

EXHIBIT “E”

Work Program

The City shall implement the following specific planning strategies and projects during the term of this Agreement in an effort to achieve improvement in the baseline conditions:

- 1) Compactness. The City shall promote compact development by allowing impact fee reductions for developments that incorporate the principles of Traditional Neighborhood Design, as provided under Section 68.600 of the Land Development Code.
- 2) Densities and Intensities. The City shall promote increased densities and intensities in the Parramore neighborhood by constructing the Parramore Heritage Central Stormwater Management Facility. This facility will provide centralized stormwater retention for the drainage basin and encourage redevelopment in the Parramore neighborhood by enhancing the area with a new park-like amenity.
- 3) Multi-Modal Transportation Opportunities.
 - a) Downtown Traffic Simulation Study. The City shall conduct a Downtown Traffic Simulation Study to analyze the potential impacts of proposed infill development and to make recommendations concerning the conversion of one-way streets to two-way operation. A traffic simulation model shall be used to assess the impact of expected traffic growth and changes to the downtown traffic circulation patterns. The study shall also include an analysis of one-way to two-way street conversions in other cities and summarize current trends in the United States.

- b) Downtown Pedestrian Plan. The City shall review the Downtown Pedestrian Plan to identify opportunities for enhanced pedestrian safety. This review may include the following: Confirm the primary and secondary street system designations; update or reaffirm existing urban design standards; identify mid-block crossing opportunities; and identify intersection locations that may require additional pedestrian amenities or signal enhancements. The City's ability to undertake this project is contingent upon the availability of funding from sources identified under Section 9 of this Agreement.
- c) Mills Avenue Congestion Management Study. With financial assistance from the Florida Department of Transportation, the City shall undertake a Congestion Management Study along Mills Avenue (US 17/92) from Montana Street to Nebraska Street to evaluate implementation of the recommendations presented in the Mills Avenue and Colonial Drive Urban Design and Strategic Plan, approved by the Orlando City Council on November 10, 2003. The Congestion Management Study may include the following: Evaluate the conversion of the roadway to a 4-lane divided urban section with curb and gutter, on-street parking and bike lanes; evaluate intersection capacity and crossing enhancements; study opportunities for wider sidewalks through purchase of easements; and evaluate the feasibility of implementing recommended intersection improvements. The project length is approximately 1.2 miles.
- d) Bikeway Facilities. The City shall enhance non-motorized transportation opportunities by adding 100 miles of on-street and off-street bikeway facilities by

2010. The baseline inventory of bikeway facilities in the City (2003) is 157.2 miles.

- 4) Jobs/Housing Balance. The City shall promote a sustainable jobs/housing balance and a stable and diversified economy by working in partnership with agencies such as Enterprise Florida; the Governor's Office of Tourism, Trade and Economic Development; the Department of Community Affairs; and the Economic Development Commission of Metro Orlando. The City shall:
- a) promote and support the City's targeted growth industries by participating in Enterprise Florida's Economic Development Transportation Fund, Urban Job Tax Credit Program, Enterprise Zone Program, and Qualified Targeted Industries Tax Refund Program;
 - b) ensure a business-friendly environment by providing a streamlined development review process and offering effective programs that foster successful business development;
 - c) nurture and cultivate small business and neighborhood business development by providing 'hands-on' assistance through the Mayor's Business Assistance Team; and
 - d) Encourage small businesses to locate, expand, or redevelop in the City by providing matching grants through the Business Assistance Program to assist in off-setting development fees, including sewer and transportation impact fees, building permit fees, and all elements of public right-of-way infrastructure within the City's jurisdiction.
- 5) Housing Mix.

- a) Affordable Housing. The City shall administer a Down Payment Assistance Program to provide financial assistance to income-eligible first-time homebuyers for the purchase of a new or existing home within the Orlando city limits. Assistance will be targeted to the following groups: very low, low and moderate income households; income-eligible teachers and administrators employed full-time by a public or private school with a curriculum in Orange County; income-eligible public safety personnel; very low and low-income households purchasing a home in the Parramore neighborhood; and income-eligible City of Orlando employees.
- b) Housing. The City shall administer an Impact Fee Grant Program, using funds made available through the State Housing Initiative Partnership (SHIP), to pay all or a portion of the transportation and sewer impact fees for eligible affordable, owner-occupied housing units. Funds may also be used to pay all or a portion of the cost to connect income-eligible owner-occupied housing units to the City of Orlando's sewer system when such properties are annexed into the City.
- 6) Mixed-Use Development. The City shall continue to promote mixed-use development through the application of density and intensity bonuses in office, mixed-use corridor and activity center districts. As provided in Chapter 58, Part 6B of the Land Development Code, density bonuses shall only be granted where the proposed development includes at least two use types and conforms to design criteria intended to encourage mixed use, multi-modal public transit facilities, pedestrian-oriented amenities, high quality building and site design, and other features that foster community identity and civic pride.

- 7) Open Space. The City shall promote clustered development having dedicated open space by allowing limited density transfers in exchange for the dedication of park land or the preservation of wetlands, as provided in the Growth Management Plan, Future Land Use Policy 2.4.3 and Conservation Policy 1.4.6.
- 8) Mixed Use Neighborhoods. The City shall promote mixed-use development by investigating opportunities to streamline or improve currently adopted mixed-use land development regulations. Specifically, the City shall investigate the feasibility of combining adopted regulations for the Traditional City (Chapter 58 of the Land Development Code), the Southeast Orlando Sector Plan area (Chapter 68 of the Land Development Code) and the Baldwin Park Planned Development to create one set of Traditional Neighborhood Development regulations. This effort is intended to encourage mixed-use developments that incorporate residential, educational, recreational and commercial uses as an alternative to single-use subdivisions.
- 9) Water and Energy Consumption. The City shall promote energy efficiency by including a public service announcement in a City of Orlando employee bi-weekly pay statement to encourage participation in Orlando Utility Commission's Home Rebate Programs. Current programs include the Energy Efficiency Program, Home Energy Fix-Up Program, Financed Insulation Program, and Efficient Electric Heat Pump Program.
- 10) Environmental Features. The City shall encourage conformance with the principles and standards of the Primary Conservation Network, as provided in Section 68.505 of the Land Development Code, when reviewing development proposals for property located outside the Southeast Orlando Sector Plan area. In particular, the City shall

encourage general conformance with the standards and criteria of the Primary Conservation Network when reviewing development proposals for property located north and south of the BeeLine Expressway, east of Narcoossee Road. This strategy is intended to preserve significant wetlands; preserve upland buffers and patches of habitat adjacent to wetlands and natural water bodies; and, where possible and practical, restore and enhance ecological functions damaged by prior site activities.

- 11) Disaster Preparedness. The City shall work with the American Red Cross to survey existing City facilities to identify opportunities for increasing hurricane shelter capacity.
- 12) School Coordination. The City shall coordinate with Orange County Public Schools (OCPS) concerning land use and school facility planning issues, as provided in the Interlocal Agreement for Public School Facility Planning, approved by the Orlando City Council on October 22, 2003. Under the terms of this agreement, the City shall:
 - 1) notify OCPS concerning future land use map amendments and rezoning proposals that may affect student enrollment;
 - 2) attend joint staff meetings to coordinate and discuss such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support school facilities and ensure safe student access;
 - 3) meet with one or more representatives of the Orange County Commission, the governing body of the other Orange County municipalities that are party to the Agreement, and the School Board at least once annually in a joint workshop at which the public has the opportunity to be heard.