SunRail

Transit Oriented Development

City of Orlando
June 4, 2012
Overview

**TOD – 61 MILE SYSTEM**

- 17 SunRail Stations
- 6,000 Acres of land within a half-mile of stations
- 2,500 parcels within a 5-minute walk of Stations
SunRail/FDOT Partnership

- TOD Sketchbook
- Visionary
  - Parking
  - Air-Rights
- Resources
  - Industry Forum May 14
  - AECOM
  - Implementation Plan
Florida Hospital plans to build apartments, sense of community

BY MARY SHANKLIN
Staff Writer

First

be given priority, but they will not get dis-
counts and will pay market-rate rent.
The allure is being able to walk to work,
walk to the day care, shops and restaurants,”
said Jody Barry, the hospital’s manager of
facilities development.
The four- or five-stor-
hospital’s emerg-
will be called the
Health Village, Lo-
west of the downt-

Proposal offers way to help pay SunRail’s operating bill

BY DAN TRACY
By Staff Writer

A bipartisan bill circulating in Congress
could keep the SunRail commuter
rate in Florida pay for the
operating costs without raising
taxes.

Developers seek OK for $63M downtown apartment tower

BY ANJALI FUKER

An Atlanta joint venture wants to build a new $63 million, 23-story ap-
artment high-rise near the Orange County Courthouse in downtown Orlando.
The project will include 320 units, 8-level parking garage on Livingston.

Batson-Cook Development Co.’s project,
dubbed SkyHouse, would be a
320-unit tower with 3,282 square feet
of ground-floor retail and an eight-
level parking garage on a 1.7-acre site
on Livingston Street.

Amenities include floor-to-ceiling
glass, wood floors and granite coun-
tertops, plus a rooftop pool and deck.
The project also is on the downtown
Lyman bus route and is 1.5 miles
from the planned Lynx Central Station stop for Central Florida’s

$1.3 billion commuter Rail SunRail.
The firm also plans to deed a 0.12-acre piece
of the site fronting Liv-
ingston Street to the city
for a park.

“Downtown Orlando is
the heart of Central Flor-
da’s economy,” said Jim
Borders, president of No-
vare Group Holdings.

“SkyHouse Orlando
will add to the luxury rental home market for the young professional pop-
ulation who prefer to live downtown.”

Batson-Cook Development’s sister
company Batson-Cook Construction
is the general contractor, and Atlanta-
based Smallwood, Reynolds, Stewart,
Stewart & Associates Inc. is the project
architect. An estimated 600 temporary
construction jobs could be cre-
ated by this project.

SKYHOUSE | 22

SunRail TOD Interest
TOD and Property Values

- **Washington, DC**
  + $2 to $4 per foot for commercial

- **San Jose**
  + 23% for commercial

- **Portland**
  - 10% rent premiums

- **Dallas**
  + 39% for residential
  + 53% for office value
Successful TOD Principles

- Medium to higher density
- Mix of uses
- Compact pedestrian-oriented
- Active defined center
- Limited, managed parking
- Public Leadership

-PB Placemaking Group
“...... To accomplish this, not only must the existing and planned road network be utilized to the maximum, but a mass-transit system must also be established and maintained that will contribute to a more livable environment.”

City of Orlando
Growth Management Plan - 1991
SunRail Station Identity

- TOD in the Region
  - Where does the station fit in?

- TOD in the Corridor
  - Station relationship to other stations?

- TOD in the Community
  - How will TOD add value?
  - Be a place?
City of Orlando Stations

Florida Hospital

LYNX Central Station

Church Street

Orlando Health/Amtrak
LYMMO Overview

Parramore Expansion
- 2.1 mile loop
- 9 stations

East/West Expansion
- 3.52 mile expansion
- 15 total stations
Florida Hospital Station
Florida Hospital Station

Potential TOD Jobs = 30,800

Economic Impact - $843 M

Future LYMMO Connection

Improved Pedestrian Features

Florida Hospital Master Plan

SunRail = Transportation Mitigation
Tighter parking ratios

$810 M in improvements including:

• 1,500 additional beds
• 150,000 ft² bio science facility
• 52,000 ft² research facility - $20 M
• Increased Retail

• 586 Multi-family units
• New corporate headquarters
• Supports +/- 800 new jobs
Florida Hospital Station

Major cultural and recreational uses located nearby:
- Orlando Museum of Art
- Orlando Science Center
- Edyth Bush Theatre
- Mennello Museum of American Art
- Orlando Children’s Theatre
- Orlando Loch Haven Park

Adjacent to College Park

Ivanhoe Village
LYNX Central Station
LYNX Central Station

Multi Modal Station

**LYNX**
- Record Ridership - 2 Years
- 28 M riders 2011
- 50% bus routes connect to the Central Station

**LYMMO**
Private Providers
Future Interstate Rail Corridor
LYNX Central Station (east)

Central Station – 400 North Orange - RIDA Development

Phase I - $100 M
5.64 acres Redevelopment
Consists of:
- 300+/- res. units
- 150 +/- hotel rooms
- ground floor retail

Phase II - yet to be defined
The Creative Village at build-out will consist of:

- at least 900,000 ft² - office
- 525,000 ft² - education
- 150 hotel rooms
- 1,200 units of mixed income residential
Church Street Station

Potential TOD Jobs: 5,950
Economic Impact: $178 M
18,000 Residents
53,600 Employees
LYMMO / LYMMO expansion
Walking distance to:

- Amway Center
- DPAC
- CNL Center I and II
- OPD - HQ
- Signature Plaza
- SunTrust Tower
- Citrus Center
- Church Street Station
Orlando Health / Amtrak St.
Orlando Health – anchor to this station - energy to grow this area

- Building pedestrian friendly plazas
- Orienting to the SunRail Station
- 90,000 ft² expansion of OH's emergency department (2011)
- New 11 story 192 bed patient tower

Orlando Health 25 yr. projections:
- 2,000+ beds
- 19,000 employees
Amtrak – 180,000+ passengers
Future LYMMO Connection
OH - updating DRI to incorporate Station Area Plan

Urban Design Standards Overlay:
- Streets
- Landscaping
- Building placement

FDOT will sponsor development of a TOD Implementation Plan
South Downtown Vision Plan

550 acres - south - SR 408/east of I-4

2009 - City adopted GMP policies that allow:

- Residential (up to 40 du/acre) in Industrial areas west of train station through overlay
- Mixed-use up to 3.0 FAR and 100 du/acre within 1/8 mile of train station through overlay
- Mixed-use up to 1.6 FAR and 100 du/acre within 1/4 mile of train station through overlay
South Downtown Vision Plan

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Successful TOD Principles

SunRail is just a start to achieve the desired economic and quality of life benefits we desire. When stations are integrated into surrounding communities, the full advantage of the public investment in transit will be realized.

SunRail TOD Sketchbook
SunRail
Transit Oriented Development

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