



ARS

Annual Report Summary

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DRI #78 - TAMPA DOWNTOWN DEVELOPMENT CITY OF TAMPA RYs 2011-14

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 1-3 have been specifically approved for development, Phase 4 has been granted only conceptual approval, contingent upon further transportation analysis.

The Development Order has previously been amended five times, most recently on December 16, 2004 (Ordinance No. 2004-296). The amendments have cumulatively granted approval of the 47,987-seat Tampa Convention Center in exchange for a simultaneous reduction of office space; cumulatively extended the Development Order expiration date by nearly 21 years (to December 15, 2020); added marina provisions for 120 wet boat slips (permanent) and 75 additional slips for day use only; consolidated unbuilt Phase 3 entitlements with a portion of the formerly conceptually-approved Phase 4 with an assigned December 15, 2018 buildout date; modified Development Order to require developers of buildings in excess of 150,000 sq. ft. of office (or equivalent) to conduct separate, site specific, transportation analysis; modified the land use trade off matrix; and added a provision to address the extra-jurisdictional transportation impacts which would be caused by Phase 4.

PROJECT STATUS

The revised phasing schedule is as follows:

LAND USE		PHASES 1 & 2 ¹ (EXISTING) [6,751 phase trips/ 6,751 total trips]	PHASE 3A ² (2018) ⁶ [3,789 phase trips/ 10,540 total trips]	PHASE 3B ³ (2018) ⁶ [6,670 phase trips/ 17,210 total trips]	PHASE 4 ⁴ (2018) ⁶ [4,693 phase trips/ 21,903 total trips]	TOTAL
Retail	(sq. ft.)	70,228	129,772	700,000	421,187	1,321,187
Warehouse	(sq. ft.)	1,033,032	[516,516]	[266,516]	52,000	302,000
General Office	(sq. ft.)	2,560,215	1,939,785	2,126,736 ⁵	2,341,736	8,968,472
Government Office	(sq. ft.)	724,901	29,243	245,856	81,505	1,081,505
Residential	(units)	45	955	1,200	93	2,293
Hotel	(rooms)	1,728	272	1,500	693	4,193
Public Assembly	(seats)	16,150	0	8,164	4,437	28,751
Public Non-Assembly	(sq. ft.)	176,632	[26,632]	319,000 ⁵	0	469,000
Marina (Wet Slips - Permanent)		0	0	80	45	120
(Wet Slips - Day Use)		36	0	36	3	75

1. Phases 1 & 2 entitlements have been constructed and transportation impacts fully mitigated.
 2. Phase 3A entitlements do not require transportation mitigation.

3. The Phase 3B entitlements have been mitigated through prior right-of-way dedications and construction of Franklin Street/Royal Street intersection improvements.
4. Phase 4 has been analyzed but will require the pre-payment of \$3,594,072 for transportation mitigation prior to initiation of development.
5. Tradeoff of 426,800 sq. ft. of General Office for 8,164 additional Public-Assembly seats & 169,000 additional sq. ft. of Public Non-Assembly space occurred during RY 2007-08.
6. Buildout date is reflective of an additional three-year extension granted in accordance with 2007 legislation (i.e. HB7203)

Development this Reporting Year: 13,000 sq. ft. of Retail, 80 Residential units and 406 Hotel rooms were completed during the reporting period.

Cumulative Development:

LAND USE	SPECIFICALLY APPROVED	CONSTRUCTED DURING RYs	CONSTRUCTED TO DATE	REMAINING DEVELOPMENT
Retail (sq. ft.)	900,000	13,000	128,228	771,772
Warehouse (sq. ft.)	250,000	0	0	250,000
General Office (sq. ft.)	6,626,736	0	2,801,829	3,824,907
Government Office (sq. ft.)	1,000,000	0	949,901	50,099
Residential (units)	2,200	80	1,247	953
Hotel (rooms)	3,500	406	2,771	729
Public Assembly (seats)	24,314	0	24,314	0
Public Non-Assembly (sq. ft.)	469,000	0	469,000	0
Marina (Wet Slips - Permanent)	80	0	0	80
(Wet Slips - Day Use)	72	0	36	36

Projected Development: no specific development activities have been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The City has identified the following transportation improvements projects remain “pending” through the year 2013:
 - Riverwalk along the Hillsborough River and Garrison Channel pedestrian improvements;
 - Ashley Drive from Tyler Street to Brorein Street Streetscape, landscape and pedestrian improvements; and
 - 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.

2. The Developer has described the status of Expressway improvements as follows:
 - **I-275 from Tampa Bay to Hillsborough River.** Completed.
 - **Downtown Interchange 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.** Completed.
 - **I-4 from west of 14th Street to east of 50th Street.** Completed.

- **I-275 Widening: SR 60 to downtown Tampa (i.e. Hillsborough River).** The FDOT is rebuilding and widening I-275 from SR 60 to the Hillsborough River in downtown Tampa. Upon anticipated completion in 2016, there will be four through lanes in each direction.
3. The annual report contained a breakdown of the Central Business District's 32,245 total parking spaces identified for the project. The distribution is as follows: 18,000 spaces (55.8%) are within privately-owned facilities, 11,545 spaces (35.8%) are within municipally-owned facilities, 1,600 spaces (4.9%) are designated as "On-Street Metered" and the remaining 1,100 spaces (3.4%) are classified as "Other On-Street."
 4. The Hillsborough Area Regional Transit Authority (HART) is the provider of mass transit services in the City and County. The annual report provided a system profile for service provided in 2013. During 2013, approximately 14.6 million HART passengers were served by 242 buses which traversed more than ten million miles in association with transportation to and from the CBD. The annual report also recognized the Tampa-Ybor Trolley and the services of the Bay Area Vanpool.
 5. 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 2013, include: production and distribution of informational materials; organizing promotional events; assisting downtown employers with their employees' specific commuting needs; maintaining a network of volunteers who distribute information and provide feedback; producing an annual downtown transportation map; developing and maintaining an alternative transportation website; administering the Guaranteed Ride Home program for downtown commuters; serving as regional coordinator of downtown rideshare matching service; coordinating with other Bay Area TMOs to maximize return on dollars and effort; and serving as an information clearinghouse on transportation projects and proposals affecting downtown.
 6. Environmental monitoring of the air and water quality is conducted by the Environmental Protection Commission of Hillsborough County which publishes an annual Air Quality Report and an annual Water Quality Report for Hillsborough County. The 2013 air monitoring data revealed that "*the average levels of pollutants fall well below extreme levels (predominately in the good to moderate range).*" Monthly water quality samples collected monthly during 2013 at the mouth of the Hillsborough River "*shows continued improvement for most indicators.*"

DEVELOPER OF RECORD

The City of Tampa, 306 E. Jackson Street, 8E, Tampa, FL 33602 (on behalf of developers), 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.