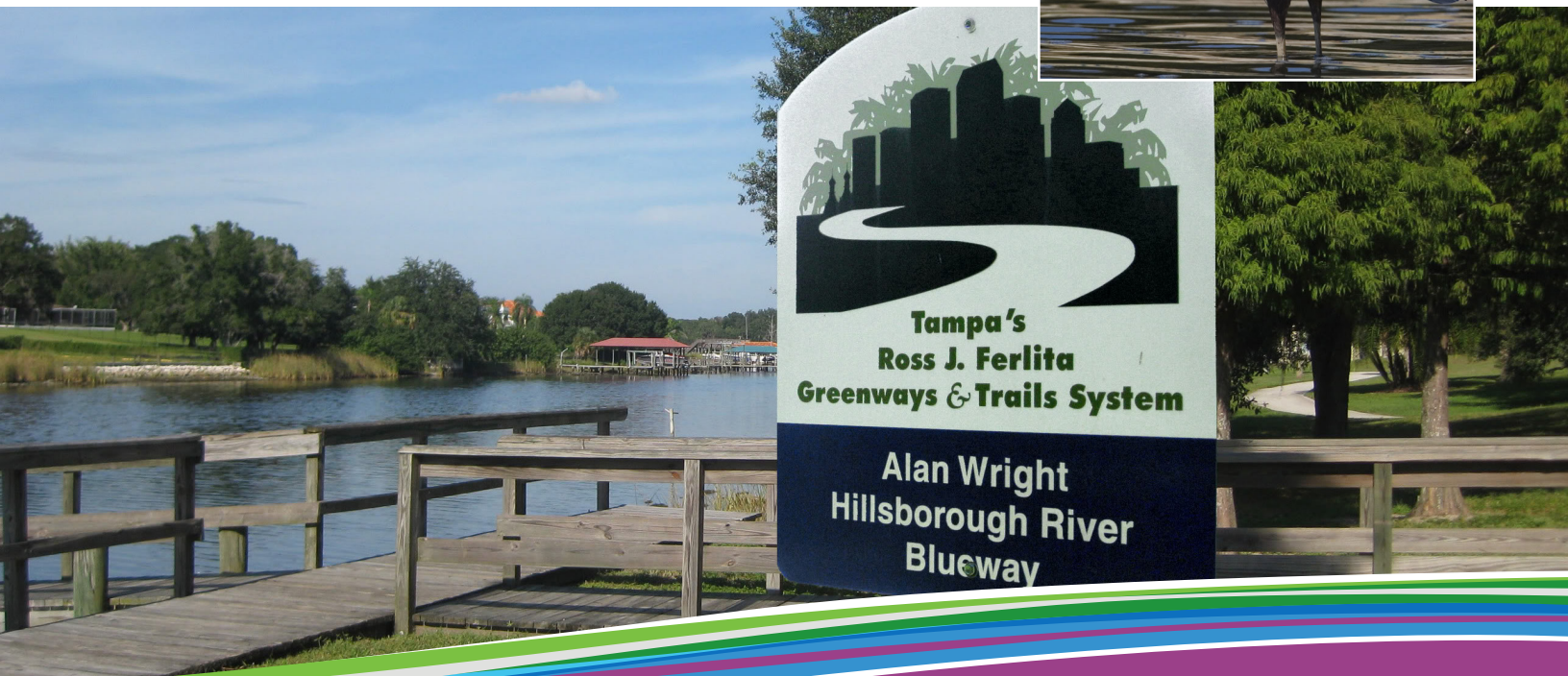
Understanding our Environment and Natural Resources

Managing, conserving, and protecting our environment and natural resources requires a collective vision. We must conserve and preserve our open space and natural resources for future generations. **NATURAL SPACES** are key to contributing to our quality of life and economic development. The **NATURAL SPACES** section strives to:

- Preserve, protect, restore, and appropriately manage the natural resources of the coastal planning area to maintain or enhance environmental quality for present and future generations. To this end, restrict development that would damage or destroy coastal resources and strive to protect human life and limit public expenditures in areas susceptible to destruction by natural disasters.
- Encourage sustainable, livable city through the conservation, protection, and improvement of the City’s air, water, and natural systems and living resources.
- Have sufficient, reliable, and resource efficient energy available to meet the future needs of City of Tampa residents, businesses, and government.
- Provide adequate land in and equitable distributed manner to meet public recreation space needs.
- Develop new funding sources for the maintenance and expansion of parks and recreation facilities and make use of all available funding sources in the provision of quality recreation and open space opportunities.

NATURAL SPACES sets forth the policy directions for:

- **Coastal Management**
- **Environmental (Conservation)**
- **Recreation and Open Space**



GOVERNANCE AND IMPLEMENTATION

The Comprehensive Plan provides the principles, guidelines, standards, and strategies for the orderly and balanced economic, social, physical, environmental, and fiscal development of the community that reflects each community's vision and commitments. **GOVERNANCE AND IMPLEMENTATION** provides more specific information related to the legal status and implementation of the Plan including:

- Establish and maintain an efficient, effective, and convenient program to address multi-jurisdictional comprehensive planning issues.
- Improve the understanding and utilization of Tampa's Comprehensive Plan.
- Create a City of thriving and diverse neighborhoods.
- Maximize connections between transportation modes and effectively coordinate with the Hillsborough Metropolitan Planning Organization, Florida Department of Transportation, and other relevant transportation authorities.
- Provide needed public facilities to all residents within its jurisdiction in a manner which protects investments in existing facilities, maximizes the use of existing facilities,

GOVERNANCE AND IMPLEMENTATION sets forth the policy directions for:

- **Intergovernmental Coordination**
- **Capital Improvements**



How can you get involved?

Read the Imagine 2040: Tampa Comprehensive Plan. Learn what goes into planning for the future. The Plan covers People, Places, Natural Spaces, and Governance to address elements required by state law.

Discuss the Plan. Invite one of our city planners to talk about the Plan and what it means with your neighborhood association or civic group. The Comprehensive Plan contains valuable information that can help your neighborhood with things such as making a recommendation on a land use plan amendment, rezoning, or developing a neighborhood plan.


Attend a Board or Committee meeting. Plan Hillsborough serves as staff to the [Hillsborough County City-County Planning Commission](#), [Metropolitan Planning Organization](#), and [Hillsborough River Interlocal Planning Board & Technical Advisory Committee](#). Each has committees and boards that meet regularly to discuss a wide range of comprehensive planning issues. Visit planhillsborough.org/calendar for upcoming meetings.

Help with the next update. Get involved when the *Imagine 2040: Tampa Comprehensive Plan* is updated or when community planning initiatives take place in your neighborhood. Your participation is vital, as it helps planners and lawmakers chart a future course that works for everyone.

Join the Plan Hillsborough mailing list. Join a mailing list by visiting planhillsborough.org/be-involved or contacting us through the contact information below. You can receive all correspondence or tailor what you receive based on your interests.

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Metropolitan Planning Organization: @HillsboroughMPO

 **Planning Commission:** Planning Commission - Hillsborough County
Metropolitan Planning Organization: Hillsborough MPO

Take our surveys. We have new surveys available from time to time. Check them out by visiting www.planhillsborough.org/be-involved.

Contact Plan Hillsborough. We can help you or your organization to better understand the planning process and the concepts in the Plan.

Plan Hillsborough

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imagine
2040
City of
Tampa
Tampa
Comprehensive
plan

Adopted by City Council
January 7, 2016

Effective
February 20, 2016

Prepared by
Hillsborough County
City-County
Planning Commission
planhillsborough.org



2016



SILVER LEVEL

Comprehensive Plan Standards for Sustaining Places Recognized Plan

The *Imagine 2040: Tampa Comprehensive Plan* has received the Silver Level in Comprehensive Plan Standards for Sustaining Places from the American Planning Association (APA). The Sustaining Places Recognition Program was created to honor exemplary comprehensive plans from communities that have integrated sustainability into their plans. APA found the *Imagine 2040* Plan clearly conveys data and information on adjacent communities in the county, as well as alignment with federal, state, and other regional plans. Pointing out the comprehensive coverage of the Plan, including both traditional plan elements and those less typically included, APA also found the elements in the Plan are consistent and mutually reinforcing - highlighting how many topics cross different elements, but work together in a system.

The American Planning Association is an organization of 38,000 members including city planners, planning commissioners, public officials, educators, students, and engaged citizens from hundreds of communities who are committed to creating thriving communities by providing safer and healthier communities, a better commute, greater choices of housing, and places of lasting value.



Planning
Commission



Metropolitan
Planning
Organization



Hillsborough
River Board

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