**URBAN CENTER**
Urban Centers consist of the highest density and greatest variety of uses, including theaters, civic centers, government buildings, art galleries, museums, civic green space, lodges, multifamily residential, restaurants, and retail. Roughly 70% of the uses consist of commercial, office, and retail uses. All structures, including multifamily residential, commercial/office and mixed use, are generally 6-10 stories in height. Parking is mostly structured with some on-street and surface parking.

**PLACE**
West Shore Plaza

**DENSITY**
12 to 30 Dwelling Units/Acre
125 to 175 Jobs/Acre

**INTENSITY**
2.0 to 4.0 Floor Area Ratio

**MIX OF USES**
Based on building square footage

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**TOWN CENTER**
Town Centers consist of medium density residential, mixed-use, and commercial building types. Residential building types include single family attached, live/work units, single family detached, and garden units. The amount of office, retail, and commercial is roughly 50% compared to residential. Commercial and mixed use include grocery stores, book stores, movie theaters, restaurants, offices, and specialty retail, and civic uses include libraries, churches, and parks.

Commercial and mixed use buildings are generally 2-4 stories in height with wide sidewalks. Parking is mostly on-street or surface with some structured parking.

**PLACE**
SOHO/Hyde Park, Ybor City

**DENSITY**
8 to 18 Dwelling Units/Acre
30 to 60 Jobs/Acre

**INTENSITY**
1.0 to 2.0 Floor Area Ratio

**MIX OF USES**
Based on building square footage

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**NEIGHBORHOOD CENTER**
Neighborhood Centers consist of a primarily residential urban fabric with mixed use. Residential building types include single family homes, rowhouses, and town homes. Neighborhood commercial and mixed use areas consist of uses such as cafes, professional office space, live-work units, coffee shops, bakeries, drug stores and convenience grocers, and specialty retail. Mixed use and commercial structures are not taller than 2 stories with on-street or surface parking.

**PLACE**
Seminole Heights, Carrollwood, Temple Terrace, West Park Village

**DENSITY**
6 to 12 Dwelling Units/Acre
10 to 20 Jobs/Acre

**INTENSITY**
0.5 to 1.0 Floor Area Ratio

**MIX OF USES**
Based on building square footage
# MOBILITY ELEMENTS

## PEDESTRIAN
- **Average Station Area:** N/A
- **Supportive Density/Intensity:**
  - Dwelling Units/Acre: >8
  - Jobs/Acre: 6 to 30
  - Floor Area Ratio: N/A
- **Technology Characteristics:**
  - Capacity: 1 Passenger/Vehicle
  - Speed: 5 to 15 Miles/Hour
  - ROW Requirements: Sidewalks
  - Headways (at supportive density): N/A
  - Cost (capital cost): $<

## BICYCLE
- **Average Station Area:** N/A
- **Supportive Density/Intensity:**
  - Dwelling Units/Acre: >8
  - Jobs/Acre: 3 to 30
  - Floor Area Ratio: N/A
- **Technology Characteristics:**
  - Capacity: 1 Passenger/Vehicle
  - Speed: 5 to 15 Miles/Hour
  - ROW Requirements: Street Running with Dedicated Lane
  - Headways (at supportive density): N/A
  - Cost (capital cost): $<

## AUTO
- **Average Station Area:** N/A
- **Supportive Density/Intensity:**
  - Dwelling Units/Acre: 2 to 8
  - Jobs/Acre: 2 to 30
  - Floor Area Ratio: N/A
- **Technology Characteristics:**
  - Capacity: 1 to 4 Passengers/Vehicle
  - Speed: 30 to 70 Miles/Hour
  - ROW Requirements: Street Running
  - Headways (at supportive density): N/A
  - Cost (capital cost): $$$

## BUS
- **Average Station Area:** 1,400 Square Feet
- **Supportive Density/Intensity:**
  - Dwelling Units/Acre: 6 to 8
  - Jobs/Acre: 8 to 30
  - Floor Area Ratio: 1.0 to 1.5
- **Technology Characteristics:**
  - Capacity: 300 to 1,500 Passengers/Direction/Mile
  - Average Speed (for transit shed): 5 to 15 Miles/Hour
  - ROW Requirements: Street Running
  - Headways (at supportive density): 1.5 to 20 Minutes
  - Cost (capital cost): $#

## CIRCULATOR
- **Average Station Area:** 200 to 300 Square Feet
- **Supportive Density/Intensity:**
  - Dwelling Units/Acre: 8 to 10
  - Jobs/Acre: 6 to 16
  - Floor Area Ratio: >1.5
- **Technology Characteristics:**
  - Capacity: 1,000 to 3,500 Passengers/Direction/Mile
  - Average Speed (for transit shed): 10 to 15 Miles/Hour
  - ROW Requirements: Street Running (streetcar) or Semi-Exclusive (railway)
  - Headways (at supportive density): 15 to 20 Minutes
  - Cost (capital cost): $ - $$$

## BUS RAPID
- **Average Station Area:** 1,400 Square Feet
- **Supportive Density/Intensity:**
  - Dwelling Units/Acre: 4 to 12
  - Jobs/Acre: 8 to 30
  - Floor Area Ratio: >1.0
- **Technology Characteristics:**
  - Capacity: 2,000 to 10,000 Passengers/Direction/Mile
  - Average Speed (for transit shed): 10 to 15 Miles/Hour
  - ROW Requirements: Semi-Exclusive
  - Headways (at supportive density): 15 to 30 Minutes
  - Cost (capital cost): $$$

## LIGHT RAIL
- **Average Station Area:** 500 to 2,000 Square Feet
- **Supportive Density/Intensity:**
  - Dwelling Units/Acre: 6 to 12
  - Jobs/Acre: 12 to 30
  - Floor Area Ratio: >2.0
- **Technology Characteristics:**
  - Capacity: 5,000 to 15,000 Passengers/Direction/Mile
  - Average Speed (for transit shed): 15 to 30 Miles/Hour
  - ROW Requirements: Street Running with Dedicated Oudoorway
  - Headways (at supportive density): 10 to 20 Minutes
  - Cost (capital cost): $$$ - $$$$

## COMMUTER RAIL
- **Average Station Area:** 2,000 to 5,000 Square Feet
- **Supportive Density/Intensity:**
  - Dwelling Units/Acre: >12
  - Jobs/Acre: >30
  - Floor Area Ratio: >2.0
- **Technology Characteristics:**
  - Capacity: 2,000 to 20,000 Passengers/Direction/Mile
  - Average Speed (for transit shed): 30 to 55 Miles/Hour
  - ROW Requirements: Exclusive with Dedicated Oudoorway
  - Headways (at supportive density): 20 to 30 Minutes
  - Cost (capital cost): $$$ - $$$

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**Renaissance Planning Group**