

# Parramore Then and Now – A Healthy Community Design Approach

Parramore Comprehensive Neighborhood Plan  
Overview & Year 9 Implementation Update

City of Orlando  
**Parramore Comprehensive Neighborhood Plan**  
Vision for a Healthy Community

February 21, 2024



## Parramore Comprehensive Neighborhood Plan – Context



Part of the \$2.4 million U.S. HUD Sustainable Communities Regional Planning Grant led by the ECFRPC centered on SunRail station areas (2012-2015).

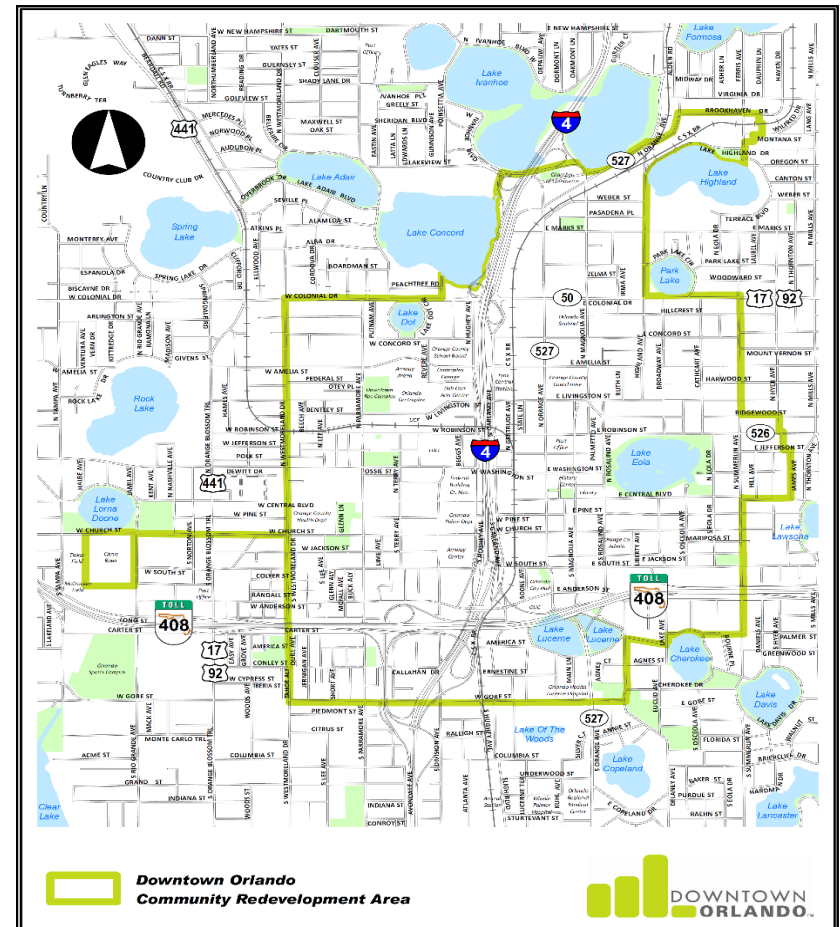
**Initial Plan Goal:** Develop community's vision for their neighborhoods & recommendations for improving economic growth, jobs, health, transportation options, education, housing, and infill development.



# Parramore Comprehensive Neighborhood Plan – Context

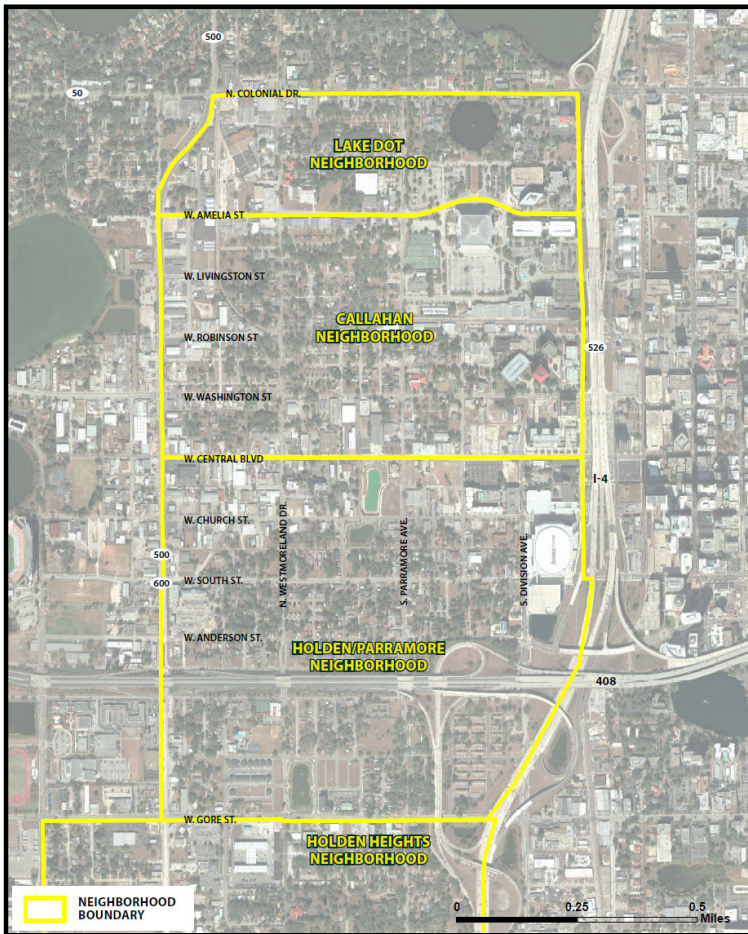
The Parramore Plan is an integral component of the **Project DTO – Advancing Downtown Orlando** initiative and CRA Plan.

This Plan is also an important continuation and further refinement of the **Pathways for Parramore** initiative.



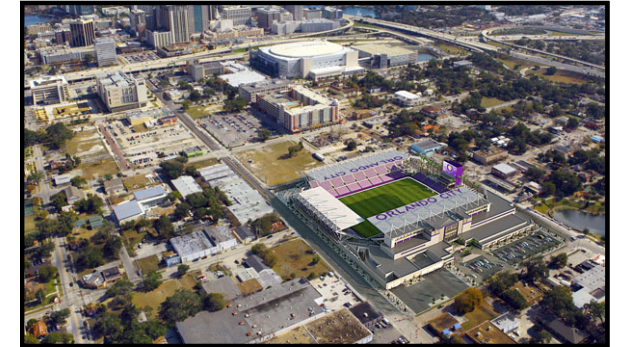


# Parramore Comprehensive Neighborhood Plan – Context



## A Changing Parramore

- SunRail and LYMMO Extension
- Committed Projects
  - ❖ Magic Sports & Entertainment District
  - ❖ Creative Village
- New PS-8 Community School (ACE opened on August 14, 2017)
- MLS Soccer Stadium (Opened 2017)
- I-4 Ultimate project
- UCF & Valencia College Downtown Campus (Opened August 2019)



Changing Relationship to Downtown's Central Business District

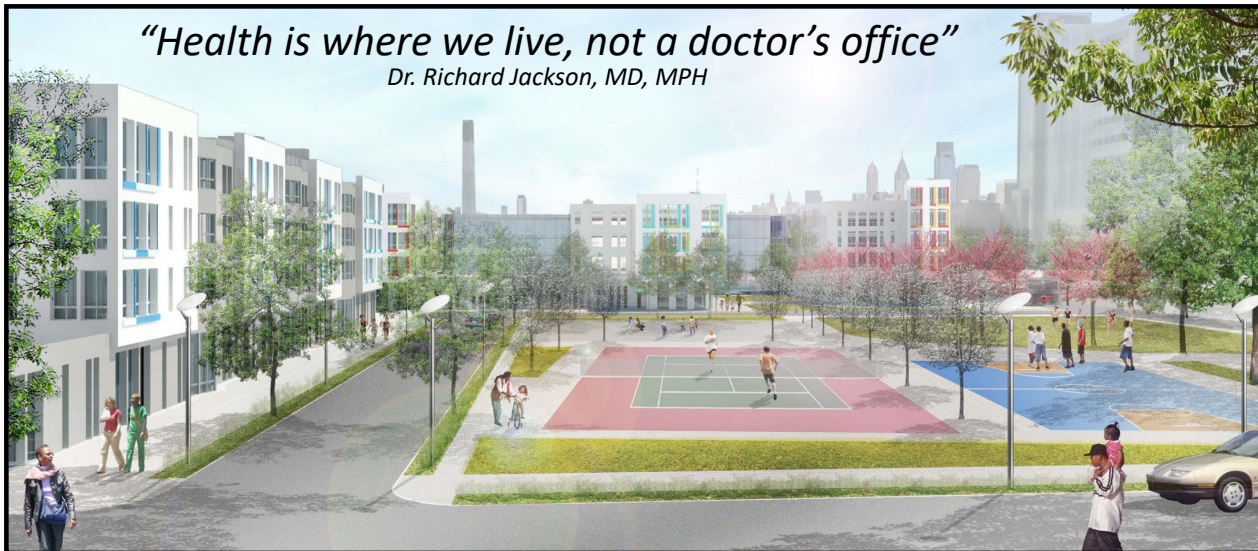


**The Challenge:** Balancing Heritage and Economic Development





## PCNP Framework – Healthy Community Design



- Makes it easier for people to live healthy lives.
- Decreases dependence on the personal automobile
- Provides opportunities for people to be physically active and socially engaged



# Parramore's 10 Healthy Community Design Principles



Maximize the Opportunity for All Residents to Get Physical Activity



Increase Housing Opportunities



Promote Social & Environmental Justice



Empower Champions for a Healthy Community



Encourage Mixed Use Development



Make Education the Cornerstone of Revitalization



Improve Access to Job Opportunities



Invest in People – Not Cars



Promote Access to Healthy Food



Drive Economic Development by Creating a Unique Identity



## Community Engagement (2014/2015)



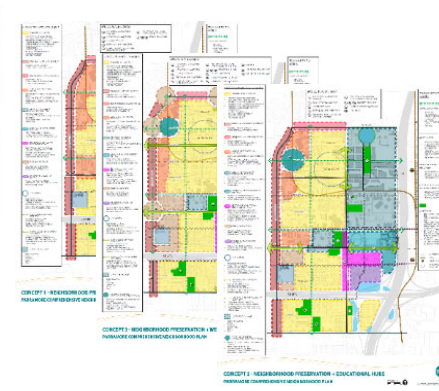
### 10+ Small Group Meetings

Neighborhoods, Social Services,  
Faith Community, Youth, West  
Church Street Property Owners,  
Walking Audits



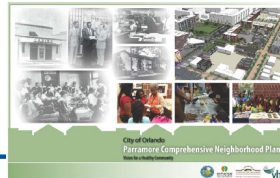
### 5 Large Scale Community Workshops

Established issues, concerns and  
strategies



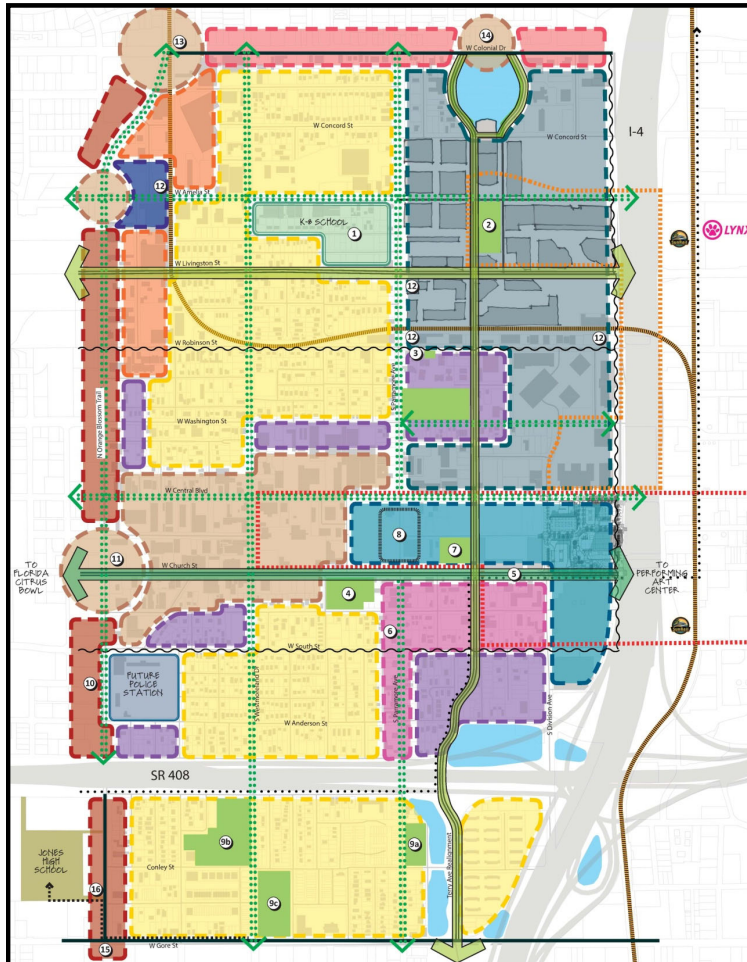
### Three Vision Alternatives

# Parramore Community Vision Plan





# Parramore Vision Plan – Land Use Concepts



- **Neighborhood Preservation and Enhancement** (residential infill)
- **Arlington/Concord & Callahan neighborhoods connected to and around new PS-8 Community School** (new residential infill & improvements to bike/ pedestrian network)
- **Increased Importance of OB-T – Regional Connector West of Parramore** (opportunities for intensification)
- **West Church Street & OB-T Gateway Node** (increased intensity)
- **Historical/Cultural Heritage District** (heart of community; events; enhance Main Street program)
- **Creative Village & Educational District**
- **Sports & Entertainment**

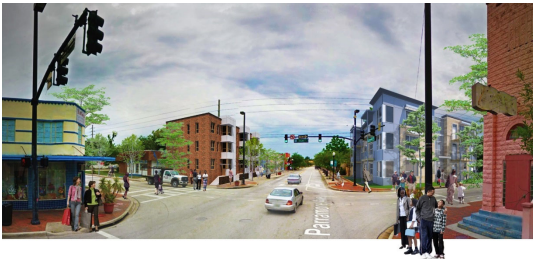


# Healthy Community Design Principle #1

## Drive Economic Development by Creating a Unique Identity



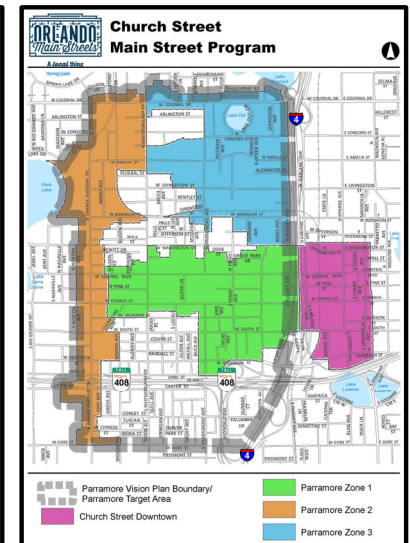
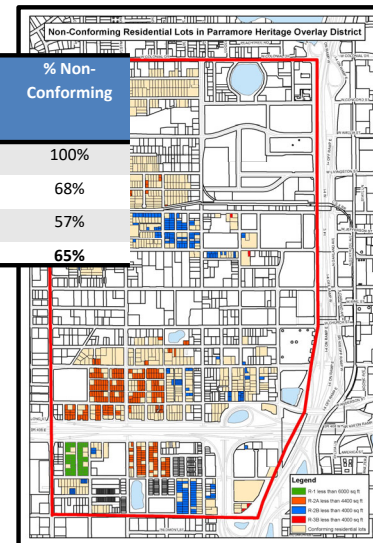
- Expand the **City's Main Street Program**, thereby linking Parramore's commercial district to Downtown Orlando
- Identify, promote and fund signature Community Events
- Identify, brand & promote Parramore as a place where everyone can celebrate and experience African American history and culture
- In partnership with the Orange Blossom Trail Community Redevelopment Agency, seek opportunities to secure private sector investment along the OBT corridor



## Implementing Actions

- In 2019, expanded Main Street business development program into Parramore (City District).
- Growth Management Plan amendment incorporated PCNP into GMP (2015), and adopted subarea objective and policy that allows residential development of industrially-zoned area immediately north of ACE School (2017).
- Land Development Code amendments which make it easier to develop non-conforming one and two-family lots (2017). Already used to help develop City & CRA infill lots.
- Incorporated PCNP recommendations into DTO Outlook, the Downtown CRA Plan (2015).

Zoning	Minimum Lot Area (Single Family)	Total Lots	Non-Conforming Lots	% Non-Conforming
R-1	6,000 sq. ft.	45	45	100%
R-2A	4,400 sq. ft.	372	253	68%
R-2B	4,000 sq. ft.	316	181	57%
<b>Total</b>		<b>733</b>	<b>479</b>	<b>65%</b>



## Healthy Community Design Principle #2

### Improve Access to Job Opportunities

- Promote awareness of and provide financial incentives to existing businesses
- Establish a small business incubator
- Create a full-time Business Retention & Recruitment Coordinator
- **Partner with OCPS, UCF, Valencia College & other non-profits to fund new vocational opportunities for Parramore residents**



### Implementing Actions

- Since 2015, over \$600,000 in grants/assistance through the MEBA (Minority/Women Entrepreneur Business Assistance) Program, Downtown Façade & Building Stabilization Fund, Business Assistance Program, and Small Business Façade, Site Improvement & Adaptive Reuse Program. *Example: Popcorn Junkie received \$38,187 for capital improvement, rent abatement, relocation/expansion costs, and marketing assistance.*
- Co-Working Office Concept pilot program (Canvs Parramore) opened in 2017; closed in 2018.
- Season One of the Parramore Farmer's Market debuted at Expedia Stadium in 2018. Season Two debuted on Saturday, January 26, 2019 – hosted by the Department of Health – Orange County, vendors included growers, food trucks, and Black Bee Honey (run by PKZ kids).
- Workforce Development/Vocational Training Programs, including Valencia College's Center for Accelerated Training, the Patient Care Training (PCT) program, and the Blueprint 2.0 program developed in partnership with the Central Florida Urban League, CareerSource, and Wells Fargo (2019).



Parramore Farmer's Market



# Healthy Community Design Principle #3

## Promote Social & Environmental Justice



- **Strategically install surveillance cameras in high crime areas**
- **Fund community-oriented policing including OPD bike patrol**
- **Implement brownfield assessment & clean-up programs**, and establish a neighborhood brownfield committee to oversee this initiative
- **Support Project DTO recommendations addressing a scattered site housing program for the chronically homeless**
- Evaluate all future community development according to Healthy Community Principles including the creation of metrics to gauge success over time
- Support government agencies & non-profits which partner with the Department of Health & the Downtown PS-8 Community School to create health education programming & projects to address community health disparities
- Conduct a **Community Health Needs Assessment** specific to Parramore to assess the health & wellness status of residents & address attitudes towards health, healthy eating and physical activity as well as existing health conditions
- Implement community-based chronic disease initiatives, such as diabetes intervention programs or other similar programs

## Implementing Actions

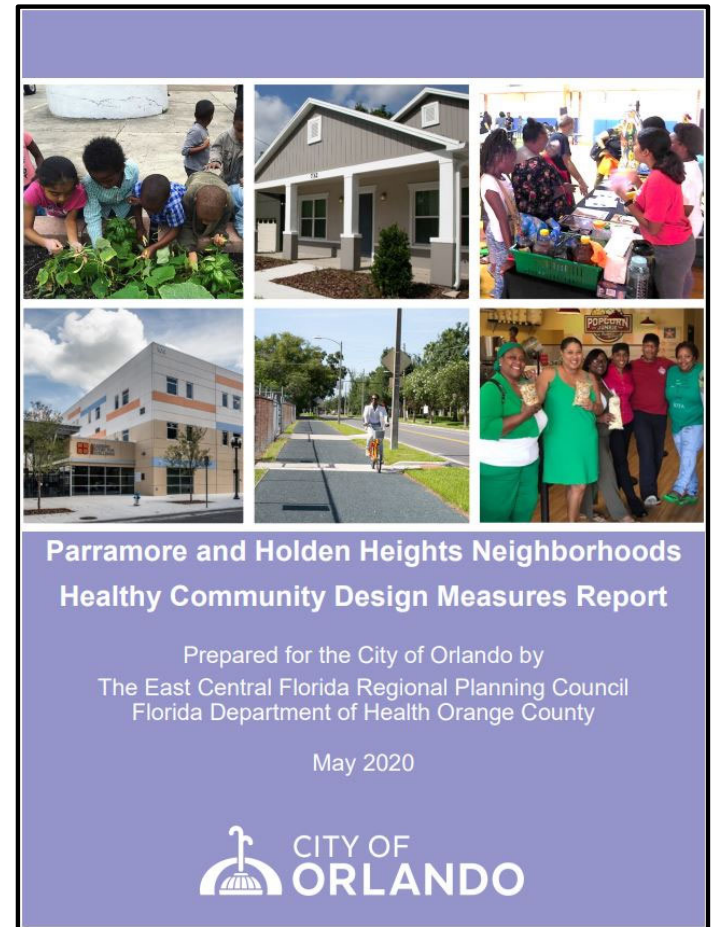
- **Surveillance Cameras:** The IRIS safety camera program was expanded to include eight (8) additional cameras (2015). This was one of the first steps taken to implement the PCNP, and the program will continue to be reviewed with the community.
- **Community-Oriented Policing:** Programs include Citizen Observe Program, Downtown Bike Patrol, Neighborhood Watch, Responsibility Matters, Midnight Basketball, and a yoga program. OPD Headquarters relocated to new 96,000 square foot building with community room in 2017.
- **Neighborhood Lighting:** OUC implemented Roadway Lighting Initiative, upgrading all street lamps to bright white LED lights (2018). Downtown CRA conducted lighting study around ACE school.
- **Support PKZ:** Documented 61% decline in juvenile arrests, 56% decline in teen pregnancies, and 38% decline in child abuse cases; across-the-board increases in % of Parramore students performing at grade level in math & reading, with 70+ PKZ youth in college. Expansion of the program into Holden Heights with an \$80,000 grant from Heart of Florida United Way (2018).
- **Brownfield Program:** US EPA Awarded \$600,000, including \$400,000 for assessment of 8 neighborhood sites (closed 9.30.15) & \$200,000 for clean-up of 8.2-acre site in southwest area of Creative Village (closed on 9.30.16). In 2017, City applied for \$300,000 assessment grant for west Orlando. City will continue seeking assessment and clean-up grants.
- **Community Health Needs Assessment:** In partnership with the East Central Florida Regional Planning Council and Florida Department of Health – Orange County, published the [Parramore & Holden Heights Healthy Community Design Measures Report](#) in 2020.
- **Homelessness Strategy:** Orlando, in coordination with the Central Florida Commission on Homelessness and other service providers, uses the Housing First strategy (CFCH received \$7 million - \$1 million from HUD & \$6 million from Florida Hospital). Also participating in Veteran’s Administration “25 Cities Initiative”.



## Healthy Community Design Principle #3

### Implementing Actions – HCD Measures Report

- Promote Social & Environmental Justice – Action Item #6 called for the City of Orlando to conduct a Community Health Needs Assessment to determine the health and wellness status of residents and address attitudes towards health, healthy eating and physical activity as well as existing health conditions.
- The Healthy Community Design Measures Report was prepared in partnership with the East Central Florida Regional Planning Council and the Florida Department of Health in Orange County in 2020.
- The report examines the 10 Healthy Community Design principles upon which the Parramore Comprehensive Neighborhood Plan was based in relation to the social determinants of health. The report provides invaluable baseline data and analysis that can be used in future longitudinal health and livability studies.



# Healthy Community Design Principle #4

## Increase Housing Opportunities



- Establish a strategy to preserve & strengthen existing & future single family & multifamily residential housing consistent with the City’s Fair Housing ordinance, Consolidated Plan and the City’s sustainability efforts
- Develop a strong local infrastructure for preservation of affordable housing , particularly in proximity to SunRail stations
- Pursue a Choice Neighborhood Implementation Grant, and other similar grants, in partnership with other governmental agencies, educational institutions, private entities & community non-profits
- **Partner with a community housing consortium (including the profit & non-for-profit organizations) to build 10 sustainable single family houses per year for 20 years**
- Reduce the stigma of and barriers to affordable housing by supporting mixed income, mixed tenure, sustainable & healthy housing opportunities throughout Parramore including the Creative Village area
- Conduct community environmental and home owner education workshops regarding pest management & mold impacts & offer opportunities to identify & remediate such conditions

## Implementing Actions

- **Parramore Oaks** – 211 unit mixed-income project (80% affordable; 20% market; 5% permanent supportive housing for the homeless) – PHASE 1 with 120 dwelling units opened in 2019; Phase 2 with 91 dwelling units open later this year (2024).
- **Amelia Court** in the Creative Village (Atlantic Housing Project – 205 income restricted units) – **Opened in 2019**
- **Renovation of Richard Allen Gardens Apartments**
  - \$1,020,000 renovation
  - 28 2-bedroom apartments
  - 2 handicapped accessible 1-bedroom apartments
  - Funding sources: City of Orlando HUD HOME, NeighborWorks® Capital, and Orlando Neighborhood Improvement Corporation (ONIC)





## HCD Principle #4 – Implementation

### Increase Housing Opportunities – Implementing Actions



- **Downtown CRA Infill Initiative for 10+ new single family units, design-build**
  - Phase 1: 3 homes sold for 205k with Down Payment Assistance
  - Phase 2: 5 homes sold for 220k with Down Payment Assistance
  - Phase 3: 8 homes in progress – delivery anticipated in 2024 with price TBD
- **Housing Department’s Infill Initiative for 5+ new single family units, design-build**
  - Two Homes: Both funded uses HOME Funding and sold to those at or below 80% of AMI



### ▪ **Heroes Commons at Jefferson Park**

- Led by the charitable arm of the Orlando Regional Realtor Association, the project also involved the Greater Orlando Builders Association, Dr. Phillips Charities, the Fair Housing Continuum, SunTrust Foundation and a long list of lenders, builders, real-estate companies and architects.
- Construction costs range from \$117,000 to more than \$144,000 per home.
- All six (6) homes are mortgage free. The veterans must qualify as low-income but still be able to cover taxes, maintenance and insurance. Residents will also be provided support services to help navigate employment and job-training opportunities.



# HCD Principle #4 – Implementation

## Increase Housing Opportunities – Implementing Actions



### Carver Park – Orlando Housing Authority (HUD Hope VI Project)

Unit Type	For Sale	Rental	Total
Single Family	11	0	11
Senior Apts	0	64	64
Townhouses (garage)	38	0	38
Townhouses (no garage)	20	20	40
Duplexes	14	0	14
Fourplexes	0	36	36
<b>Total</b>	<b>83</b>	<b>120</b>	<b>203</b>

- Mixed Income
- Market Study (CRA Funded)
- Vouchers for Affordable Units

**Concept Statement**  
"Unify the Site through environmental applications."

**Conceptual Site Plan**  
**CARVER COURT/PARRAMORE REVITALIZATION PROGRAM**  
The Housing Authority of the City of Orlando, Florida  
Revised October 11, 2004

**Family of Fixtures and Furnishings**

**Landscape**  
Define edges  
Define entrances  
Unify spaces  
Save mature oaks

**Furnishings**  
Create a family of fixtures and furnishings

**Signage**  
Small Entrance identification

**Handscape**  
Specialty pavement at features  
Specialty pavement at crossings  
Specialty pavement at entrances  
Wide sidewalks

Decorative metal fence with wire and concrete columns

Decorative Metal Fence with Wire and Concrete Columns

Mail Boxes

Benches

Street Lighting

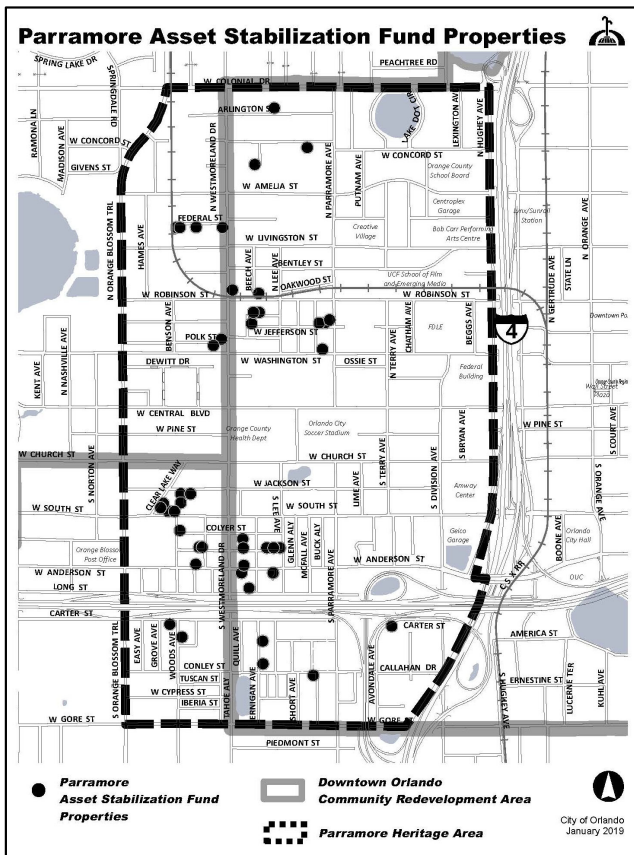
Traffic Signage

Legend:  
 Single Family Detached (red)  
 Duplex (brown)  
 Senior Housing (purple)  
 Townhouses (orange)  
 Fourplex Rentals (yellow)



# HCD Principle #4 – Implementation

## Increase Housing Opportunities – Implementing Actions



### Power of Partnerships

- UCF/Central Florida Foundation Led “Parramore Affordable Housing Group”** – In late 2018, the Central Florida Foundation, Inc. teamed up with local governments, the Florida Housing Coalition, and Bright Community Trust to establish the Central Florida Regional Housing Trust – now known as HOUSD. The land trust will offer more affordable prices on housing for renters and buyers as areas around Orlando redevelop and property values increase.

### Affordable Housing Preservation – Parramore Asset Stabilization Fund

- On February 18, 2019, the Orlando City Council approved a development agreement between the City, the CRA, Parramore Asset Stabilization Fund, LLC, and Central Florida Foundation, Inc.
- The agreement called for the Parramore Asset Stabilization Fund, LLC (PASF), which now owns 44 properties containing a total of 83 units in the Parramore area, to renovate all 83 units within a twelve-month period, updating all units and bringing them into compliance with City Code.
- The agreement provided \$250,000 in CRA funding to be used towards renovation costs for the properties in the CRA area, and the City to provide \$500,000 to be used for the remaining properties.
- The improvements include the installation of new roofs, upgrades to heating & cooling systems, new flooring, kitchen and bath renovations, remediation of any toxic materials, and other energy-efficiency enhancements.
- Agreement contains an affordability requirement, and restriction on sale, that the developer must adhere to for at least 10 years.
- At the end of the initial 10-year period, the developer may either maintain ownership of the properties (with an additional 10-year affordability period), or offer the properties for sale to the **Central Florida Regional Housing Trust**. If developer does not sell to the Trust, they will be offered to the City and/CRA at appraised fair market value.
- Developer agreed to meet MBE/WBE participation and to pay all of its employees and contractors a Living Wage.
- Monthly status reports were provided to City/CRA.
- All renovations have been completed.





## Healthy Community Design Principle #5

### Make Education the Cornerstone of Revitalization



- Support the development of the Parramore PS-8 School as a “Community School”.
- Continue to support and strengthen the PKZ Cradle to Career pipeline.
- Coordinate with UCF, Valencia College & other non-governmental organizations to establish scholarship programs for Parramore students.



### Implementing Actions

- **Academic Center for Excellence Community Partnership School – Opened August 2017** (Rosen Foundation Pre-School, OCPS K-8, Boys & Girls Club, and Orange Blossom Family Health Clinic)
- **UCF/Valencia College Downtown Campus – Opened August 2019**
- **Parramore Education & Innovation District (PEID)** – \$2 Million grant from the Helios Education Foundation, JPMorgan Chase & Co., Kresge Foundation to support Pre-K through PhD education ecosystem in Parramore.
- **Workforce Development/Vocational Training Programs** – Including Valencia College’s Center for Accelerated Training, the Patient Care Training (PCT) program, and the Blueprint 2.0 program developed in partnership with the Central Florida Urban League, CareerSource, and Wells Fargo (announced in October 2019).
- **Parramore Kidz Zone** – Continuing the PKZ program to mentor youth and enhance academic performance, including expansion of the program into Holden Heights with an \$80,000 grant from Heart of Florida United Way in 2018.



### Scholarship Programs

- Rosen Foundation provides free pre-school for children ages 2 and 3. In addition, they have committed to giving scholarships (room, board, tuition, books) to eligible Jones High School seniors as long as they are accepted to a trade school, community college or 4-year public university in Florida.
- UCF has announced that the university will provide scholarships to the UCF Medical School to any students of the OCPS-ACE Community School who go on to graduate from Jones High School and UCF and who are then offered admission into the Medical School.
- The Strengthen Orlando, Inc. – Kevin Tyjeski City Planning Scholarship Fund provides \$1,000 to \$1,250 scholarships to PKZ participants for first-year college expenses. As of 2024, the friends & family of Kevin have provided \$19,250 to Parramore youth.



# Healthy Community Design Principle #6

## Empower Champions for a Healthy Community



- Establish formal neighborhood associations for Arlington Heights, Callahan, and Holden/Parramore
- Organize and implement Neighborhood Watch Programs
- Ensure Parramore Comprehensive Neighborhood Plan implementation through monitoring by community ambassadors and the faith community



## Implementing Actions

- **Strengthen & Support Neighborhood Associations**
  - Callahan, Terry Avenue Townhomes, Jackson Court, Villas at Carver Park
  - Re-organized Carter Street Neighborhood Association
  - Re-constituted Lake Dot Neighborhood Association
  - New Parramore/Holden Heights Neighborhood Coalition
- **Help Create Community Health Leaders**
  - ECFRPC's Tara McCue's new and wholly voluntary health leadership group.
  - Good Food Central Florida's citizen group to provide feedback on supporting healthy foods in low-moderate income neighborhoods.
  - Green Works Food Action Plan includes a series of initiatives that will improve local food systems and community participation and oversight.
- **Creation of the Parramore Community Engagement Council!**



### In Loving Memory

- Vencina "Vinnie" Cannady
- Life-long resident of Parramore
  - President of the Carter Street Neighborhood Association
  - 2016 Neighborhood Champion Award



# Healthy Community Design Principle #7

## Promote Access to Healthy Food



- Develop strategies which support access to, and the production and distribution of, healthy and affordable foods throughout the Parramore community
- **Partner with local organizations such as Hebni Nutrition to expand nutrition education & healthy food preparation classes**
- Support the strategic establishment of mobile farmer's markets, community gardens and local food hubs, and the use of EBT, to further increase the availability of fresh and affordable foods
- **Develop a strategy to attract a neighborhood-serving grocery store**
- Develop a local food culture which celebrates historic traditions while creating new ones

## Implementing Actions

- **Urban Farms & Gardens**
  - In 2015, Orlando City Council approved a new partnership with Growing Orlando, a non-profit urban farm initiative. Located at 626 West South Street in the heart of the Parramore community.
  - A new McQuigg Avenue Urban Garden Project was approved by the Municipal Planning Board on April 20, 2021.
  - The Parramore Community Garden & New Image Youth Center Community Garden have been very successful as well.
  - Local food production, like these farms & gardens further the City's sustainability goals.
- **Farmer's Market**
  - In 2016, Orlando received a \$250,000 USDA grant to create a Farmer's Market Program, including a Community Supported Agriculture (CSA) pilot project.
  - The Parramore Farmer's Market operated through 2019. Unfortunately, it was impacted by the pandemic.
- **Grocery Store to Serve Parramore**
  - Bottom Line – We Need More People



## The Parramore Healthy Community Coalition

- The Parramore Healthy Community Coalition is focused on creating a healthy community model that encompasses individual health, civic health, and community health.
- Thanks to a \$600,000 grant from the Florida Blue Foundation, the Coalition will spearhead initiatives such as:
  - Children at the Boys & Girls Club are learning about healthy eating from UCF nursing students.
  - Teachers at OCPS-ACE receive counseling on stress management, healthy eating, weight management, hypertension, and diabetes screenings.
  - Nursing students also provide diabetes education to patients at Shepherd's Hope, a volunteer organization that provides healthcare for the uninsured.
- There are also plans to revitalize the OCPS-ACE community garden with Fleet Farming, assess behavioral health needs for students, and provide nursing interventions in the community.





# Healthy Community Design Principle #8

## Invest in People, Not Cars



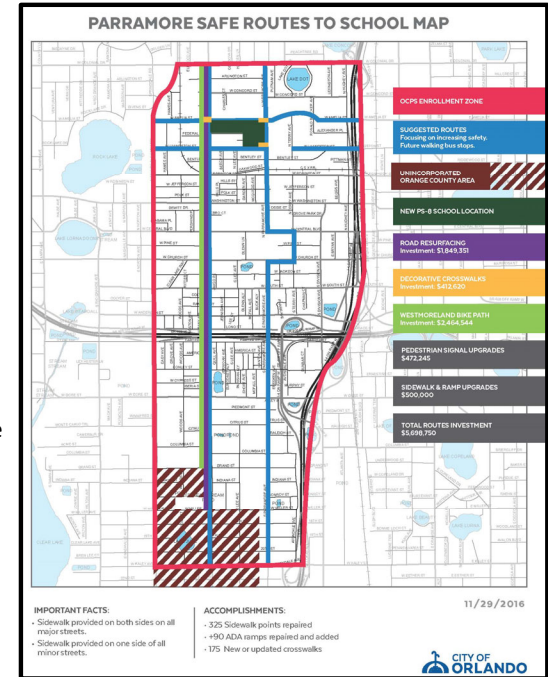
- Connect the network of neighborhoods, schools, community centers, parks and playgrounds with bicycle lanes, cycle tracks and wide sidewalks
- Work with the Orange County School Board to implement a “Walking School Bus” program
- Improve pedestrian facilities by adding sidewalks in appropriate locations and repairing sidewalks; improve pedestrian street crossings; improve signage and way-finding; and expand energy efficient street lighting



Use Westmoreland Dr. as a pilot project for a cycle track to connect the entire neighborhood to the ACE Community School and the Orlando Urban Trail.

## Implementing Actions

- Sidewalk Improvements**
  - Ahead of the opening of the ACE Community School, Public Works prepared a Safe Routes to School analysis and identified a series of inter-related improvements totaling \$5,698,750.
  - City has repaired 325 sidewalk points, added or repaired 90+ ADA ramps, and provided 175 new or updated crosswalks.
- Westmoreland Drive Bike Path**
  - After researching analyzing different alternatives in regards to costs and impacts to existing driveways, trees and other design factors, Public Works determined that a 10-foot multi-use path on the east side of Westmoreland was the best alternative. Completed in 2017.
  - Trail runs from Miller Street north to Colonial Drive (SR 50), providing a safe route to school for residents in both Parramore and Holden Heights.
- Parramore LYMMO Grapefruit & Lime Lines**
  - The Grapefruit Line began operations in 2016. The Lime Line began regular operations in 2018.
- Walking School Bus**
  - City worked with OPCS & neighborhood partners to design/implement the program. Unfortunately, we were unable to sustain sufficient volunteer levels during the first year of school operations, and so the program was put on hold.



# Healthy Community Design Principle #9

## Maximize the Opportunity for All Residents to Get Physical Activity



- Provide programs for all ages by partnering with non-governmental organizations and faith-based institutions to provide recreational opportunities, including adult athletic leagues
- Encourage residents to use ACE Community School's recreational facilities



## Implementing Actions

- **Athletic Programs for People of All Ages**
  - John H. Jackson Community Center
  - Downtown Recreation Complex
  - Dr. J.B. Callahan Neighborhood Center
  - Senior Connections
- **Boys & Girls Club at ACE Community School**
  - Opened August 2017
- **The Canopy (f.k.a. Under-i)**
  - Community Park located under Interstate 4.
  - \$8 Million project intended to bridge the gap between neighborhoods east & west of Interstate 4.
  - Not originally envisioned as part of PCNP, but will help to achieve the Healthy Community Design goals of the Plan.
- **Luminary Green in Creative Village** (more later)





# Healthy Community Design Principle #10

## Encourage Mixed Use Development



- Designate mixed-use infill development sites
- Establish healthy, energy-efficient design standards which will be compatible with existing buildings



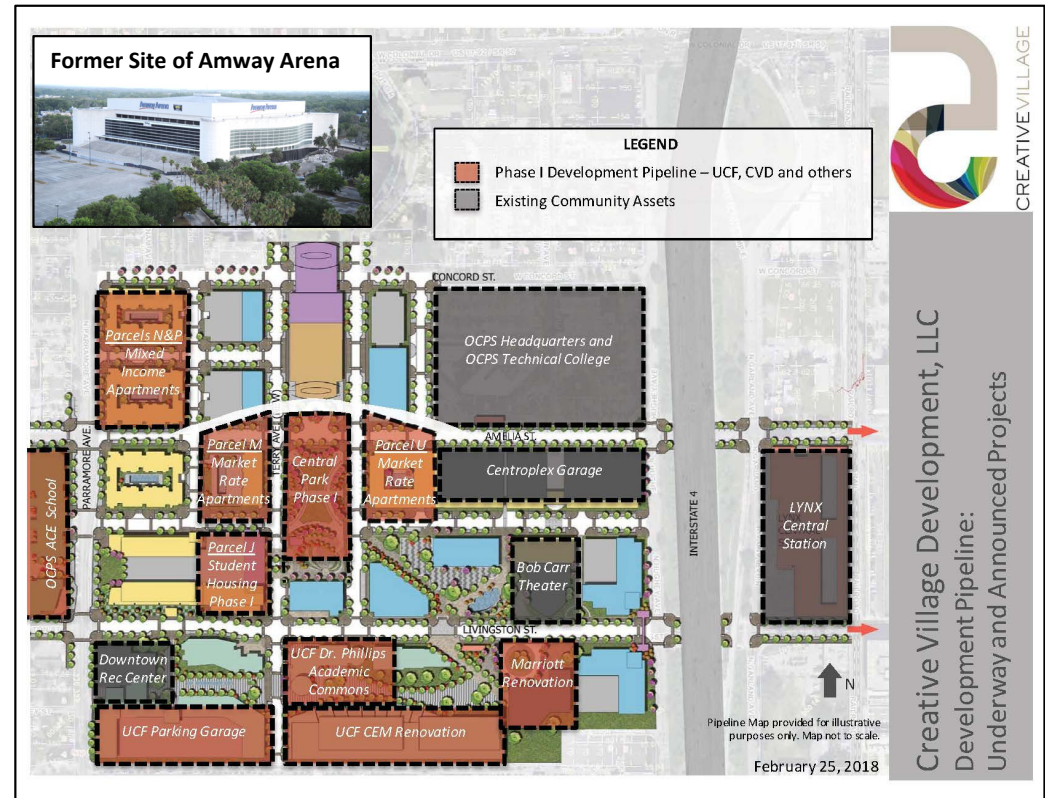
OBT/Church Street Node – Oblique View



OBT/Church Street Node – Street View

## Creative Village – History

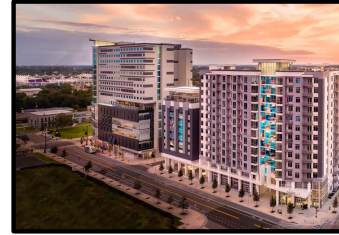
- **2007** – Creative Village envisioned
- **2010** – Solicitation for Proposals
- **2011** – City Council approves 20-year Master Development Agreement with Creative Village Development, LLC (CVD)
- **2011 to Present** – Approximately \$25 million in Federal & State grant funding secured; Master Planning and PD Zoning finalized:
  - Streetscape Design Guidelines
  - Mobility Plan
  - Public Art Guidelines
  - Infrastructure Master Plan
  - Parks and Open Space Master Plan
- **Original Development Program** –
  - 900,000 to 1.2 million square feet of Office/Creative space
  - 325,000 square feet of Education
  - 1,200 to 1,500 Residential Units
  - 125,000 to 150,000 square feet of retail/commercial
  - 150 to 225 Hotel Rooms





# HCD Principle #10 – Implementation

## Encourage Mixed Use Development – Creative Village



### Where We Are Today – Phase 1 Highlights

- 2022 marked the completion of Phase 1 and represents over \$700 million in investment.
- Creative Village is home to approximately 2,100 residents, including 640 student beds and 957 apartments.
- 27%, or 256 of the 957 apartments in Creative Village Phase 1 are affordable/mixed-income.
- The Downtown Campus at Creative Village is the first UCF Valencia College shared campus with 8,000 students and over 350,000 sf of higher education space.
- 50% (over 300) of the UnionWest Student Housing residents don't own a car – they rely on transit, walking, bikes, scooters, rideshare, etc.
- Valencia College Walt Disney World Center for Culinary Arts and Hospitality is a state-of-the-art facility and one of the largest in the Southeast.
- New Electronic Arts Orlando Studio (175,940 sf) with 1,000 high wage jobs.
- There are over 2,000 game developers, students and professionals, concentrated in Creative Village.
- Luminary Green Park (2.3 acres) is located at the Center of Creative Village and represents an \$11 million investment in public space.



# HCD Principle #10 – Implementation

## Encourage Mixed Use Development – Creative Village Perspective Photos





## HCD Principle #10 – Implementation

### Encourage Mixed Use Development – Orlando Magic's Sports & Entertainment District (SED)



- \$500+ million investment – Church Street & Hughey Ave.
- Similar in scale/concept to LA Live
- 781 Multifamily Units
- 261 Hotel Rooms
- 305,000 sf of Office Space
- 166,000 sf of Retail Space
- 80,000 sf of Conference/ Event Space

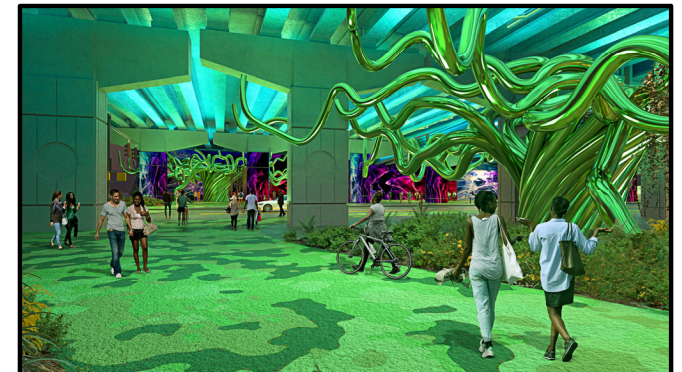




## HCD Principle #10 – Implementation

### The Canopy

(f.k.a. the Under-I Bridge District Community Park)



- \$8M Project
- Construction expected to begin in early 2025
- Expected to take 24 months to complete



## The Heart of the Plan

***We need to revitalize Parramore in a way worthy of a child's affection.***

*Children grow up assuming that they are the kind of person that their physical environment tells them they are. They see their physical environment as a portrait of themselves: an ugly, brutal environment has a deadening effect.*



*We have the responsibility to create an environment in which they can feel at home, and find their special places. It should be possible for children to get to know their community inside and out – to hold their community in the palm of their hand. They are, after all, the ones who will inherit the Parramore community and become responsible for its future.*







The Parramore Comprehensive Neighborhood Plan can be found on the City of Orlando's website here:

<https://www.orlando.gov/Our-Government/Records-and-Documents/Plans-Studies/Parramore-Comprehensive-Plan>

