

NEIGHBORHOOD  
HORIZON STRATEGY

# College Park



**This report is a summary of the College Park Neighborhood Horizon Plan prepared by the College Park Neighborhood Association with assistance from the City of Orlando Planning & Development Department and Neighborhood Services Office.**



# CITY OF ORLANDO

OFFICE OF  
**GLEND A E. HOOD**  
MAYOR

Dear Residents:

I want to congratulate our College Park residents on being the second neighborhood in the City of Orlando to complete the Neighborhood Horizon process!

My idea in initiating the Neighborhood Horizon program was to engage our residents in the process of planning for the next millennium. The tremendous response has ensured that the College Park Neighborhood Horizon Plan truly reflects the issues and elements that are most important to your neighborhood.

The entire City Council joins me in commending you on a job well done. We encourage you to stay involved in the months and years ahead. By using this document as a blueprint, we can work cooperatively and with strong commitment toward making the College Park neighborhood even more livable, more vibrant... and most importantly, the place you can always call home.

Most sincerely,

Glenda E. Hood  
Mayor

# INTRODUCTION

## Neighborhood Horizon Strategy

In December 1998, the College Park Neighborhood Association applied to participate in the City of Orlando's Neighborhood Horizons planning process. Soon thereafter, College Park was selected as the third neighborhood to prepare a Neighborhood Horizon Plan. As part of the City's Horizon 2000 celebration for the new millennium, the Neighborhood Horizon's program provides neighborhood residents with an organized, focused way to plan for their future.

Through the Neighborhood Horizons process, Orlando's residents are able to applaud the positive aspects of their neighborhoods and explore new ways to make their neighborhoods even better. This Plan summarizes the College Park neighborhood's vision for the future and provides direction for achieving that vision over time.

### ESTABLISHING A VISION

During the Neighborhood Planning Workshop held on May 22, 1999, residents of the College Park Neighborhood Association were asked to identify characteristics that would comprise the ideal future for their neighborhood. This vision helps guide the area residents in identifying and prioritizing the issues that are important to the neighborhood. The vision is summarized below:

*Our vision for College Park is a small town in a big city, where a mature tree canopy, pedestrian-friendly development pattern, sense of history and convenient access to a vibrant commercial district of family-owned businesses combine to create a safe, friendly and identifiable place to live and work.*

### IDENTIFYING THE ISSUES

After participating in the visioning exercise, workshop participants divided into five groups and enthusiastically recorded their ideas for maintaining and improving their neighborhood. Upon identification, residents were asked to select and prioritize the issues which were most important to the neighborhood as a whole. The top eight issues identified by the neighborhood are as follows:

- Enhance Edgewater Drive to calm traffic and encourage pedestrian activity.
- Create a parking garage or lot to serve the businesses along Edgewater Drive.
- Bury utilities along major streets throughout the neighborhood.
- Provide entrance features to the neighborhood.
- Restrict motorboats and personal watercraft from the west side of Lake Ivanhoe.
- Add decorative lighting to neighborhood streets.
- Construct sidewalks and crosswalks throughout the neighborhood.
- Extend Dartmouth Park east to Edgewater Drive.

### ESSENTIAL INGREDIENTS OF A GREAT NEIGHBORHOOD

In 1999, the City of Orlando retained Glatting Jackson Kercher Anglin Lopez & Rinehart to research the essential ingredients of a livable neighborhood. Based on Glatting Jackson's research and comments received at a community workshop held in November 1999, the City identified 10 essential ingredients for assessing neighborhood completeness, quality of life and sustainability. An assessment of conditions in College Park is provided on pages 8 and 9.

College Park is a fully developed, urban neighborhood generally located west of I-4, south of Minnesota Avenue, east of N. Orange Blossom Trail, and north of W. Colonial Drive. The College Park neighborhood falls within City Commission District 3, represented by Commissioner C. Bruce Gordy.

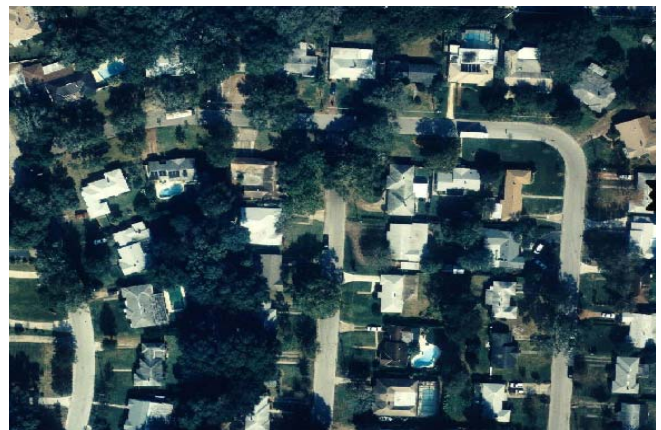
The College Park neighborhood covers approximately 1,886 acres. Existing development includes approximately 3,971 single family homes, 12 churches, two elementary schools, one middle school, and one high school. Approximately 656 businesses are also located in the neighborhood, mostly along Edgewater Drive. Area businesses include restaurants, financial institutions, professional offices, retail shops, service stations and auto repair facilities. The College Park neighborhood has a population of approximately 11,511, with an average age of 40. Approximately 96 percent of the residents are white.

Citrus growers and farmers first settled the College Park area before the turn of the century. The arrival of the railroad in 1880 solidified Orlando's position as a regional center where crops could be transported easily to market. However, the prosperity temporarily ended when the freezes of 1894-95 wiped out the citrus industry and slowed tourism and development.

As the 1920s approached, developers started to purchase and subdivide land in the area now known as College Park. Walter Rose, who would become a prominent developer and state Senator, named the first group of "college" streets in 1921. Carl Dann started developing the Dubsdread Golf Course and surrounding neighborhoods in 1923. The Cooper-Atha-Barr Company also platted a number of subdivisions during this booming period. Although much of the land that comprises the College Park neighborhood was subdivided in the 1920s, many lots remained vacant for years due to the collapse of the Land Boom around 1926 and the effects of the Great Depression.

The development pattern in College Park includes many of the positive design elements typically found in Orlando's Traditional City, defined as the area generally developed prior to World War II. The neighborhood features an interconnected street system, brick streets, a mature tree canopy, numerous lakes with public access to shoreline areas, several public parks, buildings oriented to the street and a mixture of residential and commercial uses.

Most of the development in the neighborhood



consists of single-family homes. Some of the first homes to be constructed were Craftsman style bungalows with open front porches, low-pitched roofs with wide overhanging eaves and decorative windows and doors. In addition, during the 1920s, a large number of stucco Mediterranean Revival, Colonial Revival and Tudor Revival houses were built. During the 1930s and 1940s, the single story Minimal Traditional style home was popular, detailed with Colonial motifs, narrow roof overhangs, multi-paned windows and small entry porches.

Public uses in the neighborhood include Princeton and Lake Silver Elementary Schools; Robert E. Lee Middle School; Edgewater High School; the College Park Pool; Dartmouth, Guernsey, Albert, Ivanhoe Plaza, Lake Adair, Don Dudley, Overbrook, Mathews and Lake Ivanhoe parks; Princeton Playground and the City of Orlando's Fire Station #3.

# NEIGHBORHOOD PROFILE

## Neighborhood Horizon Strategy

U.S. Census data was used to compare the College Park neighborhood with citywide and countywide characteristics. This data was obtained from the 1990 Census of Population and Housing (STF-3A), as well as 1996 estimated census data (PCensus).

### POPULATION CHARACTERISTICS

	College Park	City of Orlando	Orange County
<b>White</b>	96%	67%	77%
<b>Black</b>	2%	27%	16%
<b>Asian or Pacific Islander</b>	1%	2%	3%
<b>Other</b>	1%	4%	4%
<b>Total Population</b>	11,511	179,251	763,047
<b>Hispanic as % of Total</b>	9%	13%	14%

Age Group	College Park	City of Orlando	Orange County
<b>Under 5</b>	7%	7%	8%
<b>5 to 17</b>	12%	15%	17%
<b>18 to 24</b>	6%	15%	11%
<b>25 to 34</b>	20%	20%	18%
<b>35 to 44</b>	18%	15%	16%
<b>45 to 54</b>	9%	10%	11%
<b>55 to 64</b>	6%	7%	8%
<b>65 to 74</b>	10%	6%	6%
<b>75 and over</b>	11%	6%	5%
<b>1996 Avg.</b>	40.1	35	34.7

Source: 1990 Census, Tape STF3A, PCensus 1996 Estimate.

### EDUCATIONAL ATTAINMENT

	College Park	City of Orlando	Orange County
<b>Less than 9<sup>th</sup> grade</b>	4%	8%	7%
<b>9<sup>th</sup> to 12<sup>th</sup> grade, no diploma</b>	10%	14%	14%
<b>High school graduate</b>	26%	27%	29%
<b>Some college, no degree</b>	21%	21%	21%
<b>College degree</b>	39%	30%	29%

Source: 1990 Census.

### HOUSING CHARACTERISTICS

	College Park	City of Orlando	Orange County
<b>Total # Units</b>	5,401	73,425	282,686
<b>Persons Per Household</b>	2.1	2.3	2.6
<b>Owner Occupied</b>	64%	37%	53%
<b>Renter Occupied</b>	30%	53%	37%

Source: 1990 Census.

### EDGEWATER DRIVE

The most prevalent issues identified during the Neighborhood Horizon planning process were related to Edgewater Drive. The participant's vision of Edgewater Drive includes the following: architectural design standards, improved drainage, additional landscaping, better visibility, mixed-use development, sidewalk cafes, increased OPD presence and enforcement, commercial redevelopment, accessible parking, enhanced parks, improved pedestrian connections, underground utilities, traffic calming devices, decorative street lighting and an annual street festival.

### ROUNDBABOUTS

As a method of traffic calming to provide safety for pedestrians and reduce accidents, roundabouts were recommended for the following intersections: Edgewater Drive and Par Street, Edgewater Drive and Lakeview, and New Hampshire Street and Westmoreland Drive.

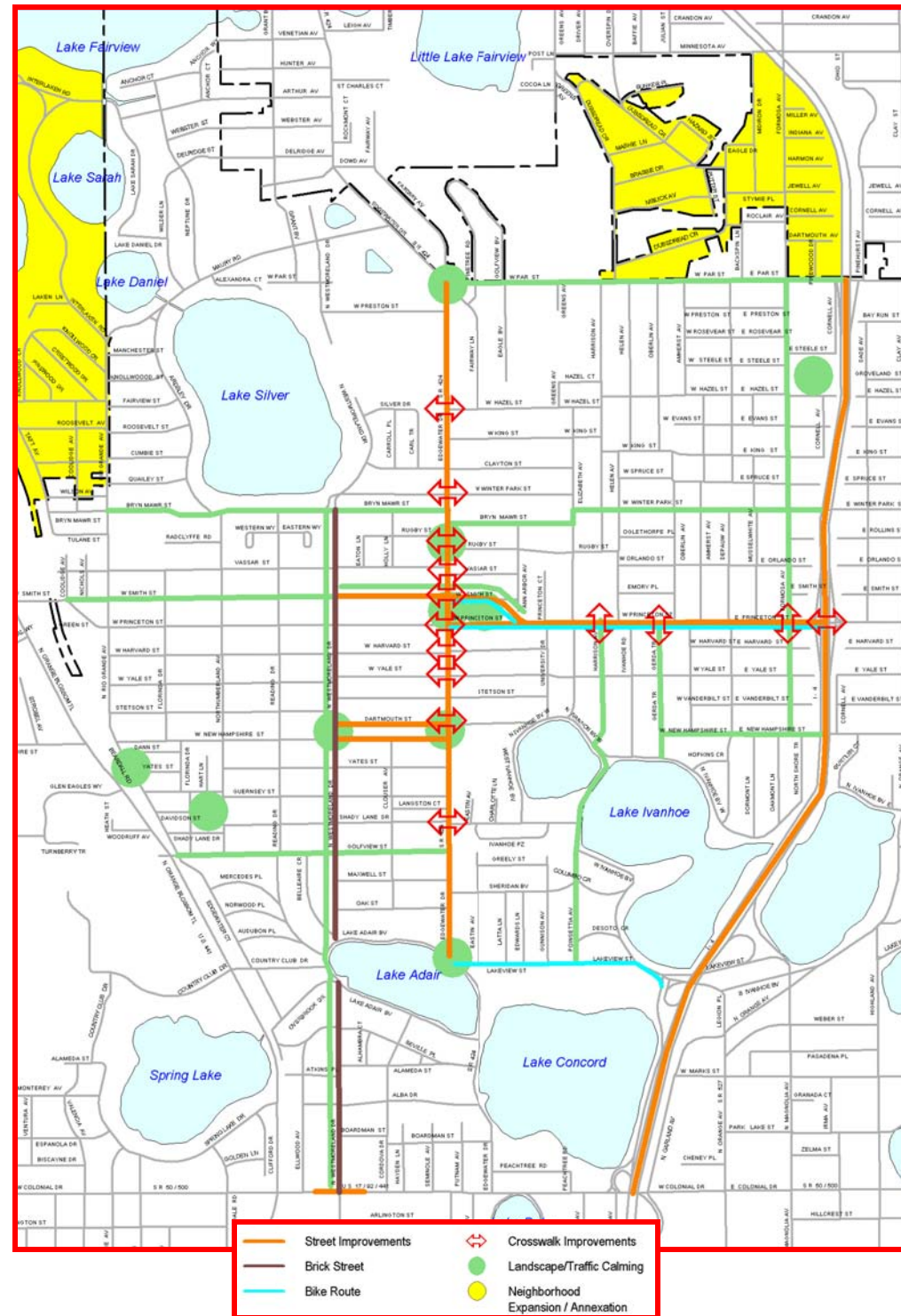
### STREET LIGHTING

Workshop participants expressed the need to install more decorative street lights along Edgewater Drive, Princeton Street, and other major residential streets. This improvement is considered a public safety feature that also adds to the beauty and character of the neighborhood.



Residents and business owners map out their ideas at the Neighborhood Planning Workshop.

The map below illustrates some of the issues and ideas identified by the College Park residents and business owners at the Neighborhood Planning Workshop held on May 22, 1999. The issues presented on both sides of the map represent the issues identified most frequently.



The City of Orlando's Neighborhood Resource Guide is available to assist residents in identifying City programs and resources that may be helpful in addressing the issues and strategies outlined in this document.



Participants in neighborhood meetings communicated their ideas by drawing on maps.

### PARKING

Residents within the neighborhood expressed a need for a public parking facility to serve non-residential uses along Edgewater Drive while allowing diagonal parking on at least one side of the same street.

### UTILITIES

Above ground utilities were viewed as an eye-sore in the neighborhood. Edgewater Drive, Smith Street, and Princeton Street were identified as priority streets for under grounding utilities.

### SIDEWALKS

A continuous network of sidewalks is important. The main streets surrounding the neighborhood should include bicycle and pedestrian space. Although there are adequate sidewalks in most portions of the neighborhood, sidewalks are needed in other areas. Existing sidewalks also need to be connected or widened. This issue is considered one of public safety and convenience.

The following is a summary of conditions in College Park as they relate to the Essential Ingredients of a Great Neighborhood.



### Public Safety

Neighbors watch out for each other & enjoy a sense of security within their homes & their neighborhood.

- In 1999, the neighborhood crime rate was 36 per 1000 people, compared to 172.6 for the City.
- The top four criminal offences were theft, burglary, narcotics, and simple assault.



### Neighborhood-Serving Business Districts

Nearby businesses offer local jobs, along with products & services for everyday life.

- Existing development includes approximately 656 businesses within the neighborhood boundaries, most of them existing along Edgewater Drive.



### Pride of Place & Property

Residents & property owners invest time & money towards maintaining & enhancing their homes & neighborhood.

- There were approximately 5,401 housing units in the neighborhood in the year 1990 (3,971 single family).
- Approximately 64% of these housing units are owner-occupied.



### Parks & Open Space

Ample parks & open space are accessible to residents for recreation & public celebration.

- There are nine parks within the neighborhood. These include: Dartmouth, Guernsey, Albert, Ivanhoe Plaza, Lake Adair, Don Dudley, Overbrook, Mathews and Lake Ivanhoe parks.



### Neighborhood-Oriented Schools

Quality public schools are physically & socially connected to the neighborhood & nearby civic facilities.

- The public schools within the neighborhood are Princeton Elementary, Princeton House Charter School, Robert E. Lee Middle School, Lake Silver Elementary and Edgewater High School.
- Private schools in the area include Bishop Moore High School, Orlando Junior Academy and St. Charles Catholic School.

The following is a summary of conditions in College Park as they relate to the Essential Ingredients of a Great Neighborhood.

### Pedestrian & Bicycle Connections

A network of walkways & bicycle routes provides residents with safe alternatives to auto travel.

- There are approximately 10.5 miles of bikeways within the College Park Neighborhood. These bikeways range from signage on residential streets to designated bike lanes.
- In addition, there are approximately 49 miles of sidewalks.



### Accommodations for the Automobile

Public & private parking facilities ensure a place for cars.

- On-street parking is permitted throughout most of the neighborhood.
- Non-residential uses in the neighborhood also provide off-street parking.



### Civic & Spiritual Institutions

Nearby civic facilities & spiritual centers offer residents community service and worship opportunities.

- Civic facilities close to the neighborhood include the Orlando Science Center, the Civic Theatre, the Downtown YMCA and the TD Waterhouse Center.
- There are approximately twelve churches in the neighborhood.



### Infill Development Activity

Infill development & redevelopment offers new commerce & housing options that enhance neighborhood character.

- There are several opportunities for infill development within the College Park Neighborhood for new construction. These opportunities should be investigated and encouraged.

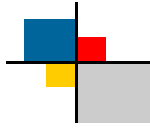


### Mass Transit

Nearby transit serves residents with alternative travel options & reduces automobile traffic.

- Lynx, the bus system serving most of Orlando, has four routes (#s 14, 16, 17, and 30) serving the College Park neighborhood.





## Summary of Issues Identified by Participants at the May 22, 1999 College Park Neighborhood Planning Workshop

PUBLIC SAFETY	GROUP				
	1	2	3	4	B
1. Provide traffic calming along the following streets: Bryn Mawr, W. Winter Park St., W. New Hampshire St., Gerda Tr., Formosa Rd., Smith St., Par St., Harrison Ave., Golfview St., Poinsettia Ave., & Westmoreland Dr.		✓	✓		
2. Discourage left turns from Colonial Dr. (eastbound) onto Westmoreland Dr. (northbound).		✓	✓		
3. Fix drainage problems on Rio Grande Ave. & Edgewater Dr.		✓			
4. Fix the dangerous "blind-exit" driveway from the Washington Mutual bank onto Edgewater Dr.	✓				✓
5. Enforce the City's noise ordinance to reduce loud cars on Princeton St.	✓				
6. Increase OPD presence and enforcement along Edgewater Dr. and Colonial Dr.		✓		✓	✓
NEIGHBORHOOD-SERVING BUSINESS DISTRICT					
1. Encourage construction of canopies or awnings over Edgewater Dr. businesses.				✓	
2. Promote pride of ownership along Edgewater Dr.				✓	
3. Allow & encourage sidewalk cafes & mixed use developments on Edgewater Dr.	✓		✓	✓	
4. Encourage more life and vibrancy on Edgewater Dr. by keeping doors open later.			✓		✓
5. Locate a branch or extension campus of a college or university within College Park.				✓	
6. Limit ground floor retail uses and establish building height limits on Edgewater Dr.					✓
7. Publicize/market the Edgewater Dr. corridor to businesses & developers.		✓			
PRIDE OF PLACE & PROPERTY					
1. Provide decorative street lighting throughout the neighborhood & place utilities underground.	✓	✓	✓	✓	
2. Pursue non-regulatory recognition of College Park as a historic Orlando neighborhood.			✓		
3. Annex unincorporated adjacent lands to the north (Dubsdread, Interlaken, etc.).			✓		
4. Remove existing billboards & prohibit new billboards in College Park.	✓				
5. Provide courtesy notices to residents who appear to be violating City Codes.			✓		
6. Redevelop the shopping center at Par Av. & Edgewater Dr.			✓	✓	
7. Preserve existing historic houses & architecture.		✓	✓		
8. Provide a landscape buffer between residential & industrial uses along the railroad tracks (Beardall Road).		✓	✓		
9. Add more entry monument signs as well as smaller neighborhood ID signs throughout the neighborhood.		✓	✓		
10. Add more shoreline vegetation around all of the neighborhood lakes.			✓		
11. Establish an architectural identity for Edgewater Dr.			✓	✓	
12. Provide landscaping along Edgewater Dr. & Princeton St.	✓	✓	✓	✓	
13. Erect a "family statue" at the "split" of Princeton St./Smith St.				✓	
14. Add public art & fountains where possible throughout the neighborhood.				✓	
15. Create additional design standards and a unified theme for signage.	✓	✓	✓		
16. Brick Westmoreland Ave. to Colonial Dr.		✓			
20. Pursue funding for Edgewater Dr. improvements as mitigation for I-4 impacts.	✓				
21. Leave I-4 as it is, without expansion.			✓		
22. Maintain an interchange at I-4 & Ivanhoe Boulevard.			✓	✓	
23. Close the I-4/Par St. interchange.			✓		

## Issues are organized as they relate to the Essential Ingredients of a Neighborhood.

PARKS & OPEN SPACES	GROUP				
	1	2	3	4	B
1. Extend Dartmouth Park to Edgewater Dr.	✓				
2. Prohibit motorboats from the west side of Lake Ivanhoe.	✓		✓	✓	
3. Enhance Albert Park as a central square/focal point for the College Park neighborhood.	✓				
4. Renovate Mathews Park to include baseball fields, basketball courts and tennis courts.			✓		
5. Create a three-mile walking course along the length of Edgewater Dr. with markers and water fountains.				✓	
6. Maintain existing park acreage around Lake Ivanhoe.		✓	✓		
7. Renovate & maintain Guernsey Park.			✓		
8. Clean up & make accessible the heavily wooded "wildlife area" on the shore of Lake Ivanhoe.			✓	✓	
9. Keep Dubsread Golf Course as green open space.		✓	✓		
INFILL DEVELOPMENT ACTIVITY					
1. Encourage more neighborhood-serving businesses to move into Edgewater Dr. locations.			✓		
2. Develop town homes along Princeton Street between Edgewater Drive & I-4.				✓	
3. Continue to allow tandem residential development, but limit density.			✓	✓	
4. Encourage garage apartments.				✓	
ACCOMODATIONS FOR THE AUTOBMOBILE					
1. Create a public parking facility for non-residential uses on Edgewater Dr.		✓			
2. Create a parking facility with apartments at the corner of Smith St. & Edgewater Dr.		✓			
3. Allow diagonal parking on Edgewater Dr.			✓		
4. Restore parking spaces to the "dead" corners of streets that intersect with Edgewater Dr.					✓
5. Make streets adjacent to Dartmouth Park one-way.	✓			✓	
6. Provide roundabouts on Edgewater Dr./Par St., Edgewater Dr./Lakeview St. and New Hampshire St./Westmoreland Dr.	✓	✓	✓	✓	✓
7. Redesign Edgewater Drive as a two-lane road from Lakeview St. to Par St.	✓			✓	
8. Redesign Edgewater Dr. as a two lane road with a center turn lane from Lakeview St. to Par St.			✓		
9. Redesign Princeton St. as a two-lane road from the Orlando Science Center to Edgewater Dr.	✓				
10. Remove the flashing lights at the Princeton St./Smith St. "split."				✓	
11. Fix traffic signals at Vassar and Rugby along Edgewater Dr. to be less confusing and dangerous.					✓
12. Synchronize traffic lights on Edgewater Dr. to accommodate 25 MPH traffic.			✓		✓
PEDESTRIAN & BICYCLE CONNECTIONS					
1. Enhance all pedestrian crossings.	✓				
2. Provide a bike path from College Park to downtown and from Lakeview St. to Lake Ivanhoe & I-4.	✓				
3. Provide more on-street bike lanes and improve bike lane signage.	✓		✓		
4. Provide or enhance pedestrian crossings on Princeton St. at I-4 & Harrison Ave. and on Edgewater Dr. at Princeton St., Smith St., Yale St., Harvard St. and Hazel Ave.	✓	✓		✓	✓
5. Widen sidewalks on Edgewater Dr.	✓	✓	✓	✓	✓
6. Connect sidewalks throughout neighborhood and provide handicap ramps.		✓	✓		✓
7. Provide bike lanes on Princeton St. to the Orlando Science Center.	✓				
8. Strengthen City ordinances to protect pedestrians.	✓				

# ACKNOWLEDGEMENTS

The Residents and Business Community of College Park.

Glenda E. Hood, Mayor

Don Ammerman, Commissioner, District 1

Betty T. Wyman, Commissioner, District 2

C. Bruce Gordy, Commissioner, District 3

Bill Bagley, Commissioner, District 4

Daisy Lynum, Commissioner, District 5

Ernest Page, Commissioner, District 6

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Environmental Services Department  
Neighborhood Services Office  
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The following residents, merchants and staff participated in the Neighborhood Training Workshop at Dubsdread Country Club on April 19, 1999, and/or the Neighborhood Planning Workshop held at Edgewater High School on May 22, 1999.

### *Staff Participants*

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### *Disclaimer*

The issues identified in this document reflect the general consensus of the College Park Neighborhood. Appropriate partnerships between City departments and the neighborhood association will be subject to available funding, staffing and scheduling priorities.