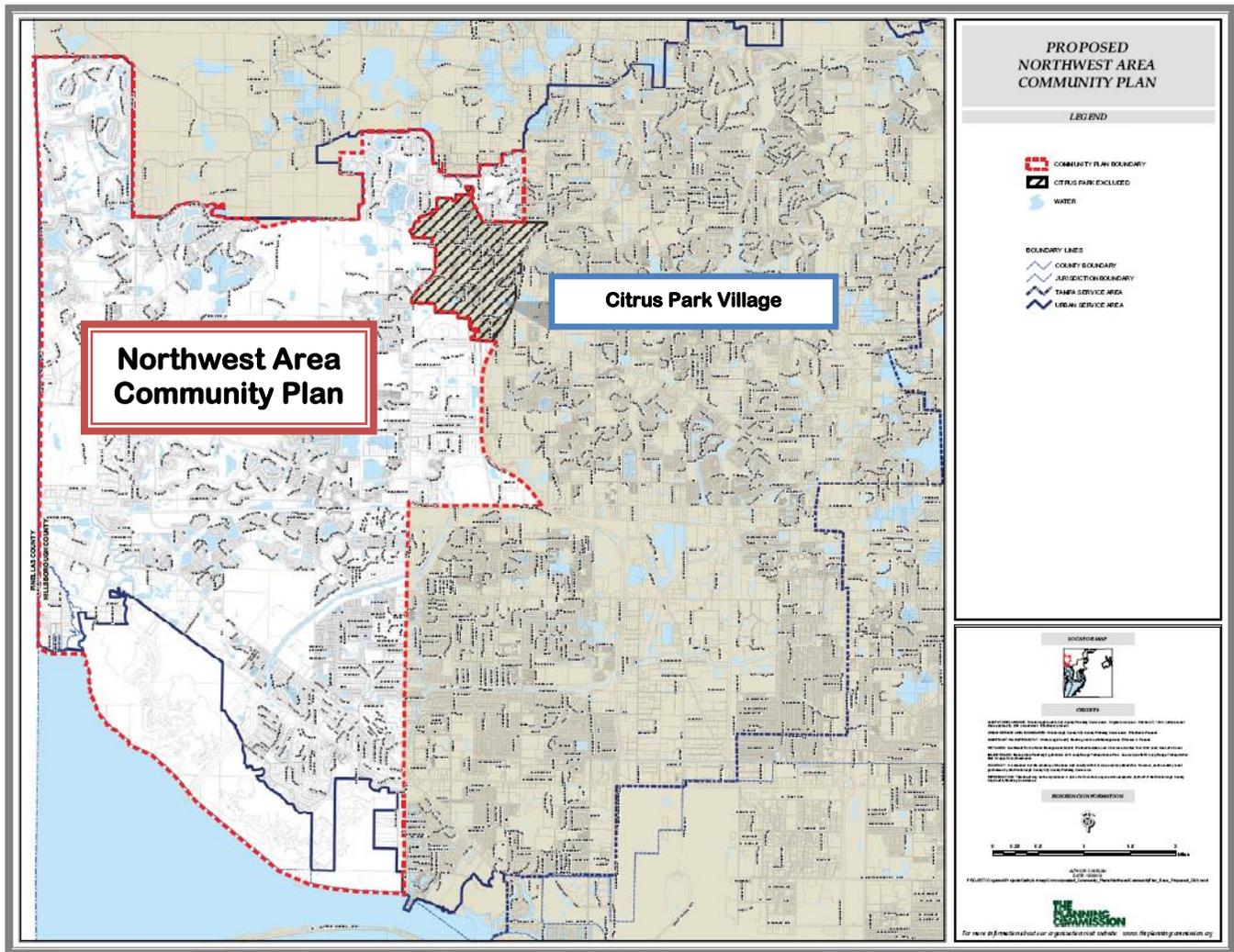


# NORTHWEST AREA COMMUNITY PLAN

## Vision

The Northwest Area Community Plan will create well-defined, vital communities with a sense of place through a development option that features creation of traditional neighborhoods and town centers while preserving a large interconnected greenway system and natural resources. The creation of compact, mixed-use neighborhoods, with economic vitality, mobility and connectivity will encourage a desired community pattern within the Northwest Hillsborough area. (see proposed boundary map below).



## Strategies

To ensure the implementation of the Vision formulated by the residents of the Northwest community, the following strategies will guide future growth and development in the area. The proposed community plan boundary map will be amended to align with the Urban Service Area boundary.

## Section A

Large scale ecosystems have been identified which will remain free of inappropriate development by:

- Assigning wetlands, water bodies, greenways/trail corridors, acquired environmental lands (ELAPP-Environmental Land Acquisition and Protection Program) and parks to a defined system of Preserves to be permanently protected from development.
- Assigning significant wildlife habitat, approved environmental lands (ELAPP), stream corridor buffers, and connecting corridors to a system of Reserves in need of protection from inappropriate forms of development. Techniques to preserve these lands will include public acquisition, transfer of developmental rights and public private management.
- Creating stormwater management plans that utilize large surface storage lakes and natural biological treatment systems, rather than incremental isolated ponds.

### Section B

An alternative community form has been identified that encourages the creation of mixed-use traditional neighborhoods as well as higher density town centers, while permitting conventional suburban development. This alternative community form is encouraged by: -

- Adopting the composite master plan, known as the Northwest Hillsborough Regulating Plan (See Figure 4A) which locates and defines each intended neighborhood, and town center by parcel boundaries, the site plans provide an example of Traditional Neighborhood Development (TND ) pattern for each site. These are conceptual plans and are not regulatory in any way over the future development of these properties.

Provide incentives for an alternative development pattern characterized by:

- a) Neighborhoods that are compact, pedestrian-friendly, and mixed-use.
- b) Neighborhoods within which the activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young.
- c) Neighborhoods with a broad range of housing types and price levels which can bring people of diverse ages and incomes into daily interaction, strengthening the personal civic bonds essential to an authentic community.
- d) Concentrations of civic, institutional, and commercial activity embedded within neighborhoods, not isolated in remote single-use complexes.
- e) School facilities sized and located to enable children to walk or bicycle to them.
- f) Range of town squares, parks, playgrounds, playing fields, and community gardens, distributed within neighborhoods along with corridors of green space used to define and connect different neighborhoods and centers.
- g) Walkable neighborhoods with defined centers and edges, allowing for home occupation and convenient transit.
- h) Safe, beautiful streets for informal socializing and community meeting halls for purposeful gatherings.

- Ensuring the evolution of neighborhoods, districts, and corridors through precise urban design codes that serve as predictable guides for change.
- Planning for the evolution of existing suburban areas into economically vital mature mixed-use communities.

Designating the Tampa Bay Downs site (See Site 3 on Figure 4A) as a Special Entertainment Center (SEC) intended to encourage mixed-use development, based upon TND principles, that functions as an employment center. The SEC, will be based on the horse racetrack uses, and foster interconnectivity between local and regional neighborhoods, promote economic vitality, efficient transportation, mobility, and a unique sense of place. Additional definition of the SEC will be provided through development standards created as part of the Land Development Code through an optional regulatory plan.

### Section C

Flexible and innovative mobility options have been identified to offset the deficient street network by:

- Connecting neighborhoods with employment, retail, and education centers through Greenways of equestrian, pedestrian, and bicycle trails integrated with other recreation areas, and ensuring that major streets do not act merely as vehicular thoroughfares but serve pedestrians and bicyclists equally well.
- Requiring town centers designed with a mix of uses of sufficient density to support public transit (bus, light rail, and trolley).
- Planning for a transit system that runs frequently and has comfortable waiting facilities.
- Requiring new development to be designed with a continuous local network of roads characterized by short blocks with minimal use of cul-de-sacs. This network separates community based trips from long-distance through traffic, and provides a variety of alternative routes and itineraries that connect to adjacent neighborhoods as often as possible.
- Creating incentives that provide land use patterns that improve transportation efficiency through internal capture.
- Balancing capital funding of transportation improvements to support right-of-way pedestrian enhancement, and alternative modes of travel, in addition to traditional roadway widening projects.
- Revising design standards to allow low-speed vehicular design within defined community boundaries.

### Section D

Social and economic vitality and sustainability has been ensured through:

- Locating and designing civic infrastructure, buildings and services to support town centers and neighborhoods.
- Requiring a range of housing suitable for younger and older people in addition to housing for families in the neighborhood.
- Ensuring adequate infrastructure and balancing urban service systems through an equitable assignment of fiscal responsibility between private and public sectors.
- Encouraging economic development opportunities to balance employment opportunities with housing.
- Enable market forces to affect housing type and density without compromising the neighborhood structure.
- Creating economic incentives for the construction of neighborhoods and town centers.
- Stabilizing property values by master planning at the neighborhood and community scale.

#### Section E

Incentives have been identified for transfer of development rights from areas planned for permanent open space preservation to areas planned as denser cores.

- Permitting development rights to be transferred from reserves, as identified on the Community Plan to town centers to achieve a maximum density of 9 units per acre and an intensity of a 1.0 floor area ratio.
- Requiring each reserve area from which development rights have been transferred to become a permanent part of a Preserve Area.
- Permitting an increase of a maximum of 50% of the transferred development rights to be added to the receiving site.
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Figure 4A site plans are visual illustrations of the concepts embodied in the Northwest Community Plan.

