

Hartwood Marsh

Winter Garden, FL

PROJECT DETAILS

Project Area: 398 acres
Client: Castle & Cooke, Florida
Year Designed: 2006

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View of one of several linear green spaces which can provide neighborhood gathering spaces, as well as stormwater retention functions.



Mixed-uses in the northern neighborhood center, coupled with wide sidewalks, streets trees, and on-street parking, will encourage pedestrian activity.



The reconfigured intersection of Hartwood Marsh Road and Williams Road is designed as a traditional country crossroads.



The Project

In November 2006, a design charrette was held to plan the new settlement of Hartwood Marsh, located near Winter Garden, Florida. Castle & Cooke, Florida (town founder) assembled a multidisciplinary team to create a plan to guide the future development of the site. The challenge was to create a plan that was sensitive to the ecology and natural beauty of John's Lake, that exhibited compact, sustainable development form, and that was an enhancement to the surrounding suburban context. Andreyev Engineering, Breedlove, Dennis & Associates, ERA, Glattig Jackson, Hall Planning & Engineering, HCI, Morrissey Design, and MSCW assisted in the creation of the plan.

Plan Principles

The design team created a list of "Cornerstones", or fundamental ideas essential to future development of the Hartwood Marsh site. These include: providing public access to the lake front, so this amenity can be shared community-wide; adding two small village centers along Williams Road, to serve residents of the new neighborhoods as well as the surrounding area; creating new neighborhoods that are compact, complete and connected; providing a new thoroughfare to parallel Hartwood Marsh Road and share the traffic load; recognizing the varying site character by creating classic block geometries in the cleared areas, with organic block geometries to preserve trees in the forested areas; utilizing low-impact stormwater techniques that also serve as neighborhood open spaces; and providing space for civic purposes, such as a neighborhood school.

Status

The plan for the Hartwood Marsh site was submitted for approval to the City of Winter Garden.

DOVER, KOHL & PARTNERS
town planning

Applying the Cornerstones



Public open spaces at key locations will give the Hartwood Marsh community access to John's Lake.

Plan Framework

The plan for Hartwood Marsh contains two small village centers; each will have its own character, and provide important services for surrounding residents. The southern village center, located at the intersection of Hartwood Marsh Road and Williams Road, will be a traditional country crossroads. Buildings will come up to a wide sidewalk, which will alert drivers that they are leaving the country and entering town. The proposed design for this intersection illustrates the concept for a road deflection along Hartwood Marsh Road, to help slow traffic as it enters the neighborhoods. The concept for the traditional country crossroads is intertwined with the concept of keeping Hartwood Marsh Road a two-lane road.

The large primary neighborhood center is within walking distance of surrounding homes. This area will be the most urban within Hartwood Marsh, with a mix of attached and detached buildings. Mixing uses allows for greater pedestrian activity, with neighborhood-serving commercial areas incorporated into the surrounding residential fabric. A combination school/YMCA is planned to be located here, providing a civic

heart to the neighborhood. Buildings are relocated close to the sidewalk, with parking provided via rear alleys. Tree-lined streets and on-street parking complete the pedestrian environment.

Connections to Nature

This scenic beauty of John's Lake shaped the design of the Hartwood Marsh neighborhoods. A large portion of lake frontage has been left as common public space; as a result, the benefit of this amenity can be enjoyed among a larger number of residents. Many streets are oriented toward John's Lake, maximizing the number of residents who can enjoy the scenic vistas it provides.

Parks and squares are located throughout the neighborhoods of Hartwood Marsh, to provide areas of active and passive recreation within walking distance of homes and businesses. Many green spaces are oriented from the uplands towards the water, to allow waterfront vistas from interior lots. In addition, areas that preserve specimen trees and native plantings will provide a unique amenity for residents, and contribute to the character of the settlement.

Low-impact Stormwater Design

Stormwater design will be a very important feature of development on the site, to maintain the quality of the John's Lake environment. Stormwater retention features can be designed as a part of the neighborhood in a way that adds value to residents. Low-impact stormwater design upland, such as mid-block rain gardens or small neighborhood parks, can be connected to open, dry retention areas downhill. These areas can be designed to be neighborhood park spaces when dry, allowing space for recreational fields for residents, and providing public gathering spaces for residents to enjoy views of John's Lake and its surroundings.