

PUBLIC SECTOR TOOLS AND INITIATIVES FOR NEW URBANISM

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Congress
for the
New
Urbanism

Bio:

I. Foundation - Orlando's philosophy is embedded in its Growth Management Plan

II. City of Orlando Vision

- Accommodate development
- Balance public and private interests
- Preserve and build neighborhoods
- Mixed-use to support neighborhoods
- Build a compact, urban center
- Fund needed capital improvements

III. Design Philosophy

- Spatially coherent and cohesive sense of place
- Compact and clearly defined communities
- Rich and fine grain mix of land uses (type/price/young-old)
- Alternative transportation (walk, bike, public) for some trips
- Better use of existing urban areas (infill)
- Use of public spaces for more face-to-face interaction
- Sustainable environmental, economic and cultural practices

IV. Education and Understanding

1. Building Blocks Conference
2. Planning Matters
3. Video Information
4. Books and Research Library
6. Site Visits and Tours
 - Developers
 - City Commissioners
 - Conferences
 - Public
7. Original Research
 - Neighborhood Livability Study
 - Design
 - Mixed use
 - Scale
 - School

FINDINGS OF NEIGHBORHOOD LIVABILITY STUDY:

1. There is no conclusive evidence that supports the distance/decay theory where proximity to affordable/multifamily housing decreases nearby property values.
2. In all seven neighborhoods studied, property values of homes in immediate proximity to multifamily/affordable development (within 150 yards) were found to be no different from property values of more distant homes.
3. There is conclusive evidence indicating that the higher the owner occupancy of a given neighborhood, the lower the likelihood of a decrease in property values.
4. In two neighborhoods, property values declined up to 5% per year as tenant occupancy increased above 80%.
5. In the Thornton/Lawsona neighborhoods, where affordable/multifamily development is low density in scale, and dispersed rather than clustered, (duplexes, garage apartments, etc.), property values increased by approximately 10% per year over the past five years.
6. In neighborhoods where affordable/multifamily development is more segregated or stand alone as found in typical suburban development, surrounding neighborhood property values decreased by up to 5% over the past three to five years, or remained flat, with no appreciation.
7. There is conclusive evidence that the determining factors in affecting property values when in proximity to affordable / multifamily housing are building conditions, design and scale, management, and density levels.
8. Clustering multifamily/affordable housing as found in suburban development does not appear to be as desirable for neighborhood stability as dispersing lower density, multifamily/affordable housing development over entire neighborhoods as exemplified in traditional urban neighborhoods.
9. In neighborhoods where the percentage of owner occupancy exceeds 60%, neighborhood property values tended to increase up to 5% per year, over the past three to five years.
10. In neighborhoods where the percentage of tenant occupancy exceeds 40%, neighborhood property values tended to remain flat or decline over time.
11. The overall stability of a neighborhood tends to be most affected by the presence, or lack thereof, of owner occupants with a financial investment, pride of ownership, and civic responsibility.
12. Average household income, race and other socio-demographic factors did not measurably affect the overall livability or stability the neighborhoods studied. For example, neighborhoods which were predominantly occupied by minorities were found to be as stable, or more stable in some instances, than those which were not predominantly occupied by minorities.
13. In neighborhoods where the level of owner occupancy was less than 60%, there was higher crime, poor school performance, and serious building code violations.
14. In neighborhoods with higher densities of affordable/multifamily housing, and an owner occupant level of less than 60%, there were more crimes against persons and property.

V. "Every increment of construction must be made in such a way as to heal the city." Christopher Alexander et al, A New Theory of Urban Design

VI. Implementation - Overall approach must be thorough and consistent

- A. Particular to Orlando
 - brick streets
 - publicly accessible lakes
 - ring of downtown neighborhoods
 - tree canopy
- B. Traditional City Regulations
 - Compact urban form
 - Accessible neighborhoods
 - Interconnected neighborhoods
 - Variety of architectural styles
 - Orientation to the street
 - Walkable commercial districts
 - Commercial streetwall
- C. Reintroduce Neighborhood Commercial
- D. Zoning by area - Traditional - R2B
- E. Designed Communities Zoning District
- F. Housing Preservation
- G. Tandem Housing
- H. Accessory Housing
- I. Density by right

VII. Proactive Planning

- A. Fundamental change in approach to planning
- B. Proactive partnerships

3. Infill Development with Existing Residents - Lake Highland (Dover Kohl)

Shopfront Retail 5,200 SF

Workplaces / Offices up to 30,000 SF

Garden Apartments 104 units
 Courtyard Apartments 96 units
 Apartments Above Shopfronts 30 units
 "Florida" Apartments 32 units
 Rowhouses and Veranda Houses 89 units
 Sideyard (Detached) Houses 11 units

= 362 units

Possible Accessory Apartments +60 units

= 422 units

2. Greenfield Site with Landholders - Southeast Orlando (Calthorpe)

Greenfield Location 15,700 acres
31,200 dwelling units 4,700,000 sq ft nonresidential
24 schools (19 elementary, 4 middle, 2 high schools)

Purpose

- Establish development strategy - Proactive
- Set the stage to build community - Direct growth
- Unique opportunity - Build Community
- Coordinate development plans - Partnership
- Provide forum to facilitate development - Stimulate
- Greendale and North Lake Plans

3. Orlando Pattern Book

4. Redevelopment with Homeowners and Residents - Parramore Heritage

Dover-Kohl 800 acres
Urban retrofit and redevelopment 2,200 dwelling units

5. Infill, Redevelopment with Community as owner - Orlando Naval Training Center (A. Nellessen)

ORLANDO VISION CONCEPT PLAN

<i>Residential</i>	3,132 units
Owner	724 units
Rental	2,408 units

<i>Non-residential</i>	2,708,756 sq. ft.
Office	2,055,509 sq. ft.
Commercial	653,247 sq. ft.
Industrial	100,000 sq. ft.

ORLANDO PARTNERS

<i>Residential</i>	3,229 units
Owner	1,901 units
Rental	1,328 units

<i>Non-residential</i>	1,903,000 sq. ft.
Office	1,543,000 sq. ft.
Commercial	360,000 sq. ft.

- Skidmore, Owings & Merrill LLP
- Cooper Carry
- Miller-Sellen & Associates, Inc.
- Herbert Halback, Inc.
- Ghyabi Lassiter & Associates
- Donald W. McIntosh Associates, Inc.
- ZHA Inc.
- Amick Construction Ltd.
- Charles Wayne Consulting, Inc.
- Rudnick & Wolfe
- Bryan Cave LLP
- Fishkind & Associates, Inc.
- Broad & Cassel
- The Frederick Enterprise Group, Inc.
- Robins, Kaplan, Miller & Ciresi
- Prager, McCarthy & Sealy
- Mesirow Financial
- Gables East Construction
- David Weekley Homes
- Morrison Homes
- Urban Retail Properties
- Mesirow Stein Real Estate, Inc.
- Carter & Associates, LLC
- Atlantic Gulf Communities Corporation
- Penguin Group (Pritzker)

OAKHURST PARK

Residential	3,406 units
Owner	2,056 units
Rental	1,350 units
Non-residential	1,350,000 sq. ft.
Office	1,000,000 sq. ft.
Commercial	350,000 sq. ft.

- Pulte Home Corporation
- Traditional Neighborhood Dev't Corp.
- Duany Plater-Zyberk & Company
- Bob Kramer, Haile Plantation Group
- Trammell Crow Residential
- Crocker Realty Trust
- Continuum Partners LLC.
- Hall Planning & Engineering, Inc.
- White Mountain Survey Company, Inc.
- Otero Engineering, Inc.
- A. Nelessen Associates, Inc.
- Looney Ricks Kiss Architects, Inc.
- Rocky Mountain Institute
- Lawrence Worley Tyree

LAKE BALDWIN PARK

<i>Residential</i>	<i>3,000 units</i>
Owner	1,800 units
Rental	1,200 units
<i>Non-residential</i>	<i>1,760,000 sq. ft.</i>
Office	1,500,000 sq. ft.
Commercial	260,000 sq. ft.

- St. Joe/CNL
- The Arvida Company
- Security Capital Atlantic, Inc.
- The Rouse Company
- UDA Architects, P.C.
- Cooper Robertson & Partners
- Glatting Jackson Kercher Anglin Lopez Rinehart, Inc.

- Edward D. Stone, Jr. and Associates
- Transportation Consulting Group, Inc.
- Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- Geotechnical & Environmental Consultants
- Hanscomb, Inc.
- The Highland Co., Inc.
- Hinson Construction Co.
- Hunton, Brady, Pryor, Maso Architects
- Law Engineering
- Shaw Pittman Potts & Trowbridge
- WBQ Design & Engineering, Inc.

CENTURY PARK

Residential	3,406 units
Owner	2,056 units
Rental	1,350 units
Non-residential	1,350,000 sq. ft.
Office	1,000,000 sq. ft.
Commercial	350,000 sq. ft.

- WCI Communities
- The Courtelis Company
- The Hogan Group
- F. Philip Handy
- Calthorpe & Associates
- Gibbs Planning Group
- Post, Buckley, Schuh and Jernigan
- The Spectrum Group
- Economic & Planning Systems
- The Evans Group

6. Greenfield with Developer - Proposed Conventional Mall (Gibbs & Cooper Carry)
7. Integrated Procedures
 - Revised Transportation Standards
 - Traffic Calming Manual
 - Stormwater Management
 - Joint Use - Recreation
8. Integrated Investment Strategies
 - Joint Use - Recreation
 - Multi-modal Focus
 - Light-rail infrastructure investment

VIII. Current Direction

- A. Transportation Impact Fee - result of design not incentive
- B. Full Alternative Code by right based on the CNU Operating System
- C. Totally Administrative Review

IX. Lessons

- A. Develop clear vision
- B. Educate professional community and staff - think differently
- C. Overall approach must be thorough and consistent
- D. Must constantly find ways to make it easy to do the right thing

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