

**WELCOME**

**CONNECTED CITY  
SPECIAL PLANNING AREA  
NEIGHBORHOOD MEETING**

**WHY ARE WE HERE?**

**CONNECTED CITY  
SPECIAL PLANNING AREA  
NEIGHBORHOOD MEETING**

**SPEAKER:**  
**MATT ARMSTRONG**  
PASCO COUNTY  
EXECUTIVE PLANNER  
marmstrong@pascocountyfl.net

**CITY OF TAMPA GOOGLE FIBER ANNOUNCEMENT**

**CONNECTED CITY  
SPECIAL PLANNING AREA  
NEIGHBORHOOD MEETING**

**SPEAKER:**  
**KARTIK GOYANI**  
METRO DEVELOPMENT GROUP  
VICE PRESIDENT OF OPERATIONS  
kgoyani@mdgflorida.com

**WHAT WE HEARD FROM YOU?**

**CONNECTED CITY  
SPECIAL PLANNING AREA  
NEIGHBORHOOD MEETING**

**SPEAKER:**  
**CHRISTIE BARREIRO**  
HEIDT DESIGN  
DIRECTOR OF COMMUNITY PLANNING  
ChristieB@heidtdesign.com





## WHAT WE HEARD FROM YOU?

 HEIDT DESIGN  
www.heidtdesign.com

### PUBLIC INPUT SUMMARY

#### NEIGHBORHOOD MEETING

- Fear of Rapid Change
- Preserve Rural Lifestyle Until We Decide to Change
- Connect and Preserve Significant Environmental Areas
- Save King Lake
- Existing Roads Cannot Support Additional Traffic
- Interconnected System of Sidewalks and Trails is Important
- Need More Jobs
- Need Multiple Types of Residential Communities
- Connect Community
- Build for Grandchildren

#### GUIDING PRINCIPLES

- Put People First
- Ensure Environmental Preservation
- Develop Robust Multimodal Transportation Network
- Encourage Economic Development
- Embrace Gigabit Technology
- Promote a Diversity of Housing Types in Form and Footprint to Accommodate All Users
- Facilitate a Rapid Permit Approval Process to Allow Implementation of Connected City Vision

#### STAKEHOLDER INTERVIEWS

- Protect the Environment
- Overall Goal is Connectivity
- Concerned About Increased Traffic from Future Growth
- Alternative Transportation is Necessary
- Improve Approval Process
- Financial Plan is Important Building Block
- Focus on Economic Development
- Create a Unique Place
- Ensure Compatibility with Surrounding Areas
- Technology is the Future

## WHAT WE HEARD FROM YOU?



**SPEAKER:**  
**PAT GASSAWAY/**  
**CHRISTIE BARREIRO**  
HEIDT DESIGN  
DIRECTOR OF COMMUNITY PLANNING  
ChristieB@heidtdesign.com




**HEIDT DESIGN**  
5806-B Breckenridge Parkway  
Tampa, FL 33610  
Phone: (813) 253-5311  
www.heidtdesign.com

## WHAT'S THE BIG IDEA?




**SPEAKER:**  
**PAT GASSAWAY**  
HEIDT DESIGN  
PRESIDENT  
PatG@heidtdesign.com




**CONNECTED CITY  
SPECIAL PLANNING AREA  
NEIGHBORHOOD MEETING**




**HEIDT DESIGN**  
5806-B Breckenridge Parkway  
Tampa, FL 33610  
Phone: (813) 253-5311  
www.heidtdesign.com

## WHAT'S THE BIG IDEA?

### RURAL LIFESTYLE VS. INEVITABLE GROWTH

How do we balance the desire to preserve the rural lifestyle and still prepare for the inevitable growth that is coming?

How do we balance the desire to preserve the rural lifestyle and still prepare for the inevitable growth that is coming?



**WHAT'S THE BIG IDEA?**

**RURAL LIFESTYLE VS. INEVITABLE GROWTH**

How do we balance the desire to preserve the rural lifestyle and still prepare for the inevitable growth that is coming?

**We place the timing control in your hands.**

**Only the landowner decides when** to change the existing zoning. That choice will allow growth and development to proceed.

**WHAT'S THE BIG IDEA?**

**RURAL LIFESTYLE VS. INEVITABLE GROWTH**

How do we balance the desire to preserve the rural lifestyle and still prepare for the inevitable growth that is coming?

**We place the timing control in your hands.**

**Only the landowner decides when** to change the existing zoning. That choice will allow growth and development to proceed.

**Only development in conformance with the Special Planning Area long range plan will be allowed.**

The Special Planning Area will evolve over a fifty (50) year time frame. Let's estimate how the built environment will respond to the landowner's decisions to allow change.

**WHAT'S THE BIG IDEA?**

**RURAL LIFESTYLE VS. INEVITABLE GROWTH**

**Potential Development Envelope 2016 - 2025**

**10 Year Development Period**

**WHAT'S THE BIG IDEA?**

**RURAL LIFESTYLE VS. INEVITABLE GROWTH**

**Potential Development Envelope 2016 - 2030**

**15 Year Development Period**

**WHAT'S THE BIG IDEA?**

**RURAL LIFESTYLE VS. INEVITABLE GROWTH**

Potential Development Envelope  
2016 - 2040

25 Year Development Period

**WHAT'S THE BIG IDEA?**

**RURAL LIFESTYLE VS. INEVITABLE GROWTH**

Potential Development Envelope  
2016 - 2065

50 Year Development Period

**WHAT'S THE BIG IDEA?**

**PUBLIC INPUT QUESTIONS**

**SPEAKER:**  
**PAT GASSAWAY/**  
**CHRISTIE BARREIRO**  
HEIDT DESIGN  
DIRECTOR OF COMMUNITY PLANNING  
ChristieB@heidtdesign.com

**HEIDT DESIGN**  
5806-B Breckenridge Parkway  
Tampa, FL 33610  
Phone: (813) 253-5311  
www.heidtdesign.com

**WHAT'S THE ENVIRONMENTAL STRATEGY?**

**SPEAKER:**  
**PAT GASSAWAY**  
HEIDT DESIGN  
PRESIDENT  
PatG@heidtdesign.com

**CONNECTED CITY  
SPECIAL PLANNING AREA  
NEIGHBORHOOD MEETING**

**HEIDT DESIGN**  
5806-B Breckenridge Parkway  
Tampa, FL 33610  
Phone: (813) 253-5311  
www.heidtdesign.com

### WHAT'S THE ENVIRONMENTAL STRATEGY?

**ENVIRONMENTAL PRESERVATION STRATEGY**

How do we preserve the environment? How do we protect the wildlife habitat?

How do we balance the need to create efficient and compact development envelopes to accommodate growth?

**Save what's worth saving. Enlarge and enhance what is saved.**

Uniform Mitigation Assessment Methodology (UMAM) will be applied to ensure balance.

**Required mitigation (functional gains) will offset proposed impacts (functional losses) from development.**

**All local, state and federal wetland and wildlife regulations remain in effect.**

### WHAT'S THE ENVIRONMENTAL STRATEGY?

**ENVIRONMENTAL PRESERVATION STRATEGY**

**Existing Wetland Inventory**

Classification	Size	acres
Category I Wetlands	1,315	
Category II Wetlands	339	
Category III Wetlands	184	
<b>Total Existing Wetlands*</b>	<b>1,838</b>	

\* Based on photointerpretation of current aerial photographs. Actual wetland limits will be determined during the normal sequence of the regulatory process.

### WHAT'S THE ENVIRONMENTAL STRATEGY?

**ENVIRONMENTAL PRESERVATION STRATEGY**

**Estimated Wetland Impacts**

Classification	Size	Percentage
Category I	23 acres	1.7 %
Category II	43 acres	12.7 %
Category III	112 acres	60.9 %
<b>Total Impact*</b>	<b>178 acres</b>	

\* Example of typical development proposal to create an efficient and compact development envelope to accommodate growth. Future development proposals may differ.

### WHAT'S THE ENVIRONMENTAL STRATEGY?

**ENVIRONMENTAL PRESERVATION STRATEGY**

**Estimated Wetland Preservation**

Classification	Size	Percentage
Category I	1,292 acres	98.2 %
Category II	296 acres	87.3 %
Category III	72 acres	39.1 %
<b>Total Estimated Preservation*</b>	<b>1,660 acres</b>	
<b>Total Estimated Preservation*</b>	<b>90.3 %</b>	

\* Example of typical development proposal to create an efficient and compact development envelope to accommodate growth. Future development proposals may differ.

## WHAT'S THE ENVIRONMENTAL STRATEGY?

**ENVIRONMENTAL PRESERVATION STRATEGY**

Mitigation will be encouraged to be located adjacent to existing wetlands planned for preservation to create new Environmental Preservation Areas.

Environmental Preservation Areas in this example post-development condition provide over **2,100 acres** of preserved wetlands, created wetlands, preserved uplands and upland buffers.

Environmental Preservation Areas result in:

- **Enhanced Wetland Functionality**
- **Increased Wildlife Connectivity**
- **Increased Wildlife Habitat**
- **Increased Floodplain Storage Capacity**



## WHAT'S THE ENVIRONMENTAL STRATEGY?



**SPEAKER:**  
**PAT GASSAWAY/**  
**CHRISTIE BARREIRO**  
 HEIDT DESIGN  
 DIRECTOR OF COMMUNITY PLANNING  
 ChristieB@heidtdesign.com



**HEIDT DESIGN**  
 5806-B Breckenridge Parkway  
 Tampa, FL 33610  
 Phone: (813) 253-5311  
 www.heidtdesign.com

## WHAT'S THE CONNECTIVITY STRATEGY?



**SPEAKER:**  
**PAT GASSAWAY**  
 HEIDT DESIGN  
 PRESIDENT  
 PatG@heidtdesign.com



**CONNECTED CITY  
 SPECIAL PLANNING AREA  
 NEIGHBORHOOD MEETING**



**HEIDT DESIGN**  
 5806-B Breckenridge Parkway  
 Tampa, FL 33610  
 Phone: (813) 253-5311  
 www.heidtdesign.com

## WHAT'S THE CONNECTIVITY STRATEGY?

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**How are we going to get around?**

The current practice combines all transportation modes together and establishes the destinations separately:

- Pedestrians - Sidewalks, Multi-use Paths
- Bicycles - Sidewalks, Bike Lanes
- Cars - Arterial, Collector, Local Streets
- Buses - Interstates, Arterial, Collector




### WHAT'S THE CONNECTIVITY STRATEGY?

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

The Land Development Code requires a four-lane divided collector roadway every mile in both directions to create an interconnected grid?

The typical roadway network includes buses, trucks, vehicles, bikes and pedestrians within those public right-of-ways.

Approximately 126 lane-miles of roadway.

### WHAT'S THE CONNECTIVITY STRATEGY?

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

The Land Development Code requires a four-lane divided collector roadway every mile in both directions to create an interconnected grid?

The typical roadway network includes buses, trucks, vehicles, bikes and pedestrians within those public right-of-ways.

Unfortunately, the perfect grid of major collectors rarely respects the environmental, wildlife, drainage and floodplain constraints. These constraints can become regulatory hurdles that delay and increase the cost of roadways.

### WHAT'S THE CONNECTIVITY STRATEGY?

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

The Land Development Code requires a four-lane divided collector roadway every mile in both directions to create an interconnected grid?

The typical roadway network includes buses, trucks, vehicles, bikes and pedestrians within those public right-of-ways.

Unfortunately, the perfect grid of major collectors rarely respects the environmental, wildlife, drainage and floodplain constraints. These constraints can become regulatory hurdles that delay and increase the cost of roadways.

How should we build future roads to respect the environmental constraints?

### WHAT'S THE CONNECTIVITY STRATEGY?

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**VEHICULAR NETWORK CONNECTIVITY**

Road Name :	SR 52/Clinton Avenue
Road Type :	Arterial
Number of Lanes :	6
Network Type :	Primary

All proposed roadway alignments are preliminary and subject to adjustment to accommodate environmental, wildlife and other development constraints to be identified during the review and approval process by the BCC.

### WHAT'S THE CONNECTIVITY STRATEGY?

**HEIDT DESIGN**  
www.heidtdesign.com

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**VEHICULAR NETWORK CONNECTIVITY**

Road Name : Overpass Road  
 Road Type : Arterial  
 Number of Lanes : 6  
 Network Type : **Primary**

All proposed roadway alignments are preliminary and subject to adjustment to accommodate environmental, wildlife and other development constraints to be identified during the review and approval process by the BCC.

### WHAT'S THE CONNECTIVITY STRATEGY?

**HEIDT DESIGN**  
www.heidtdesign.com

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**VEHICULAR NETWORK CONNECTIVITY**

Road Name : Curley Road  
 Road Type : Arterial  
 Number of Lanes : 6  
 Network Type : **Primary**

All proposed roadway alignments are preliminary and subject to adjustment to accommodate environmental, wildlife and other development constraints to be identified during the review and approval process by the BCC.

### WHAT'S THE CONNECTIVITY STRATEGY?

**HEIDT DESIGN**  
www.heidtdesign.com

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**VEHICULAR NETWORK CONNECTIVITY**

Road Name : Boyette Road  
 Road Type : Arterial  
 Number of Lanes : 6  
 Network Type : **Primary**

All proposed roadway alignments are preliminary and subject to adjustment to accommodate environmental, wildlife and other development constraints to be identified during the review and approval process by the BCC.

### WHAT'S THE CONNECTIVITY STRATEGY?

**HEIDT DESIGN**  
www.heidtdesign.com

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**VEHICULAR NETWORK CONNECTIVITY**

Road Name : Mirada Boulevard  
 Road Type : Collector  
 Number of Lanes : 4  
 Network Type : **Primary**

Road Name : Road "A"  
 Road Type : Collector  
 Number of Lanes : 4  
 Network Type : **Primary**

All proposed roadway alignments are preliminary and subject to adjustment to accommodate environmental, wildlife and other development constraints to be identified during the review and approval process by the BCC.

### WHAT'S THE CONNECTIVITY STRATEGY?

HEIDT DESIGN  
www.heidtdesign.com

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**VEHICULAR NETWORK CONNECTIVITY**

Road Name : Tyndall Road  
 Road Type : Collector  
 Number of Lanes : 4  
 Network Type : **Primary**

All proposed roadway alignments are preliminary and subject to adjustment to accommodate environmental, wildlife and other development constraints to be identified during the review and approval process by the BCC.

### WHAT'S THE CONNECTIVITY STRATEGY?

HEIDT DESIGN  
www.heidtdesign.com

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**VEHICULAR NETWORK CONNECTIVITY**

Road Name : Kenton Road  
 Road Type : Collector  
 Number of Lanes : 4/2  
 Network Type : **Primary/Intermediate**

All proposed roadway alignments are preliminary and subject to adjustment to accommodate environmental, wildlife and other development constraints to be identified during the review and approval process by the BCC.

### WHAT'S THE CONNECTIVITY STRATEGY?

HEIDT DESIGN  
www.heidtdesign.com

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**VEHICULAR NETWORK CONNECTIVITY**

Road Name : Elam Road  
 Road Type : Collector  
 Number of Lanes : 2  
 Network Type : **Intermediate**

Road Name : Other Roads (8)  
 Road Type : Collector  
 Number of Lanes : 2  
 Network Type : **Intermediate**

All proposed roadway alignments are preliminary and subject to adjustment to accommodate environmental, wildlife and other development constraints to be identified during the review and approval process by the BCC.

### WHAT'S THE CONNECTIVITY STRATEGY?

HEIDT DESIGN  
www.heidtdesign.com

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**VEHICULAR NETWORK CONNECTIVITY**

**Primary Roadway Network**  
 Six Lane Arterials : 14 miles  
 Four Lane Collectors : 10 miles

**Intermediate Roadway Network**  
 Two Lane Collectors : 10 miles

**Total Vehicular Network : 34 miles**  
 (144 lane-miles)

All proposed roadway alignments are preliminary and subject to adjustment to accommodate environmental, wildlife and other development constraints to be identified during the review and approval process by the BCC.

### WHAT'S THE CONNECTIVITY STRATEGY?

HEIDT DESIGN  
www.heidtdesign.com

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**VEHICULAR NETWORK CONNECTIVITY**

**Primary Roadway Network**  
Six Lane Arterials : 14 miles  
Four Lane Collectors : 10 miles

**Intermediate Roadway Network**  
Two Lane Collectors : 10 miles

**Total Vehicular Network : 34 miles (144 lane-miles)**

**We want to add more capacity!**

All proposed roadway alignments are preliminary and subject to adjustment to accommodate environmental, wildlife and other development constraints to be identified during the review and approval process by the BCC.

### WHAT'S THE CONNECTIVITY STRATEGY?

HEIDT DESIGN  
www.heidtdesign.com

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**ALTERNATIVE TRANSPORTATION NETWORK**

If buses, trucks, cars and bikes use the vehicle lanes . . . **How do we add capacity?**

The mixture of uses shortens the trip length and opens the door to alternative modes of transportation . . . **like golf carts or "Neighborhood Vehicles"**.

### WHAT'S THE CONNECTIVITY STRATEGY?

HEIDT DESIGN  
www.heidtdesign.com

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**ALTERNATIVE TRANSPORTATION NETWORK**

Multi-use Paths Added to Primary Roadways (6-lane arterials and 4-lane collectors)

**Adding 23.8 miles of multi-use paths outside the roadways**

### WHAT'S THE CONNECTIVITY STRATEGY?

HEIDT DESIGN  
www.heidtdesign.com

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**ALTERNATIVE TRANSPORTATION NETWORK**

Multi-use Lanes Added to Intermediate Roadways (2-lane collectors)

**Adding 26.2 miles of multi-use lanes within the roadways**

5'	10'	12'	22'	11'	11'	22'	11'	11'	16'	5'	12'	10'	5'
Shoulder													
5'	10'	2'	6'	11'	11'	6'	2'	10'	5'	10'	5'	10'	5'
Shoulder													

### WHAT'S THE CONNECTIVITY STRATEGY?

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**ALTERNATIVE TRANSPORTATION NETWORK**

Multi-use Paths (12-foot wide) Added throughout the built environment to provide interconnected alternative system

**Adding 32.5 miles of multi-use paths outside the roadways**

### WHAT'S THE CONNECTIVITY STRATEGY?

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**ALTERNATIVE TRANSPORTATION NETWORK**

Multi-use Paths	23.8 miles
Multi-use Lanes	26.2 miles
Multi-use Paths Throughout Development	32.5 miles
<b>Alternative Network</b>	<b>82.5 miles</b>

### WHAT'S THE CONNECTIVITY STRATEGY?

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**TRANSIT NETWORK CONNECTIVITY**

Regional perspective for connectivity is a must to avoid being an island.

**Mobility 2040 Transit Needs Plan**

### WHAT'S THE CONNECTIVITY STRATEGY?

**MULTIMODAL NETWORKS FOR CONNECTIVITY**

**TRANSIT NETWORK CONNECTIVITY**

**Mobility 2040 Transit Needs Plan** reflects the inclusion of Bus Rapid Transit (BRT) alignment from Pasco/Hillsborough line.

The **alignment of the corridor** is reflected along one of the **preliminary alignments of Bruce B. Downs Blvd/Boyette Road**.

### WHAT'S THE CONNECTIVITY STRATEGY?

HEIDT DESIGN  
www.heidtdesign.com

MULTIMODAL NETWORKS FOR CONNECTIVITY

TRANSIT NETWORK CONNECTIVITY

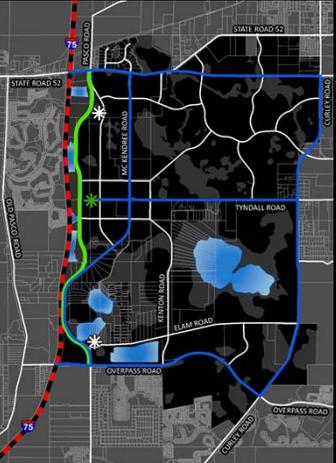



### WHAT'S THE CONNECTIVITY STRATEGY?

HEIDT DESIGN  
www.heidtdesign.com

MULTIMODAL NETWORKS FOR CONNECTIVITY

TRANSIT NETWORK CONNECTIVITY

### WHAT'S THE CONNECTIVITY STRATEGY?

HEIDT DESIGN  
www.heidtdesign.com

MULTIMODAL NETWORKS FOR CONNECTIVITY

ALTERNATIVE TRANSPORTATION NETWORK




### WHAT'S THE CONNECTIVITY STRATEGY?



SPEAKER:  
**PAT GASSAWAY/**  
**CHRISTIE BARREIRO**  
HEIDT DESIGN  
DIRECTOR OF COMMUNITY PLANNING  
ChristieB@heidtdesign.com




**HEIDT DESIGN**  
5806-B Breckenridge Parkway  
Tampa, FL 33610  
Phone: (813) 253-5311  
www.heidtdesign.com

**WHAT HAPPENS NEXT?**



**CONNECTED CITY  
SPECIAL PLANNING AREA  
NEIGHBORHOOD MEETING**

**SPEAKER:**  
**CHRISTIE BARREIRO**  
HEIDT DESIGN  
DIRECTOR OF COMMUNITY PLANNING  
ChristieB@heidtdesign.com




HEIDT DESIGN  
5806-B Brockmeide Parkway  
Tampa, FL 33616  
Phone: (813) 253-5311  
www.heidtdesign.com

**WHAT HAPPENS NEXT?**



**UPCOMING MEETING**

- **Wednesday, November 18, 2015**
  - Wesley Chapel Elementary
  - 6:00 pm – 8:00 pm



**NOVEMBER 2015**

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6



**THANK YOU!**

[www.mdgflorida.com](http://www.mdgflorida.com)  
[www.pascocountyfl.net](http://www.pascocountyfl.net)  
[www.heidtdesign.com](http://www.heidtdesign.com)