

# ***Baldwin Park - Orlando Naval Training Center***

**Building a  
Sustainable  
Community**





1993





# Orlando Naval Training Center Redevelopment

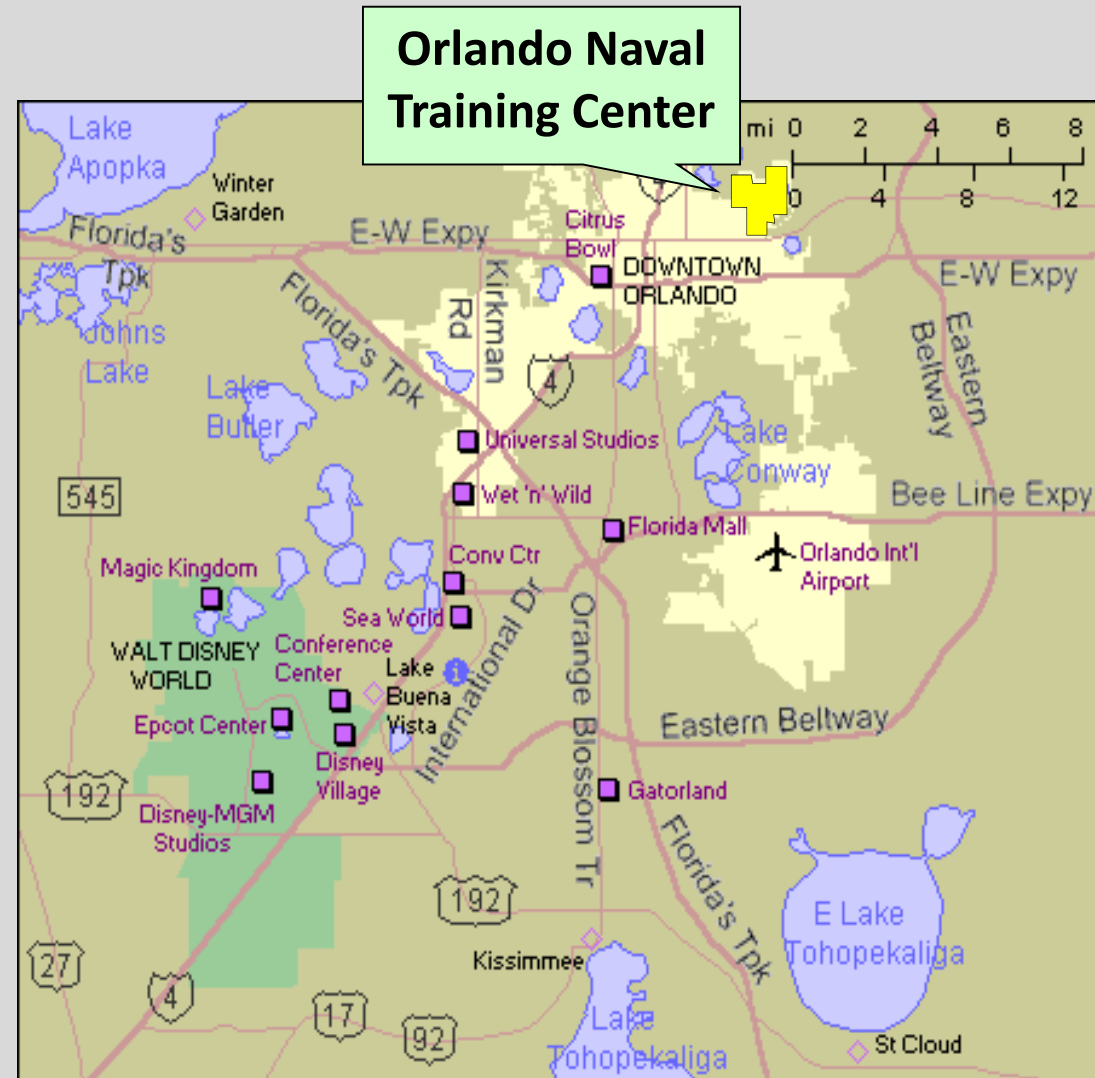
**Main Base**

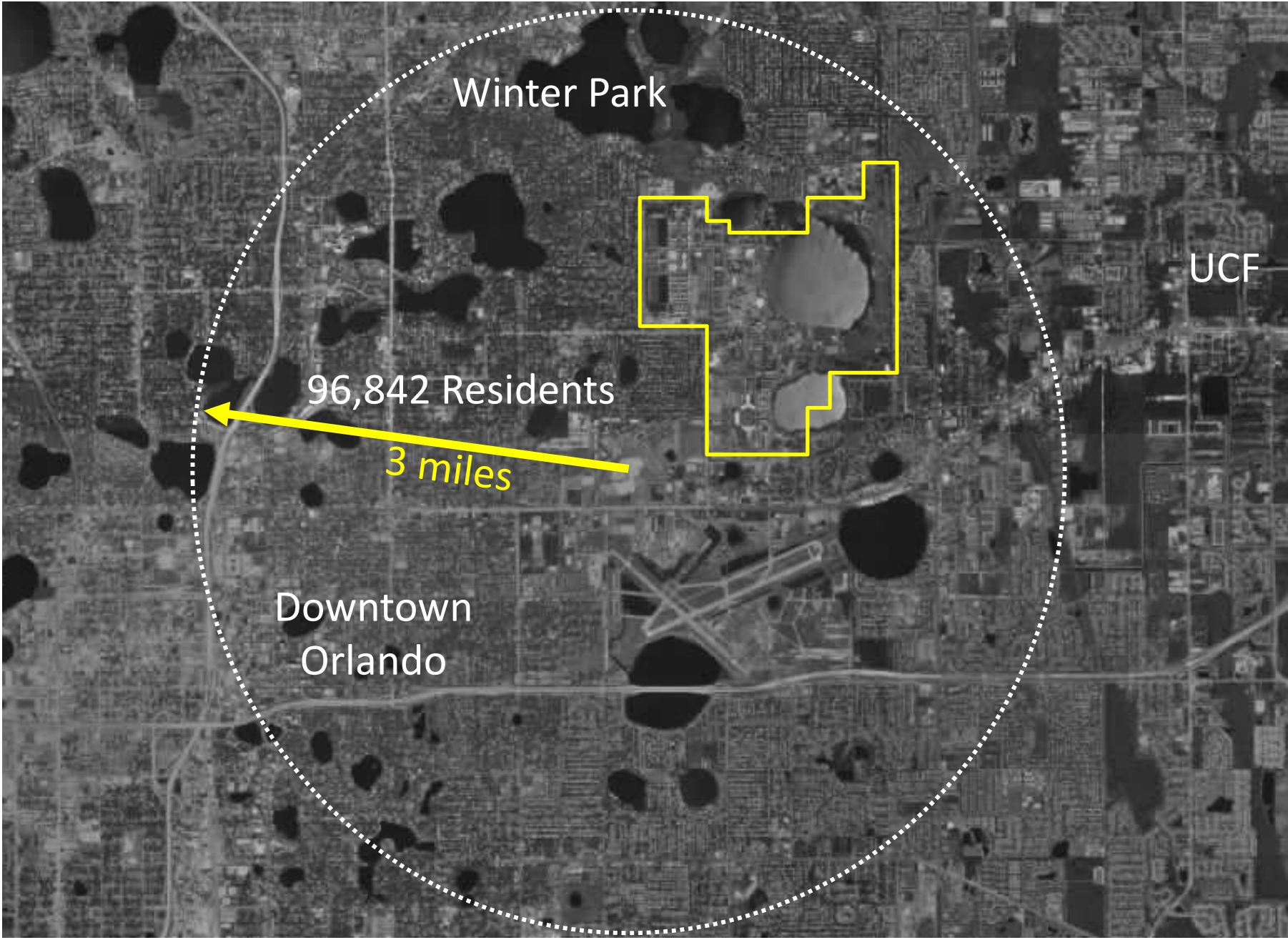
**1,093 Acres**

**Location**

**2.5 miles from  
downtown**

**Adjacent to Winter  
Park**





Winter Park

UCF

96,842 Residents

3 miles

Downtown  
Orlando



1993

# KEY - Building Community

## Begin at the Beginning

- **Foundation of community involvement**
- **Community owned & defined**
- **Developer enhanced**

# Surrounding Uses

## North

County R-1A, R-2

Winter Park PR, PQP, R-1AA

## South

City MU-2, R-3B

County C-3, R-1A

## East

County, R-1A,R-2,R-1,R-3

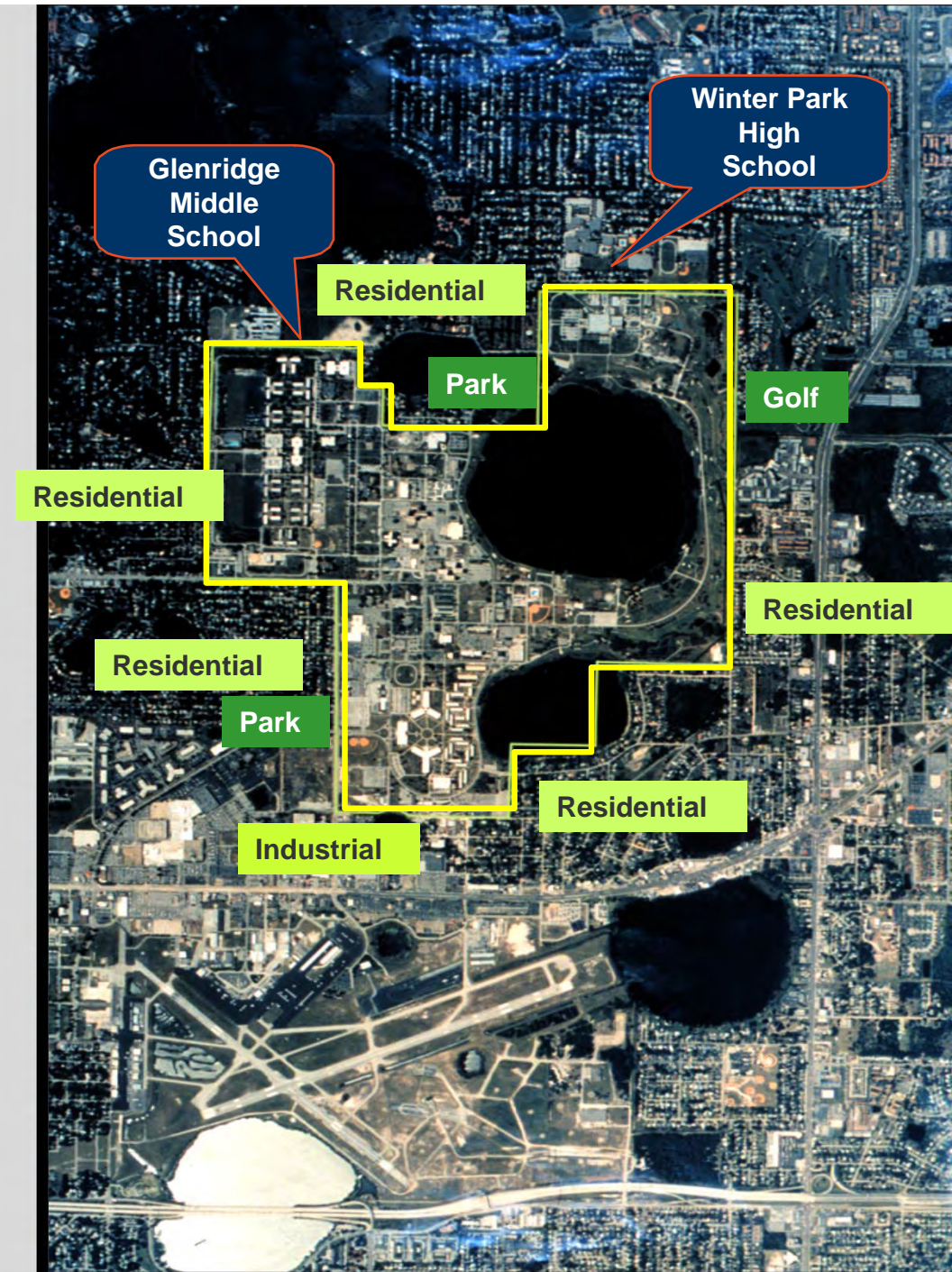
Winter Park, R-1A, PR

## West

City, MU-2, R-3B

County, R-1AA

Winter Park, R-3, R-1A





# Building Community ??Greenfield Development??

**Create  
community in  
isolation**



# Building Community ?? Infill or redevelopment??

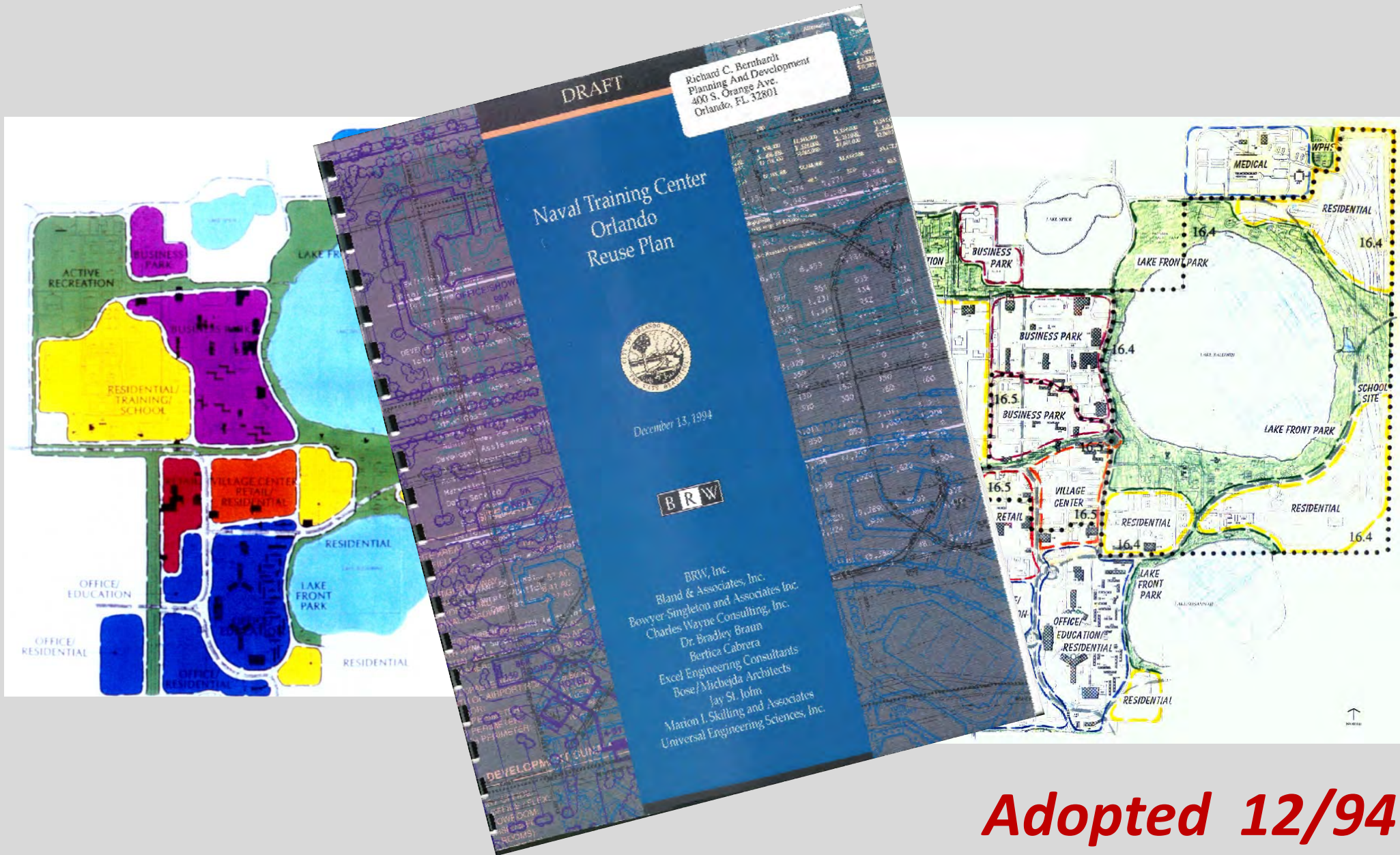
Connect with  
surrounding  
neighborhoods





# NTC Main Base Reuse Plan

1994



Adopted 12/94

# KEY - Foundational Principles

- **Sustainable Development**
- **Traditional Neighborhood Design**



# Orlando Goals for Main Base Reuse

- **Replace NTC's Economic Impact**
- **A community that blends seamlessly with the surrounding neighborhoods**
- **Retain open space and natural features**
- **Superior urban design (neo-traditional)**
- **Minimize traffic and public facilities impacts**
- **Rapid turnover and demolition of existing structures**

1997

# Visual Preference Survey™ conducted 41 times from April-October 1997

>1,300 Participants



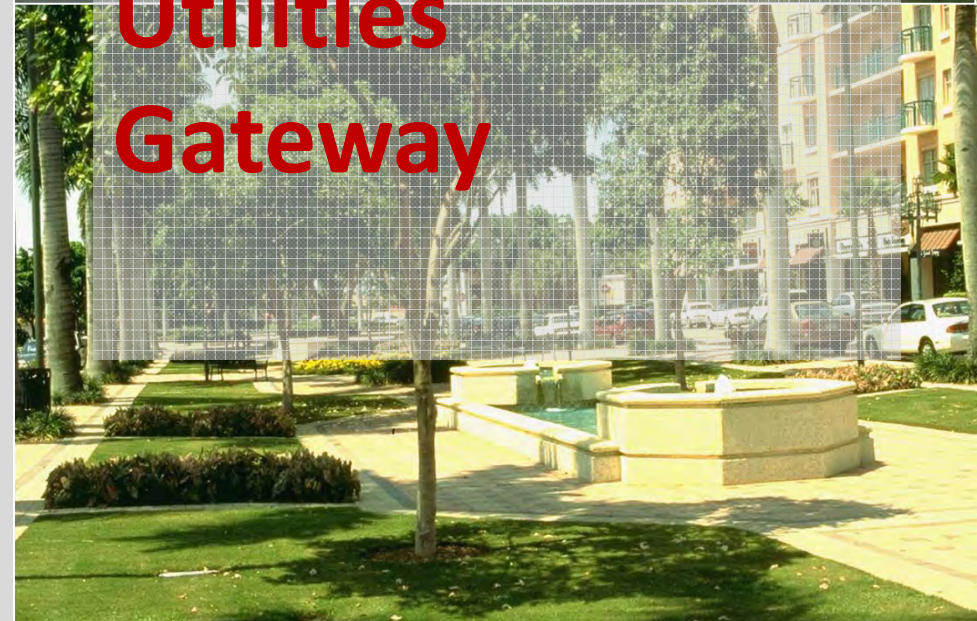




**Streets Are Our  
Most Important Public Spaces**



# VPS Categories





1997



# DRAFT URBAN DESIGN GUIDELINES

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for the redevelopment of the  
NAVAL TRAINING CENTER MAIN BASE  
CITY OF ORLANDO, FL

---

DOCUMENT PREPARED BY TEAM A.N.A. / DECEMBER 1997

A. Neessen Associates  
Cooper Carry  
White Mountain Survey  
Lotspeich Associates

**PARKING**

Over-the-curb parking will be provided along all sides of the block. Surface or structured parking shall be provided behind the building(s) and shall be accessed by vehicles directly from the secondary street, as shown.

**CIRCULATION**

There will be a service driveway placed within the 30 feet of space separating the parking garage and the building(s).

**SERVICE**

Loading docks and other service requirements will be placed at the rear of the buildings, as shown, and accessed from the service driveway.

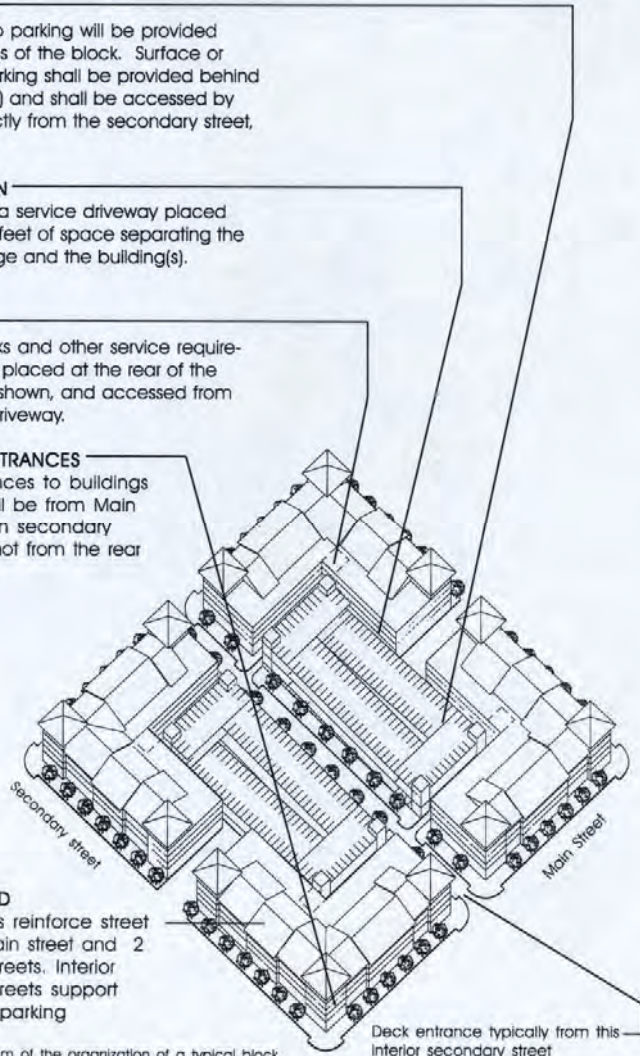
**BUILDING ENTRANCES**

Public entrances to buildings or shops shall be from Main Street or from secondary streets, and not from the rear of buildings.

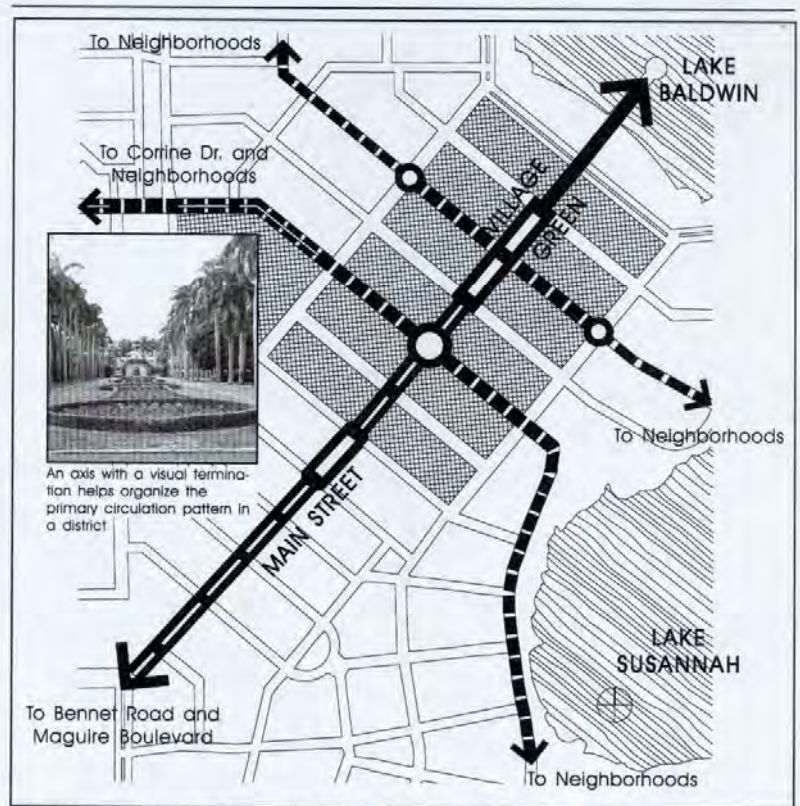
**BUILDING PAD**

Building pads reinforce street edges on main street and 2 secondary streets. Interior secondary streets support service and parking

Volumetric diagram of the organization of a typical block

**16.7 KEY AXES**

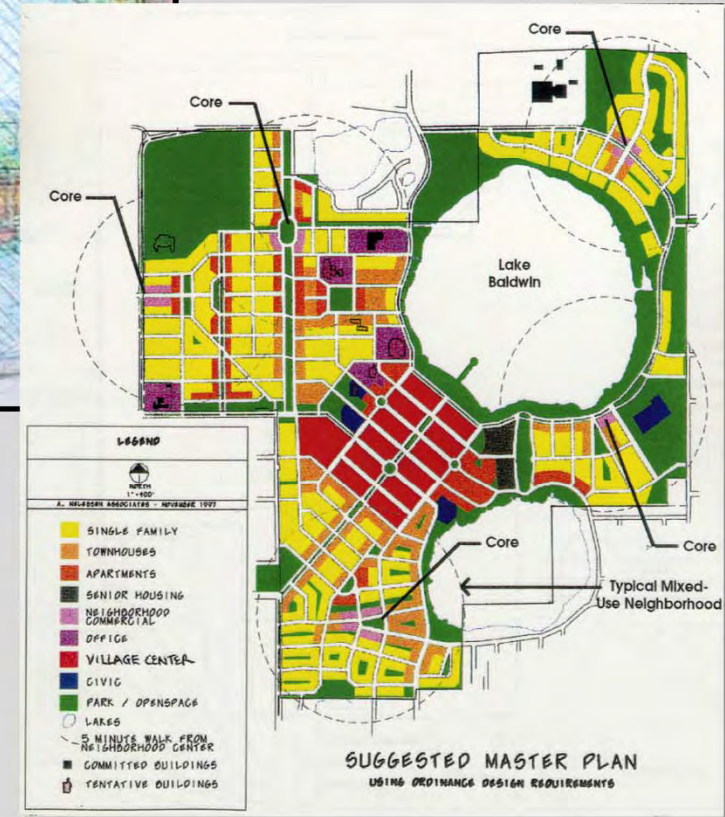
The organization of the Village Center's circulation system is based on the combination of major and minor view corridors with their visual termination, or axes. The major organizing axis begins at Bennet Road, and runs through the Village Center connecting it to Lake Baldwin. Two minor axes, the continuation of Corrine Drive and the connection through the "Village Green," begin to define the urban block sizes. In general, axes should have visual termination, preferably ending with a civic use or other landmark building.



Key axes and connections to surrounding neighborhoods



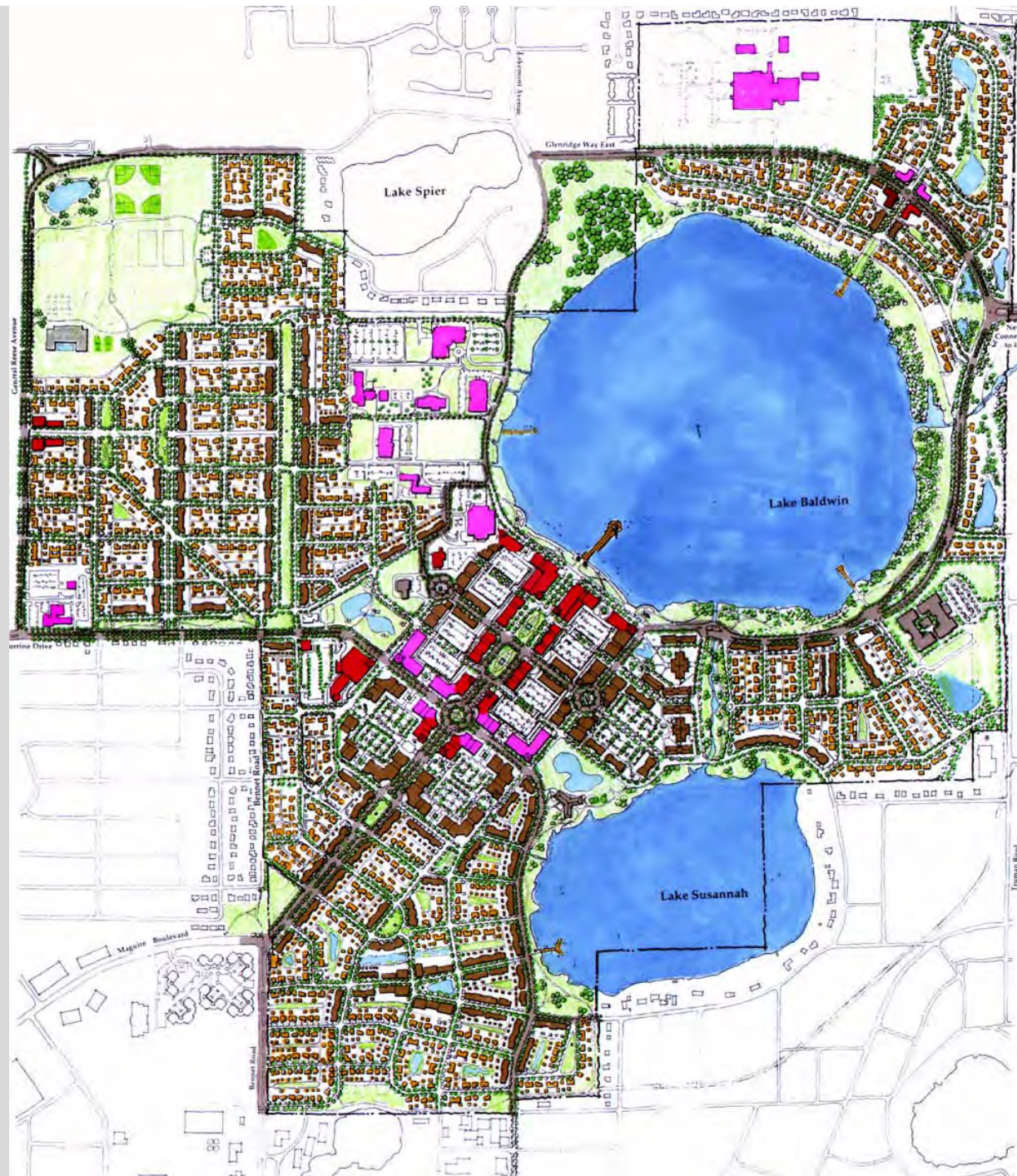
# Progression of Plans





# NTC Vision Plan

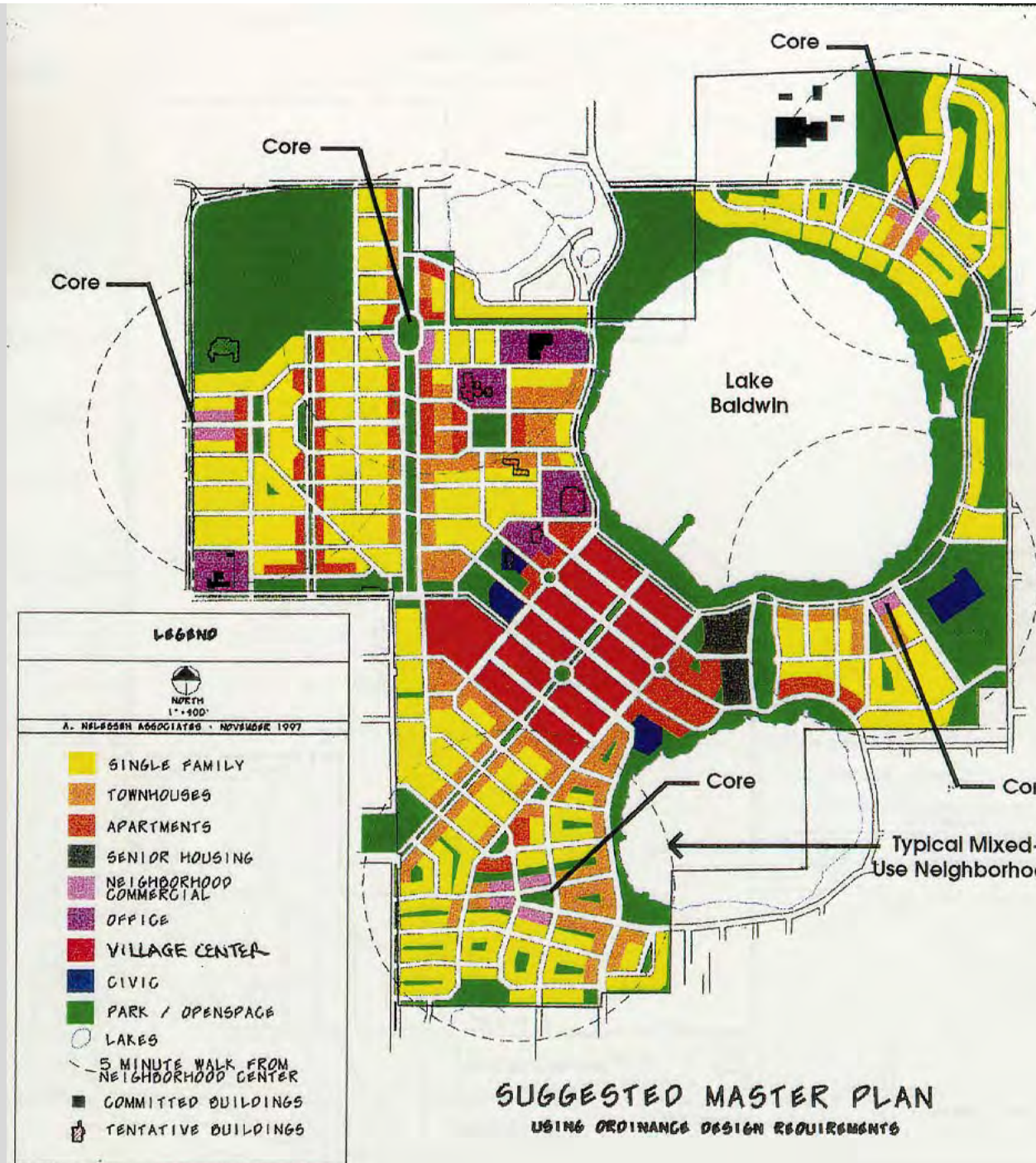
- Defined Neo-traditional Vision
- Expressed Community intent to Master Developers
- Established open space, transportation requirements
- Raised expectations and value of property





# Vision Plan

- Defined by public over 200 meetings
- Used to provide community vision to appropriate Developers
- Built on principles of New Urbanism
- Clearly set the community's expectations



# KEY – Core Elements

- **A partnership based on SD and TND**
- **Understanding of SD and TND principles**
- **Use precedents and best practices**
- **Create processes to uphold the vision and recognize market demands**
- **Objective review criteria**



# Common Principles

- **Develop an effective design framework**
- **Establish long-term workable review processes**
- **Balance vision with appropriate detail**
- **Create a strong public realm**

# Common Principles

- **Open space as a regional ecosystem**
- **Infrastructure as an amenity**
- **Use of CEPTED as a community building tool**
- **Diversity in the physical design**





***“Together, we will  
create a sustainable  
community”***



# Role of the Master Developer Orlando Naval Training Center Main Base







# The Business Plan

1997



## DEVELOPMENT PROGRAM ORLANDO NAVAL TRAINING CENTER

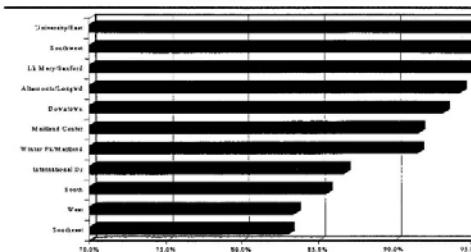
April 1997

Prepared By:  
Real Estate Research Consultants, Inc.  
200 East Robinson Street, Suite 900  
Orlando, Florida 32801

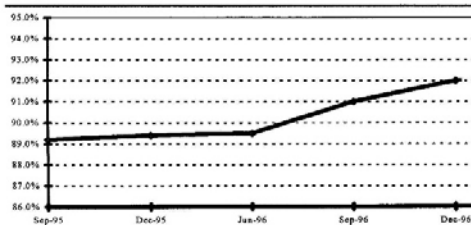
### MARKET OUTLOOK

RERC expects that Orlando's office market occupancy will continue to increase through the fourth quarter of 1996 in-line with previous RERC absorption projections of 2 million square feet for the 1996-1997 time period. Net absorption is approximately 1.5 million square feet. Employment growth has continued at an average annual rate of 3.5% in the Finance, Insurance and Real Estate sectors. Continued growth in the Finance, Insurance and Real Estate sectors, reflected in Orlando's office market performance should continue to see an increase in speculative construction, although this activity will be held in check by requirements from lenders. Build-to-lease activity will continue to provide the majority of new supply during 1996-1997.

### YEAR END 1996 OCCUPANCY



### PROJECTED OCCUPANCY



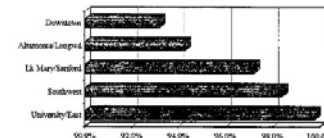
Real Estate Research Consultants, Inc. (RERC) is an independent advisory firm established in Orlando, Florida. RERC is an independent advisory firm established in Orlando, Florida. RERC uses systems to record and monitor development, leasing and sales activity throughout the Central Florida market. RERC provides up-to-date familiarity with historical, current, and emerging development trends and "hot spots". RERC provides data services on a custom, site-specific basis, or through metropolitan industry reports.

This information is believed to be accurate, but we are not responsible for misstatements of fact, errors, or omissions. REAL ESTATE RESEARCH CONSULTANTS, INC. 407-840-9503

### MARKET AT A GLANCE Orlando Office End 1996

#### BEST MARKETS

Market	Current Occupancy
Univ/East	99.0%
West	98.4%
Y/Sanford	97.2%
Int'l Longwood	94.3%
SWA	93.2%
NDO	92.0%



#### IMPROVED MARKETS

Market	Occupancy Rate Sep-96	Occupancy Rate Dec-96	Change
International Dr	81.0%	85.7%	5.1%
West	93.4%	98.4%	5.0%
Int'l Longwood	92.5%	94.3%	1.8%
West	81.8%	83.0%	1.2%
SWA	92.2%	93.2%	1.0%
NDO	91.0%	92.0%	1.0%

#### PERCENTAGE OF MARKET DEMAND (TOP FIVE)

Market	Net Absorption from 9/96-12/96
Y/Sanford	92,660
West	76,210
International Dr	62,570
SWA	60,460
Int'l Longwood	46,180
NDO	333,660

#### CAPTURE OF MARKET CONSTRUCTION

Market	Construction from 9/96-12/96
Lake Mary/Sanford	100,821
ORLANDO	100,821

#### QUOTED RENTAL RATES\*

Market	CLASS "A"	CLASS "B"
NDO	\$15.50	\$14.00
Altamonte/Lepore	\$20.14	\$17.28
International Dr	\$18.67	\$19.15
L.A. Mary/Sanford	\$18.75	\$12.00
Midland Ctr	\$18.10	\$16.61
South	N/A	\$11.33
Southwest	\$18.50	\$14.00
Southwest	\$20.00	\$14.50
University/East	\$16.50	\$15.00
Winter Pk/Midland	\$16.00	\$15.32
ORLANDO	\$18.02	\$14.92

\* Average of reported rents.

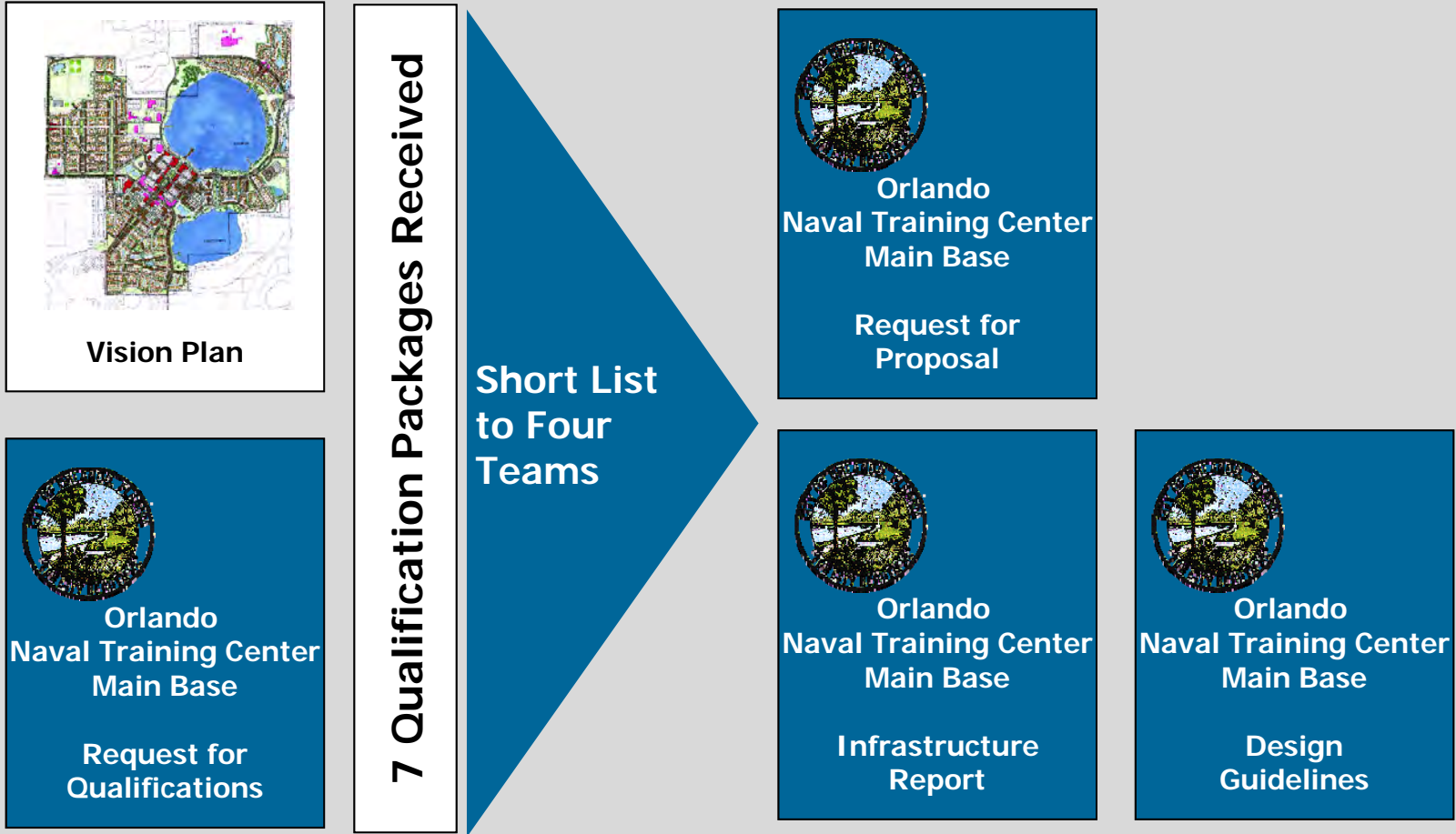
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# Preparation for Redevelopment and Master Developer Decision Process



# Solicitation of Master Developer



Oct 11

30 DAYS

Nov 11

30 DAYS

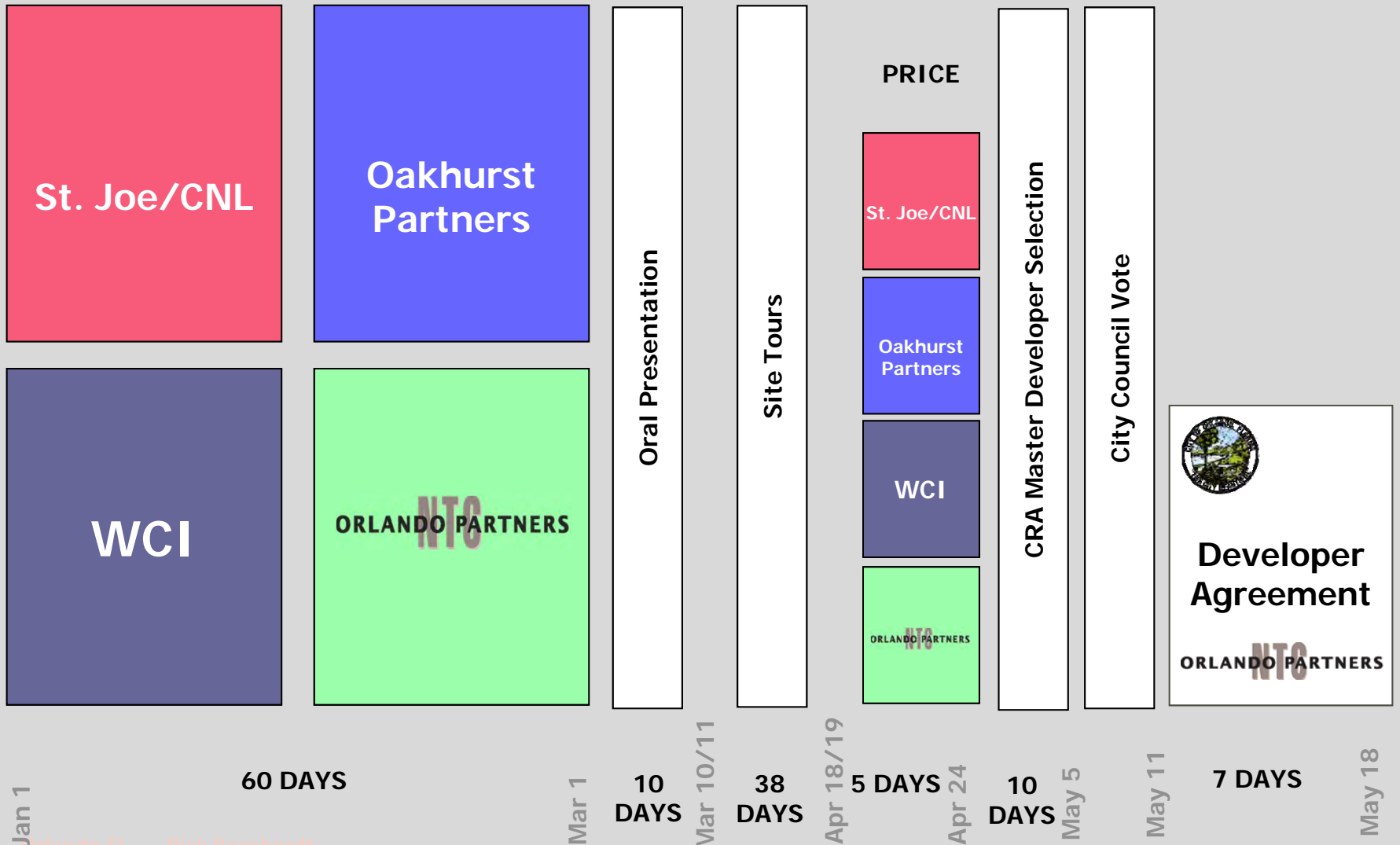
15 DAYS

Dec 27



1998

# Master Developer Proposal



# Oakhurst Park





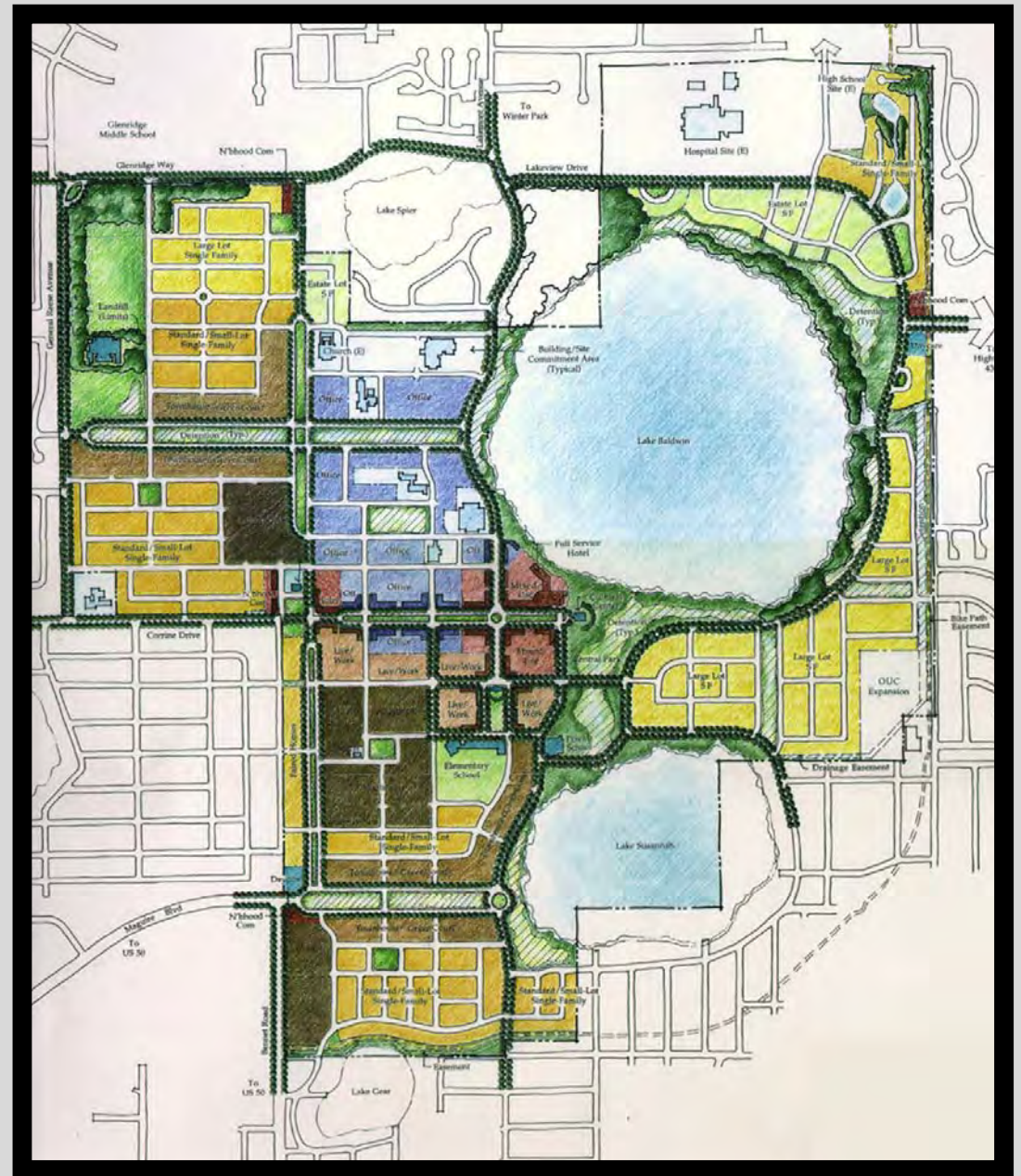


# Oakhurst Park





# Century Park







# Century Park





# Lake Baldwin







# Lake Baldwin





# Orlando Partners





Key elements from conception

**Knitting  
community  
together**





# Orlando NTC Partners

*a Joint Venture*

## **Dedicated Master Developer Venture**

- **Mesirow Stein Real Estate, Inc.**
- **Atlantic Gulf Communities Corporation**
- **Carter & Associates, LLC**
- **Orlando Naval Investors, LP**

**Single point of contact**

**Dedicated development staff**

**Integrated team of subconsultants**



# Development Team

## Master Developer

- Mesirow Stein Real Estate
- Atlantic Gulf Communities
- Carter & Associates
- Orlando Naval Investors, LP

## Consultants

- Broad and Cassel
- Rudnick & Wolfe
- Charles Wayne Consulting, Inc.
- Fishkind & Associates, Inc.
- Frederick Enterprise Group, Inc.
- Earth Tech/Rust Environmental
- ECS Underwriting, Inc.
- Prager, McCarthy & Sealy

## Planning Team

Skidmore, Owings & Merrill LLP  
Cooper Carry  
Miller-Sellen Associates, Inc.  
Herbert Halback, Inc.  
D. W. McIntosh Associates, Inc.  
Ghyabi Lassiter & Associates, Inc.

## Infrastructure Team

ZHA Incorporated  
PSA Constructors, Inc.  
Kimmins Contracting Corp.

## Vertical Developers

David Weekley Homes  
Morrison Homes  
Pritzker Realty Group  
Orlando NTC Partners

# Orlando/Navy MOU Agreement

City pays \$1.2 million for option to purchase

Public competition to select a Master Developer

Proceeds from Sale - up to \$10 million

- 75% Navy
- 25% City

Proceeds from Sale - over \$10 million

- 75% Navy
- 40% City

**OPEN AND PUBLIC PROCESS**



# NTC Partners Development Program

1998

**3,228 Residential**

926 Detached

2302 Attached

**350,000 sq ft Commercial in a Village Center**

**1,500,000 sq ft Office**

Typical 90 - 150,000 sq. ft.

**New Schools**

Elementary

Middle School

**200 acres of parks**

# Development Activities

**Planning & Engineering**

**Acquire the Land**

**Infrastructure Master Plan & Demo Plan**

**Brownfield Development Phase - 12 - 16 months**

**Asbestos Removal**

**Building and Infrastructure Demolition**

**Arsenic Removal**

**Neighborhood Plan(s)**

**Greenfield Development Phase - 2 to 8 Years**

**Construct New Infrastructure**

**Deliver Development Parcels to Vertical Developers**

**Community Building**



# Development Schedule (after closing)

1999

<b>Closing</b>	<b>October, 1999**</b>
<b>Demolition</b>	<b>month 1 (04/2000)</b>
<b>Arsenic Remediation</b>	<b>month 4</b>
<b>Infrastructure Construction</b>	<b>month 6 (10/2001)</b>
<b>First vertical parcels delivered</b>	<b>month 16 (03/2002)</b>
<b>Village Center &amp; Housing Sites</b>	
<b>School Sites</b>	
<b>First residents move in</b>	<b>month 30 (12/2002)</b>
<b>Village Center opens</b>	<b>month 36 (10/2003)</b>
<b>Residential built out</b>	<b>year 6</b>
<b>Development complete</b>	<b>year 10</b>





- **5.8 million sf of building demolition**
- **30 miles of roads parking lots**
- **40 miles of utilities**
- **One ship**
- **100 acres of arsenic**





# Recycled Materials Operation

**Recycle and stock pile on site**

**concrete, concrete products (brick, block, curbs etc.),  
limerock and asphalt**

**Two sites for crushing and stock piling:**

**Recruit Training Center**

**North of the Nuclear School**

**Quantities of materials**

**300,000 tons of concrete**

**100,000 tons of asphalt**

**1,800 tons per day**

**Water will be used for dust control during operations**

**Commence 30 to 60 days after the start of demolition**





- **1.5 million cubic yard mass excavation**
- **\$1.7 million arsenic remediation**
- **\$53 million of main infrastructure**
- **\$17 million of secondary road**
- **\$30 million landscape between City & Developer**













# Venture Investment Decision

Competition Phase

**\$1,200,000**

Labor	\$ 425,000
Printing	\$ 112,000
Planning	\$ 260,000
Engineering	\$ 89,000
Estimating	\$ 61,000
Legal	\$ 110,000
Travel	\$ 41,000
PR Services	\$ 20,000
Site Tour	\$ 24,000
Title/Survey	\$ 21,000
Market Research	\$ 41,000
Total	\$ 1,204,000

# Closing Phase Investment

Competition Phase

Closing Phase

**\$3,650,000**

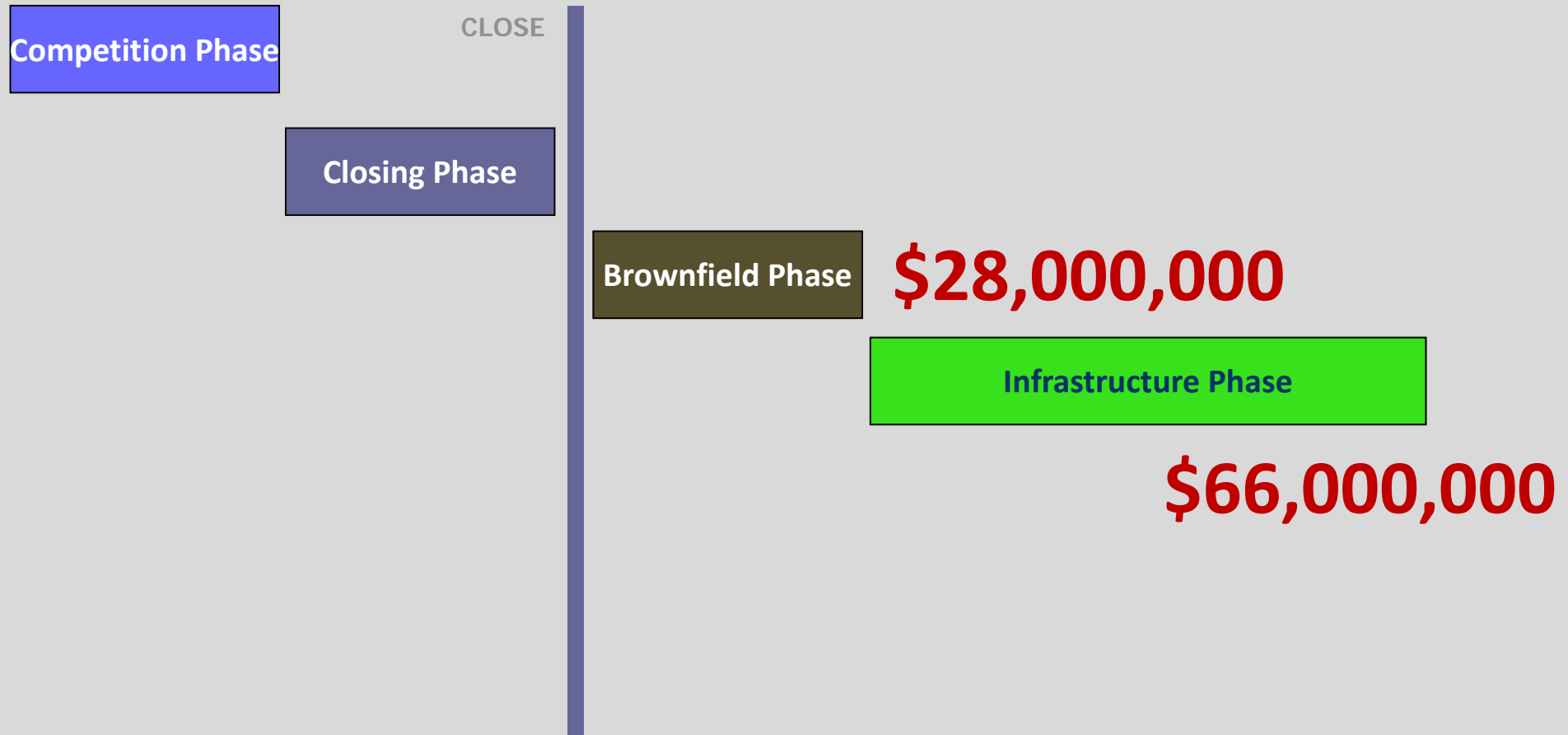
Labor	\$ 1,200,000
Printing	\$ 112,000
Planning	\$ 550,000
Engineering	\$ 240,000
Estimating	\$ 160,000
Legal	\$ 560,000
Travel	\$ 210,000
PR Services	\$ 81,000
Overhead	\$ 399,000
Title/Survey	\$ 98,000
Market Research	\$ 41,000
Total	\$ 3,651,000



# Closing Documents

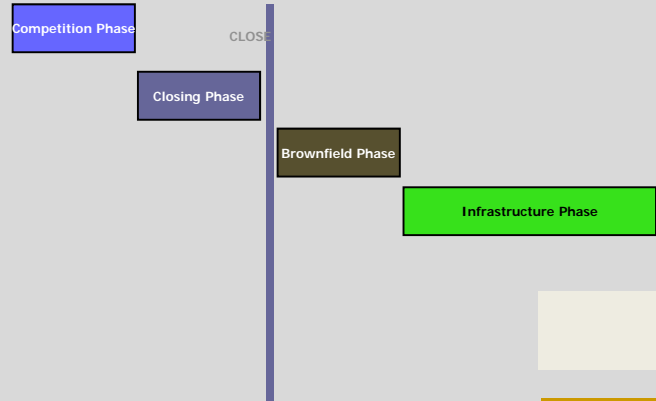
- Navy and City forms of Quitclaim deeds
- Navy Fosts
- Title Insurance
- City/ONTCP Development Agreement Amendment
- Environmental Insurance Policy
- Demolition Payment and Performance Bond (200%)
- Utility Agreements with
  - Electric/Water
  - Sanitary
  - Gas
  - Cable
  - Telecommunications
- Cooperation Agreements with Existing Users
- Vacation Agreements

# Site Infrastructure Investment





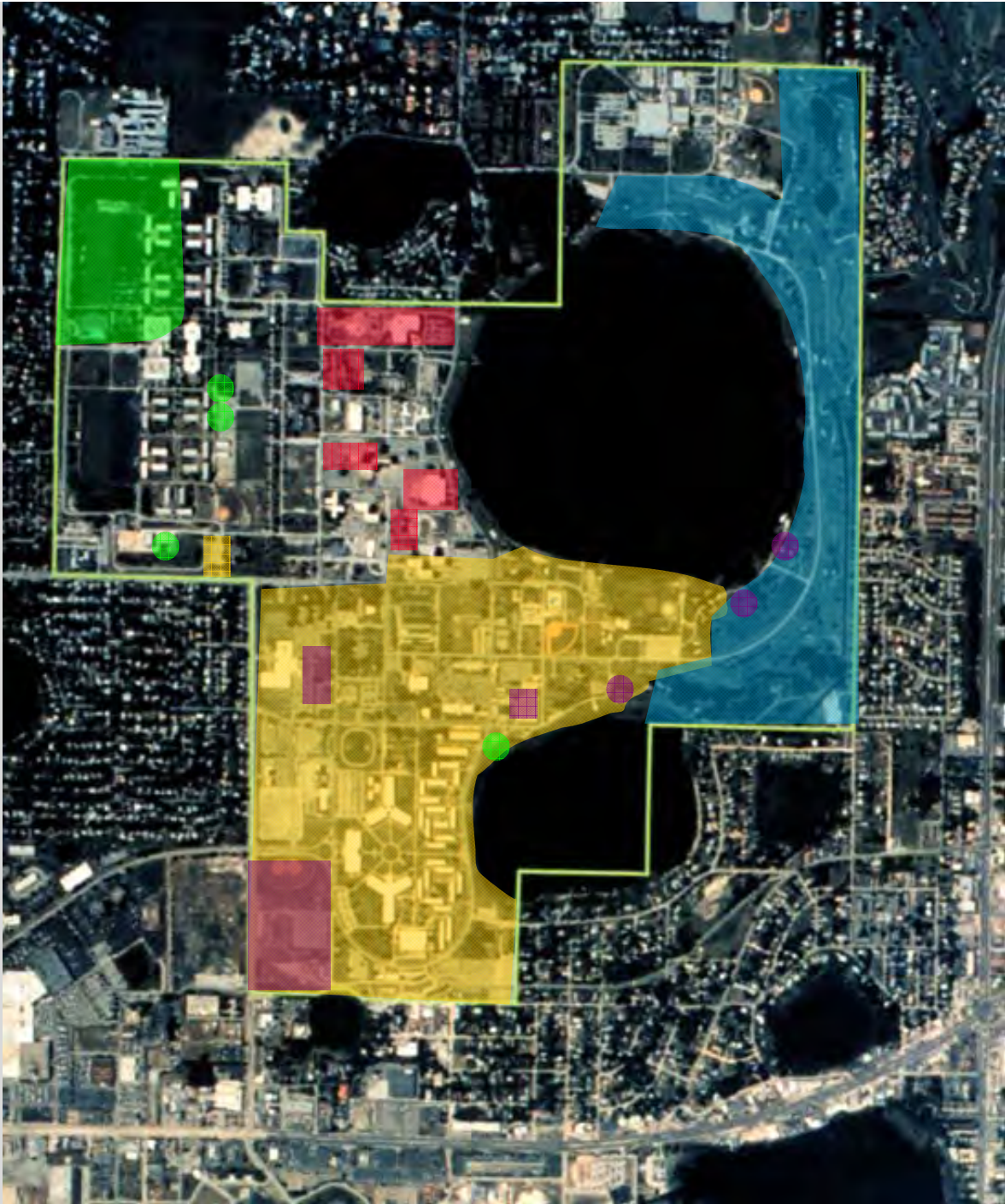
# Vertical Development Investment



Residential Development	\$428,000,000
Retail Dev't	\$110,000,000
Schools	\$30,000,000
Office Development	\$228,000,000

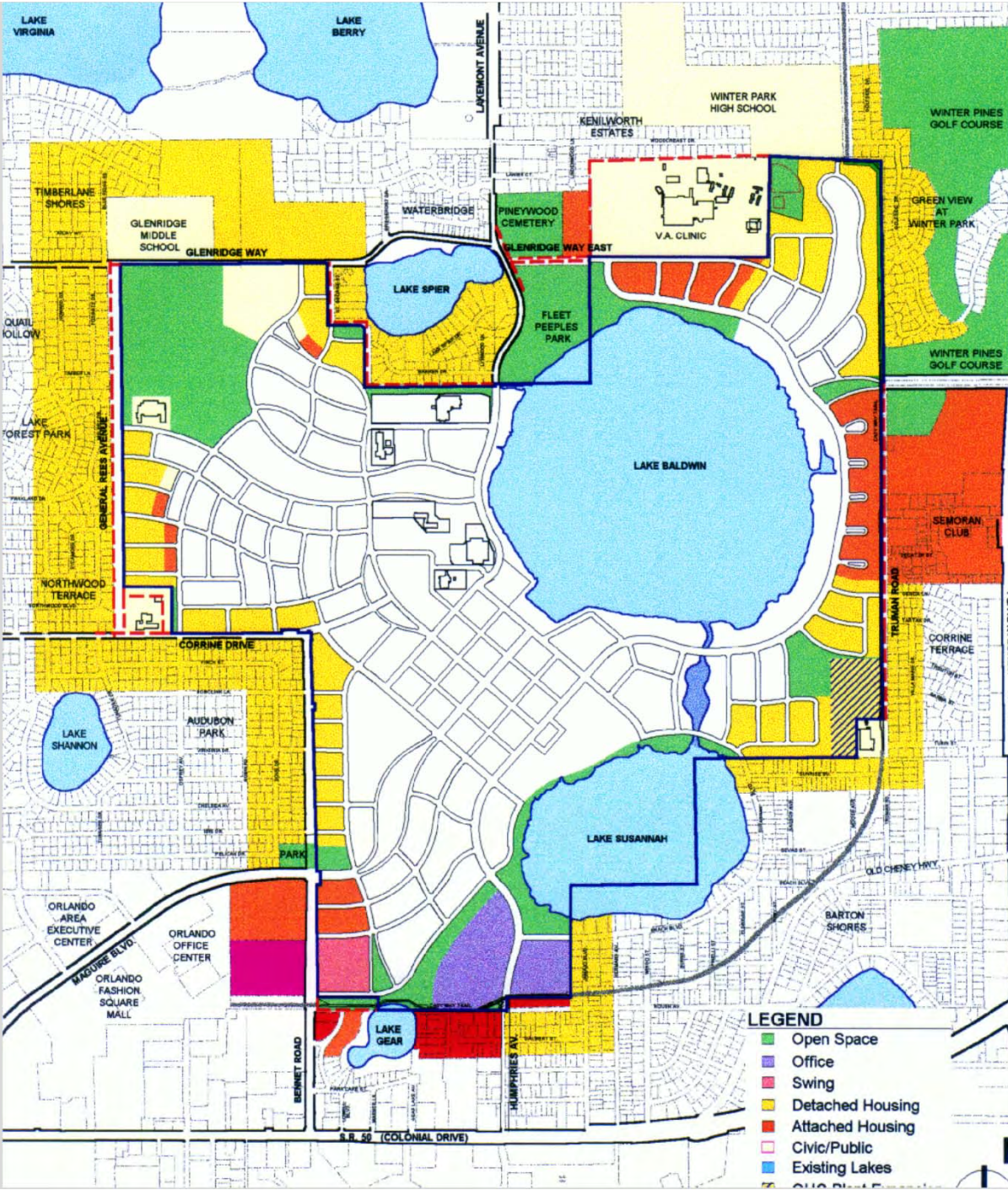
# Property Summary

- Navy Lease Area
- Retained Uses
- Restricted Parcels
- Excluded till clean
- Arsenic Clean-up Area





# Contextual Compatibility



# Connecting Streets

## Major Streets

Maguire Blvd.

Corrine Drive

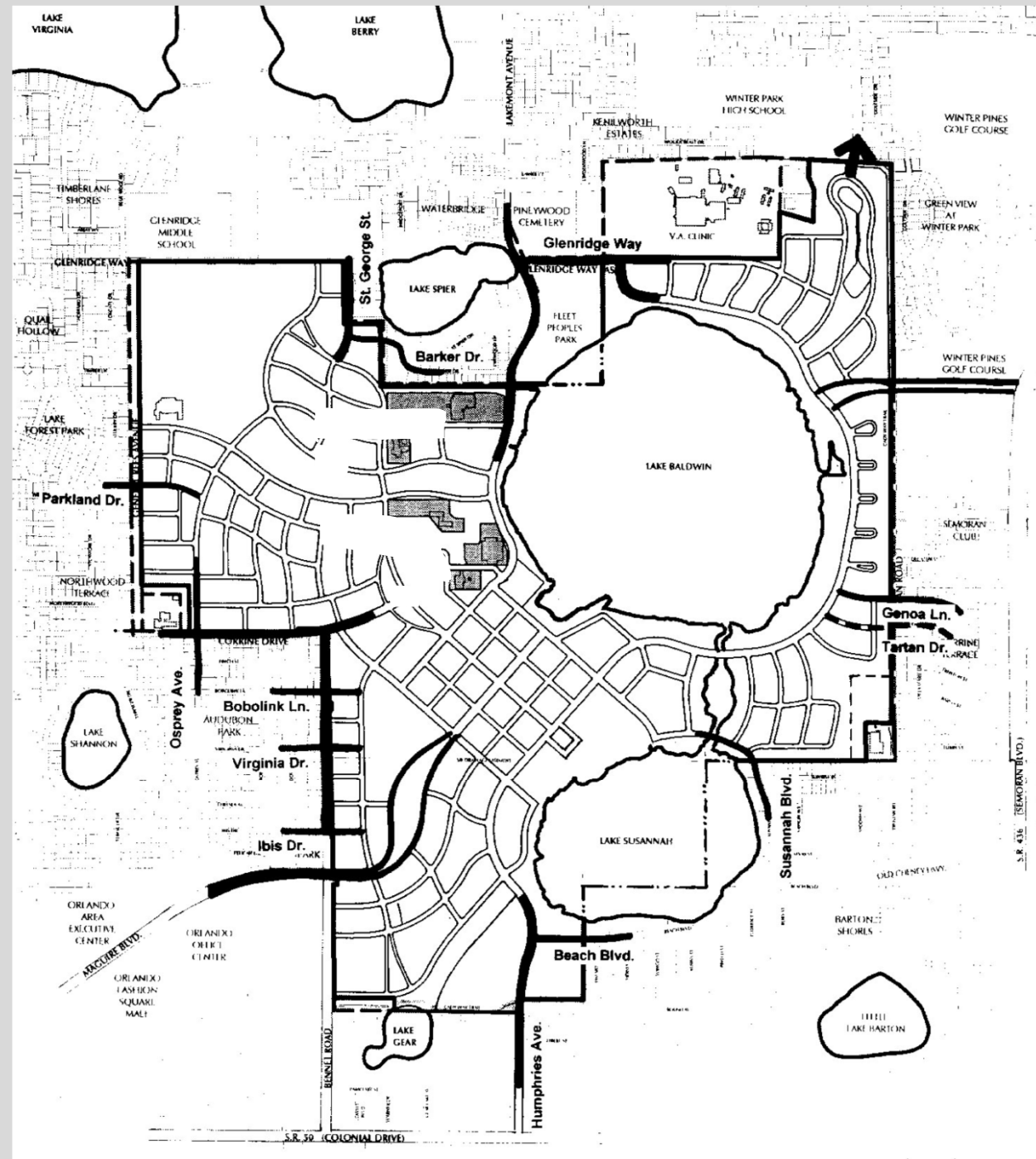
Lakemont Ave.

Humphries Ave.

## Local Streets

28 local streets

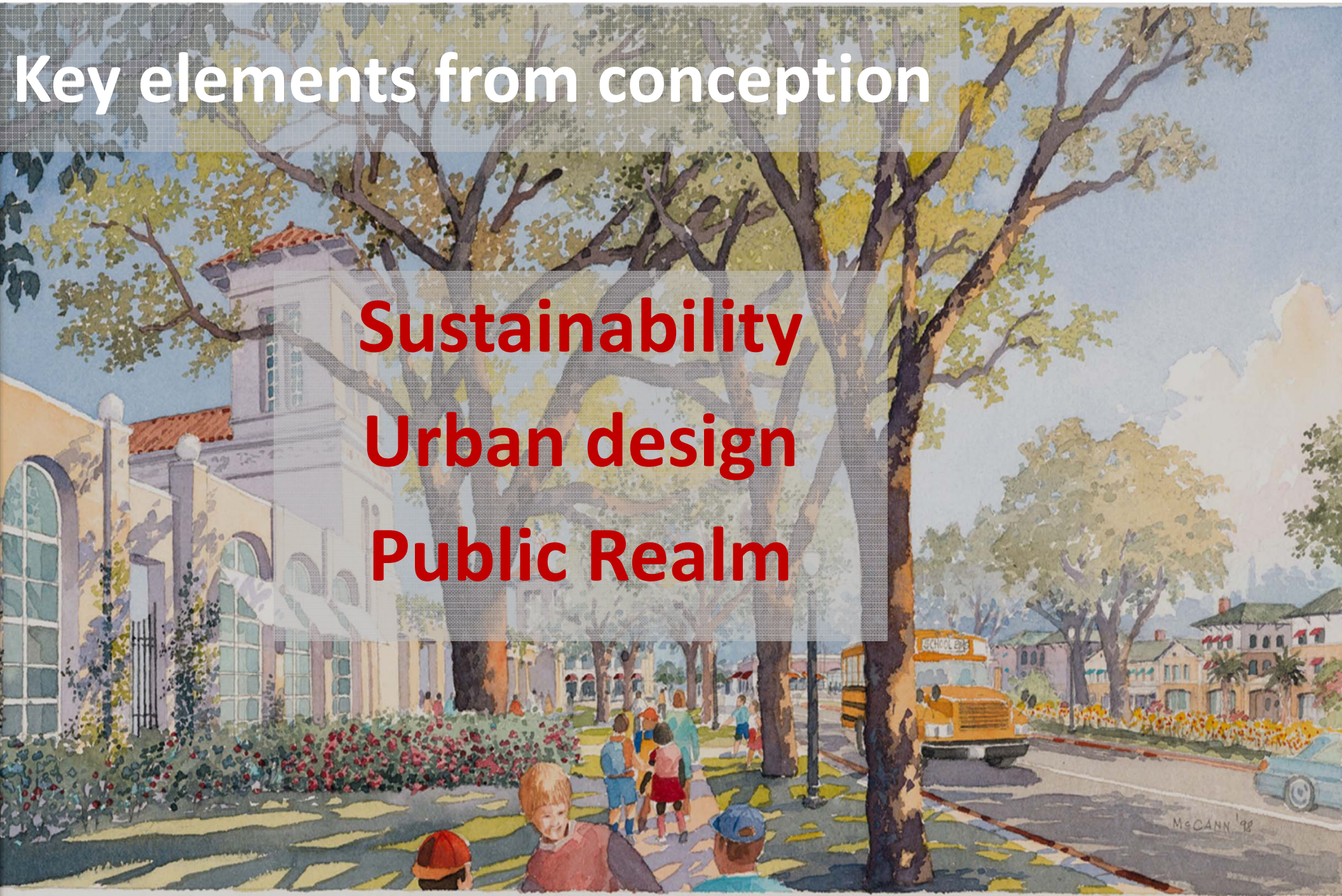
Generally limited to one to two blocks in length





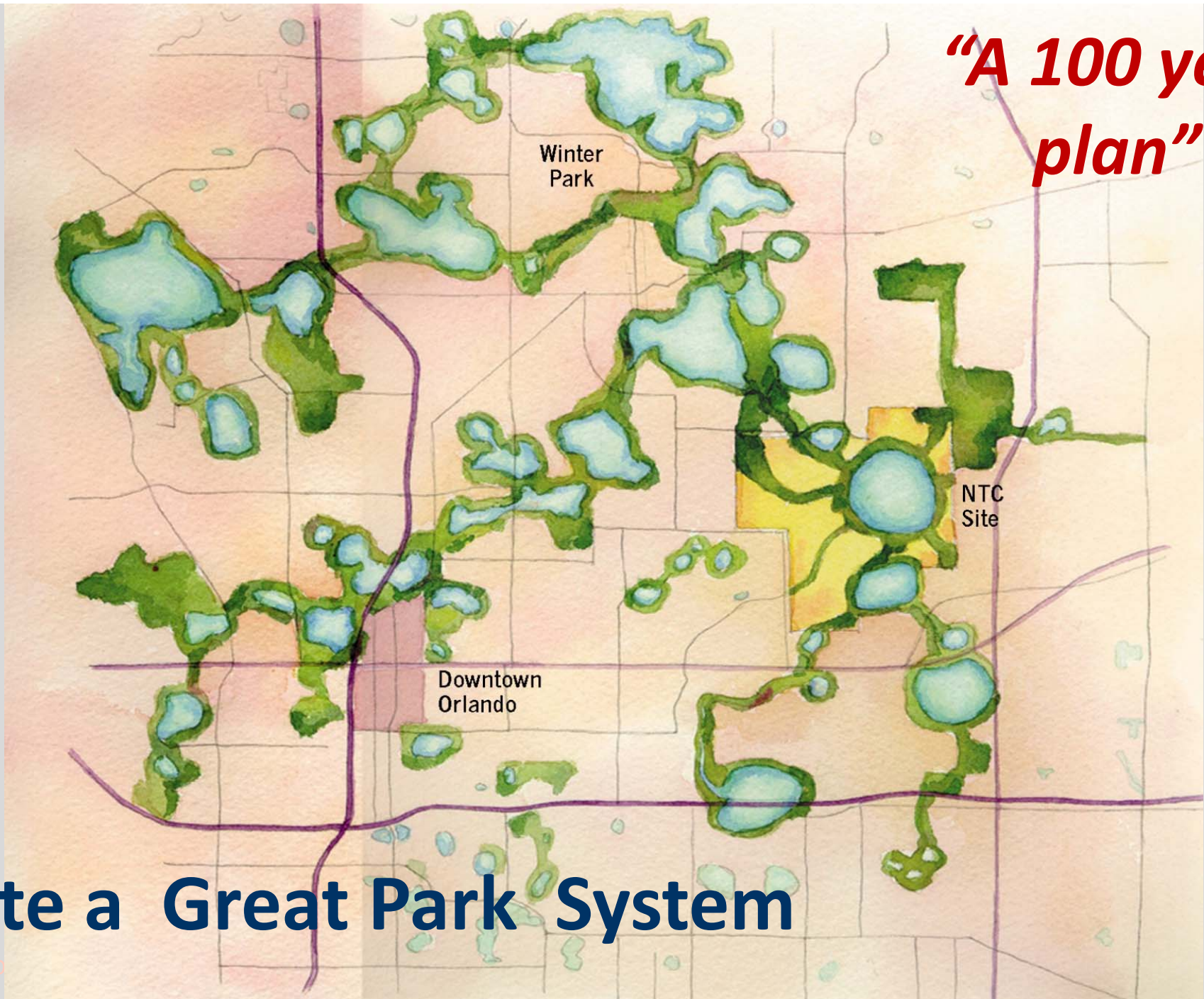
Key elements from conception

**Sustainability**  
**Urban design**  
**Public Realm**





***“A 100 year  
plan”***

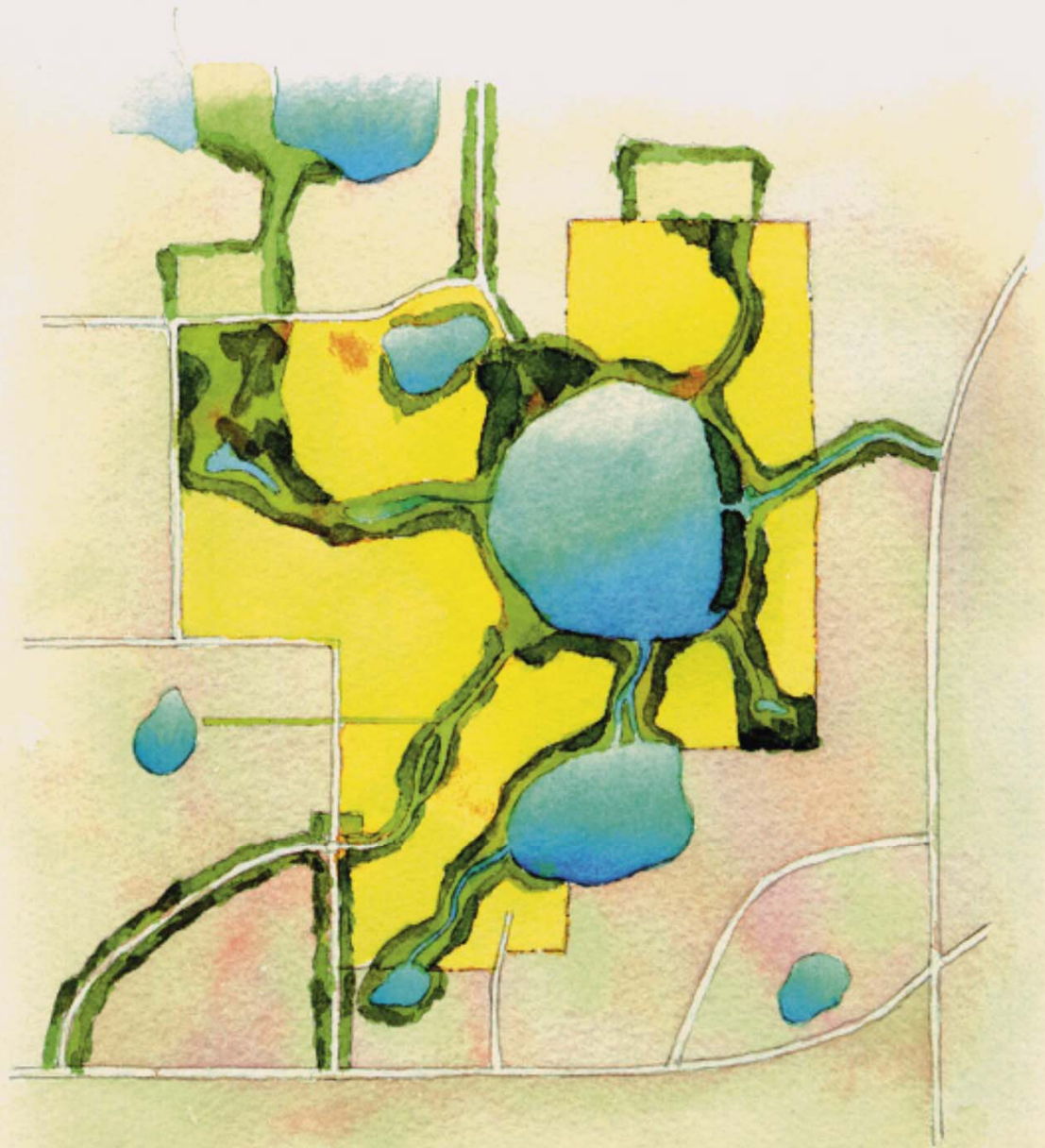


**Create a Great Park System**



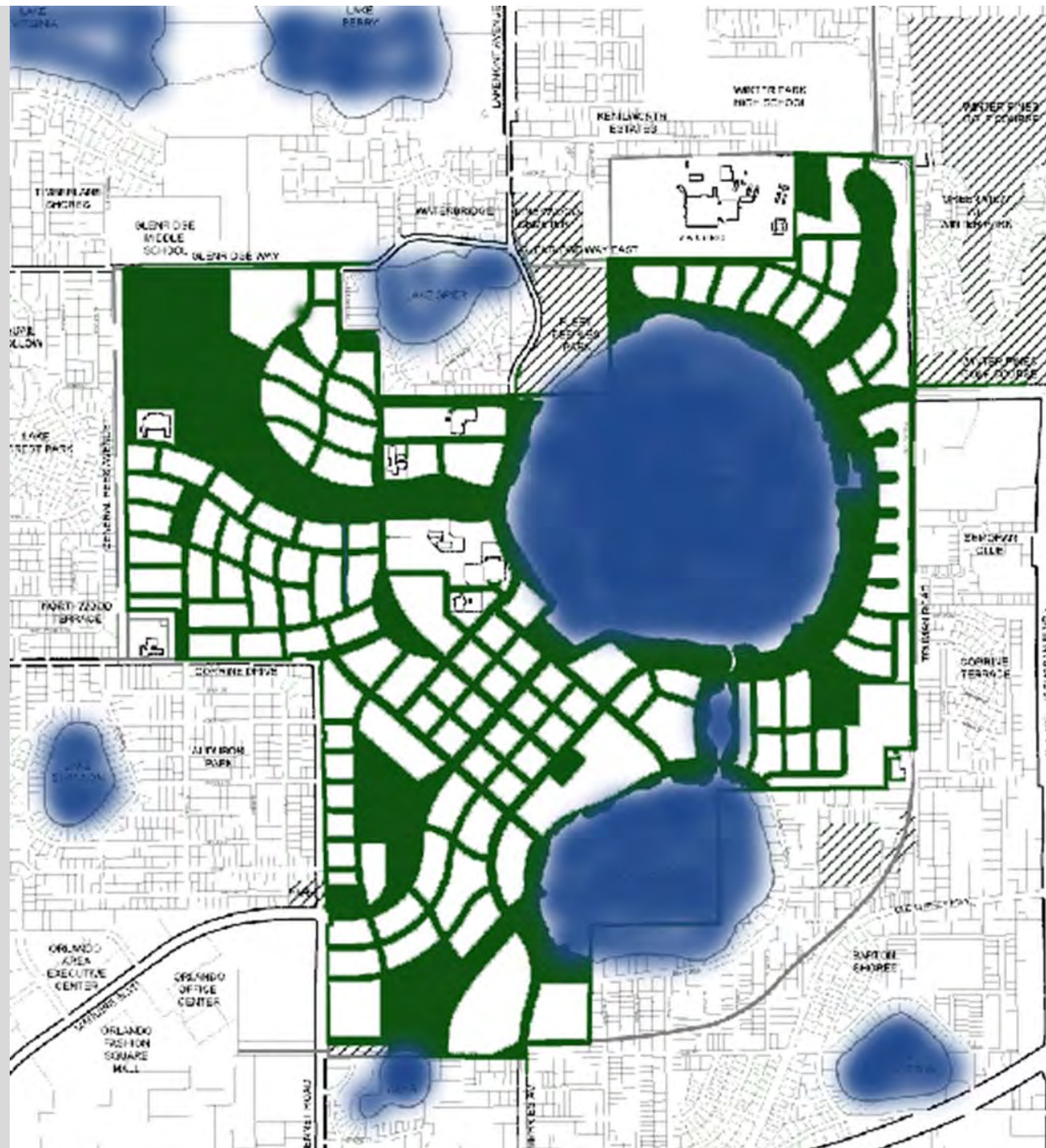
# Environmental Strategy

*“Building a sustainable community”*



# Environmental Framework Plan

- **The Great Park**
  - Resource based parks
  - Active based parks
  - Village Green and Harbor
  - Neighborhood parks
- **Street Framework**
- **Connecting the lakes**
- **Creating new wetlands and wildlife habitat**





# Learn from Orlando's neighborhoods



**Connection  
with Lakes**



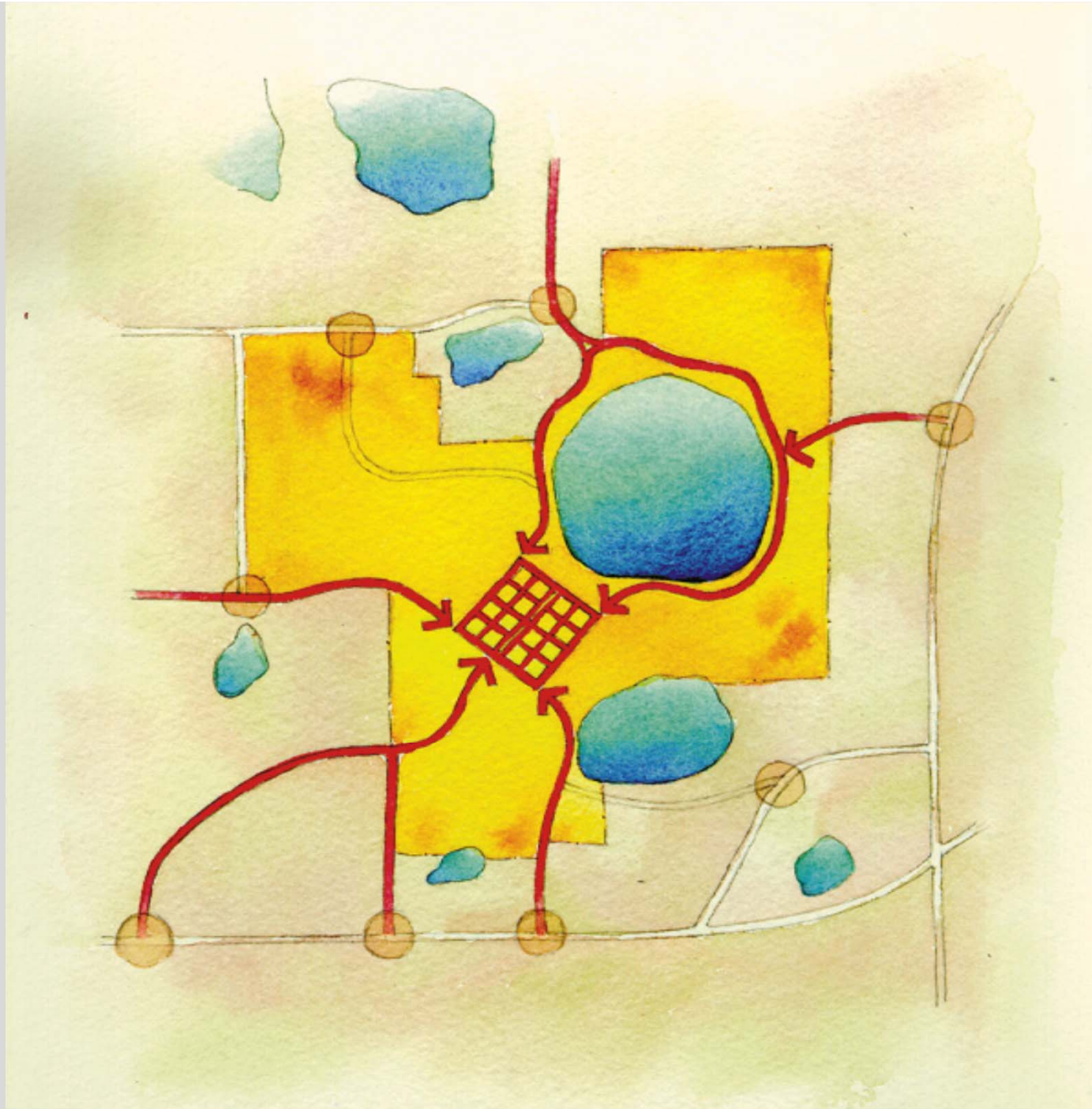






# Transportation Strategy

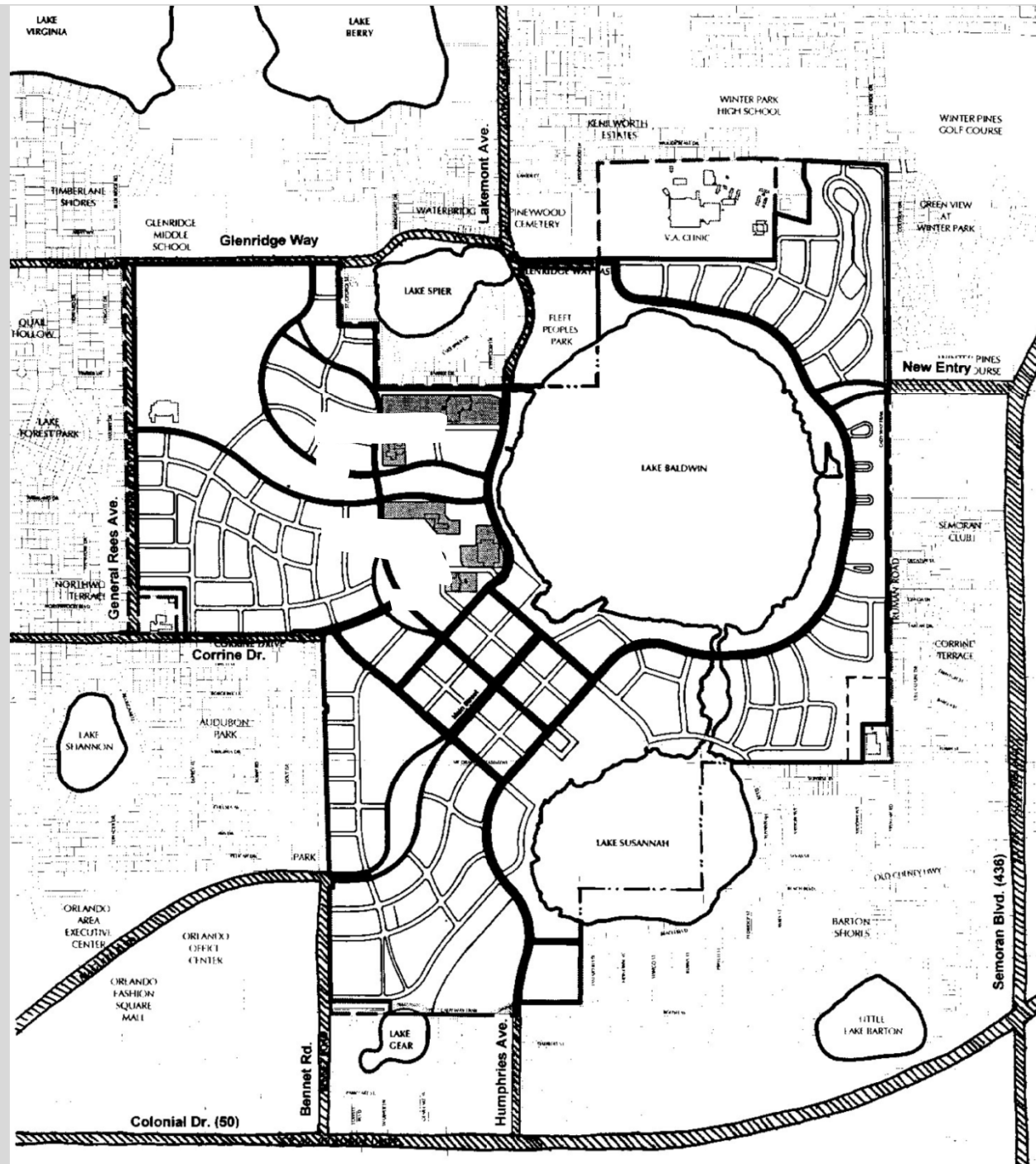
*“...building an accessible community”*





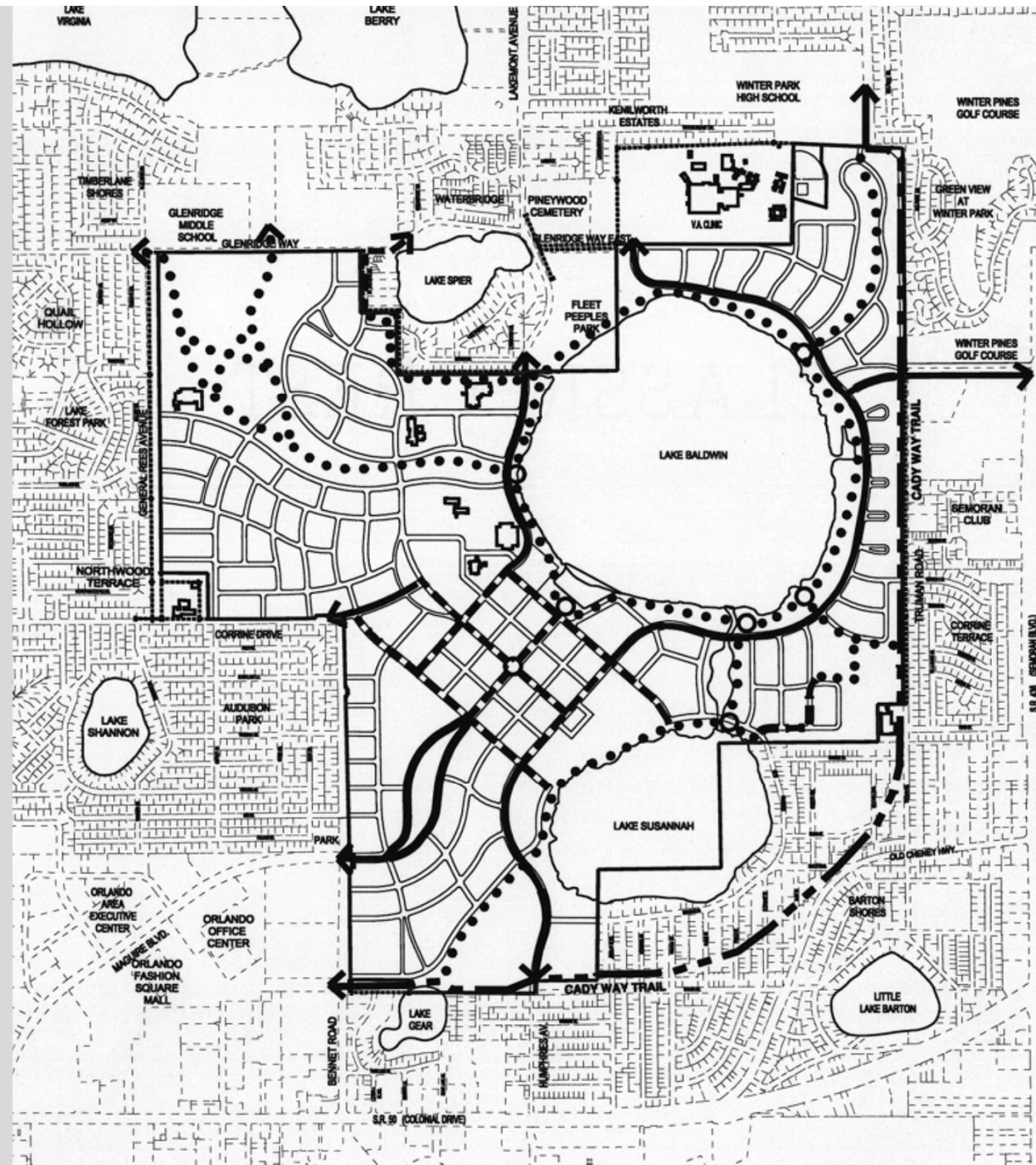
# Roadway Approach

- Defuse traffic
- Provide access from all directions
- Connect to 436
- New connection at Humphries
- Terminate Bennett at Maguire

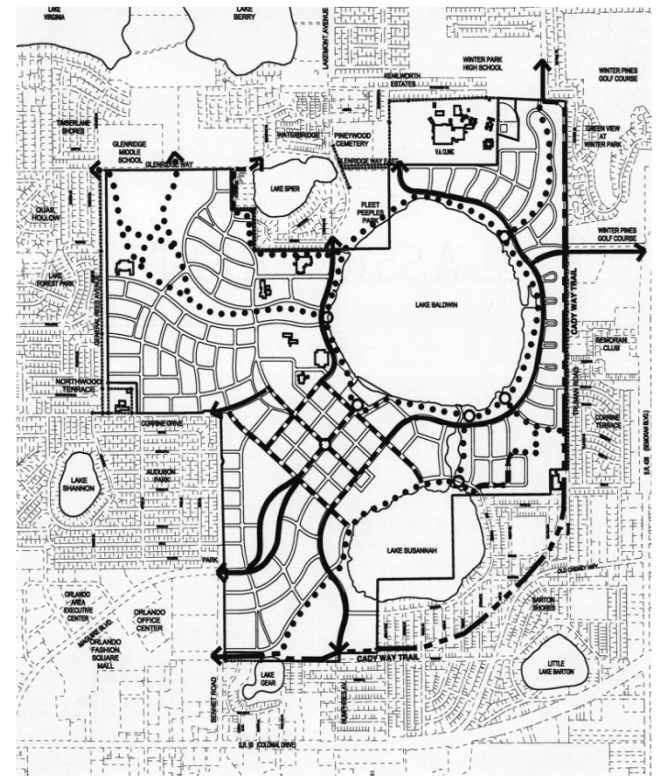


# Bikeways

- Bike lanes on Blvds.
- Bike Paths in parks
- Connections to Cady Way
- Connect to schools

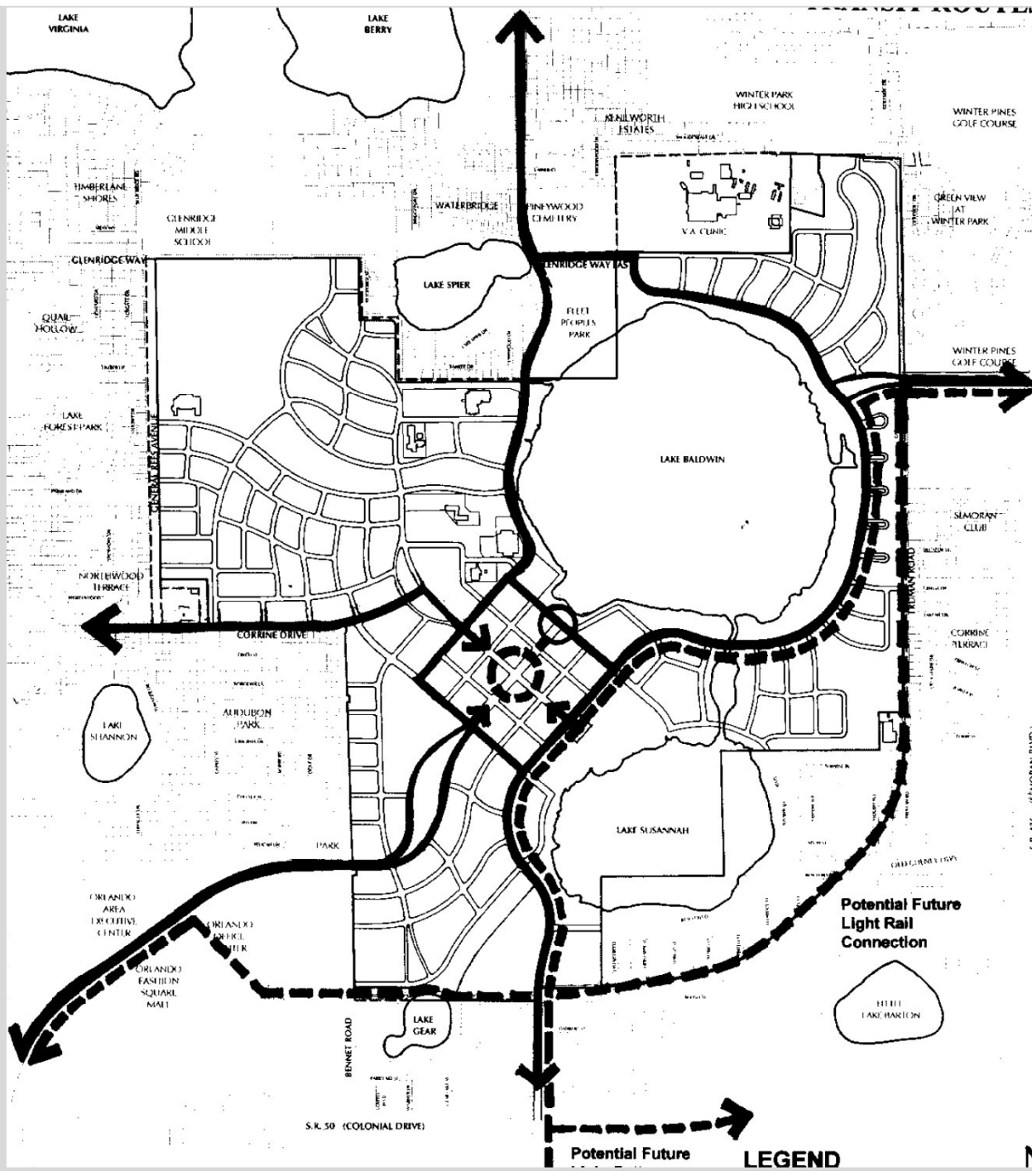






# Transit Routes

- Provide bus routes & shelters
- Potential light rail connection
- Provide for future technology







# Key elements from conception

**Walkable**

**Mixed Use**

**Diversity of housing types**

**Owner**

**Rental**

**Attached**

**Detached**



# Development Strategy

*“...building a livable community”*





# Learn from Orlando's neighborhoods



**Housing diversity**



















# Learn from Orlando's neighborhoods



**Neighborhood  
commercial**







# Learn from Orlando's neighborhoods



- **Employment**
- **Integration and scale**







**Key elements from conception**

**Identification and  
provision of key civic sites**

**Church  
Library**

**School  
Civic**





# Learn from Orlando's neighborhoods

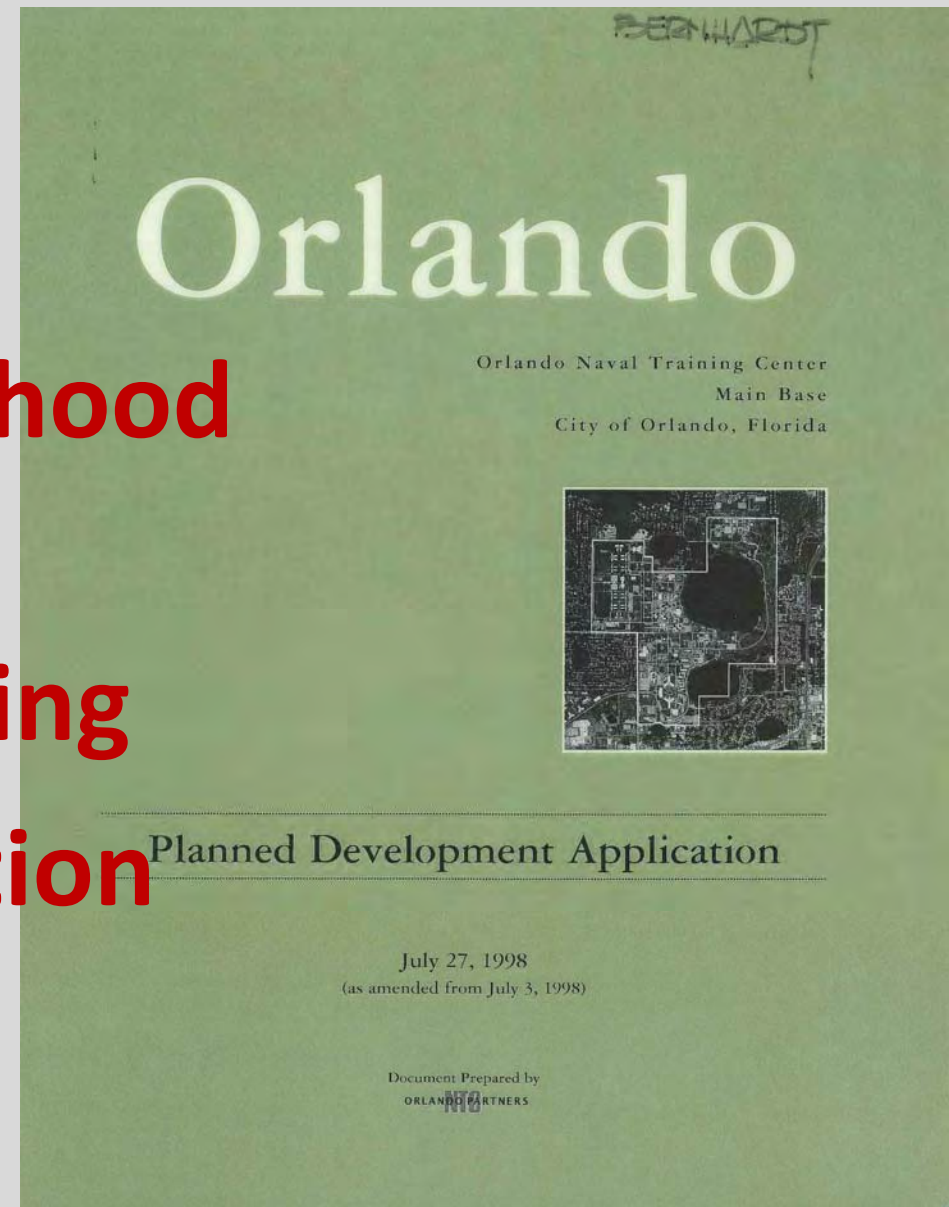


**Character of  
Public Schools**

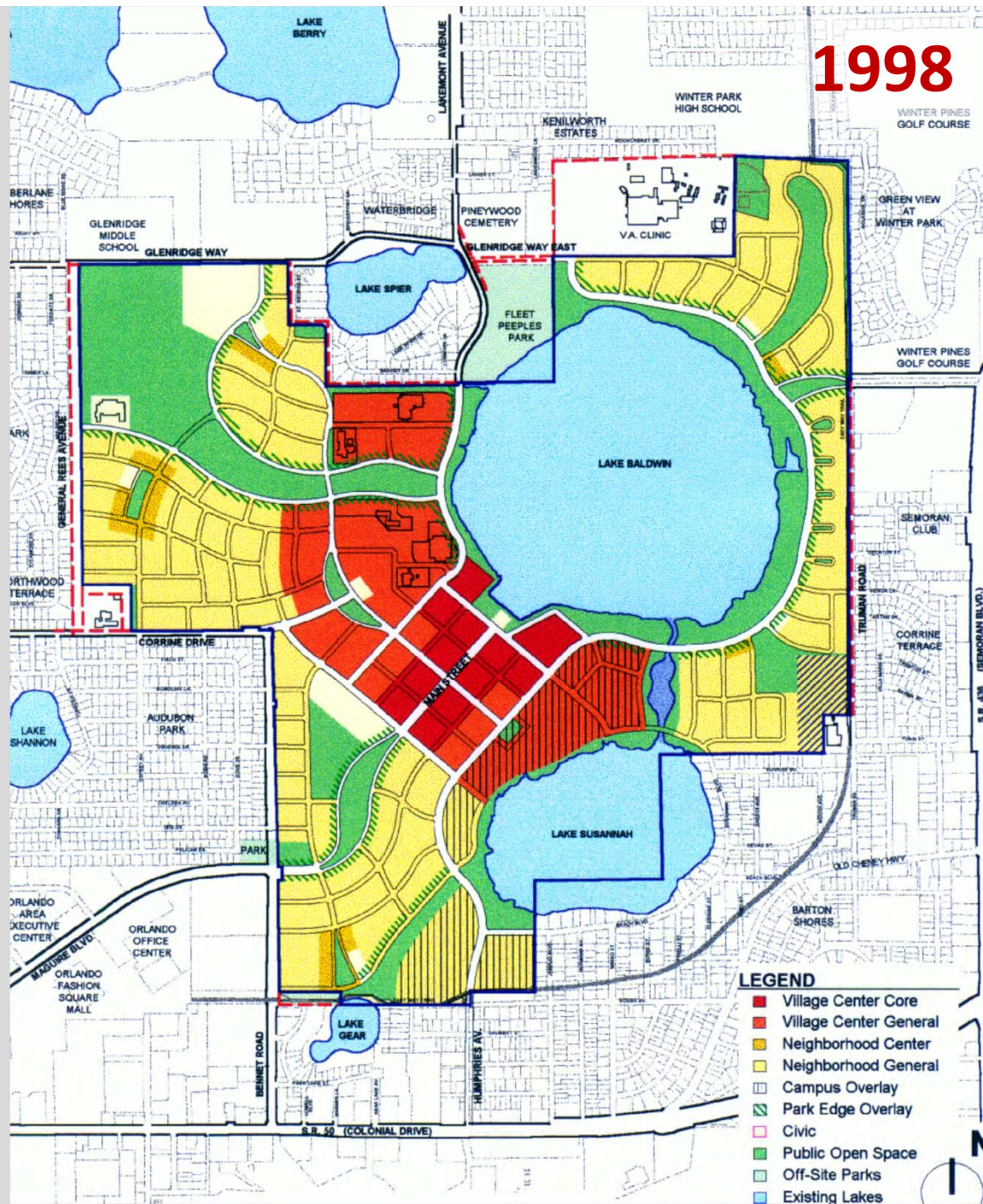


# Regulatory Process

- **Specific or Neighborhood Plans**
- **Permitting and Platting**
- **Community Association**



# Regulatory Plan





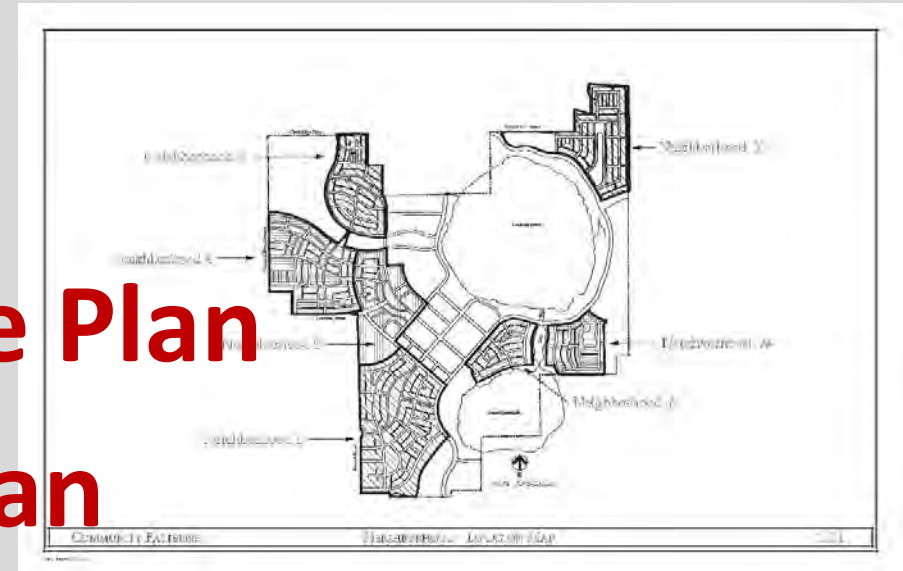
# Land Use

- Parks
- Detached
- Attached
- Village Center
- Office
- Swing
- Existing
- Civic/Schools



# Specific Plans

- Master Infrastructure Plan
- Master Landscape Plan
- Neighborhood Plans
- Village Center Plan





# Infrastructure Plan

Environmental Parcel Delineation

Conceptual Master Utility Plan

Conceptual Master Stormwater Plan

Roadway Locations

Typical Sections and Details

Off-site Improvements

436 Connection

Route 50 Connection

Bennett Road





# Neighborhood Plan Areas

Planned Land Use

Lot Plans

Lot Areas

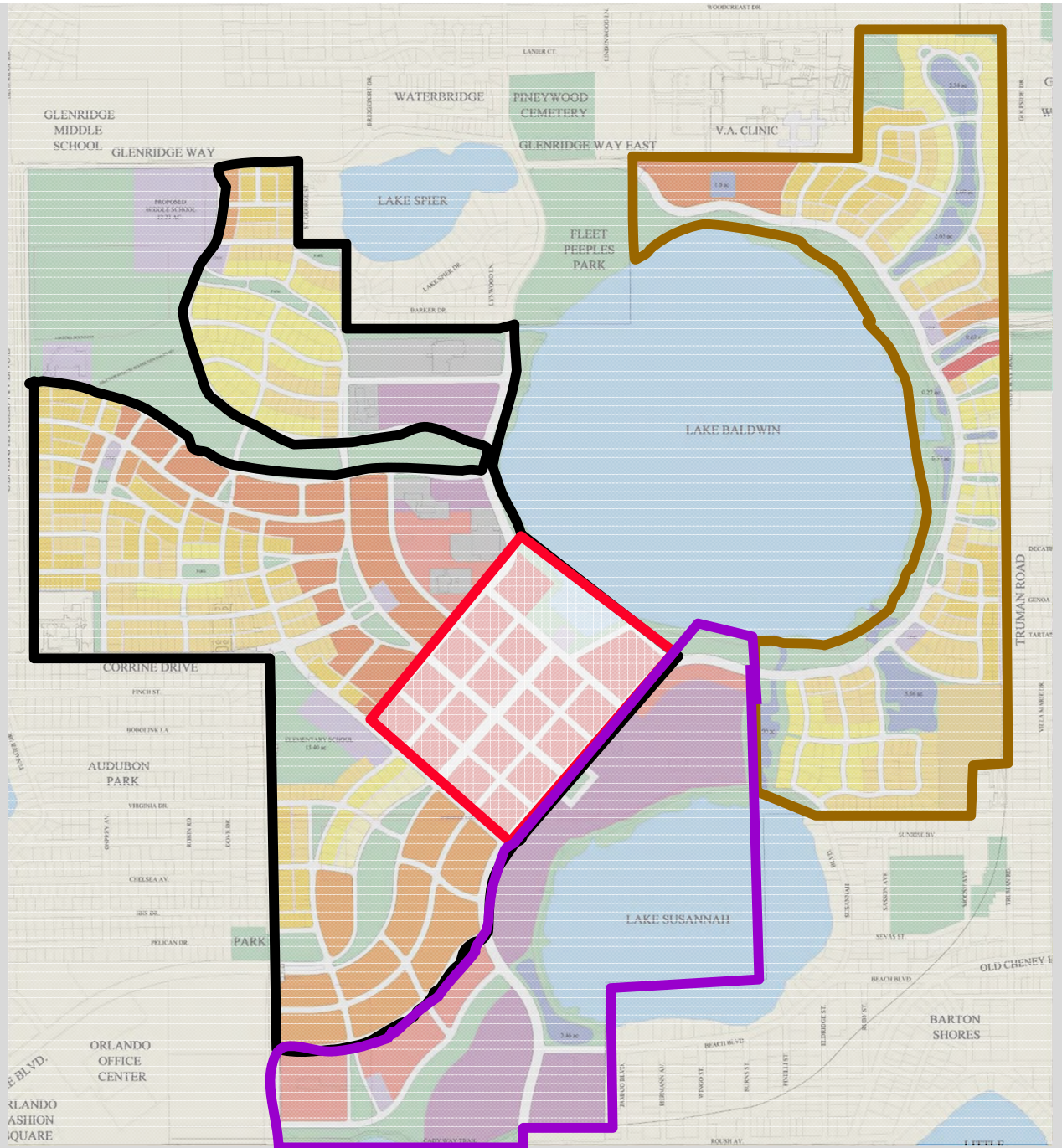
Development Pods

Additional Roads and Alleys

Vertical Product Renderings  
and Elevations

Neighborhood Parks and  
Landscaping Details

Detailed Design Guidelines





# Town Design Review Committee

- **Planning Director**
- **Planning Official**
- **Public Works Director**
- **CRA Director**
- **Town Planner**
- **2 Orlando Partners Representatives (non-voting)**



# Town Development Manual

## BALDWIN PARK

A TRADITIONAL ORLANDO NEIGHBORHOOD

### RESIDENTIAL DESIGN GUIDELINES



## ARCHITECTURAL GUIDELINES



**QUEEN ANNE**  
Queen Anne style houses are characterized by their asymmetrical forms, multiple gables, and prominent porches. They often feature decorative woodwork and a mix of materials.



**GEORGIAN**  
Georgian style houses are characterized by their symmetrical facades, classical details, and prominent porticos. They often feature multi-paned windows and a sense of formality.

## CLASSICAL

Classical style houses are characterized by their symmetrical facades, classical details, and prominent porticos. They often feature multi-paned windows and a sense of formality.



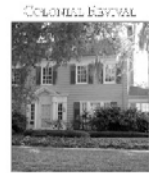
**LOW COUNTRY**  
Low Country style houses are characterized by their raised foundations, simple lines, and often a porch. They often feature a mix of materials and a sense of practicality.



**ACADIAN**  
Acadian style houses are characterized by their gambrel roofs, prominent porches, and often a mix of materials. They often feature a sense of practicality and a connection to the outdoors.

## COASTAL

Coastal style houses are characterized by their simple lines, often a porch, and a mix of materials. They often feature a sense of practicality and a connection to the outdoors.



**COLONIAL REVIVAL**  
Colonial Revival style houses are characterized by their symmetrical facades, classical details, and prominent porticos. They often feature multi-paned windows and a sense of formality.



**DUTCH COLONIAL**  
Dutch Colonial style houses are characterized by their gambrel roofs, prominent porches, and often a mix of materials. They often feature a sense of practicality and a connection to the outdoors.

## REVIVAL

Revival style houses are characterized by their symmetrical facades, classical details, and prominent porticos. They often feature multi-paned windows and a sense of formality.

## LANDSCAPE GUIDELINES

LANDSCAPE GUIDELINES

**LANDSCAPE GUIDELINES**

**PLANTING**  
Plantings should be selected to complement the architectural style and provide year-round interest. Native plants are preferred. Plantings should be well-maintained and free of weeds.

**SCREENING**  
Screening should be achieved through the use of trees, shrubs, and other plantings. The screening should be aesthetically pleasing and not obstruct views.

**WATER**  
Water features should be simple and functional. They should be well-maintained and free of debris.

**WALKWAYS**  
Walkways should be made of materials that complement the architectural style. They should be well-maintained and free of debris.

**DRIVEWAYS**  
Driveways should be made of materials that complement the architectural style. They should be well-maintained and free of debris.

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**SPANISH COLONY**  
Spanish Colony style houses are characterized by their simple lines, often a porch, and a mix of materials. They often feature a sense of practicality and a connection to the outdoors.

**SPANISH RENAISSANCE**  
Spanish Renaissance style houses are characterized by their simple lines, often a porch, and a mix of materials. They often feature a sense of practicality and a connection to the outdoors.

**MEDITERRANEAN**  
Mediterranean style houses are characterized by their simple lines, often a porch, and a mix of materials. They often feature a sense of practicality and a connection to the outdoors.

**SOUTHERN FACED**  
Southern Faced style houses are characterized by their simple lines, often a porch, and a mix of materials. They often feature a sense of practicality and a connection to the outdoors.

**WELL VERNACULAR**  
Well Vernacular style houses are characterized by their simple lines, often a porch, and a mix of materials. They often feature a sense of practicality and a connection to the outdoors.

**KEY WEST VERNACULAR**  
Key West Vernacular style houses are characterized by their simple lines, often a porch, and a mix of materials. They often feature a sense of practicality and a connection to the outdoors.

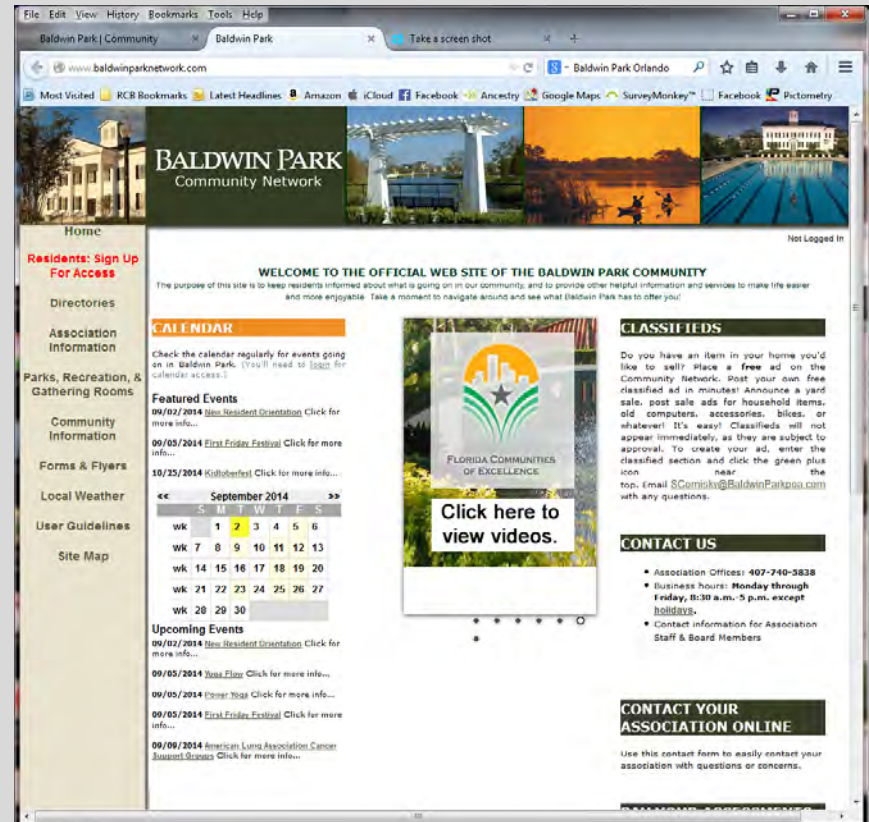
## FLORIDA VERNACULAR

Florida Vernacular style houses are characterized by their simple lines, often a porch, and a mix of materials. They often feature a sense of practicality and a connection to the outdoors.



# Community Association

- Community Association Plan
- Sustainable Community Building Association
- Neighborhood Associations
- Village Center Association



# Landscape Materials Preservation

- **Landscape/tree survey to identify important specimens**
- **Ornamental landscaping and appropriate trees will be protected during demolition**
- **Onsite nursery for storage of materials for reuse**
- **Large trees and areas of tree cover not subject to major disturbance due to the master site grading plan will be protected**









1998





2001





2004





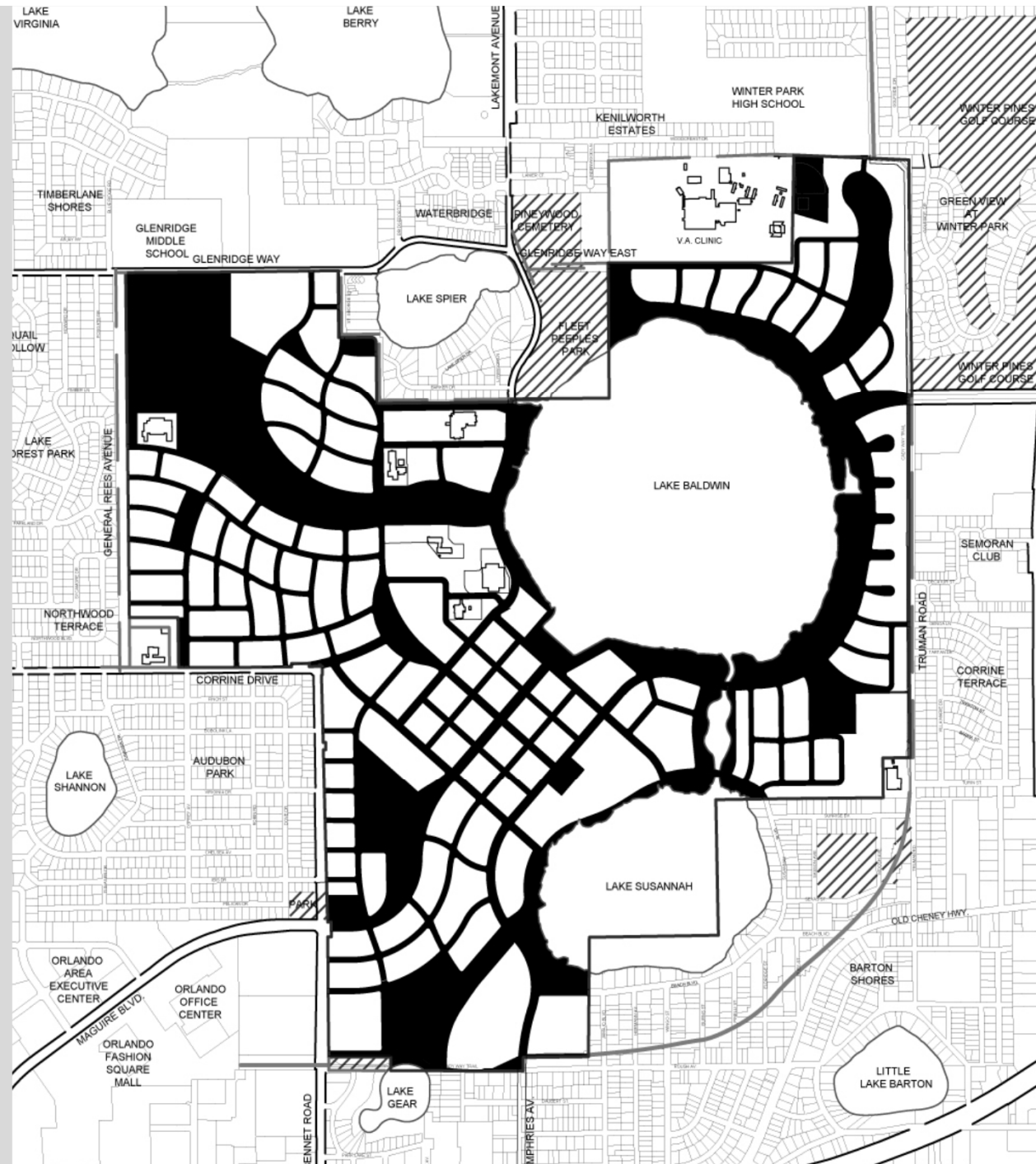
2005





# Environmental Framework Plan

- **The Great Park**
  - Resource based parks
  - Active based parks
  - Village Green and Harbor
  - Neighborhood parks
- **Street Framework**
- **Connecting the lakes**
- **Creating new wetlands and wildlife habitat**









2004





2005

















2004





2007





2008













Looney Ricks Kiss



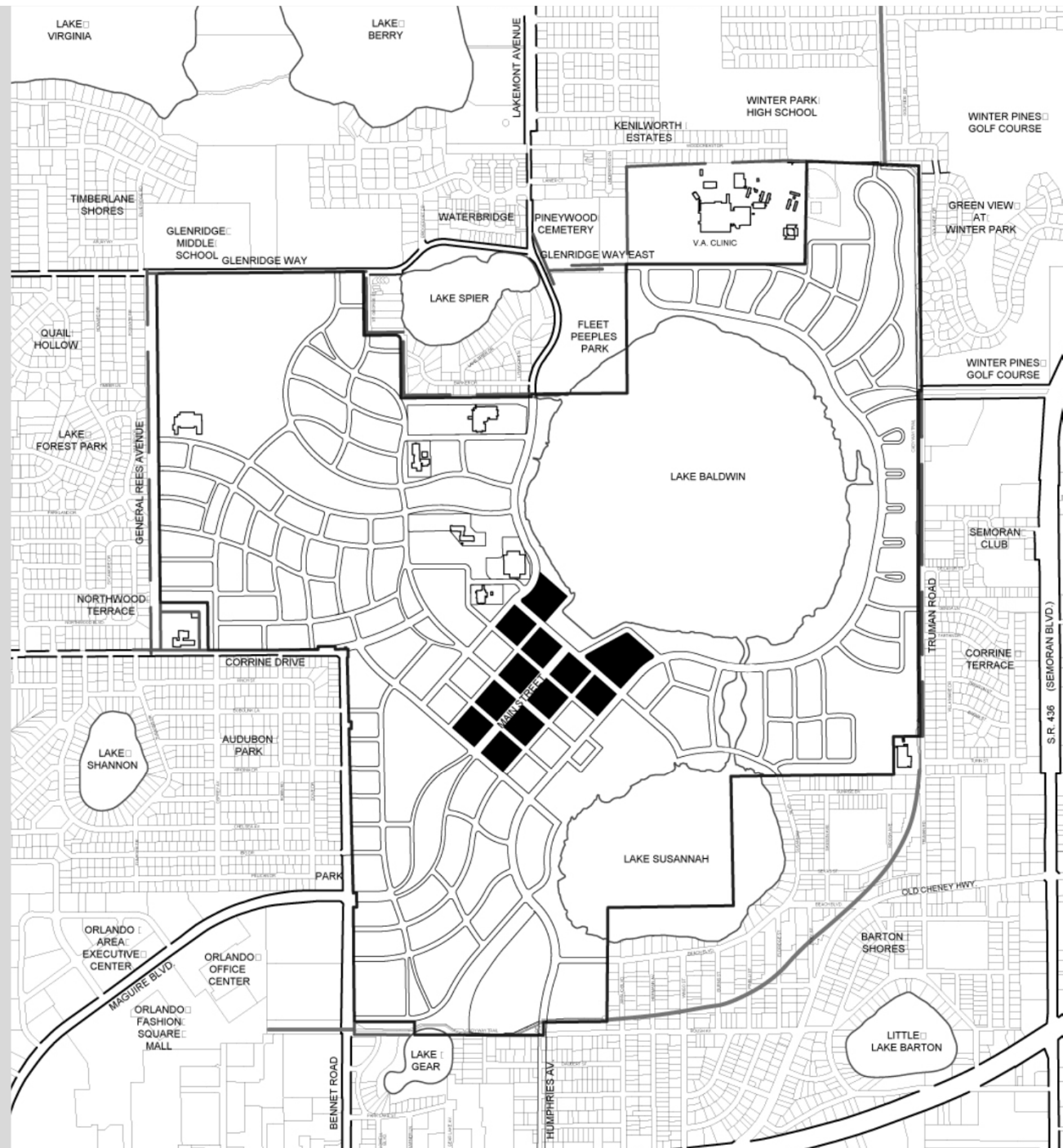
# The Village Center



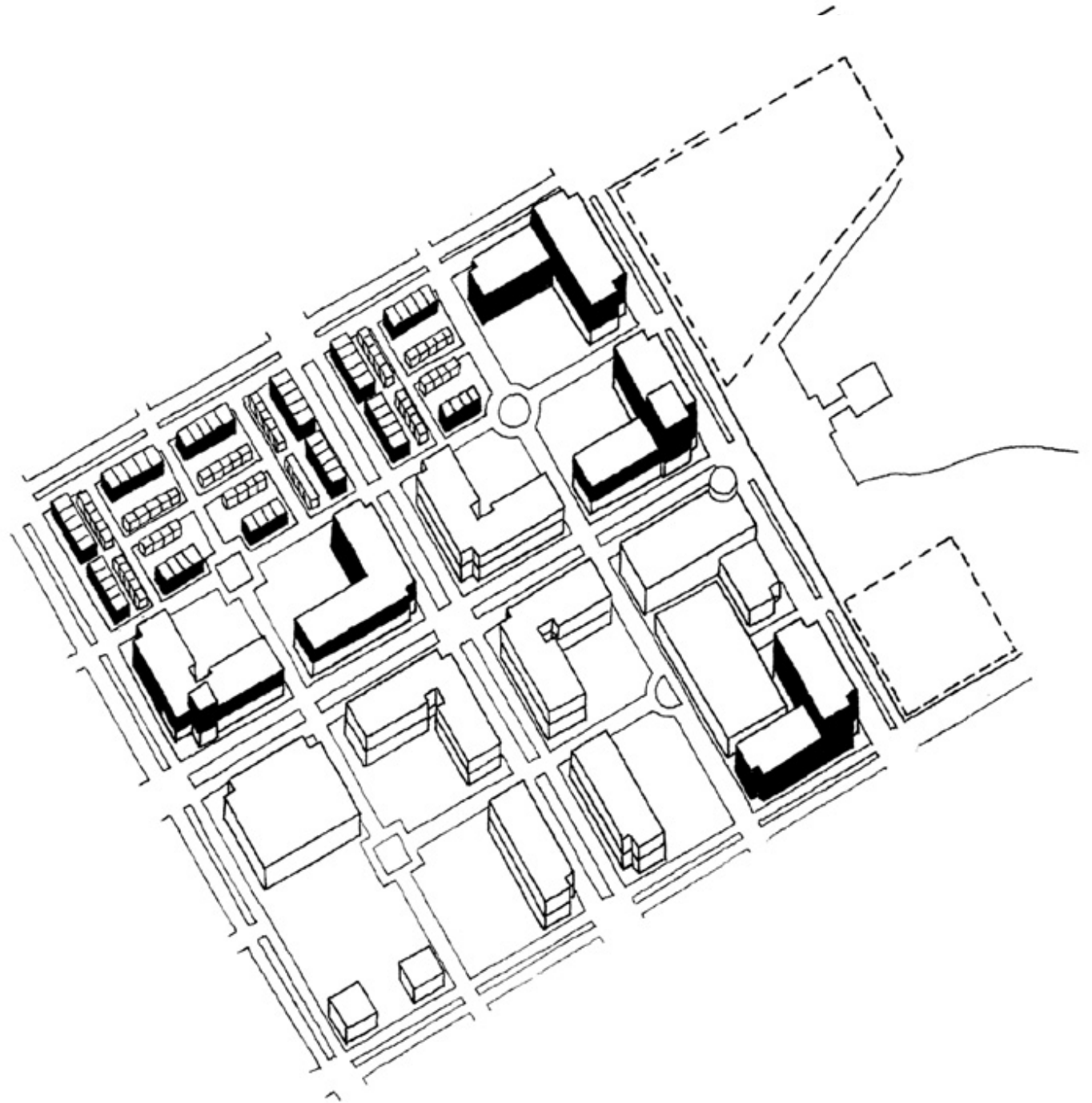


# Village Center Core

- **Mixed Use Retail, Office and Residential**
- **Buildings front “Main Street”**
- **Village Green & Harbor as focus for Community**



# Village Center Strategy





2007











Looney Ricks Kiss





Looney Ricks Kiss





Looney Ricks Kiss



2007



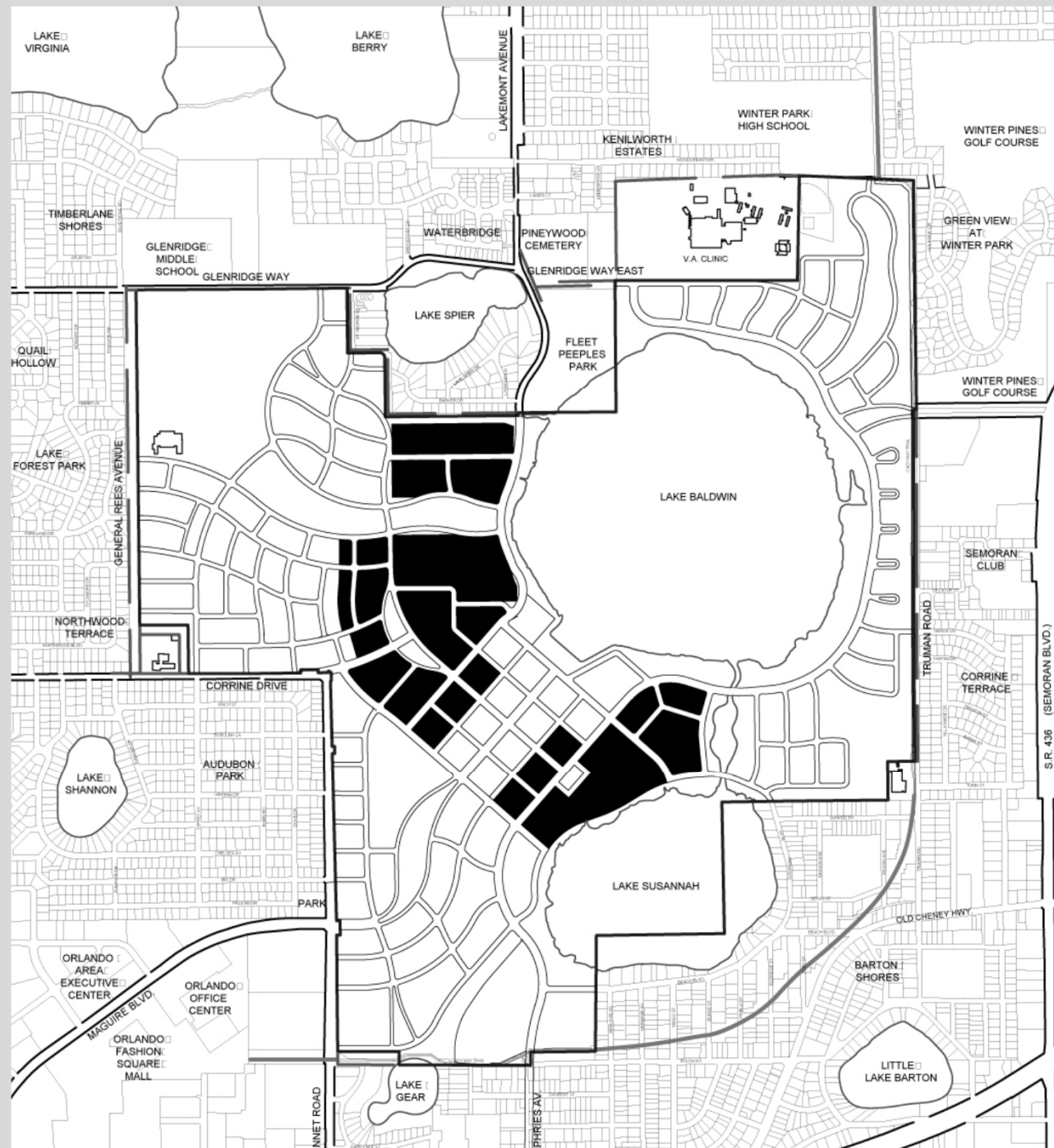






# Village Center General

- **Mixed Use  
Neighborhood**
- **Integrates existing  
uses**
- **Transition from  
Village Center to  
residential  
neighborhoods**









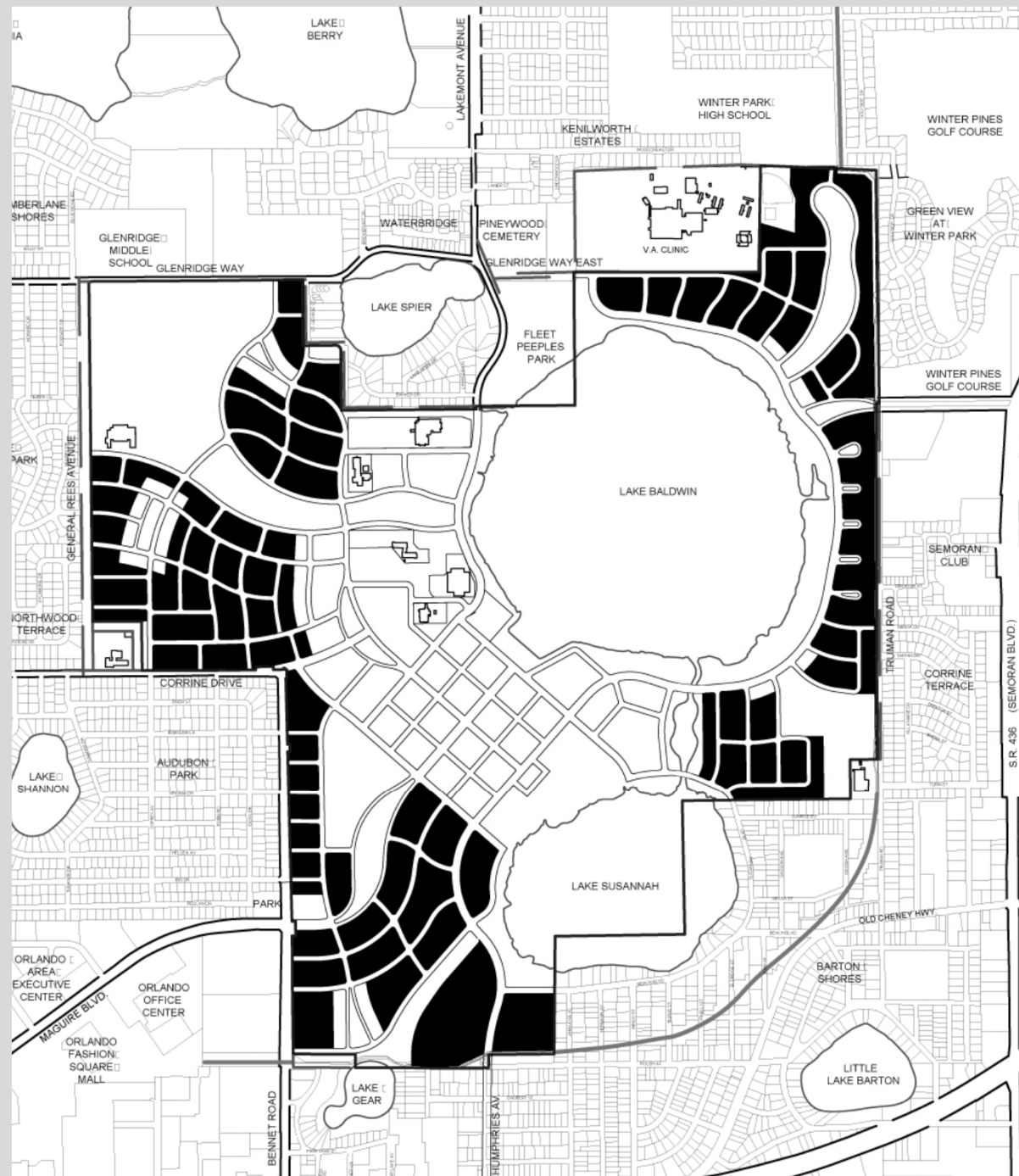






# Neighborhood General

- **Small blocks**
- **Grid of narrow streets**
- **Connections from one neighborhood to next**
- **Integration of housing types and density**





2004





2005







Looney Ricks Kiss































# Campus District Overlay

- **Variety of building massing**
- **Buildings clustered around courtyards**
- **Buildings connected**

Arcades

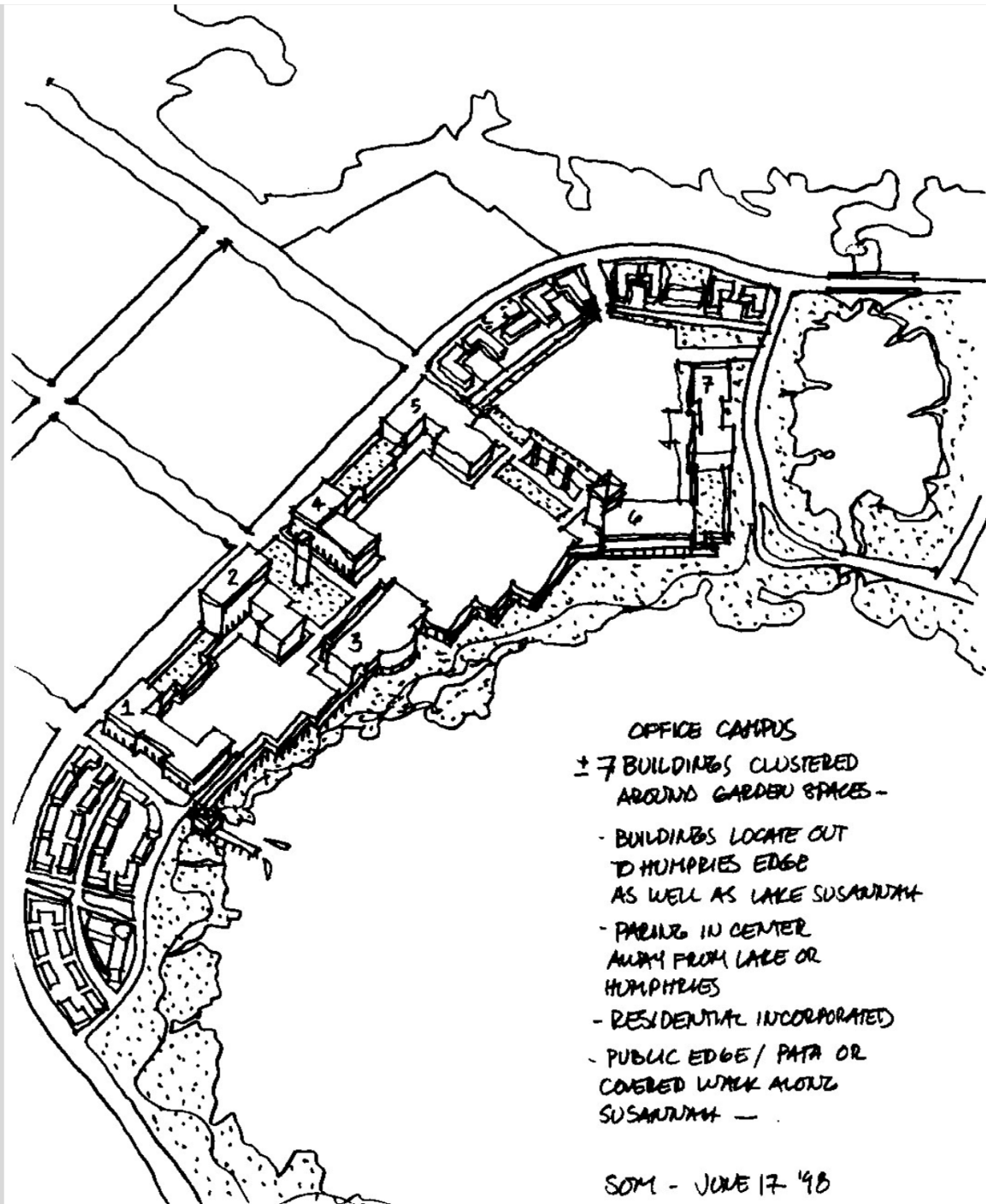
Pergolas

Walls or hedges

- **Parking screened**
- **Campus setting**



# Campus Plan District

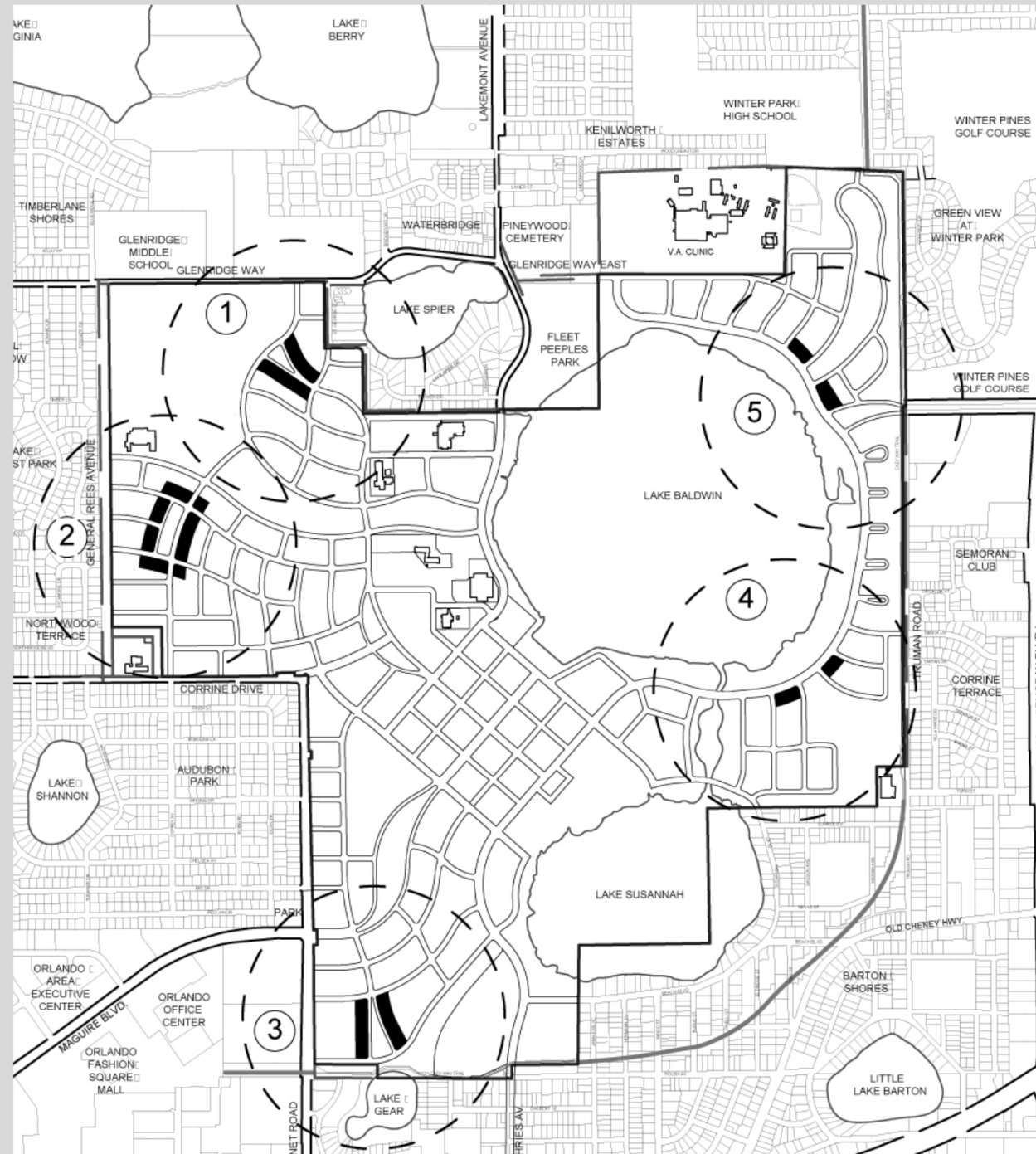






# Neighborhood Centers

- Focus for each neighborhood
- Small neighborhood park
- Civic sites
- Five minute walk of each residence













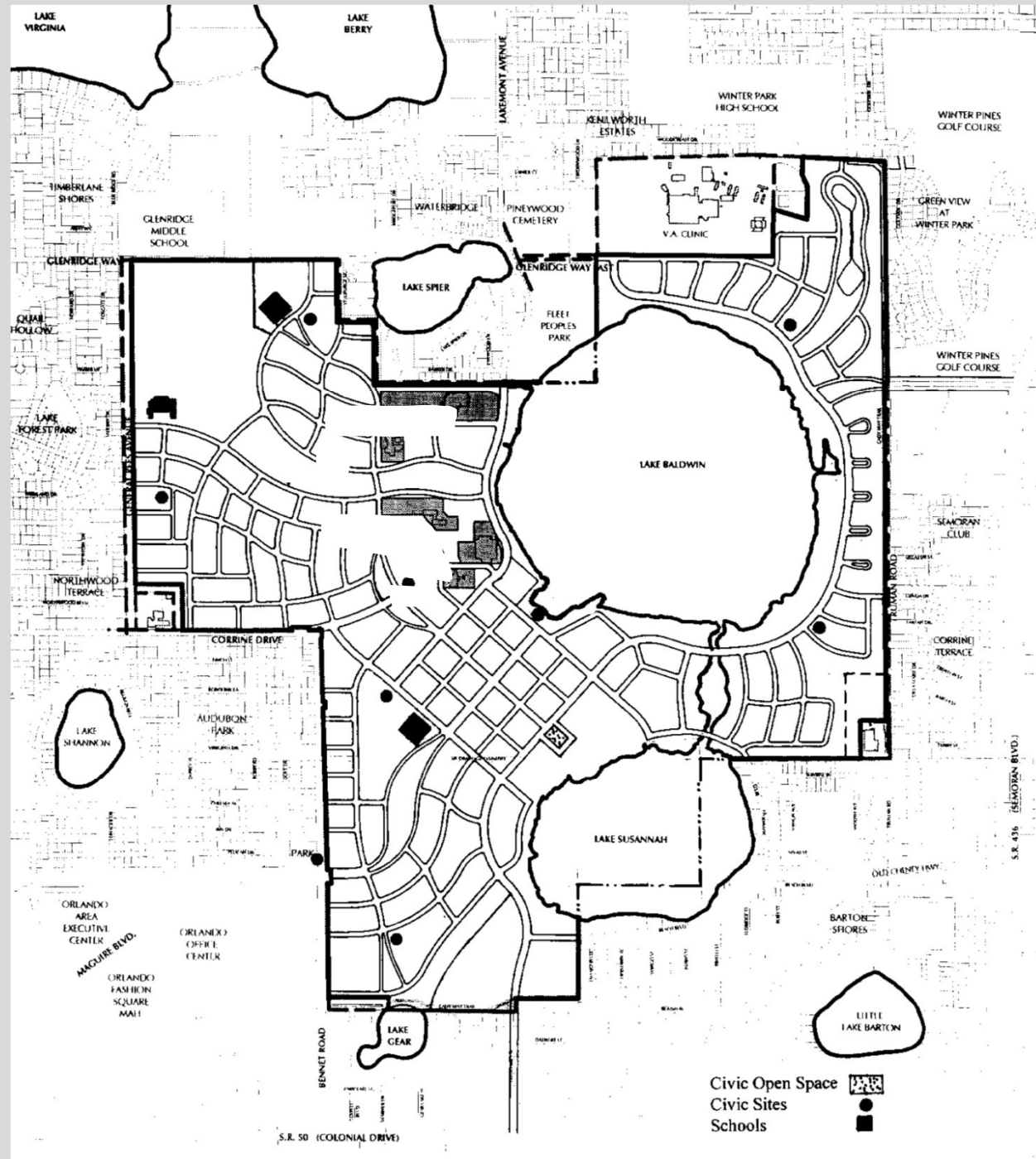






# Civic Sites

- Church Sites
- Civic Buildings
- Civic Centers
- Schools









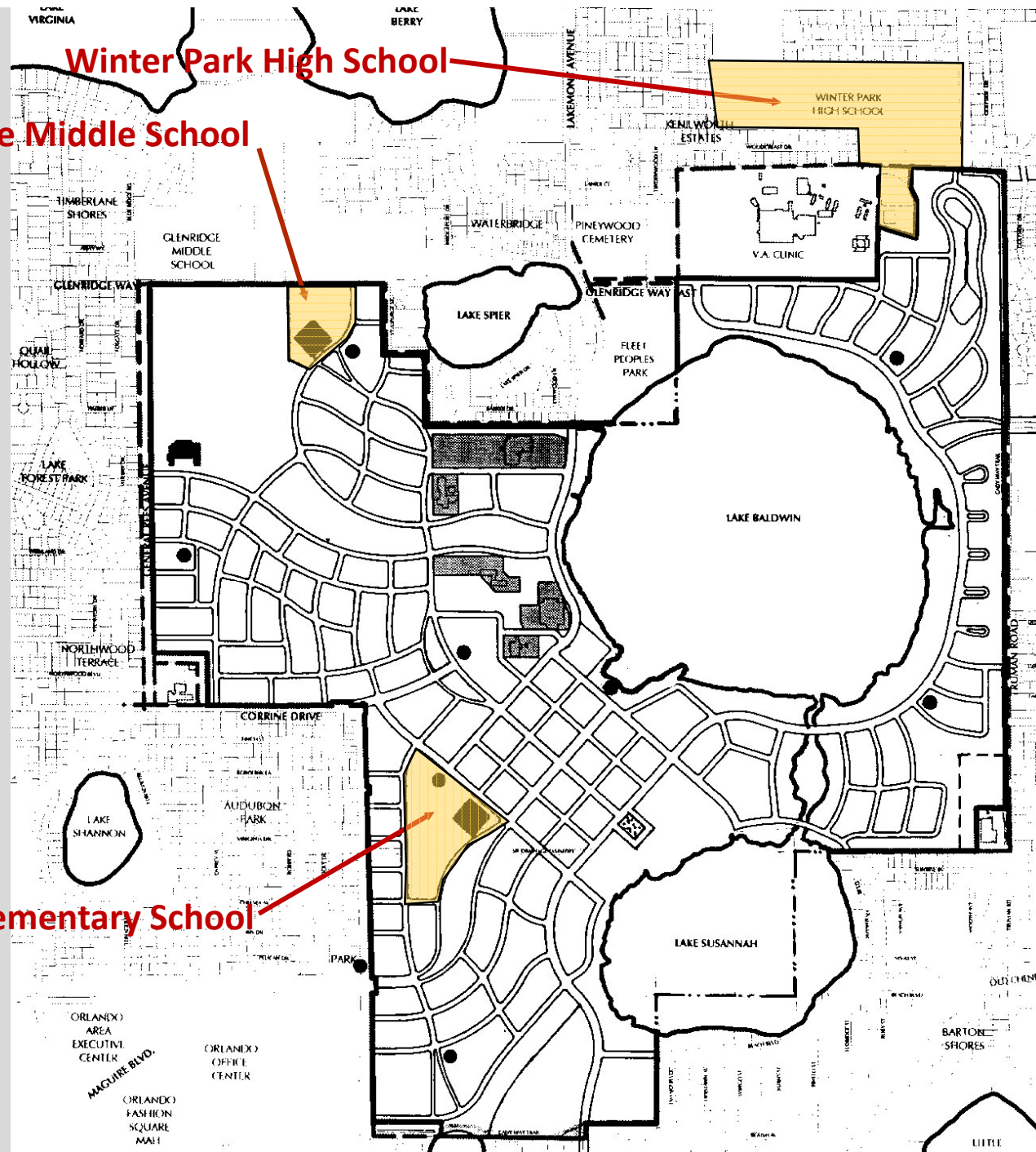


# Walkable Public Schools

New Glenridge Middle School

Winter Park High School

New Elementary School



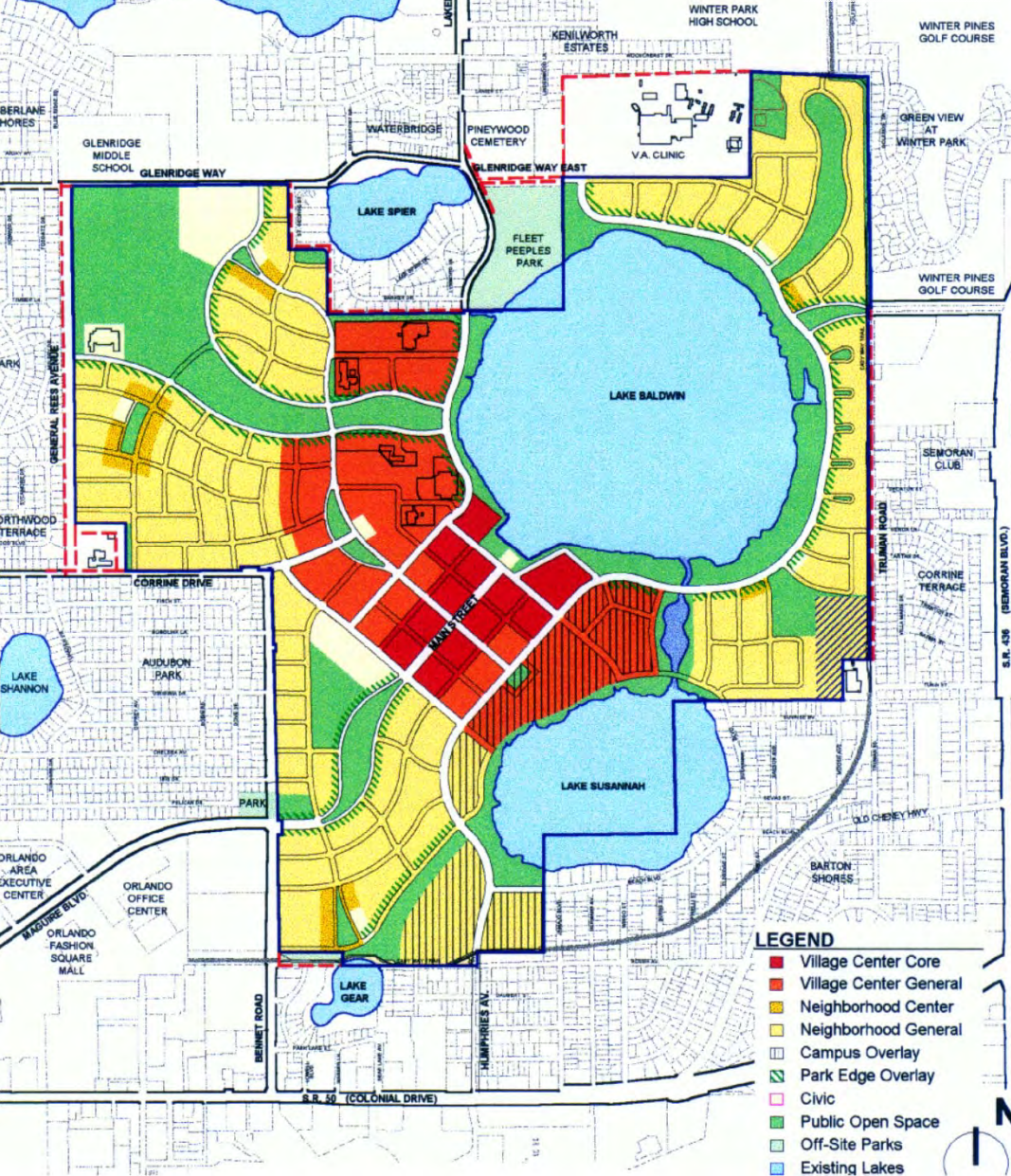




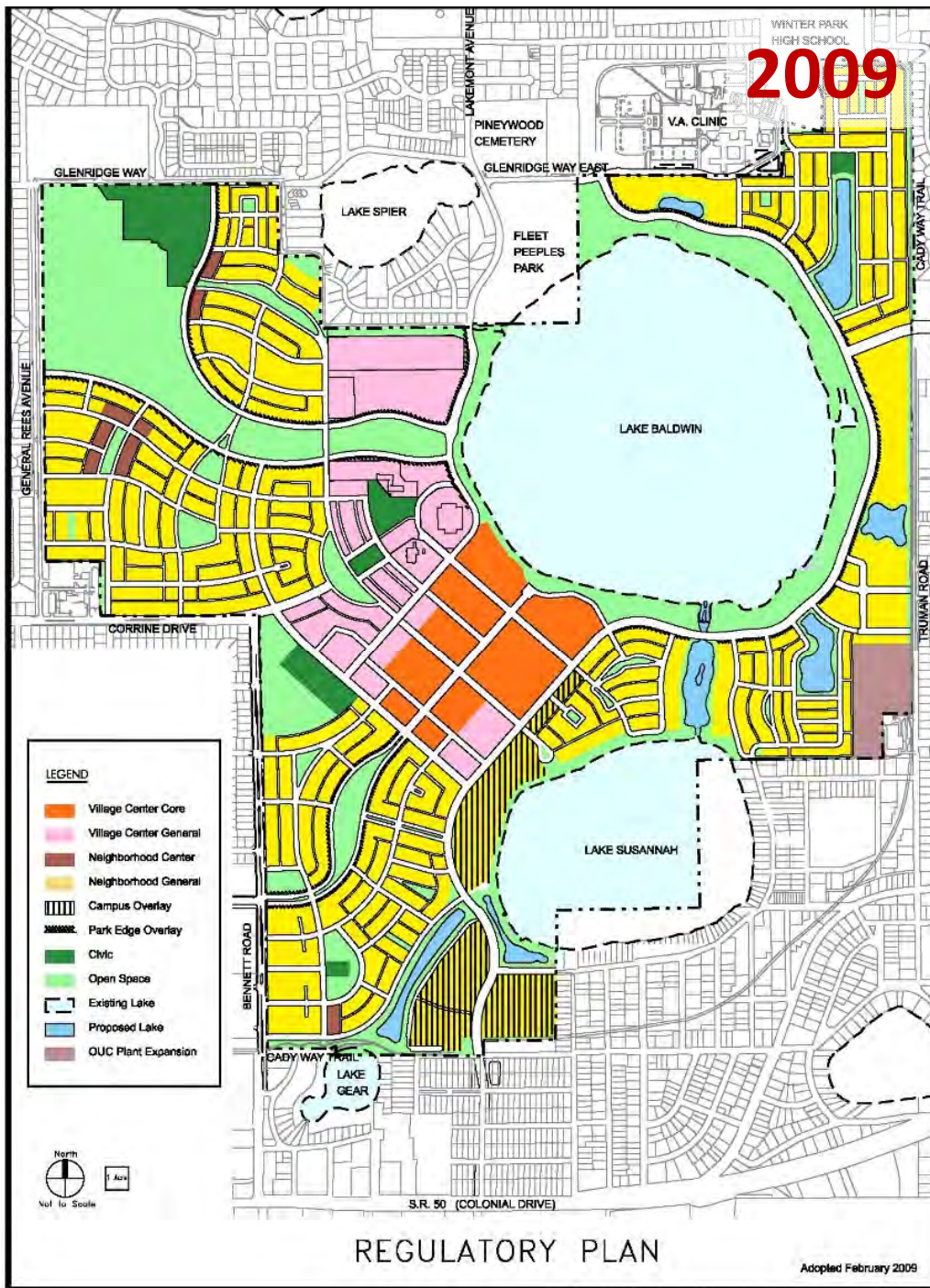




# Regulatory Plan 1998



# 2009



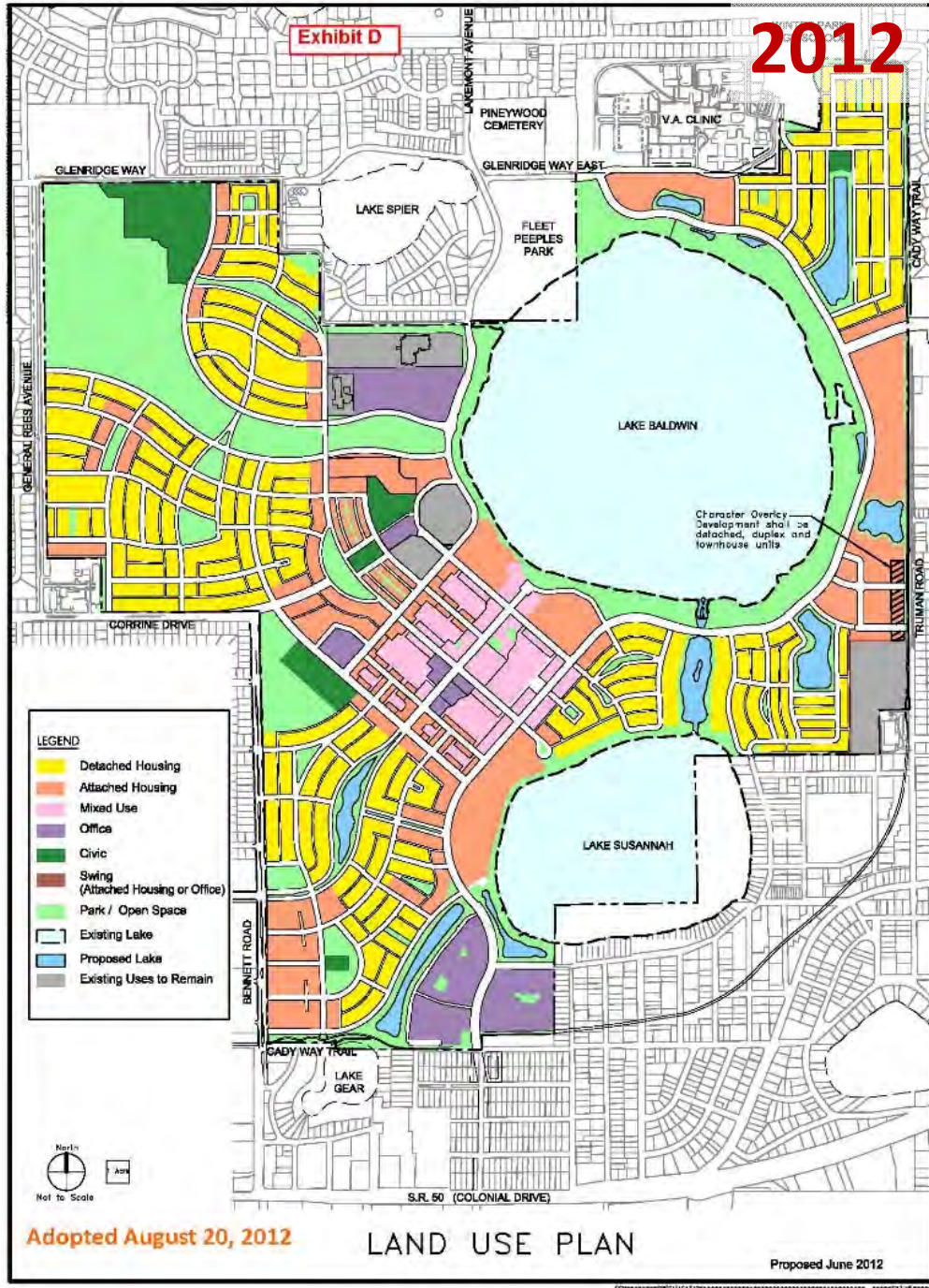


# Land Use Plan

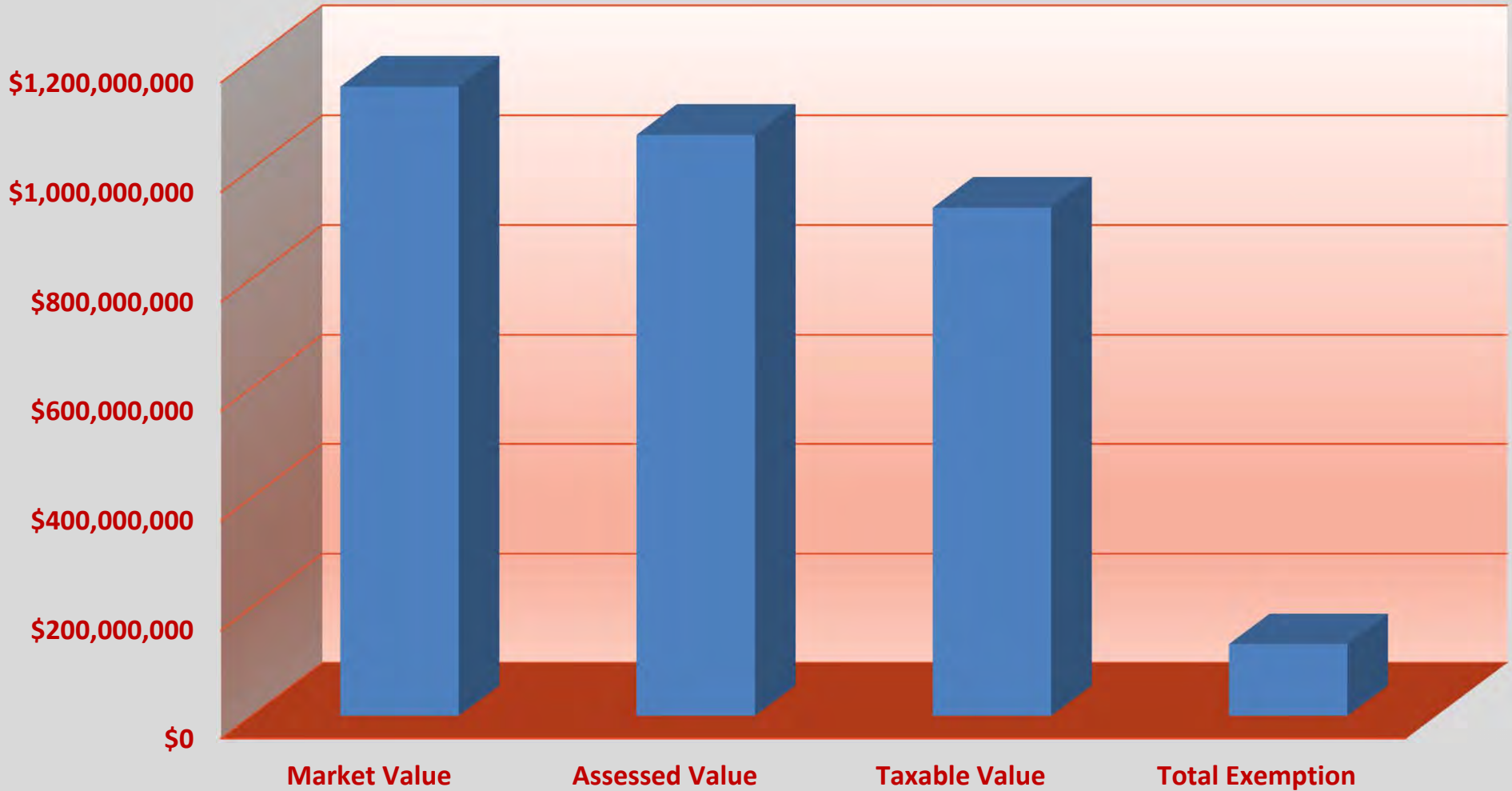
1998



2012



# Baldwin Park Property Value - 2013





# **Baldwin Park – An Award Winning Community**

**AMERICAN PLANNING ASSOCIATION - FLORIDA CHAPTER** AWARD OF EXCELLENCE

**CONGRESS FOR THE NEW URBANISM** CATHERINE BROWN AWARD

**NATIONAL ARBOR DAY FOUNDATION** NATIONAL BUILDING WITH TREES AWARD

**AUDUBON OF FLORIDA** DISTINGUISHED CORPORATION AWARD

**THE PALLADIO AWARD** NEW DESIGN AWARD

**THE COUNCIL FOR SUSTAINABLE FLORIDA** SUSTAINABLE FLORIDA AWARD

**URBAN LAND INSTITUTE** AWARD FOR EXCELLENCE

**NATIONAL ASSOCIATION OF HOME BUILDERS –THE BEST IN AMERICAN LIVING AWARD**

PLATINUM AWARD FOR BEST COMMUNITY & PLATINUM AWARD FOR BEST SMART GROWTH COMMUNITY

**U.S. ENVIRONMENTAL PROTECTION AGENCY** NATIONAL AWARD FOR SMART GROWTH ACHIEVEMENT

**Florida Brownfields Association** – Phoenix Award

# Lessons

- ✓ **Establish a Vision**
- ✓ **Be proactive**
- ✓ **Be thorough and consistent**
- ✓ **Make it easy to do the right thing**







## KEVIN R. TYJESKI MEMORIAL BRIDGE

July 4, 1959 - February 6, 2013

THIS BRIDGE IS DEDICATED TO THE MEMORY OF KEVIN TYJESKI. KEVIN BELIEVED DEEPLY IN CELEBRATING THE PUBLIC REALM AND EXCELLENCE IN PLANNING AND URBAN DESIGN. AS A CITY PLANNER, HE SKILLFULLY CHAMPIONED PROJECTS THROUGHOUT ORLANDO FROM CONCEPT TO REALITY INCLUDING OUR VERY OWN BALDWIN PARK. AS A PROFESSOR AT ROLLINS COLLEGE, KEVIN INSTILLED IN HIS STUDENTS THE IDEALISM AND SKILL TO ENVISION A WORLD THAT WAS SAFER, MORE SUSTAINABLE, AND BEAUTIFUL. AS WE AND OUR CHILDREN, AND OUR CHILDREN'S CHILDREN, ENJOY THIS WONDERFUL PLACE, LET US REMEMBER HIS MANY CONTRIBUTIONS TO OUR COMMUNITY WITH THANKFULNESS AND APPRECIATION. WELL DONE.





**“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**











# Environmental Protection

## Fugitive Dust Control

Water sprinkling

temporary enclosures

Tarped trucks

Tire wash stations

## Asbestos air monitoring

Ensure that asbestos fibers are not released into the environment

work area will be cleared by phase contrast microscopy as required by OSHA 29 CFR 1926.1101

Coordinate all notification and documentation with authorities



# Utilities Systems Agreements

## Navy-owned Utilities

Electric

Water

Gas Distribution

Sanitary

Stormwater

## Private Utilities

Telecommunications

Cable TV

# Utilities Status

## Commitment to serve retained uses

## Electric and water assumed by OUC

Operate, maintain and deliver to interim users/Navy Lease area

Users contract directly with OUC

## Sanitary

Assumed by City with Orlando Partners providing interim hook-ups

## Gas

TECO to provide bottled gas and construct new distribution

## Telecommunications

Sprint & BellSouth

## Interim access and license agreements



