

Table TOD-3: Tampa and Hillsborough Fixed Guideway • Components of Station Area

Land Use	Design	Policy	Implementation Strategies
<ul style="list-style-type: none"> • Station Area Typology and Redevelopment Vision • Surrounding Development Pattern and Community Character • Location Based Station Area Market Analysis and Assessment for Near and Intermediate Development Projections • Mixed Use Development (Vertical) and Mix of Uses • Density/Intensity Minimums (where appropriate) and maximums • Identified Growth and Redevelopment Areas 	<ul style="list-style-type: none"> • Building Form, Massing, Setbacks, and Site Design • Alternative Development Standards (Vehicular/Bicycle Parking, Stormwater, etc.) • Public Realm, Streetscape, and Open Space • Transitions to/Compatibility with Surrounding Development Patterns • LEED or Other Sustainable Design Principles • Bicycle and Pedestrian Facilities • Building Heights • Roadway Typical Sections • Public Parking 	<ul style="list-style-type: none"> • Station Development Evolution – Requirements, Triggers, and Thresholds • Incremental Parking Reduction Policies • Workforce and Affordable Housing • Land Use Flexibility • Housing Mix 	<ul style="list-style-type: none"> • Capital Improvement Funding - Public Investment • Anchor Tenant Identification • Public/Private Partnerships • Joint/Shared Facilities • Property Aggregation • Regulatory Changes (e.g. Form Based Code, Overlays, etc.) • Development Incentives • Location-Specific Market Studies