

2026



MAJOR DEVELOPMENT PROFILE



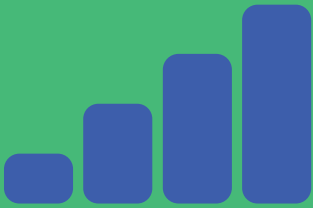
You could follow the masses and take your place in line. Or follow the locals and color outside the lines. We're the launchpad, classroom, arena, stage, and canvas of Orlando. Where no two experiences are ever the same, and that's the magic of it.

Youthful, bright, and amplified.

#FINDYOURSELFDOWNTOWN







Not all places are created equal. The fortunate few thrive throughout economic changes, population migrations, and cultural evolutions.

Orlando's place among the few is forged by strong leadership, amplified by strategic investments, and ignited by game-changing public/private partnerships. Our size creates novel opportunities for growth, access, and connection. A business-friendly environment unites with the power of collaboration to create a place that is uniquely its own and positioned for the future.

The mission of the Orlando Downtown Development Board (DDB) is to strengthen the role of downtown Orlando as the economic, governmental, and cultural center of Central Florida. The DDB is responsible for the planning, implementation, and administration of the city's core area redevelopment and development program. This report is produced by the DDB and distills some of the insights and layers of downtown Orlando.



Downtown Orlando continues to enjoy its reputation as a world-class urban core with residential, retail, and commercial development and a thriving, diversified economy. We continue to refine our vision for a vibrant, diverse, and prosperous downtown.

With more than \$1.65 billion underway in total development investment, downtown continues to see progress. Over the last few years, downtown has experienced great growth, including doubling the amount of residents living in the urban core, expanding our world-class venues and the development of an education hub at Creative Village.

Now is the time to look forward to downtown's next reinvention and ensure the area has something for everyone.

David Barilla

Executive Director

Downtown Development Board + Community Redevelopment Agency

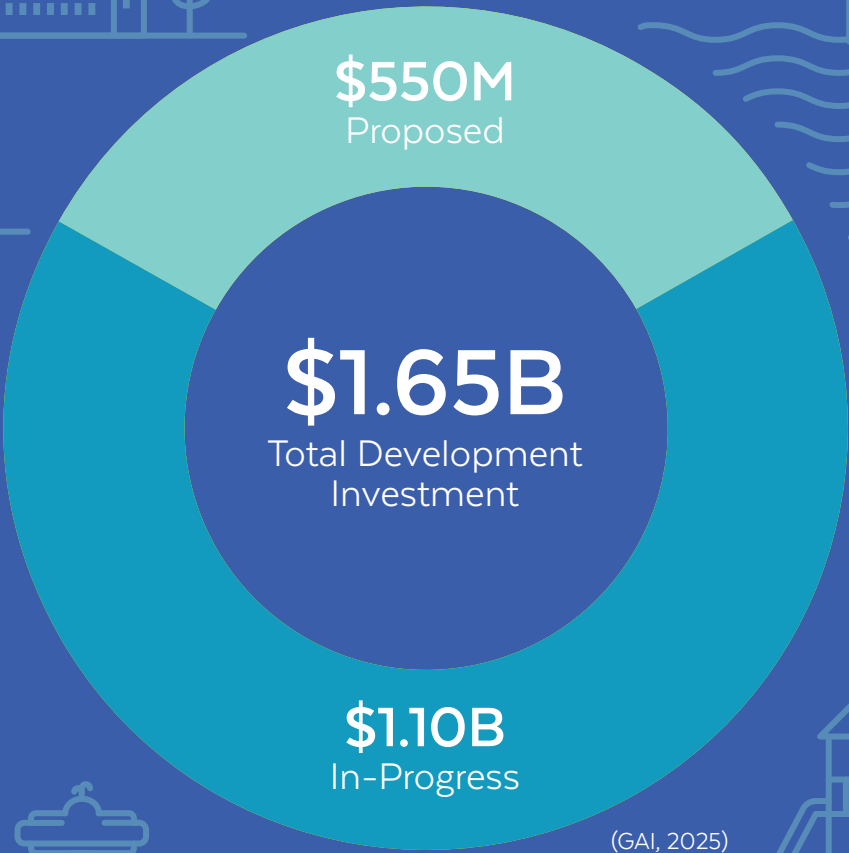
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96,701

Daily workforce
(GAI, 2025)

23,055

Residential population
(GAI, 2025)

4,845

Businesses
(GAI, 2025)

Best Large City to Start a Business

(WalletHub, 2025)

#1 Fastest-Growing Major Metro in the U.S. — Job, Population & GDP Growth

(Orlando Economic Partnership, 2025)

#1 Florida's Best College City & Top Place to Start a Career

(WalletHub, consecutive ranking through 2025)

#1 Best U.S. City for Attracting & Hosting Sports Events

(Sports Business Journal, 2024)

80% of Orlando's Employment is outside of hospitality + tourism

(Orlando Economic Partnership)

Third fastest growing city for IT talent in the U.S.

(CIO, 2024)

Upbeat and energized. Progressive and creative. Classic and charming. Downtown's districts and neighborhoods provide a mosaic of vibes and opportunity for growth.

NORTH QUARTER

With an eclectic blend of restaurants, offices, and homes and just outside of the Central Business District bustle, North Quarter offers the best of urban access and village vibe.

CENTRAL BUSINESS DISTRICT

Centrality, livability, and mobility help define the Central Business District with an energy that flows day and night.

CREATIVE VILLAGE

With UCF Downtown and the Valencia College Downtown Campus, Creative Village adds "learn" to the live/work/play mix.

LAKE EOLA HEIGHTS

A designated historic district, Lake Eola Heights features diverse and predominantly single family residences along tree-lined brick streets.

THORNTON PARK

Thornton Park, one of Orlando's Main Street Districts, is a trendy and friendly neighborhood with restaurants and shops that span casual and upscale on the east side of Lake Eola.

CITY DISTRICT

One of Orlando's Main Street Districts, the City District has long been known for its mix of live entertainment, restaurants, bars, sports, and the arts.

PARRAMORE HERITAGE

The Parramore Heritage Neighborhood is home to history, diversity, and game-changing sports and entertainment venues.

SOUTH EOLA

Traditional homes and modern high-rise residences are surrounded by walkable dining, entertainment, shopping, and downtown's only dog park.

LAKE LUCERNE

The Lake Lucerne district blends historic homes, sleek new apartments, and convenient shops with stunning skyline views.

LAKE CHEROKEE

With homes that date back to the 1870s, the Lake Cherokee Historic District is a charming residential neighborhood of brick streets and winding paths along serene lake shores.



W Colonial Drive

W Amelia Street

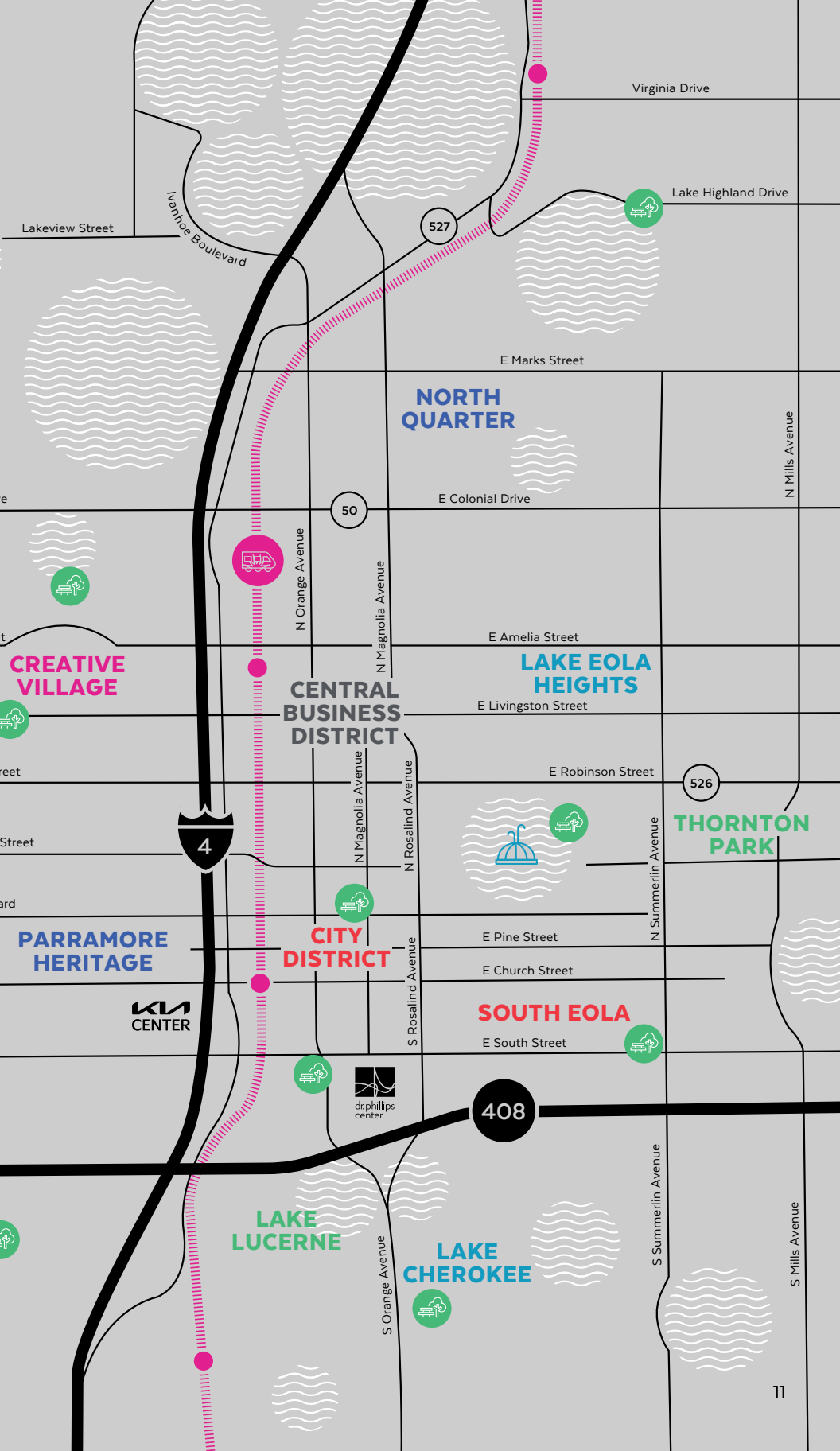
W Robinson Street

W Washington

Central Boulevard



W South Street



Virginia Drive

Lake Highland Drive

Lakeview Street

Kanholo Boulevard

527

E Marks Street

**NORTH
QUARTER**

E Colonial Drive

50

N Orange Avenue

N Magnolia Avenue

N Mills Avenue

**CREATIVE
VILLAGE**

**CENTRAL
BUSINESS
DISTRICT**

**LAKE EOLA
HEIGHTS**

E Livingston Street

E Robinson Street

526

**THORNTON
PARK**

N Magnolia Avenue

N Rosalind Avenue

N Summerlin Avenue

4

**PARRAMORE
HERITAGE**

**CITY
DISTRICT**

E Pine Street

E Church Street

SOUTH EOLA

E South Street

**KIA
CENTER**

dr. phillips
center

408

**LAKE
LUCERNE**

**LAKE
CHEROKEE**

S Orange Avenue

S Summerlin Avenue

S Mills Avenue

			PROJECT TIMELINE									
MAP	NAME	PAGE	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
PROPOSED												
1	Shoma 550	16										TBD
2	802 W. Church Street	17										TBD
3	Downtown Loop Trail	18										
4	Holocaust Museum for Hope and Humanity	19										TBD
5	Mariposa Grove	20										TBD
6	Orlando Health Weight Loss & Bariatric Surgery Institute	21										
7	Orlando Lutheran Towers	22										
8	Pine and Lake Mixed-Use Tower	23										
9	The Canopy	24										
10	Vive on Lake Eola	25										TBD
11	Westcourt (entertainment district)	26										
12	Yotel	27										TBD
UNDERWAY												
13	Bumby Arcade Food Hall	28										TBD
14	Camping World Stadium Renovations	29										
15	Florida League of Cities Extension	30										
16	The Edge at Church Street Station	31										TBD
COMPLETE												
17	AdventHealth Training Center	32										
18	Art ²	33										
19	Camden Lake Eola	34										
20	Dr. Phillips Center for the Performing Arts	35										
21	Hilton Garden Inn Orlando Downtown and Home2 Suites by Hilton Orlando Downtown	36										
22	I-4 Ultimate Improvement Project (downtown segment)	37										
23	Inter&Co Stadium	38										
24	MAA Robinson	39										

			PROJECT TIMELINE									
MAP	NAME	PAGE	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
25	Parramore Oaks (Phase II)	40										
26	Radius Apartment Tower	41										
27	Society Orlando	42										
28	SunRail	43										
29	The 500	44										
30	Truist Plaza at Church Street Station	45										
CREATIVE VILLAGE												
31	Amelia Court	52										
32	EA Orlando	53										
33	Luminary Green at Creative Village	54										
34	Modera Creative Village	55										
35	Parcel H	56										
36	Parcel X, X-1	57										
37	Parcel Y	58										
38	The Julian	59										
39	UCF Dr. Phillips Academic Commons	60										
40	UnionWest at Creative Village	61										

See the major developments map on the next page for the locations of these projects.

PROPOSED

- 1: Shoma 550
- 2: 802 W. Church Street
- 3: Downtown Loop Trail
- 4: Holocaust Museum for Hope and Humanity
- 5: Mariposa Grove
- 6: Orlando Health Weight Loss & Bariatric Surgery Institute
- 7: Orlando Lutheran Towers
- 8: Pine and Lake Mixed-Use Tower
- 9: The Canopy
- 10: Vive on Lake Eola
- 11: Westcourt (entertainment district)
- 12: Yotel

UNDERWAY










- 13: Bumby Arcade Food Hall
- 14: Camping World Stadium Renovations
- 15: Florida League of Cities Extension
- 16: The Edge at Church Street Station

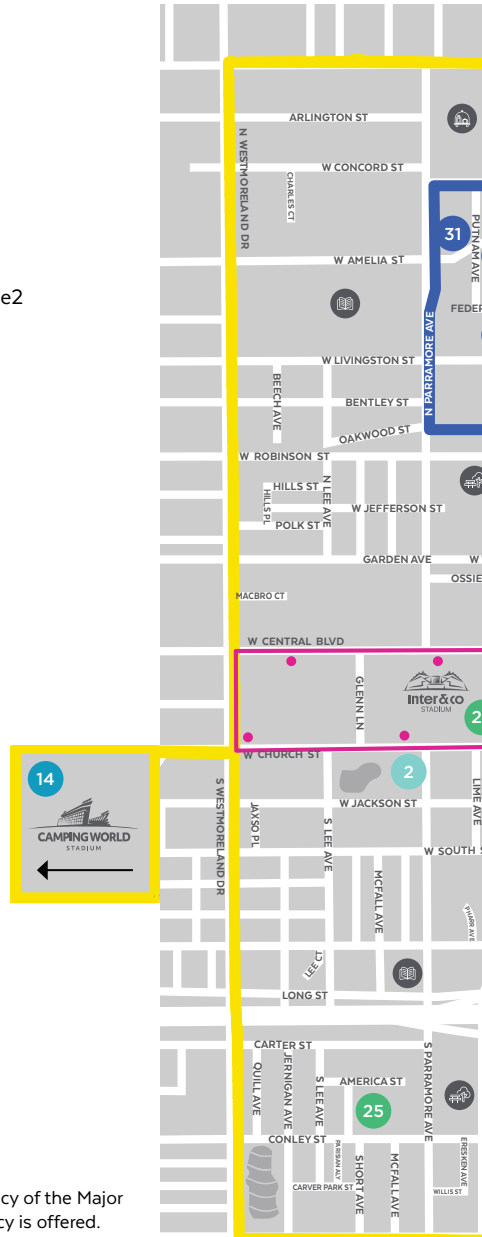
COMPLETE

- 17: Art²
- 18: AdventHealth Training Center
- 19: Camden Lake Eola
- 20: Dr. Phillips Center for the Performing Arts
- 21: Hilton Garden Inn Orlando Downtown and Home2 Suites by Hilton Orlando Downtown
- 22: I-4 Ultimate Improvement Project (Downtown Segment)
- 23: Inter&Co Stadium
- 24: MAA Robinson
- 25: Parramore Oaks (Phase 2)
- 26: Radius Apartment Tower
- 27: Society Orlando
- 28: SunRail
- 29: The 500
- 30: Truist Plaza at Church Street Station

CREATIVE VILLAGE

- 31: Amelia Court
- 32: EA Orlando
- 33: Luminary Green at Creative Village
- 34: Modera Creative Village
- 35: Parcel H
- 36: Parcel X, X-1
- 37: Parcel Y
- 38: The Julian
- 39: UCF Dr. Phillips Academic Commons
- 40: UnionWest

-  SunRail Alignment & Station
-  Creative Village
-  LYMMO Route & Stop
-  OUC Chiller Line
-  CRA Boundary
-  Hotels
-  Parks
-  Schools
-  Parking



PROPOSED 1: SHOMA 550



START TBD
COMPLETION TBD



TYPE Mixed-Use



INVESTMENT \$58.8 million



LOCATION 550 Mariposa Street
DISTRICT South Eola

New 16-story tower with 223 units including 2 live/work units. Amenity spaces include a rooftop pool deck, spa, fitness center, yoga, co-working, and more. There will also be 11,000 sq. ft. of ground floor retail space and a 4,000 sq. ft. rooftop deck on the second floor.

TEAM: Shoma Group

REPRESENTATIVE: Masoud Shojaee

EMAIL: adeseve@bakerbarrios.com

PHONE: 786.437.8658

PROPOSED 2: 802 W. CHURCH STREET



START 2nd Half 2025
COMPLETION TBD



TYPE Mixed-Use



INVESTMENT \$5 million



LOCATION 802 W. Church Street
DISTRICT Parramore

This property will be redeveloped into a boutique 3-story office building and will feature 9,500 sq. ft. of office space and 2,500 sq. ft. of retail on a .25 acre site.

TEAM: Interstruct Design + Build
REPRESENTATIVE: Ryan Young
EMAIL: ryoung@interstructinc.com
PHONE: 407.849.0025

PROPOSED 3: DOWNTOWN LOOP TRAIL



START Second Half 2025
COMPLETION Second Half 2028



TYPE Transportation



INVESTMENT \$8.2 million



LOCATION Downtown
DISTRICT Central Business District

The Downtown Loop is a multiuse trail project, that when finished, will create an 8.5-mile loop through the greater downtown Orlando area and will provide residents with a car-free option to access shopping, dining, entertainment, parks, offices, and services. Made up of primarily off-street bikeways, the Downtown Loop will encompass more than a dozen neighborhoods and connect to the Orlando Urban Trail, Gertrude's Walk, Lake Underhill Path, Bumby Path, and Cady Way Trail.

TEAM: City of Orlando Department of Transportation

REPRESENTATIVE: Jacques Coulon

EMAIL: jacques.coulon@orlando.gov

PHONE: 407.246.2293

PROPOSED 4: HOLOCAUST MUSEUM FOR HOPE AND HUMANITY



START TBD
COMPLETION TBD



TYPE Museum



INVESTMENT \$57.5 million



LOCATION 75 S. Ivanhoe Boulevard
DISTRICT North Quarter

The exterior design of the museum will integrate concepts that honor the endurance of people surviving against all odds through the power of their culture. Inside, the museum will feature 44,500 sq. ft. to tell the story of the Holocaust and the power of human resilience in times of atrocity with new technologies designed specifically for the field of Holocaust survivor testimonies. This museum will honor the pioneering, inclusive, and collaborative spirit of Orlando, and attract visitors from around the world who are interested in the power of culture, stories, and history.

TEAM: Beyer Blinder Belle Architect

REPRESENTATIVE: Rence Gill

EMAIL: rgill@bbbarch.com

PHONE: 302.562.8610

PROPOSED 5: MARIPOSA GROVE



START TBD
COMPLETION TBD



TYPE Mixed-Use



INVESTMENT \$50 million



LOCATION 410 Mariposa Street
DISTRICT South Eola

Mariposa Grove is a proposed 12-story mixed-use, high-rise apartment building containing a senior (age 55+), mixed-income, affordable, multifamily rental housing community of 138 units with ground floor retail of 10,500 sq. ft.

TEAM: AGPM Acquisitions, LLC & FL Jacksonville, LLC

REPRESENTATIVE: Alex Kiss

EMAIL: alexbkiss@gmail.com

PHONE: 407.447.1780

PROPOSED 6: ORLANDO HEALTH WEIGHT LOSS & BARIATRIC SURGERY INSTITUTE



START First Half 2025
COMPLETION First Half 2026



TYPE Medical Facility



INVESTMENT \$16.8 million



LOCATION 55 W. Gore Street
DISTRICT Lake Lucerne

The project will result in a 28,000 sq. ft., two-story medical office space dedicated to weight loss and bariatric surgery services. The existing parking structure, with 1,230 spaces, will be utilized. The total construction cost is estimated at \$16,800,000.

TEAM: Orlando Health
REPRESENTATIVE: Matthew Taylor
EMAIL: Matt.taylor@orlandohealth.com
PHONE: 321.843.9865

PROPOSED 7: ORLANDO LUTHERAN TOWERS



START 2nd Half 2027
COMPLETION 1st Half 2030



TYPE Medical Facility



INVESTMENT \$83 million



LOCATION 201 Lake Avenue
DISTRICT South Eola

The project proposes removing the existing four-story skilled nursing facility and constructing a 15 story, 128 unit independent care facility (ILF), plus a three-story expansion to the existing parking garage (adding 122 spaces).

TEAM: Kimley Horn and Associates, Inc

REPRESENTATIVE: Carlos Perero

EMAIL: Carlos.Perero@kimley-horn.com

PHONE: 407.427.1682

PROPOSED 8: PINE AND LAKE MIXED-USE TOWER



START 2nd Half 2025
COMPLETION 2nd Half 2027



TYPE Mixed-Use



INVESTMENT \$60 million



LOCATION 319 E. Church Street
DISTRICT South Eola

This 33-story mixed-use tower will feature a 228-room hotel, 129 residential units, 741 parking spaces, and 11,500 sq. ft. of retail space. The project will also include several amenities such as a spa, gym, executive lounge, rooftop pool, and meeting room space.

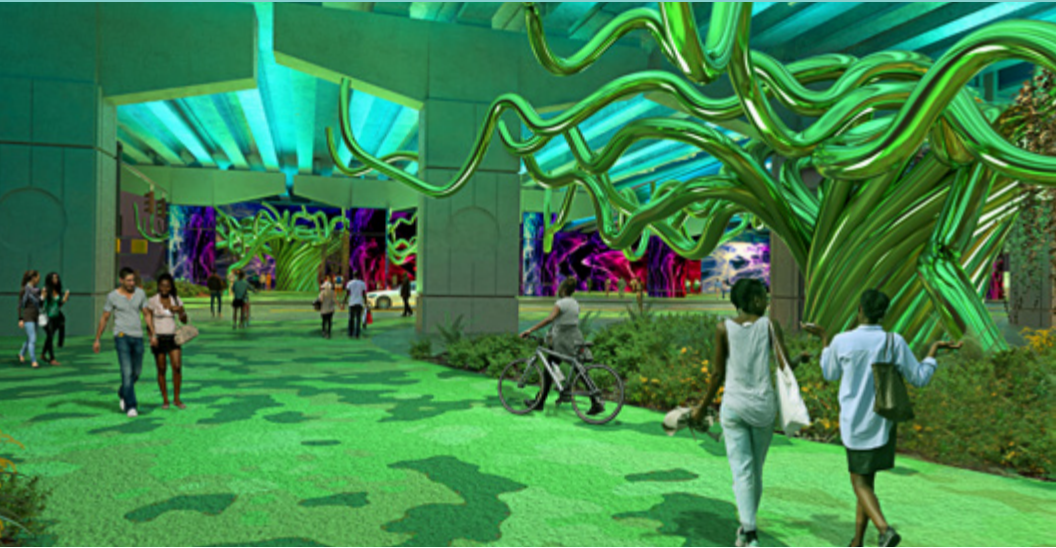
TEAM: Summa Development Group

REPRESENTATIVE: Albert J. Socol

EMAIL: albertsocol@summadg.com

PHONE: 321.230.5660

PROPOSED 9: THE CANOPY



START First Half 2026
COMPLETION 2nd Half 2027



TYPE Community Gathering Space



INVESTMENT \$30,000,000



LOCATION Under I-4 between Church Street
and Washington Street
DISTRICT Parramore/CBD

The name, The Canopy (formerly Under-i) was inspired by the newly updated design which blends nature and technology, drawing inspiration from Orlando's beautiful canopy of trees, to create a vibrant, inclusive, and sustainable urban oasis that reflects the spirit of downtown Orlando, connects its diverse neighborhoods, and fosters a sense of belonging for all.

TEAM: City of Orlando

REPRESENTATIVE: Martin Hudson

EMAIL: martin.hudson@orlando.gov

PHONE: 407.246.3242

PROPOSED TO: VIVE ON LAKE EOLA



START TBD
COMPLETION TBD



TYPE Mixed-Use



INVESTMENT TBD



LOCATION 205 S. Eola Drive
DISTRICT South Eola

This mixed-use development in the heart of Thornton Park will include 144 micro-units, 7,000 sq. ft. of retail space, and 3.5 floors of integrated parking. The project will also feature shared communal areas such as a rooftop clubhouse area with two pools, grilling areas, and a gym.

TEAM: DIX Developments, DIX Financial, Coastal Construction & Studio 407

REPRESENTATIVE: Scott Prewitt

EMAIL: scott@dixfinancial.com

PHONE: 407.920.9399

PROPOSED 11: WESTCOURT



START 2nd Half 2025
COMPLETION 2nd Half 2027



TYPE Mixed-Use



INVESTMENT \$500 million



LOCATION Church Street and Hughey Avenue
DISTRICT Parramore

This exciting mixed-use development project adjacent to Kia Center on 8.43 acres will include several structures; a festival plaza space, approximately 200,000 sq. ft. of office space, 125,000 sq. ft. of retail space, a 260-room luxury hotel with expo center, 273 apartments, 80,000 sq. ft. for event space, and 2,300 integrated smart parking spaces.

TEAM: SED Enterprises, LLC
REPRESENTATIVE: Mike Harris
EMAIL: mharris@uproarpr.com
PHONE: 321.236.0102

PROPOSED 12: YOTEL HOTEL ORLANDO



START TBD
COMPLETION TBD



TYPE Hotel



INVESTMENT TBD



LOCATION 47 W. Jefferson Street
DISTRICT City District

The redevelopment of a 0.53-acre property at 47 West Jefferson Street will deliver an 11-story boutique hotel to Downtown Orlando. The project includes 253 hotel rooms, 62,890 square feet of guestrooms, 1,056 square feet of third-party retail, a rooftop pool, and an amenity floor, with 126 parking spaces provided in an adjacent garage.

TEAM: Odin Endeavors (Developer)/Adache Group Architects

REPRESENTATIVE: Sean Walsh

EMAIL: swalsh@adache.com

PHONE: 954.525.8133

UNDERWAY

13: BUMBY ARCADE FOOD HALL



START 1st Half 2024
COMPLETION TBD



TYPE Retail



INVESTMENT TBD



LOCATION 126 W. Church Street
DISTRICT City District

Bumby Arcade at Church St. Station is an upcoming food hall to downtown Orlando currently under construction. An innovative culinary collective, Bumby Arcade Food Hall will feature up to 18 separate retail spaces ranging from 300 to 1,000 sq. ft. in size each. The development is expected to provide a variety of amenities, including coffee shops, restaurants, a brewery, and cocktail bars all of which will include ample seating.

TEAM: Lincoln Property Company
REPRESENTATIVE: Shayna Hansen
EMAIL: shansen@lpc.com
PHONE: 407.872.3516

UNDERWAY

14: CAMPING WORLD STADIUM RENOVATIONS



START First Half 2026
COMPLETION 2nd Half 2027



TYPE Entertainment



INVESTMENT \$265 million



LOCATION 1610 W. Church Street
DISTRICT Parramore

This \$60 million renovation includes two new 16,500 sq. ft. levels on both sides of the stadium that adds approximately 1,700 seats. The renovation included a 4,000 seat addition to the north end zone, extra concessions stands, restrooms, renewed parking spaces, improved drainage, extra fences, and signs.

TEAM: City of Orlando/Orlando Venues; Architect: DLR Group
REPRESENTATIVE: Adam Meyerring
EMAIL: ameyerring@dlrgroup.com
PHONE: 913.685.5665

UNDERWAY

15: FLORIDA LEAGUE OF CITIES EXTENSION



START First Half 2024
COMPLETION First Half 2026



TYPE Office



INVESTMENT \$20 million+



LOCATION 135 E. Colonial Drive
DISTRICT North Quarter

The proposed development includes the construction of a 47,000 sq. ft. office building, and a three-story parking structure with capacity for 220 vehicles.

TEAM: Florida League of Cities
REPRESENTATIVE: SC Advisors
EMAIL: lgarber@flcities.com
PHONE: 407.367.4018

UNDERWAY

16: THE EDGE AT CHURCH STREET STATION



START 2nd half 2023
COMPLETION TBD



TYPE Mixed-Use



INVESTMENT \$275 million



LOCATION 225 S. Garland Avenue
DISTRICT City District

As phase two of the Church Street Plaza Development, this new 32-story tower will include 200,000 sq. ft. of ground floor retail and 230 luxury apartments. The building will offer a club level, amenity deck, an integrated SunRail station, and a parking garage with valet service. The project will have direct connection to the Bumby Arcade Food Hall, Cheyenne Saloon, Truist Plaza, and AC Hotel Orlando Downtown.

TEAM: Lincoln Property Company
REPRESENTATIVE: Shayna Hansen
EMAIL: shansen@lpc.com
PHONE: 407.872.3516

COMPLETE

17: ADVENTHEALTH TRAINING CENTER



START 2nd Half 2020
COMPLETION 2nd Half 2022



TYPE NBA Training Facility and Medical Center



INVESTMENT \$75 million



LOCATION 66 S. Division Avenue
DISTRICT Parramore

Together, the Orlando Magic and AdventHealth have built an innovative health and wellness model that brings whole-person medicine, science, and research together to optimize sports performance. Within the facility, there is an array of ultramodern equipment, technology, and services for Orlando Magic athletes to optimize their performance, reduce injuries, and extend their career longevity. The facility features more than 100,000 sq. ft. of space including the 30,000 sq. ft. medical center.

TEAM: Orlando Magic & AdventHealth

REPRESENTATIVE: Joel Glass

EMAIL: jglass@orlandomagic.com

PHONE: 407.916.2631

COMPLETE 18: ART²



START First Half 2021
COMPLETION 1st Half 2025



TYPE Mixed-Use



INVESTMENT \$4.5 million



LOCATION 274 N. Orange Avenue
DISTRICT Central Business District

Art² is an urban pocket park on the southwest corner of Orange Avenue and Robinson Street. Park amenities include a two-story container structure with a café, stage, seating, and more. The park includes audiovisual equipment throughout the footprint, two food trucks, green space for scheduled activities, and a downtown gateway feature.

TEAM: City of Orlando, DDB+CRA
REPRESENTATIVE: Justin Eason, AICP
EMAIL: justin.eason@downtownorlando.com
PHONE: 407.246.3625

COMPLETE 19: CAMDEN LAKE EOLA



START 1st Half 2018
COMPLETION 1st Half 2021



TYPE Mixed-Use



INVESTMENT \$88 million



LOCATION 520 E. Church Street
DISTRICT South Eola

This 12-story mixed-use project contains 364 residential units with approximately 6,500 sq. ft. of retail space. The project features a six-level parking deck, resort-style pool, outdoor cooking area/bar/lounge, and amenity space, including a resident's lounge, state-of-the-art fitness center, club/game room, dog spa, and business center.

TEAM: ACRE Commercial Real Estate

REPRESENTATIVE: Serenity Lorenz

EMAIL: serenity@acrefl.com

PHONE: 904.887.3302

COMPLETE

20: DR. PHILLIPS CENTER FOR THE PERFORMING ARTS



START 1st Half 2011
COMPLETION 1st Half 2022



TYPE Entertainment



INVESTMENT \$650 million



LOCATION Magnolia Avenue and South Street
DISTRICT City District

Dr. Phillips Center for the Performing Arts is a private nonprofit 501(c)(3) organization in downtown Orlando supported by the City of Orlando, Orange County, the City of Winter Park, the State of Florida and generous donors and sponsors. The 698,312 sq. ft. venue includes the grand 2,711-seat Walt Disney Theater, the community-theater style 296-seat Alexis & Jim Pugh Theater, the adaptable 1,464-1,770-seat Steinmetz Hall, and the new dynamic cabaret-style music room Judson's Live. In addition, the venue has various versatile event spaces like the DeVos Family Room, the Rooftop Terrace, and the 3-acre outdoor Seneff Arts Plaza. In addition, the arts center's AdventHealth School of Arts offers classes, camps, and pre-professional productions.

TEAM: City of Orlando/CRA, Orange County, Dr. Phillips Center for the Performing Arts

REPRESENTATIVE: Rachel Moalli

EMAIL: rachel.moalli@drphillipscenter.org

PHONE: 407.992.1791

COMPLETE

21: HILTON GARDEN INN ORLANDO DOWNTOWN AND HOME2 SUITES BY HILTON ORLANDO DOWNTOWN



START 2nd Half 2019
COMPLETION 1st Half 2021



TYPE Hotel



INVESTMENT \$36 million



LOCATION 401 N. Magnolia Avenue
DISTRICT Central Business District

The Hilton Garden Inn and Home2 Suites was a redeveloped project that created an eight-story, 224-room dual-brand hotel that features a rooftop pool and nearly 3,200 sq. ft. for a dining facility.

TEAM: Peachtree Group

REPRESENTATIVE: Cheryl Dale

EMAIL: CDale@peachtreegroup.com

PHONE: 407.648.4171

COMPLETE

22: I-4 ULTIMATE IMPROVEMENT PROJECT (DOWNTOWN SEGMENT)



START 1st Half 2015
COMPLETION 1st Half 2022



TYPE Transportation



INVESTMENT \$2.4 billion



LOCATION Interstate 4, between Lake Mary & Kirkman Road
DISTRICT Greater Orlando Area

The Florida Department of Transportation (FDOT) made improvements to Interstate-4 throughout the Metro Orlando corridor, including the entire stretch through downtown Orlando. Modifications to Interstate-4 included 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 were also added, as well as a new interchange at Interstate-4 and SR 408 to provide easier access between these expressway systems.

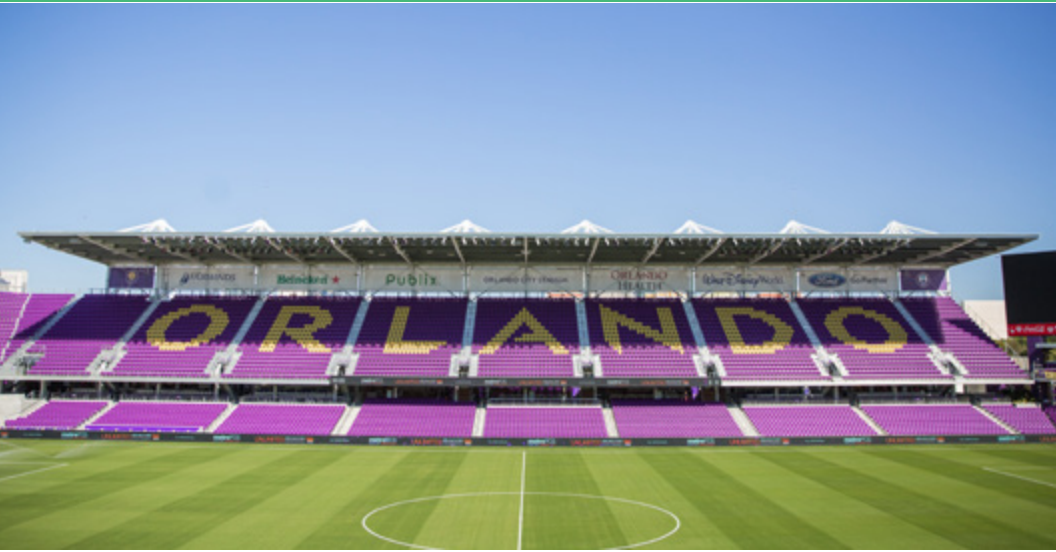
TEAM: Florida Department of Transportation & I-4 Mobility Partners

REPRESENTATIVE: Tim Forcella

EMAIL: timforcella@global-5.com

PHONE: 407.571.6792

COMPLETE 23: INTER&CO STADIUM



START 2nd Half 2015
COMPLETION 1st Half 2017



TYPE Entertainment



INVESTMENT \$155 million



LOCATION Central Boulevard and Parramore Avenue
DISTRICT Parramore

Inter&Co Stadium is a 100% privately funded project and home to Major League Soccer. The site is two blocks away from Kia Center and allows for synergy between the two facilities and increased activity in the surrounding community. The stadium features club seating, 31 premium suites, and group suites. Inter&Co Stadium consists of 435,000 sq. ft. which includes 2,000 sq. ft. of retail space, 17,000 sq. ft. of office, and 15,000 sq. ft. of club space.

TEAM: Orlando City Soccer Club, Orlando Pride

REPRESENTATIVE: Jessica West

EMAIL: jwest@orlandocitysc.com

PHONE: 407.868.8290

COMPLETE

24: MAA ROBINSON APARTMENTS



START 1st Half 2020
COMPLETION 1st Half 2021



TYPE Residential



INVESTMENT \$65 million



LOCATION 310 N. Orange Avenue
DISTRICT Central Business District

Located in the heart of the Central Business District, this 11-story multifamily residential project features 369 residential units and an integrated 725-stall parking garage on a 2.09 acre site.

TEAM: Mid-America Apartment Communities, Inc. & Kimley-Horn and Finrock Design Inc.

REPRESENTATIVE: Brooks Stickler

EMAIL: brooks.stickler@kimley-horn.com

PHONE: 407.898.1511

COMPLETE 25: PARRAMORE OAKS (PHASE II)



START 1st Half 2022
COMPLETION 1st Half 2024



TYPE Residential



INVESTMENT \$26.3 million



LOCATION 727 Conley Street
DISTRICT Parramore

The second phase of Parramore Oaks consists of a four-story and two-story building with eight-units and 2,000 sq. ft. of community space. This new phase provides an additional 91 affordable housing units whose design is consistent with the first phase of Parramore Oaks.

TEAM: Invictus Development

REPRESENTATIVE: Paula McDonald Rhodes

EMAIL: prhodes@invictusdev.com

PHONE: 813.448.7868

COMPLETE 26: RADIUS APARTMENT TOWER



START 1st Half 2019
COMPLETION 1st Half 2021



TYPE Mixed-Use



INVESTMENT \$95 million



LOCATION 333 N. Rosalind Avenue
DISTRICT Lake Eola Heights

This 13-story, mixed-use development features 12,000 sq. ft. of ground floor retail space and 389 apartment residences with an integrated parking garage featuring a rooftop recreation deck.

TEAM: G.W. Williams Co.
REPRESENTATIVE: Jen Joseph
EMAIL: jjoseph@gwilliams.com
PHONE: 650.372.9711

COMPLETE 27: SOCIETY ORLANDO



START 1st Half 2020
COMPLETION 1st Half 2024



TYPE Mixed-Use



INVESTMENT \$85 million



LOCATION 434 N. Orange Avenue
DISTRICT Central Business District

This two phase multifamily development includes 704 residential units, approximately 34,000 sq. ft. of commercial space, along with a 828 space parking garage. The first phase tower rises 26-stories partnered with a 17-story second tower.

TEAM: CBRE

REPRESENTATIVE: Cabot Jaffee

EMAIL: cabot.jaffee@cbre.com

PHONE: 407.404.5051

COMPLETE 28: SUNRAIL



START 1st Half 2012 (Phase 1); 1st Half 2016 (Phase 2)
COMPLETION 1st Half 2014 (Phase 1); 2nd Half 2018 (Phase 2)



TYPE Transportation



INVESTMENT \$615 million



LOCATION Greater Orlando region

SunRail is a 61.5-mile, 17-stop commuter rail system that connects the City of Orlando and Volusia, Seminole, and Orange counties. Ridership has averaged 3,800 daily boardings since the start of service. The system includes five stops in Orlando, four are located in the greater downtown area. Phase 1 opened May 1, 2014 and consists of 32 miles of track that connects DeBary to Sand Lake Road. Phase 2 links Osceola County utilizing existing railroad tracks which extend the system north from DeBary to DeLand. The southern expansion was completed and four additional stops opened on July 30, 2018.

TEAM: Florida Department of Transportation & City of Orlando

REPRESENTATIVE: Cade Braud

EMAIL: cade.braud@cityoforlando.net

PHONE: 407.246.2180

COMPLETE 29: THE 500



START 1st Half 2022
COMPLETION 1st Half 2024



TYPE Office



INVESTMENT \$39 million



LOCATION 500 N. Orange Avenue
DISTRICT Central Business District

This existing 5-story mid-rise office building will be renovated to revamp 114,000 sq. ft. of office space with an additional renovation of 34 surface level parking spaces and the construction of a new 328 space attached parking garage.

TEAM: Wayne Dunkelberger, Baker Barrios & West Second Street Associates

REPRESENTATIVE: Jed Prest

EMAIL: jprest@bakerbarrios.com

PHONE: 407.926.3000

COMPLETE

30: TRUIST PLAZA AT CHURCH STREET STATION



START 2nd Half 2017
COMPLETION 2nd Half 2019



TYPE Mixed-Use



INVESTMENT \$125 million



LOCATION 333 S. Garland Avenue
DISTRICT City District

Truist Plaza is a mixed-use development located on the corner of W. South Street and S. Garland Avenue in downtown Orlando. The project includes 180 hotel rooms on six floors plus a sky lobby that houses check-in and hotel amenities on two floors. Below the hotel, over 200,000 sq. ft. of office space occupies seven floors and nine levels of integrated parking provide 605 spaces. The ground level includes a restaurant, a dedicated hotel lobby for direct access to the check-in level, and a separate office lobby that allows pedestrian access during business hours through the building from S. Garland Avenue to the SunRail platform.

TEAM: Hunton Brady Architects & Lincoln Property Company

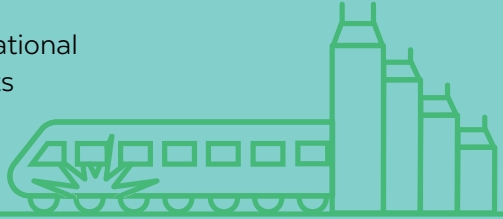
REPRESENTATIVE: Shayna Hansen

EMAIL: shansen@lpc.com

PHONE: 407.872.3516



2
International
airports



10,000+
parking spaces

23
EV Charging
stations

\$615M
SunRail commuter rail system

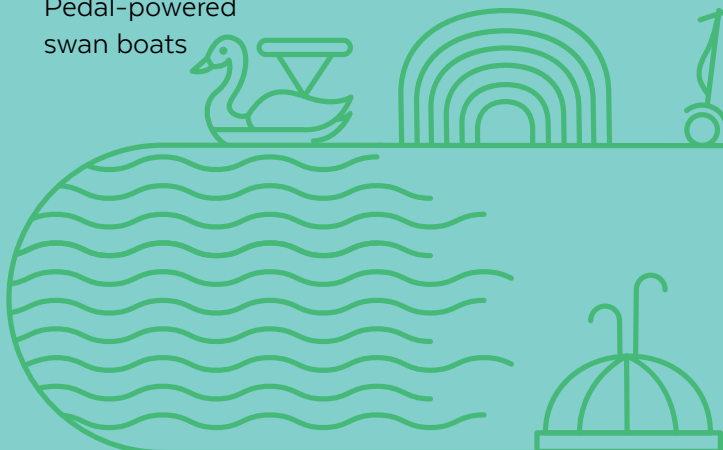
17
Stations spanning 5 counties

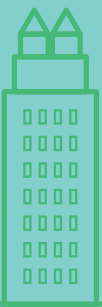
4
Stops in greater
downtown

+ SunRail.com

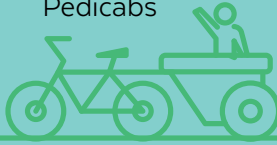
Walk. Bike. Ride. Glide. Coast.
Downtown Orlando transforms the typical
live/work/play into thrive/flow/go.

12
Pedal-powered
swan boats

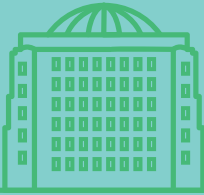




Pedicabs



Electric mini bikes



FREE

Looping rides around downtown on LYMMO on 3 routes

12.8

Miles serving all downtown districts and neighborhoods

Electric scooters



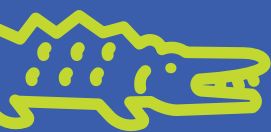
Ride DTO

Cruise through the vibrant streets of DTO in an eco-friendly electric vehicle, getting picked up and dropped off exactly where you need to be—for just \$1 per ride!

984

Miles of sidewalks in Orlando

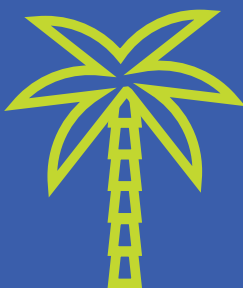
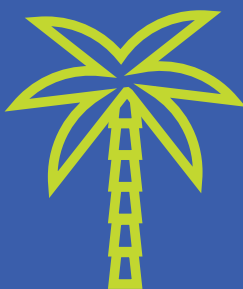




COLLE



408



METRO WEST

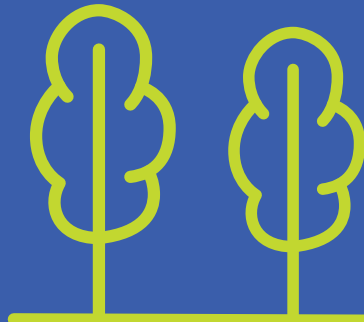
WINTER PARK

UNIVERSITY PARK

INDEPENDENT
LIVING



DOWNTOWN
ORLANDO®



UNDERWAY CREATIVE VILLAGE



START 1st Half 2015
COMPLETION TBD



TYPE Multi-Use Development



INVESTMENT \$2 billion



LOCATION Former Orlando Centroplex Site
DISTRICT Creative Village

Building on the success of Orlando's technology and innovation economy, this 68-acre tract, once home of the Orlando Centroplex and the Amway Arena, is undergoing a public private partnership redevelopment as a mixed-use, transit-oriented, Innovation District anchored by Electronic Arts, Inc. (EA) regional headquarters and the UCF Downtown and Valencia College Downtown Campus. These anchors, as well as a new city park and multimodal infrastructure, are attracting a diverse mix of students, employees, and residents to this emerging area within downtown Orlando.

Project Overview

Phase 1 of Creative Village was completed in August 2022 and represents over \$700 million in development activity. Completed projects include 260 mixed-income apartments; 640 purpose-built student housing beds; 701 market-rate apartments; 176,000 sq. ft. Electronic Arts Orlando Studio corporate anchor; 28,000 sq. ft. of ground floor commercial space; and 2.3-acre Luminary Green Park. Completion of Phase 1 established critical mass with over 8,000 students/faculty/staff; 2,500 residents; and 1,000 professionals.

Nearly 15 acres of the 68-acre Creative Village is dedicated to the new campus for UCF Downtown and Valencia College, which opened in August 2019 and serves nearly 8,000 students/faculty/staff in digital media, communications, public services, and health-related programs. In addition, Valencia College has located its world-class culinary and hospitality program to Creative Village, the Walt Disney World Center for Culinary Arts and Hospitality. Long-term plans for the downtown campus anticipate a future enrollment for 15,000 students.



Phase 2 of Creative Village is being built in two phases between 2025 and 2030 and includes more than \$400 million in private investment. This includes office, market-rate and mixed-income residential units, a hotel, and the reimagined Bob Carr Theater and Bob Carr Plaza.

Upon full buildout, Creative Village will represent more than \$2 billion in new development and a dynamic mix of uses including:

- 900,000 sq. ft. of office/creative space (1,750 professionals)
- 800,000 sq. ft. of higher education space (8,000 students)
- 2,000+ residential units, 1,500 student housing beds (3,000 residents)
- 100,000 sq. ft. of retail/commercial space
- 225 plus hotel rooms

TEAM: City of Orlando & Creative Village Development, LLC

REPRESENTATIVE: City of Orlando, Economic Development Department

PHONE: 407.246.3730

WEBSITE: CreativeVillageDevelopment.com

COMPLETE CREATIVE VILLAGE 31: AMELIA COURT



START 1st Half 2018
COMPLETION 2nd Half 2019



TYPE Mixed-Use



INVESTMENT \$60 million



LOCATION 667 W. Amelia Street
DISTRICT Creative Village

Amelia Court at Creative Village, which opened in July 2019, is a \$60 million 256-unit multifamily housing community at the corner of Parramore Avenue between Amelia and Concord Streets. The development was the first to open in Creative Village, bringing new market rate, affordable housing, and live-work options to the Parramore neighborhood and Creative Village.

TEAM: Bank of America Community Development Corp & Atlantic Housing Partners

REPRESENTATIVE: Marc Gauthier

EMAIL: mgautheir@atlantichousing.com

PHONE: 407.741.8666

COMPLETE CREATIVE VILLAGE 32: EA ORLANDO



START 1st Half 2019
COMPLETION 2nd Half 2021



TYPE Office



INVESTMENT \$62 million



LOCATION 515 W. Amelia Street
DISTRICT Creative Village

Electronic Arts, Inc. (EA) relocated its Orlando studio to Creative Village in the fall of 2021 and has signed a long-term lease for a nearly \$62 million, 175,940 sq. ft. privately developed office building. With its relocation, EA brings 1,000+ high-wage jobs to downtown Orlando. This is the largest corporate relocation in downtown Orlando in decades and an important component of Creative Village.

TEAM: Electronic Arts, Inc. (EA) & Ustler Development, Inc.

REPRESENTATIVE: Craig Ustler

EMAIL: custler@ustler.net

PHONE: 407.839.1070

COMPLETE CREATIVE VILLAGE 33: LUMINARY GREEN PARK



START 2nd Half 2020
COMPLETION 2nd Half 2022



TYPE Park



INVESTMENT \$10.5 million



LOCATION Northeast corner of W. Livingston Street and
N. Terry Avenue
DISTRICT Creative Village

Luminary Green, a 2.3-acre city park, showcases a large, welcoming lawn for residents, students, workers, and visitors to gather, play, and enjoy the outdoors. The park also puts on an nighttime projection lights show 365 days a year and is home to the iconic Orlando Sign. The lawn hosts events for unorganized recreation and features landscaped areas shaded with canopy trees and seating. Luminary Green also includes a dedicated area to feature the names of community luminaries, those who preceded us and whose hard work and dedication to the city, especially Parramore, provided a light for the community to advance to where it is today.

TEAM: City of Orlando & Creative Village Development, LLC

REPRESENTATIVE: Marty Hudson

EMAIL: martin.hudson@orlando.gov

PHONE: 407.246.3242

COMPLETE CREATIVE VILLAGE 34: MODERA CREATIVE VILLAGE



START 1st Half 2020
COMPLETION 1st Half 2022



TYPE Mixed-Use



INVESTMENT \$75 million



LOCATION 505 Chatham Avenue
DISTRICT Creative Village

Developed by Mill Creek Residential, Modera Creative Village is a \$75 million 292-unit market rate apartment development with a 335 space parking garage and 10,000 sq. ft. ground-floor commercial space.

TEAM: Mill Creek Residential
REPRESENTATIVE: Damon Kolb
EMAIL: dkolb@mctrust.com
PHONE: 407.608.7321

UNDERWAY CREATIVE VILLAGE 35: PARCEL H



START 2nd Half 2025
COMPLETION 2nd Half 2027



TYPE Mixed-use



INVESTMENT \$60 million



LOCATION Livingston Street
DISTRICT Creative Village

Parcel H is mixed-use development located on Livingston Street at the south end of Luminary Green Park in Creative Village. This project is a 7-story building with 112 apartments, 22,000 square feet of commercial/retail/office space, an integrated parking garage, and signature outdoor spaces.

TEAM: Ustler Development, Inc.

REPRESENTATIVE: Craig Ustler

EMAIL: custler@ustler.net

PHONE: 407.839.1070

UNDERWAY CREATIVE VILLAGE 36: PARCEL X, X-1



START 2nd Half 2025
COMPLETION 2nd Half 2027



TYPE Mixed-use



INVESTMENT \$175 million



LOCATION Livingston Street and Chatham Avenue
DISTRICT Creative Village

This development will be a phased, mixed-use project on two parcels with the first multi-tenant office building at Creative Village and a hotel located at the northeast corner of Livingston Street and Chatham Avenue. This project is planned to include 185,000 sq. ft. of office space and approximately 180 hotel rooms.

TEAM: Ustler Development, Inc.
REPRESENTATIVE: Craig Ustler
EMAIL: custler@ustler.net
PHONE: 407.839.1070

UNDERWAY CREATIVE VILLAGE 37: PARCEL Y



START 2nd Half 2024
COMPLETION 2nd Half 2026



TYPE Residential



INVESTMENT \$145 Million



LOCATION Livingston Street
DISTRICT Creative Village

Parcel Y Apartments are part of the broader Bob Carr Theater block, which includes the adaptive reuse of the building, a mixed-use/office project, and a hotel. This project is located between Livingston Street and Federal Street, next to the former Bob Carr Theater building and consists of 326 residential units.

TEAM: Ustler Development, Inc.

REPRESENTATIVE: Craig Ustler

EMAIL: custler@ustler.net

PHONE: 407.839.1070

COMPLETE CREATIVE VILLAGE 38: THE JULIAN



START 1st Half 2019
COMPLETION 2nd Half 2020



TYPE Mixed-Use



INVESTMENT \$108 million



LOCATION 480 N. Terry Avenue
DISTRICT Creative Village

This 14-story, multifamily residential project features 409 units, 6,500 sq. ft., occupied by the Monroe Restaurant, and an integrated 570-space parking garage. Residents enjoy ample amenities, including a rooftop swimming pool, clubhouse and fitness center, a dog wash, and a recreation deck. There is also a collaboration and co-working space on each residential floor.

TEAM: Ustler Development, Inc. & The Allen Morris Company

REPRESENTATIVE: Craig Ustler

EMAIL: custler@ustler.net

PHONE: 407.839.1070

COMPLETE CREATIVE VILLAGE 39: UCF DR. PHILLIPS ACADEMIC COMMONS



START 2nd Half 2017
COMPLETION 2nd Half 2019



TYPE Education



INVESTMENT \$66.5 million



LOCATION 528 W. Livingston Street
DISTRICT Creative Village

The Dr. Phillips Academic Commons, which opened in August 2019, was the first new academic building for UCF Downtown and the Valencia College Downtown Campus and features four stories of active learning spaces, including classrooms, library, study and tutor spaces, a moot court, and academic offices. The building is a state-of-the-art learning facility designed by Schenkel Schultz Architecture and Robert A.M. Stern Architects.

TEAM: University of Central Florida

REPRESENTATIVE: Austin Bott

EMAIL: austin.bott@ucf.edu

PHONE: 407.823.5131

COMPLETE CREATIVE VILLAGE 40: UNIONWEST AT CREATIVE VILLAGE



START 2nd Half 2017
COMPLETION 2nd Half 2019



TYPE Mixed-use



INVESTMENT \$105 million



LOCATION 601 W. Livingston Street
DISTRICT Creative Village

UnionWest at Creative Village is a \$105 million mixed-use tower that includes 640 student housing beds and includes 105,000 sq. ft. of academic space for UCF Downtown and the Valencia College Downtown Campus. UnionWest is home to Valencia's 55,000 sq. ft. Walt Disney World Center for Culinary Arts and Hospitality. The development includes a 600-space parking garage and ground-floor retail tenants such as Subway, Dunkin', and Addition Financial. UnionWest at Creative Village was co-developed by Ustler Development, Inc. and DEVEN and represents one of the largest privately financed buildings in the history of downtown Orlando.

TEAM: Ustler Development, Inc. & DEVEN

REPRESENTATIVE: Craig Ustler

EMAIL: custler@ustler.net

PHONE: 407.839.1070

ADDITIONAL COMPLETED MAJOR DEVELOPMENTS

NAME	INVESTMENT
101 Eola	\$36 million
107 Hillcrest	\$20 million
55 West	\$164.5 million
801 North Orange	\$16.4 million
Camden North Quarter	\$35 million
Camden Orange Court	\$50.6 million
Camden Thornton Park	\$60 million
Carver Park Redevelopment	\$47 million
Central Station	\$50 million
Church Street Streetscape	\$20 million
Citi Tower	\$57 million
Colonial Drive Overpass	\$9.1 million
CNL Tower II	\$40 million
Division Avenue Streetscape	\$2.2 million
Eola South	\$10 million
Eola North	\$4.6 million
Family Dollar	\$1.65 million
Fire Station One	\$15 million
Florida A&M School of Law	\$22 million
FUMCO Redevelopment	\$20 million
GAI Building	\$32 million
George C. Young Building	\$47.5 million
Gertrude's Walk	\$1.7 million
Kia Center	\$480 million
Lexington Court	\$17.8 million
LYMMO Bus Rapid Transit System Expansion	\$24 million
LYNX Central Station	\$29.2 million
Mariott Orlando Downtown	\$17 million
Men's Service Center	\$6.6 million
Mondrian on Lake Eola	\$90 million
One Eleven North Magnolia	\$80 million
Orange County Public Schools Academic Center for Excellence (ACE)	\$41.3 million
OUC Admin Headquarters	\$34 million
Parramore Oaks (Phase 1)	\$27.3 million
Residence Inn Orlando Downtown	\$27 million
Richard Allen Gardens	\$1.2 million
Ridley on Main	\$62 million
Samsara	\$1.2 million
Star Tower	\$30 million

NAME	INVESTMENT
SteelHouse	\$40 million
The Jackson	\$10 million
The Olive Townhouses	\$5.5 million
The Paramount on Lake Eola	\$125 million
The Plaza	\$90 million
The Sanctuary	\$60 million
The Solaire at the Plaza	\$52 million
The Vue at Lake Eola	\$85 million
Thornton Park Brownstones	\$6 million
Trinity Lutheran Child Development Center	\$7.1 million
US Federal Courthouse	\$82.7 million
Windsor Place	\$19 million



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by visiting DowntownOrlando.com
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Community Redevelopment Agency
407.246.2555

