

Downtown Orlando ACTION PLAN



KEY CAPITAL PROJECTS

- Magnolia Avenue Roadway Improvement Phase 1
- 30 S. Orange Avenue Pocket Park
- Lake Eola Gateway
- Church Street Reconstruction Phase 1
- The Canopy
- One North





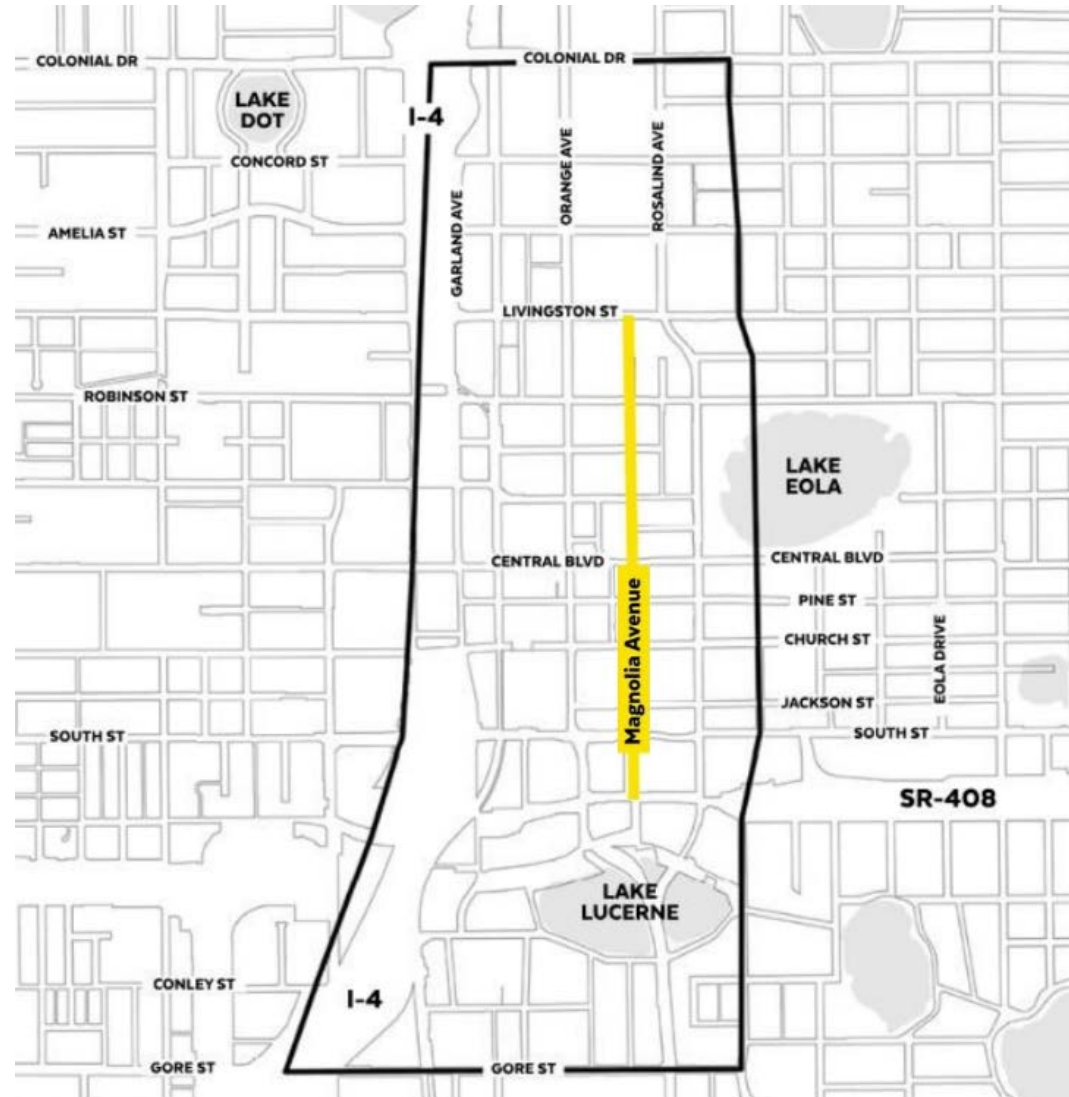
MAGNOLIA AVENUE ROADWAY IMPROVEMENT PHASE 1



Project Area

Magnolia Avenue Roadway Improvements

Phase 1 (Interim Improvements, South St to Livingston St)









Overview: Magnolia Avenue Roadway Improvements

Phase 1 (Interim Improvements, South St to Livingston St)

When: February 2026

What's Happening:

- Corridor reconfigured from one-way to two-way travel
- Move the LYMMO designated bus lane and integrate its bus operations into the normal traffic
- Add on-street parking
- Removing concrete medians, median planters, and median lighting
- New concrete paving and roadway milling and resurfacing

Why?

Converting one-way to two-way streets in downtown Orlando will not only make driving more intuitive and direct, but it will also create walkability and unlock transit routing opportunities.



Magnolia Avenue Roadway Improvements

Phase 1 (Interim Improvements, South St to Livingston St)

Construction impacts:

- Roadway will be closed for vehicular traffic for two block intersections at a time.
- Detour routes and signage will be provided to navigate around the construction limits.
- Pedestrian access will be maintained on both sides of the roadway.
- The construction activity will be from roadway curb-to-curb throughout the project limits.

Phase 1 completion expected September 2026.









LIBRARY

Our service is actually free.

St. Central Ave

2
SAFE
PARKING

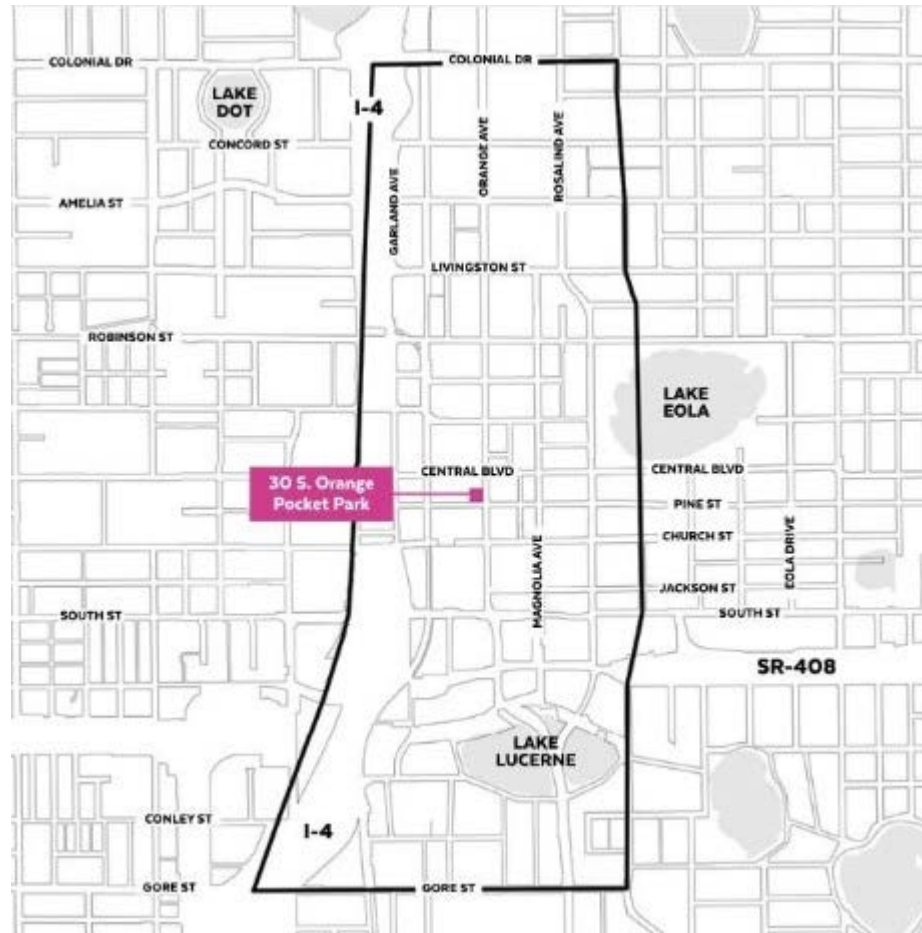


30 S. ORANGE AVENUE
POCKET PARK



Project Area

30 S. Orange Avenue Pocket Park





ORLANDO

UNBELIEVABLY REAL

ORLANDO





About 30 S. Orange Avenue Pocket Park

When: 2027 (design)

What's Happening:

Transform 30 S. Orange Avenue into a pocket park complete with shade, water, food service, and a water element.

Why?

Pocket Parks aim to fill gaps in downtown Orlando's public realm by creatively using underutilized space and infrastructure. Located at 30 South Orange, this site sits at the crossroads of two defining downtown corridors - Orange Avenue and Pine Street. The strategy builds on a distributed network of open spaces, treating downtown as a collective park made up of diverse small parks. Serving a busy mix of daytime business activity and evening nightlife, the area supports residents, workers, and visitors while enhancing vibrant, connected downtown neighborhoods.



30 S. Orange Avenue Pocket Park

Construction impacts:

- We anticipate all site improvements to be within the property limits.
- There will be occasional sidewalk closures for construction activities.





LAKE EOLA GATEWAY



Project Area

Lake Eola Gateway Construction



"CITY CENTRE" 205 E Central Blvd, Orlando, FL 32801







About the Lake Eola Gateway Construction

When: 2027 (design)

What's Happening:

Lake Eola Gateway project at the Northeast corner of the intersection at Central Blvd and Rosalind Ave as a grand entry way to Lake Eola Park.

Why?

The connection to downtown should emphasize how the city's relationship with the beautiful lake can be experienced just minutes away from its vibrant downtown and reinstate Lake Eola's significance as an urban attraction. Once completed, this project will mark a gateway into this iconic park.



Lake Eola Gateway Construction

Construction impacts:

- We anticipate all site improvements to be within the property limits.
- There will be occasional sidewalk closures for construction activities.
- Phase I - Demolition of the entire building at 205 E Central Blvd that includes the removal of footings, slabs, asphalt, concrete pavement or brick paver driveways, and more.
- Phase II - To construct the Lake Eola Gateway Entry point. The Gateway plaza improvements will include an EOLA sign, installing landscaping, concrete planters, all-weather tables, ADA-compliant walking paths, hardscape areas, permanent seating, shrubs, artistic shade features and potentially solar powered lighting features.





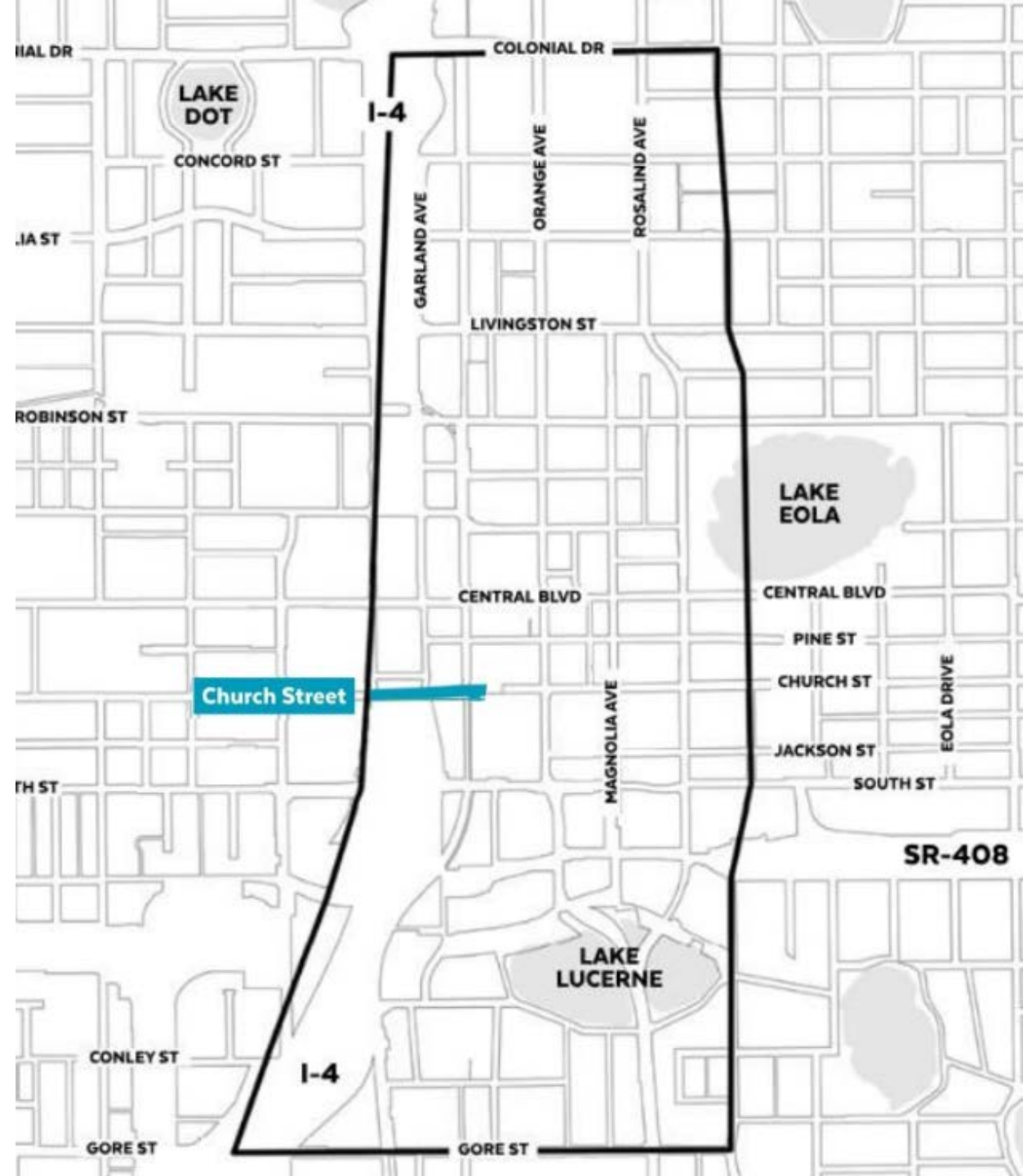
CHURCH STREET RECONSTRUCTION PHASE 1



Project Area

Church Street Reconstruction

Phase 1







About Church Street Reconstruction Phase 1

When: June 2026 (Phase 1 groundbreaking)

What's Happening:

Phase I (Garland to Railroad Tracks) will reconstruct the corridor into an Exceptional Streetscapes Festival Street that modifies the typical section into two 11 ft. lanes, a curb-less street flushed with walkway, semi-pervious street surface, narrow cartway for loading/unloading, and space reserved for landscaping.

Why?

Create streets that allow for attractive and convenient multimodal travel where access, movement, and place are systematically organized.



Church Street Reconstruction Phase 1

Construction impacts:

- The roadway will be closed for vehicular traffic throughout construction.
- Detour routes and signage will be provided to navigate around the construction limits.
- Pedestrian access will be maintained on the existing sidewalk area or the roadway throughout construction.
- The construction activity will be from face of building.
- Roadway improvements include replacing the existing brick pavers in the roadway and sidewalk areas, updating the drainage system, installing new street lighting, planters, and trees in the sidewalk area.



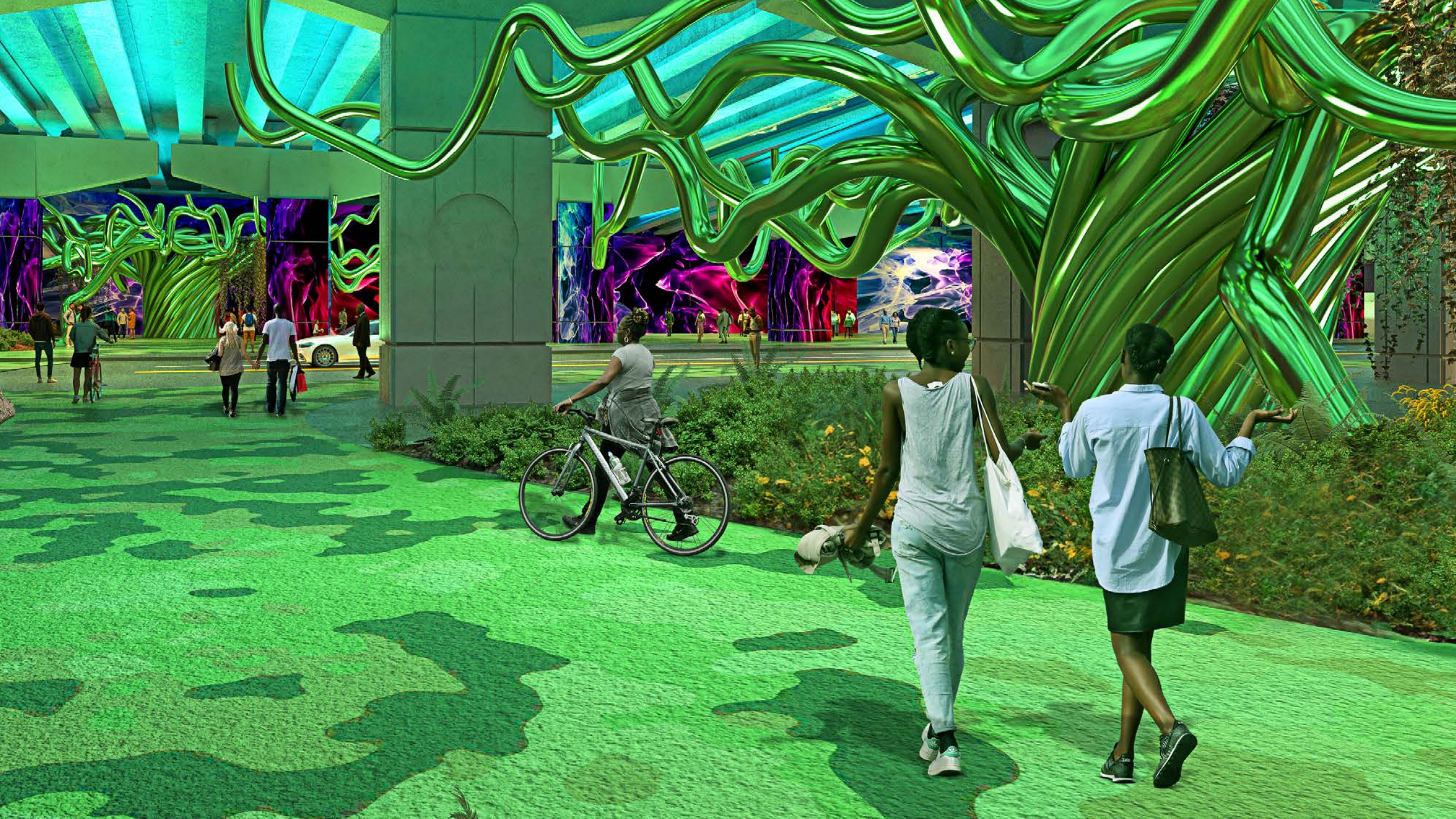






THE CANOPY











EVENT SPACE WITH ART TREES



FRONT OF RESTROOM



PROJECTION WALL SOUTH OF CHURCH STREET



BIKE PATH ALONG GARLAND AVENUE



FESTIVAL STREET - CHURCH STREET



BIKE PATH ALONG GARLAND AVENUE



STREETSCAPE ALONG GARLAND AVENUE

About The Canopy

When: 2026

What's Happening:

The Canopy will be located under the I-4 corridor and will be designed to offer more than just a pretty place to walk through. It will feature creative public art, shaded areas, and welcoming gathering spots where residents, workers, and visitors can relax, connect, and enjoy the city.

Why?

The Canopy fulfills the desires voiced by our community for a space fostering connection, community, artistic immersion, green space, and enhanced mobility in DTO.



The Canopy

Construction impacts:

- The maintenance of traffic (MOT) is being finalized.
- Anticipate traffic closures and limited access for pedestrians.

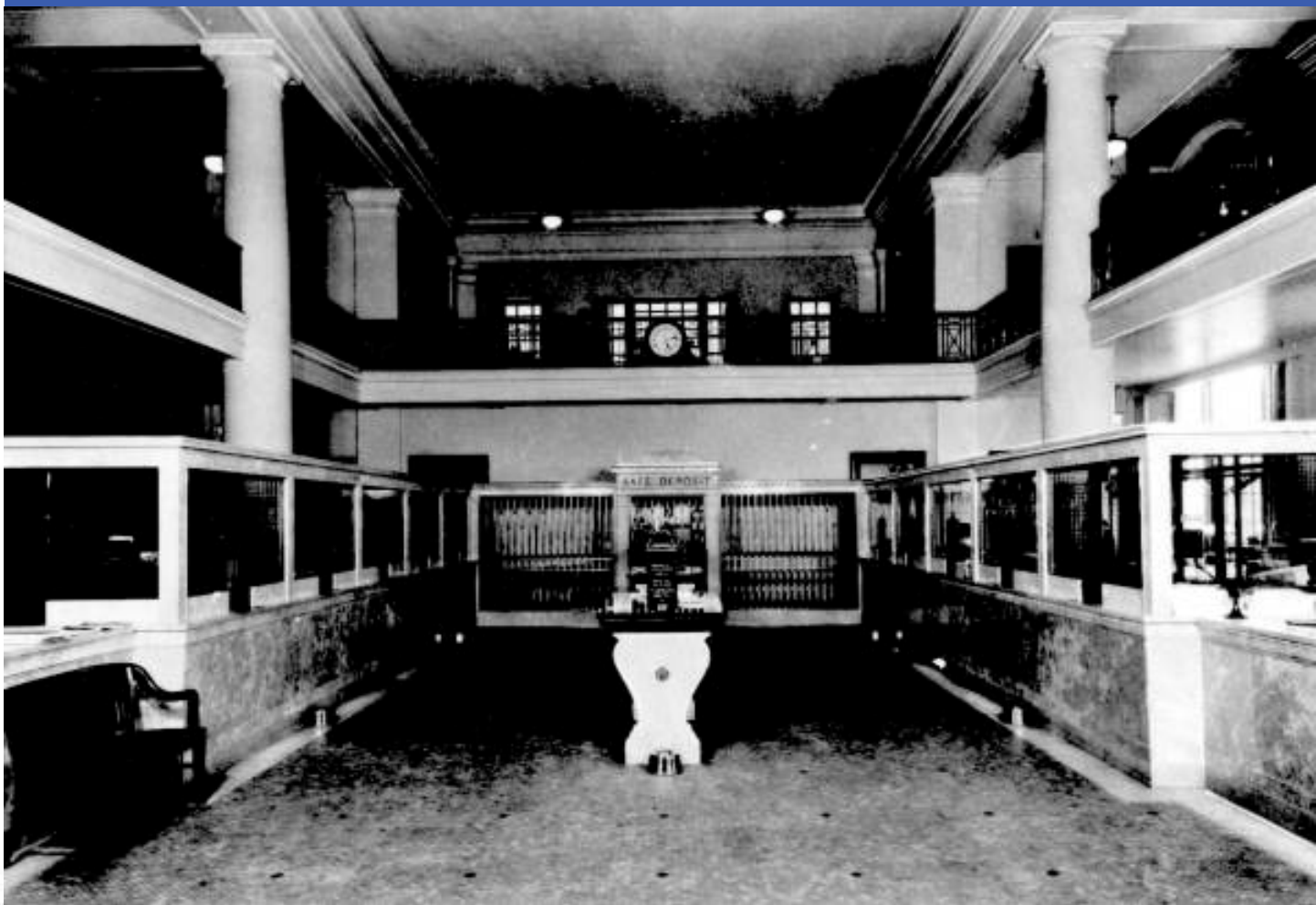




ONE NORTH









One North

DOWNTOWN ORLANDO

A PARTNERSHIP OF

BROKERAGE

First Capital Property Group /
CORFAC International

EXCLUSIVE BROKER

BROKERAGE

Atrium Commercial Real Estate

EXCLUSIVE BROKER

CIVIC PARTNER

City of Orlando's Community
Redevelopment Agency

IN COLLABORATION

Historic Roots | Enduring Value | Limitless Future



About One North

When: 2026-2028

What's Happening:

One North (1 N. Orange Avenue) offers a unique opportunity to restore a historic downtown landmark. The 1924 neo-classical tower is one of Orlando's original skyscrapers and architectural icons. We will soon seek proposals from developers, operators, and capital partners.

Why?

The project aims to revitalize the building through adaptive reuse and long-term investment.

Scan to follow progress
on the DTO Action Plan
or call 407.246.3035.

