



Gandy Area Transportation Study Tampa City Council Briefing

Objectives of Presentation:

- **Purpose/Scope of Study**
- **Key Findings**
- **Relevance to Comp Plan Update**



Gandy Area Transportation Study Tampa City Council Briefing

Scope Elements:

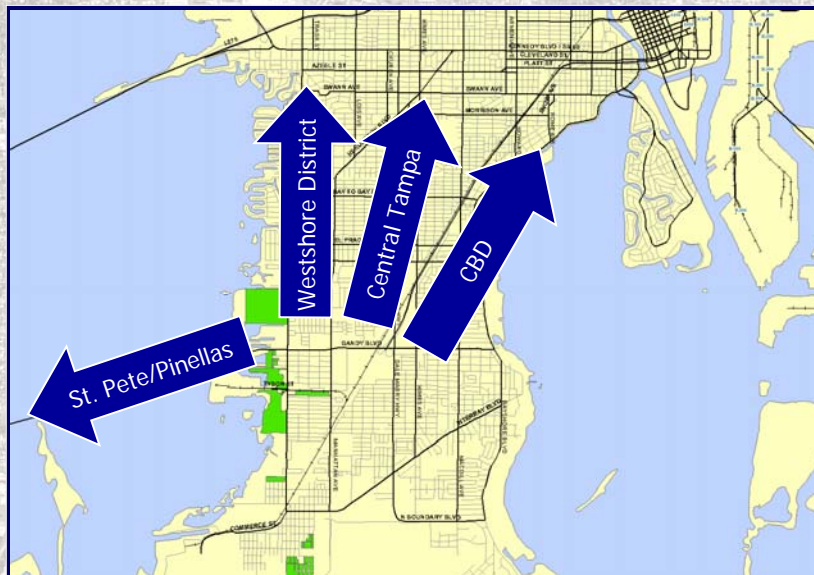
- **Recently Approved Developments**
- **Traffic Circulation Options for
Approved Development**
- **Additional Development
Considerations**

Gandy Area Transportation Study Tampa City Council Briefing

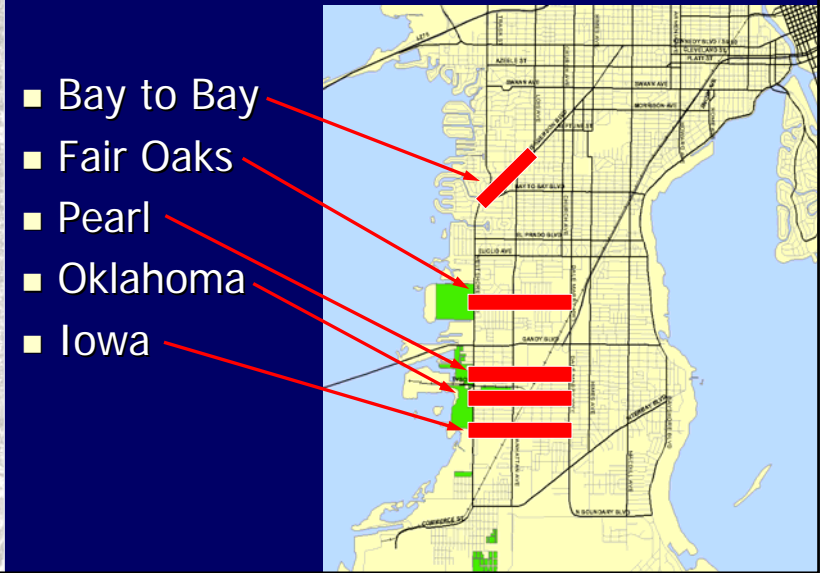
Scope Elements:

- Alternate Mode Options
- Fiscal Options
- Advisory Committee

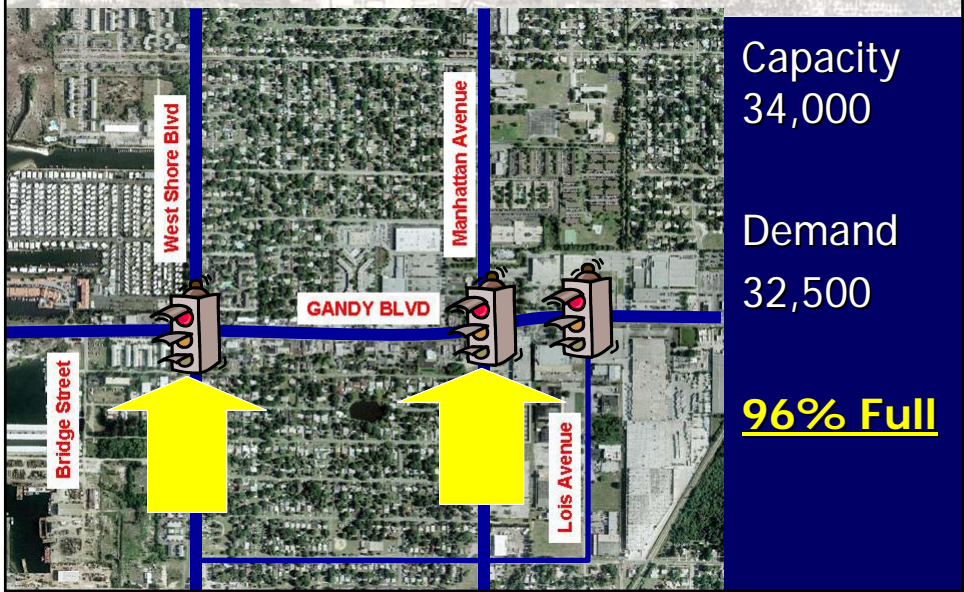
Principal Travel Demands



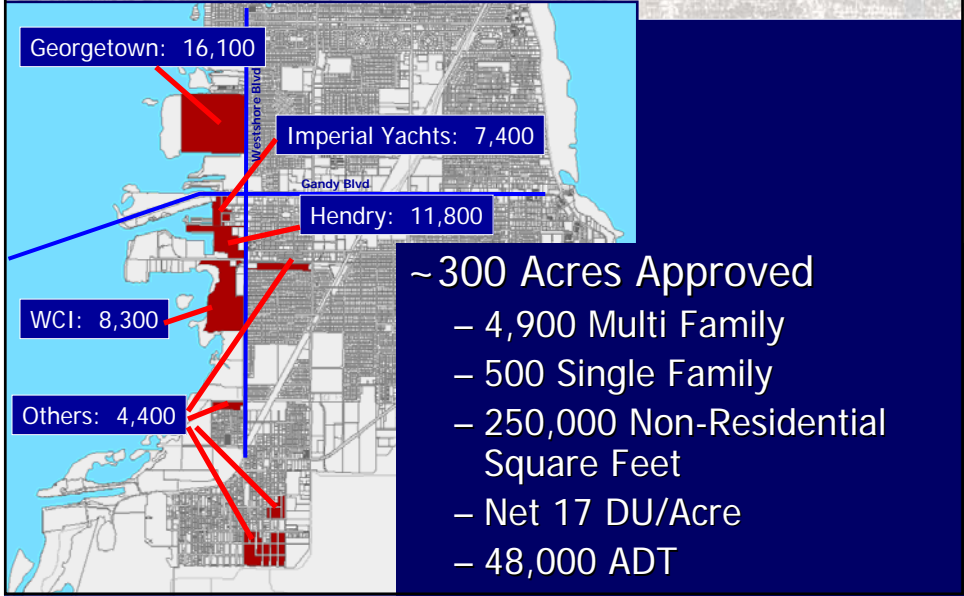
Local Streets Vulnerable to Cut-Through Traffic



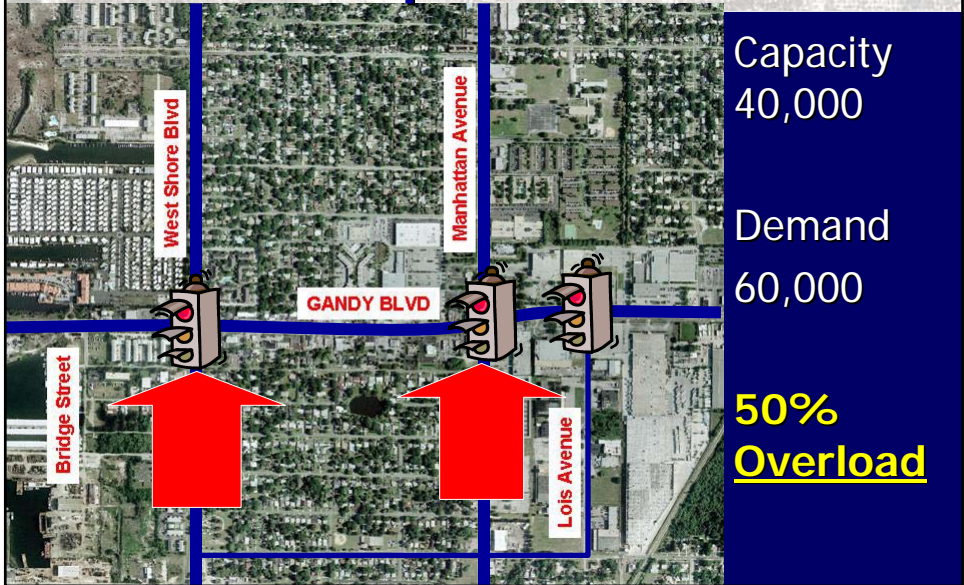
Existing Condition (2004 Counts)



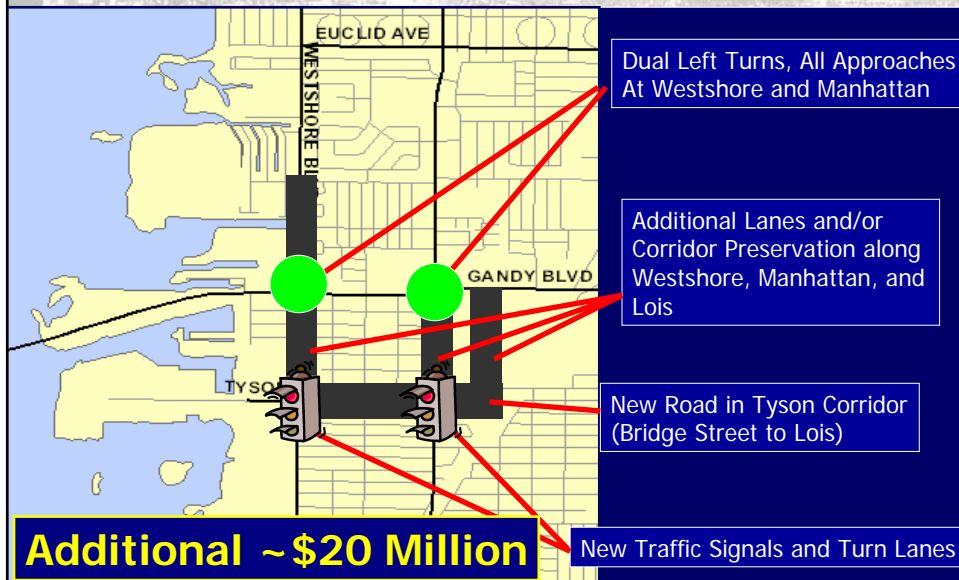
Approved Developments



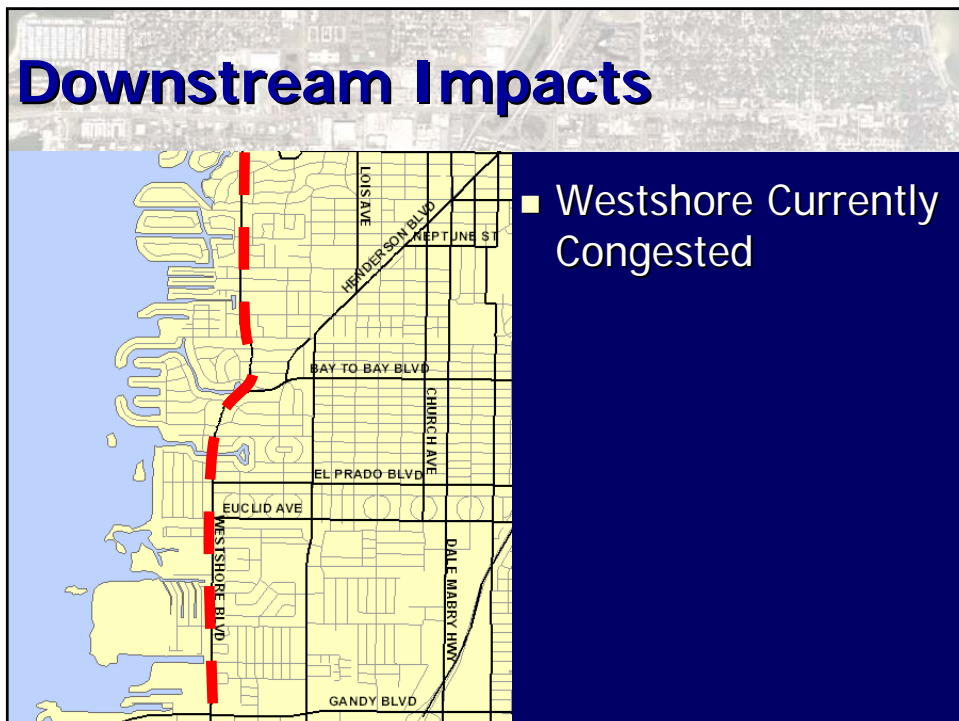
Approved Development/ Committed Improvements



Near-term Traffic Circulation Solutions



Downstream Impacts

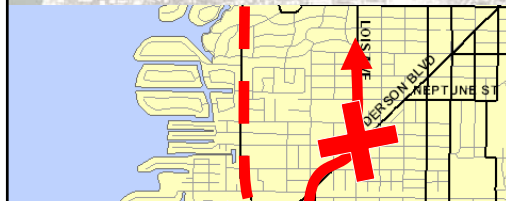


Downstream Impacts



- Manhattan 4-Lane Project Feeds Westshore District Traffic to Lois Avenue.

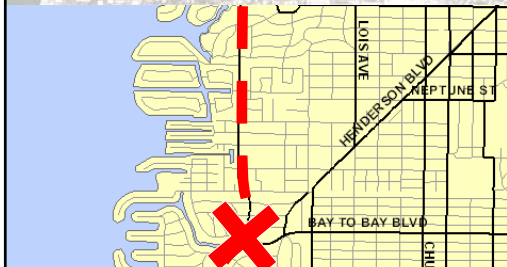
Downstream Impacts



- Travel Demand for Lois Approaches its Capacity but:
 - The Intersection at Lois and Henderson Does not Allow Efficient Left Turns
 - Lois Ave Land Use May Conflict with Additional Traffic



Downstream Impacts



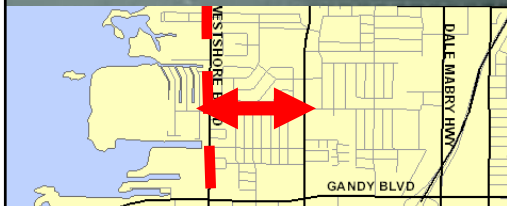
- Increased Volume at Westshore and Bay to Bay May Warrant Signalization and Turn Lanes



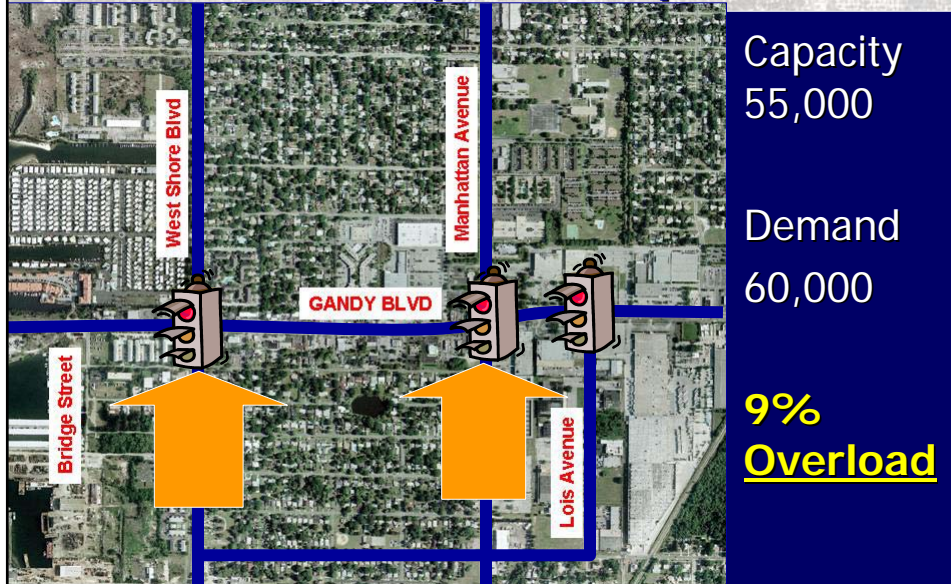
Downstream Impacts



- Cut-Through Problems Caused by New Development and New Manhattan Avenue Capacity



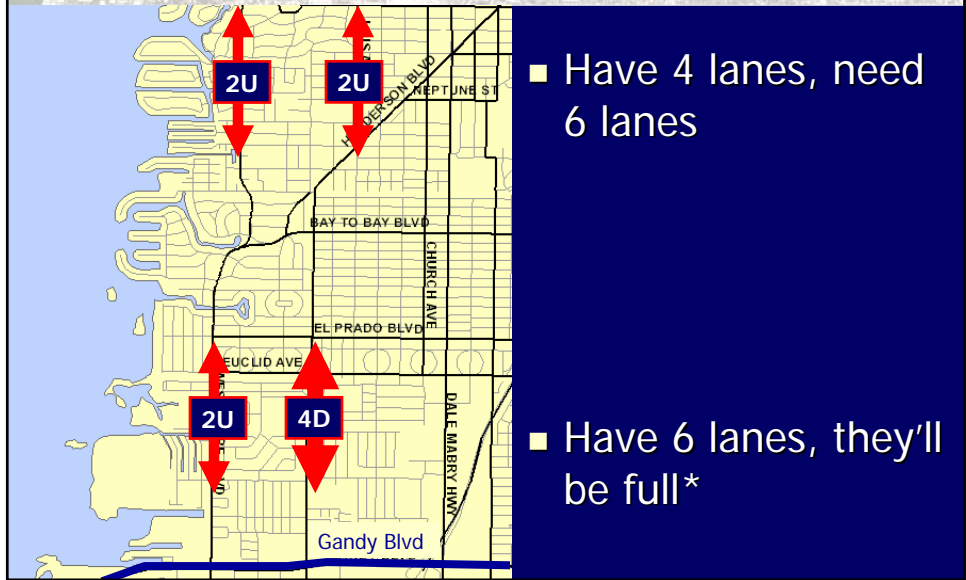
Approved Development/ Committed + Proposed Improvements



Fiscal Options \$20 Million Price Tag...

- **Update Impact Fee**
- **Tax Increment Financing**
- Proportionate Share Assessment
- Community Development District
- Ad Valorem Tax Revenue
- Shift CIT Program Funds to Roads

Approved Development Northward Impacts

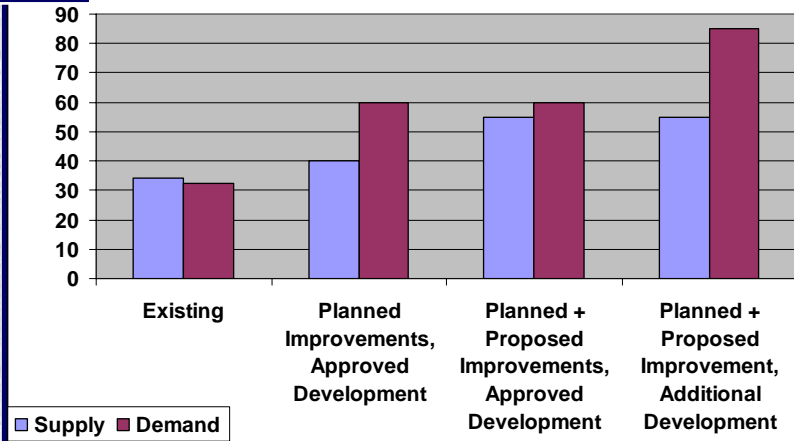


Additional Development Potential

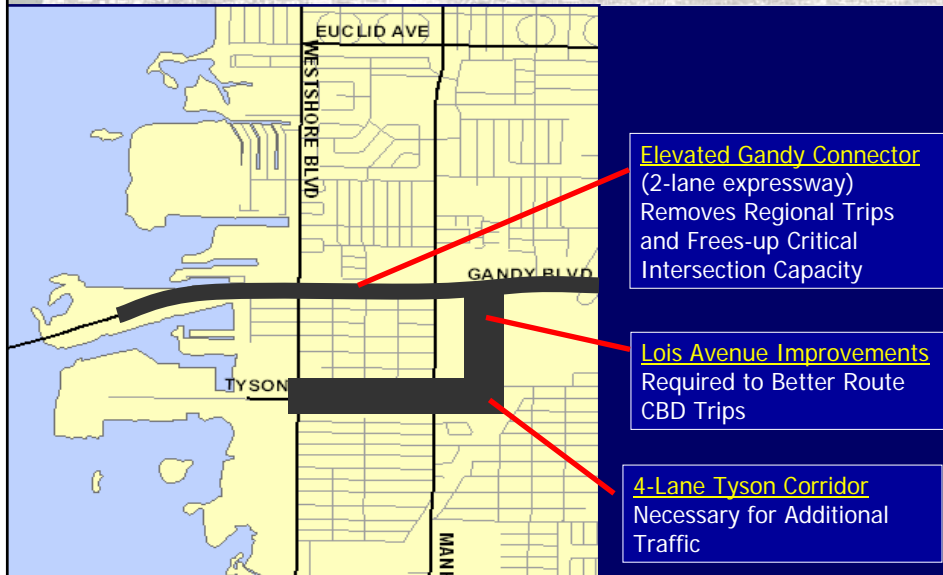


Additional Development Considerations

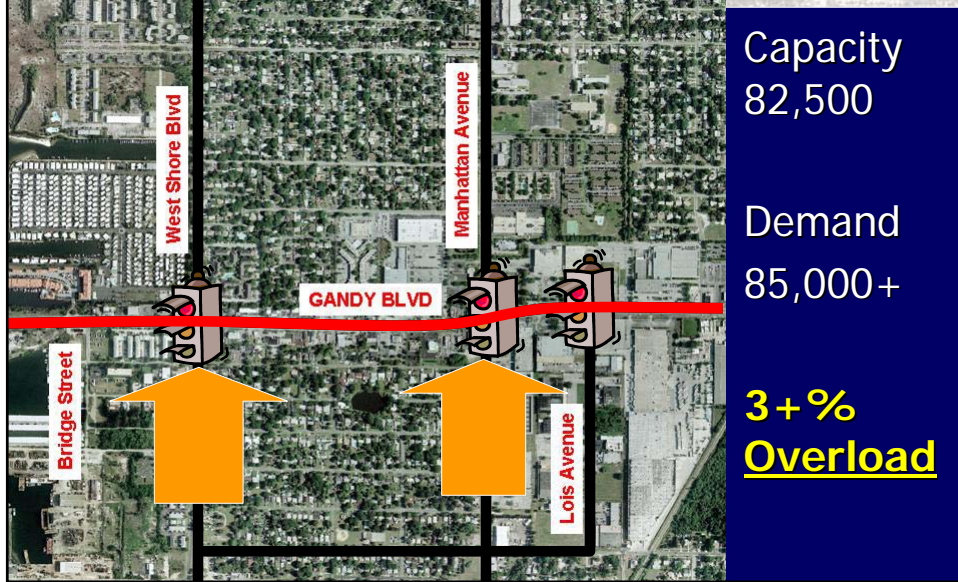
Thousand Trips



Additional Development Traffic Considerations



Additional Development & Gandy Elevated (Regional Trips)



Summary of Analysis

Scenario	Land Use Assumptions	Road Network Assumptions	Traffic Volume	Load	Solution
1	Existing	Existing	32,500	96%	--
2	Existing + Approved Developments	Existing + Committed	60,000	150%	--
3	Existing + Approved Developments	Improved Scenario	60,000	109%	\$20 Million
4	Existing + Approved Developments + Possible Future Development	Elevate Gandy Blvd	85,000+	103%	\$100 million +

Key Decisions

	Don't Increase Congestion	Increase Congestion
Don't Intensify	1	2
Increase Intensity	3	4

Key Decisions

Define desired land use pattern

- Type of use
- Intensity
- Location



Key Decisions

Define desired transportation system

- Role of alternate modes
- **Confirm Feasibility/Acceptability**
- **Acceptable congestion levels**
- Cost
- **Timing of solution relative to development**



Key Decisions

Develop Revenue Program

- **Impact Fees**
- **Proportionate Share Mitigation**
- **Tax Increment Financing?**

Adjust Development Review Process

- **Comp Plan Update (2007)**
- **Land Development Code**