

# Hillsborough County Community & Infrastructure Planning

## Preliminary Land Use Assessment & Transportation (PLAT) Process

### Planned Road Widening

#### Understanding the Baseline Factors



- Identify current corridors and nodes by analyzing travel patterns and travel characteristics of existing infrastructure such as sidewalks, trails, travel lanes, intersections, and transit services.
- Determine community needs and interests of corridor character in terms of market condition, types of land uses, and businesses served by the corridor.
- Evaluate regulatory environment such as access management, setbacks, frontage, overlay districts, zoning, etc.
- Consider demographics of communities surrounding the corridor, i.e. How does the community currently use the corridor?



#### Balancing Development Pattern & Form



- Develop land use scenario(s) that optimize benefits to the community, traffic impacts, and regional needs.
  - The development scenarios must account for future trends in land use and market conditions.
  - The scenarios will consider the following approaches to development patterns:



- Describe the hierarchy of future nodes based upon the nature and amount of activity that occurs within them.
- Include potential regulatory changes and incentives required to achieve the development form.

#### Identify Infrastructure Improvements



- Access management for future growth scenarios
- Number of lanes needed
- Congestion mitigation strategies and innovative solutions
- Shared use paths, sidewalks and/or bike lanes that link adjacent neighborhoods
- Well-marked pedestrian crossings and lighting that improves visibility and safety for pedestrians and bicyclists



- Traffic speeds that accommodate pedestrians, bicyclists, and other users
- Utility lines that are underground and traffic signs and signals that blend in
- Streetscapes that include amenities for visual interest and safety, including seating and shade trees
- Features that improve accessibility for all users

**Project Development & Environment (PD&E)**



**Hillsborough  
County Florida**