IDENTIFY AND ACQUIRE POTENTIAL SITES FOR REDEVELOPMENT

There are a number of conditions that present opportunities for redevelopment. These include vacant properties, government-owned properties (see map on the left), and large contiguous parcels (see map on next page). Almost 10% of the parcels within the study area are vacant, which includes both residential and non-residential parcels. Additionally, there are roughly 228 acres of land owned by government entities within the study area. We also mapped the location of schools and higher education facilities.

After doing an analysis of the parcels (see corridor for detailed analysis), we have identified roughly 11 areas where redevelopment can happen in the medium and long term. Some of those sites are located within the OBT CRA boundaries.

Those area are the following:
1. Former McNamara Site (OBT CRA)
2. Parliament House Site (OBT CRA)
3. West Arts District Area (OBT & Downtown CRA)
4. Camping World Stadium Area (OBT CRA)
5. Woods Avenue Area (OBT CRA)
6. Nashville Avenue Area (OBT CRA)
7. Lake June and Kaley Square Area (OBT CRA)
8. Lake Holden Hotel Site
9. Holden Avenue Intersection Site
10. Lake Tyler Site
11. Lake Ellenor Site

KEY PARTNERS:
- City and County Planning Department
- City and County Economic Department
- City and County Real Estate Department
- Downtown Orlando CRA
- OBT CRA

MAP LEGEND
- Vacant Residential Parcels
- Vacant Non-Residential Parcels
- City of Orlando-Owned Parcels
- Orange County-Owned Parcels
- Lakes
- District/Hub Boundaries
- Educational Institutions
- Stadiums
- Redevelopment Opportunity Sites
There are six lakes located in the study area. However, currently only two lakes, Lake Lorna Doone and Lake June, provide public access, serving the densely residential Areas 1 and 2. Lake Lorna Doone has a large active park on the southern half of the lake that currently has renovations in design by the City of Orlando. Lake June is located adjacent to the Holden Heights Community Center. Although the lake is open and accessible to the public, it doesn’t have the adequate infrastructure of a park and open space, and is therefore not used by the community. It is prime for development into a park. Clear Lake is located outside of the study area, just west of Area 2. This lake is influential for the residents of Area 2 (Holden Heights), because it provides two large parks and ample public access that is easy to get to. Seeking to provide public access to lakes is important because of the opportunity for passive connection to nature and the restorative benefits of being near the water.

Redevelopment activities in the study area need contain provisions to provide access to lakes, with a focus on Rock Lake, Lake Holden, Lake Tyler, and Lake Ellenor. Public access should be meaningful, and not forced in small slivers of land that would be obtrusive to adjacent property owners. For instance, the sample photo below shows a successful redevelopment project in Winter Park: Trader Joe’s Plaza on 17-92, which provides public access to Lake Killarney. Easy and safe pedestrian access from nearby neighborhoods ensures that the sites will be utilized.

KEY PARTNERS:
- City and County Planning Department
- City and County Parks Department
- OBT CRA
- Future Developers

Lake Killarney – Winter Park, FL
HOLDEN

Authentic Food District

- Improved Intersections
- Commercial Zone
- Mixed-Use Development Zone
- Industrial Development Zone
- Community Streets
- Local Streets
- Feature and New Streets
- Bike Lanes
- Existing Buildings
- Future Buildings
- Lakes
- Parks
- Recreational Parks
- Churches
- Schools
PROJECTS

Development

1. Redevelop the Southgate Shopping Center as a mixed-use development
2. Redevelop the Orange Blossom Center as a mixed-use development featuring authentic food

Street

3. Improve streetscape and intersections on OBT
4. Extend Nashville Avenue through new development [Restaurant Row]
5. Improve streetscape and intersections on Holden Ave
6. Improve streetscape and intersections on Rio Grande Avenue

Open Space

7. Create a feature open space through development [Restaurant Square]
8. Create public access to Lake Tyler through development
9. Create public access to Lake Holden through redevelopment
10. Build pocket parks in vacant residential properties