

INTERNATIONAL DRIVE CRA

REDEVELOPMENT PLAN UPDATE

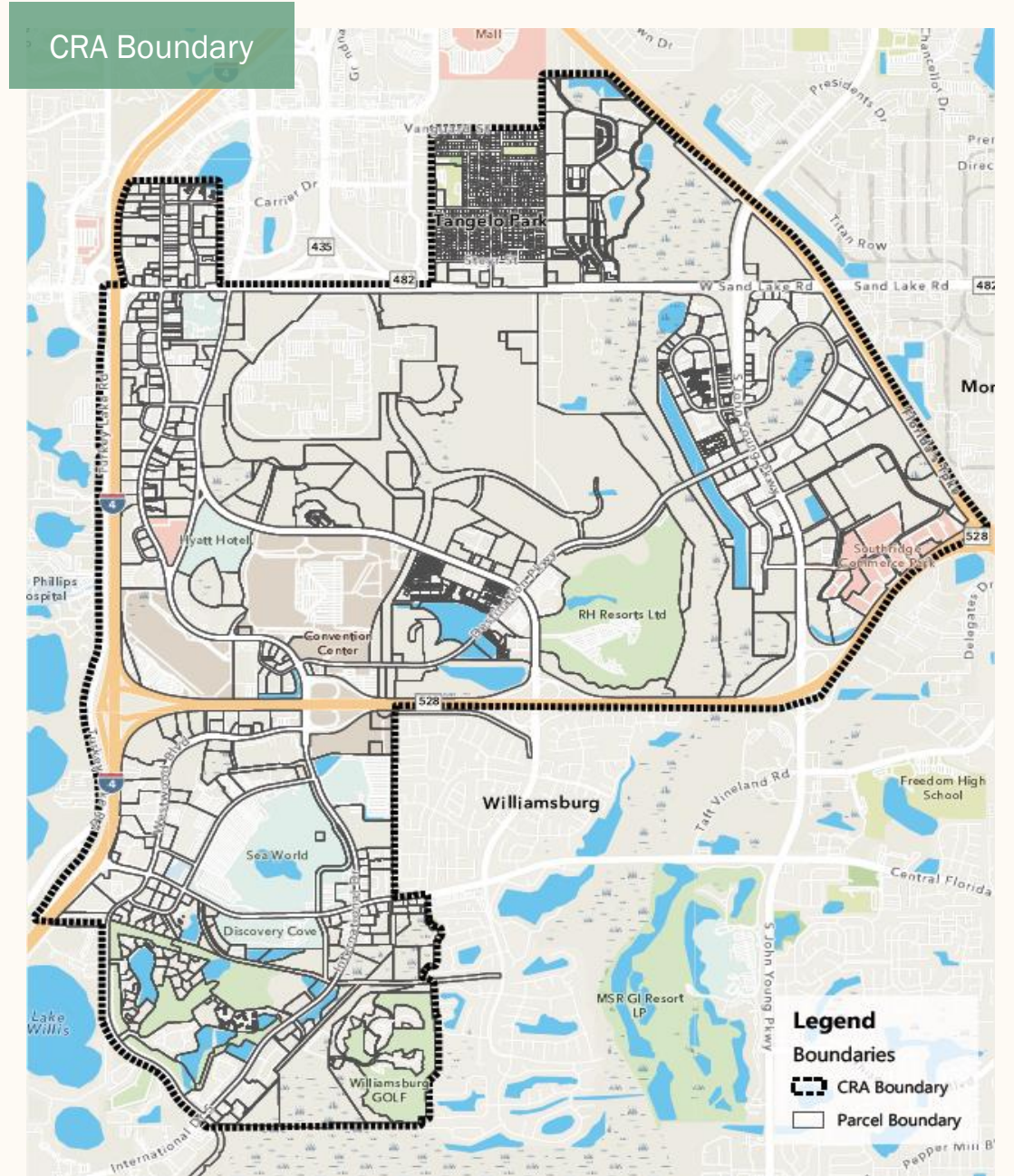
I-DRIVE BUSINESS IMPROVEMENT DISTRICT – JANUARY 27, 2021

ORANGE COUNTY, FL



BACKGROUND

- 7,315 acres



BACKGROUND

INTERNATIONAL DRIVE CRA

- Created in 1998
- Focused on Transportation-related Blight
- Redevelopment Plan Adopted in 1998
- Amended in 2006, 2009, and 2019
- Includes list of redevelopment activities (projects)
- Advisory Committee formed



BACKGROUND

APPROVED REDEVELOPMENT ACTIVITIES

PROJECT	LIMITS	COST
John Young Parkway/Sand Lake Road Interchange	New Interchange	\$52.5M
Canadian Court/John Young Parkway Connector	International Drive – John Young Pkwy	\$35M
Central Florida Parkway	Turkey Lake Road – Waterford Court	\$7M
International Drive North	Sand Lake Road - Carrier Drive	\$0.7M
International Drive	Westwood Blvd (S) - Westwood Blvd (N)	\$9.5M
John Young Parkway	Turnpike – Beach Line	\$8.8M
Mandarin Drive Extension	Sand Lake Road – International Drive	\$8.5M
Transit	Throughout CRA	\$42M

BACKGROUND

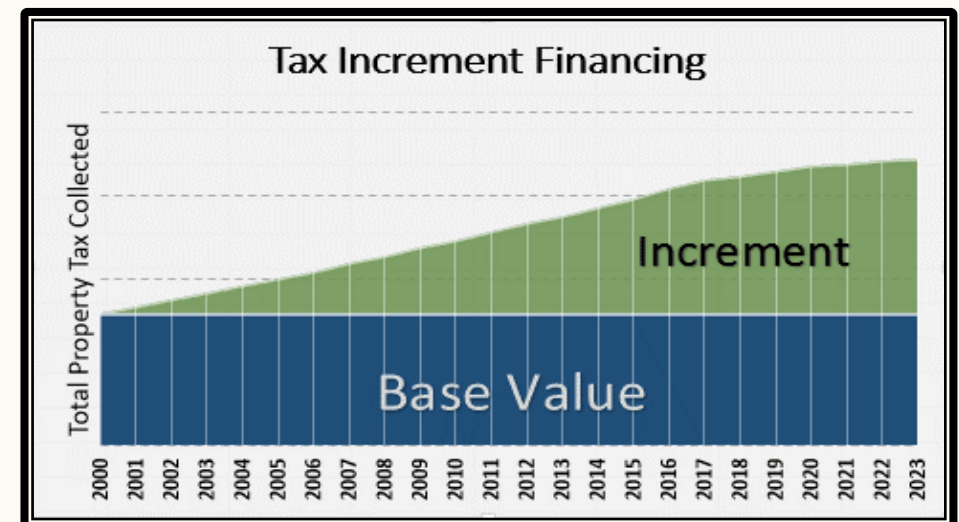
APPROVED REDEVELOPMENT ACTIVITIES

PROJECT	LIMITS	COST
Pedestrian Enhancements	Throughout CRA	\$19M
Public Access Overpass	Westwood Blvd – Convention Center	\$2.5M
Sand Lake Road	I-4 – Turnpike	\$60M
Sequencing of Signals	Fiber-optics Improvements Within CRA	\$1M
TSM and Traffic Calming	Throughout CRA	\$5M
Universal Boulevard Extension	Realignment of Existing Universal Blvd	\$15M
Bus Lanes	International Drive Area	\$23M
Kirkman Road Extension	Sand Lake Road – Universal Blvd.	\$60M
	CRA Incentive	\$40M
Tradeshaw Boulevard	Universal Blvd – Destination Parkway	\$16M
TOTAL		\$405.5M

BACKGROUND

FUNDING

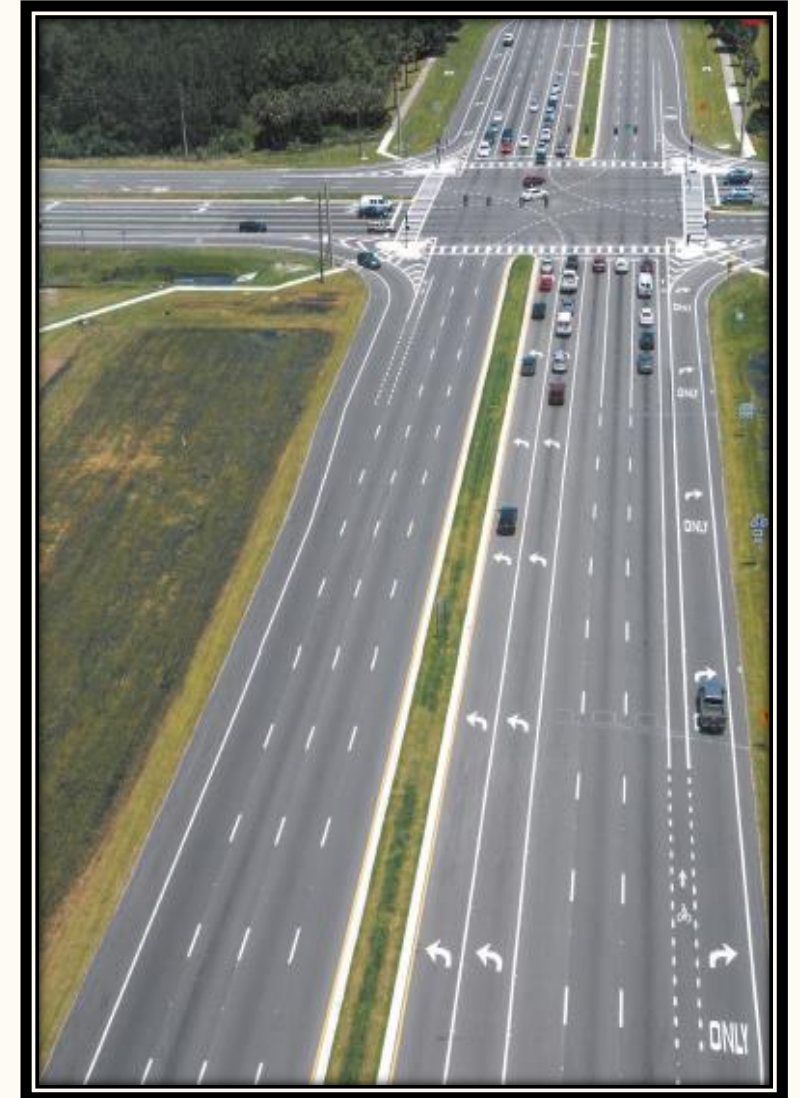
- Funded by Tax Increment Financing (TIF)
- Based on taxable value of properties within CRA
- Capture growth of ad valorem tax revenues within CRA
 - Taxes frozen at base year of CRA establishment (1998)
 - Incremental growth of taxes in subsequent years (TIF) is used to fund projects
- Dedicate those funds to specific improvements within CRA
- FY 20 Tax Increment - \$22M



COMPLETED PROJECTS

JOHN YOUNG PARKWAY

- 4 to 6 lane widening
- Continuous turn lanes
- Florida's Turnpike to Beachline Expressway/SR 528
- 2014



COMPLETED PROJECTS

INTERNATIONAL DRIVE PEDESTRIAN BRIDGE

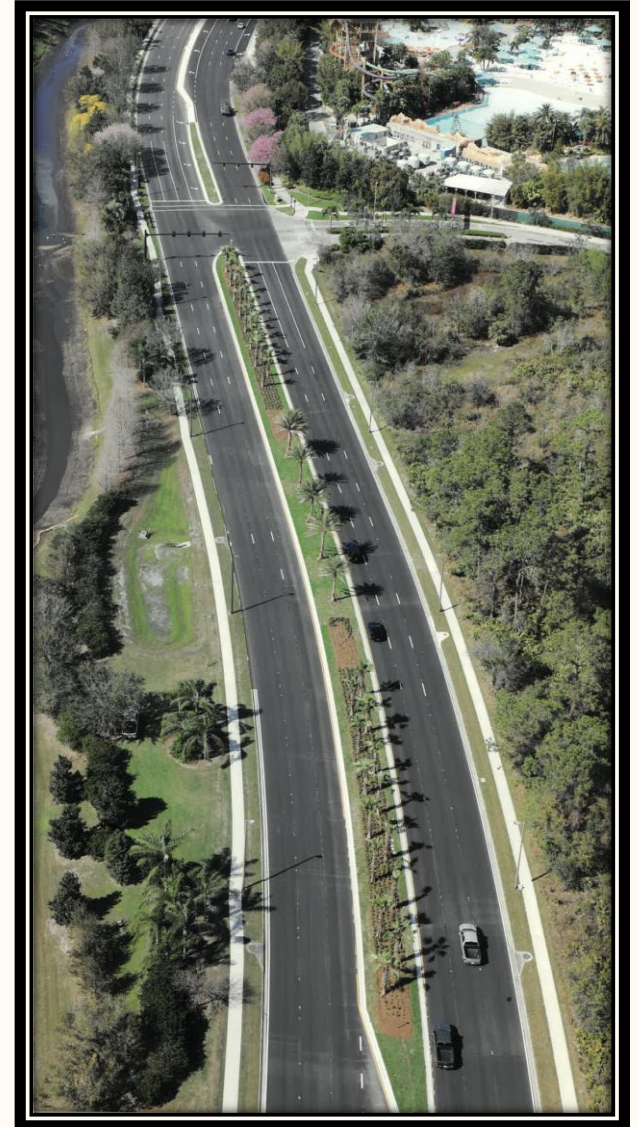
- High Activity Pedestrian Crosswalk
- Pedestrian Safety
- Improved Traffic Flow
- 2017



COMPLETED PROJECTS

INTERNATIONAL DRIVE

- 4 to 6 lane widening
- Westwood Boulevard North to Westwood Boulevard South
- 2018



COMPLETED PROJECTS

DESTINATION PARKWAY

- New 4-lane roadway
- John Young Parkway to International Drive
- East/West Mobility
- 2018



COMPLETED PROJECTS

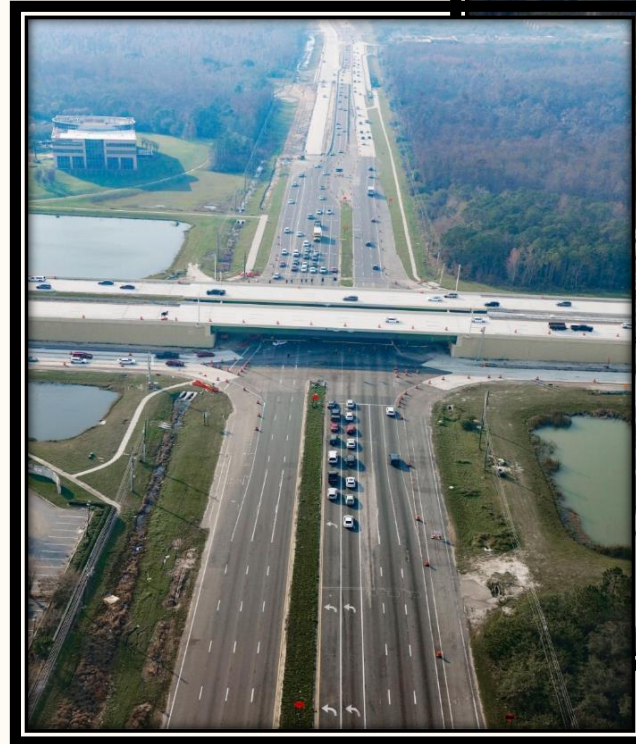
- Tangelo Park Traffic Calming
- Tangelo Park Sidewalks
- Pedestrian Safety Improvements
- Directional Signage and Wayfinding Improvements
- SCOOT Adaptive Traffic Signal System



COMPLETED PROJECTS

JOHN YOUNG PARKWAY/SAND LAKE ROAD

- New Elevated Urban Interchange
- Partnership with FDOT
- 2020



PROJECTS UNDERWAY

INTERNATIONAL DRIVE TRANSIT LANES

- Shared Use Lane
- Destination Pkwy to Sand Lake Road
- 90% Design Plans
- Right-of-Way/Easement Updates
- Construction



PROJECTS UNDERWAY

INTERNATIONAL DRIVE TRANSIT FEASIBILITY/ALTERNATIVES STUDY

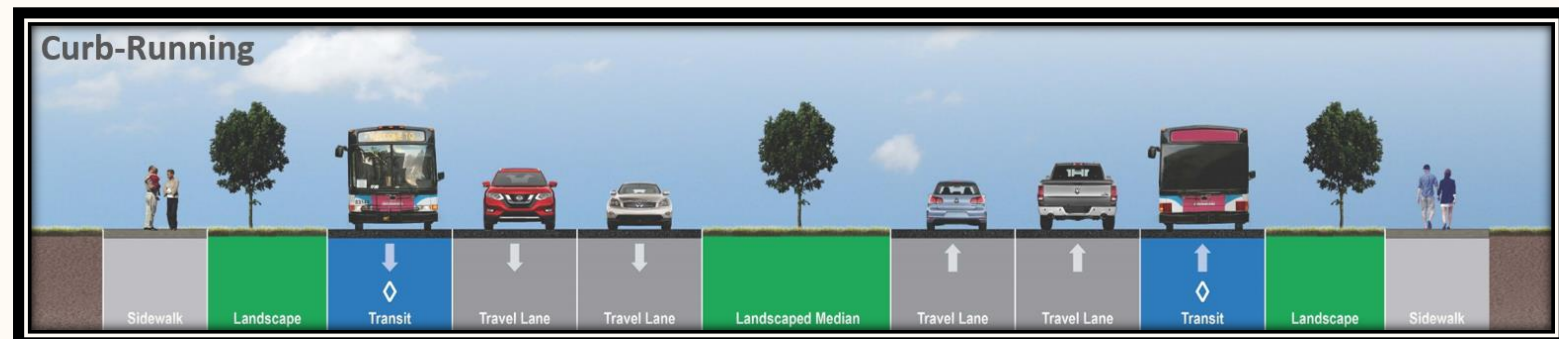
- Technology
- Alignment
- Financial Feasibility
- Partnerships



PROJECTS UNDERWAY

INTERNATIONAL DRIVE TRANSIT FEASIBILITY/ALTERNATIVES STUDY

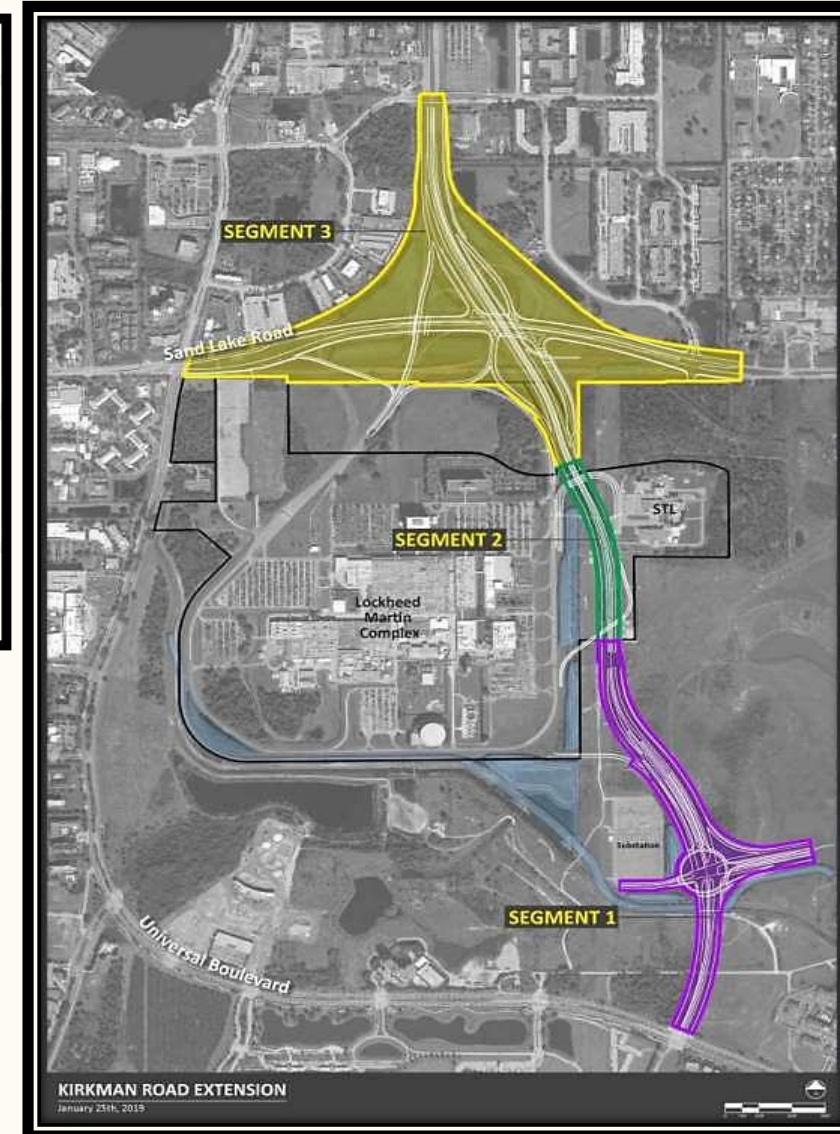
- 95% complete
- Premium Bus Recommended
- Curbside Service
- Utilizes I-Drive Transit Lanes
- New Transit Stations



PROJECTS UNDERWAY

KIRKMAN ROAD EXTENSION

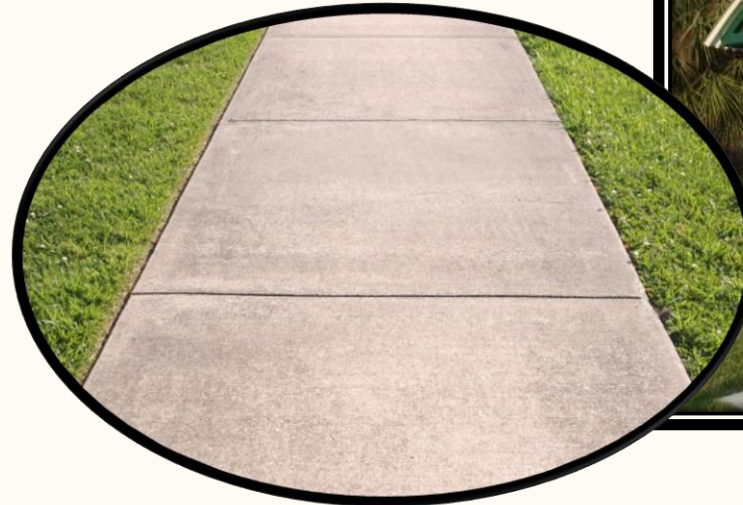
- Partnership Project
- Universal Blvd to Carrier Drive
- Multimodal Cross Section
- Design Complete
- Construction Bid



PROJECTS UNDERWAY

TANGELO PARK COMMUNITY

- Preliminary Discussions
- Transit Shelters
- Sidewalks



PROJECTS UNDERWAY

PEDESTRIAN SAFETY ENHANCEMENTS

- Ongoing Investment
- Throughout CRA
- Sidewalks/Signals/Crossings
- Safety Improvements
- Design/Construction



FUTURE TRANSPORTATION PROJECTS

"POTENTIAL" EXAMPLES

- I-Drive Premium Transit System
- Regional Transit Connectivity
- International Drive/Sand Lake Road Pedestrian Bridge
- Intelight Adaptive Traffic Signal System
- Fiber Optic Communications Network
- Sand Lake Road/I-4 Interchange Enhancements
- Wayfinding/Gateway Signage
- Other Needs



REDEVELOPMENT PLAN UPDATE

- Mayor/BCC Direction
- Redevelopment Plan Framework
- TIF Funding
- Key Plan Elements
- Stakeholder Engagement
- Timeline/Next Steps
- Summary



MAYOR/BCC DIRECTION

- Update Redevelopment Plan with current data/analysis
- Consider expanded uses of CRA resources to address housing needs and others as may be determined
- Re-evaluate Sunset Date



REDEVELOPMENT PLAN FRAMEWORK

SCOPE

- Review and evaluate existing plans, documents, studies, and budgets
- Compile current demographic and development-related data
- Summarize major market indicators
- Project ranges of development potential
- Develop tax increment forecasts
- Review existing and projected transportation investments
- Engage with stakeholders
- Update Community Redevelopment Plan



REDEVELOPMENT PLAN FRAMEWORK

- Key Considerations
 - I-Drive 2040 Vision
 - *Housing for All* Initiative
 - Tangelo Park Community Needs
- Expanded considerations beyond transportation



REDEVELOPMENT PLAN FRAMEWORK

I-DRIVE 2040 VISION – GOALS

- Connected District
- Complete District
- Authentic District
- Prosperous District
- Sustainable District



REDEVELOPMENT PLAN FRAMEWORK

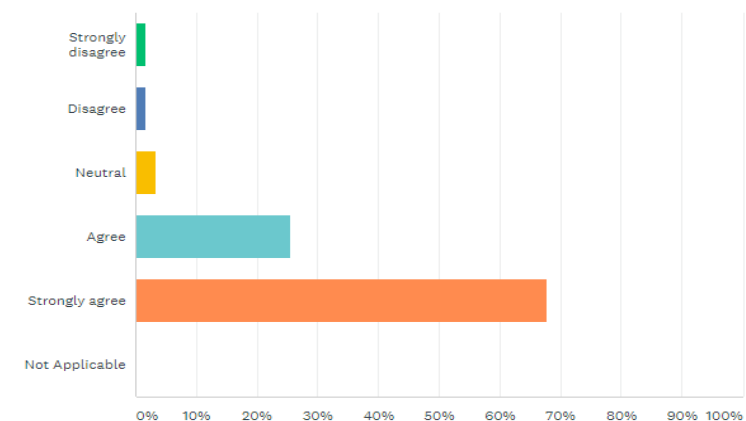
TANGELO PARK SURVEY

- Surveyed 800+ Residences
- Received 125 results; 15% response rate
- Survey Questions:
 - Infrastructure Improvements
 - Overall Safety of neighborhood
 - Safety of children going to/from school
 - Improved transportation options
 - Programs for seniors
 - Programs for children and youth
 - Support for homeownership programs
 - Neighborhood beautification
 - Top Priorities
- Summary of Priorities
 1. Infrastructure improvements
 2. Neighborhood beautification
 3. Safety of children going to/from school



Infrastructure improvements (sidewalks, sewer, lighting, or similar) are needed in Tangelo Park

Answered: 118 Skipped: 3



REDEVELOPMENT PLAN FRAMEWORK

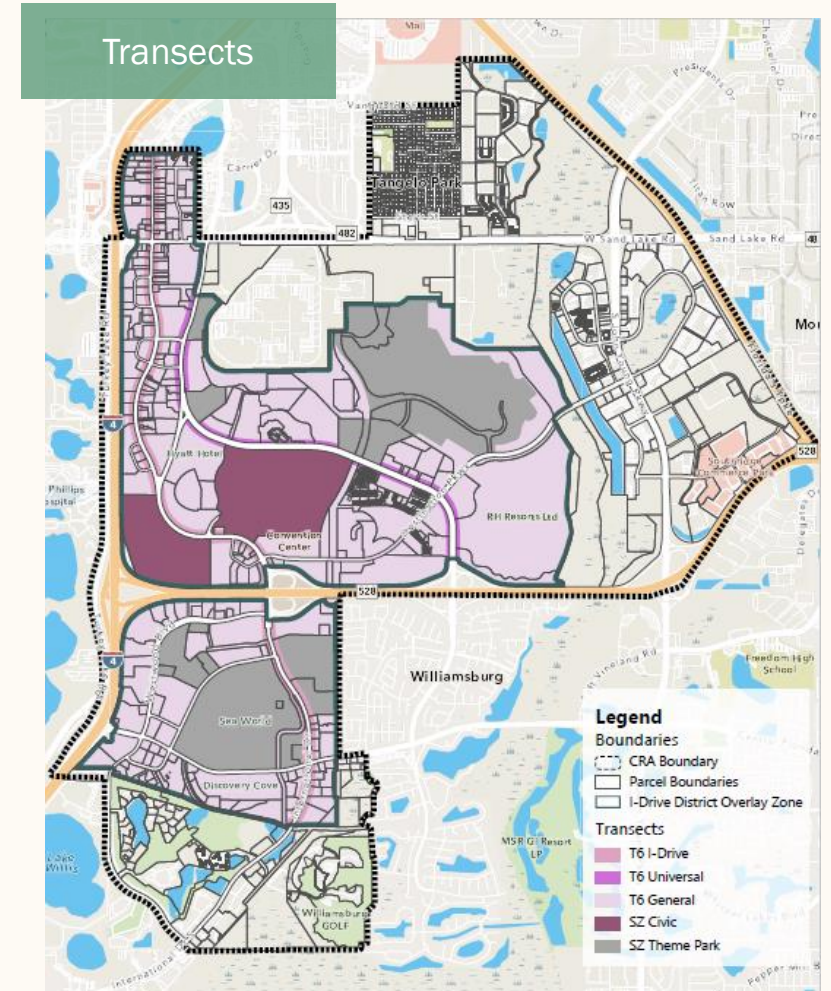
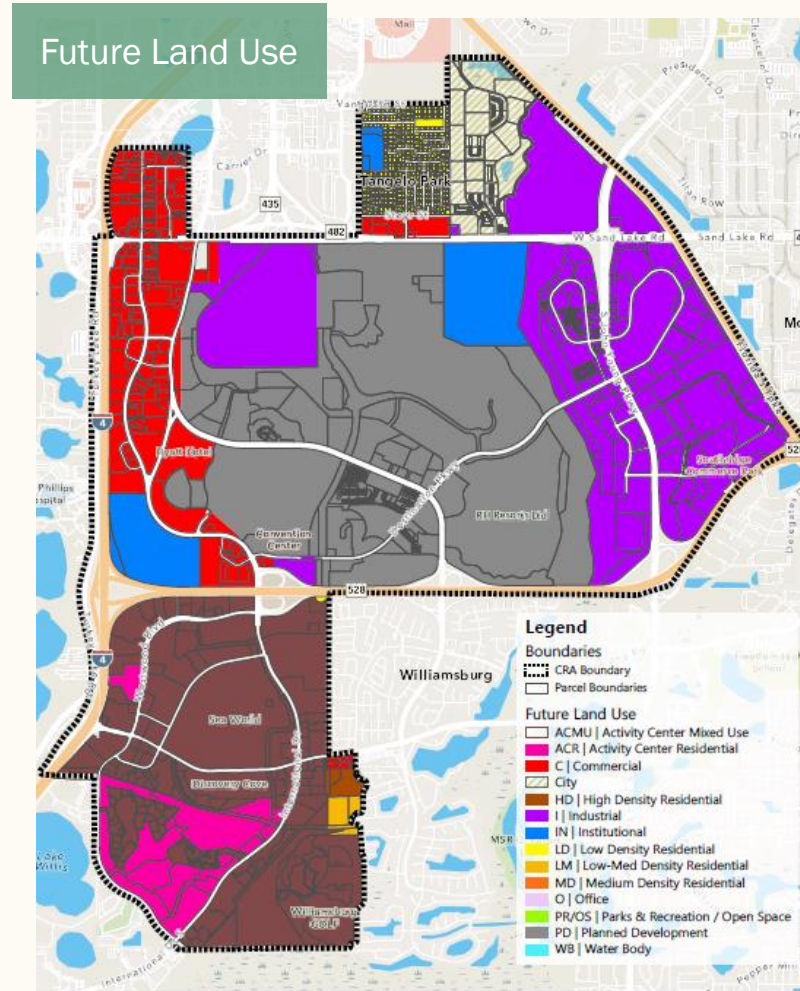
GUIDING OBJECTIVES

- Land use must complement transportation policy
- A multi-modal transportation system is essential to sustaining the CRA
- Diversity of housing options an important element of that policy
- Sustain employment and create new opportunities
- Expansion of the use of TIF resources for more than transportation projects
- Expanded use of TIF resources for additional infrastructure-supportive programs

LAND USE ANALYSIS

MUST COMPLEMENT TRANSPORTATION POLICY

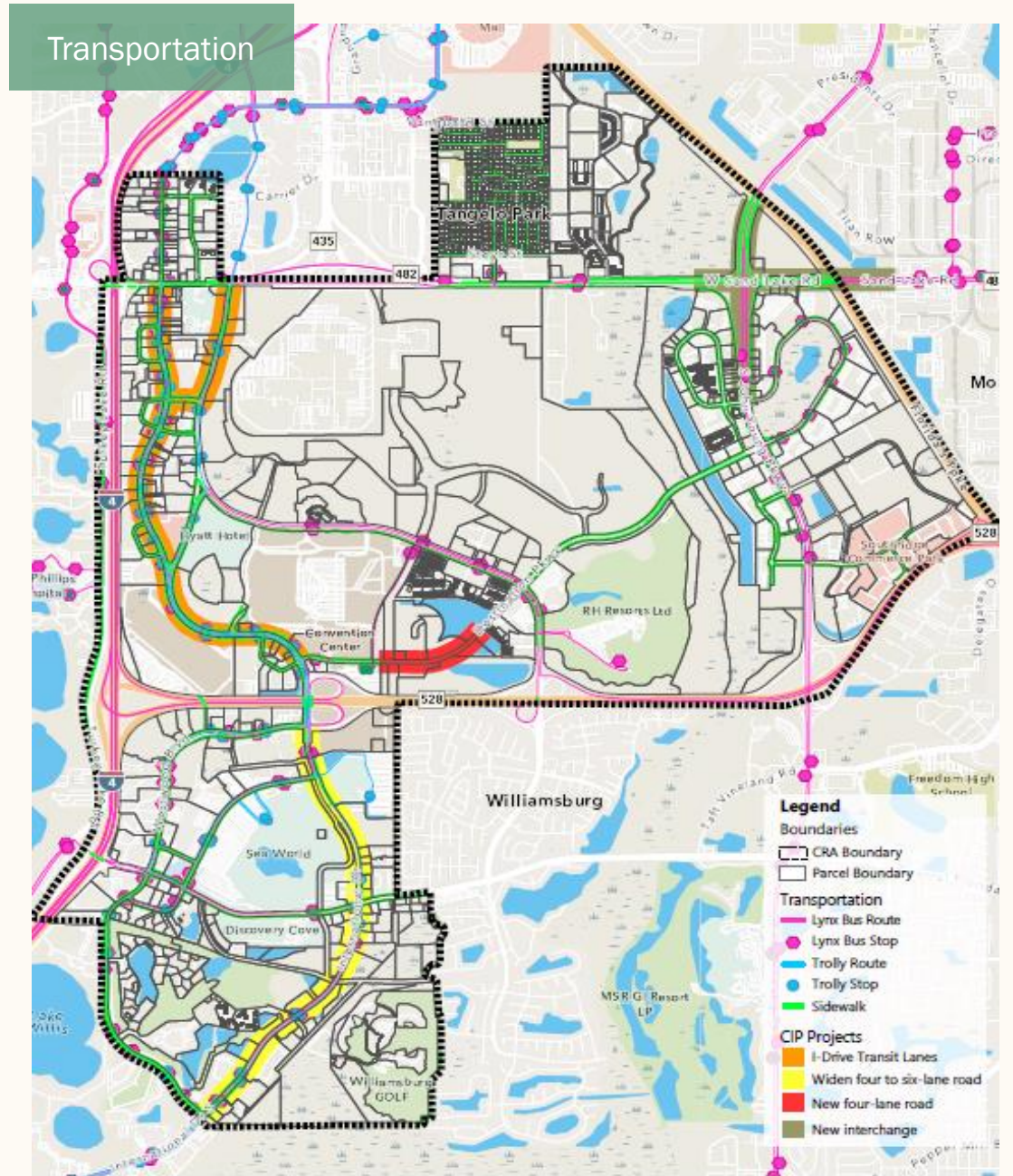
- Land use and transportation system must be coordinated to assure connectivity and mobility for residents, employees, employers, and visitor populations



MULTI-MODAL TRANSPORTATION SYSTEM

ESSENTIAL TO SUSTAINING THE I-DRIVE CRA

- Pedestrian
- Automobile
- Mass Transit
- Regional Connectivity



HOUSING DEVELOPMENT

HOUSING OPTIONS IMPORTANT ELEMENT OF POLICY

- Diversity of product types
- Support of all price points
- Integrate affordable, attainable, and market-rate residential units
- Enhanced home/work connectivity
- Alignment with *Housing for All* initiative
- Supports “Complete District” Goal of I-Drive 2040 Vision

Live-Work Unit
with Front Patio



Urban Courtyard
Apartments



Mid-Rise
Apartments



High-Rise
Apartments

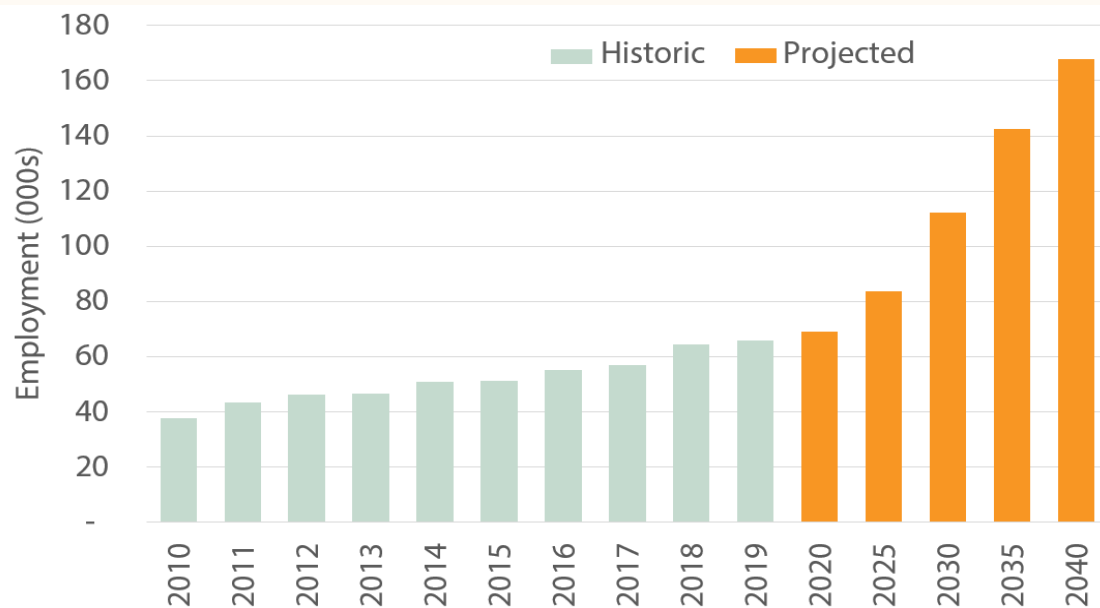


EMPLOYMENT OPPORTUNITIES

DIVERSIFICATION AND STABILITY

- Support new employment opportunities
- Sustain existing employment base

Historic and Projected Employment



EXPANDED USE OF TIF RESOURCES

MORE THAN TRANSPORTATION

- Identify cultural opportunities
- Partner with institutions, businesses for educational and social programs and projects



EXPANDED SUPPORT OF INFRASTRUCTURE

OTHER PHYSICAL IMPROVEMENTS

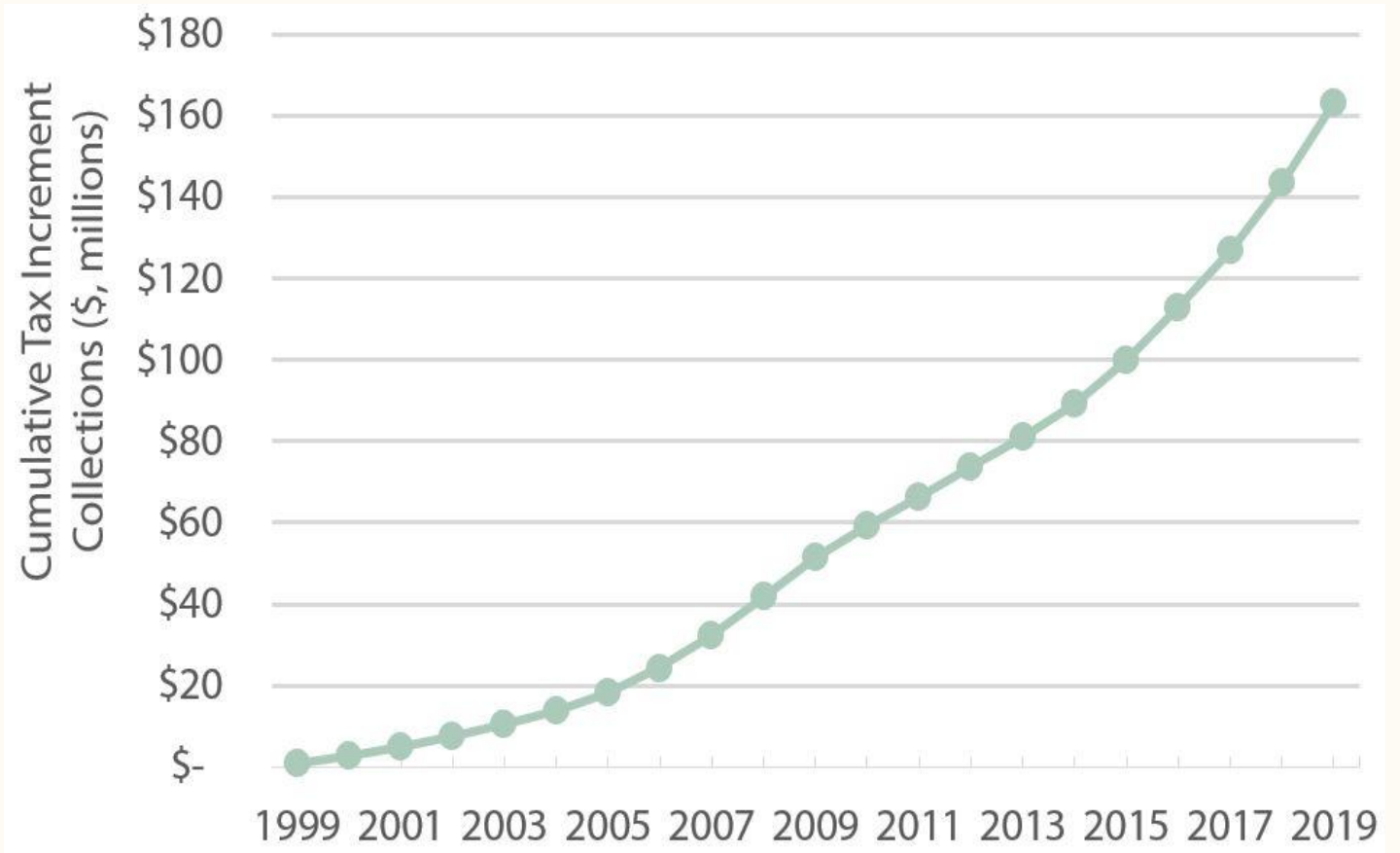
- Beautification opportunities within public realm
- Gateway enhancements
- Stormwater system upgrades
- Provision of ongoing maintenance programs



TIF GROWTH RATES

- Historic: tax increment growth rate (1999-2019) = **13.3%**
- Projected: tax increment growth rates (2020-2040) =
 - Low Scenario: **2.6%**
 - Moderate Scenario: **3.4%**
 - High Scenario: **4.1%**

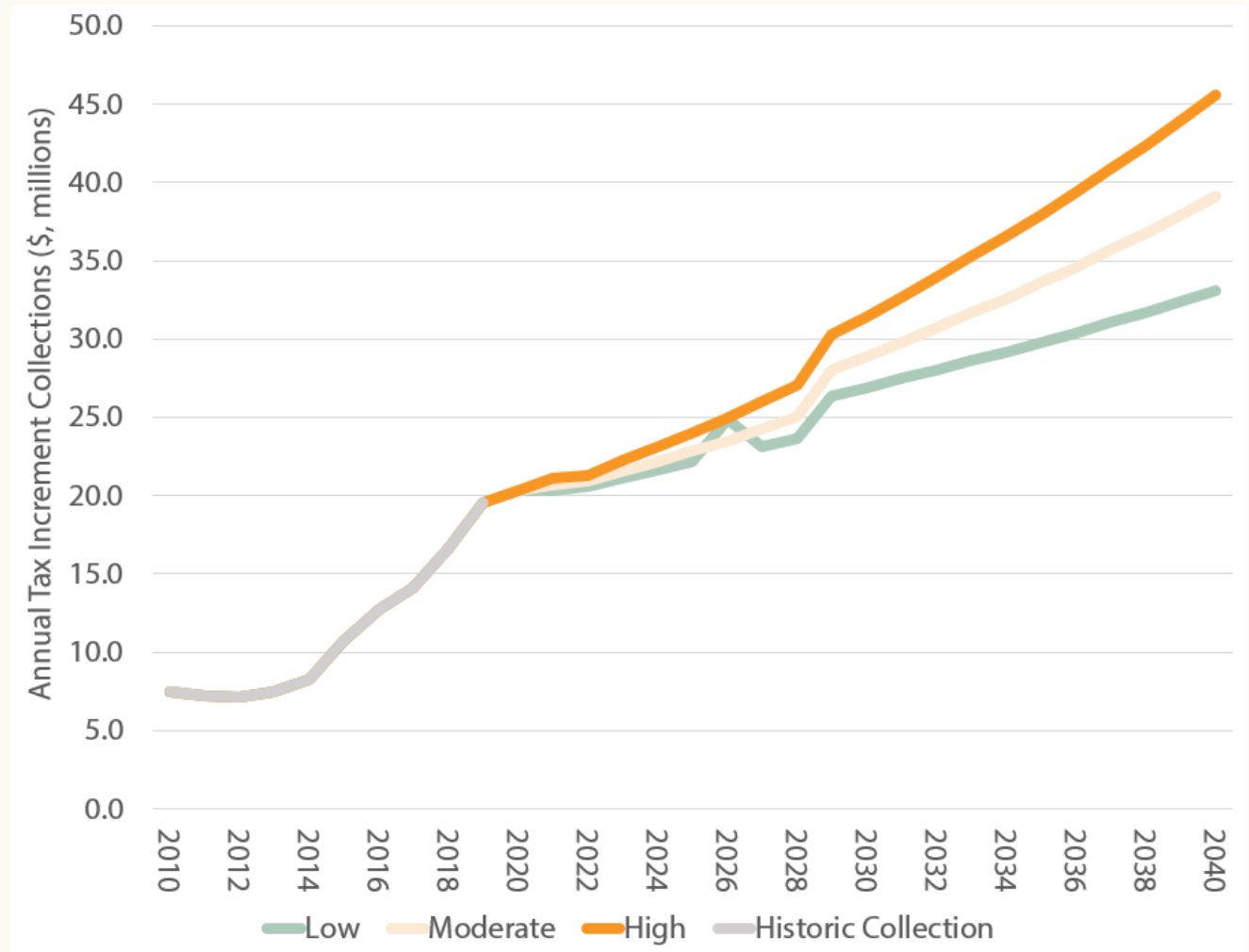
Historic Cumulative Tax Increment (1999-2019)



TIF PROJECTIONS THROUGH 2040

- Extend sunset date by 12 years to 2040
- Low Scenario: average annual contribution to Trust Fund = **\$26,954,500**
- Medium Scenario: average annual contribution to Trust Fund = **\$29,548,800**
- High Scenario: average annual contribution to Trust Fund = **\$32,720,700**

H-M-L Annual Tax Increment Collections (2010-2040)



KEY PLAN ELEMENTS

- Transportation
- Housing
- Economic Development
- Community, Cultural and Institutional Programs
- Beautification and Aesthetics

Potential Resource Allocation 2020-2040 (dollars in thousands)

Major Activity or Focus	Allocations (000s)	Cumulative Allocations (000s)	Key Objectives (Refer to pg. 65)					
			1	2	3	4	5	6
<i>Transportation:</i>								
Roadway Improvements	\$100,000	\$330,500	X	X				X
Transit Capital and Operations	\$150,000		X	X				X
Pedestrian Mobility and Safety	\$10,000		X	X				X
Technology and Other	<u>\$70,500</u>		X	X				X
	\$330,500							
<i>Affordable and Attainable Housing:</i>								
Direct Support or Incentives	\$70,000	\$445,500	X		X			
Other Programs	<u>\$45,000</u>		X	X	X	X	X	X
	\$115,000							
<i>Economic Development:</i>								
Economic Diversification	\$40,000	\$493,500	X			X		
Employment Training	<u>\$8,000</u>		X			X		
	\$48,000							
<i>Community, Cultural and Institutional Programs:</i>								
Youth and Senior Programs and Projects	\$16,000	\$534,500	X				X	X
Neighborhood Enrichment	<u>\$25,000</u>			X			X	
	\$41,000							
<i>Beautification and Aesthetics:</i>								
Gateways, Medians, Landscaping and Other Design Projects	<u>\$10,000</u>	\$544,500					X	X
	\$10,000							

STAKEHOLDER ENGAGEMENT

EXTERNAL

- I-Drive CRA Advisory Committee
- I-Drive Steering Review Group
- I-Drive Chamber of Commerce
- Tangelo Park Civic Association Board
- Tangelo Park Residents
- Universal Boulevard Property Owner's Association
- Local Planning Agency (LPA)
- Others - tbd

INTERNAL

- County Administrator's Office
- Convention Center
- Planning Division
- Transportation Planning Division
- Public Works Engineering Division
- Neighborhood Services Division
- Housing and Community Development Division
- PEDS Fiscal & Operational Support/GIS
- County Attorney's Office
- Office of Management and Budget

TIMELINE

- August 6, 2020 – I-Drive CRA Advisory Committee Meeting
- August 18, 2020 – I-Drive Steering Review Group
- August 26, 2020 – I-Drive Chamber of Commerce Board of Directors/Executive Committee
- September 1, 2020 – BCC and CRA Update/I-Drive CRA Budget Approval
- September 3, 2020 – Tangelo Park Civic Association Board
- September 25, 2020 – Tangelo Park Community Survey Distribution to Residents
- October 15, 2020 – Local Planning Agency Work Session

TIMELINE

- November 5, 2020 – I-Drive CRA Advisory Committee Meeting
- November 10, 2020 – Universal Boulevard POA
- November 12, 2020 – I-Drive Steering Review Group
- November 17, 2020 – BCC Work Session
- November 19, 2020 – Local Planning Agency Public Hearing
- December 18, 2020 – I-Drive CRA Advisory Committee

NEXT STEPS

- ***Additional Stakeholder Engagement***
- I-Drive CRA Advisory Committee
- Early 2021– BCC Public Hearing (action)

SUMMARY

- True to the original 1998 Redevelopment Plan in keeping transportation a cornerstone element
- Ability to expand resource allocation through extending sunset date
- TIF Projections allow for adequate availability of resources to meet all expected needs
- Consider a revenue cap which would allow funds to be available to return to the General Fund
- Provides reliable financial resource that supports the County and Region



INTERNATIONAL DRIVE CRA

REDEVELOPMENT PLAN UPDATE

I-DRIVE BUSINESS IMPROVEMENT DISTRICT – JANUARY 27, 2021



ORANGE COUNTY, FL