



Horizon West Town Center Code

Public Hearing

Orange County Board of County Commissioners

January 15, 2013

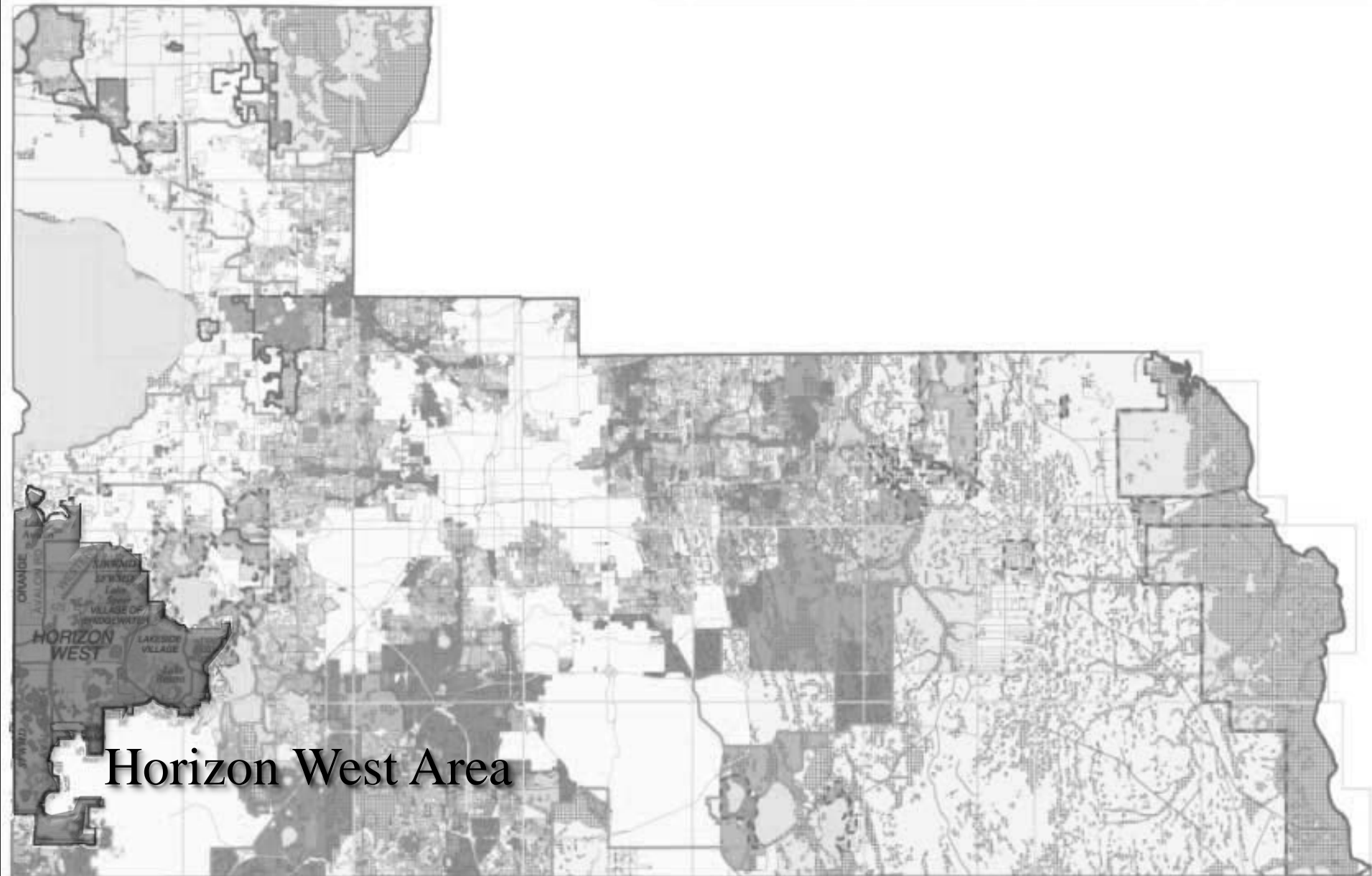
Presentation



- Horizon West and Town Center
- What is the Plan?
- Features of the Code
- Public Input
- Phase II
- Action Requested

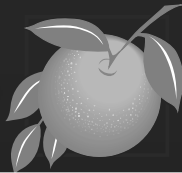


Horizon West & Town Center



Horizon West Area

Horizon West & Town Center



6 Village Specific Area Plans (SAPs)

- Lakeside Village (1997)
- Village of Bridgewater (1999)
- Village F (2006)
- Village H (2006)
- Village I (2008)
- Town Center (2004)



Horizon West & Town Center



Land Use Districts

- Corporate Campus Mixed Use
- Retail / Wholesale
- Urban Residential
- Corporate Neighborhood Center
- Traditional Town Center Core
- Open Space



Horizon West & Town Center



Corporate Campus Mixed Use

- 2460 Dwelling Units
- 700 Hotel Rooms
- 5 Million Sq. Ft of Office and Commercial Uses



Horizon West & Town Center

Retail/Wholesale

-1.33 Million Sq. Ft of Office
and Commercial Uses

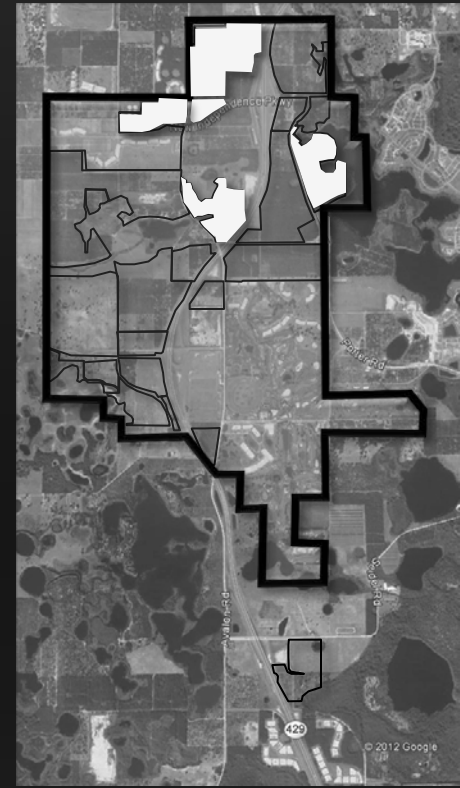


Horizon West & Town Center



Urban Residential

- 1,325 Dwelling Units



Horizon West & Town Center

Corporate Neighborhood Center

- 140,000 Sq. Ft Office/Commercial



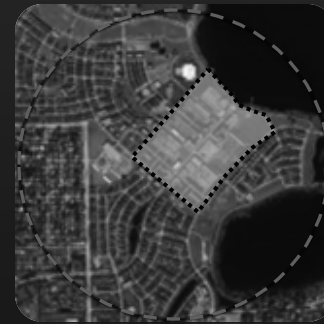
Horizon West & Town Center

Traditional Town Center Core

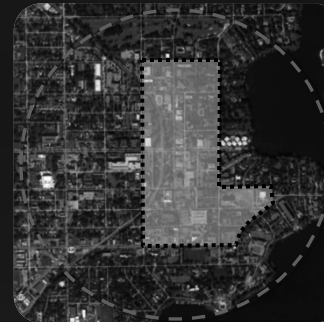
- 1085 Dwelling Units
- 250 Hotel Rooms
- 1.28 Million Sq. Ft Office/Commercial



Horizon West & Town Center



Baldwin Park TC= 65 Acres



Winter Park CBD= 82 Acres



Downtown Orlando =240 Acres

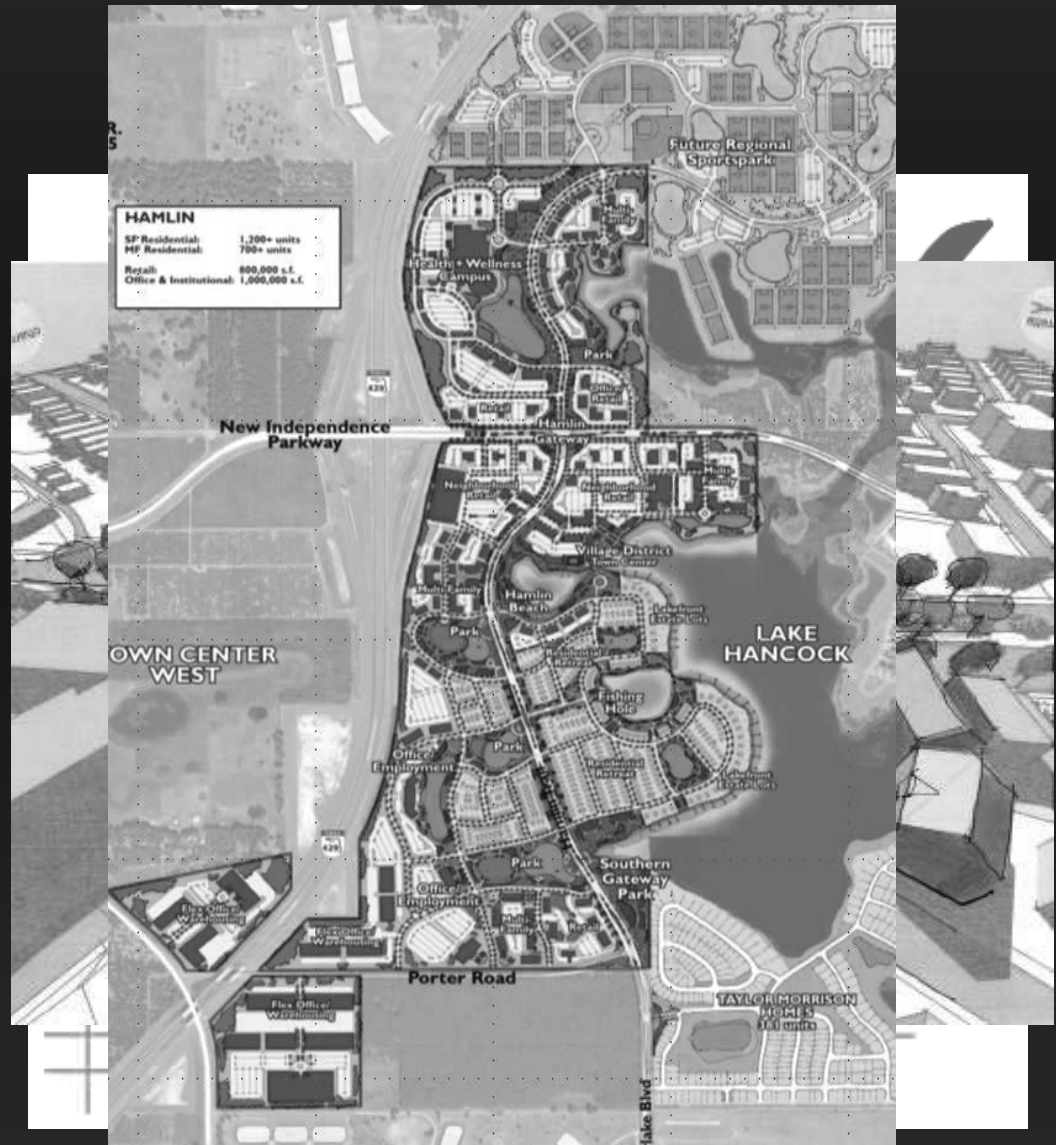
What is the Plan?



What is the Plan?



- **Originality Work Uses Districts and Blocks**



Features of the Code



Features of the Code



Chapter 38, Division 8.5

Part 1 - Administration

Part 2 - Streets and Blocks

Part 3 - Land Use

Part 4 - Placemaking

Exhibit A - Land Use Table

Features of the Code



Code Highlights

- Framework Streets
- Unified Neighborhood Plan (UNP)
- UNP Residential Units Allocation
- Green Infrastructure Plan
- Through-Block Pedestrian Passageway
- Surface Parking Buffering

Features of the Code



Unified Neighborhood Plans (UNP)

- Master Street/Block Plan
- Connectivity Analysis
- Storm Water Analysis
- Master Open Space Plan
- Park/Civic Spaces Plan



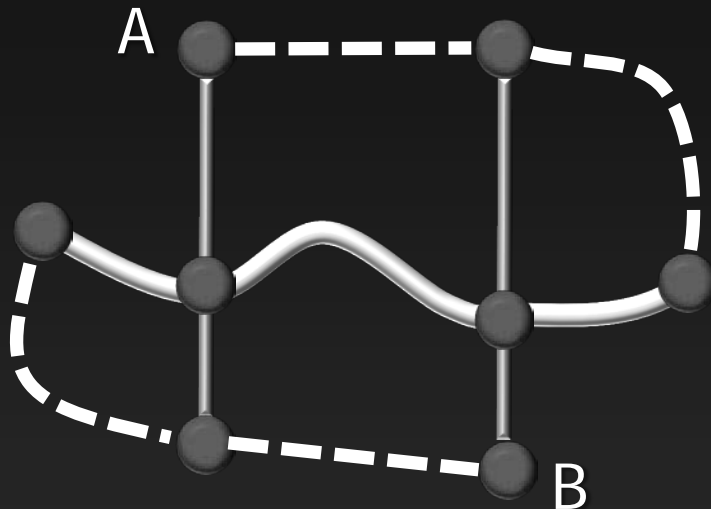
Features of the Code



Master Street Plan (MSP) and Connectivity Analysis (CA)

Connectivity Analysis =
Links/Nodes ≥ 1.35 (min)

Plan B



$$\text{Ratio} = 11/8 = 1.37$$

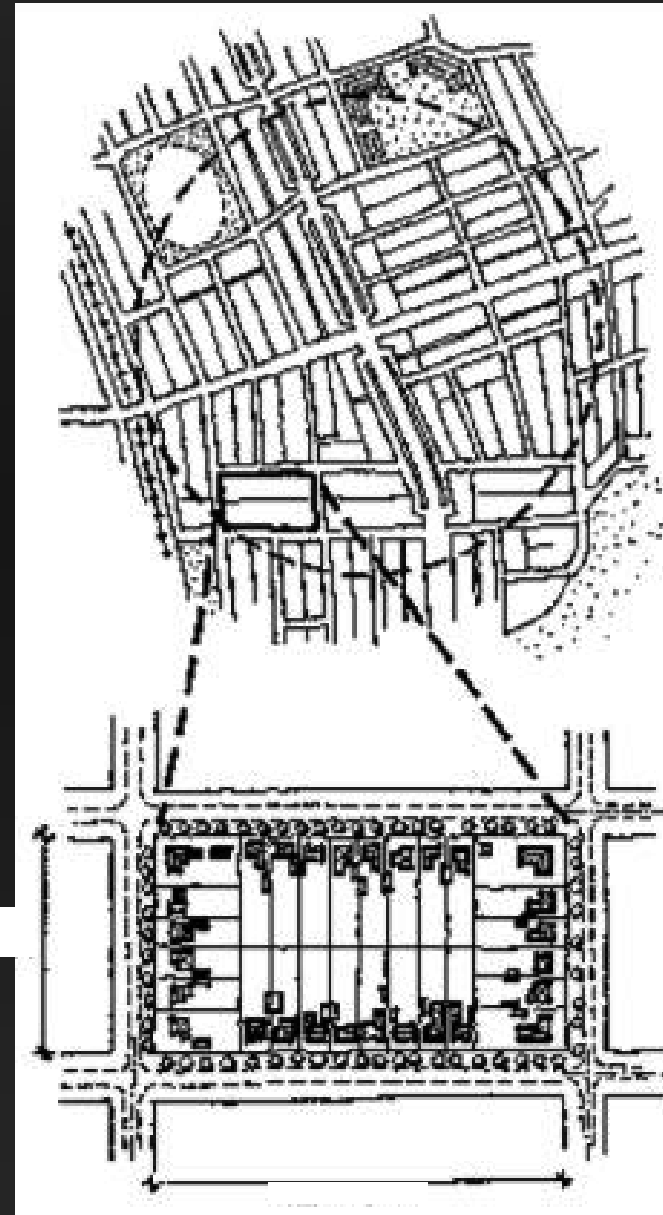
–The Street network shall be designed for a high degree of connectivity between uses, districts and neighborhoods...

The required “high degree of connectivity” is basis for the 1.35 link to node ratio as a benchmark.

Features of the Code



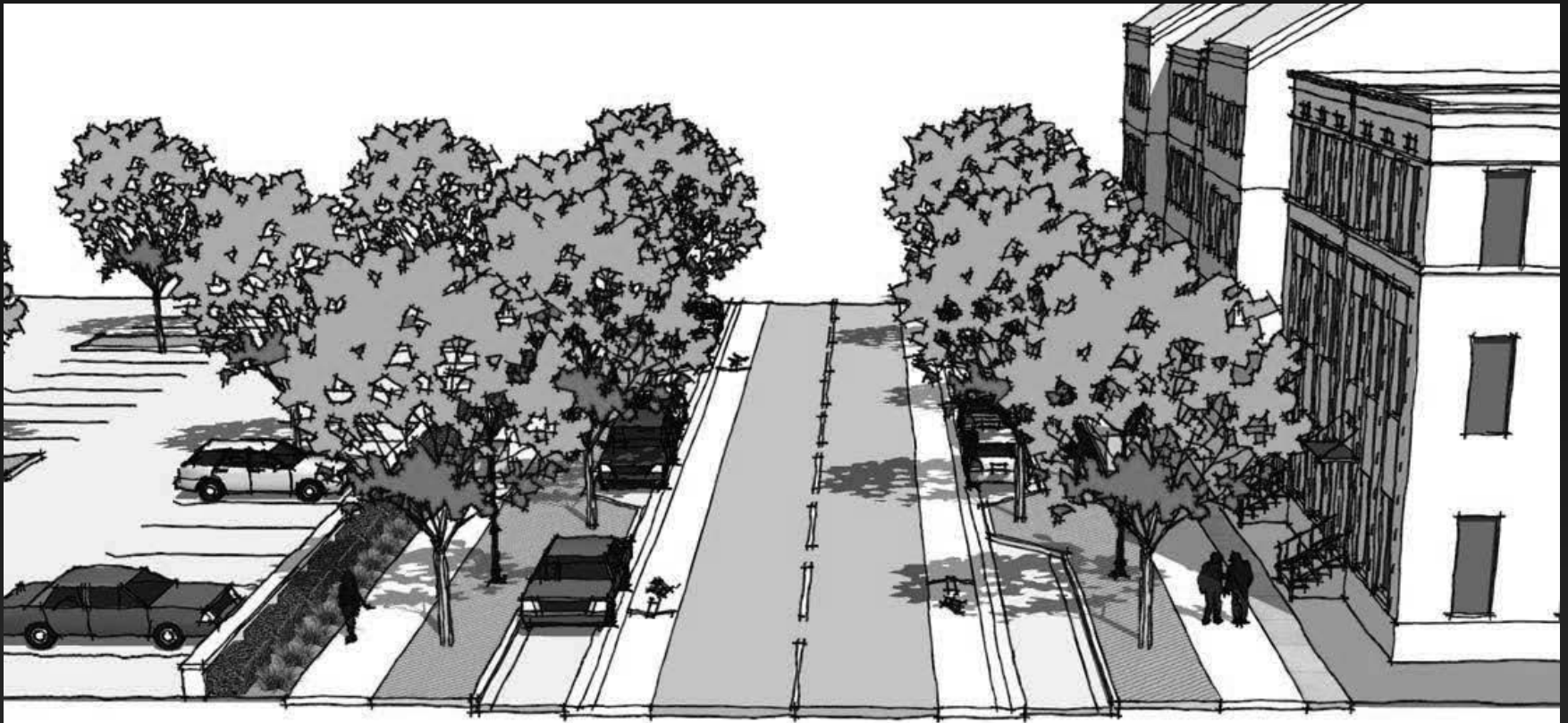
- Block Length Limitations by Land Use District
 - 400' long
 - 600' long



Features of the Code



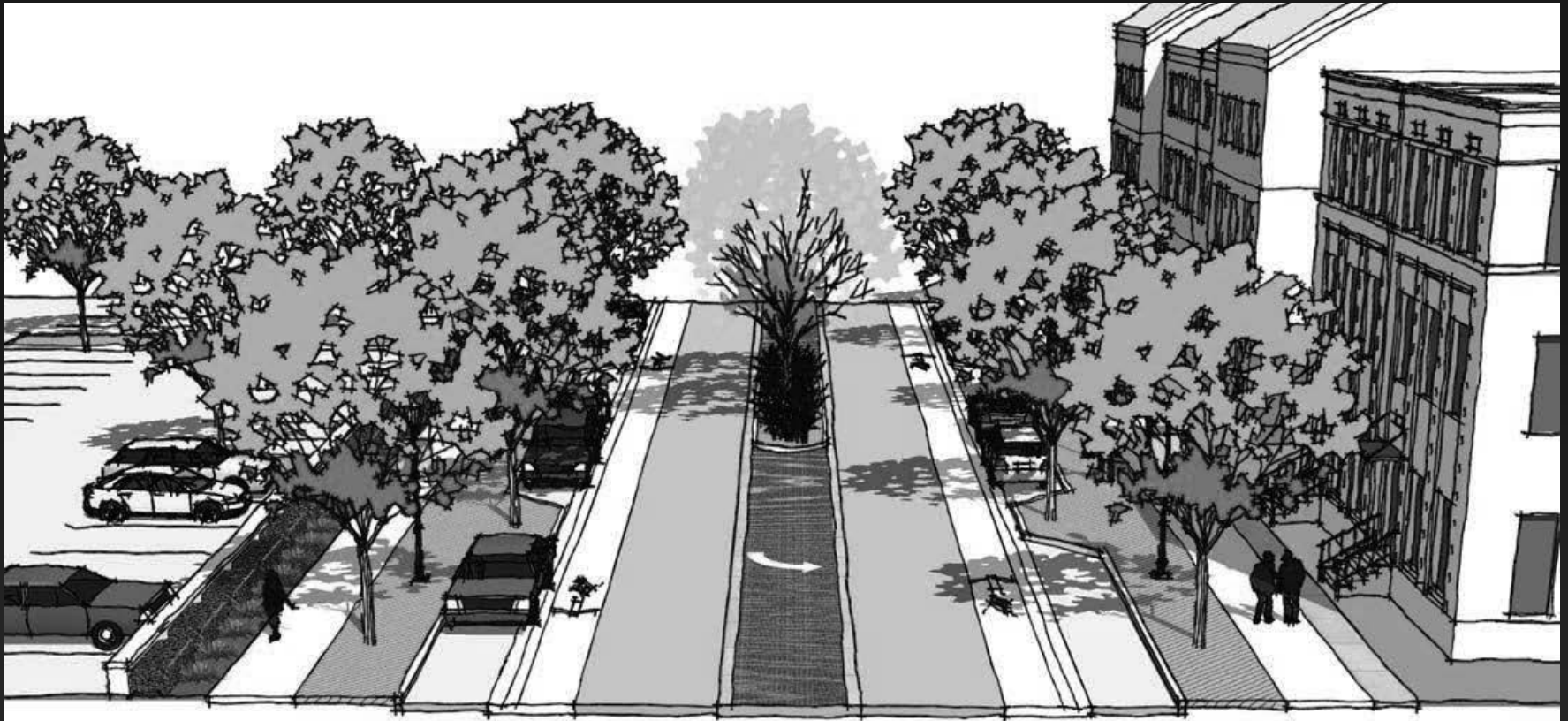
Avenue



Features of the Code



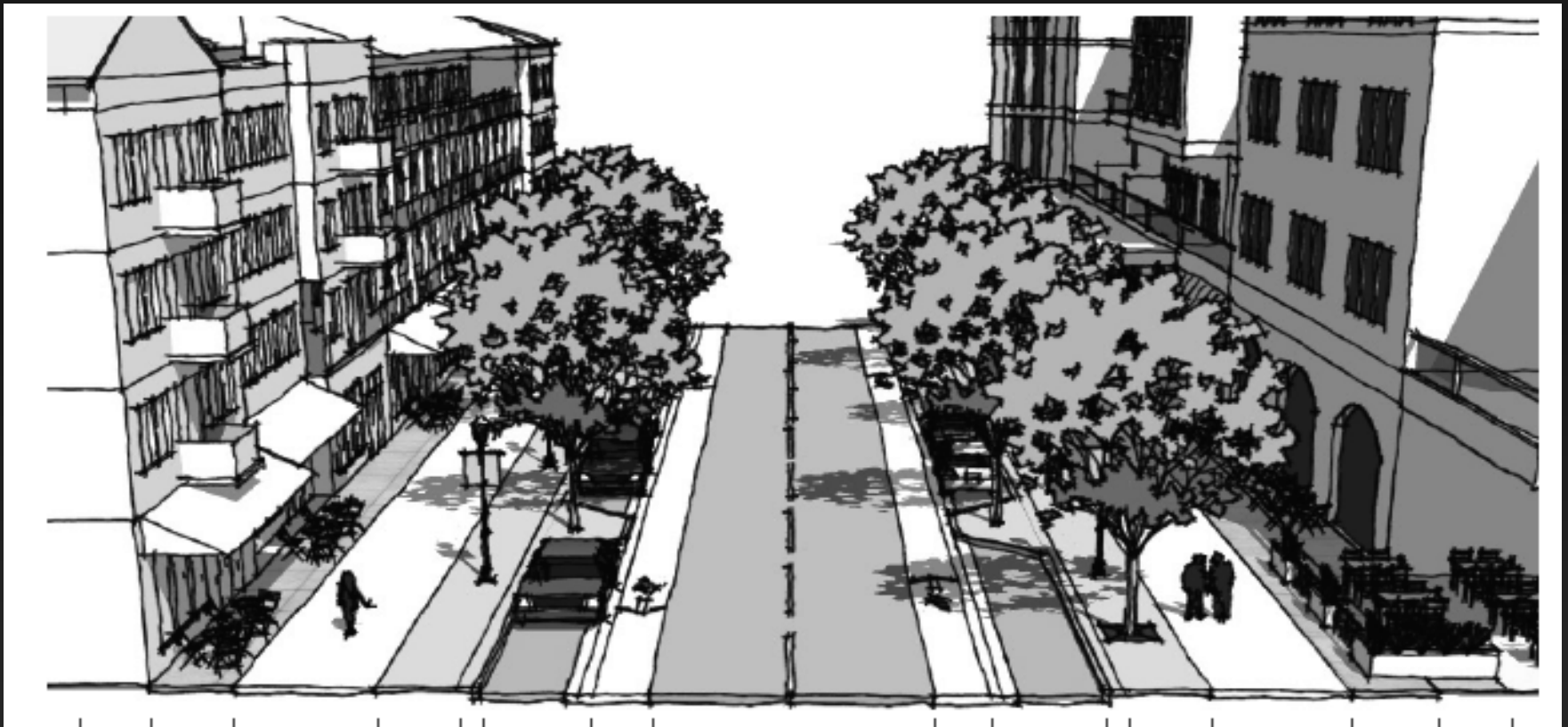
Parkway



Features of the Code



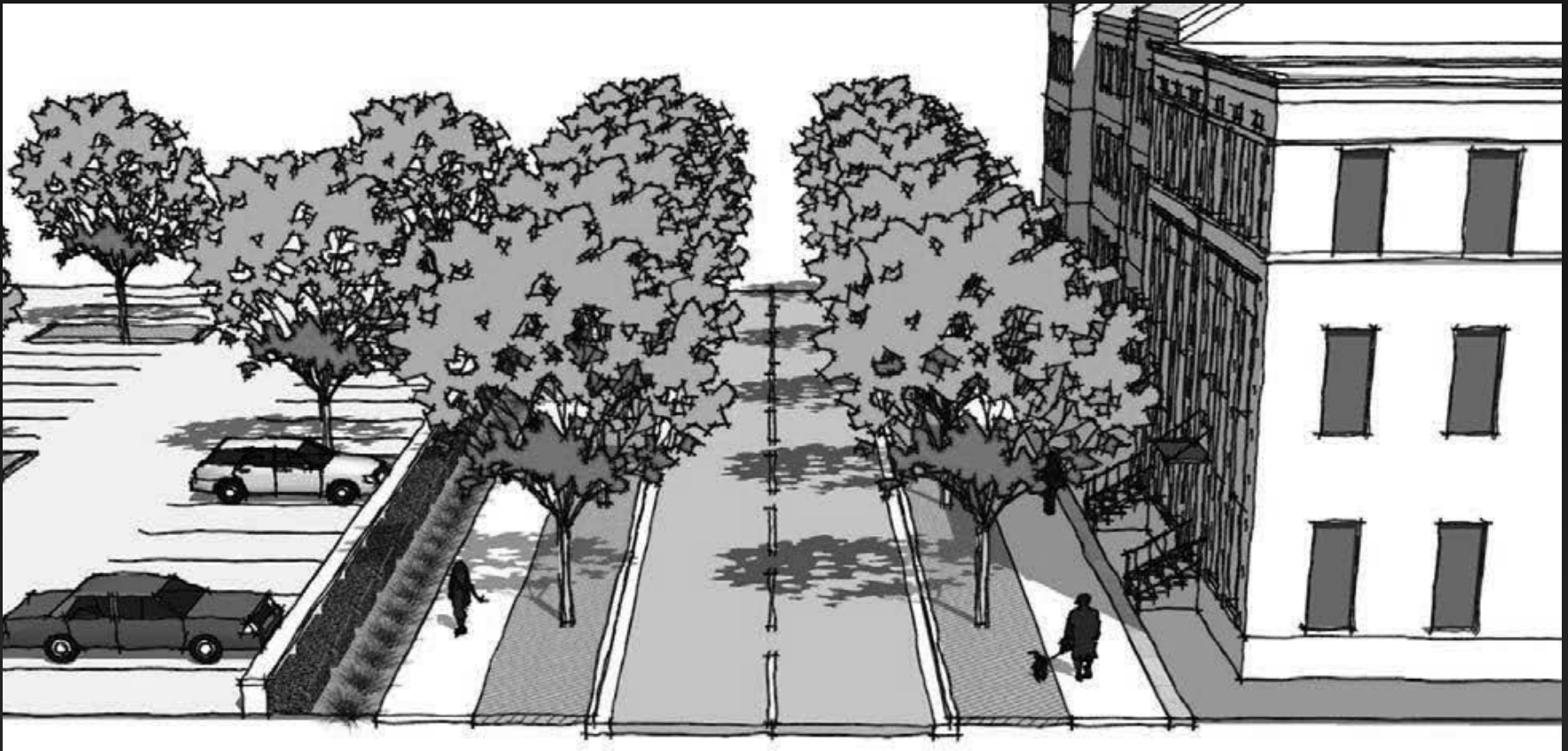
Main



Features of the Code



Standard





Placemaking

- For each...District, the code should contain ...building and site design guidelines...

Features of the Code



Build-To Line

Features of the Code



Setback Line



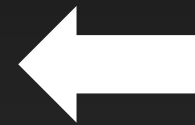
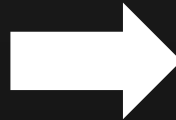
Uses Permitted by Location

- No drive through facilities
- Commercial size limitations in CCMU District
 - 5,000 sf commercial/free-standing site
 - 10,000 sf commercial/ancillary to office

Features of the Code



Neighborhood Serving
Commercial in
Urban Residential
Districts



Employee Serving
Commercial in
Corporate
Campus Districts

Public Input



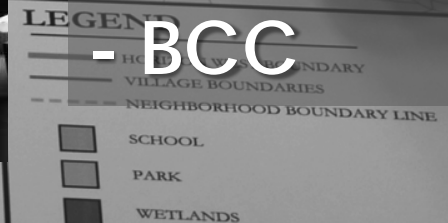


Collaboration...Consensus

TOTAL Coordination Meetings = 35



- TOWN HALL
- TRG
- DAB
- PRG
- PWAB
- LPA
- BCC





Future Code Amendments

- Stormwater Management/Low Impact Development
- Off-Street and Shared Parking
- Open Space Requirements
- Architectural Standards
- Urban Agriculture
- Light Industrial



No Action Required

Second public hearing
scheduled for January 29,
2013 at 2 PM

Town Center Code



Questions?