

Forecast 2040 Socioeconomic Data

One Bay Working Group

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Overview

- Approach and Methodology
 - Population Control Totals
 - Vacant Developable Acreage
 - Allocation of Units
 - Redevelopment Propensity Index
- Key Issues

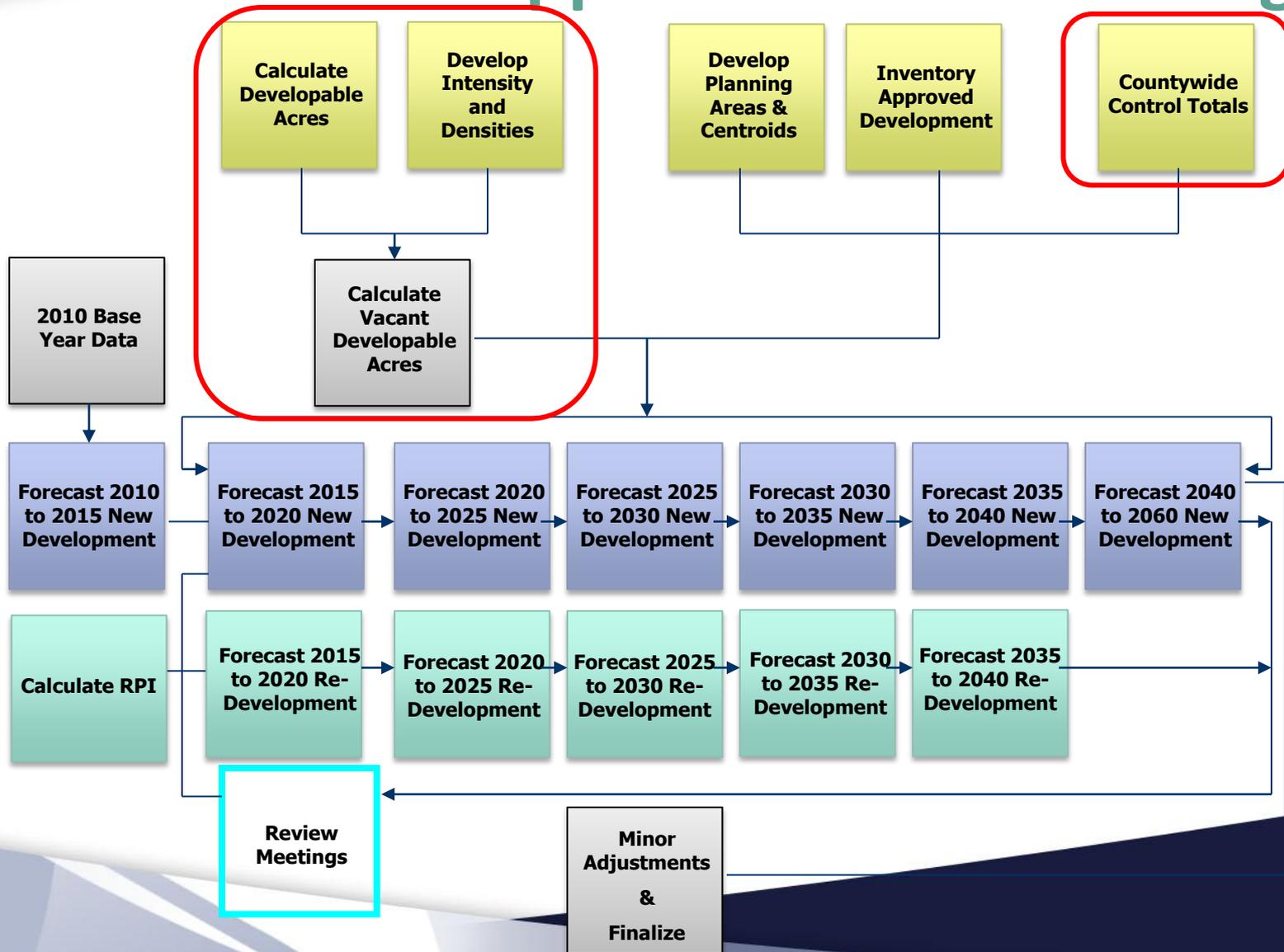


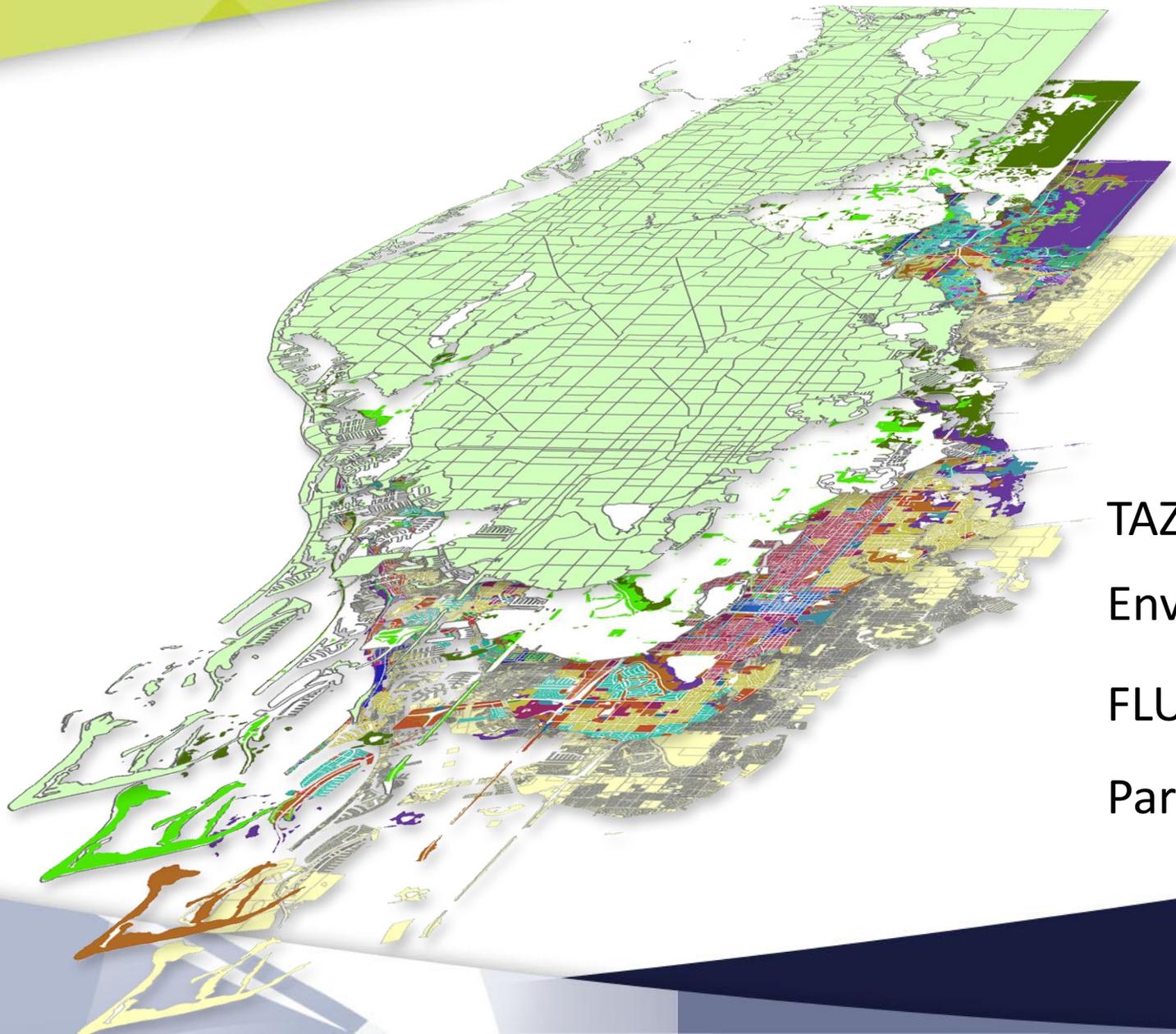
Population Control Totals

		2006	2035	Growth
Hillsborough	Population	1,150,538	1,697,882	547,344
	Employment	759,300	1,175,924	416,624
	Employment/Population Ratio	0.66	0.69	
Pinellas	Population	944,202	1,060,127	115,926
	Employment	565,400	671,000	105,600
	Employment/Population Ratio	0.60	0.63	
Pasco	Population	424,400	852,200	427,800
	Employment	125,200	265,511	140,311
	Employment/Population Ratio	0.30	0.32	
Hernando	Population	151,536	303,842	152,306
	Employment	55,900	121,576	65,676
	Employment/Population Ratio	0.37	0.40	



Approach & Methodology





TAZ

Environmental

FLU

Parcels



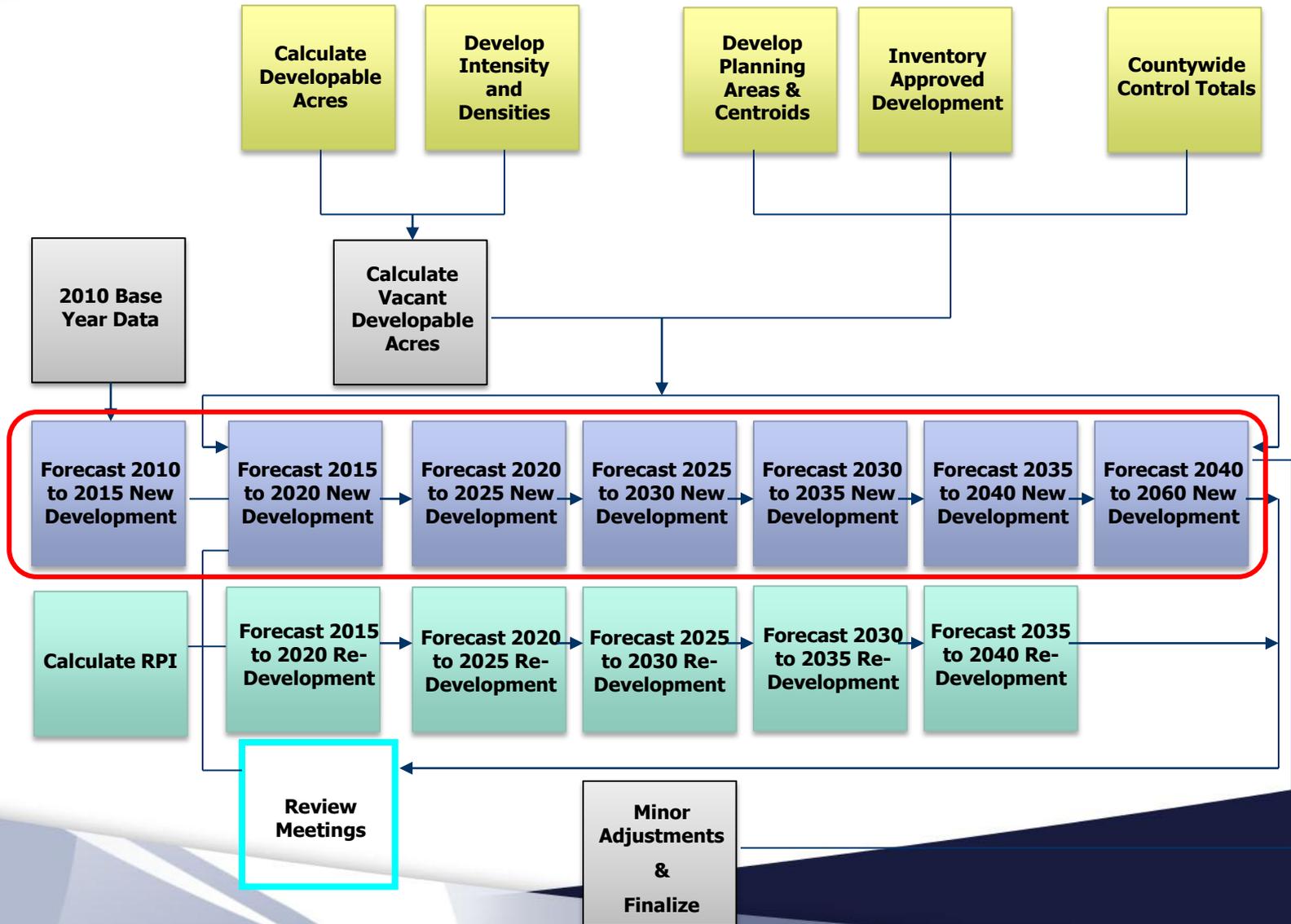
Approach & Methodology

Vacant Developable Acreage

- ***Vacant Developable Acres:*** all vacant lands less public lands, environmentally sensitive lands, and wetlands.
- ***Vacant Undevelopable Acres:*** vacant lands considered to be public land, environmentally sensitive land, or existing in a wetland.
- ***Developed Acres:*** are all parcels that contain one or more dwelling units or other structure(s).

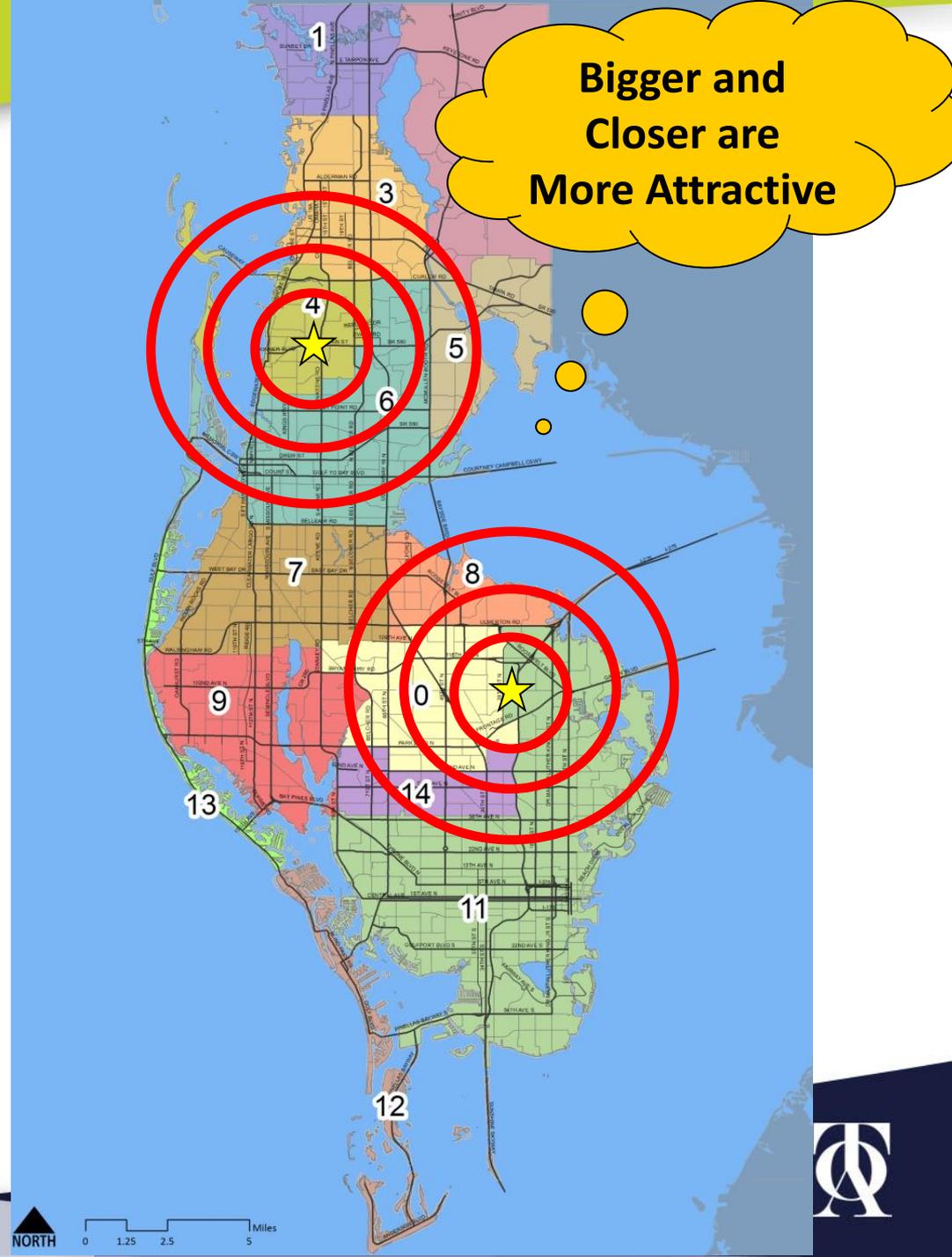


Approach & Methodology



Allocation Procedures

- Gravity Model
- Incremental 5 Year Forecast
- Rebalance Control Totals



Approach & Methodology

Gateway Center (Big, Close, Accessible!)

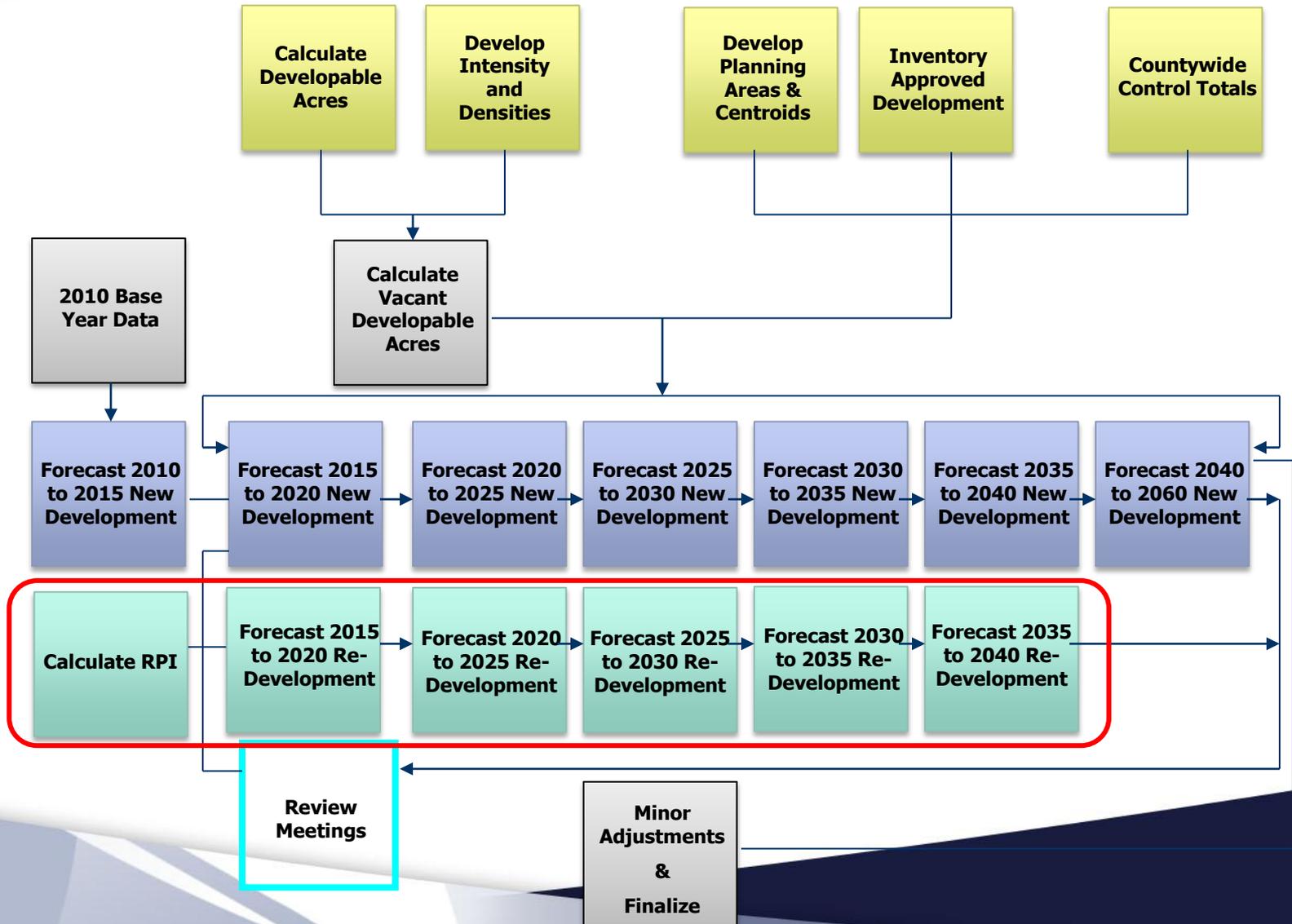
- 5 mi. from St. Petersburg/
Clearwater Airport
- 8 mi. from downtown
St. Petersburg
- 11 mi. from Westshore District
- *87 allocable DUs*
- *6,633 allocable employees*

Small, inaccessible lot surrounded by development in Dunedin

- 13 mi. from St. Petersburg/
Clearwater Airport
- 22 mi. from downtown
St. Petersburg
- 20 mi. from Westshore District
- *37 allocable DUs*
- *45 allocable employees*



Approach & Methodology



Approach & Methodology

Redevelopment Propensity Index

- Age of Structure
- Building/Land Ratio
- Roadway Access
- Transit Access
- Redevelopment Area

Areas with negative weighting in RPI:

- *Environmental Areas*
- *Single Family Residential*
- *Historic Areas*
- *Structures less than 25 years old*



Approach & Methodology

Redevelopment



Residential converted to office



Approach & Methodology

Redevelopment



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Redevelopment Propensity Index



RPI score: 3.6 (Highest Quartile)

FLU: Residential/Office/Retail



Approach & Methodology

Review Meetings



Key Issues

Pinellas

- Population and employment decreased
- Little vacant land
- AA implementation considerations
- Emphasis on redevelopment



Key Issues

Hernando

- Potential demographic shifts (age)
- Focus on high quality planned developments



Key Issues

Pasco

- Integration with Market Areas
- Integration with SR 54/SR 56 investment priorities
- Positioned for significant balanced growth



Key Issues

Hillsborough

- Multiple competing redevelopment areas
- Envision Tampa
- Potential premium transit
- Urban Growth Boundary considerations



Questions?

