



VIRGINIA / LAKE HIGHLAND TRANSPORTATION AND LAND USE STUDY



COMMUNITY MEETING #2 - PRESENTATION OVERVIEW

1 INTRODUCTION

2 CONTEXT STUDIES

3 VISION FRAMEWORK

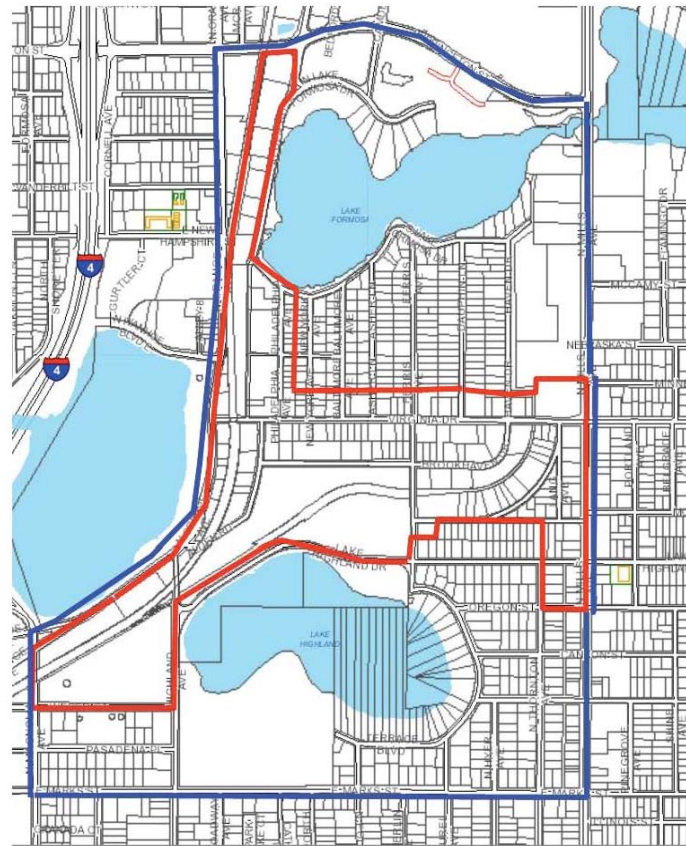
4 DEVELOPMENT SCENARIOS

1

INTRODUCTION

Project goals and review of community meeting #1

STUDY AREA



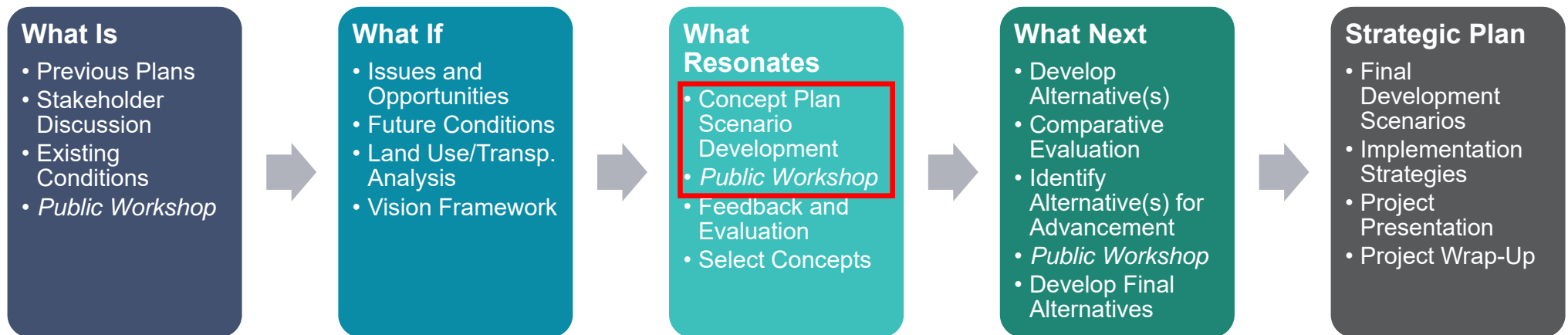
Blue boundaries show transportation study area.
Red boundaries show land use study area.

PROJECT GOALS

The City wished to develop a transportation infrastructure plan and land use plan for the neighborhoods surrounding the Virginia Drive corridor, including the Lake Formosa and Park Lake/Highland neighborhoods.

This study will look at land use and projected development against an examination of travel patterns to develop a multimodal transportation network design that supports the City's vision of sustainability, mobility options, and a safe community that meets the needs of residents, businesses, and visitors.

PLANNING PROCESS



COMMUNITY MEETING #1 SUMMARY

Attendees at the kickoff meeting participated in a mapping exercise to identify issues and opportunities within the study area. Some of the common ideas between different tables included:

- Make Virginia more pedestrian and bike friendly
- Increase pedestrian safety - along roads, on sidewalks, and at intersections
- Improve connectivity
- Provide appropriate transitions in height and scale between neighborhoods and non-residential uses
- Add parking, especially near the trail
- Reduce neighborhood cut-through traffic
- Slow down traffic



COMMUNITY MEETING #1 SUMMARY

Attendees were asked to complete a short survey regarding community values. Some of the themes that appeared repeatedly in surveys included:

- **Character** – quaint homes, mixed uses, brick streets, variety of merchants
- **Proximity** – close to downtown and Winter Park, centrally located
- **Mobility** – easy to walk or bike
- **Natural Beauty** – parks, lakes, trees
- **Vibrant** – diverse, creative, edgy



2

CONTEXT STUDIES

Market analysis and neighborhood parking inventory

MARKET ANALYSIS

The purpose of the analysis is to provide market-driven guidance and insight to the land use planning process, and to help create realistic future development scenarios

The findings demonstrate the market position of the land use study area, which is a blend of location, demographics, and real estate factors.

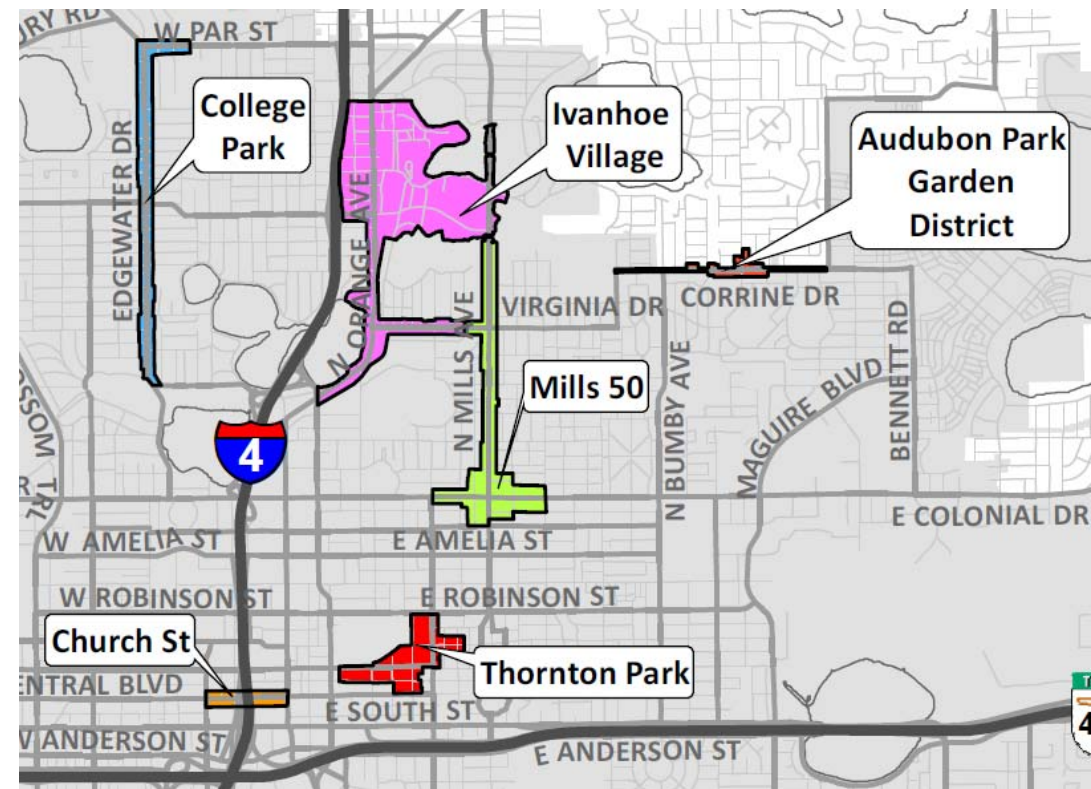
The study area is well-positioned for development due to several factors:



MARKET ANALYSIS

Position - Epicenter of urban north Orlando:

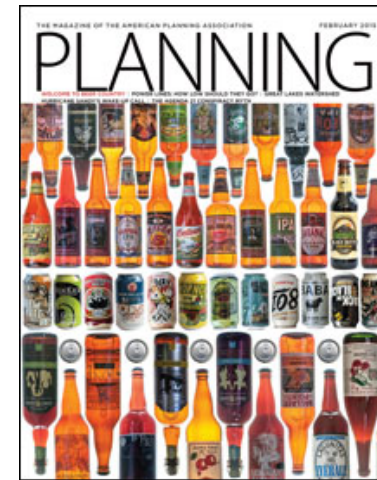
- Part of the Ivanhoe Village Main Street District, and a growing extension of the North Orange Avenue commercial corridor
- Connects the Ivanhoe Village and Mills 50 Districts
- Short bike ride or drive to College Park, Audubon Park Garden District
- Thornton Park and Church Street Districts are accessible, as are activities in Baldwin Park, North Quarter, and the Central Business District



MARKET ANALYSIS

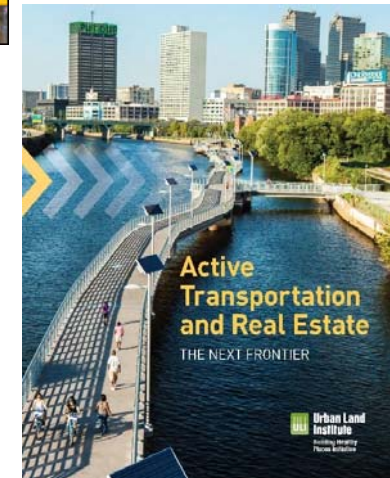
Position - Amenities and activities:

- Virginia Drive business mix emphasizes home furnishings, art, fitness and personal care, dining and drinking, and small professional offices
- Extensive dining/nightlife scene and shopping nearby on Orange Avenue
- Unique restaurants and retail nearby on Mills Avenue
- Breweries and wineries on/near Virginia Drive mesh with current urban development trend of artisanal businesses sparking growth and attracting visitors
- Proximity of bike trail access is a valuable amenity that residential developers are increasingly recognizing



Smaller breweries seem to stimulate economic development and revitalization and really create a vibrant economy around them.”

Today, bike trails, bike lanes, bike-share systems, and other forms of active transportation infrastructure are helping spur a new generation of ‘trail-oriented development.’”



MARKET ANALYSIS

Key locational takeaways:

- Study area is highly favorable for urban development, particularly targeting younger people
- Key amenities are already in place and growing
- Surrounding demographics are comparable with the leading urban shopping districts of the region
- Cool Streets profile – urban neighborhood impacted by the rise of the Millennial consumer
- Major development projects are already underway or being planned that capitalize on the location and amenities
- City efforts to improve the multimodal transportation quality of service and public realm will increase the area's attractiveness for development and investment



MARKET ANALYSIS

Key future development takeaways:

- Future demand exists for more multi-family housing, probably before 2030
- Retail and office development will likely be limited to renovation and re-tenanting of viable buildings
- Target businesses: small, independent, unique, possibly medical offices
- Significant redevelopment will call for assembling larger sites – the need is for more parcel depth, with the best prospect being the south side of Virginia Drive, where through-block sites could be assembled that extend to Brookhaven Avenue
- Other prospective sites are on Alden Road and the City/OUC sites

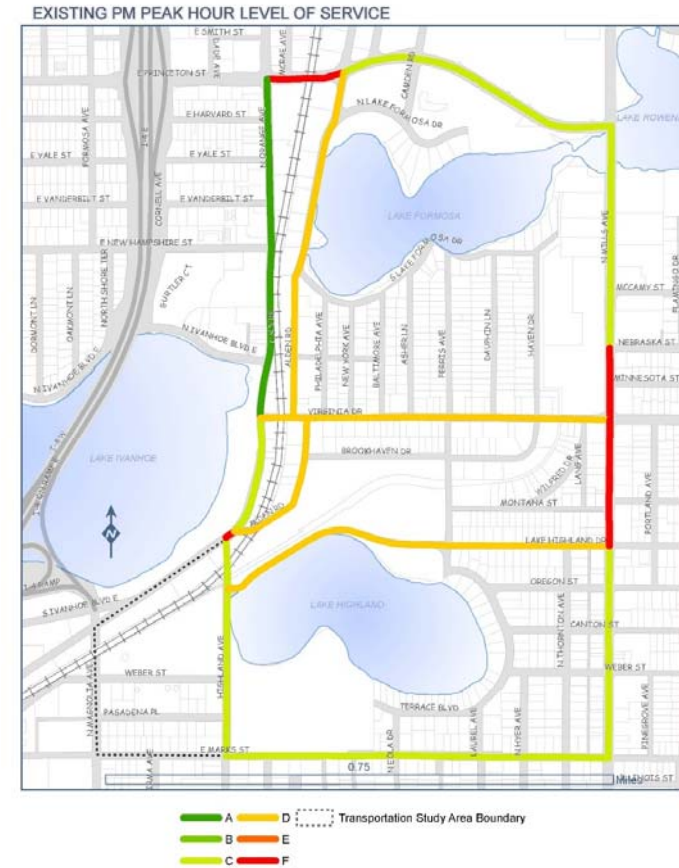


TRAFFIC EVALUATION

The Synchro model currently includes baseline conditions. The segment LOS is directly tied to the level of delay and queuing at intersections, which can be seen at the intersections with high turning movements.

The analysis is ongoing at this time and the next steps include:

- Finalize future conditions
- Evaluate proposed improvement options



NEIGHBORHOOD PARKING ANALYSIS

The purpose of the analysis is to look at the distribution of both public and private parking and how adequately it serves existing development based on current Code requirements.

The findings will help determine areas where more public parking is needed or where other parking management solutions can be implemented.

The analysis is ongoing at his time.



3

VISION FRAMEWORK

Study area context

EXISTING CONDITIONS INVENTORY

We have been working to establish the context that will serve as a foundation for the planning tasks, looking at existing conditions such as:

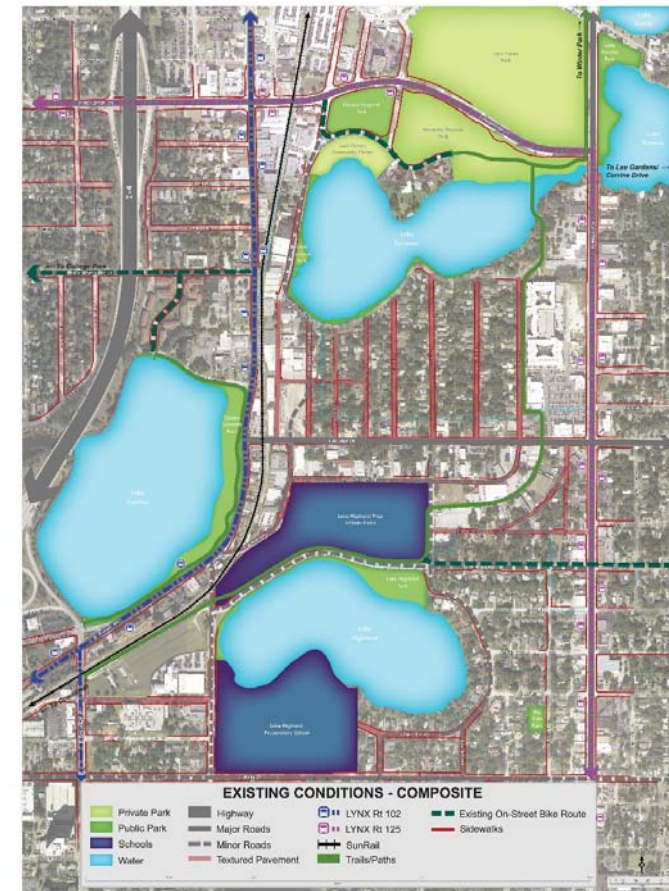
- Previous planning efforts, such as Neighborhood Horizon Strategies for Park Lake/Highland and Lake Formosa neighborhoods, and the Urban Design Plan
- Policy - zoning and future land use
- Land uses
- Streetscape network
- Infrastructure network
- Transportation network
- Natural features



MULTIMODAL SYSTEMS FRAMEWORK

By layering the existing conditions maps, the story of the study area begins to emerge, both internally and as it relates to the surrounding urban areas. Gaps in system networks become evident and a development framework begins to emerge to overcome those gaps. Framework maps will begin to locate areas for further planning and design, ways to link systems, and concepts for improvements such as:

- Roadway alignments/realignments
- Trail and sidewalk connections
- Streetscape elements
- Complete Streets treatments



4

DEVELOPMENT SCENARIOS

Visualizing options that realize the community vision

FUTURE LAND USE FORM

The Market Analysis identified trends and conditions influencing the potential for the development of multi-family residential, retail, and office in the study area.

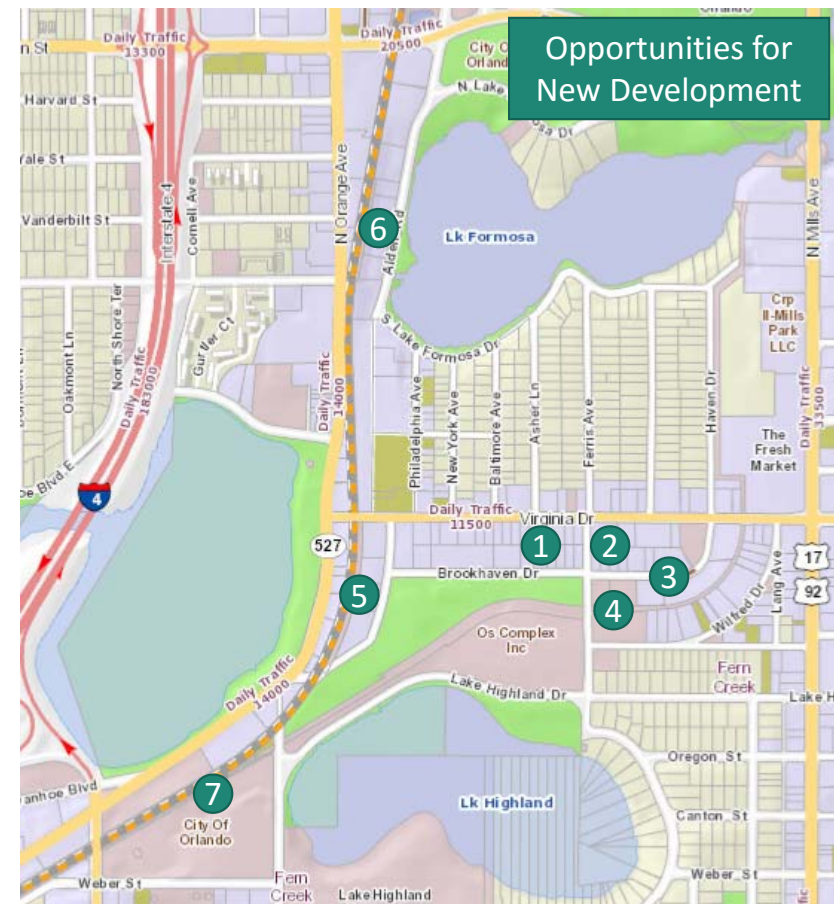
It also identified opportunity sites and potential parcel assemblages where future development could take place.



FUTURE LAND USE FORM

Opportunity sites and potential assemblages:

1. Virginia Drive: major mixed-use opportunity (potential assemblage)
2. Virginia Drive: retail/restaurant/office opportunity
3. Brookhaven Drive: townhome opportunities (multiple sites/assemblages)
4. City/OUC sites: townhome opportunity (brownfield cleanup; could be combined with #3)
5. Alden Road south: redevelopment opportunity (potential assemblage)
6. Alden Road north: multifamily or townhome opportunities (multiple sites/assemblages)
7. City/OUC sites: redevelopment and reuse opportunities (brownfield cleanup, historic building)



FUTURE LAND USE FORM

Based on this work and feedback received at the last community meeting, two preliminary development massing/scale scenarios have been developed.

Both scenarios maintain lower heights along the Virginia/Brookhaven corridors to maintain the existing character, but propose differing densities along the perimeter of the study area.



FUTURE LAND USE FORM

The Moderate Growth Scenario proposes development similar to that existing in the corridor now:

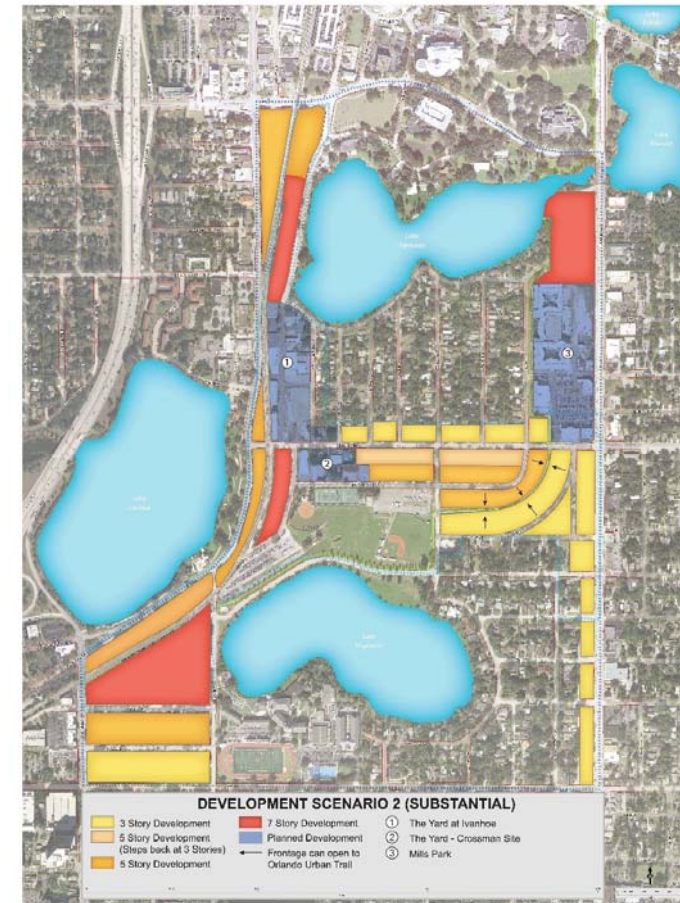
- Maximum height – 5 stories
- Buildings along the south side of Virginia stepped back where possible to maintain a lower street level presence
- Buildings along the Orlando Urban Trail encouraged to provide additional frontage or outdoor spaces opening onto the trail



FUTURE LAND USE FORM

The Substantial Growth Scenario maintains a smaller scale along the Virginia core, but proposes more robust growth in other areas:

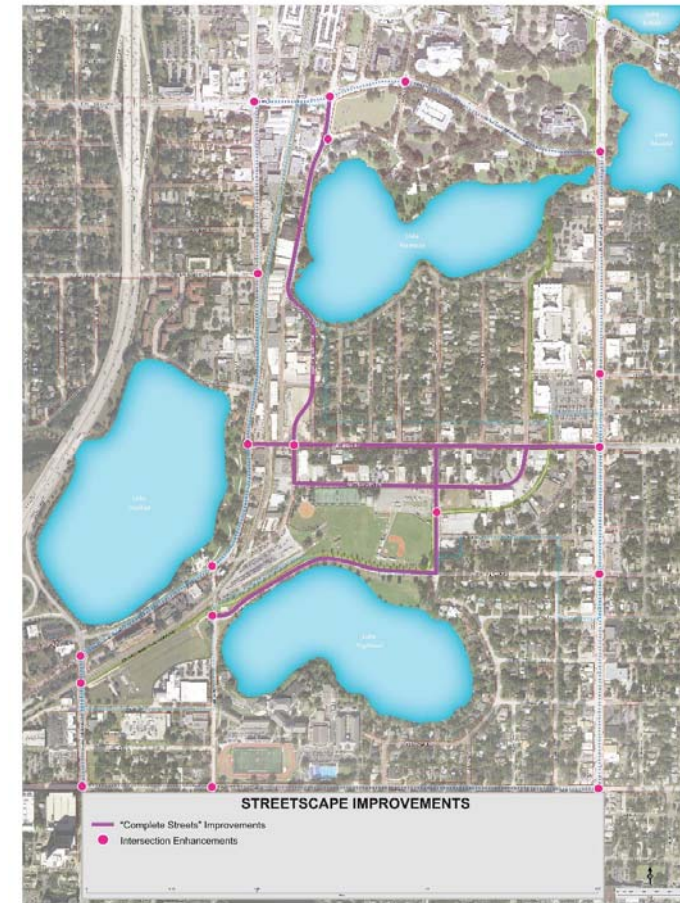
- Maximum height – 7 stories
- Buildings along the south side of Virginia stepped down where possible to maintain a lower street level presence
- Buildings along the Orlando Urban Trail encouraged to provide additional frontage or outdoor spaces opening onto the trail
- Buildings along Orange and Mills more in scale with proposed and existing developments



COMPLETE STREETS - PEDESTRIANS

Complete Streets are designed to accommodate all types of users, including pedestrians, bicyclists, motorists, and transit riders of all demographics and abilities. They have many different elements incorporated into the design schemes depending on the location and environment of the roadway. Some of the concepts proposed include:

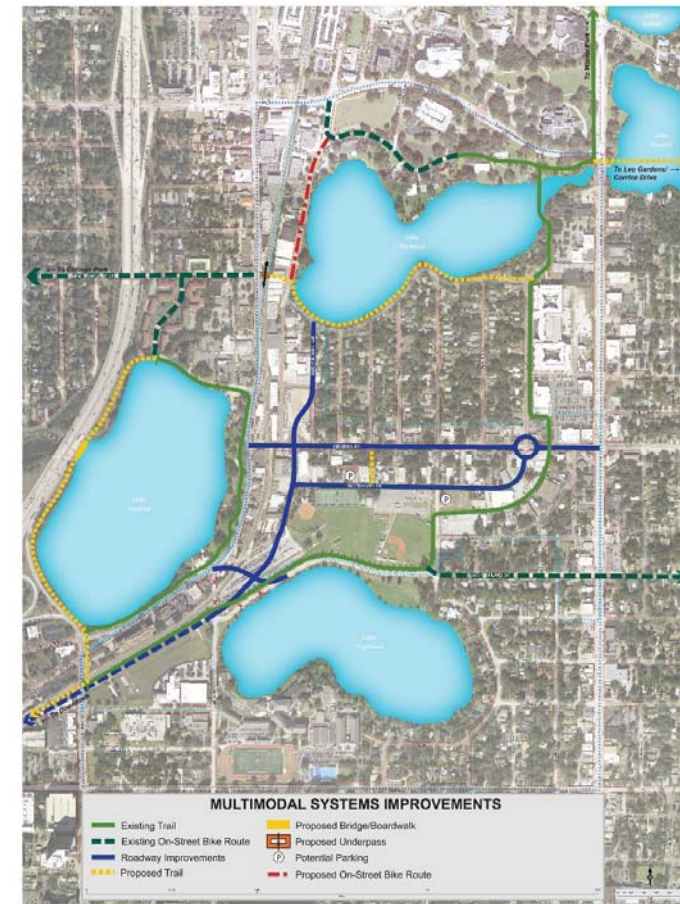
- Wider sidewalks
- Street furniture
- Pedestrian-scale lighting along streets and trail
- Tree belts and green spaces
- Intersection enhancements – crosswalks, bulb outs, signals/beacons



COMPLETE STREETS - ROADWAY

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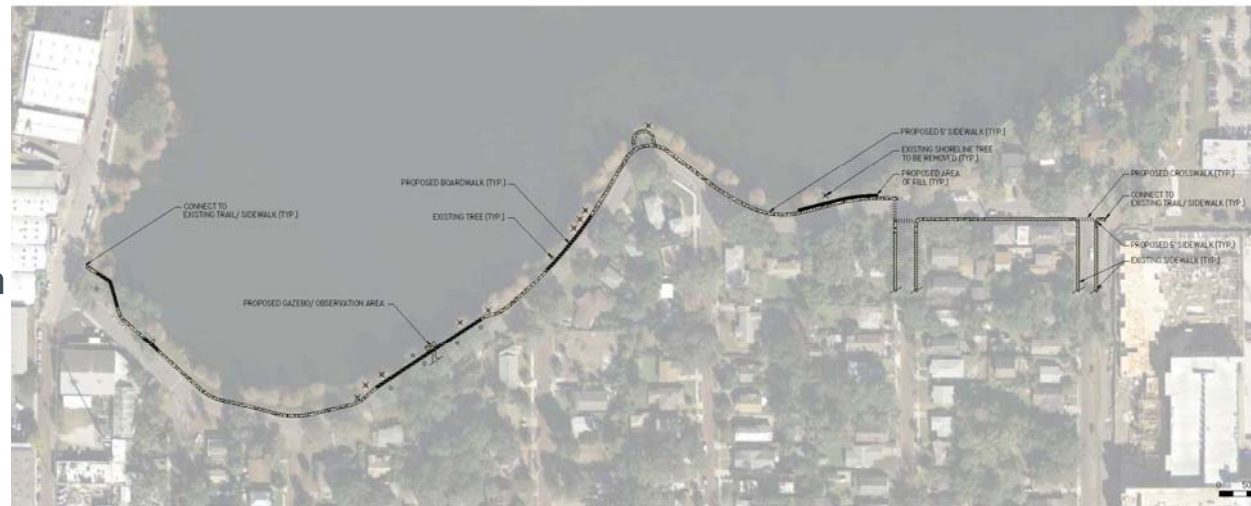
- Bike lanes or sharrows
- Bike/Ped connections – both on-street and trails
- Realigned street network and priorities
- Signage and wayfinding to direct traffic



STREETSCAPE PROJECTS

South Lake Formosa Drive sidewalk:

- 5-6' sidewalk on existing ground
- Some areas would require slope fill and possibly retaining walls
- Removal of select trees along waterline to improve views
- Boardwalk in sloped areas and over exposed tree roots with viewing platform or gazebo overlooking lake
- Sidewalk connections from adjacent streets
- New sidewalk at eastern end
- Connection to Orlando Urban Trail



STREETSCAPE PROJECTS

Lake Highland Drive:

- Add bulb outs in place of striped pavement to narrow roadway
- Plant trees to frame roadway and provide shade
- Add sidewalk on south side of road
- Add sidewalk through park to encourage use
- Provide connection to lake

EXISTING CONDITIONS



PROPOSED



STREETSCAPE PROJECTS

Virginia Drive:

- Roundabout to divert traffic to Brookhaven with building design that complements form to create signature entrance
- Wider sidewalks
- Green parkway/on-street parking
- Pedestrian-oriented

Brookhaven Drive:

- On-street parking on one or both sides of road
- Potential parking lot at Ferris
- Wider sidewalks
- Vehicular-oriented



NEXT STEPS

Next steps in the planning process include:

- Summarizing feedback from this meeting
- Studio work session to analyze development options
- Continued planning and design efforts
- Traffic analysis of future roadway conditions
- Cost implications



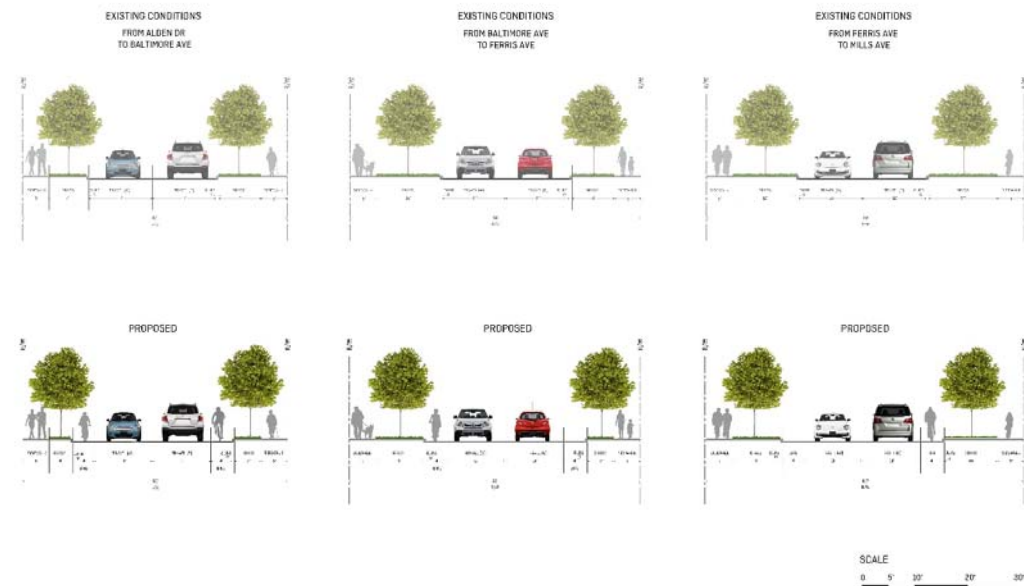
EXERCISE

For the time remaining in the meeting:

- Open house to view concepts
- Talk with consultants one-on-one
- Mark up maps or make comments on flip charts
- “Dot” exercise on potential cross sections for Virginia and Brookhaven – add a green dot to the alternative you like most for each (3 alternatives presented for each road)

Thank you for your attendance and participation.

VIRGINIA DRIVE OPTION #1



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