

Southeast Orlando Sector Plan

*Transforming Suburbia:
Creating the Orlando International
Airport/Medical City
Mixed Use Activity Center*

OIA East Airfield Development Project
Neighborhood Partnership Group Meeting
March 7, 2011

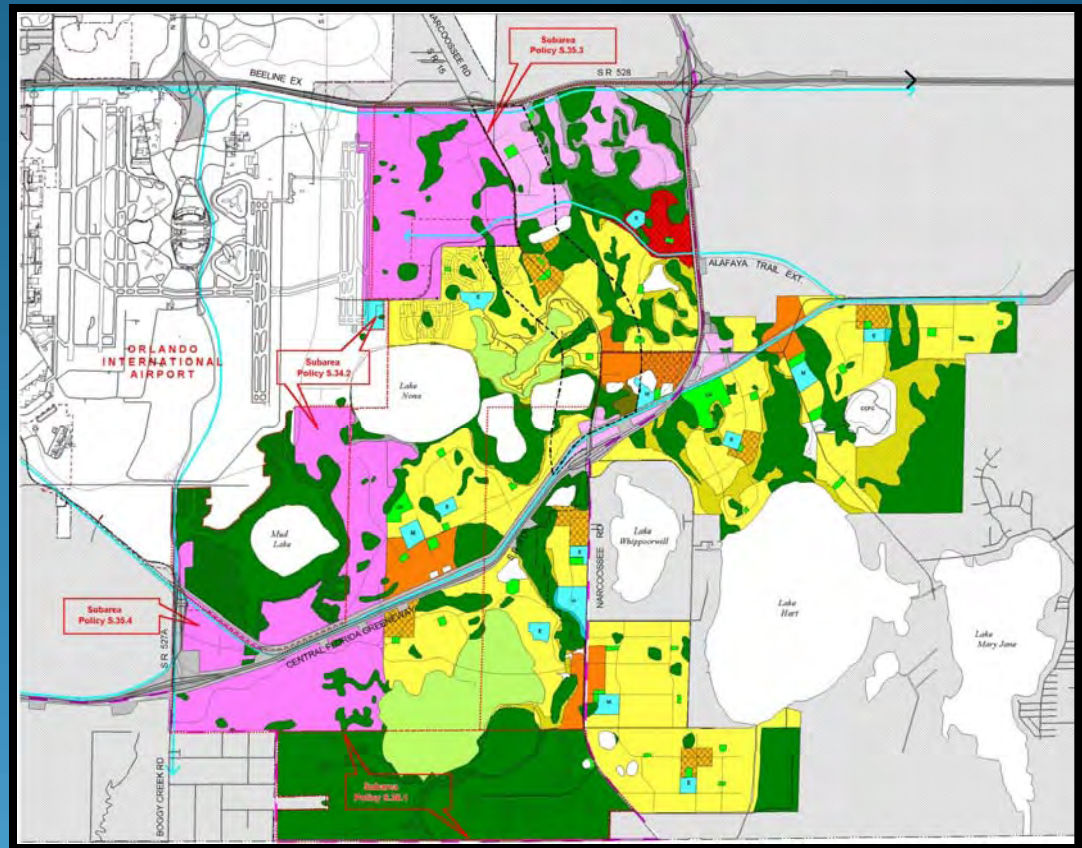
Regional Setting of Project



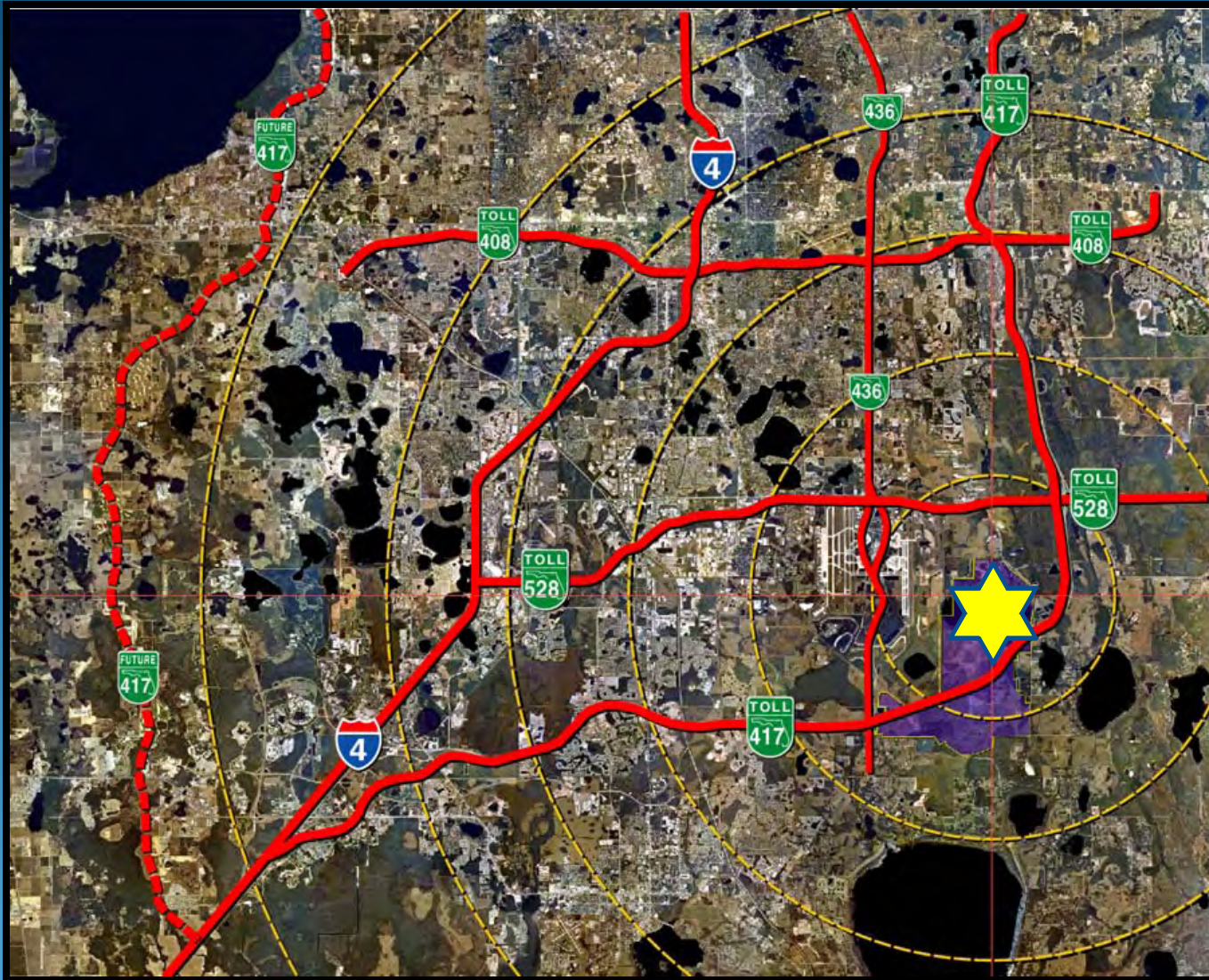
Source: MyRegion.org How Shall We Grow 2050 Vision

Regional Setting of Project

- Largest greenfield project ever undertaken by the City of Orlando.
- Original SEOSP project area was 19,300 acres in size, and included properties in both the City of Orlando and Unincorporated Orange County
- Close proximity to Downtown, attractions, and east coast via the Beach-Line Expressway and Central Florida Greenway.



Regional Roadway Network



- **SR 417**
The GreeneWay
Central Florida's
Beltway
- **SR 528**
The Beeline Expwy
Connection to
Interstate 95
- **SR 436**
Main Entry to
Orlando Int'l
Airport

Direct Arterial Connection To

- **SR 408**
East West Expwy
To Downtown
- **Interstate 4**
Connection to
Tampa and Daytona
Beach
- **Florida's Turnpike**
Connection to
Interstate 75 and
South Florida
- **Interstate 95**
25 Minutes East

Orlando International Airport



- 13,297 acres in size (23 square miles) – 3rd Largest in United States By Land Area
- 33.7 Million Passengers in 2009
- Ranked #11 in the U.S. and #22 in the World in Passenger Traffic
- Economic Impact - \$20.7 Billion Per Year; 16,600 Jobs on Airport
- 60 Million Passengers by 2020
- New 40 Million Passenger South Terminal – 120 Gates, Phase One Operational by 2015

Factors of Design Philosophy

- Spatially coherent & cohesive sense of place
- Compact & clearly defined community
- Rich & fine grain mix of land use
- Alternative modes of transportation
- Use of public spaces, both urban & open, for more face to face interaction
- Incorporation of sustainable concepts
- Integrated environmental, recreational & natural systems



Plan Development & Implementation

Growth Management Plan

Land Development Code – Chapter 68

Southeast Orlando Sector Plan – Illustrated Guidebook

Planned Development (PD) Ordinances

Specific Parcel Master Plans

SOUTHEAST ORLANDO SECTOR PLAN

ILLUSTRATED GUIDEBOOK



MAY 10, 1999

Calthorpe Associates

with

Glatting Jackson Kercher Anglin Lopez Rinehart, Inc.

Economic & Planning Systems

Market Perspectives

WBQ Engineering

Lotspeich and Associates, Inc.

With revisions by City of Orlando Planning & Development Department



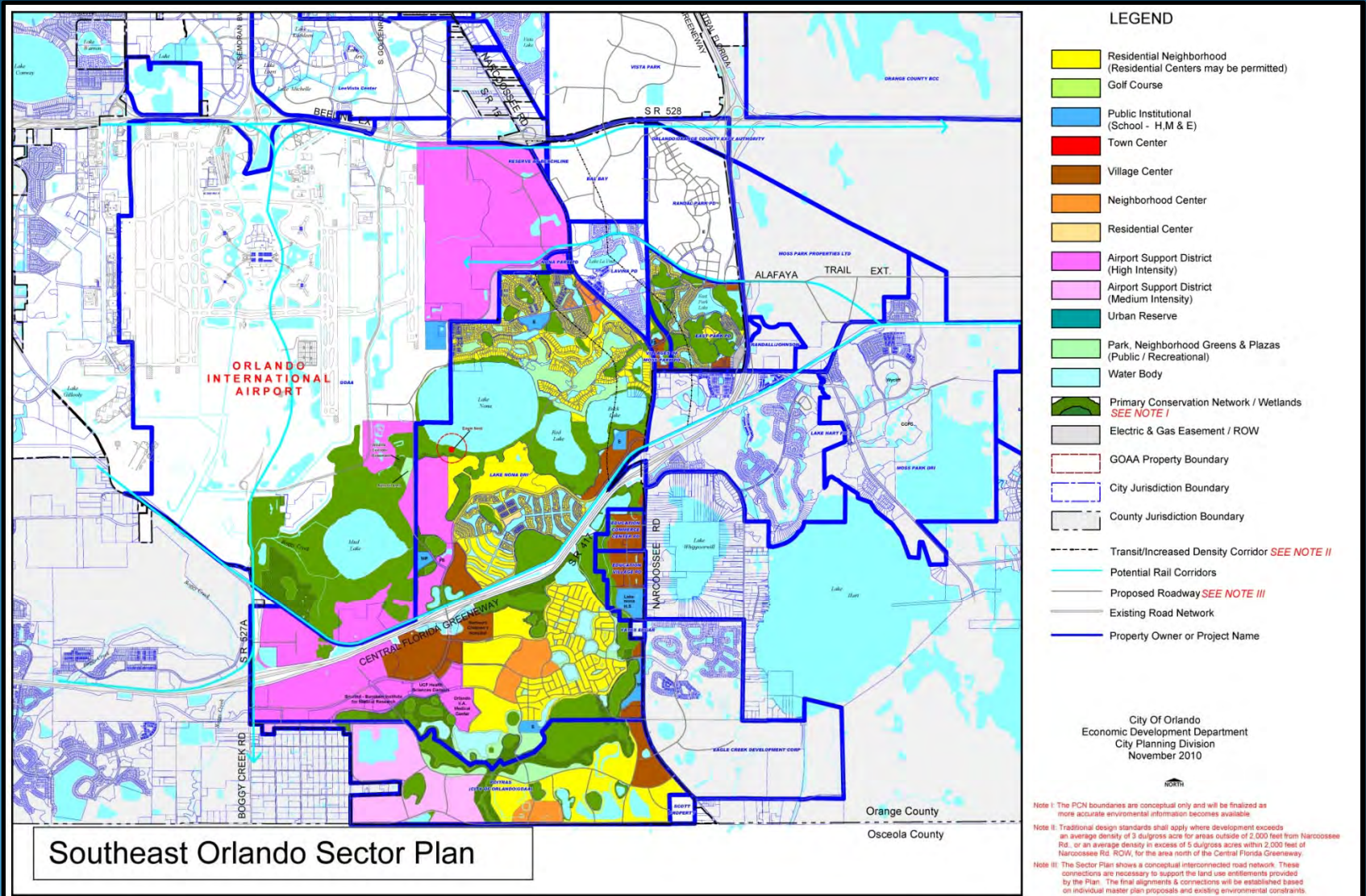
Growth Management Plan

Future Land Use Goal 4 – Southeast Orlando Sector Plan

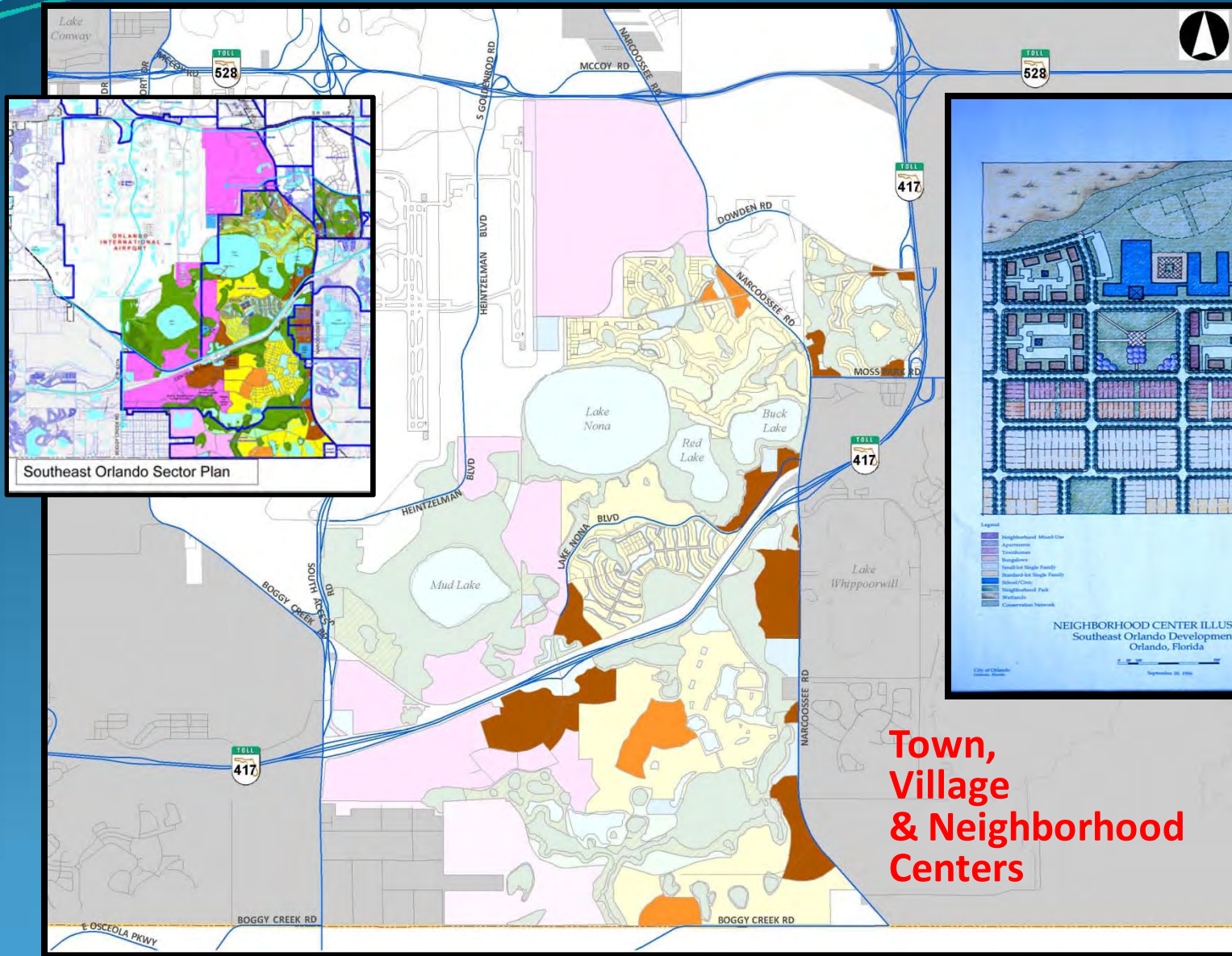
The City recognizes the importance of the Orlando International Airport (OIA) to the state and regional economy, particularly in regards to commerce, and the tourism and convention industries. As the only major airport in the State with the potential for expansion, the OIA is an essential component of Orlando's continued economic development. Because the airport's role in the regional and state economy is so vital, the City of Orlando is dedicated to the continued growth of airport facilities, and to the planned growth of those surrounding areas which provide support to, and are supported by, the airport.

The City also recognizes the importance of the emerging bio-medical cluster in the Southeast Orlando Sector Plan/Lake Nona area (the Medical City), particularly in regards to the provision of quality health care for Orlando area citizens, the advancement of health and medical sciences through education and research, and the potential commerce and economic development opportunities inherent in the bio-medical field. Because the Medical City concept is so vital to the diversification of Orlando's economy and the creation of a healthy jobs/housing balance, the City of Orlando is dedicated to the continued growth of medical and health related businesses and institutions in the Southeast Orlando Sector Plan area.

Southeast Orlando Sector Plan – 2011 (12,600 Acres)



Hierarchy of Mixed Use Centers

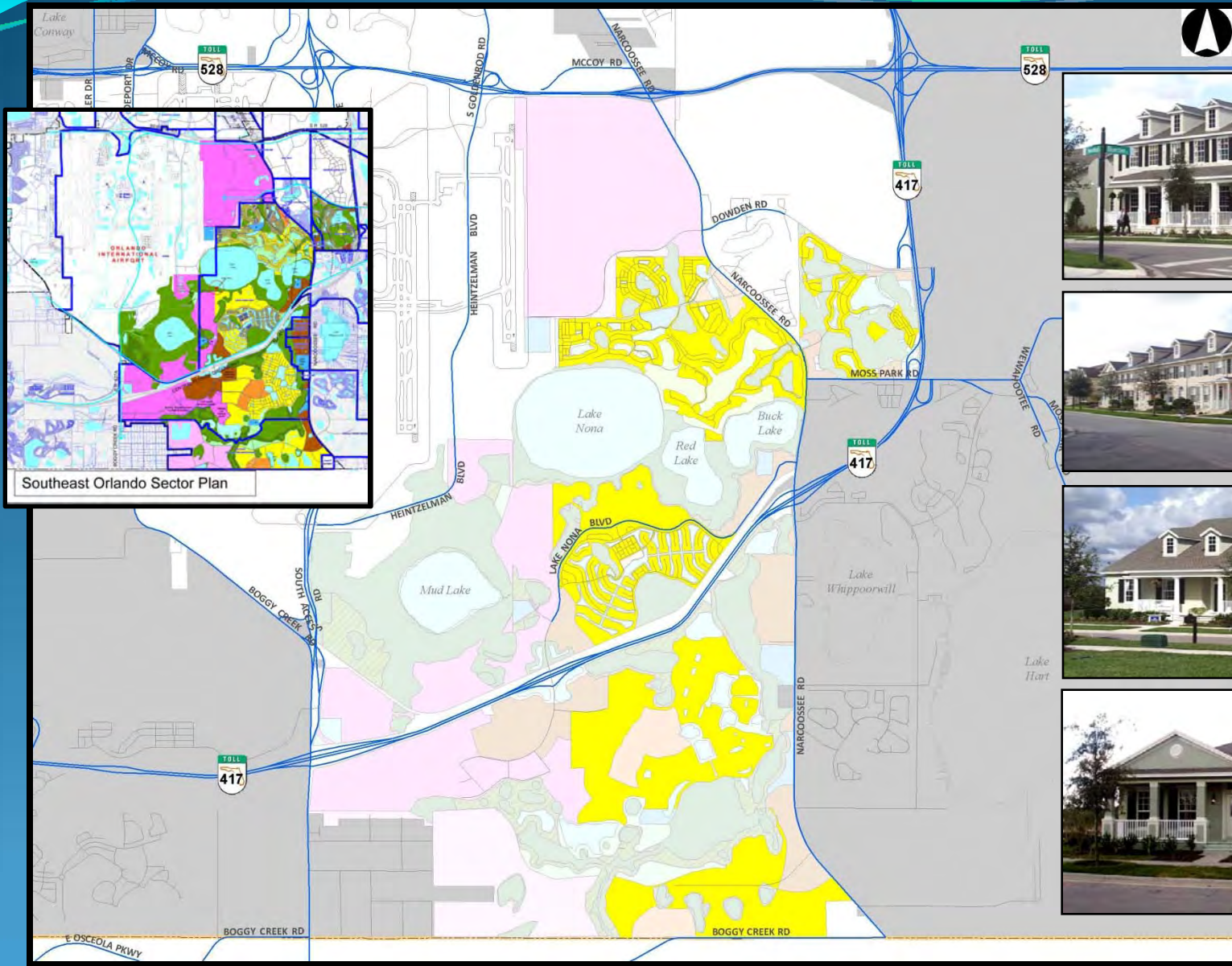


Southeast Orlando Sector Plan

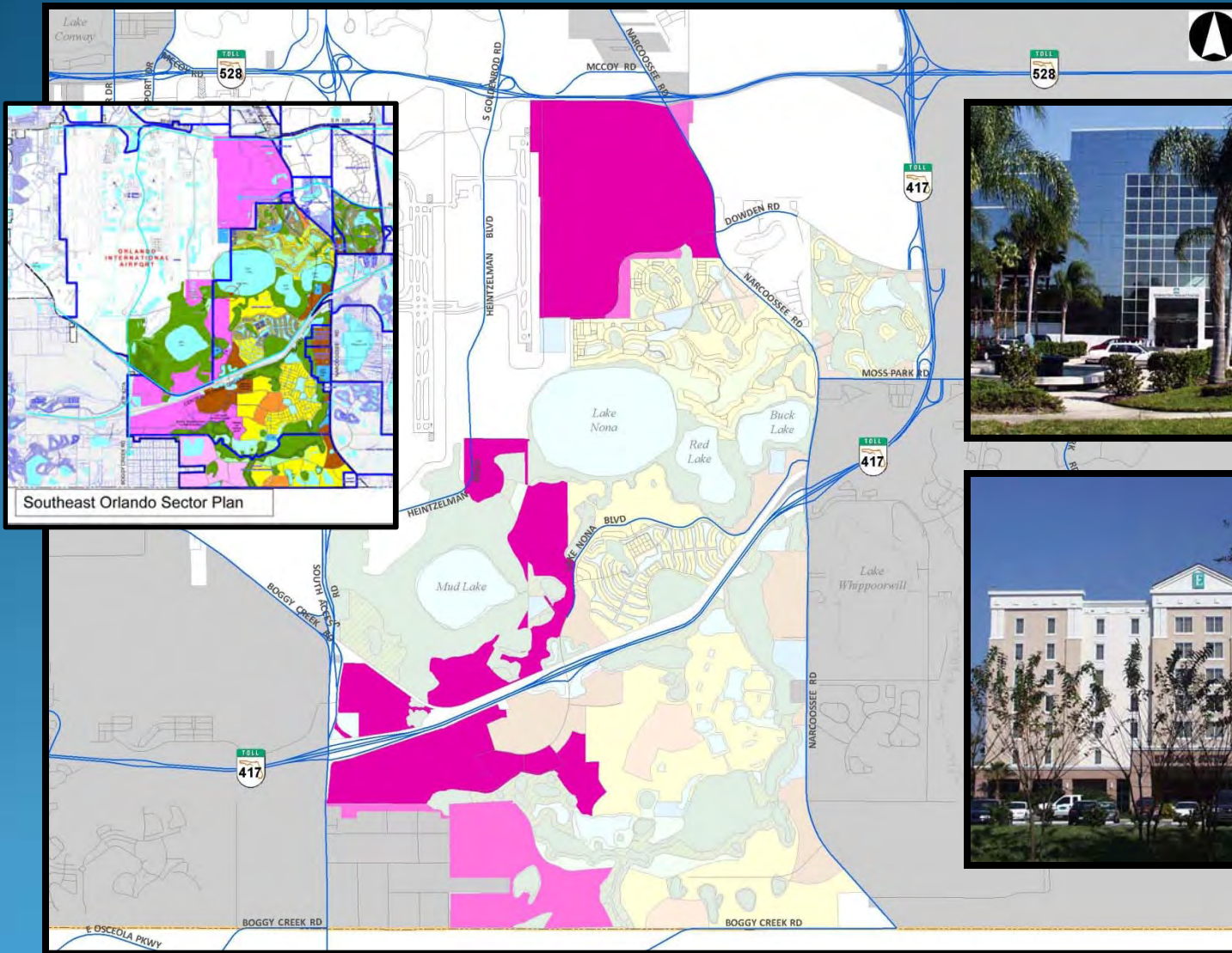


**Town,
Village
& Neighborhood
Centers**

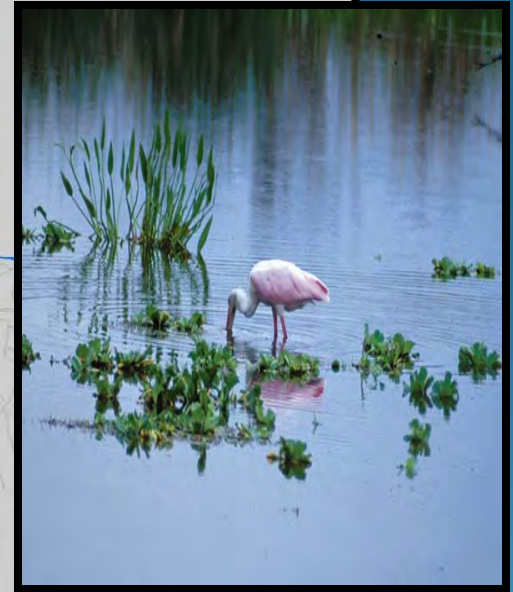
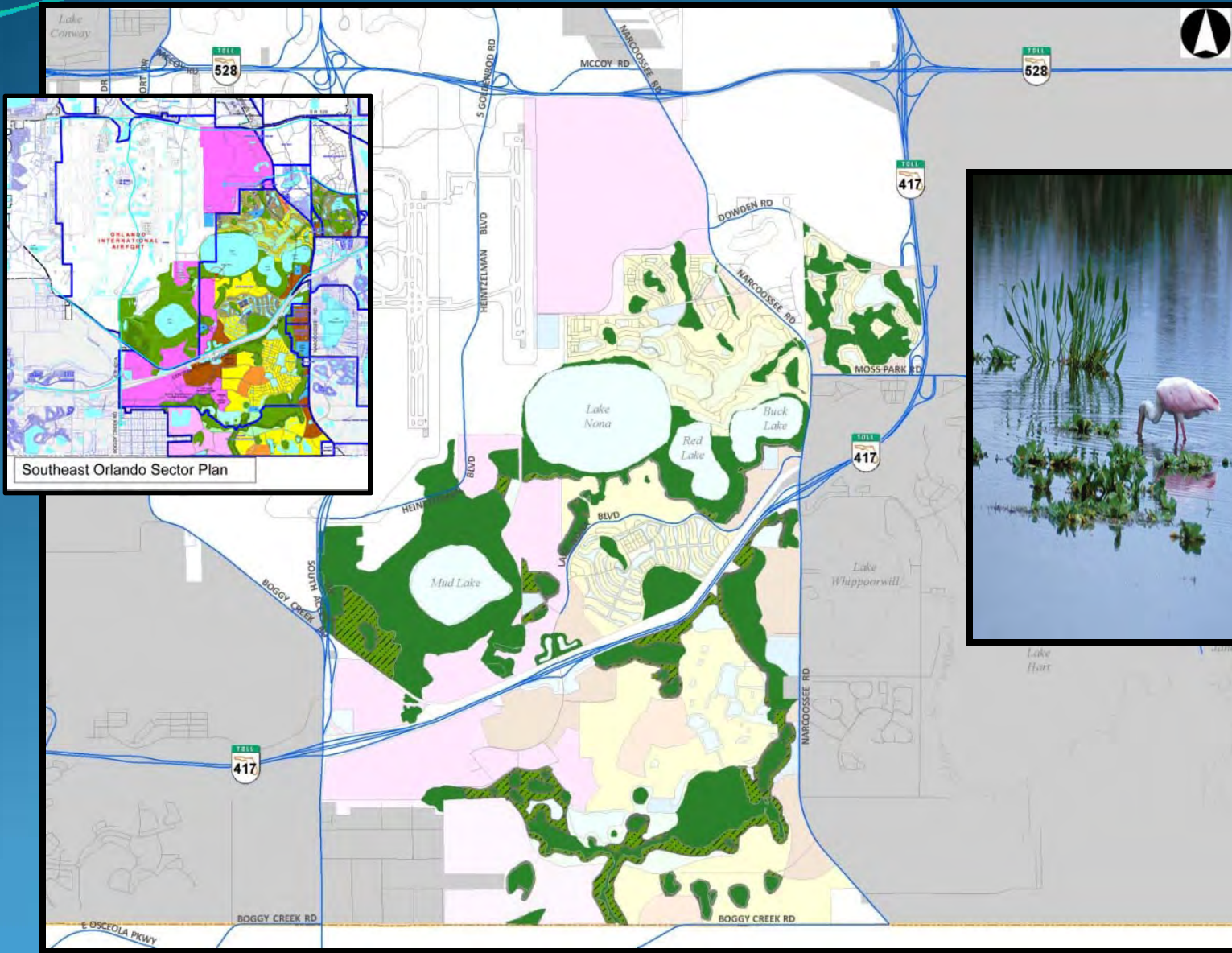
Residential Neighborhood



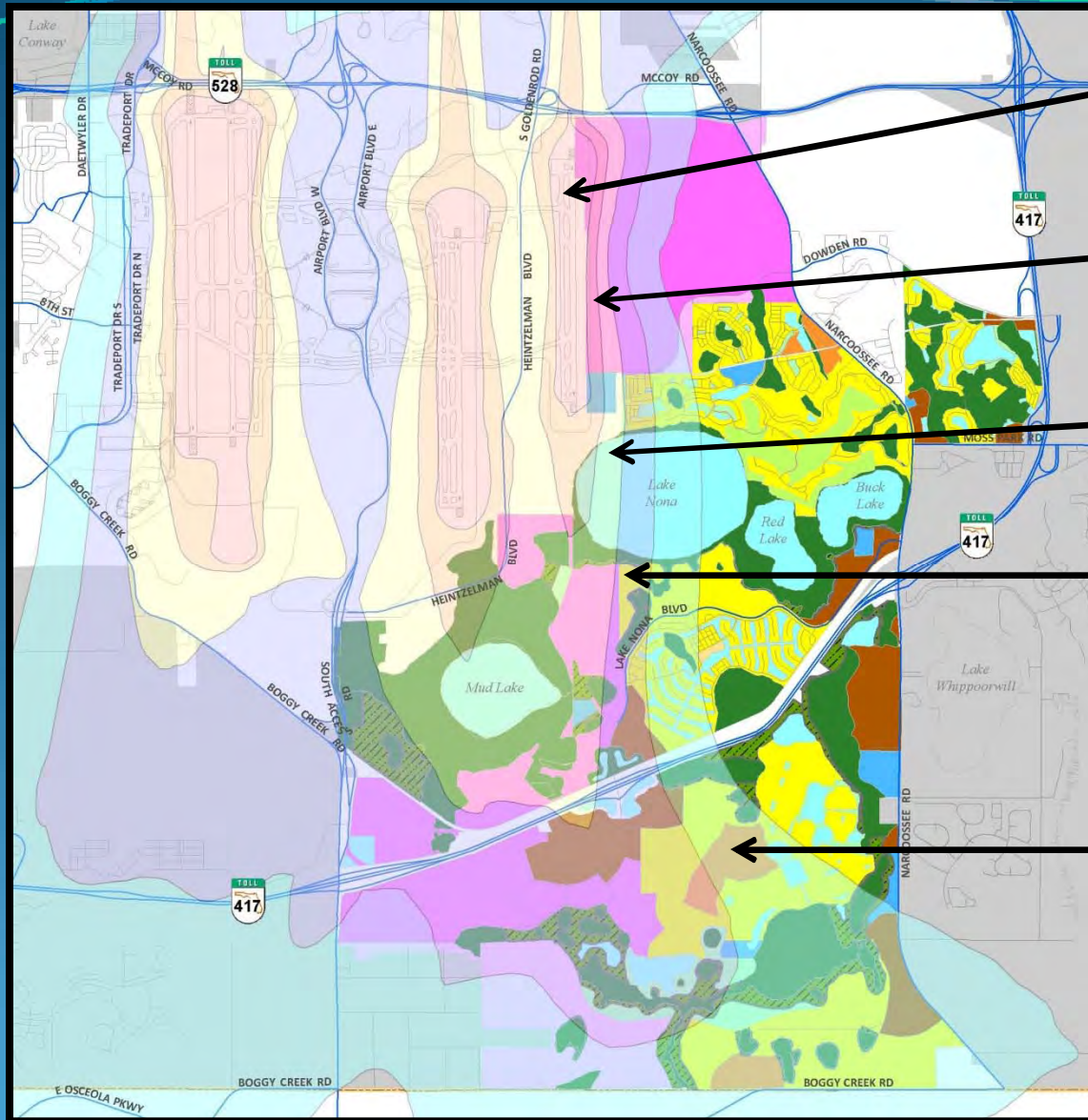
Airport Support Districts (High and Medium Intensity)



Primary Conservation Network



Southeast Orlando Master Plan – Aircraft Noise Control Zones



Zone A
(75 & greater DNL Contour)

Zone B
(70 to 75 DNL Contour)

Zone C
(65 to 70 DNL Contour)

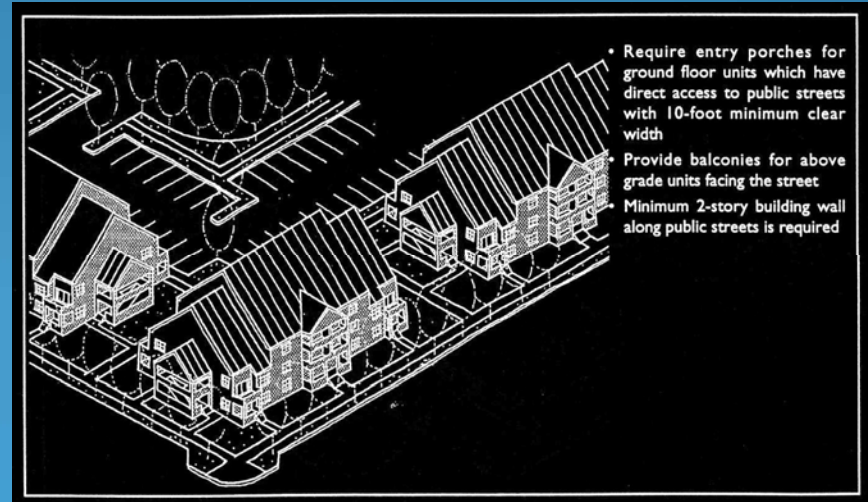
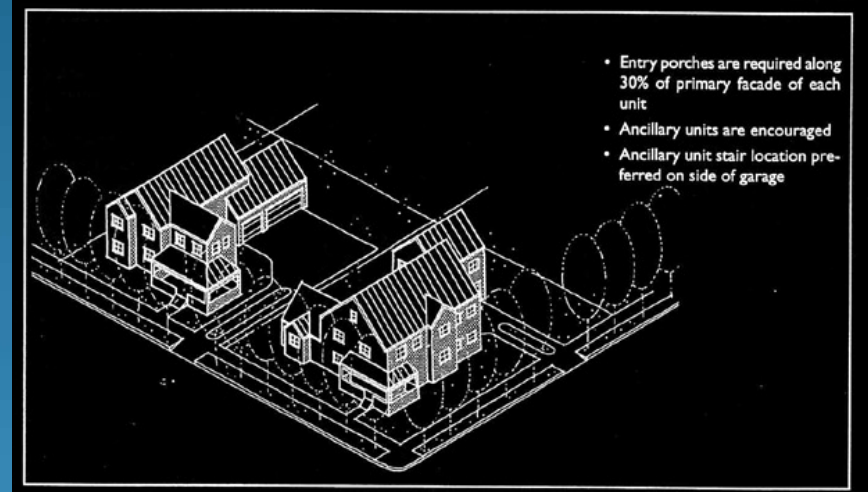
Zone D
(Composite limits of the 60 DNL
& the 80 dBA Aircraft Noise
Metric contour to the 65 DNL
contour)

Zone E
(Composite limits of the 55 DNL
and the 75 dBA Aircraft Noise
Metric contour to the composite
limits of the 60 DNL contour &
the 80 dBA Aircraft Noise Metric
contour)

Residential Design Standards

KEY ELEMENTS

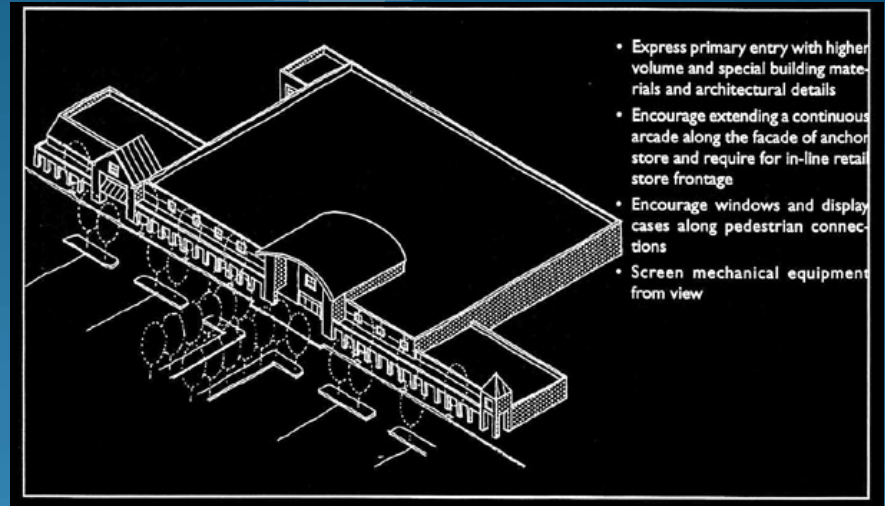
- Mix of Housing Types
- Provision of Model Variety
- Garages Attached & Recessed 8 feet from Primary Façade, or Attached or Detached and Accessed by an Alley or Side Yard Driveway
- Articulated Roofs & Facades
- Building Materials Feature Sustainable Forms



Commercial & Civic Design Standards

KEY ELEMENTS

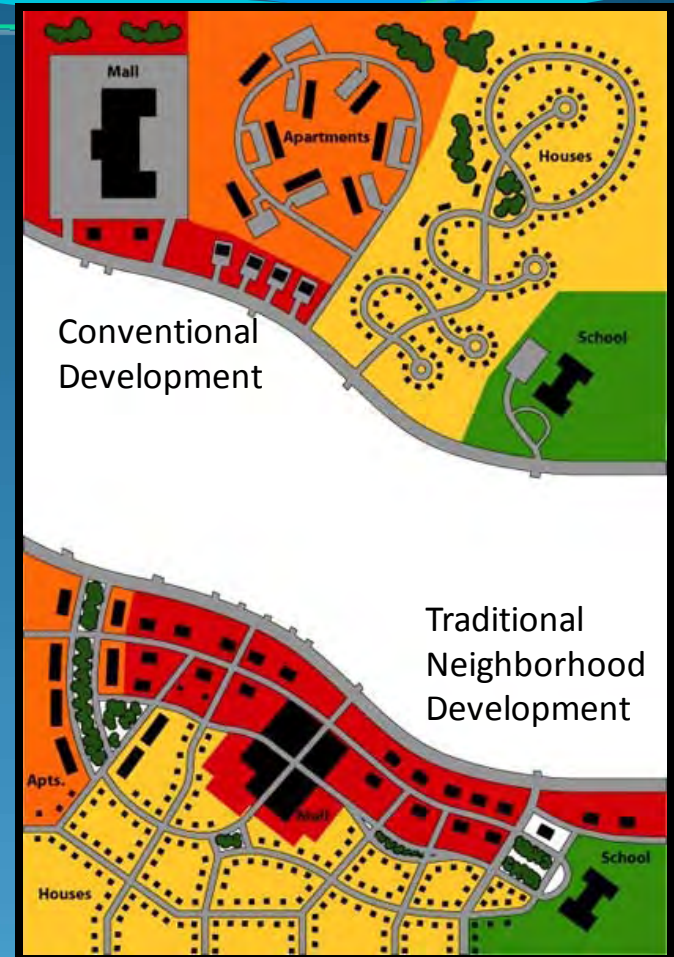
- Orientation of buildings & placement of primary entries facing the street
- Façade & Roof Form
- Sustainable Building Materials
- Parking in Rear
- Design of Parking:
 - More On-Street
 - Reduced Scale
 - More Landscaping
 - Permeable Paving
 - Functional & Attractive Connections from Parking Areas to Structures



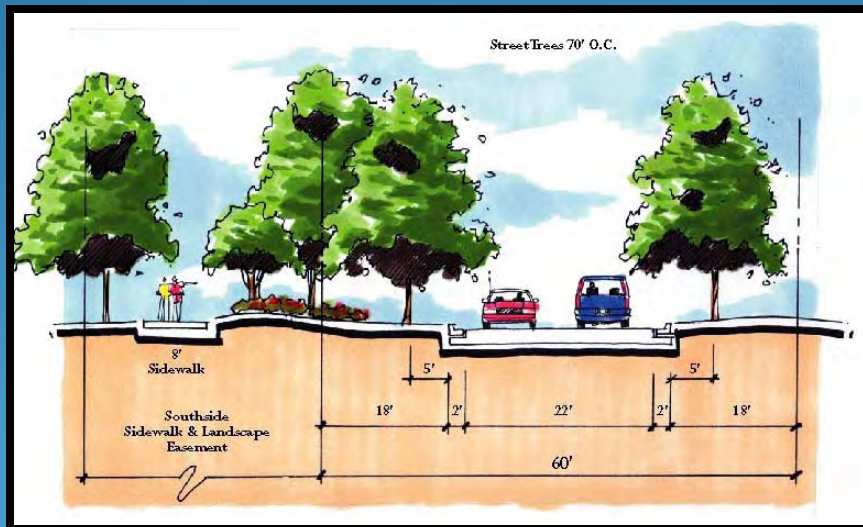
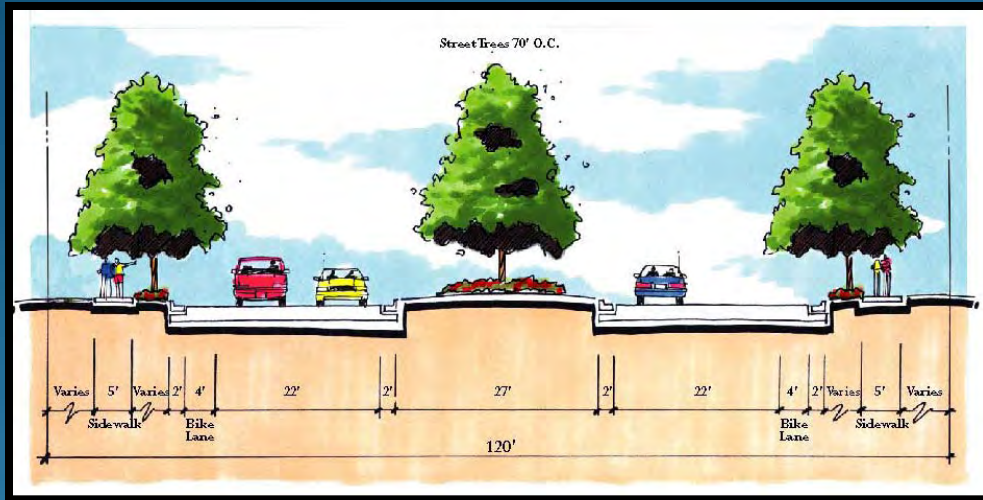
Circulation Design Standards

KEY ELEMENTS

- Combine Mobility of the Traditional Grid Street Pattern with the Safety, Security & Environmental Sensitivity of the Contemporary Network
- Hybrid Network Features Short, Curved Stretches that Follow the Lay of the Land, with Short Loops & Limited Cul-de-sacs, So Long as the Higher Order Network is Intact
- Equal Importance to Bicyclists and Pedestrians
- Wide Assortment of Traffic Calming Measures



Circulation Design Standards



Narrowing the Street



Stripe Lanes



Parking

Deflecting the Vehicle Path



Chicane



Modified Intersection

Sharing the Pavement



Centered Mid-Block Yield Point



Offset Yield Point

Open Space Design Standards

KEY ELEMENTS

- Community & Neighborhood Park Land Required to be Fully Integrated into Neighborhoods
- Detailed Criteria for Park Placement, Vista Treatments, & Guidelines for Park Design
- Primary Conservation Network Integrated Into and as Edge for Neighborhoods
- Prohibition of New or Replacement Billboards
- Under-grounding of Utilities



Plan Incentives (or, the results of doing the right thing)

KEY ELEMENTS

- When consistent with the Southeast Plan Map, participating property owners/developers/builders will receive Fee Waivers and Expedited Local Permitting.
- Where Traditional Neighborhood Design Standards are used, incentives include:
 - Utilization of Smaller Street Widths
 - Increased Densities
 - Greater Opportunities for Mixed Use
 - Adjusted Transportation Impact Fee (30% Reduction)
- Administrative Review
 - Incentive Based
 - Creation of Southeast Town Design Review Committee
 - Expedited Review of PD Amendments, Master Plans and Subdivision Plats

Approved Projects and Projects “Coming Soon”

Lake Nona DRI/PD

- Lake Nona Estates (Conventional Suburban Development)
- NorthLake Park (Primarily TND with one Conventional Neighborhood)
- DiVosta VillageWalk (Conventional with TND Elements)
- Medical City (UCF Medical School, Sanford-Burnham Institute, V.A. Hospital)
- South Lake Nona – Phase 1 Residential

East Park PD (TND/Conventional Hybrid)

Education Commerce Center PD (Conventional/TND Hybrid)

Education Village PD (Conventional/TND Hybrid)

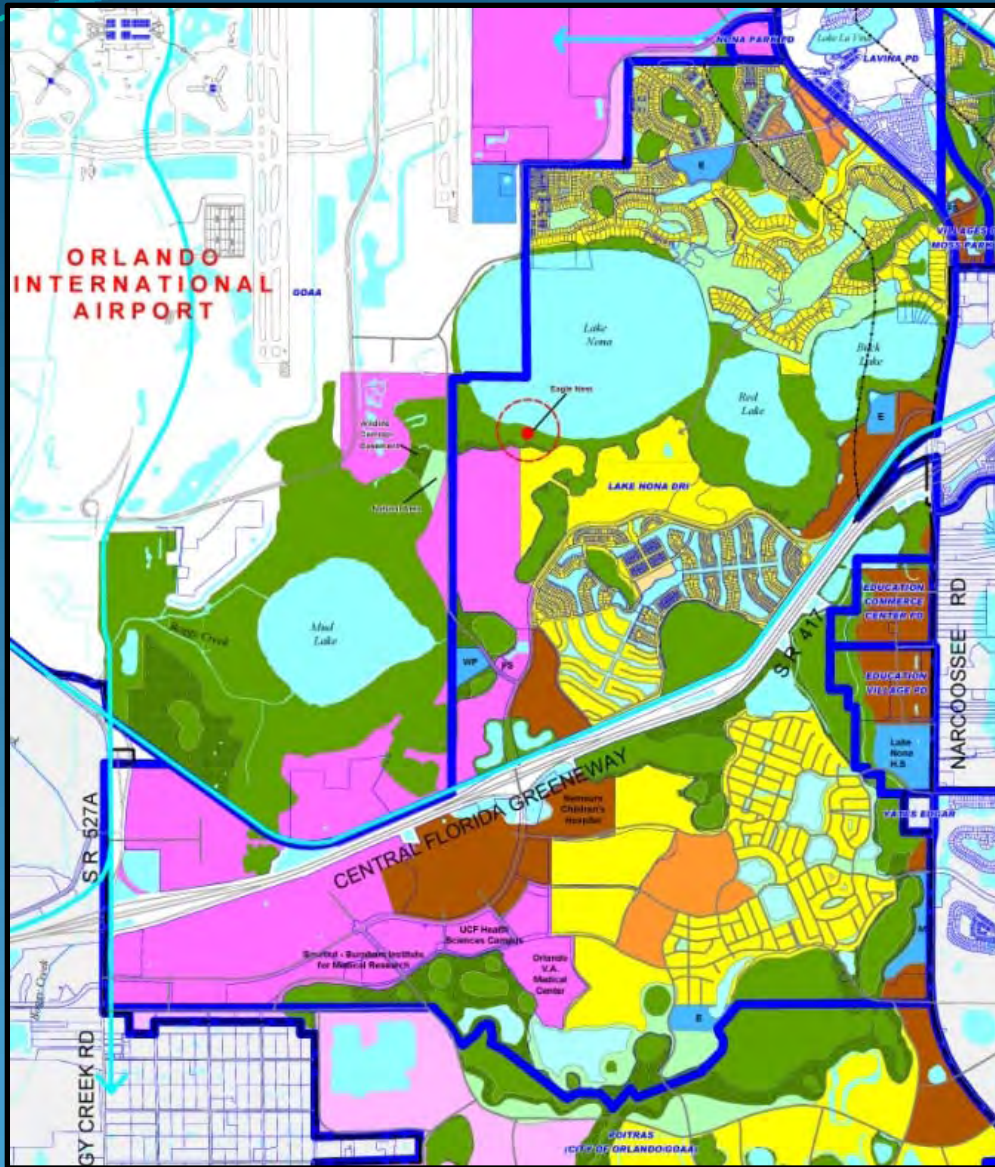
Postras PD (Proposed - Primarily TND with Conventional Airport Support Areas)

Villages at Moss Park PD (Conventional with Hybrid Multi-Family)

Projects that have “Opted Out” of the SE Plan

- LaVina PD (Conventional Suburban Development)
- Bal Bay Property (Conventional Mixed Use Development)
- Randal Park PD (Conventional with TND Elements)

Lake Nona DRI/PD



- 6,900 Acre Planned Community
- The Estates at Lake Nona
- Lake Nona Golf & Country Club
- NorthLake Park at Lake Nona
- DiVosta VillageWalk
- Medical City
- South Residential

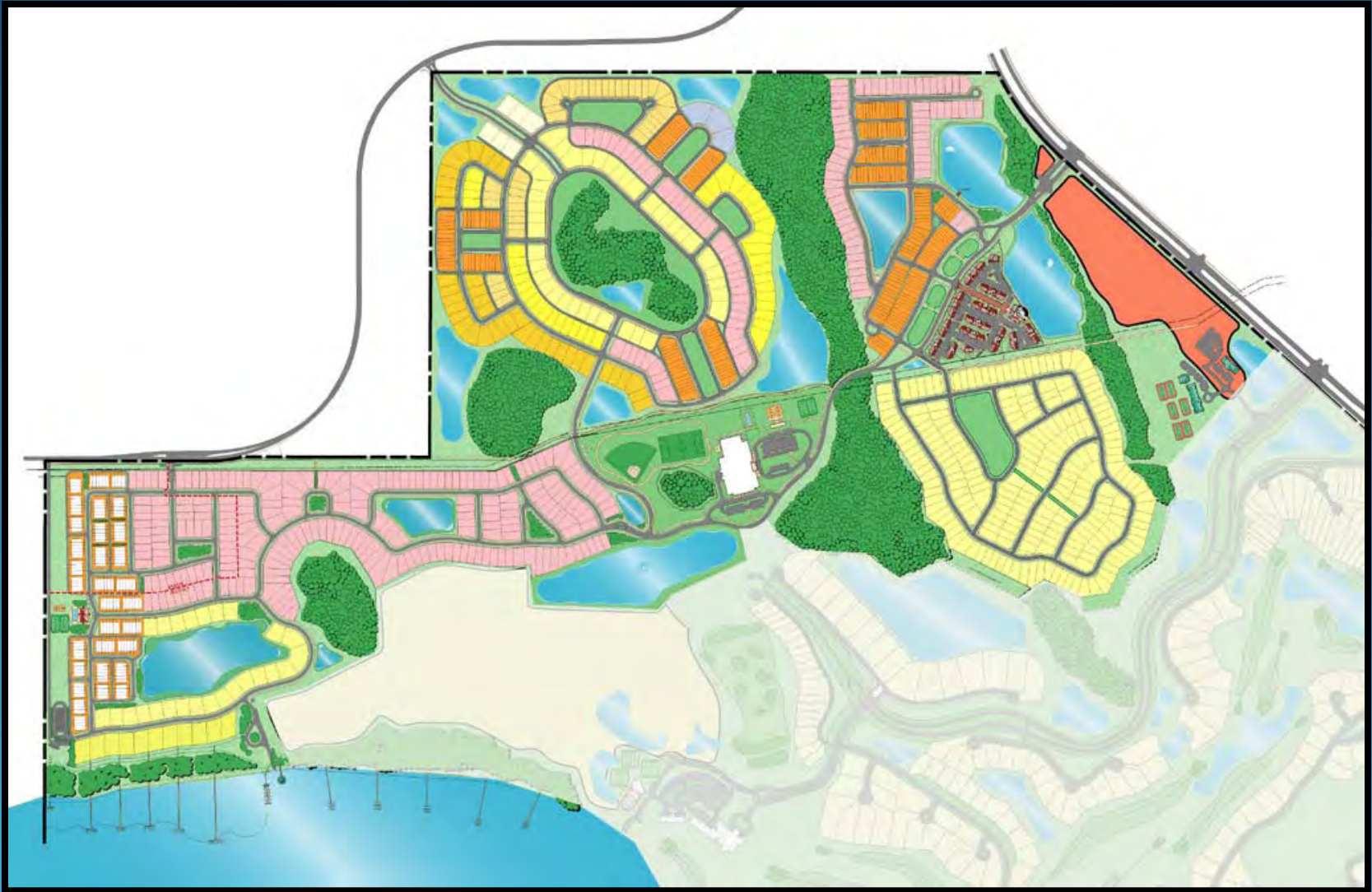
Lake Nona Golf & Country Club (the Estates)



- Private, Gated, Golf Course Community
- 386 Custom Estate Homesites

- Home of the Lake Nona Golf and Country Club, Ranked Among The Top 100 Courses in the World

NorthLake Park at Lake Nona – Traditional Design (TND)



NorthLake Park at Lake Nona – Traditional Design (TND)



NorthLake Park Elementary School/YMCA

NorthLake Park at Lake Nona – TND Residential



NorthLake Park at Lake Nona – TND Residential



NorthLake Park at Lake Nona – TND Residential (Aerial)



NorthLake Park at Lake Nona – TND Residential

- Front-Loaded Garages
- 8' Setback from Front Façade
- Shadow Lines
- Intervening Posts

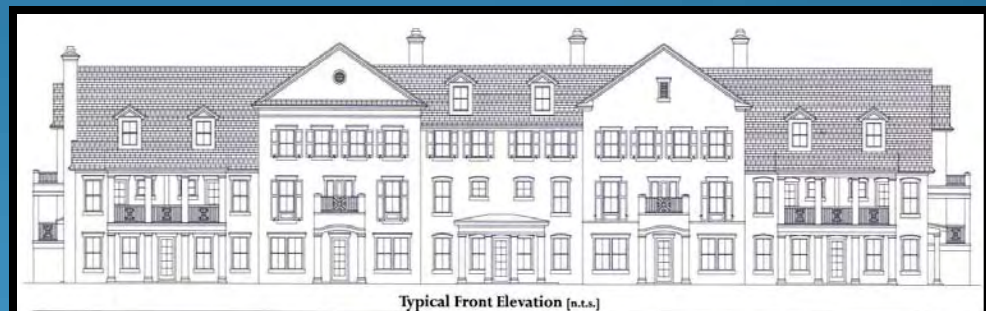


NorthLake Park at Lake Nona – TND Residential



Van Metre Multi-Family

Achieved Block Form & Street Frontage Requirements



NorthLake Park at Lake Nona – TND Residential



Van Metre Multi-Family – Aerial View

NorthLake Park at Lake Nona – TND Residential



Van Metre Multi-Family

NorthLake Park (Lake Nona Village) – TND Neighborhood Center



Features

- 70,000 Sq.Ft. Retail, Commercial, And Office Uses
- 100 Multi-Family Units

NorthLake Park (Lake Nona Village) – TND Neighborhood Center

Mixed Use
Building
Elevations



Lake Nona Village

Bldg. #9

Preliminary Design



Bldg. 10

Lake Nona Village



RESTAURANT

OFFICE

RETAIL

NorthLake Park (Lake Nona Village) – TND Neighborhood Center – Office/Retail Building



Lake Nona Central



- Lake Nona Boulevard (Central Spine Road) Complete
- VillageWalk at Lake Nona
- Potential Lake Nona Golf & Country Club Southern Expansion
- Future Elementary School Site
- Future Mixed Use Village Center

VillageWalk at Lake Nona

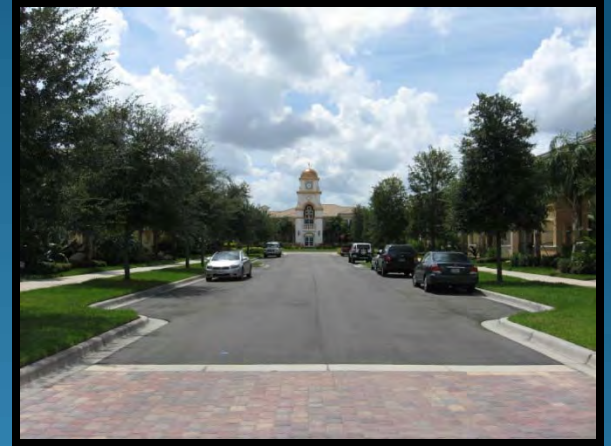


Features

- 500-Acre Gated/Walled Community Approved for 1,416 Single Family, Duplex and Townhome units
- 30,000 sq. ft. neighborhood center including retail, meeting & recreational facilities
- Developed by DiVosta Homes



VillageWalk at Lake Nona



Lake Nona South – Medical City



Lake Nona South – Medical City



- Sanford-Burnham Institute for Medical Research
- University of Central Florida Health Sciences Campus
- Nemours Children's Hospital
- V.A. Medical Center
- University of Florida Academic & Research Center

Lake Nona South – Medical City



Sanford-Burnham Institute for Medical Research

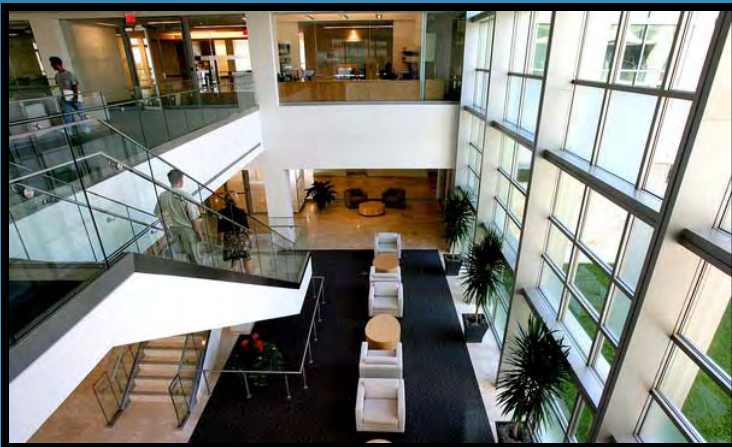
Lake Nona South – Medical City



Sanford-Burnham
Institute for Medical
Research

175,000 square feet

Opened in 2009



Lake Nona South – Medical City



**Sanford-Burnham
Institute**

UCF Medical School

Lake Nona South – Medical City



UCF Health Sciences Campus

- 20 Year Master Plan
- 50 Acre Campus

Lake Nona South – Medical City



UCF Health Sciences Campus

- Burnett Biomedical Science Building
- UCF Medical Education Building

Lake Nona South – Medical City



**UCF Health Sciences
Campus**

- **Burnett Biomedical
Science Building**

198,000 square feet

Opened in 2009

Lake Nona South – Medical City



**UCF Health Sciences
Campus**

**• Medical Education
Building**

171,000 square feet

Opened in 2010



Lake Nona South – Medical City

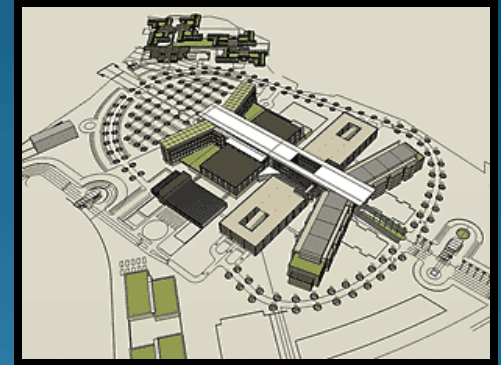


Nemours Children's Hospital

- 60 Acre Campus
- Phase 1 – Under Construction (to be completed in 2012)
- Phase 1 – 631,219 total square feet



Lake Nona South – Medical City



**Veteran's
Administration
(VA) Medical
Center**



- **Under Construction (to be completed in 2012)**

- **1.2 Million Square Feet**

Lake Nona South – Medical City



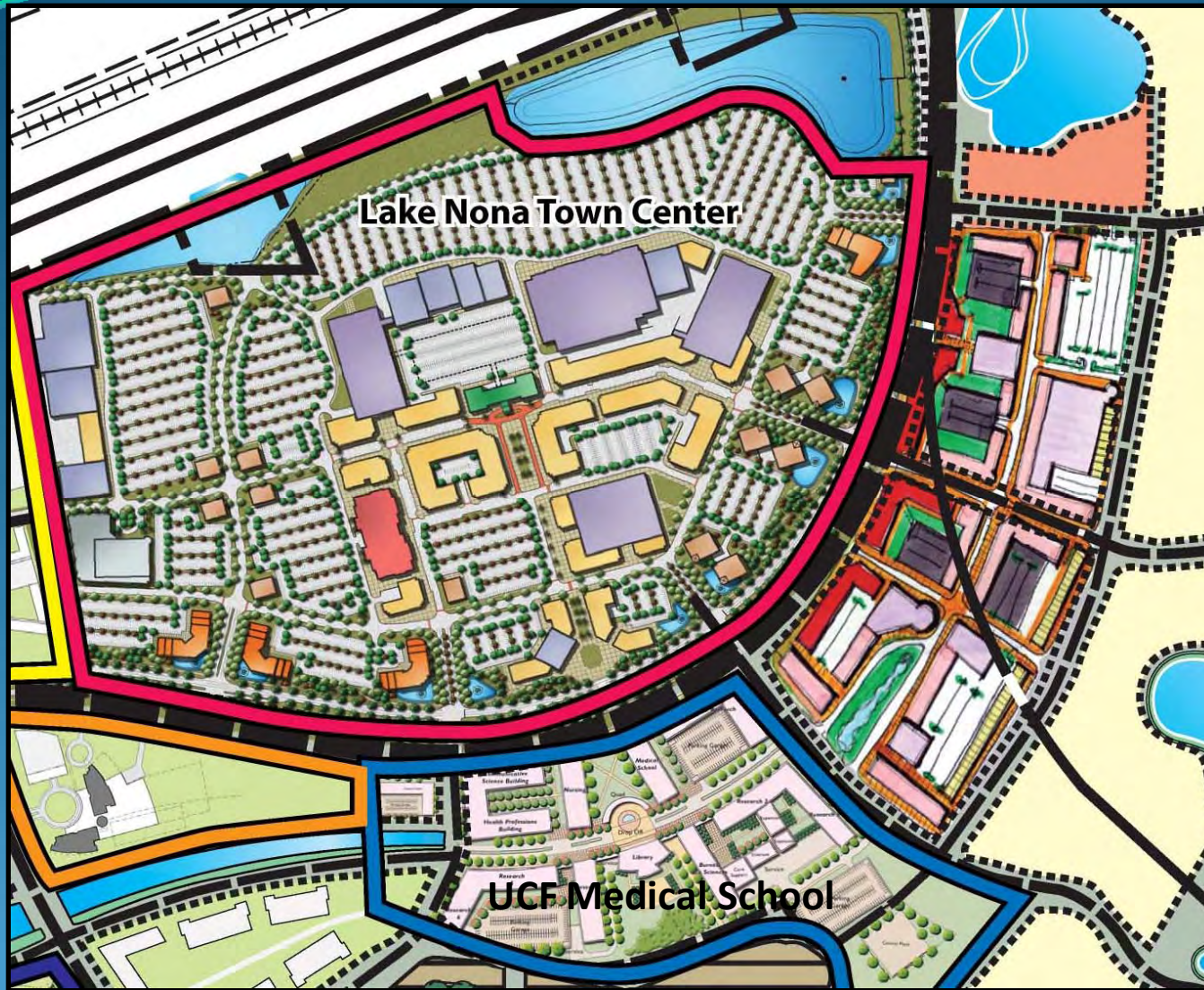
**University of
Florida Academic
and Research
Center**

- **Adjacent to
Sanford-Burnham
Institute**

**115,000 square
feet**

**SPMP Approved –
Under
Construction**

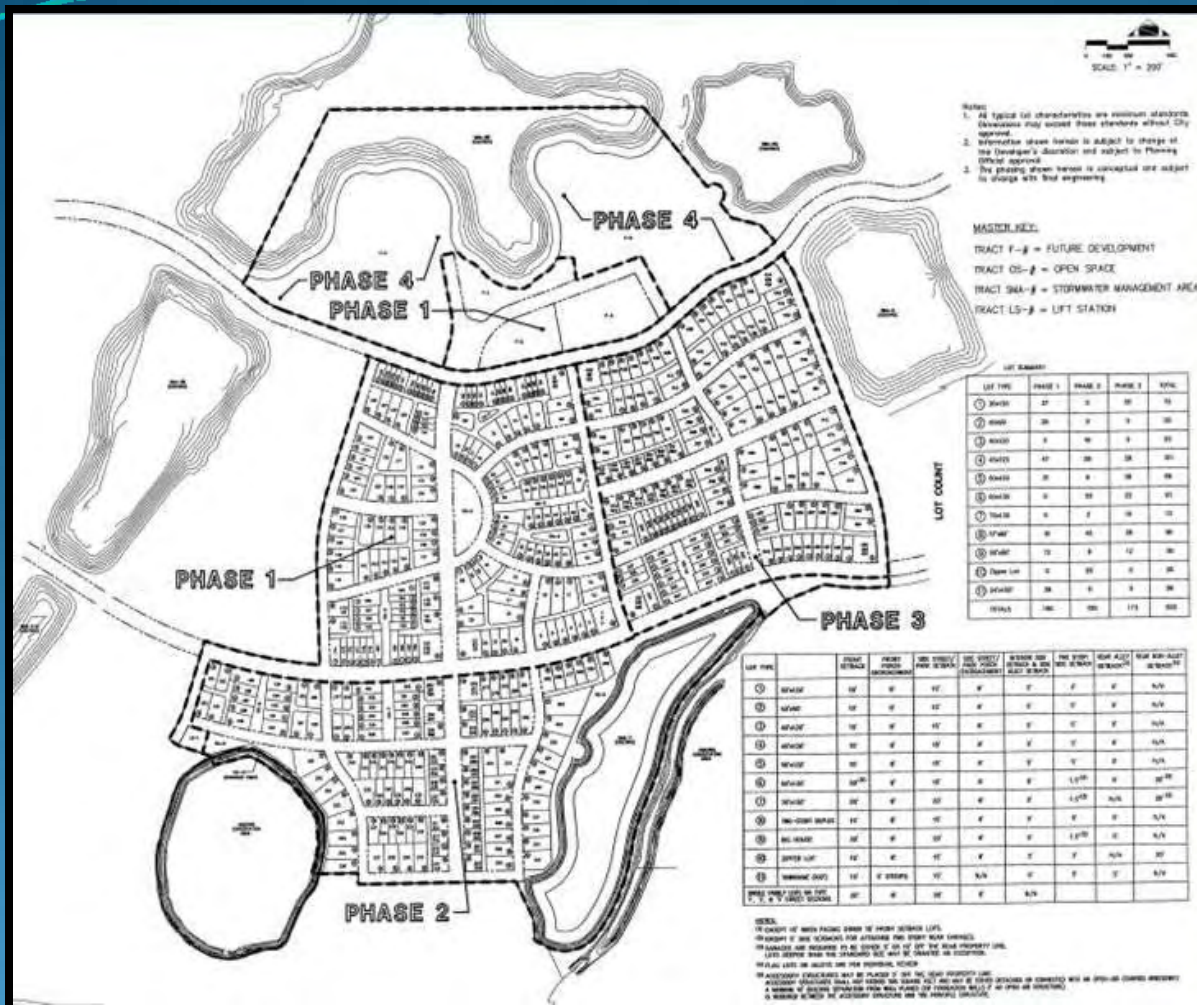
Lake Nona South – Medical City



Mixed Use
Village
Center –

Very
Conceptual

Lake Nona South – Residential Phase 1



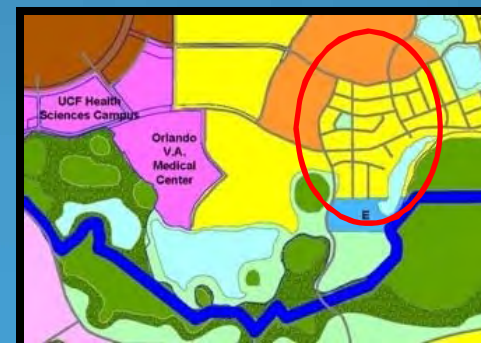
- Traditional Neighborhood Design (TND)

- Close proximity to Medical City

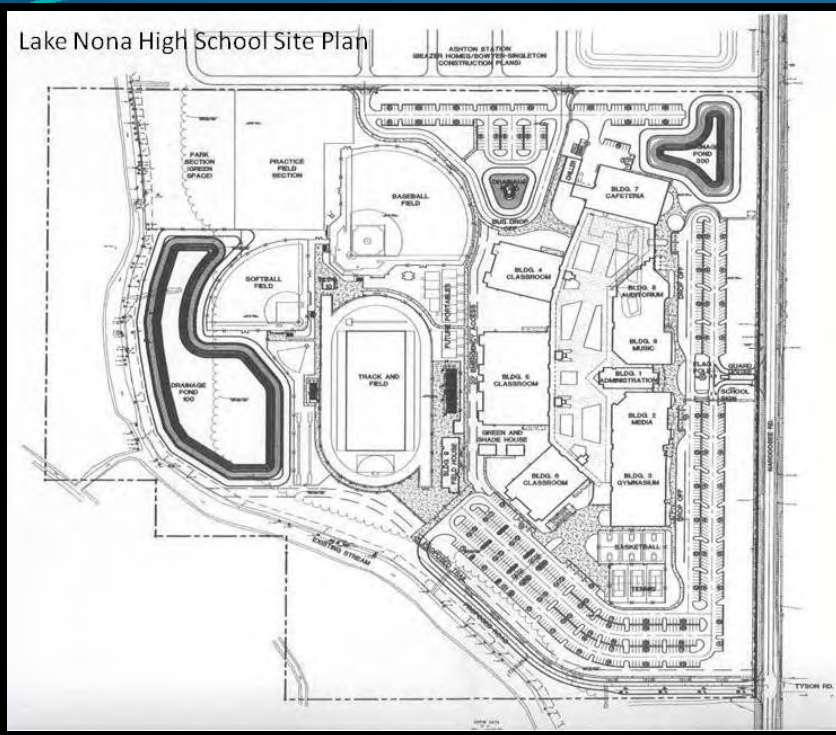
- 503 Residential Units

- Including 11 different lot types, single family detached homes, duplexes, townhomes, and small apartments

- Construction to begin 1st quarter 2011



Other Notable Projects/Buildings



- Lake Nona High School

- 345,948 square feet

- 2,850 student capacity

- Opened 2009



Other Notable Projects/Buildings

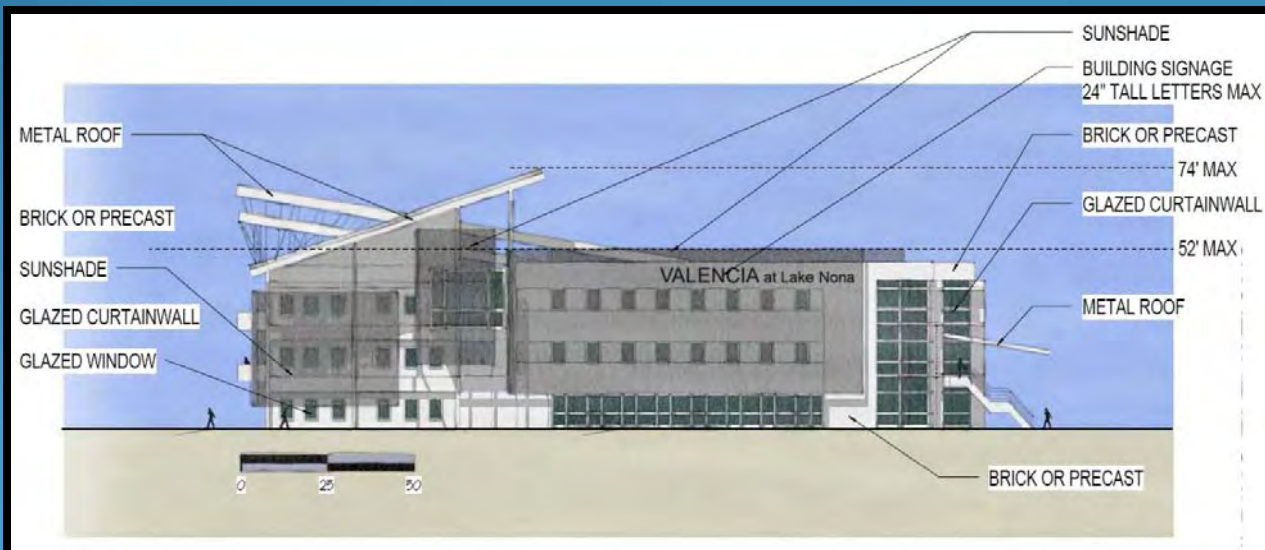


- Valencia Community College

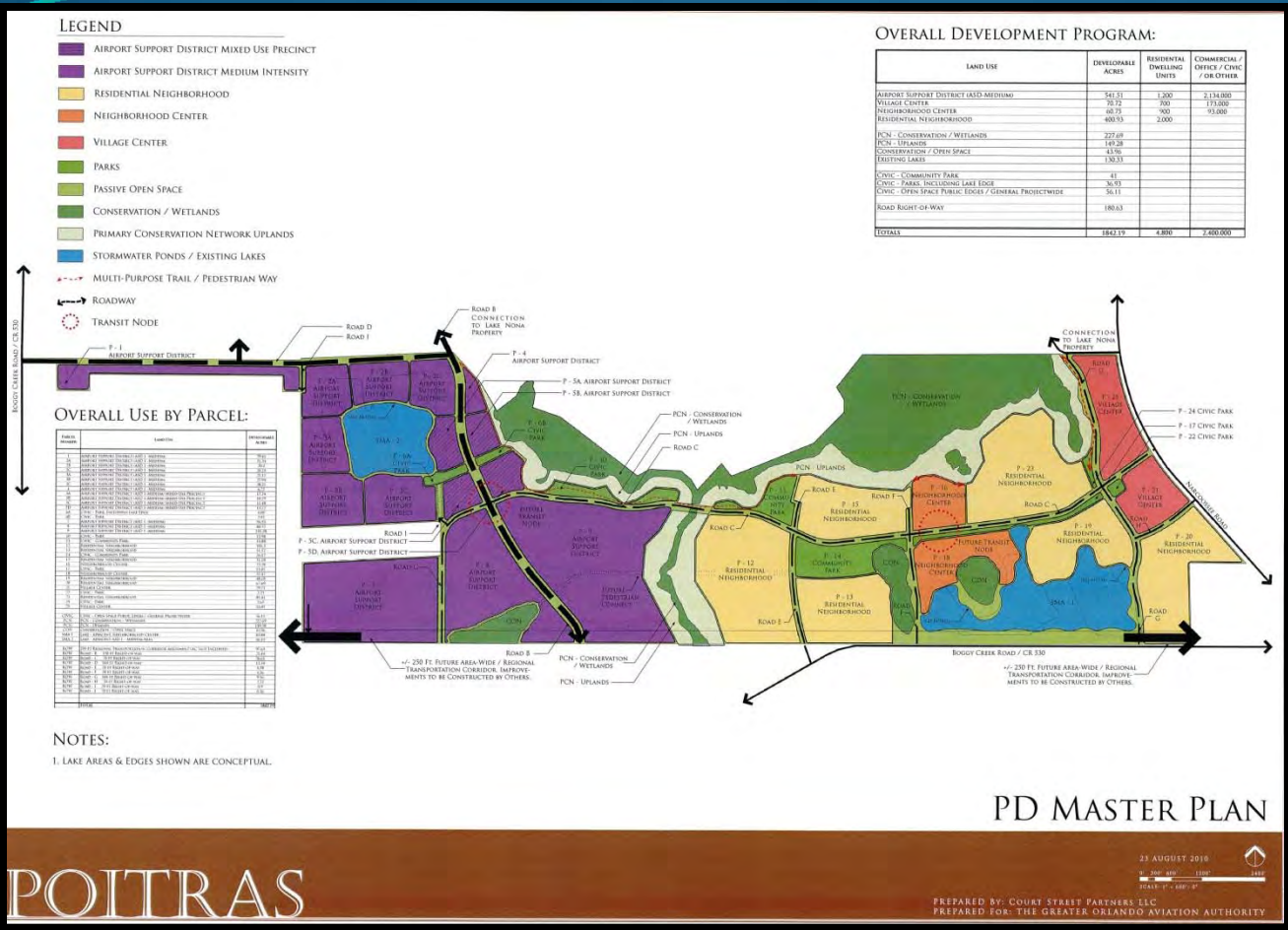
- SPMP Approved for 1st Phase – 80,000 square feet

- Ultimately, up to 250,000 square feet

- Anticipated to open June 2012

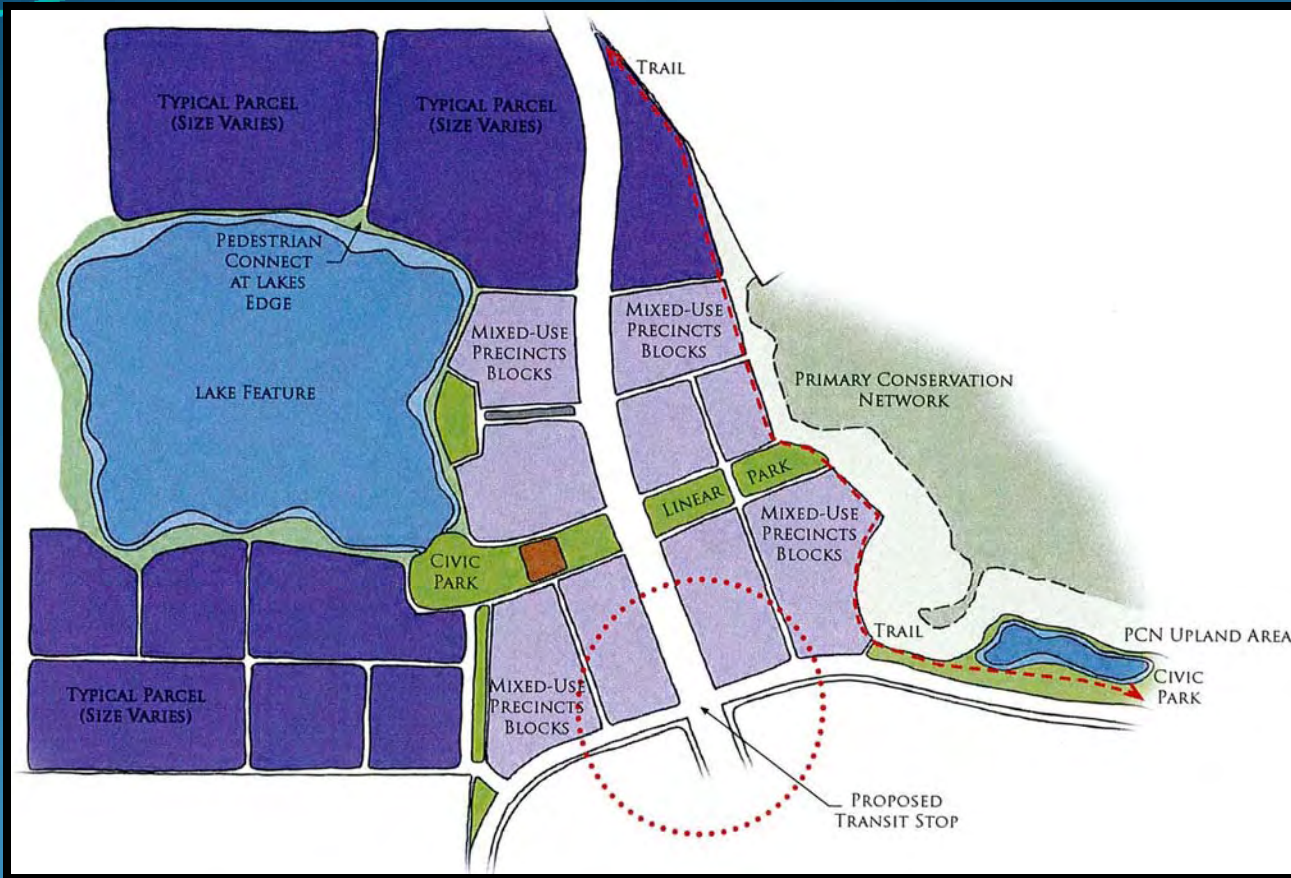


Other Notable Projects



- Poitras Planned Development
- Directly south of Lake Nona – Medical City
- PD currently being reviewed
- Ultimately, up to 4,800 residential units and 2.4 million square feet of office, retail and industrial

Other Notable Projects



- Poitras Planned Development
- Airport Support District – Illustrative Plan

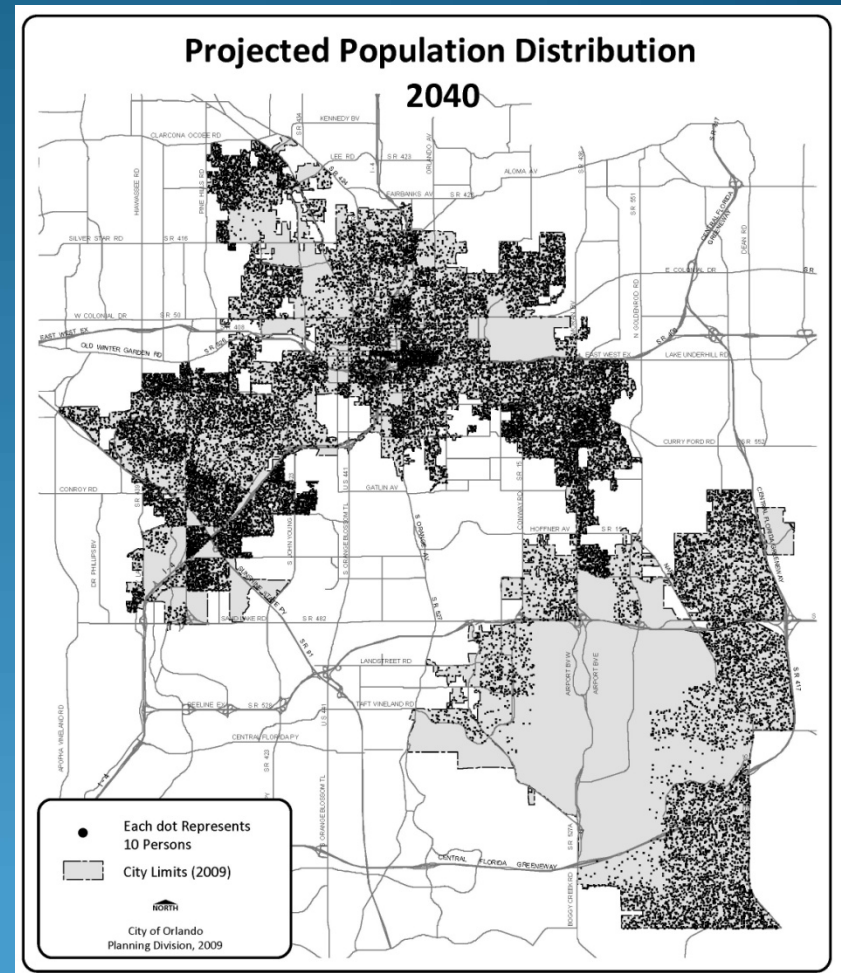
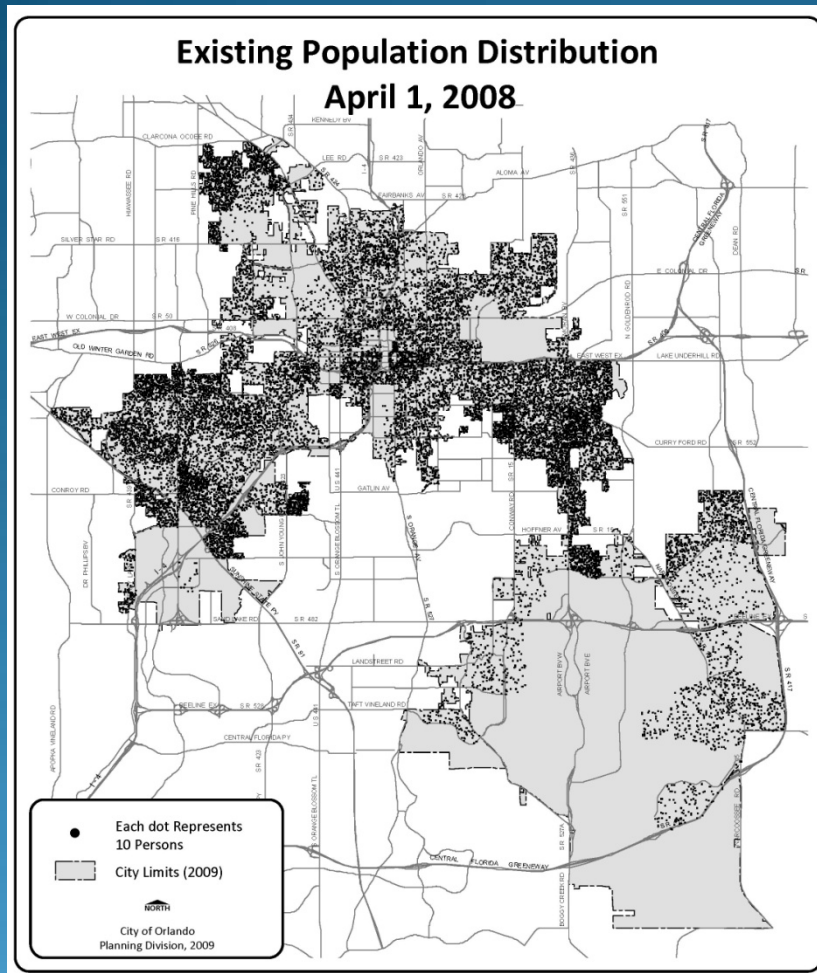
Other Notable Projects



- Poitras Planned Development

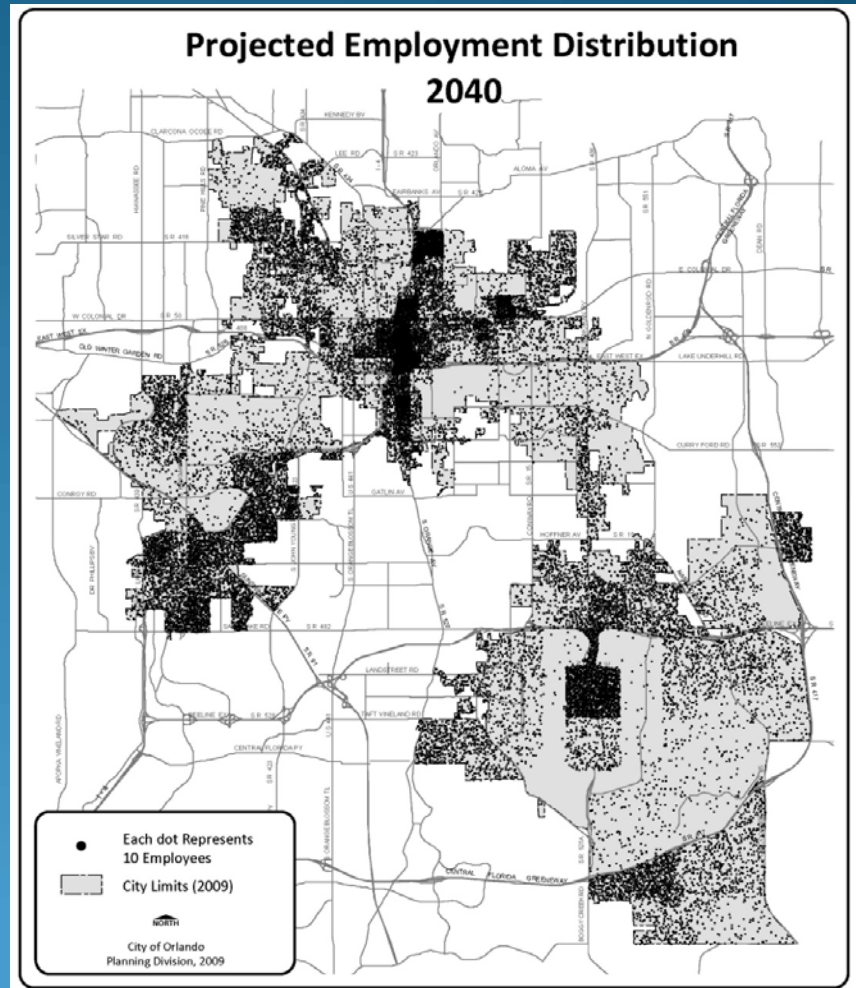
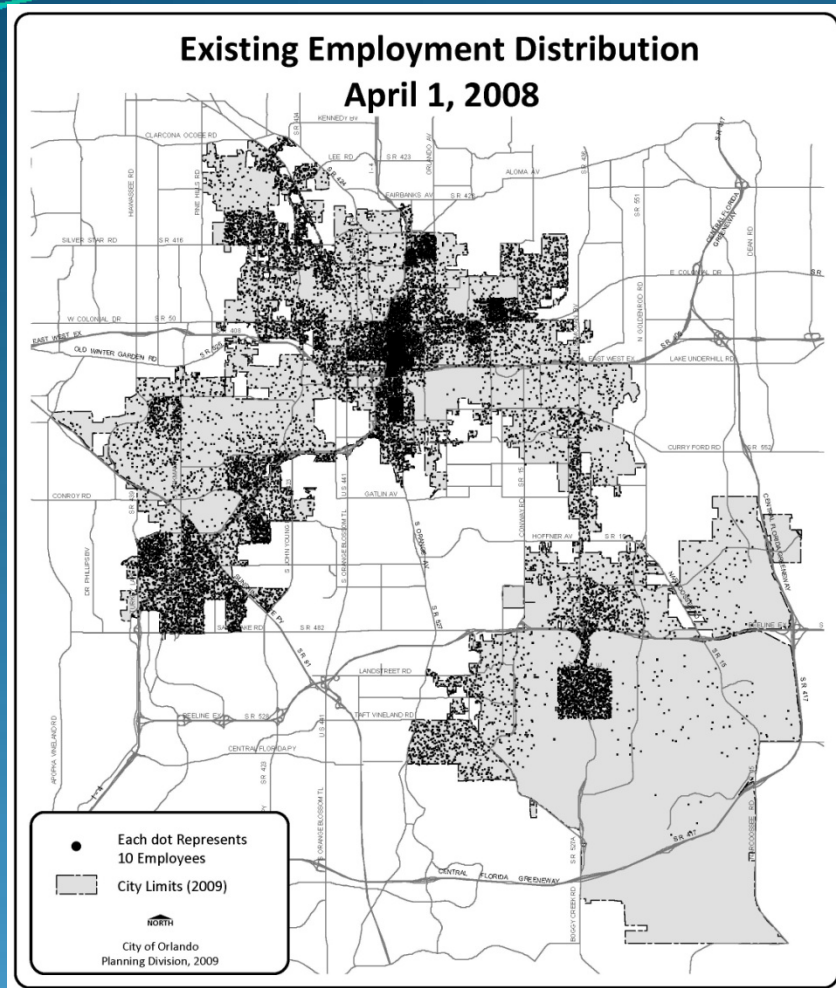
- Residential Neighborhood, Neighborhood Center & Village Center Illustrative Plan

Projected City Population Growth 2008 to 2040



Southeast Orlando Sector Plan area is anticipated to grow from just over 8,000 people in 2010 to over 41,000 people over the next 30 years.

Projected City Employment Growth – 2008 to 2040



Southeast Orlando including the areas immediately surrounding the airport will experience substantial employment growth by 2040 – projected to increase from just over 65,000 today to over 110,000 in 2040 (an increase of +148%).

Questions?