

# The Princeton at College Park

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# Introduction

- Consistent with regional efforts to plan responsibly for growth, Orlando as the leading City of Central Florida, has an overall responsibility to manage future growth to enhance the City and its neighborhoods.
- As part of this overall vision, we are looking to create neighborhoods that incorporate walkable urbanism as a key principle to improve quality of life.
- These principles have been imbedded in the Growth Management Plan for decades and incorporated in our Land Development Code for the same period of time.

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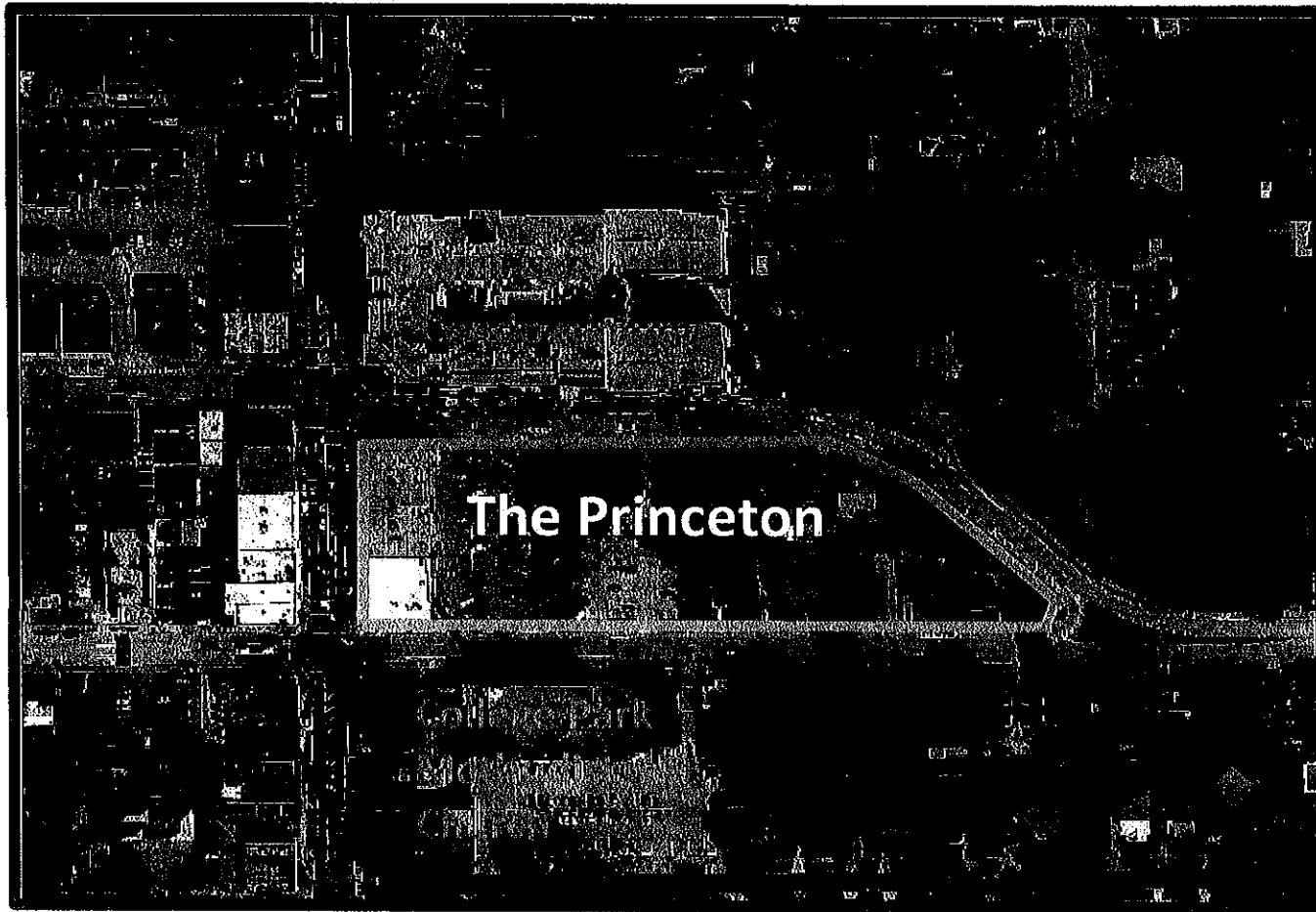
# Introduction

- These documents require walkable, mixed-use neighborhood activity centers which serve area residents and visitors.
- The Edgewater Drive Corridor is the evolving neighborhood activity center for College Park and is the hub of the area.

# Presentation Overview

- The Princeton at College Park is a 226 unit multi-story Planned Development;
- Key Edgewater Drive Special Plan elements;
- Site history;
- Proposed Growth Management Plan amendment; and
- PD zoning and conditions of approval.

# Aerial View of Project Location



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# Edgewater Drive Vision Plan

- A community-wide public planning process which included hundreds of citizens and occurred between 2007-2009.
- A citizen task force recommended changes to improve urban form, architecture, transportation, parking, and pedestrian friendliness in the corridor area.
- Clustering density near the core; before the plan, 75ft. allowed along entire corridor.
- Recommendations have been implemented through the adoption of certain future land use subarea policies and the Edgewater Drive Special Plan/Appearance Review Overlay District which includes Transect Areas (T-4-6) and other development guidelines.

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# Edgewater Drive Special Plan Overlay

- Transect areas regulate appropriate height, mass, bulk and scale of buildings in the corridor.
- T-6, is centered along Edgewater Drive, and less intense T-5 and T-4 transects surround the core area, ultimately transitioning to T-3 single family residential.
- In some areas, the transect allows for densities that are higher than what the existing zoning today allows up to a maximum height. This was a deliberate recommendation by the Task Force to focus redevelopment in appropriate areas near the core of College Park.

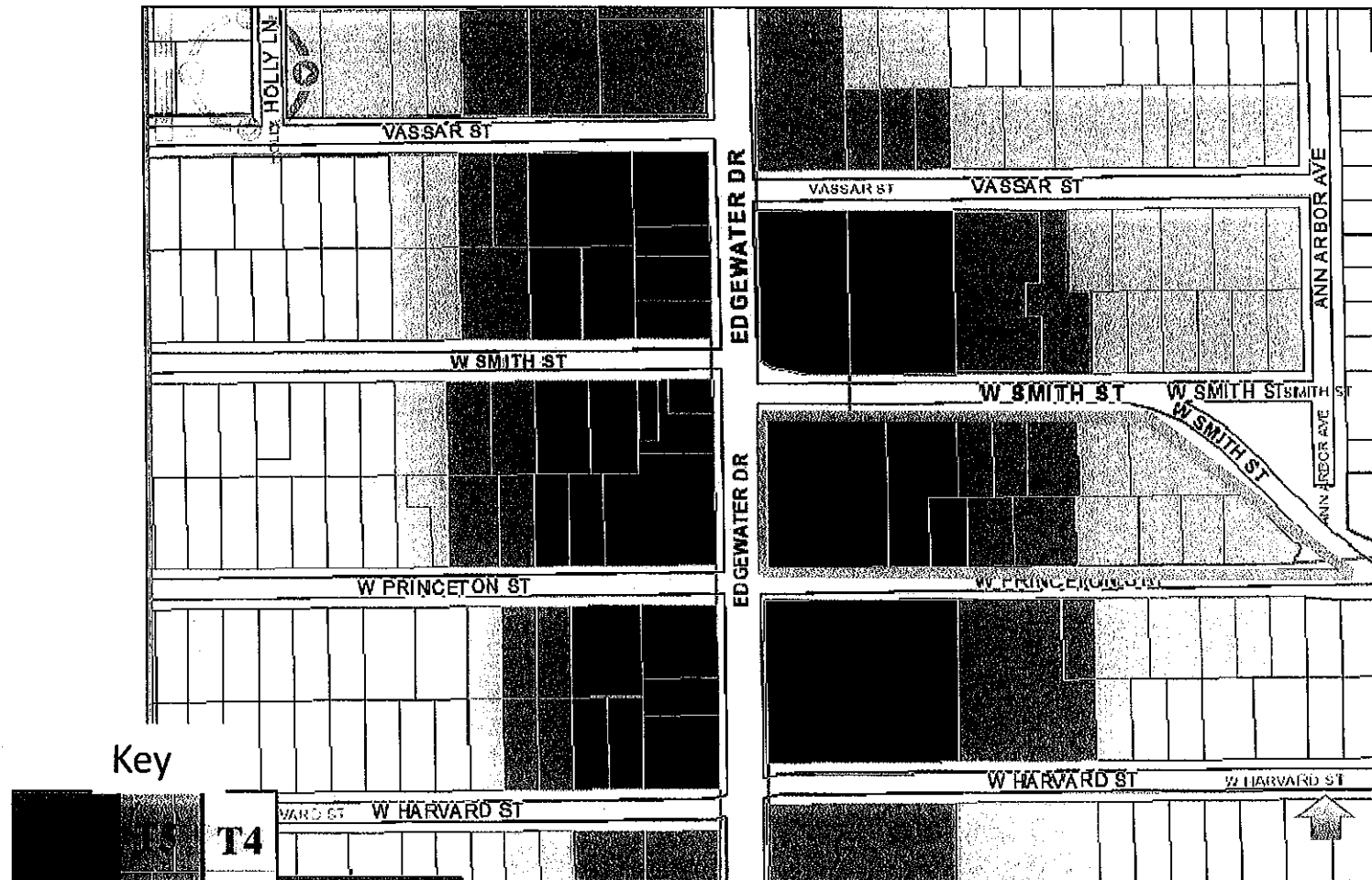
This is a detailed street map of a section of Cambridge, Massachusetts. The map shows a grid of streets and building footprints. Key streets labeled include Westmoreland St, Winton Park St, Harvard St, and University Dr. A large area on the right side is labeled 'UNIVERSITY DR' and 'PRINCETON ST'. The map is oriented with North at the top.

	T3	T4
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# Edgewater Special Plan and Subject Site



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# Site History

- Development on the site dates back to the 1940's and is comprised of office and commercial structures along Edgewater Drive and single and multifamily dwelling units fronting W. Smith Street and W. Princeton Street.
- 2006: PD was adopted in western portion of site and allowed a 105 multifamily unit mixed-use development which was subsequently amended in 2007 to allow flexibility in the office/residential land use mix.
- 2009: PD rescinded and zoning returned to original designations.

# Community Meetings

- Developer held several community meetings to secure input.
- Pursuant to these meetings, developer made changes to the site plan and architectural design.
- Changes included additional vehicular access points as well as architecture refinements addressing the transition of architectural styles and building details.

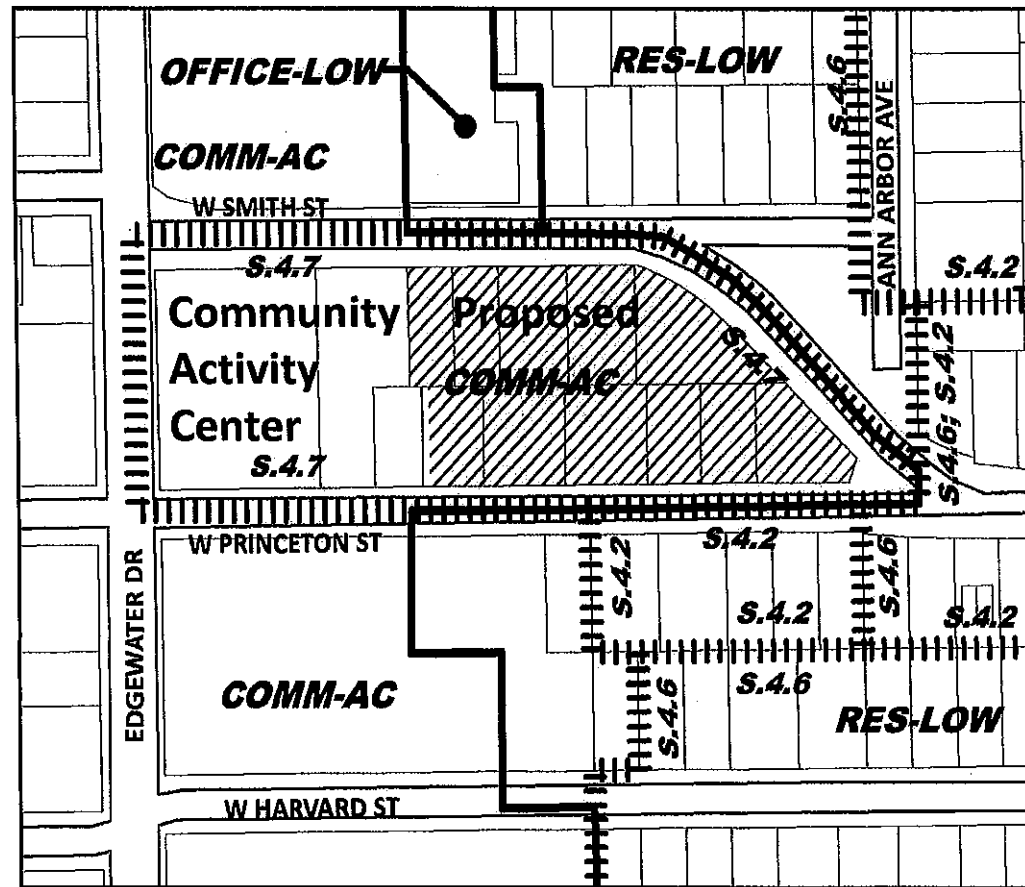
# MPB Recommendations

A. Consistent with the Edgewater Drive Special Plan, change the future land use designations of the eastern portion of the proposed Planned Development (PD) site from Residential Low Intensity and Office Low Intensity to Community Activity Center (+/-1.97 ac.; GMP2014-00011);

B. Create Future Land Use Subarea Policy S.4.7 to address future development (+/-3.43; GMP2014-00012); and

C. Rezone +/- 3.43 ac. site to Planned Development for the development of a 226 unit multifamily development, inclusive of density bonus (ZON2014-00013).

# A. Future Land Use Map Amendment



Future Land Use - Proposed GMP2014-00011

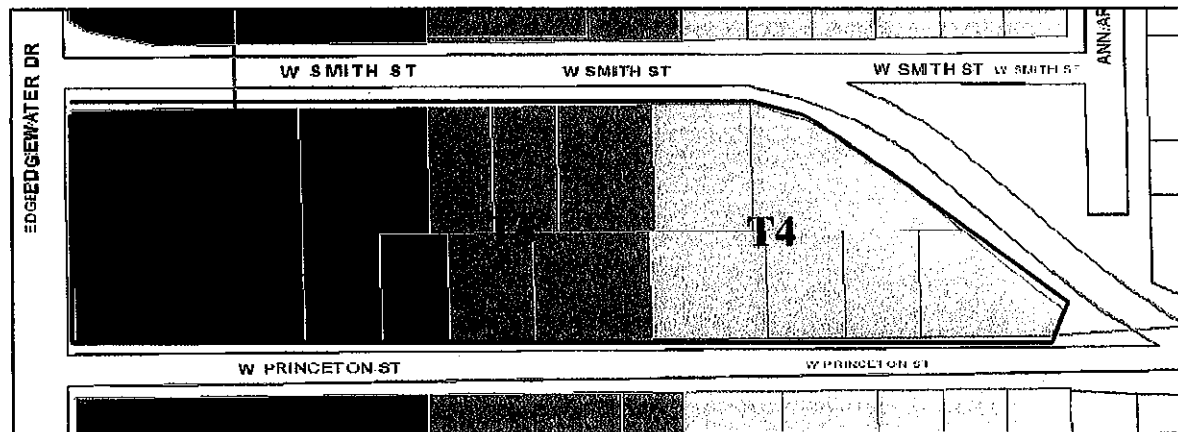
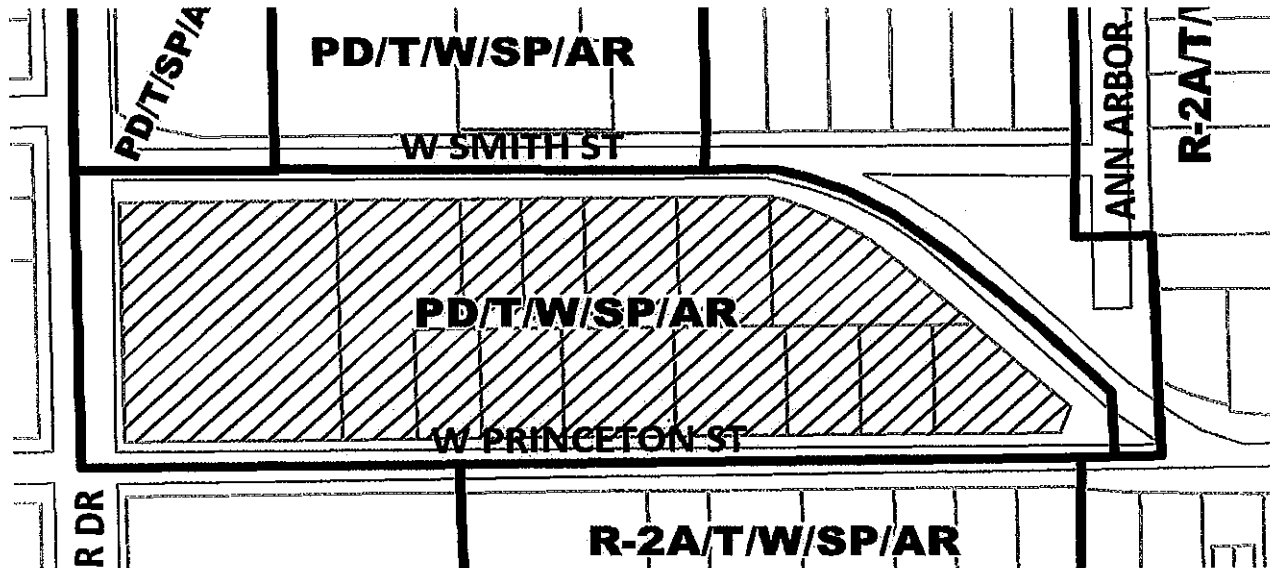


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## B. Proposed Future Land Use Subarea Policy S.4.7

- Proposed Future Land Use Subarea Policy S.4.7 addresses future development on the +/-3.43 acre PD site. The proposed policy can be generally broken into three parts:
  - Requires Planned Development zoning and transportation analysis for entire site.
  - Consistency with the Edgewater Drive Special Plan and bonus requirements.
  - Limits non-residential uses to the T-6 portion of the site and requires orientation to Edgewater Drive.

# C. PD and Transect Map



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# Transect Analysis



Princeton St. Elevation

Proposed

T6  
7 stories

T5  
5 stories

T4  
3 stories



Princeton St. Elevation

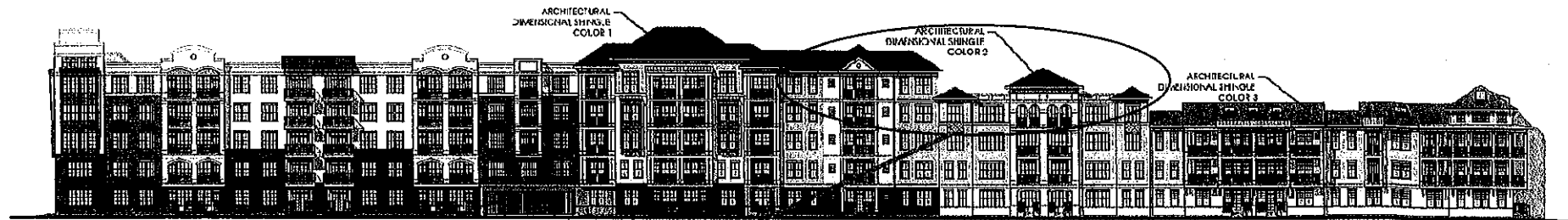
Transect

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# Transect Analysis



Princeton St. Elevation

Proposed



Princeton St. Elevation

Transect

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# Transportation Analysis

- This project required a detailed traffic study. Key findings include:
  - The number of driveways will be decreased along Princeton and Smith Streets from 18 curb-cuts to 4, thereby reducing potential vehicle conflicts.
  - Project will generate an estimated one vehicle entering and one vehicle exiting during PM Peak Hour.
  - Existing intersections will continue to operate as they do today.

# Transportation Analysis (continued...)

- Traffic calming elements, including:
  - Increase in on-street parking along W. Smith St. and W. Princeton Street as well as additional commercial spaces in the garage.
  - Enhanced textured pavement treatment preceding curve on W. Smith St.

# Infrastructure Improvements

- Undergrounding of utilities;
- Two pocket parks situated at the eastern edge of the project; and,
- Larger streetscape to include street trees and wider sidewalks.

# Conclusion

- Subarea Policy S.4.7 limits the nature and extent of future development.
- Planned Development zoning limits up to 226 dwelling units and 44,000 sq. ft. of commercial space.
- The Municipal Planning Board (MPB) found that this proposed project is consistent with the intent of the Edgewater Drive Special Plan and recommended approval.
- Staff is recommending approval of the Growth Management Plan and PD zoning for the subject property.

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