

Hillsborough 2045 Socieconomic Data  
Detailed Placetype Definitions

Characteristic	Units	Rural Preservation / Protection	Agriculture / Mining	Rural Estate	Suburban Residential	Suburban Mixed Use Center / Corridor	Suburban Mixed Use / Residential	Senior Living Community	Suburban Infill	Suburban Office Campus	In-Town Neighborhood	Mixed Use Urban Infill	Mixed Use Infill / In-Town Neighborhood	Traditional Downtown	Downtown Tampa	University Activity Center	Port Activity Center	Warehouse / Distribution / Manufacturing	Busch Gardens	University of South Florida	Tampa International Airport	MacDill AFB
<b>Land Use</b>																						
MF residential	%	0	0	0	10	15	9.375	10	25	0	20	35	23.75	12.5	12.5	23	0	0	0	5		
SF residential	%	10	2	40	52	10	40	35	35	0	35	10	28.75	10	0	2	0	0	0	0		
Commercial	%	0	0	5	4	25	8.125	5	5	10	7.5	10	8.125	20	10	12.5	5	2.5	0	3		
Office	%	0	0	0	0	15	3.75	5	0	60	2.5	15	5.625	12.5	32.5	17.5	5	10	0	6		
Industrial	%	0	35	0	0	0	0	0	0	0	0	0	0	0	0	10	50	52.5	0	1		
Civic/Inst.	%	0	10	5	4	5	5	0	5	0	5	5	5	10	10	10	10	10	0	15		
Park/openspace	%	80	50	40	12.5	5	12.5	30	10	5	10	5	8.75	5	5	7.5	10	5	0	48		
ROW/infrastructure	%	10	3	10	17.5	25	21.25	15	20	25	20	20	20	30	30	17.5	20	20	0	22		
		100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	0	100	0	0
<b>Building Characteristics</b>																						
MF residential	Units per acre	0	0	0	16	28	19	12	18	0	48	60	51	24	250	42	0	0	0	3.8		
SF residential	Units per acre	0.5	0.5	1	4	4	4	5	4.5	0	7	7	7	6	0	4	0	0	0	0		
Commercial	Floor area ratio	0	0	0.15	0.25	0.25	0.25	0.2	0.25	0.15	0.5	0.75	0.5625	0.75	1.5	0.5	0.2	0.2	0	0.41		
Office	Floor area ratio	0	0	0	0	0.35	0.35	0.6	0	0.3	1	2.5	1.375	1	10	0.75	0.1	0.5	0	0.96		
Industrial	Floor area ratio	0	0.01	0	0	0	0	0	0	0	0	0	0	0	0	0.4	0.5	0.7	0	0.88		
Civic/Inst.	Floor area ratio	0	0.005	0.01	0.2	0.2	0.2	0	0.2	0	0.2	0.3	0.225	0.5	2	0.7	0.2	0.2	0	1.44		
<b>Average living area</b>																						
MF residential	Square feet	0	0	0	1600	1600	1600	1410	1500	0	1410	1410	1410	1410	1410	1500	0	0	0	50000		
SF residential	Square feet	2600	2600	2800	2600	2600	2600	2200	2300	0	2200	2200	2200	2200	0	2200	0	0	0	0		
<b>Occupancy rates</b>																						
MF residential	Persons per dwelling unit	0	0	0	2.5	2.3	2.5	1.4	2.3	0	2.2	1.9	2.1	2.5	1.7	2.5	0	0	0	24.6		
SF residential	Persons per dwelling unit	2.2	1.5	2.7	2.7	2.4	2.6	1.7	2.5	0	2.3	2.3	2.3	2.2	0	2.7	0	0	0	0		
Commercial	Employees per 1,000 sq ft	0	0	1.5	1.7	2.2	1.8	2	2.2	2.2	2.2	2.2	2.2	1.8	2.4	2	2.2	2.2	2.2	2.8		
Office	Employees per 1,000 sq ft	0	0	0	0	6	1.5	6	0	3.5	6	6	6.0	6	7	7	8	3.5	0	5.7		
Industrial	Employees per 1,000 sq ft	0	1	0	0	0	0	0	0	0	0	0	0.0	0	0	1.2	1.7	0.7	0	1		
Civic/Inst.	Employees per 1,000 sq ft	0	0.6	0.5	0.8	0.8	0.8	0	0.8	0	1.1	0.9	1.1	0.8	3	0.8	0.5	0.8	0	2.3		
<b>Average Building height</b>																						
MF residential	Stories	1	1	1	2.5	3	2.5	1	2.5	0	5	5	5	2.5	16	4	1	1	0	8		
SF residential	Stories	1.1	1.1	1.2	1.5	1.5	1.5	1.5	1.5	0	1.5	1.25	1.5	1.5	0	1	1	1	0	0		
Commercial	Stories	1	1	1	1	1	1	1	1	1	1	1.25	1	1.25	1.6	1	1	1	1	1		
Office	Stories	1	1	1	1	2	2	2	2	3	3	9	5	3	28	3	1.25	2	0	4		
Industrial	Stories	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1.25	0	2		
Civic/Inst.	Stories	1	1	1	1	1	1	1	1	0	1.25	2	1.5	1.5	6	4	1.5	1	0	6		
<b>Parking rate</b>																						
MF residential	Spaces per DU	0	0	0	1.75	1.75	1.75	1.5	1.75	0	1.5	1.25	1.5	1.5	1	2	0	0	0	12		
SF residential	Spaces per DU	2	2.2	2.5	2.2	2.2	2.2	2.2	2	0	2	2	2	2	0	2	0	0	0	0		
Commercial	Spaces per 1,000 sf	0	0	6	6	6	6	5	5	5	3.5	3	3	3	1	4	4	4	4	4		
Office	Spaces per 1,000 sf	0	0	0	0	6	6	5	0	5	4	4	4	4	2.75	4.5	5	4	4	4		
Industrial	Spaces per 1,000 sf	0	1.2	0	0	0	0	0	0	0	0	0	0	0	0	1.2	1.2	1.2	0	1.2		
Civic/Inst.	Spaces per 1,000 sf	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	0	3	3	3	3	2.5	3	3	3	0	3		
<b>Parking size (inc. access)</b>																						
MF residential	Sq ft per space	0	0	0	350	325	325	325	300	300	300	300	300	300	300	325	0	0	0	325		
SF residential	Sq ft per space	500	500	500	350	325	325	325	300	0	300	300	300	300	300	325	0	0	0	325		
Commercial	Sq ft per space	0	0	325	325	325	325	325	300	325	300	300	300	325	300	325	325	325	325	325		
Office	Sq ft per space	0	0	0	0	325	325	250	0	325	300	300	300	325	300	325	325	325	325	325		
Industrial	Sq ft per space	0	450	0	0	0	0	0	0	0	0	0	0	0	0	450	450	450	0	450		
Civic/Inst.	Sq ft per space	350	350	350	350	350	350	350	350	350	325	325	325	350	325	350	350	350	0	350		
<b>Average parking height</b>																						
MF residential	Stories	1	1	1	1	1.25	1.25	1	1	1	1.25	1.5	1.25	1.5	6	3	1	1	0	2		
SF residential	Stories	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0		
Commercial	Stories	1	1	1	1	1	1	1	1	1	1.5	3	2	3	14	2.5	1	1	0	2		
Office	Stories	1	1	1	1	1.5	1.5	1.5	1	1	2	4.5	2.5	3	14	2.5	1	1.25	0	3		
Industrial	Stories	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1.5		
Civic/Inst.	Stories	1	1	1	1	1	1	1	1	1	1.5	2	1.75	3	4	2	1	1	0	3		
<b>Trip generation rates (base)</b>																						
MF residential	Auto trip prod. per DU per day	0.0	0.0	0.0	6.4	5.9	6.0	6.4	6.3	0.0	5.2	4.4	4.7	5.0	3.5	4.9	0.0	0.0	0.0	2.1	0.0	0.0
MF residential	Non-auto trip prod. DU per day	0.0	0.0	0.0	0.6	1.2	0.9	1.0	0.9	0.0	1.0	0.9	0.9	1.0	0.9	0.7	0.0	0.0	0.0	0.5	0.0	0.0

**Hillsborough 2045 Socieconomic Data**  
**Detailed Placetype Definitions**

Characteristic	Units	Rural Preservation / Protection	Agriculture / Mining	Rural Estate	Suburban Residential	Suburban Mixed Use Center / Corridor	Suburban Mixed Use / Residential	Senior Living Community	Suburban Infill	Suburban Office Campus	In-Town Neighborhood	Mixed Use Urban Infill	Mixed Use Infill / In-Town Neighborhood	Traditional Downtown	Downtown Tampa	University Activity Center	Port Activity Center	Warehouse / Distribution / Manufacturing	Busch Gardens	University of South Florida	Tampa International Airport	MacDill AFB
SF residential	Auto trip prod. per DU per day	8.4	8.4	8.8	9.0	8.8	8.8	5.3	9.2	9.2	8.3	7.8	7.8	7.4	0.0	7.8	0.0	0.0	0.0	2.3	0.0	0.0
SF residential	Non-auto trip prod. DU per day	0.0	0.0	0.0	0.9	1.8	1.3	0.8	1.4	0.0	1.7	1.6	1.6	1.5	0.0	1.2	0.0	0.0	0.0	0.6	0.0	0.0
Commercial	Auto trip attr. per emp day	38.0	0.0	0.0	32.7	32.7	32.7	32.7	32.7	32.7	22.9	19.5	19.5	25.0	15.6	32.7	37.7	37.7	0.0	17.8	0.0	0.0
Commercial	Non-auto trip attr. per emp day	0.0	0.0	0.0	3.3	6.5	4.9	4.9	4.9	0.0	4.6	3.9	3.9	5.0	3.9	4.9	0.0	0.0	0.0	8.9	0.0	0.0
Office	Auto trip attr. per emp day	0.0	0.0	0.0	0.0	3.7	3.7	4.8	3.9	3.8	3.5	3.3	3.3	3.1	2.9	3.7	3.9	3.9	0.0	3.6	0.0	0.0
Office	Non-auto trip attr. per emp day	0.0	0.0	0.0	0.0	0.9	0.7	0.7	0.6	0.0	1.0	1.2	1.2	1.2	1.5	1.1	0.0	0.0	0.0	1.8	0.0	0.0
Industrial	Auto trip attr. per emp day	0.0	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	2.7	3.1	0.0	2.0	0.0	0.0
Industrial	Non-auto trip attr. per emp day	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.3	0.3	0.0	1.0	0.0	0.0
Civic/Inst.	Auto trip attr. per emp day	0.0	11.9	18.6	21.0	17.2	17.8	0.0	21.0	0.0	17.2	12.8	15.4	20.3	8.9	12.5	14.0	14.0	0.0	9.0	0.0	0.0
Civic/Inst.	Non-auto trip attr. per emp day	0.0	0.0	0.0	4.2	2.6	2.7	0.0	4.2	0.0	5.2	4.5	5.4	8.1	4.5	3.8	0.0	0.0	0.0	7.6	0.0	0.0
<b>Water consumption/wastewater generation rate</b>																						
Mid/high res. (> 4 dua)	Gallons per day per DU	250	250	250	250	250	250	250	250	250	250	225	225	250	225	250	250	250	250	225		
Low res. (<4 dua)	Gallons per day per DU	350	350	350	350	350	350	350	350	350	350	325	325	350	325	350	350	350	350	325		
Commercial	Gallons per day per 1000 sq ft	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150		
Office	Gallons per day per employee	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20		
Industrial (low)	Gallons per day per employee	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25		
Industrial (high)	Gallons per day per acre	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000		
Civic/Inst.	Gallons per day per person	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12		
<b>Solid waste generation rates</b>																						
MF residential	Pounds per day per DU	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
SF residential	Pounds per day per DU	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9		
Commercial	Pounds per day per 1000 sq ft	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12		
Office	Pounds per day per 1000 sq ft	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8		
Industrial (light)	Pounds per day per employee	0	40	0	0	0	0	0	0	0	0	0	0	0	0	40	40	40	40	40		
Industrial (high)	Pounds per day per 1000 sq ft	0	70	0	0	0	0	0	0	0	0	0	0	0	0	70	70	70	70	70		
Civic/Inst.	Pounds per day per employee	0	2.5	2.5	2.5	2.5	2.5	0	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5		
<b>Special</b>																						
% Commercial - Retail	Percent	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD		
% Commercial - Services	Percent	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD		
% Commercial - Food Service	Percent	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD		
% Office - FIRE/Professional	Percent	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD		
% Office - Health Care	Percent	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD		
% Industrial - Agriculture/Mini	Percent	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD		
% Industrial - Agriculture/Mini	Percent	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD		
% Civic/Institutional - Educati	Percent	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD		
% Civic/Institutional - Govern	Percent	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD		
% Commercial - Hotel/Motel	Percent	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD		
Hotel/Motel Density	Units per acre	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD		
<b>Other</b>																						
Intersection density	Four-way intersections per square	4	4	12	100	100	100	120	120	80	200	240	240	200	240	120	32	32		100		
Average block size	Acres	160	160	60	12	12	12	10	10	14	2.8	3.8	3.8	6.2	3.8	10	24	24		12		
Sidewalk coverage (streets)	Percent	0%	0%	0%	40%	40%	75%	60%	60%	40%	80%	85%	85%	75%	95%	60%	10%	10%		80%		
Street Coverage <sup>1</sup>	Lane miles per square mile	8.0	8.0	13.1	29.2	29.2	29.2	32.0	32.0	27.0	60.5	51.9	51.9	40.6	51.9	32.0	20.7	20.7		29.2		
Water/sewer Coverage <sup>2</sup>	Linear feet per square mile	0	0	0	51413	44068	51413	56320	56320	47599	127722	109636	109636	85832	109636	48274	31161	36354		51413		
Average number of lanes		2.5	2.5	2.5	3.0	3.5	3.0	3.0	3.0	3.0	2.5	2.5	2.5	2.5	2.5	3.5	3.5	3.0		3.0		

<sup>1</sup>This formula used to be  $=((\text{SQRT}(640/\text{Z111})+1)^4)+4$ . After a review, it was determined that we could drop the +1 and +4 from the formula. The +1 added an additional interior lane to each block within the square mile. The +4 wrapped the entire square mile area in an additional lane. We felt that since many of the roadways along the exterior of a development were likely already arterial, there was probably not a need to add a lane in addition to the one that is already added to each development by including the external block face, not just the internal block face.

<sup>2</sup>Since the street coverage is being calculated in lane miles, this formula was modified to divide the length of the water/sewer infrastructure in based on the average number of lanes per road. Rural Preservation, Agriculture/Mining and Rural Estate assume on-site water and sewer.