



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #78 - TAMPA DOWNTOWN DEVELOPMENT CITY OF TAMPA RY 2002-03

On May 5, 1983 the Tampa City Council granted a Development Order to the City of Tampa Downtown Development Authority for a multi-use development located on 500 ± acres bounded by the Hillsborough River, Interstate 275, Orange, Cass, and Meridian Streets, and Garrison Channel. While Phases I-III have been specifically approved for development, Phase IV has been granted only conceptual approval, contingent upon further transportation analysis.

The Development Order has been previously amended a total of four times, the latest was adopted on November 30, 2000 (Ordinance No. 2000-328). The amendments have cumulatively granted approval of the 47,987-seat Tampa Convention Center in exchange for a simultaneous reduction of office space by 129,032 square feet; extended the Development Order expiration date by four years, 11 months and 15 days (to December 15, 2004); and added marina provisions for 120 wet boat slips (permanent) and 75 additional slips for day use only.

On March 4, 2004, the transportation methodology meeting was held to discuss an upcoming Notice of Proposed Change application to be submitted by the applicant (City of Tampa). The application will include a request to grant specific approval and extend the Phase IV buildout date, as well as “make other changes.” The application has not yet been submitted.

PROJECT STATUS

The revised phasing schedule is as follows:

LAND USE		PHASES I & II (2004) ²	PHASE III (2004) ²	PHASE IV ¹ (TBD) ²	TOTAL
Retail	(sq. ft.)	1,489,887	732,300	409,900	2,632,087
Warehouse	(sq. ft.)	900,000	100,000	350,000	1,350,000
Private Office	(sq. ft.)	7,196,672	2,083,268	3,546,000	12,825,940
Government Office	(sq. ft.)	1,511,505	545,000	346,000	2,402,505
Residential	(units)	647	1,220	1,000	2,867
Hotel	(rooms)	1,747	1,346	1,907	5,000
Public Assembly	(seats)	27,987	20,000	0	47,987
Public Non-Assembly	(sq. ft.)	174,857	0	0	174,857
Marina	(Wet Slips - Permanent)	0	120	0	120
	(Wet Slips - Day Use)	0	75	0	75

NOTES:

- As stated above, Phase IV has only been granted conceptual approval.
- The developer will establish a new phasing schedule upon the earlier submittal of: a request to extend the current buildout date beyond December 15, 2004; **OR** submittal of an application seeking specific approval of Phase IV.

Development this Reporting Year: the developer has reported that 200,000 sq. ft. of Government office, 8,250 sq. ft. of private office, 5,500 sq. ft. of retail development, 700 hotel rooms, 750-seat “public assembly,” 3,736 sq. ft. of “Public Non-Assembly,” 36 wet/day boat slips and 45 residential units have all been completed.

Cumulative Development: as provided in **Table 1** (of the Annual Report), cumulative development and development as of percentage of approved by use through Phase III would consist of: 1,381,128 sq. ft. of retail space (62%), 531,484 sq. ft. of warehouse space (53%), 6,219,915 sq. ft. of private office space (66%), 2,045,901 sq. ft. of government office space (97%), 619 residential units (33%), 2,535 hotel rooms (76%), 23,550 public assembly seats (84%), 148,393 sq. ft. of non-assembly space (85%), 36 wet/day boat slips (48%) and no permanent wet boat slips have been constructed.

Projected Development: **Table 2** (of the Annual Report) identifies the anticipated construction of an additional 36 wet/day boat slips during the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has summarized the current public infrastructure levels for the project within **Table 3** (of the Annual Report). The levels currently range from 61 percent (wastewater) to 78 percent for electrical demand in relation to maximum allowable capacity through Phase III as identified in the Development Order. An individual breakdown of each infrastructure component has been provided in **Tables 4 - 7** for water, wastewater, solid waste and electricity, respectively.
2. The City has identified the following transportation improvements projects as “pending” through the year 2003”:
 - I-275/I-4 Interchange roadway infrastructure improvements;
 - Riverwalk along the Hillsborough River and Garrison Channel pedestrian improvements;
 - Meridian Street from the Crosstown Expressway to Channelside Drive - roadway improvements for access to the Crosstown Expressway reversible express land;
 - Ashley Drive from Tyler Street to Brorein Street Streetscape, landscape and pedestrian improvements;
 - Twiggs Street from Ashley Drive to Morgan Street and Madison Street from Ashley Drive to Pierce Street - reviewing the possibility of two-waying these downtown streets
 - South Central Business District Special Events Maintenance of Traffic and Parking Evaluation; and
 - Franklin Street between Kennedy Boulevard and Cass Street upgrades including sidewalk, landscape and streetscape improvements.
3. The developer has described the status of Expressway improvements as follows:

- **I-275 from Tampa Bay to Hillsborough River** - design commenced in 1999, the right-of-way (ROW) phase is scheduled for FY 2002-03 and the construction phase for FY 2006-07;
 - **Downtown Interchange from I-275 from the Hillsborough River to FloriBraska Avenue and I-4 from the I-275/I-4 merge to the west of 19th Street** - construction phase is underway with completion expected in FY 2007-08.
 - **I-4 from west of 14th Street to east of 50th Street** - (approximately 3.2 miles) construction phase is underway with completion expected in FY 2007-08.
4. The annual report contained a breakdown of the Central Business District's 29,105 total parking spaces identified for the project. The distribution is as follows: 55.4 percent (17,907 spaces) are within privately-owned facilities, 34.7 (11,198 spaces) percent are within municipally-owned facilities, and the remaining 9.9 percent (3,189) are classified as "On-Street Metered" or "Other On-Street."
 5. The Hillsborough Area Regional Transit Authority (HARTline) is the provider of mass transit services in the City and County. The annual report provided a system profile for service provided in 2003. During 2003, nearly 8.2 million HARTline passengers were served by 206 buses which traversed approximately 6.6 million miles in association with transportation to and from the CBD. The annual report also addressed the Tampa-Ybor Trolley and the services of the Bay Area Vanpool.
 6. The Tampa Downtown Transportation Management Organization continues to strive to discover and implement alternatives for the commute of workers to and from downtown. Documentation of the accomplishments for FY 2003 were provided.
 7. Environmental monitoring of the air and water quality is conducted by the Hillsborough County Environmental Protection Commission which publishes an annual Air Quality Report and an annual Water Quality Report for Hillsborough County. In general, the reports indicate that the level of air quality and water quality in Hillsborough County has continued to improve.

DEVELOPER OF RECORD

The City of Tampa, 306 E. Jackson Street, 8E, Tampa, FL 33602 (as developer), is the entity responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. The City of Tampa (as local government) is responsible for ensuring compliance with the terms and conditions of the Development Order.