### PROPOSED PROJECTS

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*The DDB/CRA makes reasonable efforts to ensure accuracy of the Major Development Profile, but no representation of accuracy is offered.*
PROPOSED

THE 500

The proposed project will be the renovation and rehabilitation of the 5-story mid-rise office building located on 500 Orange Avenue constructed by AT&T in 1980. The new development will be a 116,650 sq. ft. building with the addition of ground floor retail uses and the construction of a new 436 space parking garage.

START: 1st Half 2018
COMPLETION: 2nd Half 2019
INVESTMENT: $36 Million
PARTICIPANTS: Wayne Dunkelberger, Baker Barrios, West Second Street Associates
LOCATION: 500 North Orange Avenue
CONTACT: West Second Street Associates — 810.239.1551
PLANNING AREA: Central Business District
WEBSITE: wssallc.com

PARRAMORE OAKS

The Parramore Oaks project will provide 211 new housing units in two phases: 178 apartment units in one 3-story and two 4-story buildings plus 33 2-story townhouse units. Phase 1 will have 101 apartment units and 19 townhouse units. Phase 1 includes Buildings 1 and 2 that front along S. Parramore Avenue between Carter and Conley Streets. Building 1 is 3-stories and Building 2 is 4-stories. Buildings 3 is comprised of 4-townhouse units and fronts Conley Street on the southeast corner of S. Parramore Avenue. Building 4 is comprised of 8 townhouse units, and Building 5 is comprised of 7 townhouse units and fronts on S. Parramore Avenue, south of Conley Street.

START: 1st Half 2018 (Phase 1)
COMPLETION: 2nd Half 2019 (Phase 1)
INVESTMENT: $25 million (Phase 1)
PARTICIPANTS: Invictus Development, City of Orlando/CRA
LOCATION: 744 South Parramore Avenue
CONTACT: Paula McDonald Rhodes, Invictus Development — 813.448.7868
PLANNING AREA: Parramore
WEBSITE: invictusdev.com

The DDB/CRA makes reasonable efforts to ensure accuracy of the Major Development Profile, but no representation of accuracy is offered.
The proposed project is designed with two townhome buildings comprised of ten 4 story townhomes located at 110 and 114 E. Marks Street. The buildings are separated by a common driveway. Each unit is 4-stories with a two-car garage on the ground floor, a kitchen and living area on the second floor, two bedrooms and a laundry room on the third floor, plus a spacious rooftop terrace on the fourth floor, which also includes an extra bedroom/bonus room with its own bathroom. Each unit is equipped with an elevator and 3-1/2 baths.

**START:** 2nd Half 2018  
**COMPLETION:** TBD  
**INVESTMENT:** $7 Million  
**PARTICIPANTS:** Louis Geys, Wescar Magnolia INC, Tracey Smith, Mictra Development, LLC  
**LOCATION:** 110 E. Marks Street  
**CONTACT:** Tracey Smith, Mictra Development, LLC - 407.509.1287  
**PLANNING AREA:** North Quarter  
**WEBSITE:** elanonmarks.com

The proposed development is a 10-story, 126-room contemporary urban hotel and full-service restaurant. The hotel will have a 1,330-sq.-ft. pool deck and more than 7,000 sq. ft. of restaurant space. The project site is an underutilized, infill site directly south of the Dr. Phillips Center for the Performing Arts. Parking for the hotel would be offsite with a property-managed valet parking.

**START:** TBD  
**COMPLETION:** TBD  
**INVESTMENT:** TBD  
**PARTICIPANTS:** GDC Properties, LLC  
**LOCATION:** 500 South Magnolia Avenue  
**CONTACT:** Will Ingraham, GDC Properties, LLC - 407.478.7600  
**PLANNING AREA:** Central Business District  
**WEBSITE:** gdcproperties.com
The Sports and Entertainment District (SED) is a proposed mixed-use development adjacent to Amway Center on 8.43 acres. The SED will include several structures integrated into four general masses. The development will be a mixed-use development consisting of festival plaza space and approximately 200,000 sq. ft. of office space, 166,000 sq. ft. of retail space, a 250 room hotel with expo center, 450 dwelling units, and a 2,500-space parking garage. Phase 1 construction consists of a parking garage, office, and mixed-use retail. Phase 2A consists of the hotel and expo center, and Phase 2B consists of the residential complex which will be a high rise tower with a dedicated parking garage with low-rise residential liner.

**SPORTS ENTERTAINMENT DISTRICT**

**START:** TBD (Phase 1), TBD (Phase 2A & 2B)

**COMPLETION:** TBD (Phase 1)

**INVESTMENT:** $200 Million

**PARTICIPANTS:** SED Enterprises, LLC

**LOCATION:** Church Street & Hughey Avenue

**CONTACT:** Greg Lee, SED Enterprises, LLC — 407.649.4000

**PLANNING AREA:** Parramore

**WEBSITE:** N/A

The subject site is bounded on the north by E. Colonial Drive; on the east by a 2-story office building and surface parking; on the west by N. Magnolia Avenue and on the south by Hillcrest Street. The project will be the redevelopment of the Coalition for the Homeless Women’s Residential and Counseling Center (WRCC) into a new 3-story building. The first floor will contain approximately 12,000 sq. ft. of retail/restaurant space including a drive-thru and parking. The parking will be inside the footprint of the building. The second and third floor will contain approximately 97,000 sq. ft. of personal storage space. The office and management for the personal storage use will be in one of the 6 ground floor retail/restaurant spaces.

**107 HILLCREST**

**START:** 2nd Half 2018

**COMPLETION:** 2nd Half 2019

**INVESTMENT:** TBD

**PARTICIPANTS:** Liberty Investment Properties, FHW Architects

**LOCATION:** 107 Hillcrest Street

**CONTACT:** Adam Mikkelson, Liberty Investment Properties — 321-441-1850

amikkelson@libertyprop.com

**PLANNING AREA:** North Quarter

The DDB/CRA makes reasonable efforts to ensure accuracy of the Major Development Profile, but no representation of accuracy is offered.
The subject site is part of the Lucerne Hospital PD and the Orlando Health Downtown Campus. It is bounded on the north by Ernestine Street and Westminster Towers, on the east by the Orlando Health Annex building, on the south by W. Gore Street and on the west by Lucerne Terrace. This is phase one of a two-phase parking garage. Phase 1 includes the construction of a three parking bay wide 5-story garage, with 925 parking spaces. There will also be additional improvements to the existing parking area, landscaping, and pedestrian connections. Phase 2 will include an additional parking bay, adding 305 parking spaces, increasing the garage capacity to 1,230 parking spaces. Phase 2 will also include a new 60,000 sq. ft. office building.

**TEAM MEMBER CENTER PARKING GARAGE**

**START:** 1st Half 2018 (Phase 1)  
**COMPLETION:** 1st Half 2019 (Phase 1)  
**INVESTMENT:** TBD  
**PARTICIPANTS:** Orlando Health

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The subject site is bounded on the north and west by the Coalition for the Homeless, on the east by N. Terry Avenue, and on the south by W. Central Avenue. The project will be the redevelopment of a 16,215 sq. ft. old warehouse built in 1925 into a brewery.

**BIG SQUEEZE BREWERY**

**LOCATION:** 617 W. Central Avenue  
**CONTACT:** Cathleen Springman, 407.849.1532  
**PLANNING AREA:** Parramore
The proposed project is a mixed use development located at the southeast corner of N. Rosalind Avenue and E. Livingston Street. The development will feature a 13-story mixed use building along Rosalind Avenue between E. Ridgewood Street and E. Livingston Street. On the ground level, the building contains approximately 14,000 sq. ft. of retail space, food and beverage fronting a public plaza, brownstone apartments fronting Livingston Street, and an integral parking garage adjacent to the existing Landmark Center parking garages. The upper levels will consist of apartments, as well as an amenity deck on the roof of the garage structure, for a total of 389 units.

**333 N. ROSALIND**

**START:** 1st Half 2018  
**COMPLETION:** 2nd Half 2020  
**INVESTMENT:** $95 million  
**PARTICIPANTS:** Banner Real Estate Group  
**LOCATION:** 333 N. Rosalind Avenue  
**CONTACT:** Tom Suminski — 847.656.5131  
**PLANNING AREA:** Central Business District  
**WEBSITE:** bannerrealestategroup.com

The subject site is bounded on the north by E. Washington Street and the Metropolitan condominium project; on the east by N. Rosalind Avenue and Lake Eola Park; and on the west by the existing AT&T building and on the south by the Orthodox Church. The Cambria Suites Hotel will be located in 170 E. Washington Street. The development will be 7 stories, and feature 155 rooms with 82 parking spaces, a ground floor restaurant, an amenity deck, and a rooftop lounge.

**CAMBRIA SUITES HOTEL**

**START:** 1st Half 2018  
**COMPLETION:** 2nd Half 2019  
**INVESTMENT:** $20 million  
**PARTICIPANTS:** Consolidated Mark Development, Hannouche Architects  
**LOCATION:** 170 E. Washington Street  
**CONTACT:** Steven Hurowitz, Consolidated Mark Development, 212.490.432  
**PLANNING AREA:** Eola  
**WEBSITE:** consolidatedmark.com

The DDB/CRA makes reasonable efforts to ensure accuracy of the Major Development Profile, but no representation of accuracy is offered.
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**FOUNTAIN VU 5**

Fountain VU 5 is located at 330 Broadway Avenue. The subject site is bounded on the north by E. Livingston Street, on the east by Broadway Avenue, on the south by Ridgewood Street, and on the west by N. Rosalind Avenue. The proposed project will be a five-unit townhome development in close proximity to the Lake Eola Heights Historic District.

**LOCATION:** 330 Broadway Avenue

**CONTACT:** Mark Kinchla - 407.468.9165

**PLANNING AREA:** Eola Heights

**START:** 2nd Half 2018

**COMPLETION:** 1st Half 2020

**INVESTMENT:** $4 Million

**PARTICIPANTS:** Mark Kinchla

**THE 520**

The development is comprised of a thirteen-story building containing 363 residential units with approximately 6,800 sq. ft. of retail space located on the corners of E. Church Street and S. Osceola Avenue, and 7 live work/retail flex space units along Church Street, S. Eola Drive, and S. Osceola Avenue. The project will feature a six-level parking deck, resort-style pool, outdoor cooking area/bar/lounge, and over 7,000 sq. ft. of indoor leasing and amenity space, including a resident’s lounge, state-of-the-art fitness center, club/game room, dog spa, and business center.

**LOCATION:** 520 East Church Street

**CONTACT:** Jefferson Apartment Group - 407.367.2001

**INVESTMENT:** $88 Million

**PLANNING AREA:** Eola Heights

**WEBSITE:** jeffersonapartmentgroup.com

**START:** 1st Half 2018

**COMPLETION:** 2nd Half 2019

**PARTICIPANTS:** Jefferson Apartment Group, Baker Barrios Architects
The Colonial Overpass will connect Gertrude’s Walk to the Dinky Line and is a critical link for the Orlando Urban Trail. The overpass will gently curve up from West Concord Street and will diagonally span Colonial Drive and the SunRail corridor to land adjacent to the SteelHouse apartments and connect into Orange Avenue. The city’s vision for this project is to develop an iconic structure that will serve as a safe transportation alternative and recreational amenity for bicyclists and pedestrians. The project has been advertised and a design-build team has been selected to finalize the design and start construction.

**Colonial Pedestrian Overpass**

**Start:** 1st Half 2017  
**Completion:** 2nd Half 2018  
**Investment:** $9.1 Million  
**Participants:** City of Orlando, Florida Department of Transportation  
**Location:** West Concord Street to Orange Avenue (parallel to SunRail corridor)  
**Contact:** City of Orlando Transportation Engineering Division — 407.246.3295  
**Planning Area:** Central Business District and North Quarter  
**Website:** cityoforlando.net

This project is proposed to include 21, three-story townhomes and will incorporate a new urbanist design theme. The first floor will primarily be garages with living space above. Some of the units will include a fourth floor roof-top deck.

**Irving on Park**

**Start:** 1st Half 2017  
**Completion:** 2nd Half 2018  
**Investment:** $4 Million  
**Participants:** Westminster ICON Residential, Dill Investment Partnership  
**Location:** 738 Highland Avenue  
**Contact:** ICON Residential — 407.910.31.90  
**Planning Area:** North Quarter  
**Website:** iconliving.com

The DDB/CRA makes reasonable efforts to ensure accuracy of the Major Development Profile, but no representation of accuracy is offered.
The 68-acre Creative Village, located on the site of the former Orlando Centroplex, will be a mixed-use redevelopment anchored by the nation’s newest urban campus for the University of Central Florida (UCF), and Valencia College. This project will integrate affordable and market-rate housing with new office space for high-tech, digital media, and creative companies. This project will also offer a dynamic mix of restaurants, public art, walkable open spaces and parks. Creative Village is a long-term public-private partnership between the City of Orlando and its selected development partner, Creative Village Development, LLC.

**CREATIVE VILLAGE**

When complete, this high quality, sustainable neighborhood development will support a diverse and dynamic mix of uses, including:
- 900,000 to 1,000,000 sq. ft. of office/creative space
- 300,000 to 500,000 sq. ft. of higher education space
- 1,200 to 1,500 residential units
- 125,000 to 150,000 sq. ft. of retail/commercial space
- 150 to 200 hotel rooms

Nearly 15 acres of the 68-acre Creative Village has been designated for UCF/Valencia’s downtown campus. The first phase of UCF Downtown will bring 7,700 students to the Creative Village and will be the academic heart of downtown Orlando. The new campus, slated to open in fall of 2019, will bring students to the doorstep of the region’s emerging industries for a one-of-a-kind, immersive educational opportunity. On May 11, 2017, UCF broke ground on its first academic building, the Dr. Phillips Academic Commons, a $65 million, 165,000 sq. ft., state-of-the-art education space for students and faculty. Additional development in preparation for the first phase will include renovations to the former Expo Center, home to the UCF Center for Emerging Media and the Florida Interactive Entertainment Academy; and a new $10 million, 600-space campus parking garage.

In addition to the 15-acre downtown campus, Ustler Development and Development Ventures Group, LLC will begin construction on a $105 million, 15-story, 600-bed student housing building at the northwest corner of the newly realigned Livingston Street and Terry Avenue intersection. This project will open in the fall of 2019, concurrent with the grand opening of downtown campus. This building will also be home to Valencia College’s new 50,000 sq. ft. culinary school.
Amelia Court at Creative Village will be a new mixed-income housing development located on Parramore Avenue between W. Amelia and Concord Streets. The development will feature 256 multi-family units in two new buildings, along with resident amenities and parking, bringing much needed market and affordable housing options to the Parramore neighborhood and Creative Village.

**CREATIVE VILLAGE-AMELIA COURT**

**START:** 1st Half 2018  
**COMPLETION:** 1st Half 2019  
**INVESTMENT:** $60 Million  
**PARTICIPANTS:** Banc of America Community Development Corp, Atlantic Housing Partners  
**LOCATION:** NW Corner of W. Amelia Street and Parramore Avenue  
**CONTACT:** Marc Gauthier-mgauthier@atlantichousing.com, Atlantic Housing Partners,  
**WEBSITE:** CreativeVillageDevelopment.com

The Dr. Phillips Academic Commons is the first new academic building within the UCF downtown campus. The new campus will provide students with close proximity and easy access to job and internship opportunities in their fields of study. Designed by Schenkel Shultz Architecture and Robert A.M. Stern Architects, the 4-story Academic Commons building is comprised of 148,000 sq. ft. of innovative, 21st century collaborative learning spaces, classrooms, offices, computer labs, media commons/library, and space for academic and community events. The Academic Commons building is designed to integrate seamlessly with the Creative Village Master Plan and create a gateway into the downtown campus area south of W. Livingston Street.

**CREATIVE VILLAGE**  
**UCF DR. PHILLIPS ACADEMIC COMMONS**

**START:** 2nd Half 2017  
**COMPLETION:** 2nd half 2019  
**INVESTMENT:** $65 Million  
**PARTICIPANTS:** University of Central Florida  
**LOCATION:** SE corner of W. Livingston Street and Terry Avenue  
**CONTACT:** Mike Kilbride-mike.kilbride@ucf.edu, University of Central Florida  
**WEBSITE:** CreativeVillageDevelopment.com
To complement the forthcoming downtown campus for the University of Central Florida and Valencia College, the student housing development will contain 600 beds of student housing, 100,000 sq. ft. of education and education support space for UCF and Valencia, and 10,000 sq. ft. of ground floor retail. This development will include Valencia’s Hospitality and Culinary Arts program, which will feature a 50,000 sq. ft. facility with a test kitchen.

**CREATIVE VILLAGE-UCF STUDENT HOUSING**

**START:** 2nd Half 2017  
**COMPLETION:** Second Half 2019  
**INVESTMENT:** $105 Million  
**PARTICIPANTS:** Ustler Development  
**LOCATION:** 501 W. Livingston Street  
**CONTACT:** Craig Ustler  
custler@ustler.net, Ustler Development  
**PLANNING AREA:** Parramore  
**WEBSITE:** CreativeVillageDevelopment.com

Crescent Lucerne is a luxury apartment project that sits on 4.6 acres of land adjacent to the Delaney Park neighborhood. The project consists of 373 units that are split between two, 5-story buildings that sit over retail and a parking podium. A 24,000 sq. ft. grocery store space anchors the project, in addition to another 7,000 sq. ft. of retail and restaurant space at street level. Parking is comprised of both podium and pre-cast decks and offers 602 spaces for both retail and residents.

**CRESCENT LUCERNE**

**START:** 1st Half 2017  
**COMPLETION:** 2nd half 2018  
**INVESTMENT:** $62 Million  
**PARTICIPANTS:** Crescent Communities, The Preston Partnership  
**LOCATION:** 817 Main Lane  
**CONTACT:** Crescent Communities — 407.804.1200  
**PLANNING AREA:** Central Business District  
**WEBSITE:** theprestonpartnership.com
The DDB/CRA makes reasonable efforts to ensure accuracy of the Major Development Profile, but no representation of accuracy is offered.

EOLA NORTH

Eola North is an urban infill residential development located in the Eola district of downtown Orlando. The design program for Eola North will follow a Transitional Craftsman Bungalow style of architecture. This architectural style is compatible with the diverse styles found in the Lake Eola Heights neighborhood. The project will feature 12 total units consisting of both 3 and 4-story attached townhome units. Private front yards with creative landscaping and decorative fence, will give each unit a distinctive style. Each unit will have a 2-car garage, additionally there will be onsite parking provided in the community.

START: 2nd Half 2017
COMPLETION: 2nd Half 2018
INVESTMENT: $4.6 Million
PARTICIPANTS: David Weekly Homes
LOCATION: 115 East Concord Street
CONTACT: Neel Schivcharran — 407.865.8266
PLANNING AREA: Eola Heights
WEBSITE: davidweeklyhomes.com

DR. PHILLIPS CENTER FOR THE PERFORMING ARTS

The Dr. Phillips Center for the Performing Arts is a vibrant performing arts and entertainment destination located in downtown. Site configuration allows for private development to surround the Dr. Phillips Center. The Walt Disney Theater, Alexis & Jim Pugh Theater, and Seneff Arts Plaza opened November 2014. The second phase includes the Steinmetz Hall, an acoustical theater, which will be the second-largest of the center’s theaters.

- 2,700± seat Walt Disney Theater for large amplified productions such as Broadway productions, concerts, and traveling shows.(Phase 1)
- 300± seat Alexis & Jim Pugh Theater, a multi-purpose room for theater, dance, music, and education. (Phase 1)
- 3,000± person Seneff Arts Plaza to serve as a community gathering space and performance site. (Phase 1)
- 1,700± seat Steinmetz Hall, an acoustical theater to ideally accommodate symphony, opera, and ballet performances.(Phase 2)

START: 1st Half 2011 (Phase 1), 1st Half 2017 (Phase 2)
COMPLETION: 2nd Half 2014 (Phase 1)
1st Half 2020 (Phase 2)
INVESTMENT: $550 Million
PARTICIPANTS: City of Orlando/CRA, Orange County, Dr. Phillips Center for the Performing Arts
LOCATION: Magnolia Avenue & South Street
CONTACT: Dr. Phillips Center For The Performing Arts — 407.839.0119
PLANNING AREA: Central Business District
WEBSITE: drphillipscenter.org
The Florida Department of Transportation (FDOT) will make improvements to Interstate-4 throughout the Metro Orlando corridor, including the entire stretch through downtown Orlando. Modifications to Interstate-4 will include addition and removal of ramps, addition of limited access toll lanes, reconstruction of bridges and overpasses, new pedestrian crossings, sound walls adjacent to residential areas, widening of I-4, and aesthetic enhancements. Within the downtown area, new streetscapes and pedestrian connections will also be added, as well as a new interchange at I-4 and SR 408 to provide easier access between these expressway systems.

**I-4 ULTIMATE IMPROVEMENT PROJECT**

**START:** 1st Half 2015  
**COMPLETION:** Second Half 2021  
**INVESTMENT:** $2.3 Billion  
**PARTICIPANTS:** Florida Department of Transportation and I-4 Mobility Partners  

**LOCATION:** Interstate 4, between Lake Mary & Kirkman Road  
**CONTACT:** David Parks, I-4 Ultimate — 407.670.2358  
**PLANNING AREA:** Downtown Orlando  
**WEBSITE:** i4ultimate.com

In March/April 2011, the Orlando City Council, LYNX Board of Directors, and METROPLAN Orlando accepted the Draft Locally Preferred Alternative for the East/West Corridor (Proposed Locally Preferred Alternative East/West Corridor Map), which allowed the LYMMO Expansion Project to be eligible for Very Small Starts funding from the Federal Transportation Administration (FTA) for preliminary design and engineering.

In the Summer of 2011, the Federal Transit Administration approved the Full Funding Grant Agreements for the Parramore and East/West BRT Projects. Design work on both projects commenced in March 2012, and construction began in November 2012. The East/West Route opened April 10, 2014, as the Grapefruit Line. The Parramore route, renamed the Lime Line opened in the 1st half of 2017. Existing LYMMO service has been renamed the Orange Line.

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The site is located on 1.24 acres, bounded on the north by E. Central Avenue and the Orange County Main Library, on the east by S. Rosalind Avenue, on the south by E. Pine Street, and on the west by the library parking garage. The proposed project consists of a 22-story mixed-use development including 350 residential units, 13,465 sq. ft. of ground floor commercial, 19,688 sq. ft. of space dedicated for the University Club and a five floor integrated parking garage with 514 spaces that includes a resident amenity area and pool on the roof deck of the parking podium.

MODERA BY MILL CREEK, CENTRAL

START: 2nd Half 2016
COMPLETION: 2nd Half 2018
INVESTMENT: $74 Million
PARTICIPANTS: Mill Creek Residential

LOCATION: 150 East Central Boulevard
CONTACT: Eran Landry, Mill Creek Residential - 407.608.7321
PLANNING AREA: Central Business District
WEBSITE: elandry@mcrtrust.com

SunRail is a 61.5-mile, 17-stop commuter rail system that will connect the City of Orlando and Volusia, Seminole, and Orange counties. Phase 2 will link Osceola County utilizing existing railroad tracks. The system includes five stops in Orlando: Florida Hospital Station just north of downtown, LYNX Central and Church Street Stations within downtown, Orlando Health/Amtrak Station, and Sandlake Road, just south of downtown. Phase 1, consisting of 32 miles and connecting DeBary to Sand Lake Road, opened May 1, 2014.

Ridership has averaged 3,800 daily boardings since start of service. Phase 2, the remaining 30 miles, will extend the system north from DeBary to DeLand, and south from Sand Lake Road to Poinciana. Phase 2 is expected to be completed by late 2018.

START: 1st Half 2012 (Phase 1);
1st Half 2016 (Phase 2, South)
COMPLETION: 1st Half 2014
(Phase 1); 1st Half 2018 (Phase 2)
INVESTMENT: $615 Million
PARTICIPANTS: Florida Department of Transportation, City of Orlando
LOCATION: Existing Railroad Tracks
CONTACT: City of Orlando
Transportation Planning Division — 407.246.2092
PLANNING AREA: Central Business District
WEBSITE: sunrail.com
Church Street Plaza is a mixed use development located on the corner of W. South Street and S. Garland Avenue, in downtown Orlando. The project will include 180 hotel rooms on 6 floors plus a sky lobby that houses check-in and hotel amenity functions on two floors. Below the hotel, 200,000 +/- sq. ft. of office space will occupy 7 floors. The next 9 levels will provide a total of 605 parking spaces that will serve all the building uses. The ground level will be a dedicated hotel lobby for direct access up to the check-in level and a separate office building lobby that will allow pedestrian access during business hours through the building from S. Garland Avenue to the future SunRail platform. Also on the ground floor, a corner restaurant with outdoor dining will be featured to enhance the pedestrian experience.

**START:** 2nd Half 2017  
**COMPLETION:** 2nd Half 2019  
**INVESTMENT:** $125 Million  
**PARTICIPANTS:** Hunton Brady Architects, Lincoln Property Company.

**LOCATION:** 225 South Garland Avenue  
**CONTACT:** Scott Stahley, Lincoln Property Company - 407.872.3500  
**PLANNING AREA:** Central Business District  
**WEBSITE:** huntonbrady.com

Citi Tower will be situated on an approximately 0.704 acre subject site that is bound on the south by E. Church Street, on the east by Baptist Towers, on the north by E. Pine Street, and on the west by Lake Avenue. The development will include a 21-story, 235-unit multi-family building with 22,300 sq. ft. of ground floor and mezzanine level retail and a 265-space, five-level integrated parking garage. The 21st floor includes an amenity area with a pool for residents.

**START:** 2nd Half 2015  
**COMPLETION:** 2nd Half 2017  
**INVESTMENT:** $57 Million  
**PARTICIPANTS:** Baker Barrios Architects, Wayne Dunkelberger, Summa Development Group  
**LOCATION:** 101 Lake Avenue  
**CONTACT:** Albert J. Socol, Summa Development Group — 321.230.5660  
**PLANNING AREA:** Eola Heights  
**WEBSITE:** summadg.com

The DDB/CRA makes reasonable efforts to ensure accuracy of the Major Development Profile, but no representation of accuracy is offered.
The DDB/CRA makes reasonable efforts to ensure accuracy of the Major Development Profile, but no representation of accuracy is offered.

Gertrude’s Walk is a biking and walking path through Orlando’s downtown core, running generally parallel to the railroad tracks. This is a portion of the larger Orlando Urban Trail and supports the city’s vision as an attractive place to live, work, and play by connecting local businesses, offices, and residents with multimodal forms of transportation and entertainment venues. The trail not only provides a recreational amenity, but also serves as an alternative commuting option for those who work in downtown. The project included increased lighting, Crime Prevention Through Environmental Design improvements, and street furniture along the existing path.

START: 1st Half 2017
COMPLETION: 2nd Half 2017
INVESTMENT: $1.5 Million
PARTICIPANTS: City of Orlando
LOCATION: West Concord Street to South Street

CONTACT: City of Orlando’s
Transportation Planning Division - 407.246.3377
PLANNING AREA: Downtown Orlando
WEBSITE: cityoforlando.net

In April 2010, LYNX and the City of Orlando began evaluating expansion of the free Downtown Bus Rapid Transit (BRT) System, known as “LYMNO.” The East/West Corridor Route was developed following public comments, field work, and evaluation analysis.

START: 2nd Half 2012
COMPLETION: 1st Half 2014 (Grapefruit);
1st Half 2017 (Lime)
INVESTMENT: $24 Million
PARTICIPANTS: City of Orlando
LOCATION: Downtown Orlando
CONTACT: City of Orlando Transportation Planning Division — 407.246.2180
PLANNING AREA: Downtown Orlando
WEBSITE: golymmo.com

The DDB/CRA makes reasonable efforts to ensure accuracy of the Major Development Profile, but no representation of accuracy is offered.
The DDB/CRA makes reasonable efforts to ensure accuracy of the Major Development Profile, but no representation of accuracy is offered.

The Parramore PS-8 School is located on 12.94 acres at the intersection of Parramore Avenue and Livingston Street. This 329,985 sq. ft. multi-story project houses a Boys and Girls Club and include other ancillary uses for the local community.

**RICHARD ALLEN GARDENS**

The renovation of this 30-unit apartment located on 720 Carter Street includes the installation of new roof, new flooring, new kitchen cabinets and appliances, and the conversion of two units to allow for handicap accessibility.

**ORANGE COUNTY PUBLIC SCHOOLS ACADEMIC CENTER FOR EXCELLENCE**

START: 1st Half 2015  
COMPLETION: 2nd Half 2017  
INVESTMENT: $41.3 Million  
PARTICIPANTS: Orange County Public Schools, City of Orlando, Community Redevelopment Agency  
LOCATION: Parramore Avenue & Livingston Street  
CONTACT: Orange County Public Schools — 407.317.3200  
WEBSITE: OCPS.net

START: 1st Half 2015  
COMPLETION: 2nd Half 2017  
INVESTMENT: $1.2 Million  
PARTICIPANTS: City of Orlando HUD HOME funds, NeighborWorks® Capital funds, and ONIC funds  
LOCATION: 720 Carter Street  
CONTACT: Robert Ansley, FAICP — 407.648.1623  
PLANNING AREA: Parramore  
WEBSITE: orlandoneighborhood.org
The DDB/CRA makes reasonable efforts to ensure accuracy of the Major Development Profile, but no representation of accuracy is offered.

The former Sheraton Hotel located on 2.1 acres underwent an exterior and interior renovation and rebranded as the four-star Marriott Orlando Downtown. The hotel’s improvements included a complete renovation of the guest rooms and hotel interior, as well as, the addition of a rooftop bar and a new 114-space valet only parking garage. The exterior spaces and site landscaping were also renovated and upgraded. The hotel features 297 guest rooms with hardwood floors, 11,461 sq. ft. of meeting space, lobby level restaurant/bar, Marriott M Club Lounge for rewards members, a state of the art fitness center.

**START:** 2nd Half 2015  
**COMPLETION:** 2nd Half 2017  
**INVESTMENT:** $17 Million  
**PARTICIPANTS:** United Capital Group, L2 Studios, Inc.  
**LOCATION:** 400 West Livingston Street  
**CONTACT:** United Capital Corp, Steve Kronick — 516.466.6464  
**PLANNING AREA:** Parramore  
**WEBSITE:** l2studios.com

**MARRIOTT ORLANDO DOWNTOWN**

The approximately 1.84 acre site is bound on the north by E. Church Street, on the east by S. Osceola Avenue, on the south by Mariposa Street, and on the west by Lake Avenue. 420 East is a nine-story, approximately 300-unit multifamily building with 7,000 sq. ft. of ground level retail, 3,000 sq. ft. of art gallery space, ten ground floor live/work units, and an integrated 448-space, three-story parking garage.

**START:** 1st Half 2014  
**COMPLETION:** 1st Half 2016  
**INVESTMENT:** $60 Million  
**PARTICIPANTS:** Baker Barrios Architects, Jefferson Apartment Group  
**LOCATION:** 420 East Church Street  
**CONTACT:** Jefferson Apartment Group — 407.367.2001  
**PLANNING AREA:** Eola Heights  
**WEBSITE:** 420eastapartments.com

**420 EAST**
800 North Orange

Located on the west side of N. Orange Avenue, directly south of Park North at Cheney Place condominiums, 800 N. Orange Avenue is a four story, 21,900 sq. ft. office building with ground floor flex space, eight covered parking spaces, and 38 surface parking spaces. It has a stucco exterior finish with large amounts of glass facing Orange Avenue, metal sunshades, balconies, and an entrance canopy. The building is situated on the southeast corner of the site with the balance of the site being used for surface parking.

START: 1st Half 2014
COMPLETION: 1st Half 2015
INVESTMENT: $51 Million
PARTICIPANTS: Ustler Group, 800 North Orange Partners LLC, Baker Barrios Architects

LOCATION: 800 North Orange Avenue
CONTACT: Curt Sivers, 800 North Orange Partners, LLC — 407.839.1070
PLANNING AREA: North Quarter
WEBSITE: ustler.net

Ace Cafe

The Ace Cafe site is bounded on the east by the CSX railroad tracks and Bank of America building, on the north by W. Livingston Street and the LYNX terminal and headquarters building, on the west by N. Garland Avenue and Interstate-4, and on the south by vacant land and an Orlando Utilities Commission substation. Phase 1 of this two phase project includes a 2.94 acre retail and entertainment complex with the renovation and repurposing of two existing buildings into 38,000 sq. ft. of retail space. The Ace Cafe deck wraps around the building creating shade on the south side and overlook the courtyard which can hold up to 1,500 people. The barn/garages open to the courtyard and patio, and house motorcycle and hot rod garage/shops, as well as a 2,000 sq. ft. nationally renowned BBQ chain.

START: 2nd Half 2015
COMPLETION: 1st Half 2017
INVESTMENT: $7 Million
PARTICIPANTS: Ace Cafe, L2 Studios

LOCATION: 100 West Livingston Street
CONTACT: Mark McKee, Ace Cafe — 913.486.4585
PLANNING AREA: Central Business District
WEBSITE: acecafeusa.com
Formerly an Orlando Utilities Commission office building, Aloft Orlando Downtown came as the result of an adaptive reuse project. The 118-room, eco-friendly hotel includes a pool, outdoor patio, meeting space, fitness center, and lobby bar.

**ALOFT ORLANDO DOWNTOWN**

- **START:** 1st Half 2012
- **COMPLETION:** 2nd Half 2013
- **INVESTMENT:** $20 million
- **PARTICIPANTS:** GDC Properties
- **LOCATION:** 500 S Orange Avenue
- **CONTACT:** Will Ingraham, GDC Properties - 407.478.7600
- **PLANNING AREA:** Central Business District
- **WEBSITE:** GDCproperties.com

Camping World Stadium’s lower and mid-bowls were replaced to include new accessible seating and club space, new and enhanced concession stands, locker rooms, and restrooms. Additional improvements included cosmetic repairs, existing press and suite-level renovation, vertical circulation, as well as technology and infrastructure improvements. In all, the Camping World Stadium has:

- 65,000 seats, including temporary seating
- 4,000 club seats
- 1.2 million total sq. ft., which includes the new structure, existing conference center, and portions of the preexisting stadium that will remain.

**CAMPING WORLD STADIUM**

- **START:** 2nd Half 2013
- **COMPLETION:** 1st Half 2015
- **INVESTMENT:** $207.7 Million
- **PARTICIPANTS:** City of Orlando, Orange County, Central Florida Sports
- **LOCATION:** 1610 West Church Street
- **CONTACT:** City of Orlando — 407.246.2114
- **PLANNING AREA:** Parramore
- **WEBSITE:** cityoforlando.net/elected/venues
CENTRAL STATION

Central Station is a six-story, 279-unit multi-family building featuring 12,000 sq. ft. of ground-level high-quality retail and an integrated parking garage.

A true transit-oriented development, Central Station is positioned directly east of the new SunRail platform at LYNX Central Station, providing direct access to SunRail, LYMMO, and LYNX. Additional nearby mobility options available to motorists, cyclists, and pedestrians include Interstate-4, the Livingston bike lane, and Gertrude’s Walk.

START: 2nd Half 2013
COMPLETION: 2nd Half 2015
INVESTMENT: $50 Million
PARTICIPANTS: Crescent Communities, Rida Development
LOCATION: 400 North Orange Avenue
CONTACT: Crescent Communities — 980.321.6233
PLANNING AREA: Central Business District
WEBSITE: crescentcommunities.com, ridadev.com

CHURCH STREET STREETSCEAPE

Church Street was recently enhanced from Division Avenue west to Tampa Avenue. The project included undergrounding overhead utilities, new street surfaces, sidewalk enhancements, drainage and utility upgrades, new street lighting, signalization at major intersections, and landscaping all within the existing right-of-way. A “festival” area was also constructed within the Church Street right of way in front of the Camping World Stadium.

START: 1st Half 2013 (Phase 1);
1st Half 2013 (Phase 2)
COMPLETION: 2nd Half 2016
(Phase 1); 1st Half 2017 (Phase 2)
INVESTMENT: $20+ Million
PARTICIPANTS: City of Orlando, TEA-21 Federal Grant
LOCATION: Along Church Street from Division Avenue to Tampa Avenue
CONTACT: City of Orlando Public Works Department — 407.246.2511
PLANNING AREA: Parramore
WEBSITE: cityoforlando.net
CITRUS CENTER IMPROVEMENTS

The Citrus Center is bounded on the north by the Seacoast Bank Building and Plaza, on the east by First Presbyterian Church, on the south by E. Jackson Street, and on the west by S. Orange Avenue. Exterior improvements included a new entry canopy and plaza improvements, new lobby storefront system, architectural mesh treatments, lighting, signage, and paint.

START: 2nd Half 2014
COMPLETION: 2nd Half 2015
INVESTMENT: $1.6 Million
PARTICIPANTS: Southwest Value Partners

LOCATION:
225 South Orange Avenue

CONTACT:
Southwest Value Partners - 858.480.2900

PLANNING AREA:
Central Business District

WEBSITE: swvp.com

JUICE BIKE SHARE

Juice Bike Share is a network of shared and branded bicycles for rent using advanced automated technology, which can be used as an on-demand form of transportation on a short term basis. The shared bicycles can be picked up and dropped at different stations within an interconnected network. The bike share program is comprised of approximately 200 bicycles at more than 25 stations.

START: 1st Half 2015
COMPLETION: 1st Half 2015
(Downtown Rollout)
INVESTMENT: $500,000
(Approximately)

PARTICIPANTS: City of Orlando, Cyclehop

LOCATION: Downtown Orlando & Surrounding Neighborhoods
CONTACT: Seiji Schoppert, Cyclehop - seiji.schoppert@cyclehop.com
PLANNING AREA: Citywide
WEBSITE: juicebikeshare.com
Lexington Court is located on approximately 2.07 acres and includes a 104-unit, five-story multi-family building, and an integrated parking garage. Ground floor uses include a leasing office, club facilities, and residential units.

**START:** 2nd Half 2014  
**COMPLETION:** 2nd Half 2015  
**INVESTMENT:** $17.8 Million  
**PARTICIPANTS:** Concord Lexington, LLC; Slocum Platts, Architects; Madden, Moorhead & Glunt, Foster Conant & Associates  
**LOCATION:** 315 West Concord Street  
**CONTACT:** Concord Lexington, LLC — 407.741.8500  
**PLANNING AREA:** Parramore  
**WEBSITE:** atlantichousing.com

With $6.6 million in capital funding support from the City of Orlando and Orange County, the Men’s Service Center was developed on the Coalition for the Homeless’ main Central Boulevard campus. This two-story residential facility serves one of the most underserved segments of the homeless population, homeless men. It replaced the Men’s Pavilion.

**START:** 1st Half 2012  
**COMPLETION:** 1st Half 2015  
**INVESTMENT:** $6.6 Million  
**PARTICIPANTS:** Baker Barrios Architects, Powell Design Group, Orange County, City of Orlando  
**LOCATION:** 639 West Central Boulevard  
**CONTACT:** Powell Design Group — 407.622.6882  
**PLANNING AREA:** Parramore  
**WEBSITE:** powelldesigngroup.com

The DDB/CRA makes reasonable efforts to ensure accuracy of the Major Development Profile, but no representation of accuracy is offered.
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NORA

NORA, a six-story mid-rise apartment building, is located on the corner of N. Orange Avenue and Marks Street in downtown Orlando. NORA offers 246 one and two bedroom apartment homes, an on-site 400-space parking garage, interior courtyard with pool and landscape features, a 5,000 square foot health club, 5,000 sq. ft. of restaurant space, and 11,000 sq. ft. of retail space.

START: 2nd Half 2012
COMPLETION: 2nd Half 2014
INVESTMENT: $28 Million
PARTICIPANTS: GDC Properties

LOCATION: 899 North Orange Avenue
CONTACT: GDC Properties — 407.478.7600
PLANNING AREA: North Quarter
WEBSITE: GDCproperties.com

ORLANDO CITY STADIUM

The Orlando City Stadium is a 100% privately funded project and home to the Major League Soccer team, Orlando City, and Orlando Pride. The site is two blocks away from the Amway Center and allows for synergy between the two facilities and increased activity in the surrounding community. The stadium features club seating, 29 premium suites, lounge boxes, and Group Suites. As a tribute to the 49 victims who lost their lives in the mass shooting at an Orlando nightclub, there are 49 permanent rainbow chairs each adorned with #OrlandoUnited. Orlando City Stadium consists of 435,000 sq. ft. which includes 600 sq. ft. of retail space, 17,000 sq. ft. of office, and 15,000 sq. ft. of club space.

START: 2nd Half 2015
COMPLETION: 1st Half 2017
INVESTMENT: $155 Million
PARTICIPANTS: Orlando City Soccer Club, ICON Venue Group, Populous

LOCATION: Central Boulevard & Parramore Avenue
CONTACT: ICON Venue Group, Brent Beardslee — 407.930.7173
PLANNING AREA: Parramore
WEBSITE: orlandocitysoccer.com, iconvenue.com
The DDB/CRA makes reasonable efforts to ensure accuracy of the Major Development Profile, but no representation of accuracy is offered.

A $27 million hotel with 138 rooms, 4,000 sq. ft. of ground floor commercial space, and integrated parking. This hotel is at the southwest quadrant of the Colonial Drive and Orange Avenue intersection in downtown Orlando. This seven-story building with contemporary architecture defines the northern gateway of downtown Orlando at this prominent corner.

**RESIDENCE INN ORLANDO DOWNTOWN**

**START:** 1st Half 2014  
**COMPLETION:** 2nd Half 2015  
**INVESTMENT:** $27 Million  
**PARTICIPANTS:** Ustler Development, Pinnacle Hotel Management  
**LOCATION:** 680 North Orange Avenue  
**CONTACT:** Ustler Development — 407.839.1070  
**PLANNING AREA:** Central Business District  
**WEBSITE:** ustler.net

The rehabilitation of the historic landmark located at 331 Cathcart Avenue included the conversion of the existing church building into five luxury townhomes. Each townhome has three and a half stories, an elevator, and a rooftop terrace for magnificent views of the city. The garage doors on the units have access from East Ridgewood Street.

**SAMSARA**

**START:** 1st Half 2014  
**COMPLETION:** 1st Half 2017  
**INVESTMENT:** $1.2 Million  
**PARTICIPANTS:** 331 Cathcart LLC  
**LOCATION:** 331 Cathcart Avenue  
**CONTACT:** Mark Kinchla — 407.468.9165  
**PLANNING AREA:** Eola Heights  
**WEBSITE:** samsaradowntown.com
SkyHouse is a 23-story, 320-unit luxury apartment building that includes approximately 8,300 sq. ft. of ground retail space and an integrated public parking garage.

**START:** 2nd Half 2012  
**COMPLETION:** 2nd Half 2013  
**INVESTMENT:** $63 Million  
**PARTICIPANTS:** NGI Investments, LLC

**LOCATION:**  
90 East Livingston Street  
**CONTACT:** NGI Investments, LLC — 404.575.4424  
**PLANNING AREA:** Central Business District  
**WEBSITE:** novaregroup.com

The approximately 2.5-acre site is located on the southeast corner of Park Lake Street and N. Orange Avenue. This nine-story mixed-use building includes 8,000 sq. ft. of ground floor retail space, 333 apartment units, and a 606-space, seven-story integrated parking structure. The project also includes a dog run, ground floor courtyard, ninth-floor clubhouse and rooftop pool, leasing area, lounge, game room, and fitness center.

**START:** 2nd Half 2014  
**COMPLETION:** 1st Half 2016  
**INVESTMENT:** $35 Million  
**PARTICIPANTS:** Pizzuti, Charlan Brock & Associates

**LOCATION:** 777 North Orange Avenue  
**CONTACT:** Pizzuti — 407.841.0000  
**PLANNING AREA:** North Quarter  
**WEBSITE:** pizzuti.com
The DDB/CRA makes reasonable efforts to ensure accuracy of the Major Development Profile, but no representation of accuracy is offered.

Thornton Park Brownstones are located on a 1.1 acre parcel on S. Summerlin Avenue between E. Jackson Street on the south and Mariposa Street to the north. The project consists of 4, three-story buildings totaling 28 units, each with a double car garage. Roof spas and summer kitchens are options for each unit.

**THORNTON PARK BROWNSTONES**

**START:** 2nd Half 2014  
**COMPLETION:** 1st Half 2017  
**INVESTMENT:** $6 Million  
**PARTICIPANTS:** Jackson-Mariposa Properties, LLC and F&J Developers, LLC  
**LOCATION:** 620 Mariposa Street  
**CONTACT:** Franco Scala, F&J Developers — 407.593.5148  
**PLANNING AREA:** Eola Heights  
**WEBSITE:** brownstonesthortonpark.com

The 5.2-acre subject site is located north of E. Livingston Street, south of E. Amelia Street, west of N. Magnolia Avenue, and east of N. Summerlin Avenue. Phase one of the church site redevelopment includes a new 28,000 sq. ft. Child Development Center (CDC) on Ruth Lane at Livingston Street, which included restoration and relocation of three historic homes, and removal of five portable classrooms. Phase 1 was completed in August 2015. Phase 2 includes restoration of a soccer field, new driveway system, interior courtyard, playgrounds and parking lots. The CDC has been designed to evoke the residential character of the Lake Eola Heights Neighborhood and Historic District.

**TRINITY LUTHERAN CHILD DEVELOPMENT CENTER**

**START:** 1st Half 2014  
**COMPLETION:** 2nd Half 2015 (Phase 1), 2nd Half 2016 (Phase 2)  
**INVESTMENT:** $7.1 Million  
**PARTICIPANTS:** Trinity Lutheran School  
**LOCATION:** 123 East Livingston Street  
**CONTACT:** Trinity Lutheran School, 407-488-1919  
**PLANNING AREA:** Eola Heights  
**WEBSITE:** school.trinitydowntown.com
The DDB/CRA makes reasonable efforts to ensure accuracy of the Major Development Profile, but no representation of accuracy is offered.

### ZIP CAR - CAR SHARE PROGRAM

Car Share is a program in which pre-approved members, through a fully automated on-line reservation and billing system, are provided access to a fleet of self-service vehicles strategically placed throughout downtown Orlando, for the purpose of short-term rental. The program features all inclusive rates that cover fuel, insurance and maintenance; online and mobile app reservations; discounted rates for local businesses enrolled in the Zipcar for Business Program.

**START:** 2nd Half 2015  
**COMPLETION:** 1st Half 2016  
**PARTICIPANTS:** City of Orlando, Florida Department of Transportation, Zipcar  
**LOCATION:** 619 E. Pine Street  
**CONTACT:** Claudia Korobkoff — 407.246.2180  
**PLANNING AREA:** Downtown Orlando  
**WEBSITE:** zipcar.com

### OTHER DOWNTOWN PROJECTS

<table>
<thead>
<tr>
<th>Project</th>
<th>Investment</th>
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<td>101 Eola</td>
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<td>The Jackson</td>
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<td>US Federal Courthouse</td>
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<td>Windsor Place</td>
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The DDB/CRA makes reasonable efforts to ensure accuracy of the Major Development Profile, but no representation of accuracy is offered.
What’s Up Downtown is a free event opportunity for residents, businesses, employees, educators, and others to learn more about the exciting developments and initiatives happening in and planned for downtown Orlando. On the first Thursday of each month a presentation is provided on the current key initiatives for downtown Orlando.

Seating is limited. Please RSVP to Rose Garlick at 407.246.3789 or rose.garlick@downtownorlando.com or learn more at downtownorlando.com.