

Tampa/ Hillsborough Fixed Guideway Transit Station Area Typologies

| Station Type | Suggested Project Target Net Density ¹ | Suggested Project Target Net FAR ² | Representative Location | Proposed Scale | Desired Land Use ³ | Housing Mix | Transit System Function |
|------------------------------|---|---|--|-------------------|---|--|---|
| High Intensity Urban Station | CBD: Guided by FAR | CBD: Any FAR is acceptable if market feasible | CBD | FAA Height Limits | Office, Residential, Entertainment, Civic/ Government | High-rise and mid-rise apartment and condos | Intermodal facility/transit/hub. Major regional inter-regional destination with high quality local transit feeder connections |
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| Mixed Use Regional Stations | Guided by FAR | Range: 3.5-7.0 | CBD Periphery Channel District Westshore | FAA Height Limits | Office, Retail, Residential, Entertainment | High-rise and mid-rise apartments and condos | Regional Destination. Linked with high quality local transit feeder connections. |
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| Community Center Stations | 40-60 du/ac | Range: 1.5-3.0 | USF | 3-12 stories | Retail, Office, Entertainment, Educational, Institutional, Medical, Residential | Mid-rise apartments, condos, and apartment complexes | Regional Destination. Will be served by Park-n-Ride facilities and local high quality transit feeder connections. |
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| Neighborhood Stations | 40-60 du/ac | Range: 1.5-2.5 | Hyde Park Village, Ybor City | 2-8 stories | Office, Retail, Residential, Entertainment | Low to mid-rise, townhomes | Walk Up Station. Potential for localized parking and will utilize local transit connections. |
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| Neighborhood Stations | 15-40 du/ac | Range: 1.0-2.0 | West Park Village | 2-8 stories | Office, Retail, Residential, Entertainment | Low to mid-rise, townhomes | Walk Up Station with strong potential for park-n-ride and will require local transit connections. |
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| Park and Ride Station | 20-30 du/ac | Range: 1.0-2.0 | Seminole Heights | 2-5 stories | Office, Retail, Residential | Low to mid-rise, townhomes, attached dwellings | Local transit feeder system. Walk-up stops with limited or no parking. |
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| Special ⁴ | 10-20 du/ac | Range: 0.5-1.0 | New Tampa | 2-3 stories | Office, Retail, Residential | Low rise, townhomes, attached and small lot detached residential | Local transit feeder system. Walk-up stops with limited parking. |
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| Special ⁴ | N/A | Average: 0.5 | N/A | N/A | Office/ Retail | N/A | Capture station for in-bound commuters. Large Park-N-Ride with Local and Express bus connections. |
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| Special ⁴ | TBD | TBD | TIA, North of TIA, Port of Tampa | TBD | N/A | N/A | TBD |
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¹Net Density refers to the number of dwelling units per net developable acre. ²Net FAR refers to the Floor Area Ratio per net developable acre. ³Recommended station area land use mix guided by Station Area Plan market study and any subsequent provision developed during the Station Area planning process. ⁴TBD, based upon location. Photo Reference (from top to bottom): Tampa, FL: CBD; Denver, CO: Tampa; University of South Florida; Portland, OR; Arlington, VA; Portland, OR; Tampa; West Park Village; Tampa; USF; Tampa International Airport