
A C K N O W L E D G E M E N T S

The following Planned Development Application has been prepared for the City of Orlando by:

Orlando NTC Partners, a Joint Venture

Master Developer Team

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Atlantic Gulf Communities Corporation
Carter & Associates, LLC
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Master Planning Team

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Preamble - Orlando Naval Training Center Closure and Reuse

City of Orlando. The N.T.C. Reuse Commission included

Historical Background

The Federal Base Realignment and Closure Commission (BRAC) identified the Naval Training Center, (N.T.C.), Orlando, Florida for closure in July 1993. The closure and transition to other uses began in 1995. Upon notice of the final decision of the BRAC, the City of Orlando initiated the development of a Reuse Plan process to guide transition of base property and facilities to other uses that support local goals for economic and community development.

an Executive Committee co-chaired by Orlando Mayor Glenda Hood and Rick Tesch of the Economic Development Commission of Mid-Florida. The commission also included ten sub-committees addressing various aspects of reuse planning.

The N.T.C. reuse planning process included an inventory of physical, environmental, and economic conditions for each base property and surrounding areas. This assessment identified many opportunities and constraints and developed a series of goals and objectives for base reuse. The consultants evaluated several land use plans for reuse that would achieve the established goals and objectives. The results of this evaluation and the input and comments from local planning staff and the public yielded a final base reuse plan.

Background

The N.T.C. included four separate properties: the N.T.C. Main Base, McCoy Annex, Herndon Annex, and Area C. All four properties are located within the City of Orlando. The Main Base, approximately three miles east of Downtown Orlando and next to the City of Winter Park and unincorporated Orange County, is the subject of this Planned Development application. The site includes three campus-like settings with combinations of class-rooms, dormitories, offices and recreational uses.

The planning process provided many opportunities for public involvement, review, and comment. The public involvement program included public forums, newsletters, Executive Committee meetings, sub-committee meetings, and newspaper and television news stories. Public comments were solicited and incorporated into the plan.

The Reuse Planning Process

The initial N.T.C. Reuse Plan was developed by a consultant team headed by BRW Inc. under the direction of the local N.T.C. Reuse Commission established by the

The N.T.C. Vision Plan

With the adoption of a Base Reuse Plan, the City, together

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with the community, developed a Vision Plan under the guidance of the N.T.C. Community Redevelopment Agency. This Plan provided a clear vision complete with design guidelines as to the community's expectations regarding the redevelopment of the property. This planning process, underway since 1993, has provided many opportunities for public involvement, review, and comment and has established a clear community consensus on the design objectives of the community. Public involvement has included public forums, newsletters, Base Reuse Commission meetings, CRA Advisory Board meetings, newspaper and television news stories. The final product of this process is a design plan based on the design principles known as Traditional Neighborhood Design or New Urbanism, that enjoys the support of the community, the City and the CRA.

The design phase of the redevelopment process began in early 1997, approximately two years after the Base Reuse Plan had been approved. A consultant team headed by A. Nelessen Associates was hired by the City to prepare a detailed Urban Design and Transportation Plan using the approved Base Reuse Plan as a guide. A second consultant team led by Post Buckley, Schuh & Jernigan (PBS&J) and WBQ Inc. was hired to develop a complimentary Infrastructure Plan.

Citizen input was a valued component of the design process. A Visual Preference Survey was conducted to determine the type of development area residents desired for the N.T.C. property. At three different meetings, citizens viewed and rated 240 slides depicting single-family homes, multifamily homes, pedestrian areas, transit

possibilities, commercial land uses, offices, streets, parking, signs and civic buildings.

The Survey results were presented at an all-day workshop. Themes emerging from the workshop included linking the site with surrounding neighborhoods, providing public access to lakes, using open space to form a network of green throughout the project, creating a vibrant main street, and dispersing automobile traffic through an interconnected street network. Using these themes, the consultant team created an Urban Design Plan.

Based on the Urban Design Plan and the Infrastructure Plan, a Master Concept Plan for redeveloping the site was created. A pedestrian oriented village center, which included retail, office, and high-density residential uses, surrounded by mixed residential areas was also identified in the Concept Plan. The two lakes on the site were retained as public space and an open space corridor linked the lakes with parks and other open space areas.

Developer Team Selection

In September 1997, the City issued a Request for Qualification (RFQ) soliciting a master development team to implement the City's vision. Six development teams responded to the RFQ. Of those, four teams were short-listed by a selection committee composed of private citizens appointed by the Mayor and City Council. After studying the competing developers' proposals, listening to their presentations and visiting other projects the developers have undertaken, the selection committee chose Orlando N.T.C. Partners. The Orlando City Council

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supported the selection committee's recommendation of Orlando Partners as the best team to implement the City's vision.

Statement of Common Principles

In order for the redevelopment of this property to succeed, a partnership including the community, the Development Team and the City of Orlando has been established. The following Statement of Common Principles form the basis and justification for the building of this community. The design principles and framework are derived from these precepts.

1. We will have a partnership that is committed to the vision of redeveloping the Naval Training Center utilizing the best practices of Sustainable Development and Traditional Neighborhood Design (TND) as set forth herein, so that we can make a lasting and positive contribution to the natural and manmade community. This is in contrast to current practices that focus primarily on development of individual product. If we do not share this vision together it will be impossible to set priorities concerning the plan, documents and process.

2. We know that to realize our vision we need to clearly understand the Sustainable Development and Traditional Neighborhood Design Principles that will be used to shape the plan, documents and process.

3. We will have objective criteria that everyone agrees upon that have proven to work over time. Otherwise it will be difficult to administer. We need the tools to communicate clearly what we mean. This includes the codes, design guidelines and review process.

4. Members of the Partnership should visit and agree on precedents, site specific examples and best practices. Visual

images that assist the full range of users from designers, to construction workers, to homeowners shall be utilized. We will get simple things right, which will allow each to enjoy maximum, but incremental, benefits over time.

5. We will create processes to uphold the vision while recognizing the market demands of development and meet the needs of the parties within the partnership.

6. We will develop a design framework that works effectively for residents, city officials, the town architect, the developer, the builder, and designers from a range of backgrounds.

7. The review processes must reflect the need to sustain, over a long period of time, plans for Village Center Core, Village Center General, Neighborhood Centers, Neighborhood General and Park Edge development as they are designed as well as site specific architectural and landscape architectural plans.

8. We recognize that there is a desired balance to reach in the planning process between sufficient details to maintain the vision and general guidelines which allow for changes to be made within the plan. Structure within the development regulations will allow us to keep sight of the vision over time as principals involved in shaping the vision change. Conversely, it would be self-defeating to create a plan that is so rigid that we are unable to respond

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to changes in market demands and through lessons learned in earlier phases. With this understanding, we will focus on providing more detail within the backbone of the plan and

the Public Realm, and maintain a more flexible framework in the Private Realm.

9. We understand that a strong Public Realm must be inclusive of both the primary “natural” infrastructure of the site’s ecological systems and the secondary “built” infrastructure of the street, park and plaza network and its surrounding building envelope with civic and institutional elements. It is required that the entire Public Realm explicitly and implicitly be inviting and accessible to the public. We know that we must establish the correct design “signals” if we are to avoid ambiguities about rights of ownership and use. The public needs to know that they are welcome and that these spaces are not for the exclusive use of selected individuals or corporations.

10. We recognize that the primary infrastructure of the open space system with its lake, wetlands, uplands, parks, street tree network and water management system are part of an on-site and regional ecosystem. These relationships must be understood, maintained and enhanced such that there will be an overall improvement to the quality of the environment. This will include the restoration of wetlands and uplands vegetative structure to provide a receptive wildlife corridor that will restore biodiversity. These strategies will be developed from the best current ecological practices. It is important to reach for the highest standards because this project, as all others, places

enormous demands on the environment; and there is an ever-present danger of overloading the delicate hydrological system that runs through our site and beyond.

11. We require that the secondary infrastructure reflect the best practices of TND and will take its example from TND communities that are agreed upon by the Partnership.

12. We recognize that the Public Realm must be defined in a way that respects the character, the standards and public safety requirements agreed upon by the City of Orlando so that it can successfully take possession and maintain these areas after their creation. A list of all streets, alleys, parks, plazas, etc. that the City will be accepting and those that will be maintained under other agreements will be created by the Developer with the City.

13. We seek diversity in the physical design of this community. Diversity will be sought at the levels of neighborhood or district and the block and street level through the inclusion of a variety of types, densities, setbacks and their landscapes. Allowing for this mix of designs and programming within each area, there will be more opportunity for a rich sense of place to develop. Requiring that a variety of hands design and build reasonably sized parcels will greatly contribute to the quality of the areas created. Each area of the plan should call out special parcels that will be custom built or allowed to be the anomalies within the plan such as civic and institutional spaces, corner lots and terminating lots. There will be no monolithic development.

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14. We understand that the design of the physical environment can impact the instances and fear of crime, and therefore the quality of life. Crime Prevention Through Environmental Design (CPTED) concepts and standards shall be incorporated to reduce the propensity of the physical environment to support criminal behavior.

15. Together, we will create a sustainable community. Social, economic, civic, cultural, and environmental endeavors need to be actively supported through the establishment of appropriate institutions and programming. We will develop a plan to ensure the residents are able to effectively assume the long-term responsibilities associated with true community building.

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