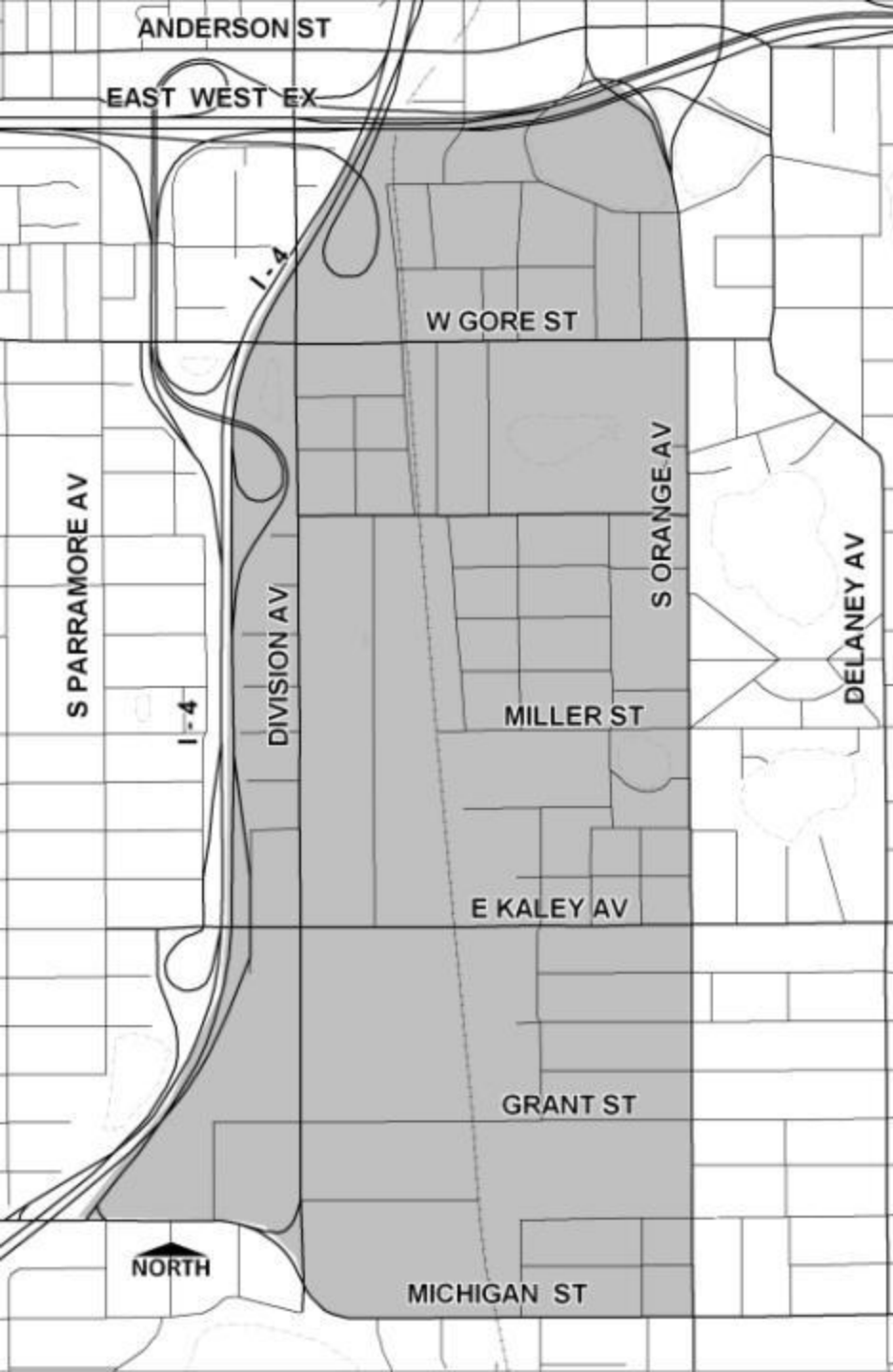


South Downtown Vision Plan

“Enable the enhancement of the South of Downtown area by providing diverse, well designed and walkable destinations while creating and preserving choices in housing, employment, retail, civic space and transportation options.”

South Downtown Vision Plan

Study Area



South Downtown Vision Plan



Goals:

- Accommodate future development within the Orlando Health campus;
- Accommodate new medical office, retail and **residential** development outside the Orlando Health campus;
- Encourage mixed-use development in proximity to the commuter rail station;
- Support redevelopment and intensification of industrial areas along I-4;
- Protect existing property rights, so existing businesses can continue to flourish.

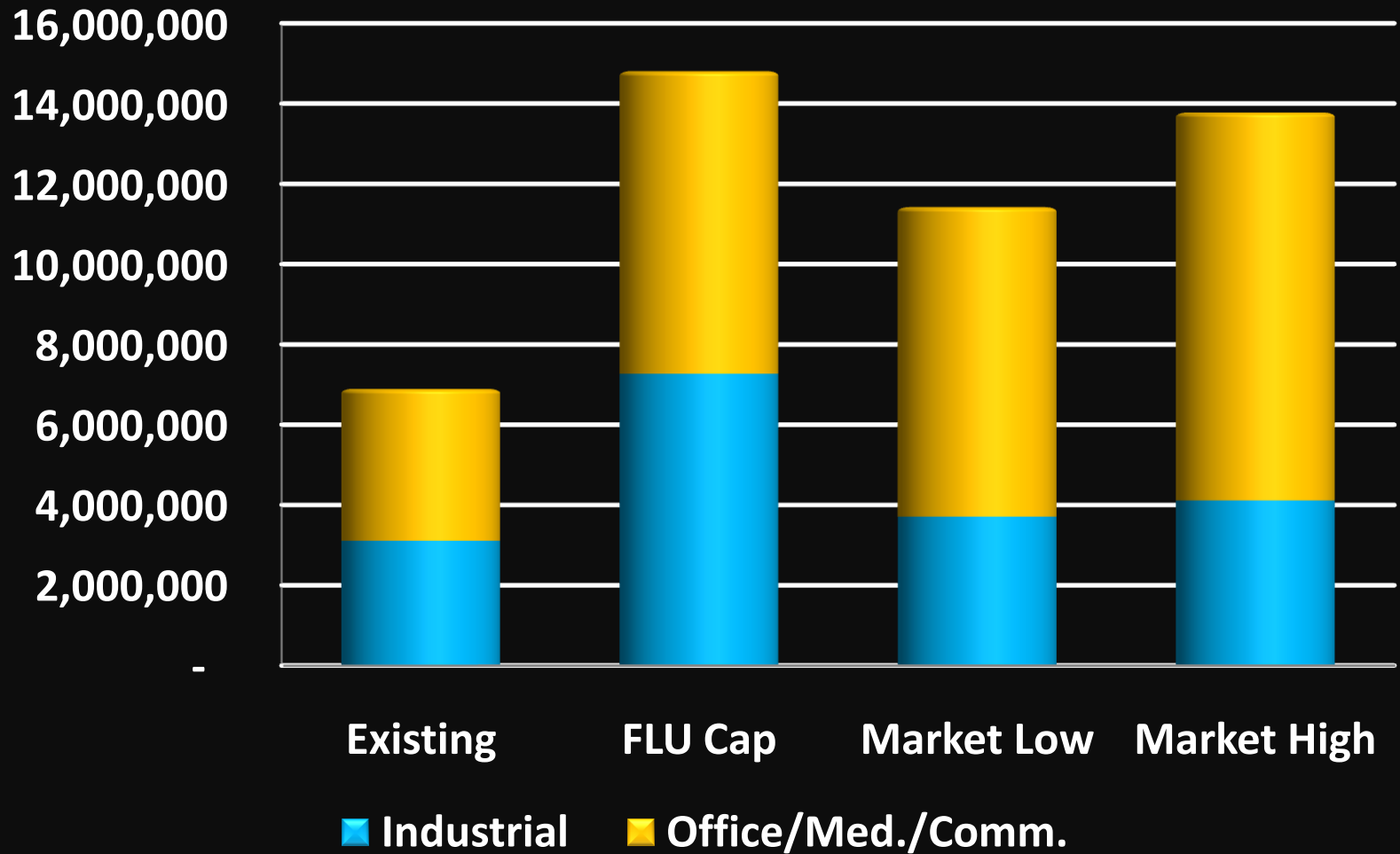
South Downtown Vision Plan



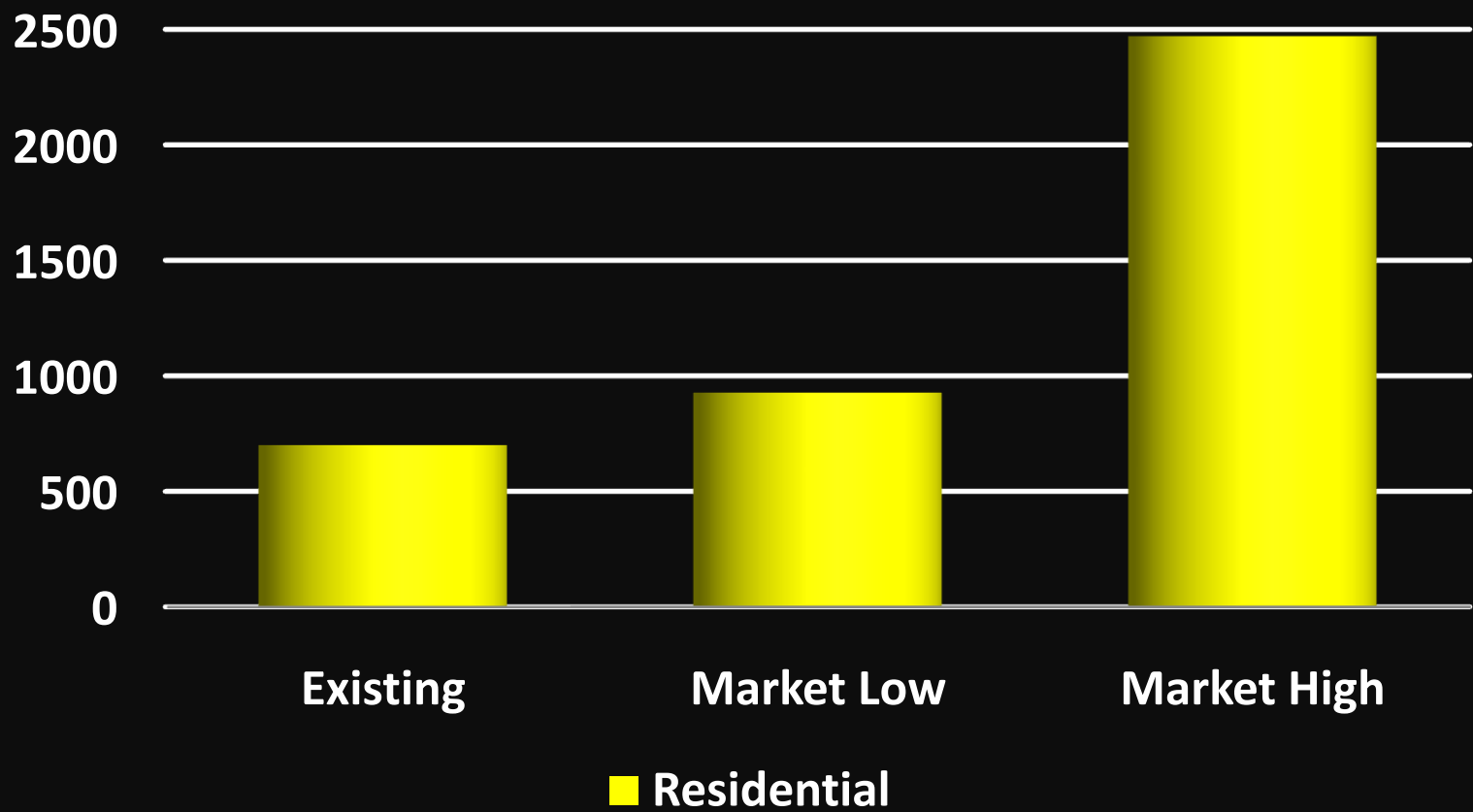
Tasks:

- Determine the type and amount of development that could be constructed within the study area today, without any changes to existing regulations.
- Prepare a market study to figure out how much new development could be realistically expected over the next 20 years.
- Identify where redevelopment or intensification would be most desirable and have the most impact.
- Identify what improvements might be needed to accommodate new development.

Existing & Potential Non-Res. Development (Sq. Ft.)



Existing & Potential Residential Development (Dwelling Units)



South Downtown Vision Plan

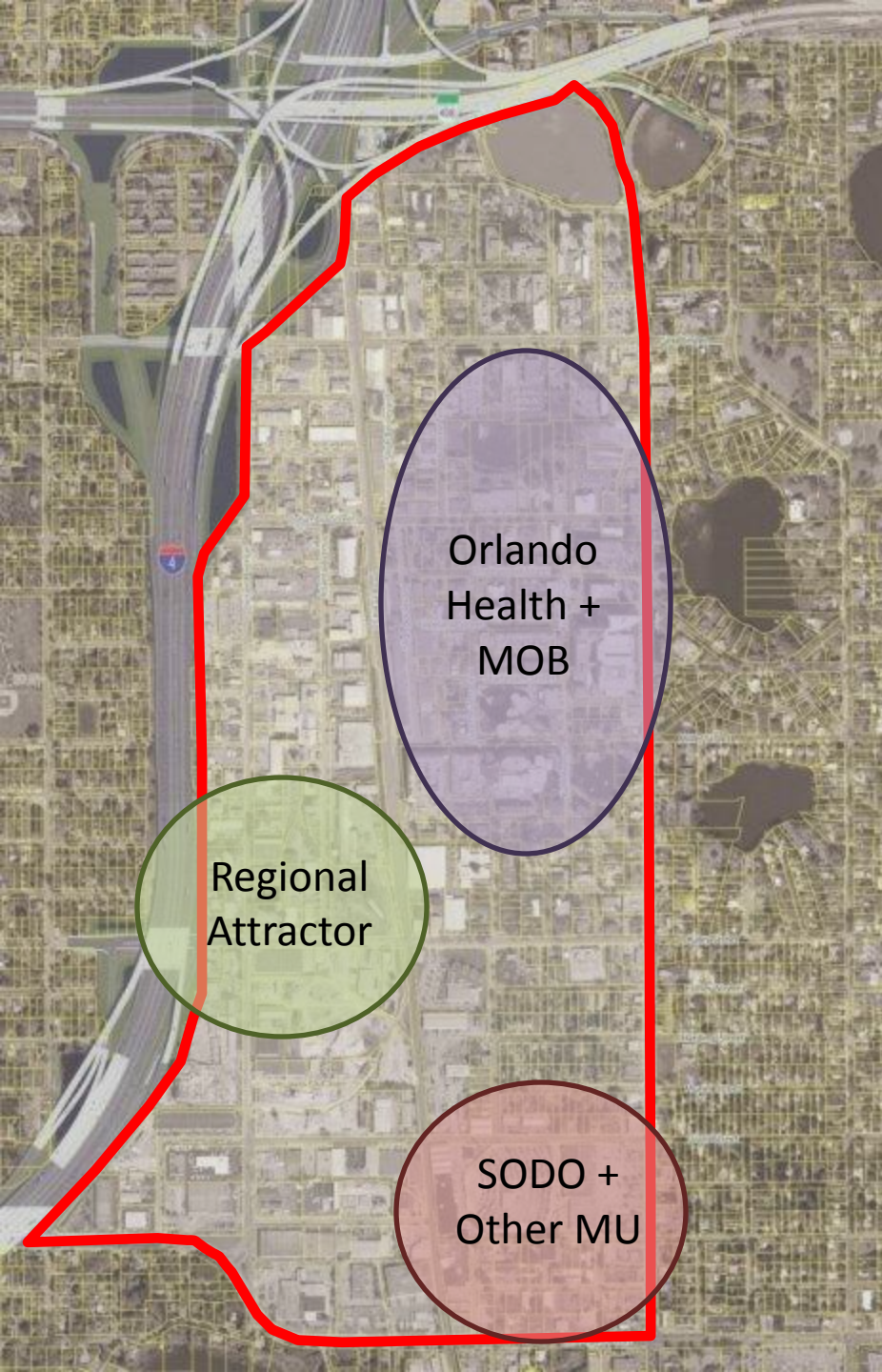
Study Area



South Downtown Vision Plan

Economic Drivers:

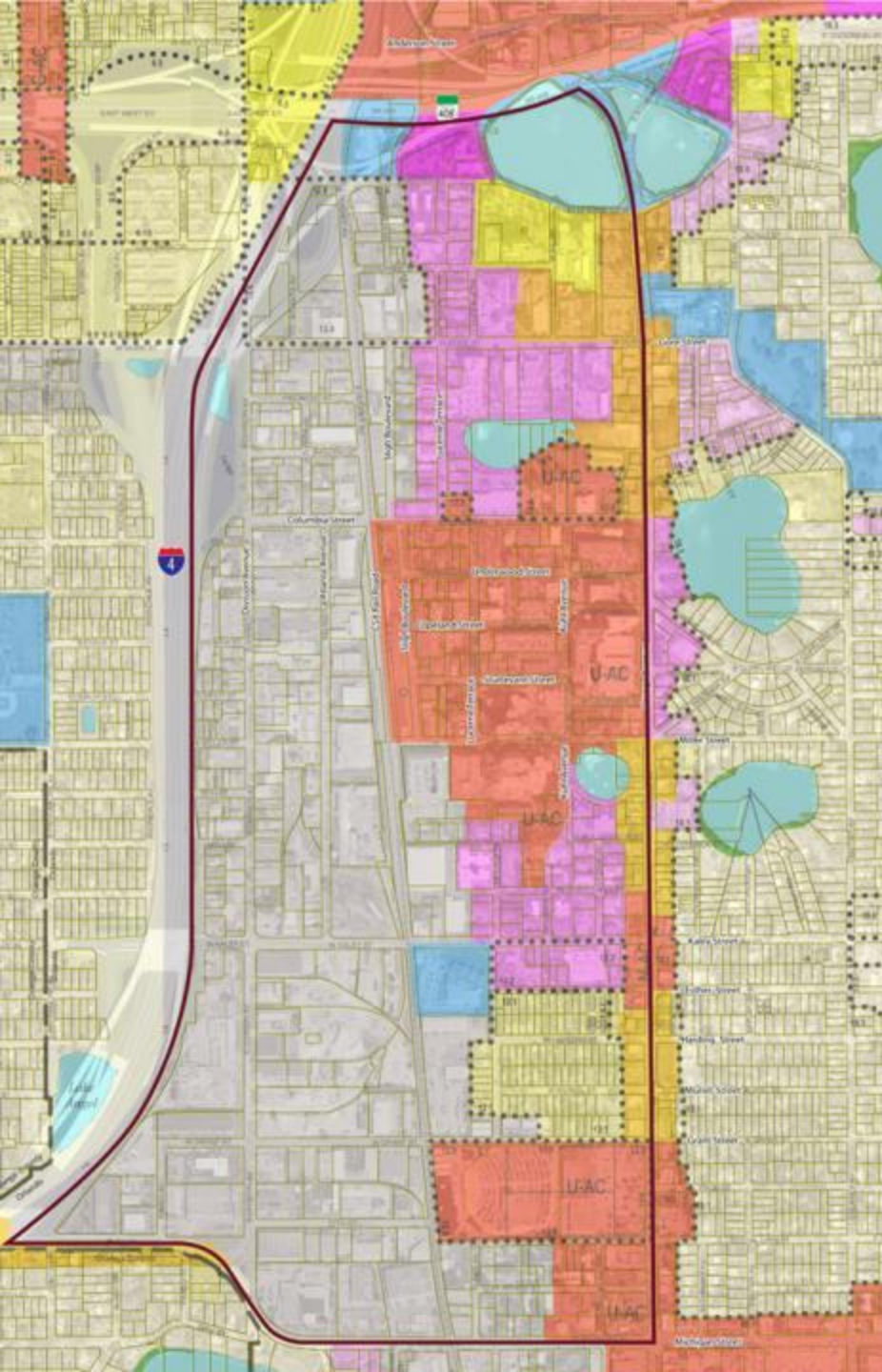
- Employment Centers
- Commerce Centers
- Regional Draws



South Downtown Vision Plan

Land Use Constraints:

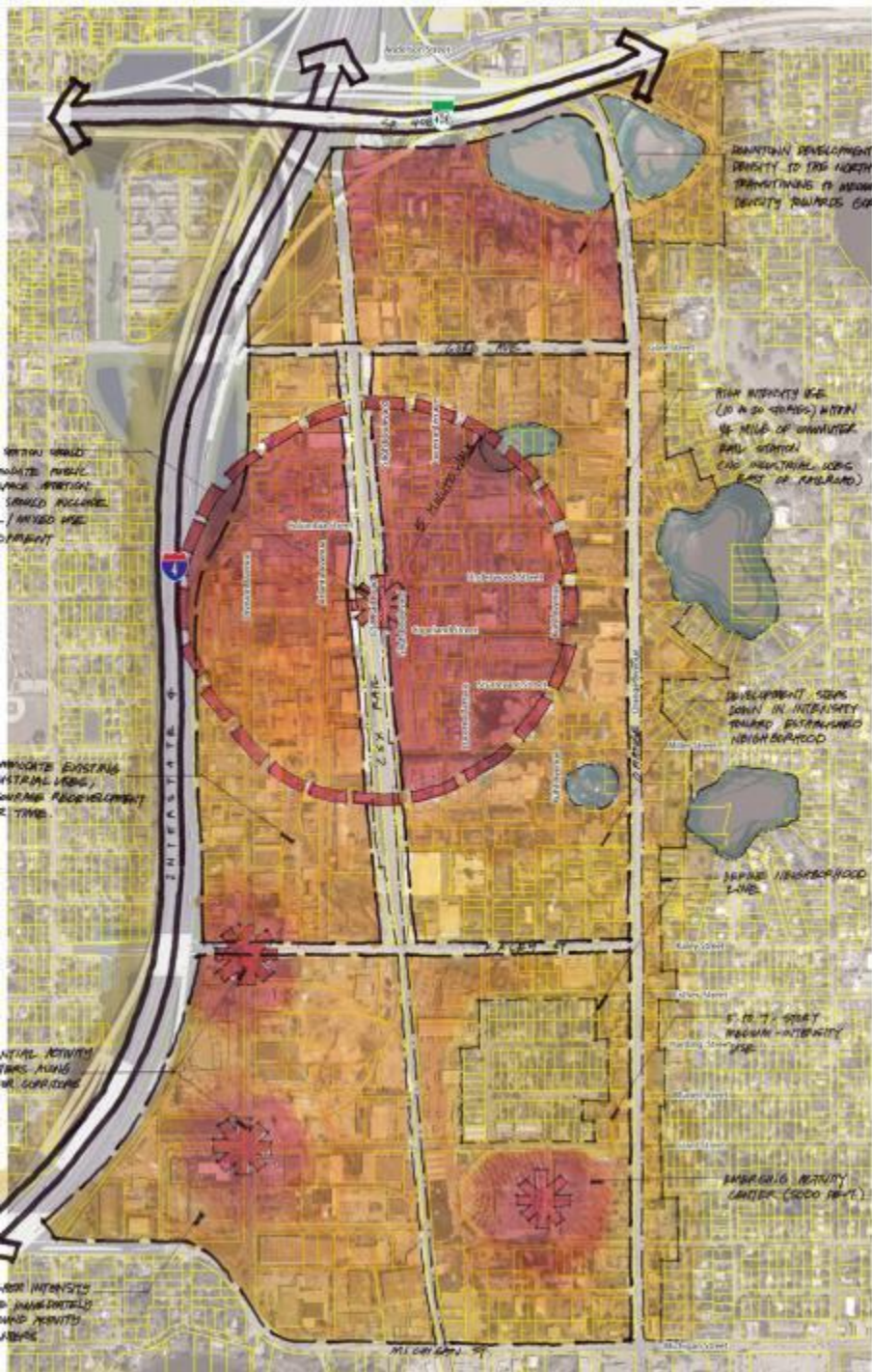
- Industrial Use and Office Medium is 60-70% the site, however, it can not redevelopment as any other than low density industrial or office.
- This precludes opportunities for mixed-use or residential redevelopment.



South Downtown Vision Plan

Land Use Opportunities:

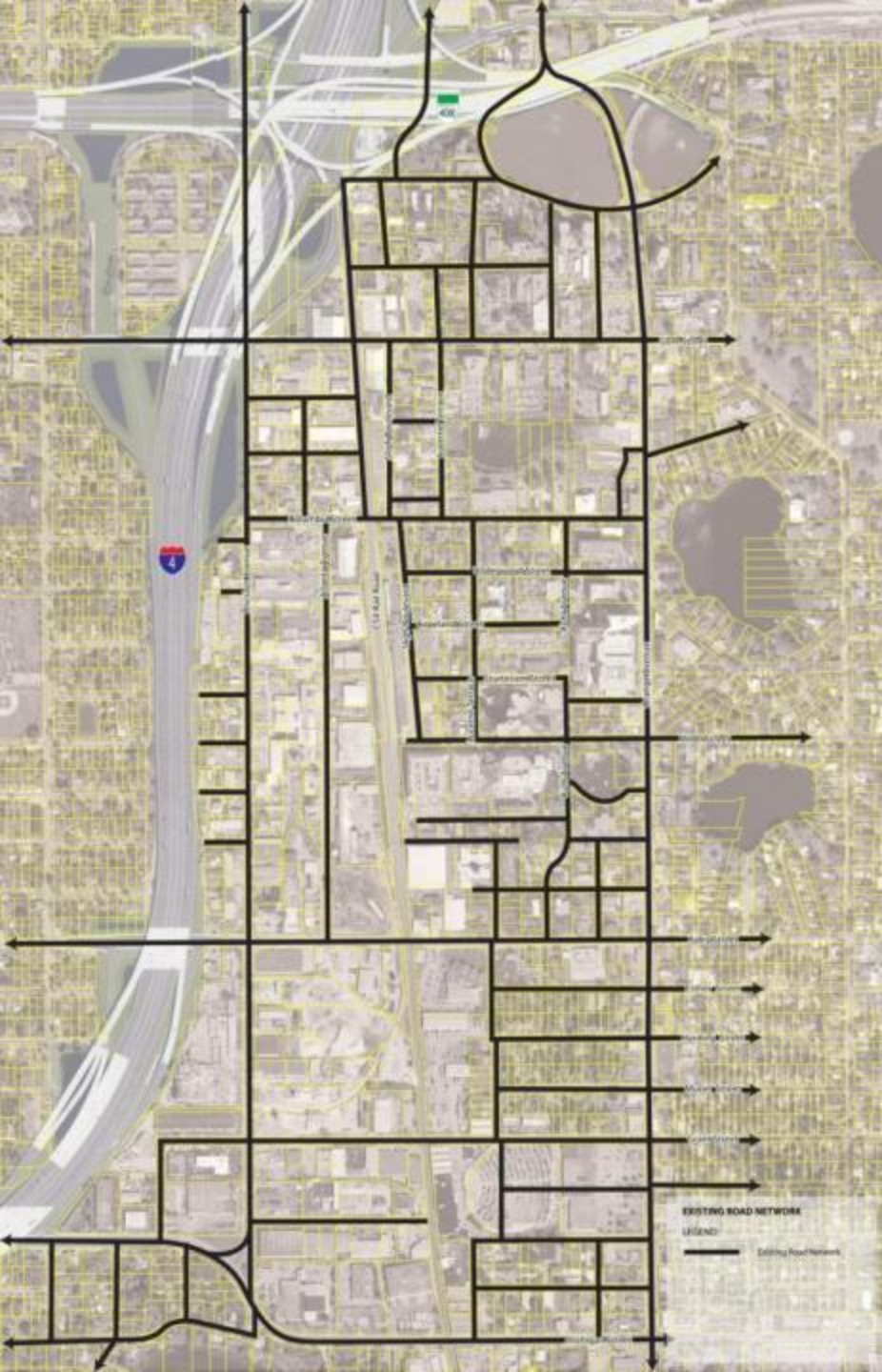
- Transit Node – 5-Minute Walk...
- 10-Minute Walk reaches neighborhoods to the East and West.
- Employment Centers (Orlando Health/SODO)



South Downtown Vision Plan

Transportation Constraints:

- Broken – Forces North/South Travel on Orange Ave.
- Division – Underutilized
- Need More Parallel Network West of Orange Ave.
- No Transit Options



South Downtown Vision Plan

Transportation Opportunities:

- Future Transit Nodes
 - Commuter Rail
 - Lymmo
 - Lynx Bus
 - Orlando Health Shuttle
 - Amtrak Rail
- Connect Network during Redevelopment
- Increased Opportunities for Activity Center.

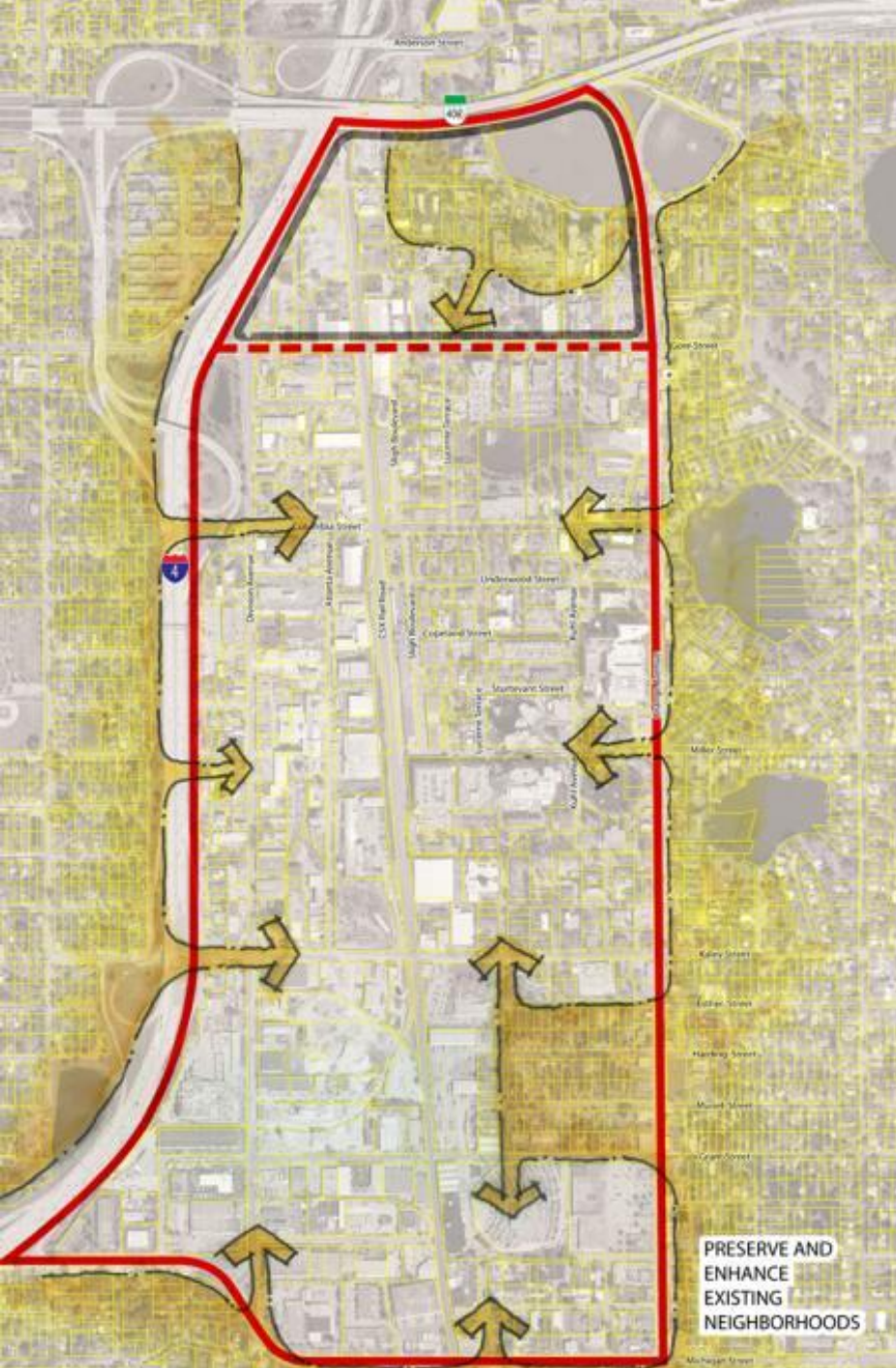


Principles

South Downtown Vision Plan

Principles:

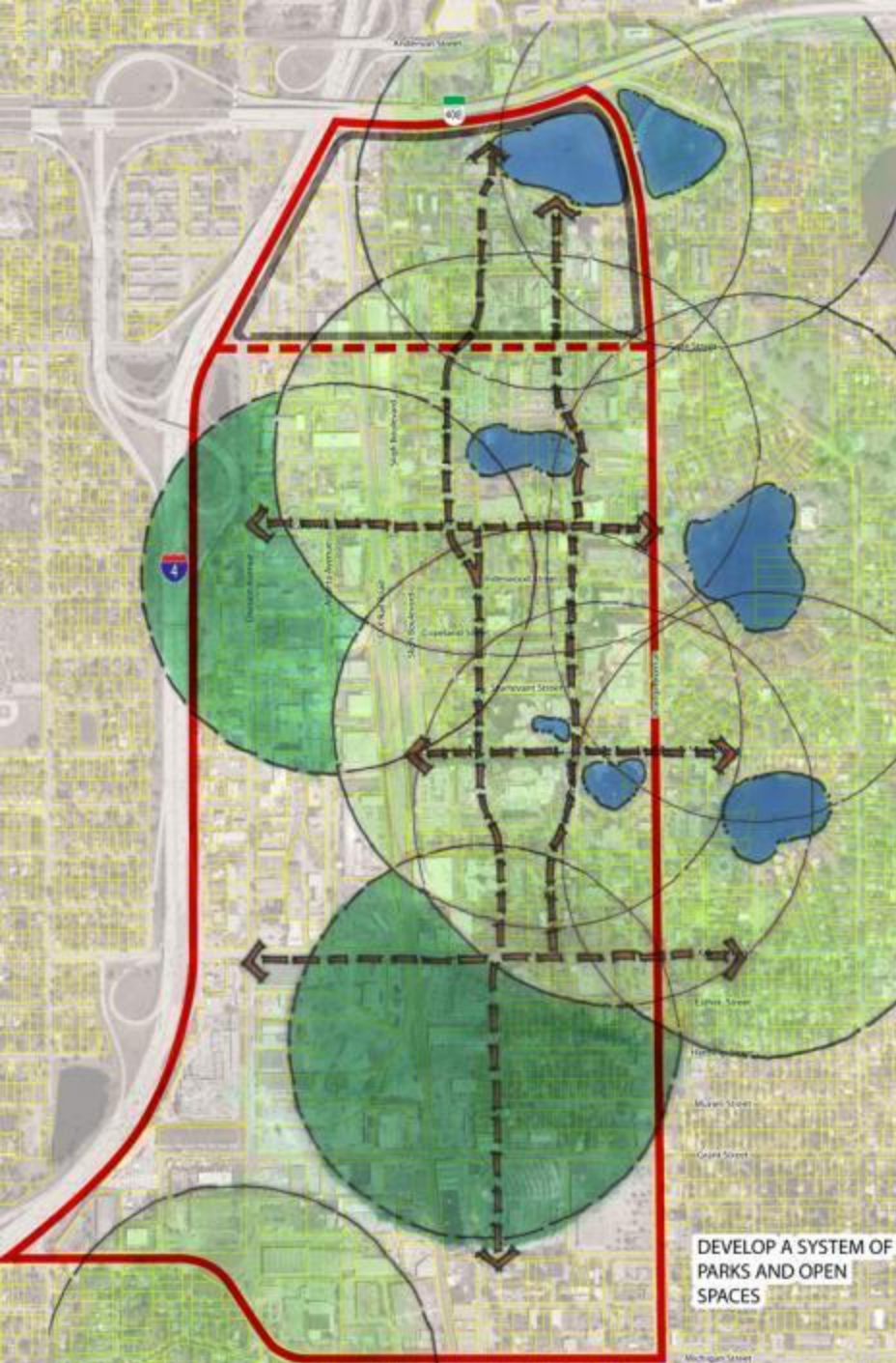
- Preserve and Enhance Existing Neighborhoods.



South Downtown Vision Plan

Principles:

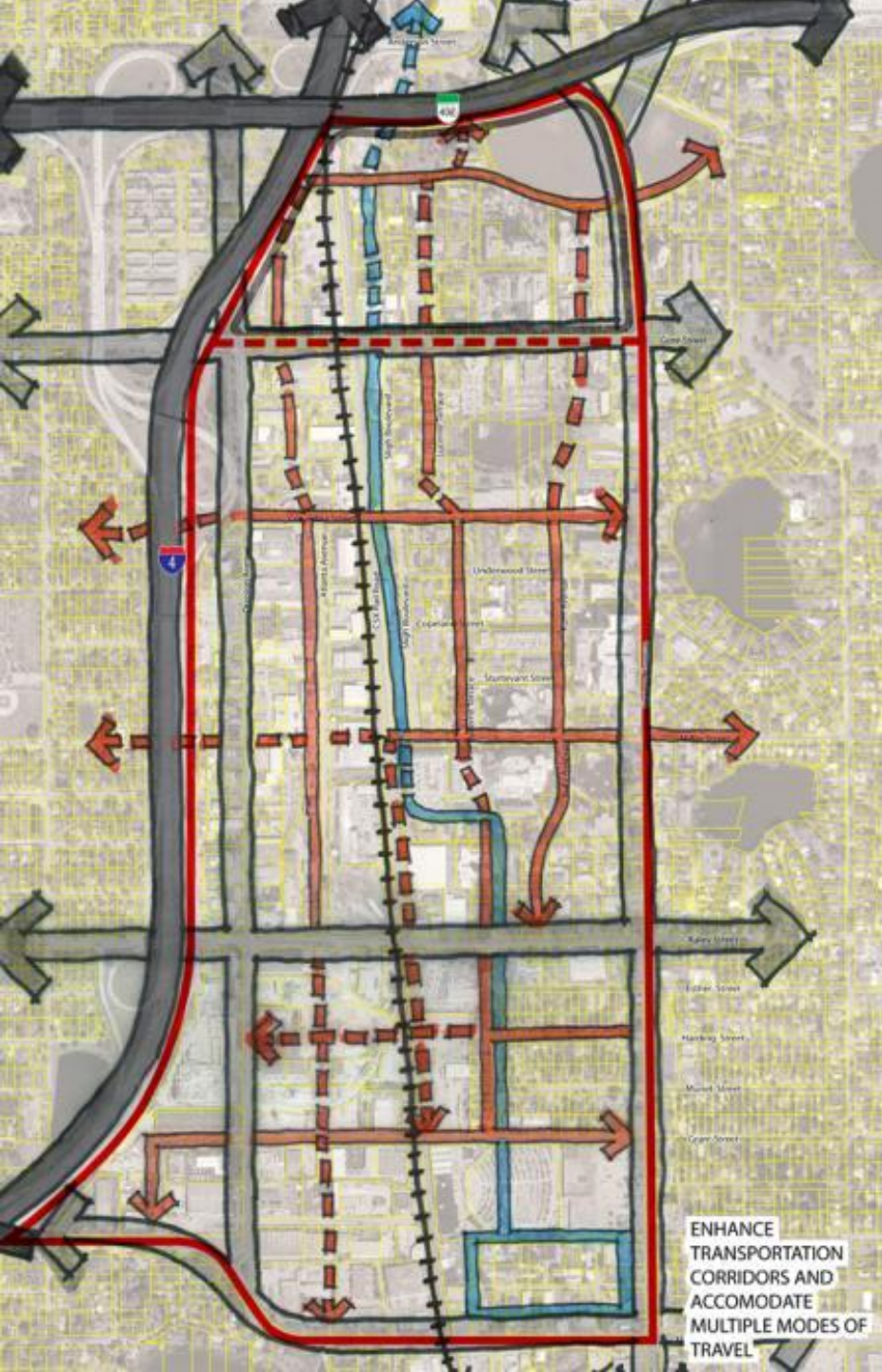
- Develop a System of Parks and Open Spaces to Serve the Planning Area and Surrounding Neighborhoods



South Downtown Vision Plan

Principles:

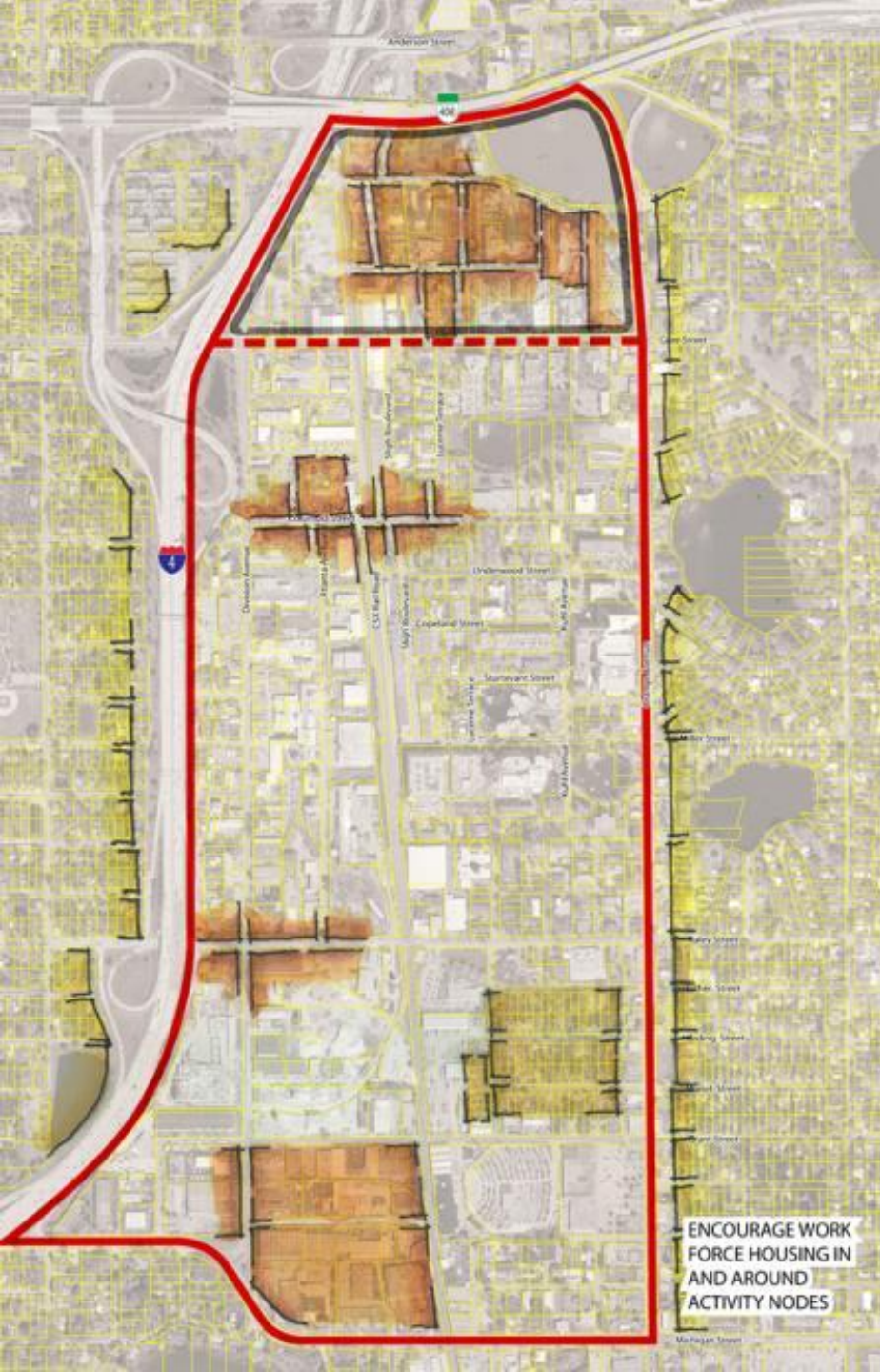
- Enhance Transportation Corridors and Accommodate Multiple Modes of Travel, including Rail, Bicycle, Pedestrian, and Automobile.



South Downtown Vision Plan

Principles:

- Encourage Workforce Housing within the Planning Area to Support Existing and Future Employment Centers and Activity Nodes.

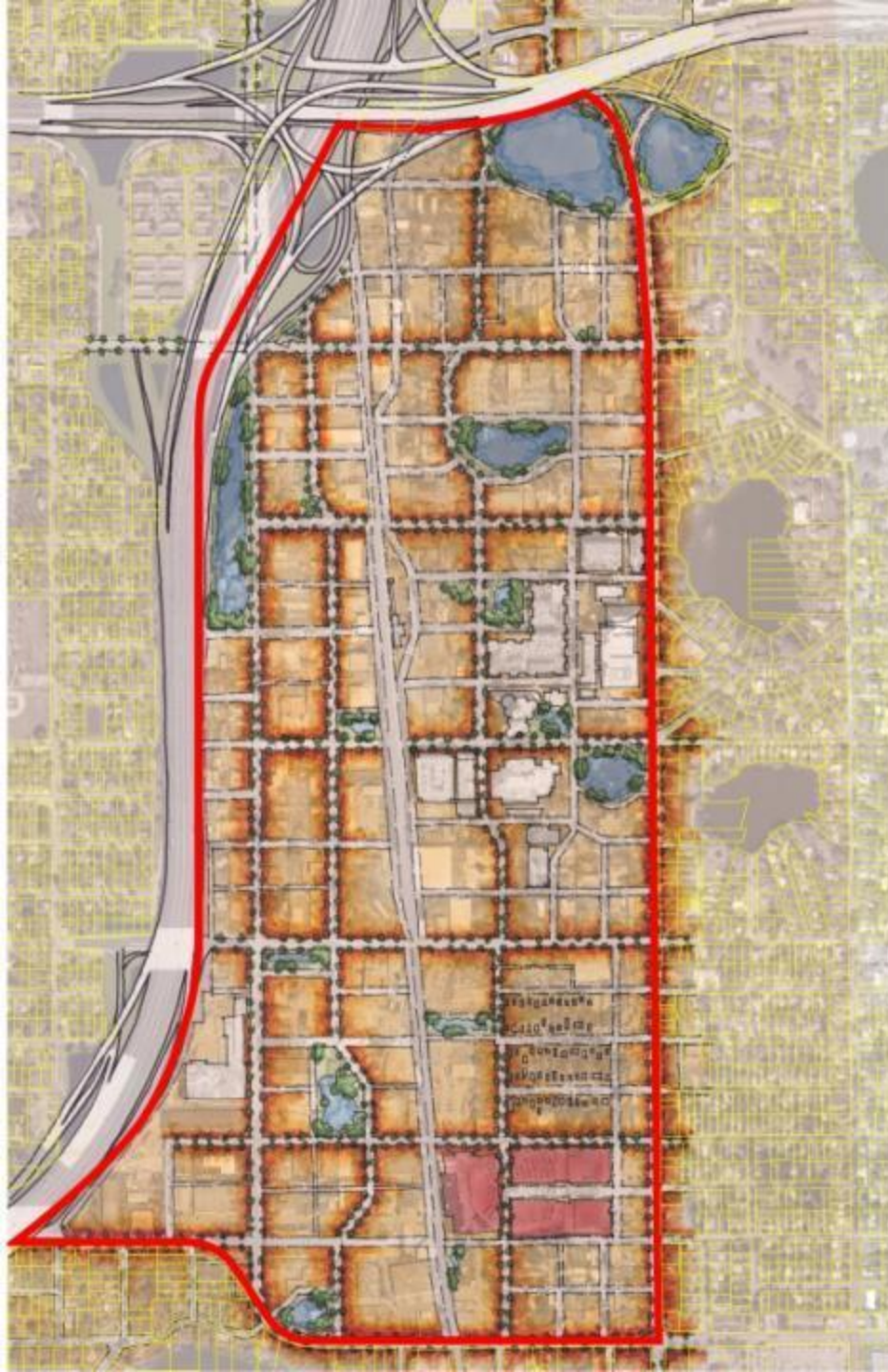


Plan Diagrams

South Downtown Vision Plan

Goals:

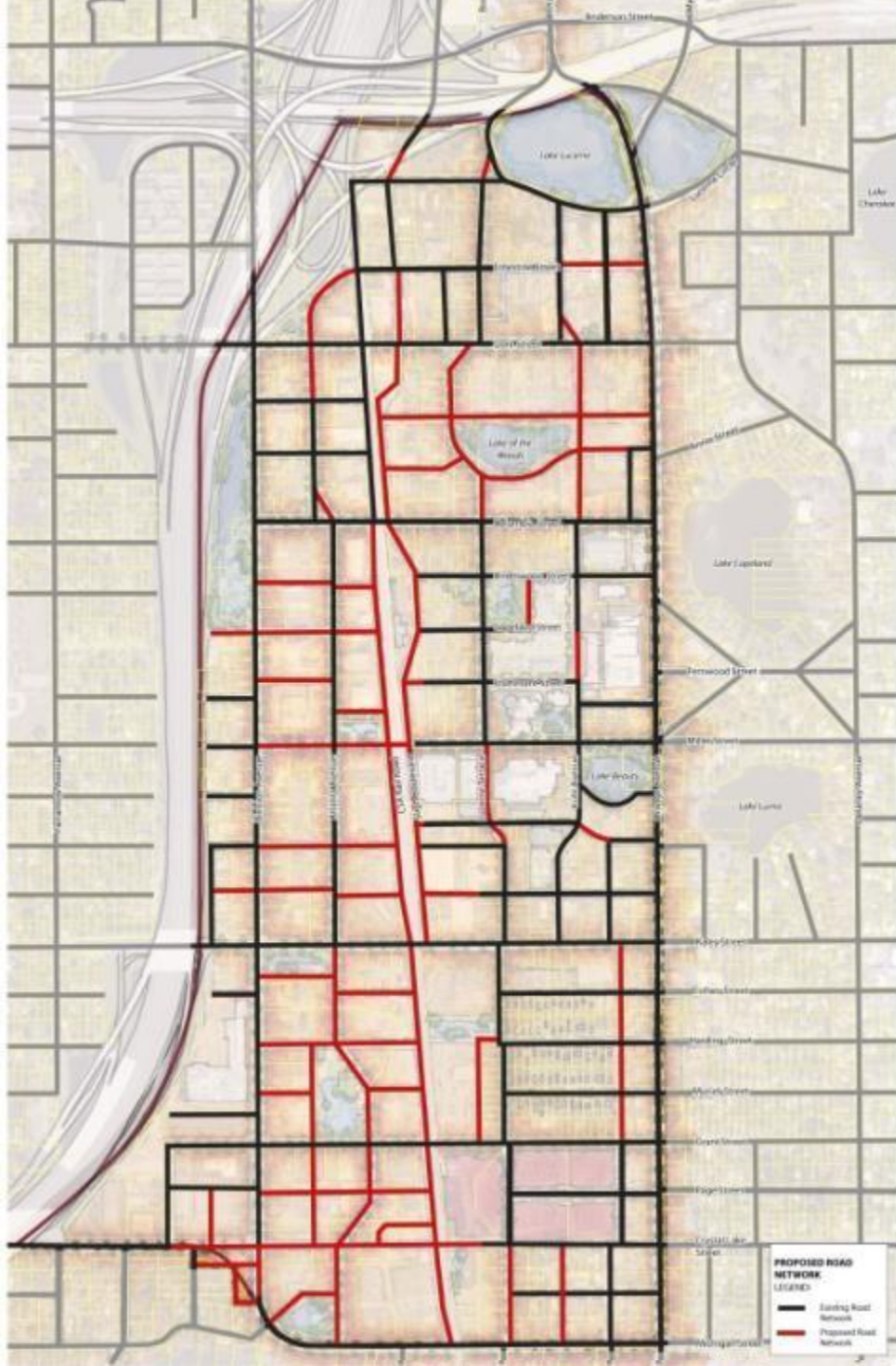
- Connectivity
- Nodes of Activity
- Preservation & Enhancement
- Multi-Modal
- Workforce Housing



South Downtown Vision Plan

Road Network:

- More Choices / More Routes
- North/South Traffic Demand Relief on Orange Ave.
- Enhanced Visibility



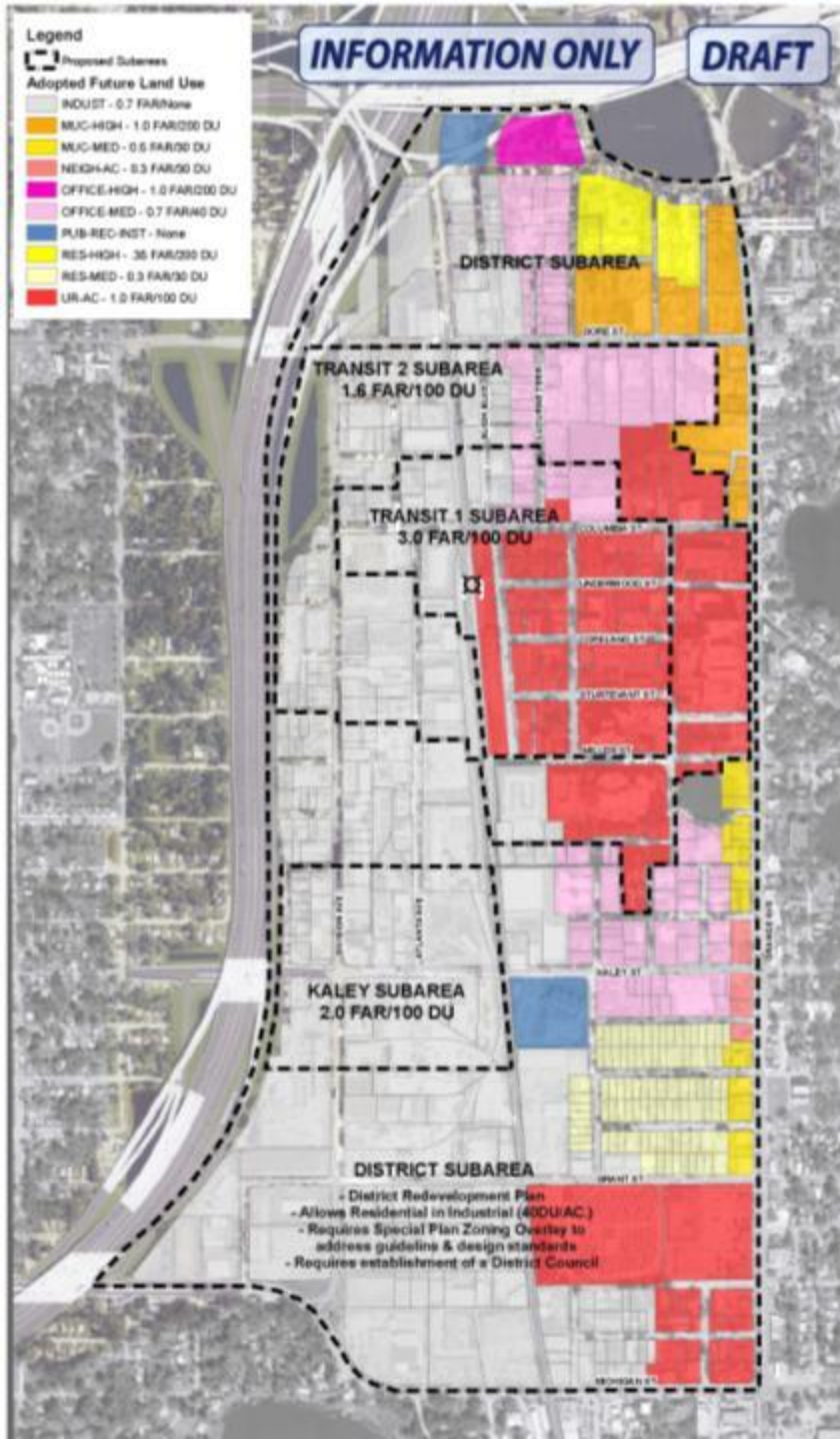
INFORMATION ONLY

DRAFT

South Downtown Vision Plan

Subareas

- Transit 1 (Orlando Health/Amtrak Station)
- Transit 2
- Kaley Street & Division Avenue (New I-4 Interchange)
- Industrial



Next Steps:

- District Council
- Growth Management Plan Policies
- Zoning Code Overlay
- Design Guidelines
- Funding Mechanism
- Expanded Public Input
- Stakeholder Buy-In



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