

## Orlando Naval Training Center – Baldwin Park

**CLIENT:**  
City of Orlando

**LOCATION:**  
Orlando, Florida



**SERVICE AREAS:**

Strategic Planning

Public-Private  
Partnership

Development  
Services

Community  
Redevelopment

Financial Analysis

Market Analysis

Fiscal and Economic  
Analysis

Baldwin Park is among the nation's most successful and copied neo-traditional projects. ULI and the American Planning Association have both honored the project time and time again for its creative and economically efficient master plan. Beginning as a naval installation, Baldwin Park has become the model for virtually every facility targeted for closure and disposition by the United States Navy.

The Business and Development Plan for the Orlando Naval Training Center was begun in May, 1995 for the City of Orlando, and it was completed in August, 1996. This plan addressed various complex development issues which were collectively resolved by the consultants and city staff. The multi-disciplined consultant team was headed by Real Estate Research Consultants. The scope of services included appraisals of all the base properties; estimating the needs for new or enhanced infrastructure; identifying the character and costs for new roadways; estimating the costs to demolish unusable buildings or infrastructure; preparing phasing plans and financial pro formas; and determining the project's impact on the city's services costs and revenues.

The process undertaken by the City was to identify the best development teams and simultaneously negotiate with each so as to ensure the highest, quality project. Four national developers bid on the project over a six month process.

Today several hundred housing units and a 350,000 square feet commercial center are completed and additional facilities are under construction. Unlike many other installations, this project has moved ahead of its original timetable. Total build out value of the project will approach \$1 billion.

### Other Related or Similar Projects and Studies

- Yuma Proving Ground, Yuma, AZ
- Greater Orlando Aviation Authority, Orlando, FL
- NASA Kennedy Space Center, FL
- Murdock Village, Charlotte, FL
- Community Maritime Park, Pensacola, FL
- McCoy Annex, Orlando, FL