

2024-25

TAMPA'S DOWNTOWN DEVELOPMENT GUIDE



TAMPA
DOWNTOWN PARTNERSHIP

TAMPA DOWNTOWN PARTNERSHIP

OVERVIEW



OUR VISION

Tampa Downtown Partnership is the leader in fostering a vibrant, diverse, 24-hour Downtown neighborhood in which to live, work, play, and learn.

OUR MISSION

The strategic mission of the Tampa Downtown Partnership is to be the steward of Downtown Tampa, while cultivating effective public/private partnerships to facilitate catalytic physical and economic development.

OUR SERVICES



CLEAN & SAFE



BEAUTIFICATION



PUBLIC SPACE
PROGRAMMING



TRANSPORTATION
& PLANNING



MARKETING &
COMMUNICATIONS



MEMBERSHIP &
ADVOCACY

BECOME A MEMBER!



Register online at
TampasDowntown.com/Membership

or email Shameka Conwell, Member Relations Manager,
at sconwell@tampasdowntown.com

BENEFITS OF MEMBERSHIP

➤ EVENTS

Receive member pricing to all Partnership events such as Downtown Debriefings, Urban Excellence Awards, and Annual Meeting & Luncheon

All member employees can sign up to attend Member Mixers

➤ COMMUNICATION

Receive monthly exclusive member e-newsletter (opportunities to include news about your company)

➤ ACCESS

Members-only exclusive behind-the-scenes tours

Business Directory listing on the Partnership's website

Participation on Partnership committees such as Membership Engagement, Public Art, and Transportation.

MEMBERSHIP LEVELS

The Tampa Downtown Partnership's member levels are tailored to meet our member's needs to grow their investment and influence in the Tampa Downtown Partnership organization.

VISIONARY

ADVOCATE

INFLUENCER

LEADER

PATRON

PROMOTER

DOWNTOWN'S PULSE— ENERGY, IMPACT, EXCELLENCE

MESSAGE FROM THE PRESIDENT & CEO

Welcome to Tampa Downtown Partnership's Development Guide

On behalf of the Tampa Downtown Partnership, it is my privilege to welcome you to the Development Guide—an essential resource that reflects our collective achievements and outlines a vision for the continued growth of Tampa's Downtown.

Our city's urban core is undergoing a period of profound transformation. With every new development, we reinforce our identity as a dynamic, connected, and forward-thinking hub comprised of seven distinct urban neighborhoods. This guide serves as both a record of our progress and a strategic framework for the opportunities that lie ahead.

Tampa's Downtown is thriving. The expansion of the Riverwalk, enhancements to pedestrian pathways, and investments in multi-modal transit options are advancing our commitment to accessibility, sustainability, and an exceptional quality of life. The demand to live, work, and visit Downtown has never been stronger, as evidenced by the introduction of thousands of new residential units and over 150 hotel keys to our market. Meanwhile, small businesses continue to enrich our districts, strengthening the economic vitality and cultural character of our city.

At the Tampa Downtown Partnership, we remain steadfast in our efforts to advocate for policies that support responsible growth, resilient infrastructure, and shared prosperity. As our city continues to evolve, our cultural institutions are preparing for a new era, with significant expansions planned at the Tampa Theatre, Tampa Union Station, Tampa Museum of Art, and the Straz Center. These enhancements will fortify Tampa's standing as a premier destination for creativity, history, and innovation.

It is essential to recognize that this transformation is not solely about physical development—it is about people. The progress we have achieved is a testament to the dedication of planners, developers, entrepreneurs, civic leaders, and residents who have invested in the future of Tampa's Downtown. Their vision and commitment drive the pulse of our community, ensuring that this city remains a beacon of excellence and opportunity.

This Development Guide is more than an informational resource—it is an invitation. Whether you have long been a part of this journey or are engaging with Downtown Tampa for the first time, we welcome your participation in shaping what lies ahead.

Thank you for your ongoing support and dedication to Tampa's Downtown. Together, we are building a city that thrives, inspires, and sets the standard for excellence.

Sincerely,



Kenyetta Hairston-Bridges
President & CEO, Tampa Downtown Partnership



Photo courtesy The Business Observer

SPECIAL SERVICES DISTRICT

The Tampa Downtown Partnership administers the Special Services District program through an annual contract with the City of Tampa. Through the SSD program the Partnership works to promote the Downtown experience through a multitude of initiatives such as marketing, economic development, transportation, planning, and beautification, as well as maintenance and safety with Tampa’s Downtown Ambassadors and Clean Team.

Since its inception in 1994, the SSD has provided services above and beyond the standard services provided by the City of Tampa. Funding for the SSD comes from a special assessment placed on property owners within the district. This assessment is a flexible rate based on assessed value from the Hillsborough County Property Appraiser’s office.

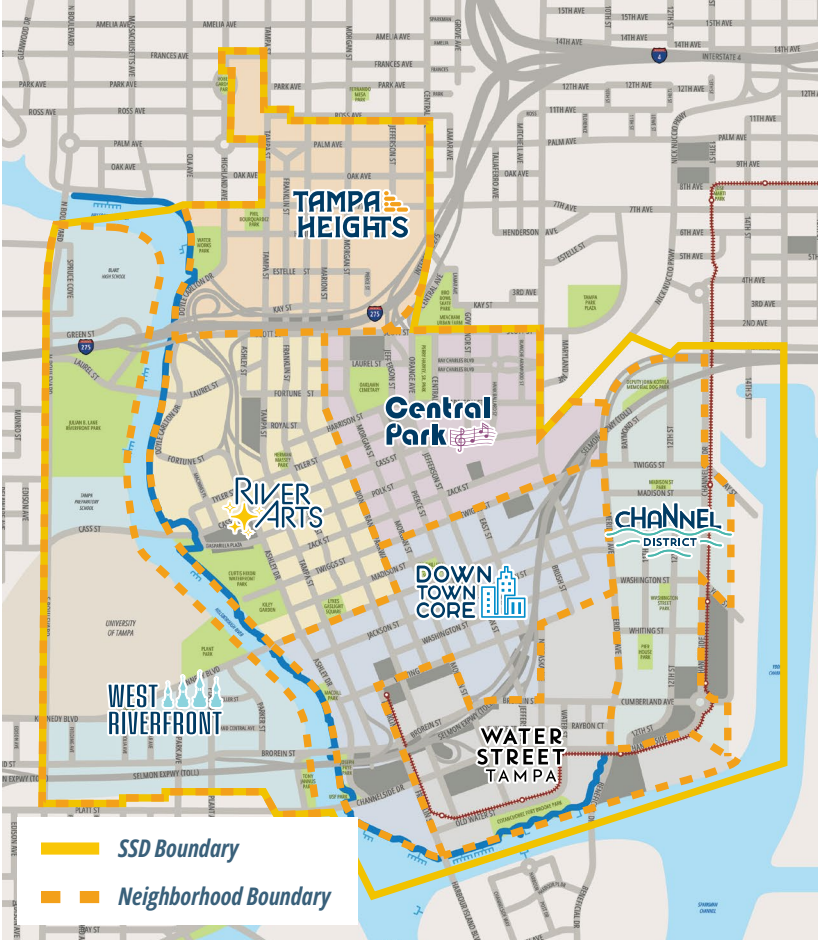







TABLE OF CONTENTS

Tampa Downtown Partnership Overview	2
Benefits of Membership	2
Message from the President & CEO	3
Special Services District	4
Downtown Development 2024 Overview	5
Downtown Development Project Map	6
Downtown Development Projects	7
Downtown Attractions and Cultural Institutions Investment	10
Development Spotlight: One Tampa	12
Development Spotlight: The Pendry	13
Downtown Economic Vibrancy	14
Public Space and Infrastructure Projects	16
Mobility	20
Summary & Conclusion	22
Collaborators & Partners	22
Sources	22

DOWNTOWN DEVELOPMENT

2024 OVERVIEW

					
Project Status	Number of Projects	Residential Units	Hotel Keys	Retail/ Commercial SqFt	Total SqFt Under Construction (Under Roof)
Completed Construction	14	1,681	167	100,000	2.1 million
Under Active Construction or Renovation	8	1,447	220	167,000	4.1 million
In Final Planning Stages or Being Proposed	16	4,184	699	1,100,000	7.6 million

Sources: Accela, CoStar, Hillsborough County Property Appraiser

RECENTLY COMPLETED

In 2024, despite a devastating hurricane season for the Tampa Bay region, Downtown saw 17 projects completed. These projects added over 1,600 residential units (including dorms) and 167 hotel keys to the market. Demand for more residential units remains strong and speaks to Downtown’s emergence over the past decade as a place where people want to live, work, play, and learn. Adding to the Downtown experience, Late Start Brewing, Gold’s Gym, and the Tampa Theatre converted existing structures into new vibrant spaces and neighborhood destinations. This complements the eight historic buildings that turned 100 in the last few years.

LOOKING AHEAD

As this growth continues, the Tampa Downtown Partnership continues to track new and renovated ground floor retail and commercial square footage to ensure Downtown’s growth is dynamic, with a mix of uses to serve employee, employer, resident, and visitor populations. Over 1,400 residential units are under construction, with another 800 units expected to come online this year. There are 4,100 more being proposed or in the final planning stages. Downtown’s residential growth is expected to continue steadily for the rest of the decade. With almost a thousand hotel keys in the development pipeline and several major attractions embarking on major renovations, expansions, and modernization campaigns, Downtown is poised to remain competitive as a top destination for local and out-of-state visitors. Projects like the Pendry Hotel speak to Downtown Tampa’s growing prominence with tourists and affluent visitors. While the office markets in several North American cities are still struggling to return to pre-pandemic levels, Downtown Tampa not only enjoys a healthy occupancy rate but has tens of thousands of new office square feet under construction, with hundreds of thousands more planned for future years.

TERMS AND DEFINITIONS

RECENTLY COMPLETED

The development has been fully completed and is now open.

ACTIVE CONSTRUCTION

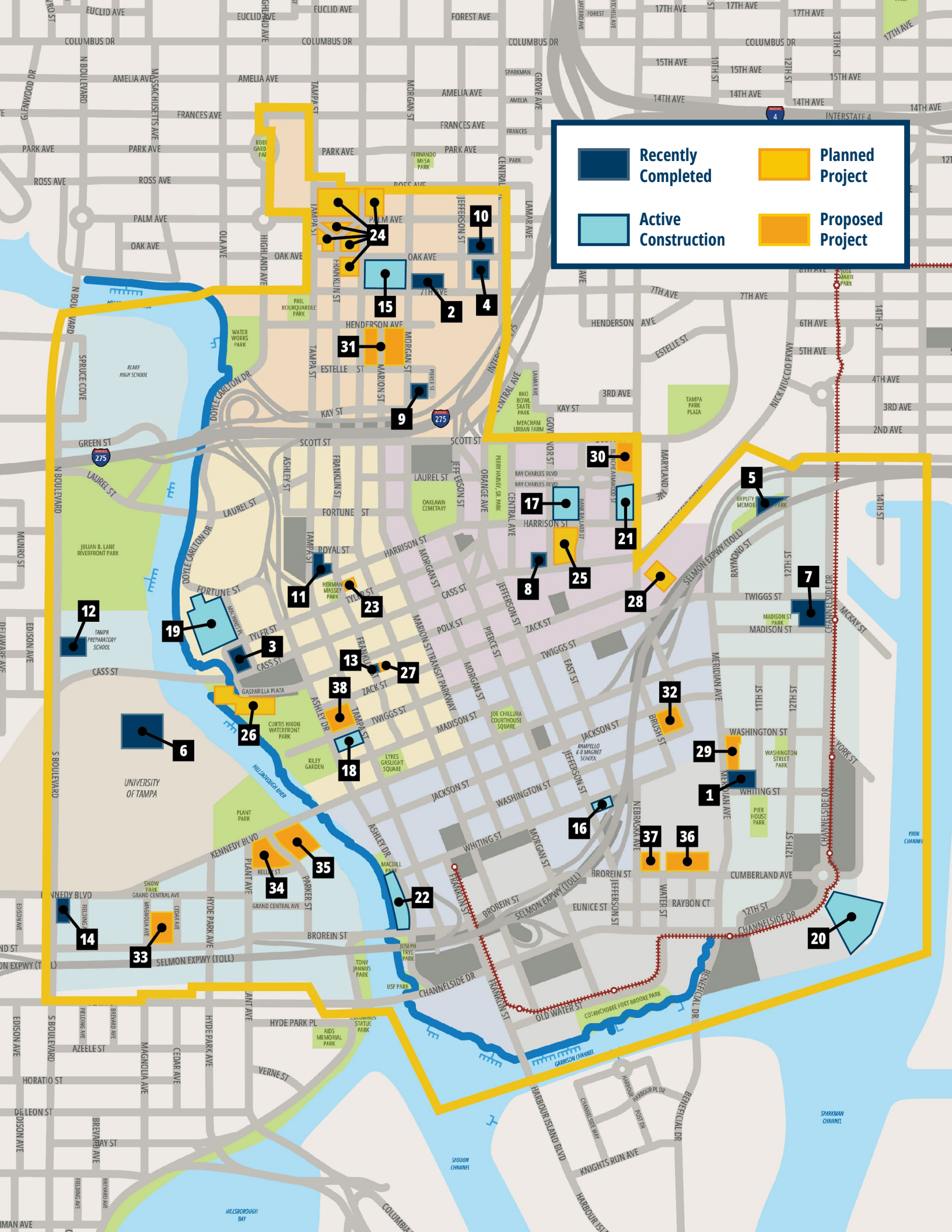
The development has broken ground, and construction or renovations are taking place.

PLANNED PROJECT

The project should begin construction within the next 12 months. Building permits have been issued, and/or the development is at or near the end of the approval process. Typically, construction contracts are signed and/or building permits are issued.

PROPOSED PROJECT

Proposed development refers to a space that has been announced for future development, but has not yet started the construction phase of development (that is, has not broken ground yet), and is in the very beginning of the permitting process, such as rezoning, Design District Review, or Preliminary Planned Review. The proposed development is not expected to break ground in the next 12 months.



DOWNTOWN DEVELOPMENT PROJECTS

RECENTLY COMPLETED



101 N Meridian
330 Multi-family units
15 Stories



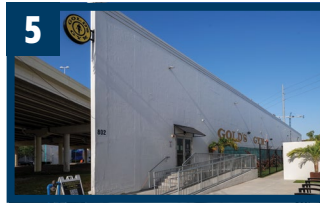
7 AM Townhomes
15 Multi-family units
4 Stories



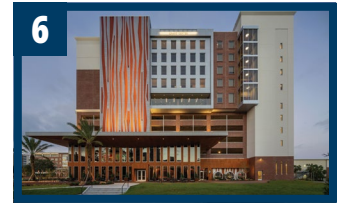
AER Tampa
334 Multi-family units
15,627 Commercial SqFt
32 Stories



East Oak Townhomes
9 Townhomes
3 Stories



Gold's Gym Tampa
26,243 Commercial SqFt
1 Story



Grand Center, UTampa
600 Dorms
10 Stories



Inscription
351 Multi-family units
8 Stories



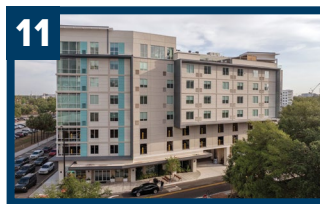
Late Start Brewing
2,415 Commercial SqFt
1 Story



Morgan St Townhomes
2 Townhomes
3 Stories



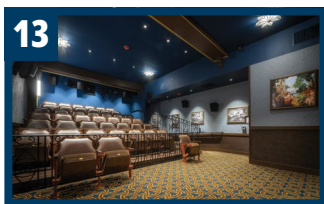
Onyx + East
402, 404, 406, 408
5 Single-family homes
2 Stories



**Spring Hill Suites
Tampa Downtown**
167 Hotel keys
8 Stories



**Tampa Prep
BOLD Building**
4 Stories



**John T. Taylor Screening
Room, Tampa Theatre**
1,092 SqFt
1 Story



**University Inn
Numi Living**
49 Student housing
3 Stories

DOWNTOWN DEVELOPMENT PROJECTS

See map on previous page for locations

ACTIVE

15



7th & Oak*

320 Multi-family units
13,000 Commercial SqFt
8 Stories

16



801 Whiting

104 Multi-family units
8 Stories

17



Modera Encore

304 Multi-family units
8,000 Commercial SqFt
8 Stories

18



One Tampa

225 Condo units
5,000 Commercial SqFt
42 Stories

19



Straz Center Renovation & Expansion

59,744 SqFt
4 Stories

20



The Florida Aquarium

11,000 SqFt
3 Stories

21



The Harrison (LOT 12)

294 Multi-family units
25,000 Commercial SqFt
44,000 Office SqFt
20 Stories

22



The Pendry Hotel & Residences

200 Condo units
220 Hotel keys
13,133 Commercial SqFt
38 Stories

PLANNED

23



1007 N Franklin

13,000 Commercial SqFt
3 Stories

24



Central City YMCA Buildings 1-5*

477 Multi-family units
217 Hotel Keys
115,000 Commercial SqFt
184,000 Office SqFt

25



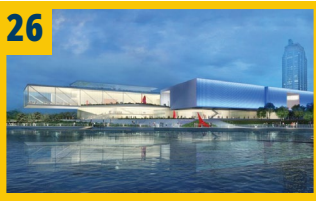
DOMO Cass Sq*

360 Multi-family units
178 Hotel keys
37,000 Commercial SqFt
27 Stories

* indicates development has an affordable/work force housing component

PLANNED

26



Tampa Museum of Art Expansion

51,000 SqFt
4 Stories

27



Tampa Theatre Restoration & Renovation

25,000 SqFt
4 Stories

28



Tampa Union Station Renovation

11,984 SqFt
2 Stories

PROPOSED

29



AC Hotel | Moxy Tampa Downtown

304 Hotel keys
13 Stories

30



Encore Lot 5

224 Condo units
50,000 Commercial SqFt
18 Stories

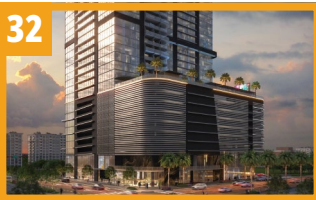
31



Marion Heights

435 Multi-family units
41 Single-family homes
15,000 Commercial SqFt
18 Stories

32



Ora Hotel + Residences

658 Condo hotel units
39 Stories

33



RWD - Central

207 Multi-family units
8 Stories

34



RWD - District Flatts

363 Multi-family units
18,977 Commercial SqFt
24 Stories

35



RWD - Icon Tower

269 Multi-family units
14,162 Commercial SqFt
38 Stories

36



TBD 1100 Block WST

400 Condo units
35,000 Commercial SqFt
35 Stories

37



TBD 1100 Block WST

25,000 Commercial SqFt
450,000 Office SqFt
26 Stories

38

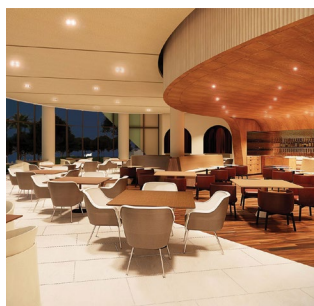


TLR Tower

600 Multi-family units
12,000 Commercial SqFt
68,000 Office SqFt
48 Stories

DOWNTOWN ATTRACTIONS AND CULTURAL INSTITUTIONS INVESTMENT

Five major Downtown attractions: Straz Center, Tampa Museum of Art, Tampa Theatre, Tampa Union Station, and The Florida Aquarium have already embarked on, or are about to undergo, significant renovation and expansion projects. Each project has a public funding component, including support from the Downtown and Channel District Community Redevelopment Agencies. These institutions have set the stage for transformation: revitalizing Downtown, driving foot traffic, and bolstering annual visitation to never-before-seen levels.



STRAZ CENTER

The \$100 million expansion of the Straz Center will enhance visitor experience and educational outreach. This visionary project will re-imagine the Straz Center as a more dynamic cultural hub; creating a vibrant, accessible space along Tampa's Riverwalk.

Key features of the expansion include the introduction of a premier fine dining experience, a new full-service restaurant, a casual café, and a modern bar. A central highlight of the project is a grand terrace that will offer panoramic views of the Hillsborough River. The expansion also includes significant improvements to the Patel Conservatory. Upgrades will focus on modernizing facilities.

\$100 MILLION TOTAL INVESTMENT
\$25 MILLION IN PUBLIC FUNDING



\$280 million
INVESTED



\$82 million
PUBLIC
INVESTMENT



300,000+ SqFt
RENOVATED
OR ADDED



**FIRST CALIFORNIA
SEA LIONS**
ON FLORIDA'S
WEST COAST



THE FLORIDA AQUARIUM

Expansion work is already underway at The Florida Aquarium on a three-phase \$45 million expansion project, partially funded by the Channel District CRA, that will significantly enhance its exhibits, guest experiences, and educational opportunities.

Work includes a reimagined mezzanine level with an expansive tide pool touch experience. The final phase of the project will make way for a collection of exciting new animal exhibits, including a puffin habitat, a large-scale outdoor California sea lion exhibit, and an African penguin exhibit expansion.

\$45 MILLION TOTAL INVESTMENT
\$15 MILLION IN PUBLIC FUNDING



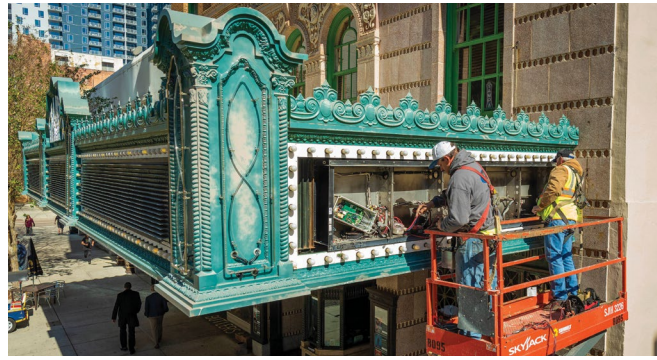
TAMPA MUSEUM OF ART

The Centennial Renovation and Expansion project is a \$110 million investment in the museum's role as a dynamic cultural landmark on Tampa's waterfront.

The first phase, a 25,000-square-foot renovation of existing spaces, is complete. The next phase will add a four-story crystalline structure that will redefine the Hillsborough River skyline. This 51,000-square-foot expansion enhances public access to art and culture through interconnected, flexible spaces.

Highlights include a 150-seat raked-floor auditorium, a spacious art lounge, a new venue for large-scale events, a rooftop terrace overlooking Curtis Hixon Park and the Riverwalk, and new outdoor sculpture gardens and public art spaces.

\$110 MILLION TOTAL INVESTMENT
\$24 MILLION IN PUBLIC FUNDING



TAMPA THEATRE

In anticipation of the Tampa Theatre turning 100 in October 2026, funds are being used to modernize the theatre's infrastructure and show systems, restore the historic paint and plaster in the auditorium, renovate support spaces, make the stage accessible, and create new spaces for public gathering and education initiatives. Recently completed work includes the John T. Taylor Screening Room, a 43-seat micro-cinema and the first-ever expansion of the theatre's footprint. The total project is \$21 M for capital improvements (with \$14 M from the CRA) plus a \$21 M endowment for future preservation and programming.

\$21 MILLION TOTAL INVESTMENT
\$14 MILLION IN PUBLIC FUNDING



TAMPA UNION STATION

Tampa Union Station is set to undergo major renovation, restoration, and improvement work, funded by the Downtown Community Redevelopment Agency. A City of Tampa-designated landmark listed on the National Register of Historic Places, Tampa Union Station is an Italian Renaissance Revival style building designed by architect J.F. Leitner and opened in 1912. Serving as Tampa's historic 'front door', the station has welcomed hundreds of thousands of visitors and residents to the city.

Upcoming work includes major restoration to the doors, windows, and ceilings. The facility will be treated for termites. Improvements will be made to the main lobby and waiting areas, first-floor restrooms, ticketing counters, as well as the second-floor space, which can be used as an office and meeting space. Daily train service by Amtrak will continue on-site during renovations.

\$4 MILLION TOTAL INVESTMENT

DEVELOPMENT SPOTLIGHT

Smith & Associates Real Estate

As the largest and most successful locally owned real estate brokerage in Tampa Bay, Smith & Associates Real Estate has focused on the needs of Tampa Bay homeowners since 1969. Smith & Associates are regional leaders in the luxury real estate market.

Smith & Associates has grown from a single office with 15 employees to more than 250 associates and 40 staff spread among six offices throughout the Tampa Bay area. With annual sales of \$2.06 billion and over 2,900 transactions yearly, Smith has the highest per-agent productivity in Tampa Bay and real estate expertise unmatched in the marketplace.



ONE TAMPA

Expected to open in mid-2027, One Tampa will bring 225 luxury condominiums, a new dining option, and a redefined skyline to Tampa's Downtown. Rising 42 stories, One Tampa was envisioned by the leading international design group Adache Group Architects, with amenity spaces designed by the award-winning team of ID & Design International.

With approximately 5,000 sq. ft. of premier planned restaurant space, with indoor and outdoor dining space fronting North Ashley Drive and Curtis Hixon Waterfront Park in the Downtown River Arts neighborhood.



Many of the amenities at One Tampa will be located on the 11th and 12th floors; they include:

- Oasis pool with integrated spa, poolside chaise lounges, and cabanas
- Spacious, covered pet park with washing stations
- State-of-the-art 2-level fitness center with private training room
- Business lounge with private conference rooms
- Theatre room
- Game room with F1 driving simulator
- Three fully furnished hotel-like guest suites



ABOUT KOLTER

The Kolter Group is a diversified real estate development and investment firm. The company is headquartered in Palm Beach County, Florida, and is among the Southeast's most experienced real estate investors. Founded in 1997, over 25 years, The Kolter Group has become a diversified real estate investment and development company that operates through five strategic divisions in the southeastern United States. The company has created award-winning master planned communities, luxury high-rise condominiums, multi-family apartments, and branded hotels.

THE PENDRY HOTEL & RESIDENCES

One of the most anticipated developments in the Bay area, Pendry Residences and Hotel Tampa will transform Downtown's riverfront and luxury market once completed. At 38 stories, residents and guests will see breathtaking views of the Hillsborough River, Tampa Bay, and South Tampa. The Development was designed by world-renowned Arquitectonica of Miami, and interiors by critically acclaimed Toronto-based hospitality firm Studio Munge. The 200 luxury condominiums of the Pendry Residences will be located on levels 15 through 37 of the 38-story building, above the 220 hotel keys of the Pendry Hotel.



Building amenities include:

- Pendry Residences Tampa offers artfully designed social spaces, including a private residential entry lobby, rooftop pool and sundeck, private lounges, and wellness facilities
- All Residences are Western/water-facing, and feature expansive terraces with views of Tampa Bay, Hillsborough Bay, Hillsborough River, and Downtown Tampa
- Residences feature impact-rated, floor-to-ceiling glass windows and sliding glass terrace doors; custom-designed kitchens and bathrooms with Sub-Zero® and Wolf® stainless steel appliances including five-burner gas cooktop and microwave oven.
- Pendry Residences Tampa has intimate bars and alluring riverfront restaurants with a selection of compelling destinations right downstairs.
- Pendry living also includes the hotel's artfully designed amenities including convenient access to the world-renowned Spa Pendry.



ABOUT TWO ROADS

Two Roads Development is a South Florida-based real estate development firm whose principals have combined over 120 years of experience in developing, financing, and marketing residential and commercial projects across the United States. Over the years, Two Roads has set the standard for luxury development with properties that feature the best location, architecture, amenities, and services in the industry.

DOWNTOWN ECONOMIC VIBRANCY

Downtown Tampa serves as the economic engine of the city and the broader region, driving growth, innovation, and opportunity across multiple sectors, from banking and cybersecurity to public administration, law, finance, education, and hospitality. Some of Downtown's largest employers include Hillsborough County, the City of Tampa, ReliaQuest, Bank of America, the University of Tampa, and Frontier. With approximately 65,000 daily workers and 23,600 residents, Downtown supports a dynamic mix of businesses, government institutions, and cultural destinations. Downtown is also a hub for innovation, benefiting from the presence of the University of Tampa, USF Health's Morsani College of Medicine, USF CAMLS, Stetson Law Center, and Brewster Technical College. This concentration of talent, capital, and activity positions Downtown Tampa for continued growth and investment.

TERMS AND DEFINITIONS

VISITS

Number of unique daily visits. Overnight visitors are counted once per day spent in the Special Services District (SSD). This includes employees who do not live within the SSD.

OUT OF MARKET VISITS

The number of people that visit the SSD but do not live or work in it. Visitors who pass through the market but do not stop in it, like car drivers, are excluded from this count.



RESIDENTS



11,000

RESIDENTIAL UNITS
(APPROX)



4,800

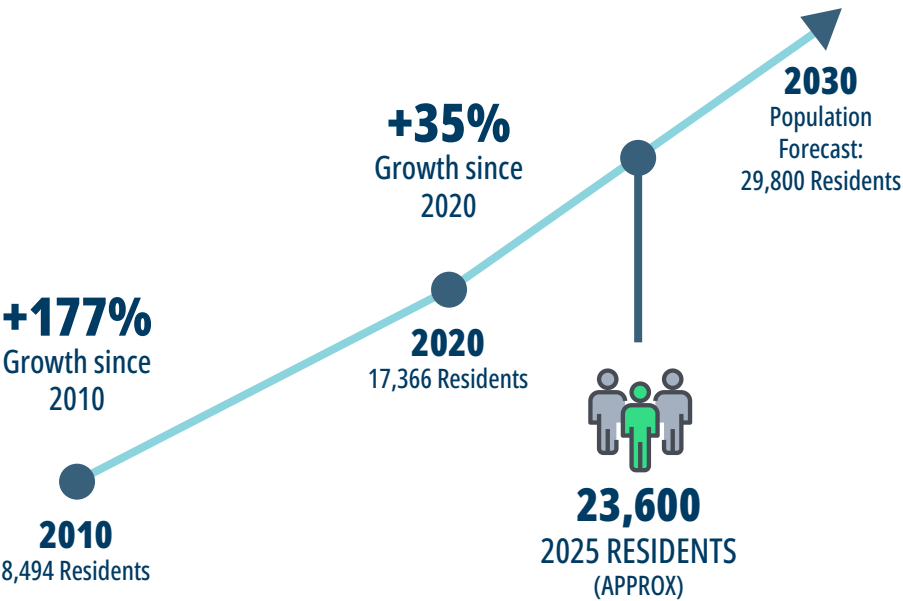
DORM BEDS



91.7%

DOWNTOWN
MULTI-FAMILY
OCCUPANCY

Source: CoStar



Sources: Hillsborough County Property Appraiser, CoStar, U.S. Census, Plan Hillsborough, University of Tampa

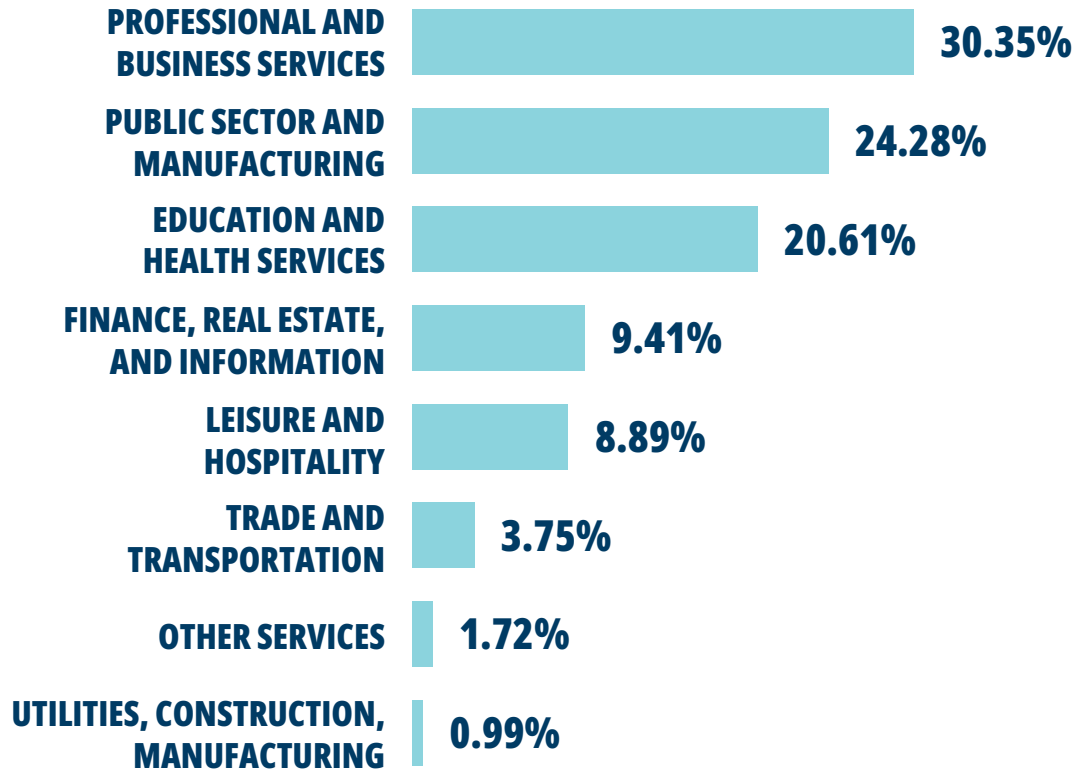
EMPLOYMENT



65,000
EMPLOYEES
DOWNTOWN
(APPROX)



91.5%
DOWNTOWN
OFFICE OCCUPANCY
Source: CoStar



Source: Placer.ai, Plan Hillsborough, U.S. Census On The Map

VISITORS



4 Million
MAJOR DOWNTOWN
ATTRACTIONS



1.6 Million
PORT TAMPA BAY



2 Million
TAMPA RIVERWALK



19
PARKS



16
HOTELS
4,448
HOTEL KEYS



13
SCHOOLS
PRE-K - J.D.



10
MUSEUMS/
ART GALLERIES

30.1 Million
TOTAL VISITS TO DOWNTOWN

8.5 Million
OUT-OF-MARKET VISITORS



167
DINING OPTIONS



6
GROCERY /
SPECIALTY
FOODS



11
PLACES OF
WORSHIP



6
DOG
PARKS

Source: Placer.ai

PUBLIC SPACE AND INFRASTRUCTURE SPOTLIGHTS



WEST RIVER DISTRICT BUILD

This project involves completing the remaining gaps to create a west Riverwalk, in what will be a 12.2-mile multi-use pathway. This includes installing enhanced, safe crossing features at major roadways. Several adjacent city streets will be enhanced to provide better sidewalks, bike facilities, and improved community safety. The project will expand connections and provide a variety of safe, accessible mobility options for people walking and biking throughout the neighborhoods that make up the West River area.

The completed multi-use trail will run along both the western and eastern sides of the Hillsborough River. A primary goal of the project is to provide safe walk/bike connections to Downtown Tampa from adjacent neighborhoods, including Tampa Heights, Hyde Park, North Hyde Park, West Tampa, Riverside Heights, Bowman Heights, and Ridgewood Park.

ESTIMATED COST: \$56.8 MILLION

STATUS: DESIGN

PLANNED START: LATE 2025



GREEN SPINE CYCLE EXTENSION

The Green Spine is an east-west urban bicycle track that currently begins at Cass Street and North Rome Avenue and runs through the Downtown Core and on through Ybor City into East Tampa. The next phase will bring the Green Spine north, up Nuccio Parkway and N. 15th Street to Cuscaden Park at East 21st Avenue. The additions will include safe, two-way bike lanes with three-foot raised separators between bicyclists and drivers, from East 7th Ave. to E. 17th Avenue. From there, a 14-foot widened and improved shared-use sidewalk will carry pedestrians and cyclists to E. 21st. The project also includes the addition of 67 on-street parallel parking spaces.

ESTIMATED COST: \$4.4 MILLION (GREEN SPINE)
STATUS: ACTIVE CONSTRUCTION
PLANNED COMPLETION: LATE 2025



HERMAN MASSEY PARK

The park, which opened in 1988, is being completely renovated. It is located in the middle of the Downtown River Arts Neighborhood on the northwest corner of Tyler and Franklin Streets. This project is funded and managed by the Downtown Community Redevelopment Agency. The renovations/improvements will include new paving surfaces, decking, site furnishings, site amenities, fencing, lighting, landscaping, dog park and a new public artwork piece.

ESTIMATED COST: \$2 MILLION
STATUS: ACTIVE CONSTRUCTION
PLANNED COMPLETION: LATE 2025



CHANNEL DISTRICT: DISTRICT-WIDE INFRASTRUCTURE PROJECT

The Channel District improvements involve the design and construction within right-of-way areas along nine street segments within the Channel District. Construction is divided into fifteen phases and began in fall 2019. The overall completion of the project is anticipated for early 2027.

The project will provide improved pedestrian access, upgrading of water, wastewater, and stormwater utilities, streetscaping (lighting and landscaping), the addition of on-street parking and sidewalks, and street furniture throughout the district. This project is funded and led by the Channel District Community Redevelopment Agency.

ESTIMATED COST: \$13.5 MILLION
STATUS: ACTIVE CONSTRUCTION
PLANNED COMPLETION: 2027

HISTORIC FRANKLIN STREET CORRIDOR REVITALIZATION PROJECT

Franklin Street has been the city's commercial main street since its incorporation in the mid-1800s. The street is home to important civic buildings, commercial storefronts, and cultural facilities. Through years of community listening, engagement, and several studies, the Tampa Downtown Partnership was recently awarded \$6 million by the Downtown Community Redevelopment Agency to breathe new life and vibrancy into this historic corridor. The Franklin Street plan includes improvements to the streetscape, including new planter beds, trees, and street furnishings. The plan calls out coordination of intersection improvements, like signalized to 4-way stop conversions, restoring and celebrating Franklin Street's historic identity, programming, enhancement of public spaces, and plans to support and improve the retail and storefront experience.

ESTIMATED COST: \$6 MILLION

STATUS: PLANNED

PLANNED COMPLETION: 2028

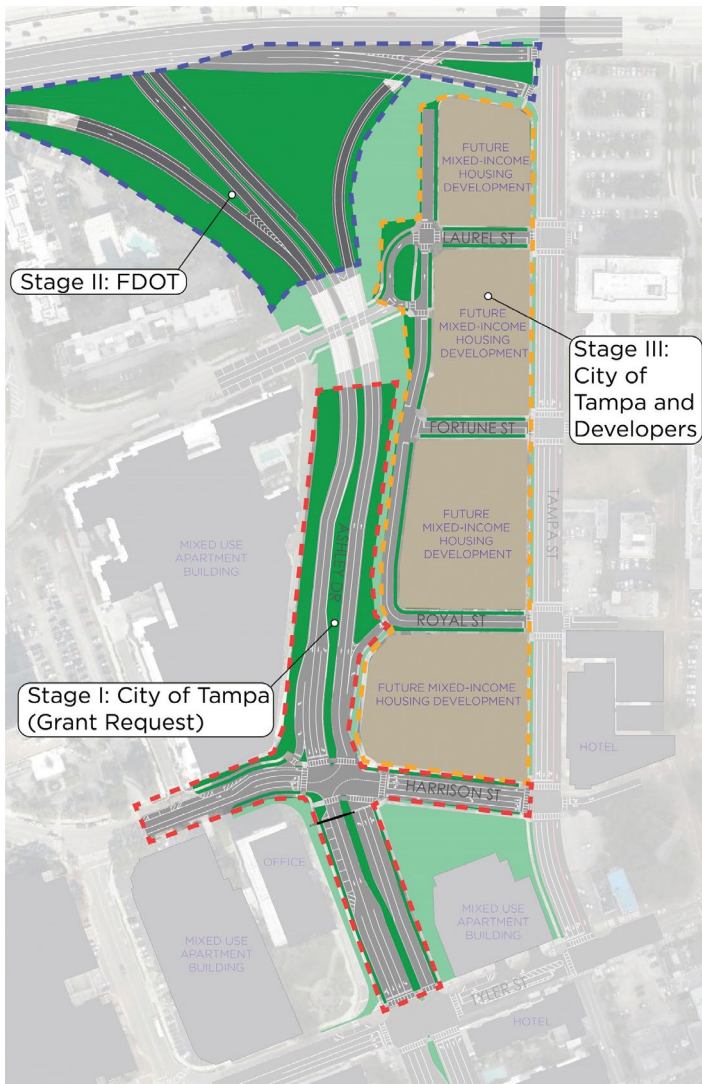




HISTORIC PRESERVATION OF DOWNTOWN

The Tampa Downtown Partnership values the protection and preservation of properties that provide significant historical, cultural, and architectural components to Downtown. Through the Historic Franklin Corridor Preservation Plan and other collaborative efforts, the Partnership is working to raise awareness about the economic and tax incentives of preservation and document and expand the database of historic structures in Downtown.

In 2024, the Partnership surveyed 146 sites, identifying 37 properties eligible for historic designation.



ASHLEY DRIVE RECONNECTING COMMUNITIES PROJECT

The Ashley Drive Reconnecting Communities Project will bring down parts of the Ashley Drive ramp to the existing grade of the rest of the network. This will allow for a new signalized intersection with Harrison Street, removing the slip lane between Ashley Drive and Tampa Street. The result will be a direct pathway from north Downtown to the riverfront along Harrison, increased connectivity and safety, and better opportunities for planned developments on adjacent lots, which are anticipated to include affordable and attainable housing. The total cost of this project is expected to be \$22 million. Funding for this project will come from several sources, including \$5 million from the USDOT Reconnecting Communities Pilot Program. If funding is secured, work is expected to begin in fiscal year 2027/2028.

ESTIMATED COST: \$22 MILLION

STATUS: SECURING FUNDING

PLANNED COMPLETION: TBD

MOBILITY

Ensuring Downtown Tampa maintains and enhances its multimodal transportation options is crucial to its future economic growth and development. Downtown has several transportation assets such as I-275, the Marion Transit Center, the TECO Line Streetcar, 17 bus routes and plenty of parking capacity. These assets, along with improvements to Tampa's bike network, have positioned Downtown as a highly viable area for investment. The multimodal transportation options not only enhance accessibility for residents, workers, and visitors but also support sustainable urban growth by reducing reliance on personal vehicles. The Tampa Downtown Partnership is encouraged by several active and planned developments that are seeking required parking reductions.



GETTING AROUND DOWNTOWN



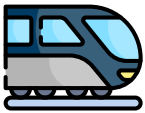
HART BUS TRANSIT

Tampa's Downtown is well served by transit, including **17 local and express routes**. Major transfers occur at the Marion Transit Center. Annual ridership in 2024 exceeded **12.6 million** for local, express, paratransit and demand-response service.



TECO LINE STREETCAR

This **2.7 mile streetcar line** allows passengers to explore Tampa's greater urban core. **Free fares, 11 stations, 12-15 minute frequency** and robust **7 days/week service** have led to over **1.3 million ridership** in FY2024.



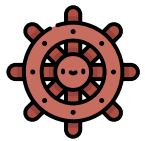
TAMPA UNION STATION/AMTRAK SERVICE

Daily Amtrak service out of the beautifully restored Tampa Union Station National Landmark building has seen a **21% increase in passengers** since 2023. In 2024, ridership exceeded **156,600**.



CROSS BAY FERRY

This water-borne transit option offered a direct connection between the bustling Downtowns of both Tampa and St. Petersburg. Ridership exceeded **72,000 annually**.



PIRATE WATER TAXI

The hop on – hop off fleet consists of several pirate-themed water taxis and can accommodate up to **100 passengers**. Tampa's Downtown and adjacent areas are well served by the **14 stops**. Whimsical historical narration and concessions offered.



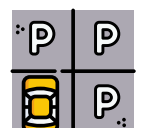
BIKE LANES & TRAILS

Downtown's network of separated bicycle infrastructure continues to grow and connect to other facilities. Citywide there are now over **130 miles** built, showcasing the City's commitment to safe travel for all citizens. The Partnership has installed and mapped over **330 racks and corrals** to lock personal bikes.



SHARED MICRO-MOBILITY

Currently there are several licensed vendors providing over **1,000 electric bicycles and scooters** available for short-term rentals in Tampa's Downtown.



PARKING SPACES

Our annual parking inventory update revealed **10,000 unoccupied spaces** (out of approximately 60,000 total). Recommendations such as shared parking strategies from our comprehensive parking plan are still being implemented.



6 VEHICLES • 11 DRIVERS

Launched in October 2023 by the Tampa Downtown Partnership, the Downtown Area Shared Hub (DASH) program is an app-based, on-demand, micro-transit service. Designed to connect and complement the existing transit network, DASH helps residents, workers, and visitors rethink their commutes while exploring more of Downtown. A unique component of DASH is the Driver-Ambassador. Driver-Ambassadors are employees of the Tampa Downtown Partnership, not only trained as drivers, but also go out of their way to inform passengers of events, businesses, and initiatives happening Downtown.

With over 24 hubs (pick-up and drop-off locations), and more coming later this year, operating seven days a week, DASH is another component that makes Downtown stand out over other markets, as a place where people want to live, work, play, learn, and DASH.



BY THE NUMBERS

Since inception: DASH has served over 75,945 passengers with 56,206 rides

2024: 46,359 passengers | 34,498 rides | 14% rides shared

Year-to-date*: 22,492 passengers | 16,992 rides | 22% rides shared

2025 forecast: Estimated 60,000 passengers | 45,000 rides | 25% of rides shared

**As of April 30, 2025*

SUMMARY & CONCLUSION

Rapid growth and change are nothing new for Downtown or the City of Tampa. When early visionaries like Henry B. Plant and Vicente Martinez Ybor brought rail and industry to the region, the city grew from a few hundred residents to over 5,000. The Downtown River Arts neighborhood and Channel District were working waterfronts only a few decades ago; today, they have thousands of residents, offices, and major Downtown attractions. In recent years, locals and visitors alike have been awed by the developments of Armature Works, Water Street, and eagerly await future developments like Central City YMCA, Water Street Phases II & III, and Gasworx. Coordination between public agencies, private stakeholders, and investment in transportation is crucial to sustaining Downtown's growth and momentum.

Stay tuned for our 2025-26 Development Guide! The Tampa Downtown Partnership staff, board, and members are excited about our bright future.

COLLABORATORS & PARTNERS

The 2024-25 Tampa Downtown Development Guide was prepared by Casey Bauer, Caroline Keesler, and Karen Kress with their Tampa Downtown Partnership colleagues. Published in May 2025.

For questions, please contact Casey Bauer at cbauer@tampasdowntown.com

Photos provided courtesy of: Arc Realty, Aureate, BendinRoad Development, Dap Design LLC, Ellison Development, LD&D, Loci Capital, Mill Creek Residential, PCL Construction, Related Group, Smith & Associates, Strategic Property Partners, Straz Center, Tampa Downtown Partnership, Tampa Museum of Art, and TLR Group.

SOURCES

Placer.ai
Hillsborough County Property Appraiser
Plan Hillsborough
City of Tampa:
 Economic Dashboard
CoStar
Related Group
Two Roads Development
Ellison
Arc Realty
Dynamic Group
LD&D Group
BendinRoad Development

TLR Group
Mill Creek Residential
The Florida Aquarium
The Straz Center
The Tampa Theatre
Tampa Museum of Art
The Tampa Bay History Center
Amalie Arena
Visit Tampa Bay
Smith & Associates
University of Tampa
PCL Construction

**“Downtown Tampa will change
more in the next 10 years than
it has in my entire lifetime.”**

- Mayor Jane Castor, Tampa Native





TAMPA

DOWNTOWN PARTNERSHIP

This report is produced by the Tampa Downtown Partnership, a private, not-for-profit 501(c)(6) organization.

The Partnership is a membership organization comprised of companies, organizations, and individuals with a common goal of advancing Downtown Tampa.

Published May 2025
Designed by 1887 Creative

For details about this report or to request information about the Tampa Downtown Partnership, please contact:

Tampa Downtown Partnership
400 N. Ashley Dr., Suite 1010
Tampa, FL 33602
813.221.3686
TampasDowntown.com