



My say for tomorrow's community. My One Bay.



Scenario Guide



www.myonebay.com

Creating a Shared Vision for Tampa Bay

ULI Tampa Bay



HERNANDO • HILLSBOROUGH • MANATEE • PASCO • PINELLAS • POLK • SARASOTA

Welcome to your future!

This is your opportunity to help shape the way Tampa Bay will look in the year 2050, when the population in our seven-county region is expected to nearly double to seven million people.

The quality of life that attracted today's residents will continue to draw people here. To protect our natural resources, our sense of community and our economic vitality, we must carefully consider how we handle that growth.

The actions we take now – individually, as communities and as a region – will impact the future. We can allow that growth to happen randomly or we can actively participate in developing a vision so that residents of Tampa Bay in 2050 and beyond will benefit from new design, technology and transit options that make living here even more attractive.



Building the best possible Tampa Bay for our children and grandchildren will require the participation of each and every resident. Your thoughts and insights are critical to developing a regional vision that local governments can consider to make the decisions that shape Tampa Bay neighborhoods in 2050.

Help us identify what makes Tampa Bay great – and what we need to do now to protect, preserve and enhance those features as the region continues to grow. Decide which priorities are most important to you and which of the four scenarios most closely resembles the region where you would like to live. For more information – or to share your opinion on the scenarios presented here – **visit www.myonebay.com and VOICE IT!**



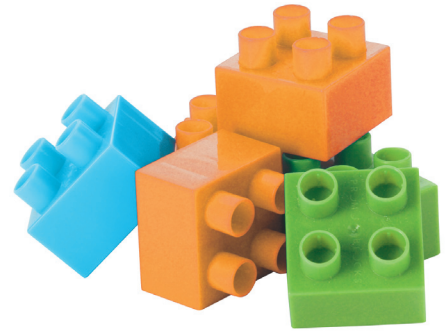
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Creating the vision.

Over the last year, more than 1,000 citizens from across our seven-county region participated in a series of events to share their vision of Tampa Bay over the next 40 years. Using Legos® to represent new development and ribbons for roads and transit, participants in Reality Check and One Bay workshops built virtual communities based on important priorities. Called Guiding Principles, those priorities include:

- *Promoting quality communities to create a sense of place by uniquely clustering higher density mixed-use development organized around transportation corridors*
- *Maximizing mobility using multi-modal transportation*
- *Preserving natural systems, emphasizing connectivity and sustainable water supplies*
- *Balancing jobs and housing for affordable quality of life*
- *Attracting higher-paying jobs and strengthening economic development initiatives*
- *Preserving farmland and sustaining the role of agriculture*



These broad goals have been transformed into scenarios reflecting the priorities identified by citizens participating in those first events. Working with nationally recognized techniques and state-of-the-art software, our scenario builders forecast the strengths and weaknesses associated with how and where the seven million people in our region may live, work and play in the year 2050.

Introducing the scenarios:

Using citizen input generated from Reality Check and One Bay events across the region, four distinct scenarios were created to explore the consequences of potential growth patterns for the Tampa Bay region. All four scenarios accommodate the 3.2 million new residents expected to live here in 2050, with the 1.6 million new jobs and 1.3 million new homes they're expected to need. Based on input from people like you, we hope to create a shared vision for the future of Tampa Bay.

Maps generated by scenario builders show existing urban development in yellow with new development and redevelopment in purple. Green areas remain constant in all four scenarios. Across the board, participants in Reality Check and One Bay respected the environmental value of those lands, even though some parcels have been targeted for protection rather than actually purchased or operating under conservation easements. Other properties also have been identified for purchase or conservation easement through state, local and regional government agencies.



Voice It Now!

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Scenario A

This alternative depicts how scenario builders expect Tampa Bay to look if future development follows the growth patterns and trends of the past. It's the "business as usual" representation of how and where growth would likely occur if those patterns continue – but it is not a forecast of what will happen in the future.

The scenario anticipates:

- Ongoing development of suburban-type communities.
- The vast majority of new construction will be single family homes.
- The amount of developed land will nearly double as the population grows, requiring more than 500,000 acres to house new residents and provide them with jobs.
- The average commute is likely to become even longer and more expensive as homes are built farther away from employment centers.
- Subdivisions and planned communities will consist of homes that are similar to each other in style and price.
- Up to 200,000 acres of wetlands and wildlife habitat may be impacted.



Scenario B

This scenario places populations and jobs in close proximity to where the more than 1000 citizens participating in Reality Check and One Bay events put their Legos®.

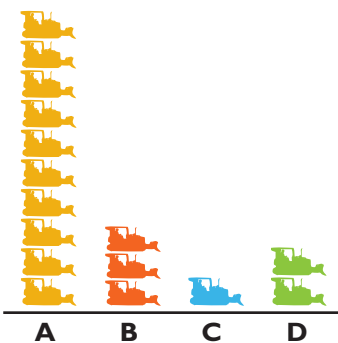
The scenario anticipates:

- When compared to Scenario A, this alternative quadruples the use of revitalized properties in and near city centers.
- An increased focus on alternative housing, with approximately 60 percent of new homes consisting of options like townhomes, garden apartments, homes above retail stores in mixed-use buildings, and mid- or high-rise condominiums that take advantage of waterfront views or proximity to regional activity centers.
- The number and length of automobile trips will be reduced up to 25 percent.
- Enhanced rail and bus transit options become increasingly viable as the population density increases.
- Compared to Scenario A, land-use patterns include preservation of two-thirds more open space and agricultural land, protection of 75 percent more wetlands, and 80 percent more priority wildlife habitat remaining in its natural state.

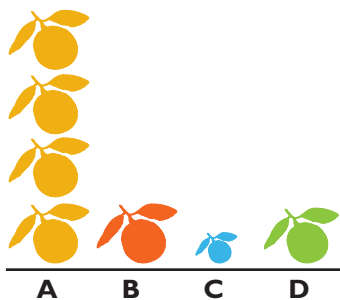


Indicators

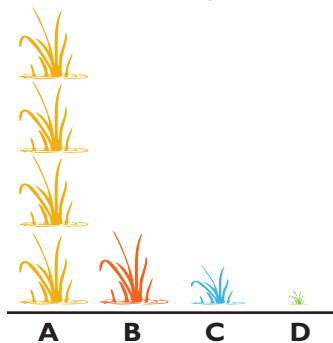
Total Land Consumed



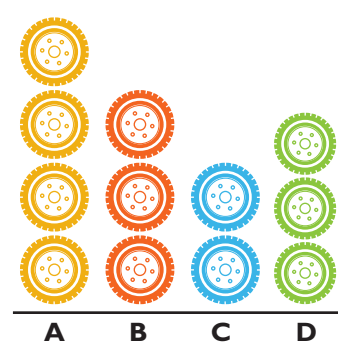
Agricultural Land Impacted



Wetlands Impacted



Vehicle Miles Traveled



Scenario C

This alternative emphasizes compact design that encourages mass transit. This scenario envisions the creation of compact, walkable communities located near transit stations to minimize dependency on automobiles.

The scenario anticipates:

- New towns and communities with distinct borders would be built along the transit corridors.
- Generous parks and outdoor recreational areas are expected to be easily accessible by pedestrians and bicyclists in these new neighborhoods, along with schools and community activity centers.
- The most preservation of open space of any of the four options with more redevelopment in and near city cores.
- Of the four scenarios, it's also the most likely to make commuter rail feasible.
- Job densities are the highest of all four scenarios, with 90 percent more jobs per acre than Scenario A.
- Per capita water and wastewater usage will decrease by about 20 percent, compared to Scenario A, with fewer large lawns and more efficient use of reclaimed water.
- Homes in higher-density communities also cause less stormwater and use less electricity, resulting in cleaner air and water.



Scenario D

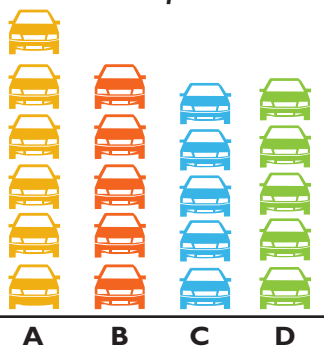
This scenario focuses on protecting water resources and wildlife habitat, reflecting the long-term commitment of residents to protect natural resources in our region.

The scenario anticipates:

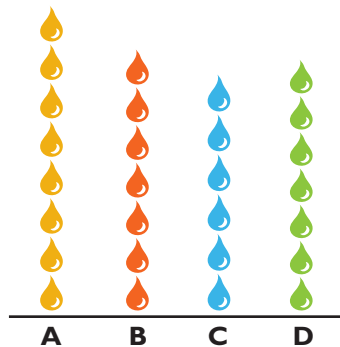
- The ability to sustain recovery efforts of water pollution in the bay. Efforts over the last 40 years have actually reduced water pollution in the bay even as the region's population boomed.
- An increased emphasis on protecting lands that have environmental value.
- Construction in areas defined as wetlands, aquifer recharge areas and priority habitat will be avoided, even in cases where it might increase conventional sprawl.
- Approximately 24,000 acres revitalized as new mixed-use communities near downtown cores.
- Less than 500 acres of wetlands or priority habitat will be threatened with development.
- The least amount of new construction in flood plains, minimizing harm to people, property and wildlife habitat.



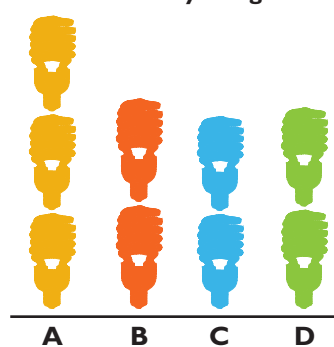
Automobile Trips Generated



Water Demand



Electricity Usage



Scenario A

This alternative depicts how scenario builders expect Tampa Bay to look if future development follows the growth patterns and trends of the past. It's the "business as usual" representation of how and where growth would likely occur if those patterns continue – but it is not a forecast of what will happen in the future.

The scenario anticipates the ongoing development of suburban-type communities with an average density of around two homes per acre. The edges of cities will continue to blur and grow together, creating a continuous city running from downtown cores to the outer reaches of the region, generally clustered near interstate highways and major roads.

Subdivisions and planned communities will consist of homes that are similar to each other in style and price, and their residents will need an automobile to get nearly everywhere they go. The new developments will probably have extensive parks and outdoor recreational facilities, but residents will need to drive several miles to enjoy natural open space.

New construction will flow outward from the edges of what already has been developed, with shopping, retail and some industrial and commercial properties being built in a pattern much like what is occurring now. The region's downtown areas will become more concentrated with people and jobs, but most redeveloped areas will be very similar to what we see today.

If those trends continue, the amount of developed land will nearly double as the population grows, requiring more than 500,000 acres to house new residents and provide them with jobs. While most of that land will be converted from agricultural uses, up to 200,000 acres of wetlands and wildlife habitat may be impacted. State and local regulations call for "no net loss" of wetlands, but mitigated wetlands or those in close proximity to development may not be as effective as those left in a more natural state. The value of wildlife habitat, even if protected, also may decline if connections to other habitats are lost to development.

The vast majority of new residential construction will be single-family homes that are built in dispersed communities requiring more automobile use. When transportation is added to the equation, affordability will continue to be an issue. As a percent of household income, the combined costs of housing and transportation in Tampa Bay already are among the highest in the nation.

Costs for infrastructure to serve those new communities also may be more expensive than improving services in existing neighborhoods. At the same time, a continued emphasis on new construction may mean that older neighborhoods deteriorate and become even less attractive to new residents.

The average commute is likely to become even longer and more expensive as homes are built farther away from employment centers. Over the past 15 years, the population grew by 30% but travel delays caused by congestion increased by more than 100%. If current trends continue, by 2050 those delays will be more than twice as long as they are today.

Scenario C

The third alternative crafted by scenario builders expands upon the placement of Legos® and ribbons to emphasize compact design that encourages mass transit. Sometimes called "transit-oriented development," this scenario envisions the creation of compact, walkable communities located near transit stations to minimize dependency on automobiles.

In this scenario, new towns and communities with distinct borders would be built along the transit corridors. The clustering of development increases the viability of neighborhood-oriented business, offering both nearby jobs and shopping opportunities for residents. Along with new communities, an estimated 20,000 acres close to urban cores will be redeveloped into new walkable communities that are also likely to enhance employment opportunities.

Like the village centers envisioned in Scenario B, generous parks and outdoor recreational facilities are expected to be easily accessible to residents in these new neighborhoods, along with schools and community activity centers.

Scenario C preserves the most open space of any of the four options. Walkable communities are often more dense

than traditional development with fewer single-family homes centered on large lots and more homes on small lots and multi-family, mixed-use and townhome construction. Generally, these communities offer a greater housing diversity, a better job-housing balance and a setting that encourages people to get involved in local activities, again most often accessed by foot or bicycle.

Compact development also creates other benefits for the region:

- Of the four scenarios, this alternative is most likely to make commuter rail and other mass transit possible.
- Along with the focus on walkable communities and mass transit that minimize dependence upon automobiles, researchers forecast reduced demand for electricity and water in these neighborhoods.
- This scenario would require about 80% less new concrete and asphalt surfaces than would be built in Scenario A. These impervious surfaces block natural infiltration of rainwater, which limits the amount of water available to recharge underground aquifers. The volume of stormwater runoff, already the single-largest source of contaminants in Tampa Bay and its tributaries, also increases when additional paved surfaces are present.

Scenario B

This scenario places populations and jobs in close proximity to where the more than 1000 citizens participating in Reality Check and One Bay events put their Legos®. Like all four scenarios, it accommodates 3.2 million new residents and 1.6 million jobs within the region, but this scenario quadruples the use of revitalized properties in and near city centers when compared to Scenario A. By focusing growth in mixed-use neighborhoods with village centers, residents will have the option of accessing jobs, shopping and entertainment with a short walk or bike ride.

Nearly 40% of the new housing in this scenario is the traditional single-family home. However, more emphasis will be placed on the construction of alternatives like clustered townhomes, garden apartments, homes above retail stores in mixed-use buildings, and mid- or high-rise condominiums that take advantage of scenic views or proximity to regional activity centers.

Some of these trends already are visible in Tampa Bay. Residential construction has dominated downtown skylines in Tampa, St. Petersburg and Clearwater for the past several years, although more recent economic problems have slowed the pace of new development. Mixed-use centers and neighborhoods are featured options. Residents in these

communities have greater opportunities to live, work, attend school and do much of their shopping near home, often as pedestrians or bicyclists, rather than depending upon an automobile on a daily basis.

With an increased emphasis on mixed-use communities, the number and length of automobile trips will be reduced, although an exact number is hard to forecast. Long-term data indicates that people living in neighborhoods where jobs, schools and shopping are close by reduce their automobile use by about 20 to 25 percent, but some researchers who have focused on more recent trends in mixed-use development anticipate reductions of up to 40 percent.

Additionally, enhanced rail and bus transit options become increasingly viable as the population density increases. Residents in those new and revitalized communities may have convenient access to rail or bus service connecting them to regional job opportunities or recreational amenities without the use of an automobile.

Scenario B also results in significant differences in land-use patterns when compared to Scenario A:

- Two-thirds more open space and agricultural lands are preserved.
- Three-quarters more wetlands are protected.
- Four-fifths more priority wildlife habitat will remain in its natural state.

Scenario D

Here, scenario builders combine the input of participants in Reality Check and One Bay with an increased focus on protecting water resources and wildlife habitat.

Tampa Bay – the body of water that unites the region – was recently recognized by the World Resources Institute as one of only two urban estuaries in the US classified as “systems in recovery.” Regional efforts over the last 40 years have actually reduced water pollution in the bay even as the region’s population boomed. Maintaining that recovery will be even more difficult as the region continues to grow.

Development in this scenario will look much like that anticipated for Scenario B but with an increased emphasis on protecting lands that have environmental value. Scenario builders combined maps from state and local organizations that identified priority habitat, then overlaid them with wetlands maps.

Construction in areas defined as wetlands and priority habitat will be avoided, even in cases where it might increase conventional sprawl. Approximately 24,000 acres are targeted for redevelopment near downtown cores, with mixed-use communities serving a diverse group of residents. Overall density will be similar to that in Scenario B, with multiple housing options available.

Specific benefits of Scenario D will include:

- Less than 500 acres of wetlands and priority habitat will be threatened with development.
- Scenario D also anticipates the least amount of new construction in flood plains, minimizing harm to people, property and wildlife habitat.
- Changing land uses also has a significant impact on how we use other resources, like water and electricity. For instance, fewer large lawns and a more efficient use of reclaimed water mean Scenarios B, C and D are likely to achieve a 20% reduction in water use when compared to current trends. Homes in higher-density communities also create less wastewater and stormwater and use less electricity, resulting in cleaner air and water.



About us.

One Bay is a diverse partnership of public and private leaders spearheaded by five regional organizations: Tampa Bay Regional Planning Council, Tampa Bay Estuary Program, Southwest Florida Water Management District, Tampa Bay Partnership Regional Research & Education Foundation and the Urban Land Institute Tampa Bay District.

The organization was formed in 2007 to follow through on the success of Reality Check, a day-long event at the Tampa Convention Center where citizens from across the region came together to vision for the future of Tampa Bay. A diverse group of residents allocated housing, jobs and transportation options for 3.2 million new residents expected to live in Tampa Bay by the year 2050 using Lego® blocks and colored ribbons.

The first event was so successful that a series of events were held in each of the region's seven counties. As you would expect, different priorities were identified in different communities.

These scenarios are designed to illustrate the different alternatives and encourage input from as many residents as possible. **Our goal is to ensure that everyone who lives here now has the opportunity to participate in our vision for the future.**

Even though that growth continues a decades-long trend, we've discovered that few citizens are aware of the magnitude of change and the speed at which it is likely to occur. Making people aware of the changes that will happen – and involving them in how the future will look – will help ensure that the quality of life we enjoy today is still available for the residents of tomorrow.

It's also important that every resident understand that the decisions we make today will drive the future – and the longer we delay in making those critical choices, the less impact they will have on how Tampa Bay looks in 2050.

For instance, consider what Tampa Bay would look like today if leaders hadn't recognized the potential of the University of South Florida and Tampa International Airport. Just 50 years ago, USF was wide-open land in the middle of nowhere and TIA was just a couple of airstrips abandoned after World War II. Leaders then had the vision to see that potential, and today they're an integral part of our community that dramatically improves the quality of life for everyone who lives here.

The smart choices we make today promise to provide similar benefits for the residents of the future. Visit www.myonebay.com today to participate in ongoing dialog about the future of Tampa Bay and **VOICE IT!**



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