



Sustanee™

An Intentional Nature Oriented Learning Community

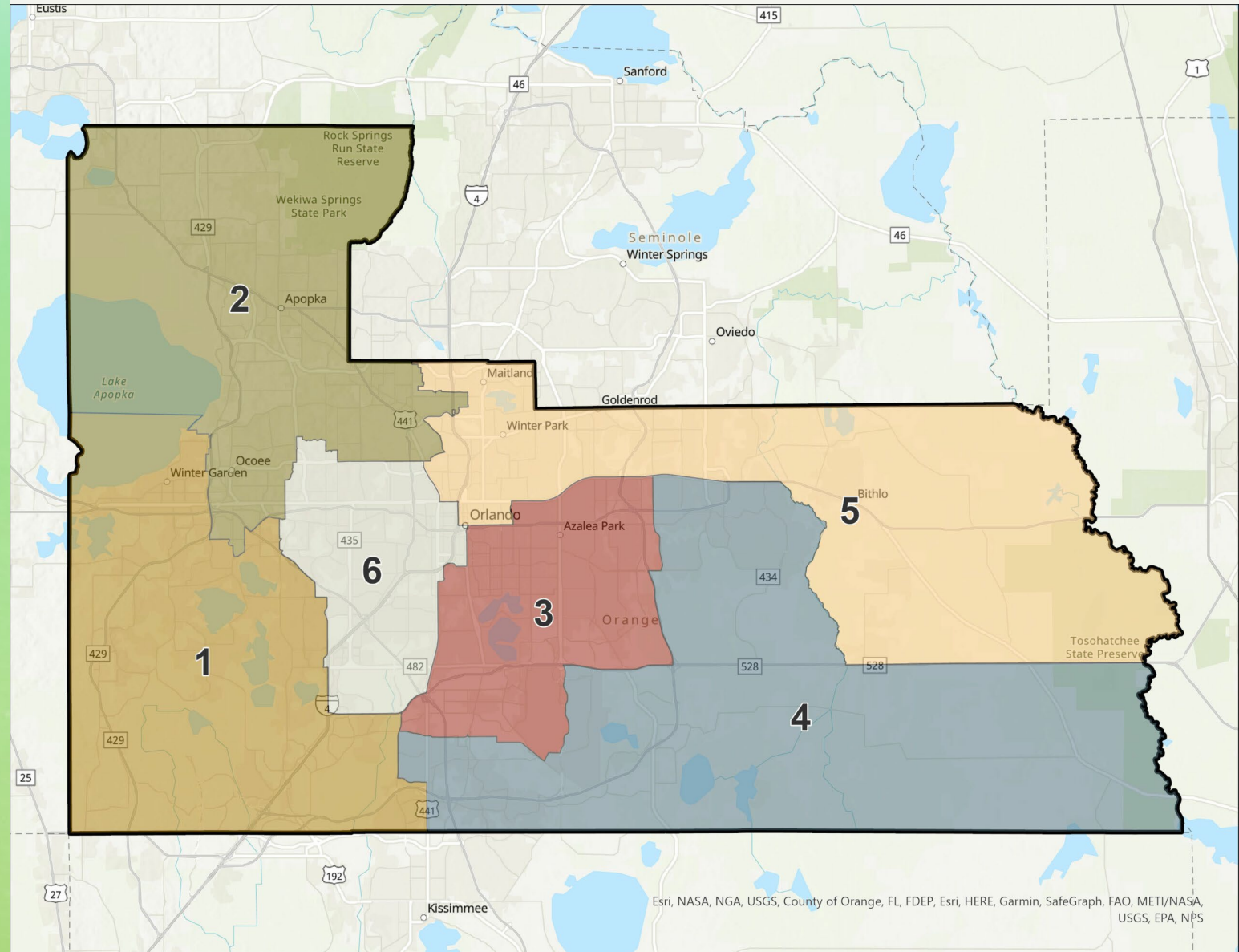
An Intentional *Nature-Oriented* Learning Community



Orange County is a GREAT place...

The challenges we face are:

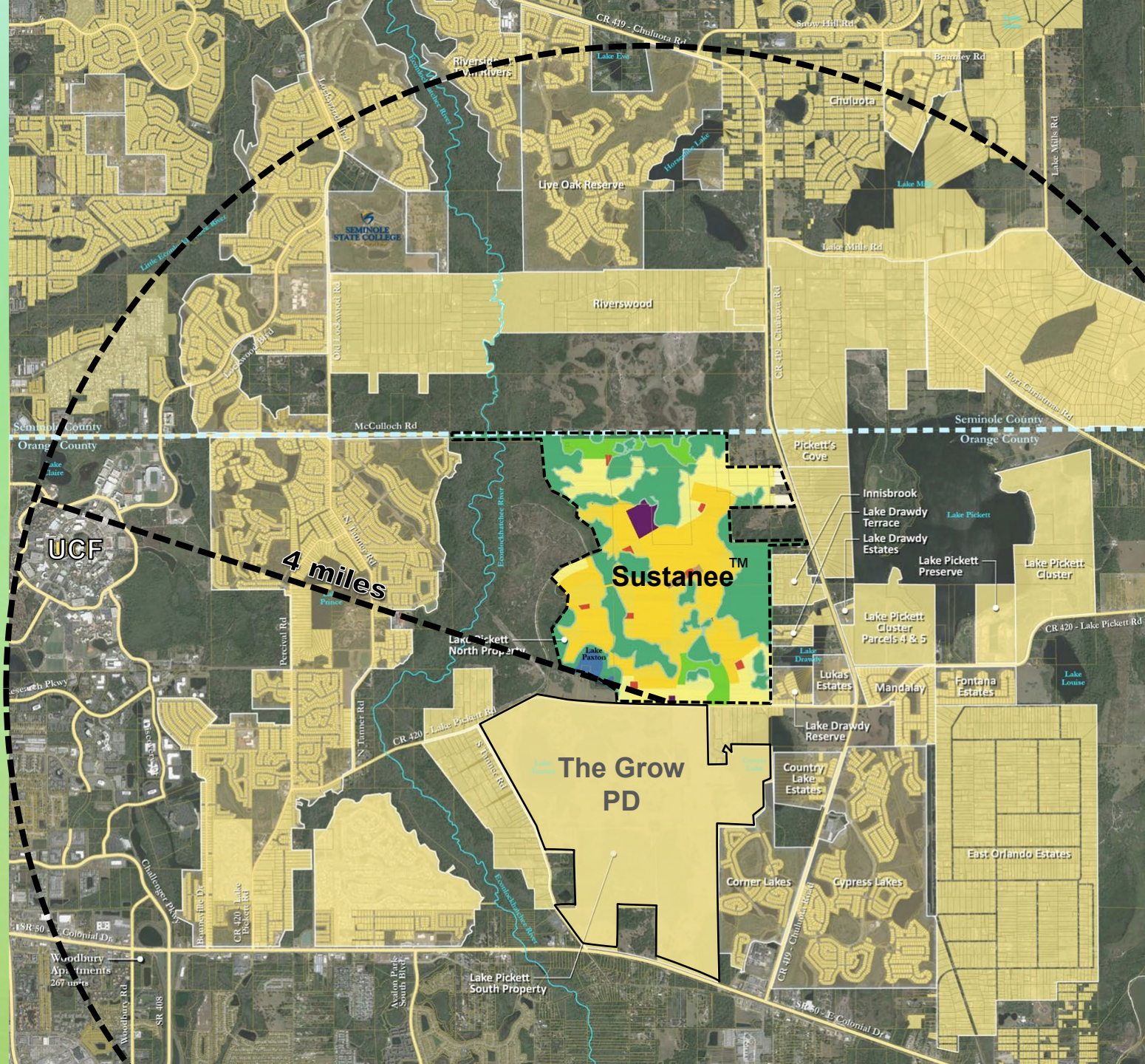
- Traffic
- Environment
- Housing





Regional Context

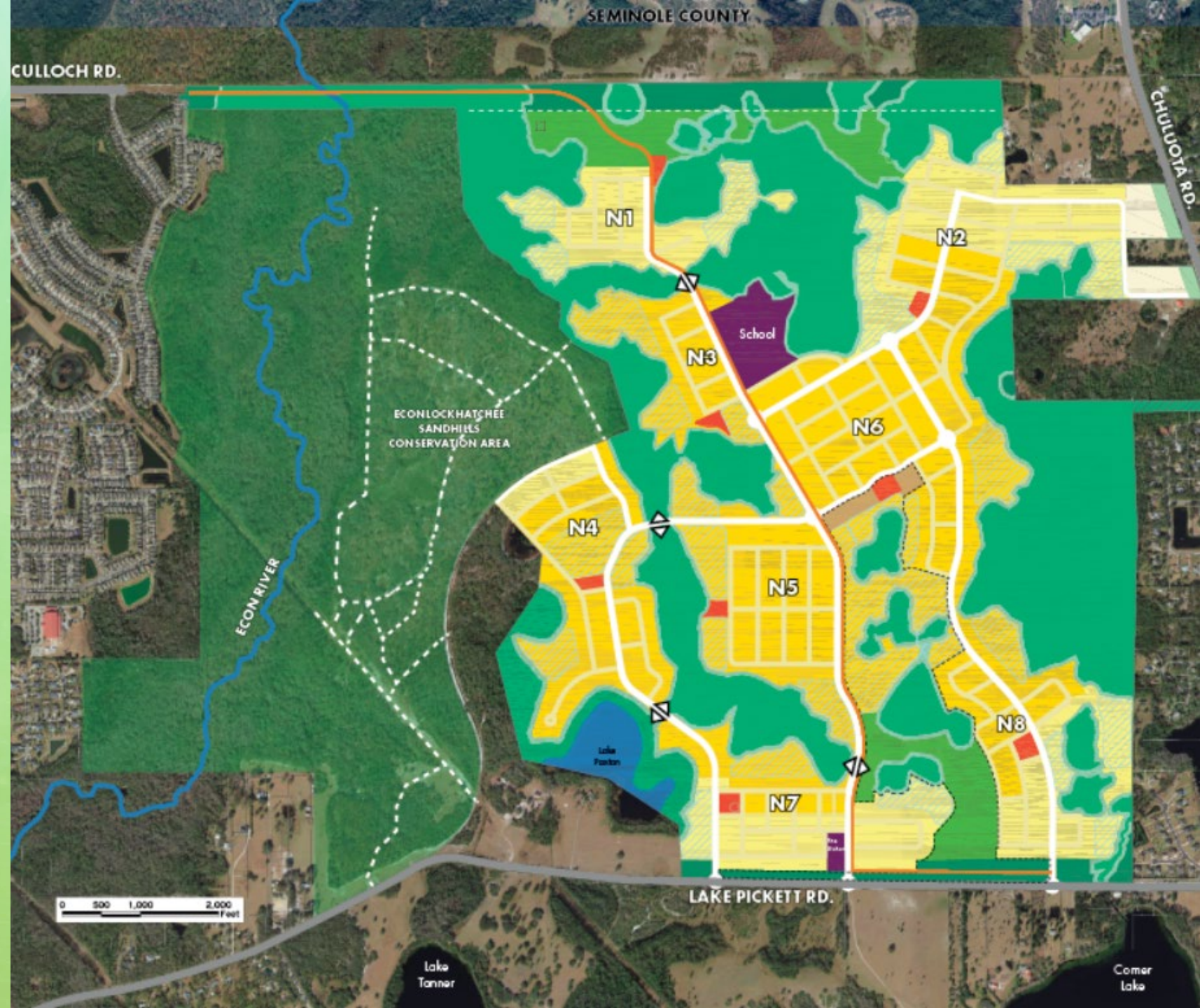
- Close proximity to 25,000+ high paying jobs, including 13,000 at UCF alone.
- Sustanee is surrounded by existing and approved residential development.
- This region is considered a key Activity Center within Orange County.





Improvements to the Plan

- Reduced unit count by 600 units
- Increased perimeter buffers
- Increased \mathcal{R} zone
- Increased open space





Transportation Challenges

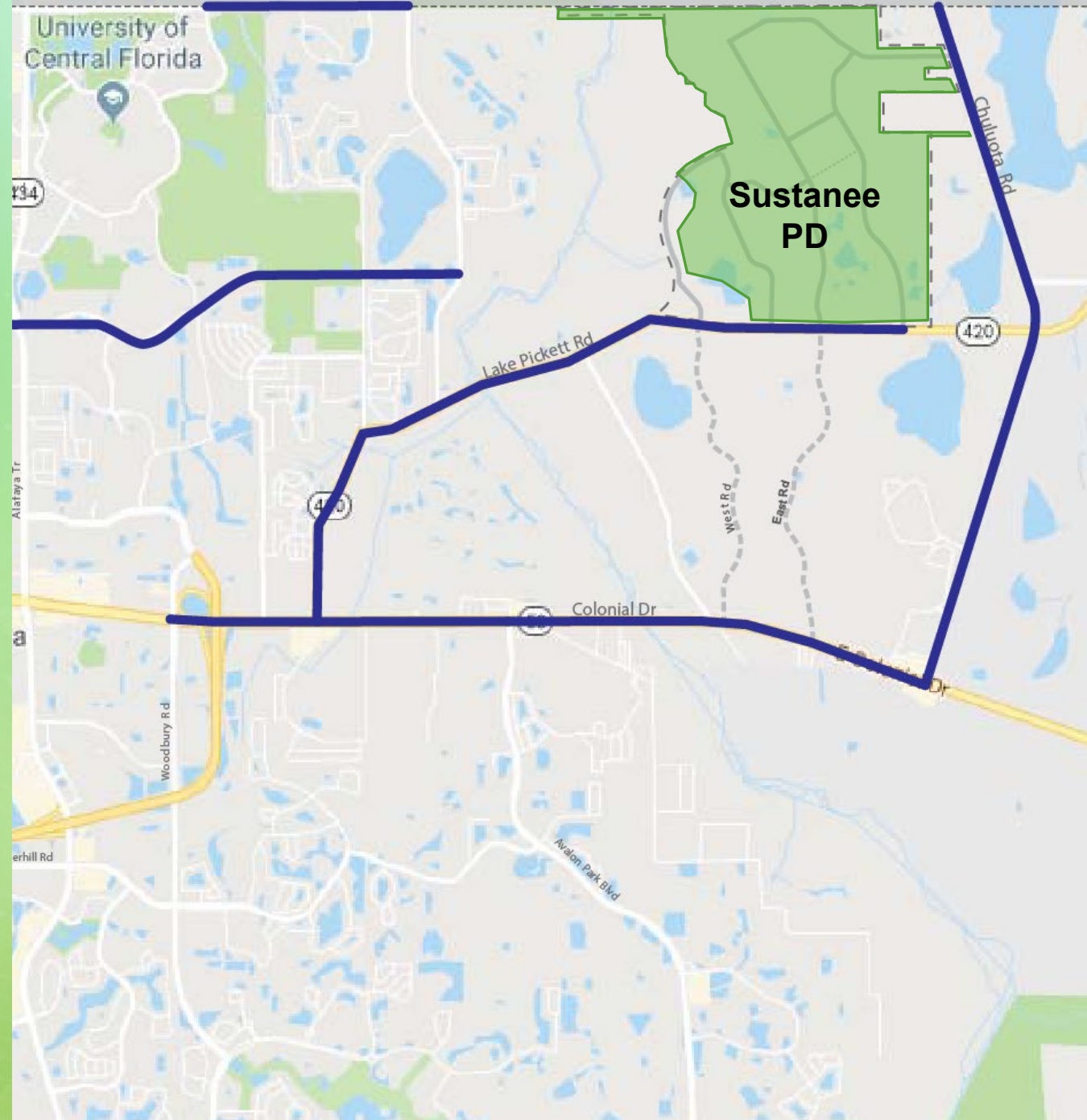
- Nearly 60% of traffic on East Colonial Drive/SR 50 originates from Brevard and nearby counties.
- Limited and unsafe alternative transportation options.
- Minimal direct connection to job centers.





Roadway Improvements

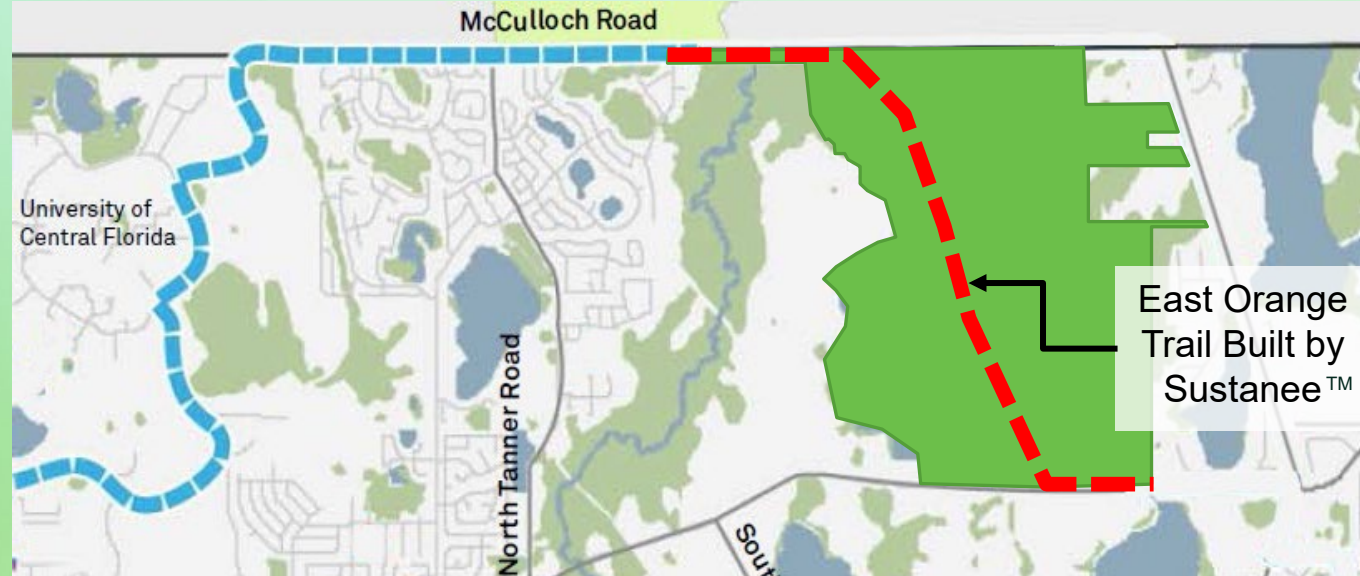
- Sustanee will contribute **\$35.2M** to Orange County for transportation improvements as part of its Proportionate Share Agreement.
- The “PropShare” is **40% greater** per home than the current Orange County transportation impact fee rate.





Connecting People & Places

- Multi-modal connectivity (vehicles, pedestrian, bicycle and traffic) throughout the community.
- Connects Sustanee to the Sandhill Preserve, UCF, Research Park, and the Region.
- Advances Orange County's Transportation Plans—Long Range and Trails.
- Over 10 miles of safe trails that connect to the estimated 4.5 miles of nature paths within the Sandhills Preserve.
- Bridge will be dedicated to Orange County.





Orange County Environmental Challenges

- We are running low on our water supply
- We have contaminants in our groundwater
- We have flooding during storm events
- We have a degradation of natural habitat

AND

We have unprecedented population growth

A proactive approach:

- Oversight
- Research
- Education
- Adaptation





Embracing the Environment

An active community that **embraces and preserves the environment** and becomes the **future stewards of the land**.

Sustanee will have **independent monitoring, measuring and benchmarking efforts** in perpetuity to allow for **adaptation and changes** to take these challenges head on, while keeping up with our growth and exceed the status quo.





Infrastructure Improvements

Water Supply

- Native Plants
- Soil Management
- EPA WaterSense homes
- Stormwater harvesting

Reduce water consumption by 75%.

Groundwater Pollution

- Ecologically Enhanced Stormwater
- Wetland Reclamation
- Littoral shelf planting
- Bioretention
- Watershed Assessment Model

Reduce Nitrogen/Phosphorous levels by 65%.





Natural Habitat

- Pollinator habitat creation in powerline easement
- Native plant restoration
- Wildlife corridors
- Littoral & marsh plantings around stormwater ponds
- Dark Sky Association lighting
- Preservation of mixed hardwoods

In process of establishing a baseline.

Increase richness and abundance of habitat over the pre-development condition.

Sustanee Foundation will have seasonal Bio Blitzes using theiNaturalistapp to benchmark success.





Infrastructure Improvements

Flooding

- Emergency flood control storage areas
- Adaptable Stormwater Management

Approximately 100 additional acres of available stormwater management area to mitigate and contain floodwaters .





Adding to Housing Supply

Current housing supply crisis nationally and locally.
(2,500+ new residents of Orange County
each month)

First move-up and second move-up housing
opportunities near major job center.

Well planned communities near job centers
lead to better socio-economic outcomes for
Orange County residents.

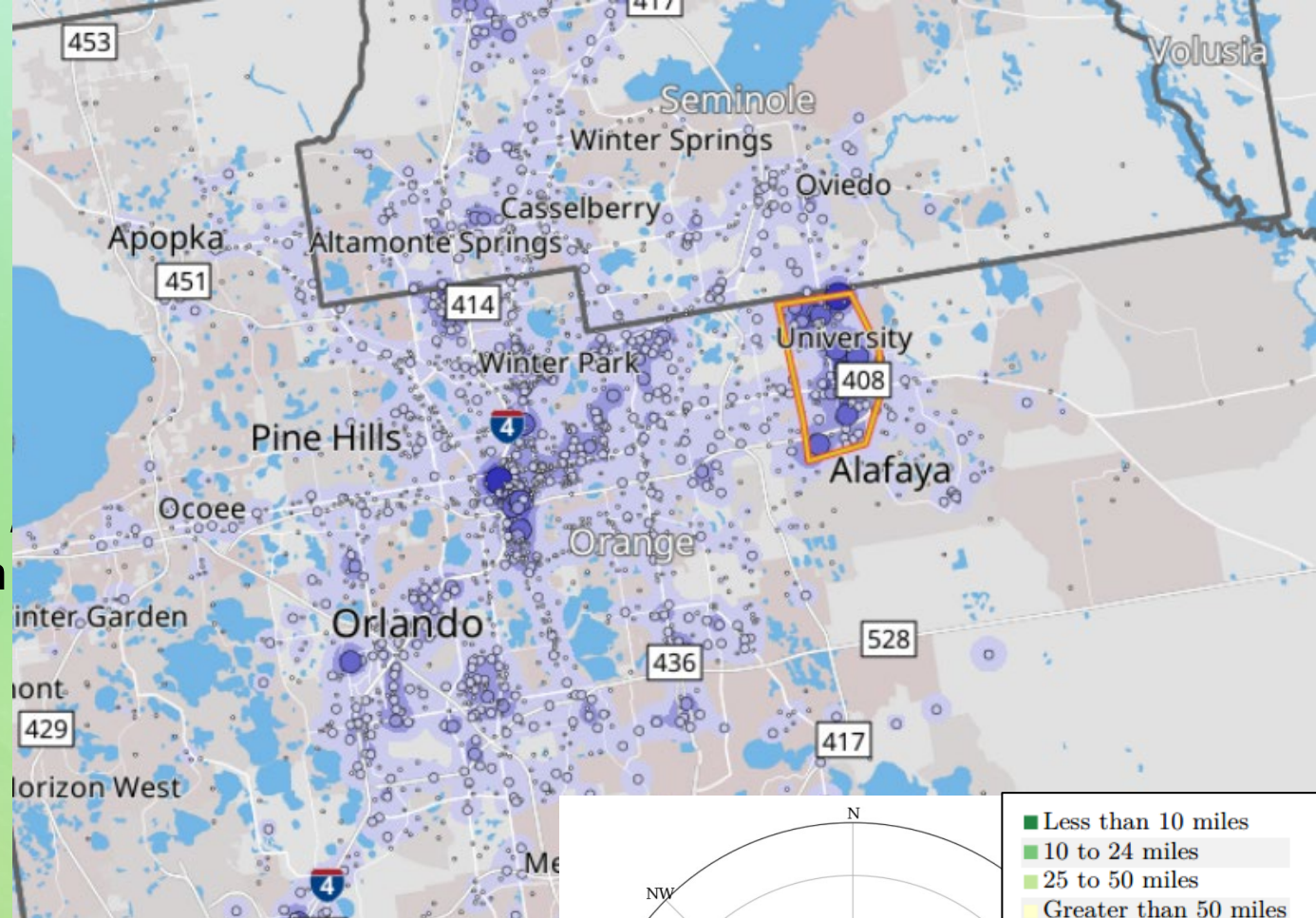


“There is only one true solution to the housing crisis in Orange County, a rebalancing of supply and demand via an aggressive increase in the availability of new housing units. The failure to do this will only lead to a prolonging and/or worsening of the problem.” **Sean Snaith, Ph.D., Institute for Economic Forecasting**

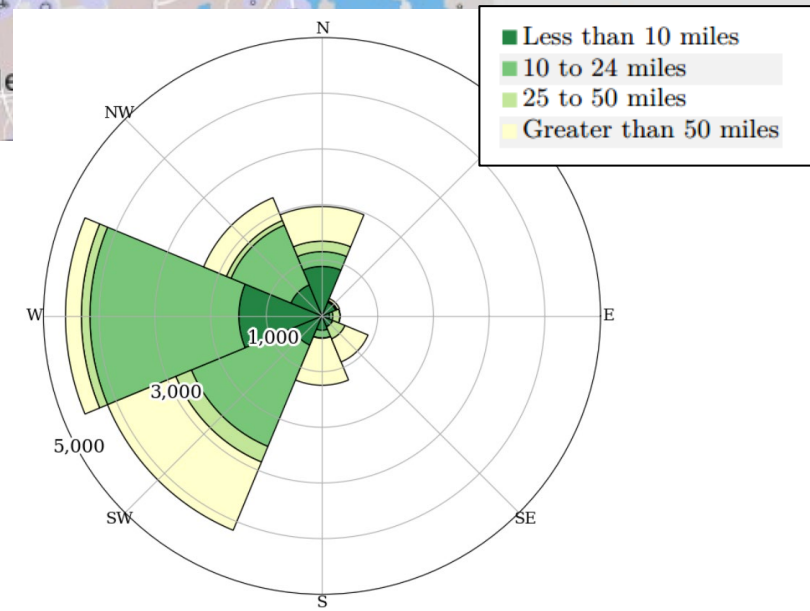


Housing Located Near Jobs

- More than 70% of people that work in the UCF Research Park area drive 30 min or more each way.
- 25% of employees commute 50 miles or more, spending at least two hours on the road each day.
- Sustanee creates an opportunity for up to 1,800 households to:
 - Reduce commute times
 - Reduce vehicle emissions
 - Reduce traffic congestion for others
 - Reclaim time for themselves or families



Distance	Share
Total Primary Jobs	100.0\%
Less than 10 miles	27.9\%
10 to 24 miles	39.6\%
25 to 50 miles	7.1\%
Greater than 50 miles	25.3\%





Hero Housing Program

- Removes Barriers to housing for
 - First Responders
 - Educators
 - Military
- For first-time homebuyers or those who have not owned a home for the prior two years.
- Integrates rather than isolates moderate income groups.
- Assistance up to 10% of home price.
- 100% forgivable over time.
- Seed funding of **\$2,000,000** to launch program.





Engaging Families

Designed to promote time outdoors in nature and in community.

10+ miles of outdoor multiuse pathways (walking/jogging/biking) with direct link to over 1,000 acres of natural lands.

This directly results in:

- Improved health outcomes
- Mental health improvements linked to time outdoors and time spent in nature



“Studies suggest that nature may be useful as a therapy for Attention Deficit Hyperactivity Disorder (ADHD), used with or, when appropriate, even replacing medications or behavioral therapies.” *Last Child in the Woods, Richard Louv.*



What is the Sustanee Foundation?

- A not-for-profit foundation, lead by an independent board
- Will educate residents
- Provide “living laboratories” which demonstrate restorative examples of land stewardship and the reclamation of native plants and wildlife habitat

The partnership with the University of Florida:

- Intuitive and expandable Environmental Education Center.
- Full time staff for teaching, tours, monitoring, data collection and adaptation.
- Sustainable funding mechanism for generations to come.





Who is Involved?

- Pierce Jones (Founder /Director PREC)
Jennison Kipp – (Resource Economist PREC)
AJ Reisinger – (Urban soils & Water Quality)
Mark Clark – (wetlands & water quality)
Del Bottcher – (soil and water engineering technology)
Brooke Moffis – (landscape ecology & environmental horticulture)
Mark Russell – (Cherrylake sustainability Director)
Nick Taylor - (water conservation & efficiency)
Hal Knowles - (sustainability in the built environment)
Basil Iannone - (urban landscape ecology & biodiversity)
Patrick Bohlen - (UCF biology & landscape ecology)
Mark Hostetler - (wildlife conservation & community education)
Christian Newman – (electric power line research institute)
Jaret Daniels – (Florida museum of natural history – pollinators)
Craig Miller – (Florida energy – efficient building construction)
Ben Breedlove – (SEEBEEs – Function Based Habitat Design)
- Sean Snaith – (UCF’s Institute for Economic Forecasting)
- Terry Prather – (Co-Chair – Orange County Housing for All)



SOCIAL

**EDUCATION/
GOVERNANCE**

Sustanee[™]

The logo for Sustanee features a stylized leaf with a central vein, rendered in a dark green color. The leaf is positioned behind the brand name 'Sustanee' which is written in a black, cursive-style font. A small 'TM' trademark symbol is located at the top right of the brand name.

ENVIRONMENTAL

MOBILITY



A “YES” vote is for :

- Improvement in affordability with increased housing supply
- Reduced commute
- Reduced emissions
- Increased family time
- Increased in physical and mental health
- Raising the next generation of environmental advocates
- Improved multimodal transportation
- Payment assistance thru Hero Housing

Sustanee is the right project in the right location.



Orange County Staff & LPA Support

- Conforms to the Policies in the Comprehensive Plan (2016)
- Significant updates to Sustanee plan based on staff and other recommendations