

5-1959

Comprehensive City Plan, Orlando, Florida. V. 2

George W. Simons Jr.

Follow this and additional works at: <https://digitalcommons.unf.edu/simonsflorida>

Recommended Citation

Comprehensive City Plan, Orlando, Florida. V. 2. 1959. George W. Simons, Jr. Planning Collection.
University of North Florida, Thomas G. Carpenter Library Special Collections and Archives. UNF Digital
Commons, <https://digitalcommons.unf.edu/simonsflorida/31/>

This Book is brought to you for free and open access by
the George W. Simons, Jr. Publications and Printed
Materials at UNF Digital Commons. It has been accepted
for inclusion in City and Regional Planning -- Florida by an
authorized administrator of UNF Digital Commons. For
more information, please contact [Digital Projects](#).
© 5-1959 All Rights Reserved

**COMPREHENSIVE
CITY PLAN
ORLANDO, FLORIDA**

VOLUME II

The Neighborhood Plan

Parks and Recreation

Schools

Housing

Prepared by

George W. Simons, Jr.
Planning Consultant
Jacksonville, Florida

GEORGE W. SIMONS, JR.

MEM. AM. SOC. C. E.
MEM. INST. OF PLANNERS
MEM. INST. OF TRAFFIC ENGINEERS

**PLANNING, ZONING
AND MUNICIPAL
CONSULTANT**

TELEPHONE
ELGIN 3-0373

FIRST FEDERAL SAVINGS BUILDING
JACKSONVILLE 2, FLORIDA

May 7, 1959.

Honorable Robert S. Carr, Mayor,
Honorable Members of the City Council,
Orlando, Florida.

Dear Sirs:

Herewith we are pleased to transmit Volume Two
of our Comprehensive City Plan.

In this volume are included reports on Neighborhoods,
Parks and Recreation, Schools and Housing.

This will be followed by the third and final
volume.

Respectfully submitted,

GEORGE W. SIMONS, JR.

GWS:EBB

INDEX

HOUSING	61
THE NEIGHBORHOOD PLAN	1
The Orlando Neighborhood Pattern	4
PARKS AND RECREATION	8
Area Devoted to Parks and Recreation	12
City Wide and Regional Parks and Recreation Areas	45
Community Recreation Areas and Parks	34
Components of the Plan	17
Future Needs for Regional Parks	47
General Recommendations on Park Development and Acquisition	48
Introduction	8
Lakes of Orlando	9
Multiple Purpose Parks	10
Neighborhood Patterns	22
Park and Recreation Areas by Neighborhoods with Recommendations	23
Recreation Areas and Facilities	11
Regional Parks Owned by the City of Orlando with Recommendations	45
Scenic Parks	9
Standards for Parks and Recreation Areas	17
SCHOOLS	50
Capacity Recommended Compared to 1962 Capacity Required	59
Location and Size of Elementary Schools	54
Location and Size of Junior and Senior High Schools	57
Schools to be Eliminated	59

INDEX TO FIGURES

1 Neighborhood Characteristics	3
2 Existing and Proposed Park and Recreation Facilities	16
3 Wadeview Park	29
4 Lake Fairview Park	44
5 Population Trends in a Neighborhood	52
6 Existing and Proposed Elementary Schools	55
7 Existing and Proposed Junior and Senior High Schools	56
8 Redevelopment, Rehabilitation and Conservation Areas	62

CHAPTER 6

THE NEIGHBORHOOD PLAN

The popular idea of a neighborhood limits it to the general vicinity in which a person lives and where most of his family activity takes place. Exact boundaries are seldom recognized by the individual, but a clearly recognizable center is usually evident in some feature such as a school or park.

The planner's concept of a neighborhood is considerably more comprehensive. The Neighborhood Plan is a design for community living. It provides an orderly grouping of residential areas, within the arterial street framework, around a community center. The community center should include an elementary school, a neighborhood park and playground, and possibly a community building and some churches. These are the unifying features that form compact community service areas on a scale limited to walking distance of the center.

Arterial streets usually provide the dominant separating feature between the neighborhoods, but topographical features, non-residential land uses and greenbelts of open space often establish recognizable boundaries. Because of the dominant influence of heavy traffic arteries on the development pattern of a city neighborhoods should be established mainly within the arterial framework. Internal streets of the neighborhood should be designed solely for local traffic in a way to discourage thru traffic. One or two collector streets thru the neighborhood would feed traffic of local origin into the arterial system. Ideally the school and playground should be located in the geographic center of the neighborhood far removed from heavy traffic. However neighborhood shopping facilities should be located on the fringe near intersecting traffic arteries for convenience to several neighborhoods.

In general, a neighborhood is an aggregate of residential areas limited in size, depending upon residential densities, to accommodate from 1,000 to 2,000 families, which would mean from 3,000 to 8,000 persons. Each neighborhood may be made up of similar or dissimilar house types, of similar or dissimilar population but some characteristics common to the general neighborhood usually develop.

From four to six neighborhoods are required to economically justify community facilities of a broader nature, such as a junior high school, a senior high school, regional shopping facilities, a large number of churches, a branch library, a large community center including major recreational and other facilities. Such a grouping of neighborhoods forms a community, such as the College Park community and the Colonialtown community in Orlando.

If the neighborhood design is right and the value of homes is respected, the integrity of all residential areas may be protected as the city expands many times in size.

Growing cities without a neighborhood design are likely to thrust increasing traffic onto residential streets never intended for the volume. Subsequent street widenings invite strip commercial development. Unless strong protective measures are followed to keep out adverse land uses detrimental to its liveability, blight sets in, the population of the neighborhood begins to change and the economic level drops. Sometimes a premature attempt is made to zone away the blighted residential area. Opening a blighted area to the lowest commercial and industrial classifications of land use makes a bad situation worse and seldom results in the complete redevelopment of the blighted area. These and other causes eventually lead to the creation of slums.

CITY OF ORLANDO, FLORIDA

LEGEND

NEIGHBORHOOD CHARACTERISTICS

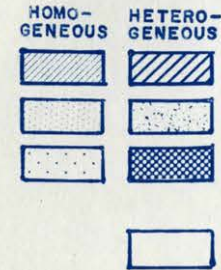
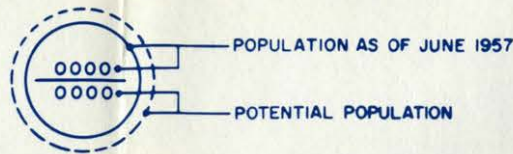
WHITE FAMILIES

- OLDER, BELOW AVERAGE SIZE
- MEDIUM AGE AND SIZE
- YOUNG, ABOVE AVERAGE SIZE
- NON-WHITE FAMILIES
- ALL FAMILY TYPES



0 2000' 4000'
SCALE IN FEET

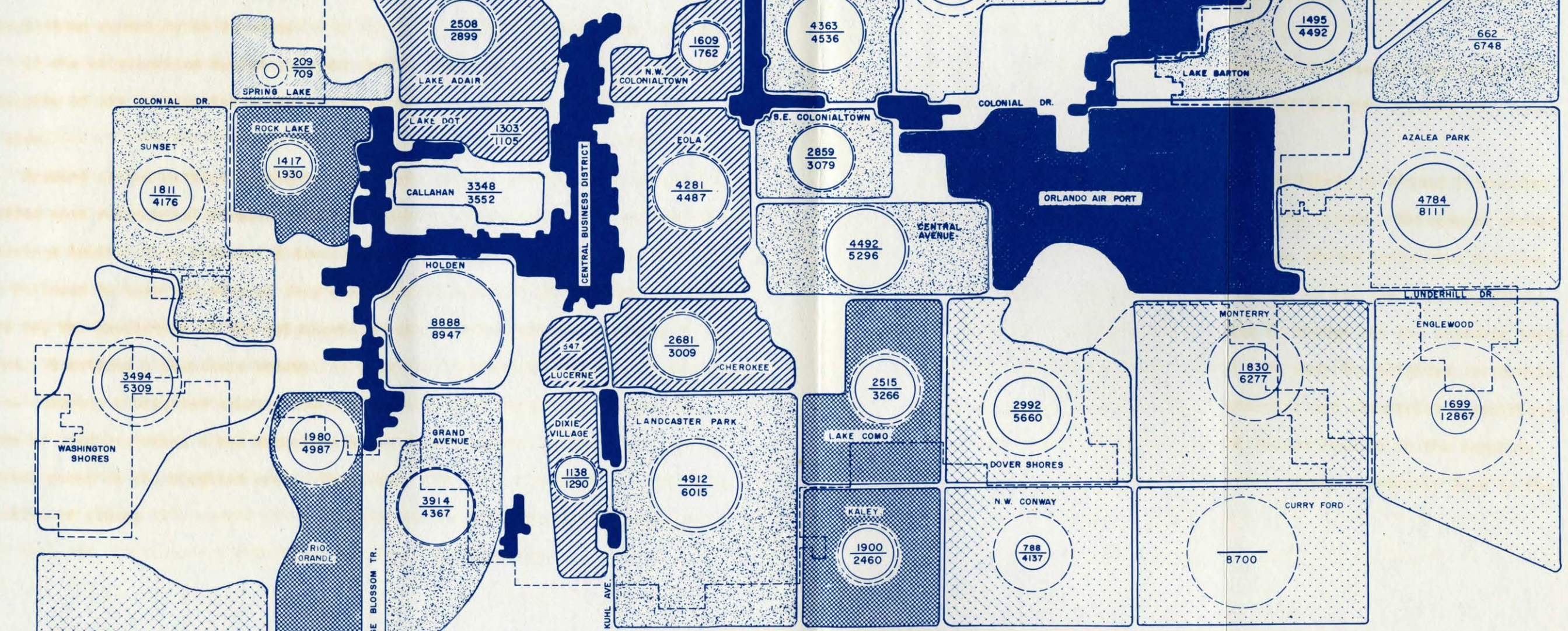
GEORGE W. SIMONS, JR.



NEIGHBORHOOD	85 YRS. & OVER	PRE-SCHOOL AGE	ELEM. SCHOOL AGE	JR.-SR. HIGH AGE	PRESENT POPULATION
AUDUBON PARK	172	644	561	281	3598
AZALEA PARK	81	981	899	349	4784
CENTRAL AVE.	245	622	662	402	4492
CHEROKEE	381	210	223	154	2681
DIXIE VILLAGE	165	91	88	86	1138
DOVER SHORES	343	536	469	241	2992
DUBSDREAD	254	508	574	315	3790
E. COLLEGE PARK	691	512	704	411	6366
ENGELWOOD	29	348	319	124	1699
EOLA	786	287	213	207	4281
FAIRVIEW	158	254	245	137	1892
GRAND AVE.	363	508	495	414	3914
KALEY	130	257	306	155	1900
LAKE ADAIR	356	159	254	157	2508
LAKE BARTON	137	165	203	112	1495
LAKE COMO	126	369	409	199	2515
LAKE DOT	206	95	90	51	1303
LAKE FORMOSA	51	9	21	16	326
LANCASTER PARK	479	548	607	394	4912
LUCERNE	108	48	24	26	547
MONTERREY	31	375	345	134	1830
N.E. COLONIALTOWN	323	504	619	314	4363
N.W. COLONIALTOWN	211	158	181	121	1609
N.W. CONWAY	29	130	153	47	788
ORWIN MANOR	37	89	74	46	549
RIO GRANDE	130	281	308	171	1980
ROCK LAKE	85	228	204	115	1417
ROSE ISLE	71	165	137	80	1016
S.E. COLONIALTOWN	311	341	366	205	2859
SUNSET	187	231	201	212	1811
W. COLLEGE PARK	242	612	717	358	4461

NON-WHITE NEIGHBORHOODS

CALLAHAN	151	455	432	208	3348
HOLDEN	400	1303	1334	697	8888
WASHINGTON SHORES	122	572	634	371	3494
15730 TOTAL					



NEIGHBORHOOD PATTERN

THE ORLANDO NEIGHBORHOOD PATTERN

Orlando, of course, was not laid out on a neighborhood plan. Nevertheless, a number of distinct residential areas of the city are generally recognized, such as the Lake Eola area, the Grand Avenue area, the Lake Como area, the Lake Adair area, the Washington Shores area and others. In so far as possible the proposed Orlando Neighborhood Plan employs generally accepted names and these are identified on the map, Figure 1.

It is characteristic of Orlando's residential pattern, as with most cities, that the area surrounding the Central Business District is a heterogenous housing area, mostly of older homes occupied by small and older families. A successive band of more recent housing, occupied by families of about average size and age, is characteristic of the next zone. On the fringe and in the suburban zone are the new, homogeneous housing areas characterized by young families of large size.

Because no comprehensive plan has been heretofore available to guide the City's growth a number of residential areas have been fragmented by subsequent developments imposed by changing conditions. Some residential areas were developed without reference to a plan for future arterial streets. Subsequently force of necessity to move the traffic of an expanding city resulted in the adaptation of many narrow residential streets as a part of the arterial system. Because of the prevalent attitude that all property on a heavily traveled street is only suitable for business, further blighting of the neighborhood has resulted. Because no clearly defined service areas have been identified to guide the growth of the community, a number of school and recreation sites have been mis-located. And it is now too late to provide needed sites for some areas, because all sites of acceptable size and location have been developed for other purposes.

On the other hand the proposed Neighborhood Plan can provide an effective guide for the development of future residential areas of the city. Because Orlando is rapidly annexing many fringe areas there is an unusual opportunity to develop good neighborhoods according to an idealized concept. According to the plan proposed the neighborhood service areas are clearly defined by arterial streets, natural and other dividers. Community services and open spaces can be effectively planned, located and coordinated in relation to one another for a predetermined area and population. The map showing the neighborhood plan includes for each neighborhood an estimate of population in June, 1957, and an estimate of the potential population that can be accommodated according to present development trends.

To be most effective, the Neighborhood Plan must be used as a guide by a number of agencies: by the City and County in the development of the arterial street system and in the advanced acquisition of parks and recreation areas. By the Planning Board in the matter of subdivision control. By the Board of Public Instruction in the matter of school sites. By the various churches for expansion into the rapidly growing fringe areas. By the land developers in the matter of subdivision street patterns and the reservation of sites for public uses.

The General Land Use Plan provides a guide for the location of industrial areas that will not harm or do the least possible harm to nearby residential areas. Locations for convenient neighborhood and community shopping facilities are likewise suggested that will avoid detracting from adjacent residential areas. Suggestions for neighborhood school sites, parks and recreation areas are also located on the General Land Use Plan.

The population characteristics vary from one part of the city to another, as was previously explained. It is the fringe areas that are experiencing the impact of the tremendous growth of the Orlando area and it is important that considerable

attention be given these areas before they are completely developed. Because the newly developed housing areas are homogeneous, it is quite easy to predict the population growth and its characteristics. Data collected in three characteristic housing projects, Azalea Park, Dover Shores and several of the lowest cost modern projects, give valuable information on what to expect in the new residential developments typical of the Orlando area.

TABLE 1

PERSONS PER HOUSEHOLD AND AGE CHARACTERISTICS OF
THREE TYPICAL WHITE HOUSING AREAS IN THE ORLANDO AREA

<u>ECONOMIC RANGE OF HOUSING</u>	<u>PERSONS PER HOUSE HOLD</u>	<u>PERSONS PER 1,000 POPULATION</u>			
		<u>PRE SCHOOL</u>	<u>ELEMEN- TARY SCHOOL</u>	<u>JUNIOR SENIOR HIGH</u>	<u>OVER 65</u>
Low to medium cost projects	4.0	205	188	73	17
Medium cost projects	3.5	162	135	83	68
Lowest cost projects	3.5	145	211	46	40

If this sample data is applied to a one square mile residential area, defined as a neighborhood, the impact upon the school and public services system is illustrated. One square mile of 640 acres would provide about 590 gross acres in homes (640 acres less 15 acres for an elementary school, 20 acres in commercial uses, 20 acres in other public and semi-public uses, and 10 acres miscellaneous, yields 590 acres for residential purposes). If three to four homes per acre are netted, such a theoretical area would provide from 1,770 to 2,360 homes or a population of 6,195 to 9,440 persons. Consequently there would be an elementary school age population ranging from 835 to 1,767 at the period of peak demand, depending upon the foregoing variables. Of course these figures are reduced by whatever area is in swamps or lakes or otherwise will not be developed for residential use. Altho general guides, they indicate rather well the magnitude of the problem.

TABLE 2

POPULATION CHARACTERISTICS POSSIBLE WITHIN A
ONE SQUARE MILE AREA OF RESIDENTIAL DEVELOPMENT
TYPICAL OF EXISTING PROJECTS IN THE ORLANDO AREA

	<u>LOWEST COST PROJECT</u>	<u>LOW TO MEDIUM COST PROJECT</u>	<u>MEDIUM COST PROJECT</u>
Number of homes	1,770-2,360	1,770-2,360	1,770-2,360
Persons per household	3.5	4.0	3.5
Population	6,195-8,260	7,080-9,440	6,195-8,260
Pre school age population	909-1,160	1,435-1,918	972-1,296
Elementary school age population	1,308-1,688	1,316-1,767	835-1,117
Junior & senior high population	285- 377	511- 686	515- 680
Persons over 65 years	248- 330	120- 160	422- 562

Data is applicable while the neighborhood is young, within a few years of its development. In subsequent years, for example, the impact upon the schools will drop.

CHAPTER 7

INTRODUCTION

Parks, plazas and recreation facilities have a new importance in the present day plans of the urbanized community. Whereas recreation was once identified primarily with the activities of youth it now includes activities of adults. This is particularly true in an area prominently associated with tourism. Modern technology has enabled people to have more leisure time, much of which is spent in recreational pursuits, active and passive. A casual observation in Orlando reveals an interest in a great variety of recreational activity and also, the type of facilities that are required to satisfy future needs.

A system of parks and other scenic areas with their garden spots of beauty and spaciousness afford a relief from the congestion that results from the normal intensive use of land. Open spaces are the lungs of the city. As botanical gardens, natural theatres and zoological parks, parks not only are of great cultural and educational value but they contribute much to the aesthetic satisfaction of the people.

Recreation in its various forms for young and old has become so definitely identified with American community life that the establishment and operation of public facilities is currently recognized as a primary function of government. Among the types of facilities that should be incorporated within the plan of the growing community are Neighborhood Playgrounds, Community Playfields, Athletic Fields and Stadia, and Community Centers.

As formerly conceived, parks were landscaped, beautiful areas from which all forms of recreation were excluded; they were primarily areas to which people could retire for quiet rest, relaxation and meditation. Today this old concept has been modified considerably, to the extent that certain types

of active recreation are permissible in parks, such as shuffleboard courts, roque, children's activities and table games, all of which can enjoy the environmental attractiveness of the park area. Provisions for the more active sports of youth and adults are made however in separate areas independent of parks.

LAKES OF ORLANDO

Thruout its years of development the people of Orlando have recognized and preserved the natural beauty of their many lakes that have contributed immeasurably to the aesthetics of the Orlando scene. Largely because of its setting among the lakes, Orlando is universally known as the "City Beautiful". Few cities in America are possessed of so many natural gems within their corporate boundaries. Some of the lakes are publicly owned surrounded by public drives, some are not but notwithstanding, many of the lakes can be seen and enjoyed by the people; they are basic to the park system.

SCENIC PARKS

Thruout the city are a number of small scenic parks and plazas with no recreation facilities, that are identified principally with lakes. These "breathing spaces" contribute substantially to the character and stabilization of neighborhoods. Some of these are: Edwards Park on Lake Ivanhoe; Lake Dot; Park Lake; Cherokee Park; Lucerne Circle; Dixon Park and others. In addition to these small parks identified with lakes there is Delaney Park in which a botanical garden has been established also Wadeview Park, a small neighborhood park in which a minimum of recreation will be permitted. These various areas, altho not specifically identified with the more active types

of recreation, will be increasingly serviceable to the neighborhoods in which they are located.

MULTIPLE PURPOSE PARKS

Supplementing the many scenic park areas there are a number of useful multiple purpose spaces in which the landscaped, planted area are shared with various types of recreation. Exposition and Sunshine Parks are examples of the community wide multiple purpose park. Eola Park, on the other hand, is primarily a scenic garden spot with limited recreation facilities in contrasted relief to the congestion of Downtown Orlando in which it is located. Eola Park is an example of the spaciousness that imparts personality to Orlando. Loch Haven Park will ultimately become a distinctive cultural park in an attractive setting for public and semi-public buildings of an educational, recreational and cultural value. It will also become a garden spot and an area into which a limited amount of active recreation can be introduced. Altho Lorna Doone Park is primarily associated with swimming it does have facilities for picnicking and limited recreation in addition to its landscaping. Located in the proximity of the stadium and Tinker Field and additional land owned by the city this entire area may well become a metropolitan sports center. These various multiple purpose parks are definitely city wide parks because of the type of services they render. The Orlando Park Board is primarily and actively concerned with the conservation, beautification and provision of additional adequate park areas thruout the city.

RECREATION AREAS AND FACILITIES

Under the guidance of the Orlando Recreation Department, diversified recreation activities, on a year 'round basis are provided at a number of places thruout the city. Supervised areas are located in Delaney Park, at Audubon Park, at Princeton and Grand Avenue schools and at the South Street playground. For the non-white population facilities are provided and activities conducted at the Carter Street and Lake Mann playgrounds and at the Gilbert McQueen Beach. In addition to the beach in the Washington Shores area there is also a Community Center. A baseball diamond and swimming pool are located at the Carter Street playground.

In Sunshine Park, a variety of activities are located for the tourist and elder citizen, such as shuffleboard, lawn bowling, roque, horseshoes and similar games and in the adjoining Exposition Park, there are a football field, baseball and soft ball diamonds, handball and tennis courts. In Fern Creek Park is a swimming pool. The Davis Armory and City Auditorium are also available for various types of indoor activities. Tinker Field, the winter home of the Washington Senators and the seasonal home of the Florida State League is available for baseball and adjoining thereto, is the Orlando Stadium, the home of high school football games and the annual Tangerine Bowl classic. The Boys Club is also located in Sunshine Park and recently a Youth Center was completed on Lake Formosa at Princeton and Chicago Avenues.

Until recently, too little attention has been given to the need of neighborhood and other recreation areas. Without its school playgrounds, Orlando would have no system of neighborhood or community recreation areas. Dependence upon the provision of school playgrounds has however left much to be

desired. Fortunately the relationship between the city and the Board of Public Instruction has been good but notwithstanding, Orlando has reached that stage in its development where a comprehensive plan of decentralized recreation areas should be developed and adjusted to the neighborhood and community pattern of organization. Changing population characteristics emphasize the need for many new recreation areas and facilities to serve adequately the younger families moving into the area.

AREA DEVOTED TO PARKS AND RECREATION

About 7.3% of the corporate area of Orlando - 920 acres - is currently occupied by public parks, recreation areas and public lakes, divided as follows:

Neighborhood and community parks and recreation areas (Table 3	129 acres
School playgrounds (Table 4)	158 acres
City wide parks and recreation areas (Table 5)	249 acres
Public open spaces (water) (Table 6)	384 acres
TOTAL PUBLIC SPACES	920 acres

On the basis of a population approximating 85,000 as of July, 1958, there is about one acre of public open space to 92 of the population. Adding the 120 acres of city owned recreation area located outside the corporate limits (Fairview Park), the total acreage would aggregate 1,040. Altho this amount of open space more than conforms to the accepted standard of the National Park Service of 1 acre per 100 of population, it must be recognized that 42% of the 920 acres within the city is water area. On the basis of land area now used, Orlando has 1 acre per 158 persons.

TABLE BNEIGHBORHOOD AND COMMUNITY PARKSAND RECREATION AREAS

Big Oak Tree (scenic)	0.62 acres
Causeway (J. Rolfe Davis) (Plaza)	0.52
Chelsea (neighborhood)	1.66
Cherokee (scenic)	2.35
Dartmouth (neighborhood)	2.60
Delaney - Duckworth (neighborhood)	11.61
Dixon (scenic)	1.75
Fern Creek Nursery	17.00
Fern Creek Park (neighborhood)	1.50
Grand Avenue	9.20
Ivanhoe Park (scenic)	2.35
Lake Como (scenic)	2.51
Lake Dot (scenic)	0.53
Lake Formosa (scenic)	1.28
Lake Highland (scenic)	3.96
Lake Ivanhoe (scenic)	13.89
Lake Underhill (neighborhood)	15.50
Lake of the Woods (scenic)	0.75
Lawsona (scenic)	0.59
Mathews (scenic)	4.18
Park Lake (scenic)	1.01
Pine Street (plaza)	0.95
South Street (playground)	1.05
Wadeview (neighborhood)	<u>8.26</u>

105.62 acres

NON-WHITE

Carter Street Community Center	4.99 acres
Lake Mann (recreation)	5.77
Vineland Court (playground)	1.34
Washington Shores Community Center	<u>11.30</u>

23.40 acres

TOTAL NEIGHBORHOOD AND COMMUNITY
PARKS AND RECREATION AREAS

129.02 acres

TABLE 4SCHOOL PLAYGROUNDS

<u>HIGH SCHOOLS - WHITE</u>		<u>HIGH SCHOOLS - NON-WHITE</u>	
Boone	28.00 acres	Jones	35.00 acres
Edgewater	16.52 acres		
<u>JUNIOR HIGH SCHOOLS - WHITE</u>			
Cherokee	1.00 acres		
Howard	3.80		
Robert E. Lee	10.86		
<u>ELEMENTARY SCHOOLS - WHITE</u>		<u>ELEMENTARY SCHOOLS - NON-WHITE</u>	
Audubon Park	7.02	Callahan	.06 acres
Azalea Park	11.60	Holden Street	3.50
Frances M. Blanckner	1.90	Washington Shores	8.00
Concord Park	1.30		
Delaney	1.20		
Fern Creek	3.00		
Grand Avenue	2.30		
Hillcrest	1.80		
Kaley	5.50		
Lake Como	4.70		
Lake Silver	6.00		
Princeton	5.06		
Rock Lake	_____		_____
	111.56 acres		46.56 acres
TOTAL SCHOOL PAYGROUNDS		158.12 acres	

TABLE 5CITY WIDE PARKS AND RECREATION AREAS

Lake Eola	14.70 acres
Lake Fairview	120.00
Loch Haven	35.11
Lorna Doone	12.20
Sunshine - Exposition (fairgrounds, auditorium)	30.20
Tinker Field (stadium & grandstand)	<u>36.71</u>
	248.92 acres

TABLE 6
PUBLIC LAKES

The following fourteen lakes are either entirely the property of the City or a substantial portion of the frontage is public, thus qualifying the lake primarily as a public open space:

Underhill	105.0 acres
Ivanhoe & Little Lake Ivanhoe	122.0
Eola	25.8
Park	9.9
Cherokee	12.3
Davis	19.7
Dot	6.1
Adair	25.3
Lucerne	23.6
Como	3.2
Lorna Doone	16.3
Lawsona	9.6
Beauty	2.2
Emerald	<u>3.0</u>
	384.0 acres

The following lakes are partially owned or have some public view of them, but for the most part should be considered as private lakes or otherwise inaccessible to the public:

Highland	Lake of the Woods
Concord	Spring
Barton	Formosa
Weldonia	Estelle
Lancaster	Rowena

Figure 2 shows existing and proposed park and recreation facilities.

CITY OF ORLANDO, FLORIDA

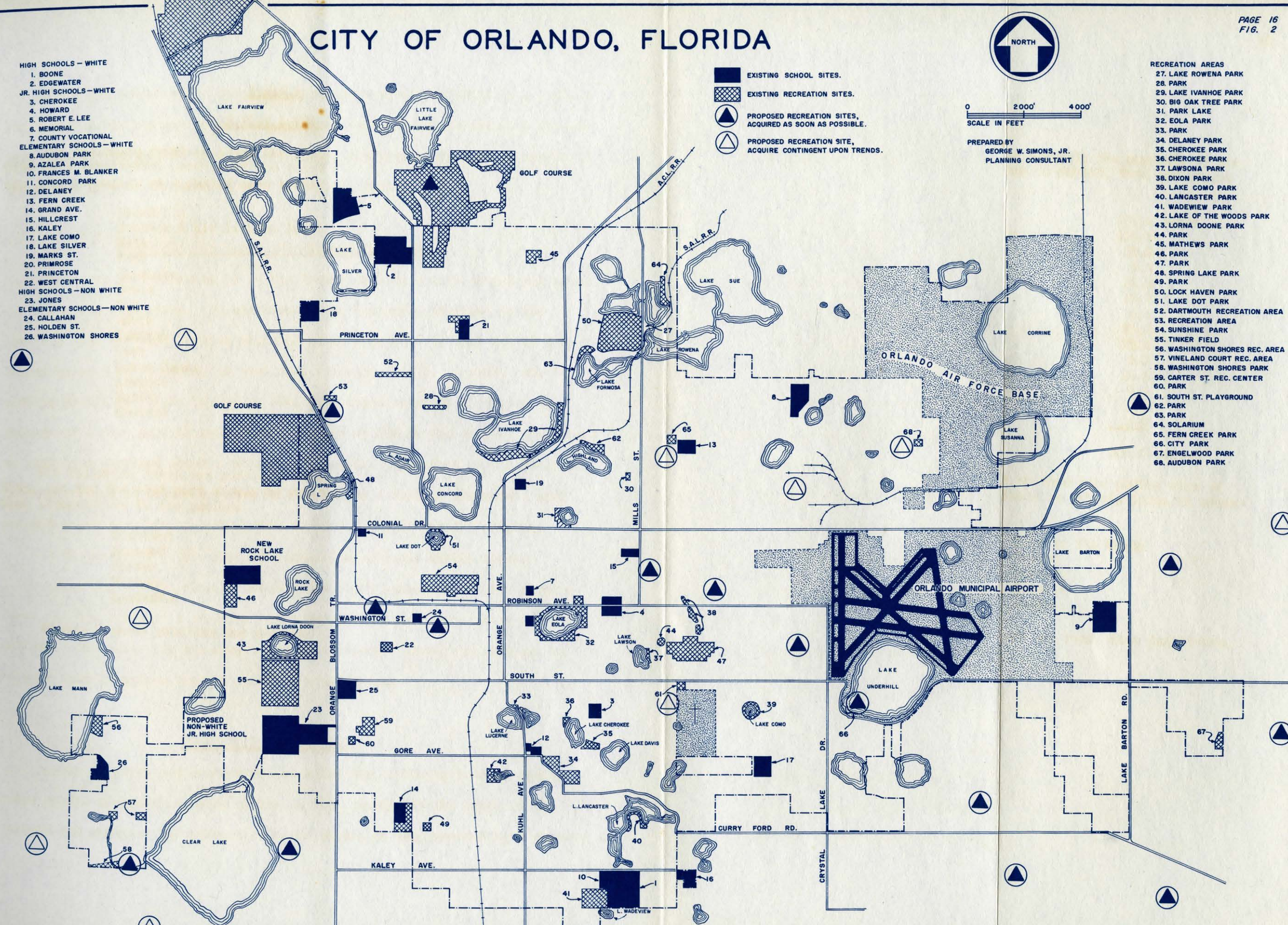


PREPARED BY
GEORGE W. SIMONS, JR.
PLANNING CONSULTANT

- HIGH SCHOOLS — WHITE**
1. BOONE
2. EDGEWATER
- JR. HIGH SCHOOLS — WHITE**
3. CHEROKEE
4. HOWARD
5. ROBERT E. LEE
6. MEMORIAL
- 7. COUNTY VOCATIONAL**
- ELEMENTARY SCHOOLS — WHITE**
8. AUDUBON PARK
9. AZALEA PARK
10. FRANCES M. BLANKER
11. CONCORD PARK
12. DELANEY
13. FERN CREEK
14. GRAND AVE.
15. HILLCREST
16. KALEY
17. LAKE COMO
18. LAKE SILVER
19. MARKS ST.
20. PRIMROSE
21. PRINCETON
22. WEST CENTRAL
- HIGH SCHOOLS — NON WHITE**
23. JONES
- ELEMENTARY SCHOOLS — NON WHITE**
24. CALLAHAN
25. HOLDEN ST.
26. WASHINGTON SHORES

- EXISTING SCHOOL SITES.
- EXISTING RECREATION SITES.
- PROPOSED RECREATION SITES, ACQUIRED AS SOON AS POSSIBLE.
- PROPOSED RECREATION SITE, ACQUIRE CONTINGENT UPON TRENDS.

- RECREATION AREAS**
27. LAKE ROWENA PARK
28. PARK
29. LAKE IVANHOE PARK
30. BIG OAK TREE PARK
31. PARK LAKE
32. EOLA PARK
33. PARK
34. DELANEY PARK
35. CHEROKEE PARK
36. CHEROKEE PARK
37. LAWSONA PARK
38. DIXON PARK
39. LAKE COMO PARK
40. LANCASTER PARK
41. WADEVIEW PARK
42. LAKE OF THE WOODS PARK
43. LORNA DOONE PARK
44. PARK
45. MATHEWS PARK
46. PARK
47. PARK
48. SPRING LAKE PARK
49. PARK
50. LOCK HAVEN PARK
51. LAKE DOT PARK
52. DARTMOUTH RECREATION AREA
53. RECREATION AREA
54. SUNSHINE PARK
55. TINKER FIELD
56. WASHINGTON SHORES REC. AREA
57. VINELAND COURT REC. AREA
58. WASHINGTON SHORES PARK
59. CARTER ST. REC. CENTER
60. PARK
61. SOUTH ST. PLAYGROUND
62. PARK
63. PARK
64. SOLARIUM
65. FERN CREEK PARK
66. CITY PARK
67. ENGELWOOD PARK
68. AUDUBON PARK



EXISTING AND PROPOSED RECREATION AREAS AND PARKS

Altho the inventory of existing parks and recreation facilities, including those at the various school sites, shows that Orlando measures up reasonably well at the present time but obviously, the growth and area expansion of the future imposes the need of many additional facilities.

STANDARDS FOR PARKS AND RECREATION AREAS

There are no fast rules as to the amount of land a city should set aside for parks and recreation. In addition to the foregoing standard of the American Park Service, another standard often suggested is that 10% of the corporate area be allocated to such uses (Orlando, 7.3%). A study made in 1940 of 83 cities in the 50,000 to 100,000 population class disclosed an average of 1 acre per 200 population, however in 25% of the cities, the amount of land used averaged about 1 acre per 50 people. Therefore on the basis of these practices it would be reasonable to use as a minimum standard 1 acre per 200 population but as a desirable standard, 1 acre per 100 persons.

On the basis of 1 acre per 100 population, Orlando should provide 1,000 acres for a population of 100,000 and 2,000 acres for 200,000 population. On the basis of 1 acre per 150 population these requirements would be 660 and 1,300 acres for the respective populations. These acreages are to be used more as guides than as specific requirements.

COMPONENTS OF THE PLAN

A plan of parks and recreation areas for the community must be predicated on the diversified needs of the people, especially the needs of the various age groups. The recreation needs should be supplemented by a distri-

bution of small decorative parks, parkways and plazas that utilize and emphasize the natural beauty of lakes, streams and drainage basins.

Recreation facilities need not be barren, cold areas devoid of beauty. In their design, portions of the sites can be planted and landscaped to enhance their attractiveness in the neighborhood in which they are a part.

The plan generally should provide for the following basic types of facilities, distributed thruout the corporate area as indicated subsequently.

1. Neighborhood Playgrounds. These are areas planned primarily for children from approximately 5-14 years of age and for family groups, but usually they include areas and facilities for pre-school children. When the playground adjoins or is a part of the elementary school site, it readily serves both the school and the neighborhood recreation needs.

- (a) According to standards of the National Recreation Association no person in a densely built up neighborhood should be obliged to walk more than one quarter mile to a playground and under most favorable neighborhood conditions, more than one-half mile.
- (b) There should be 1 acre of neighborhood playground for each 800-1,000 of the present and estimated future population.
- (c) The size of the playground should preferably be not less than 3.25 acres for 2,000 population; 4.00 acres for 3,000 population and 6.0 acres for 5,000 population.

2. Community Recreation Park (Playfield). These are areas serving several neighborhoods that comprise the community. They are areas served usually by one or more secondary schools (Junior and Senior High Schools). They are planned primarily for the use of young people and adults providing outdoor and indoor facilities to meet the much wider range of recreation

interests than are provided at the Neighborhood Playground. Among the facilities included are fields and courts for various sports, swimming pools, community center buildings for arts, crafts, club and social activities. They may also contain areas of beauty for family picnics and playlots for children.

- (a) Community Recreation Parks should be located one-half to one mile from every home depending on the population density and ease of access.
- (b) According to standards of the National Recreation Association there should be approximately 1 acre of Playfield for each 800-1,000 of the present and estimated future population.
- (c) A Community Playfield should have an area of 12-20 acres - one for every 20,000 of the population.

3. Community Center. A community center should be established in every Community Recreation Park. Community centers may have gymnasium and basket ball facilities; rooms for meetings and social gatherings.

4. Major Athletic or Sports Center. These are usually community wide in nature providing facilities that cannot be accomodated elsewhere. They are comparable to Tinker Field and stadium.

These basic facilities can be augmented by others as the need arises.

In order to include some park features in the playground development it would be desirable to provide an additional 0.5 acre per 1,000 persons to each playground.

TABLE 7
NEIGHBORHOOD PARK AND RECREATION AREA ANALYSIS

NEIGHBORHOOD	POPULATION				POPULATION		(A)	(B)	(C)	(D)	(E)	(F)	(G)
	SCHOOL		JUNIOR SENIOR	65 YEARS & OVER	PRESENT	POTENTIAL	MINIMUM RECREATION AREA NEEDED (acres)	NEIGHBORHOOD SCHOOL PLAY GROUND AREA (acres)	NEIGHBORHOOD RECREATION DEVELOPED AREA, PUBLIC (acres)	NEIGHBORHOOD PARKS DEVELOPED (acres)	UNDEVELOPED PUBLIC AREA AVAILABLE (acres)	RECREATION AREAS OTHER THAN NEIGHBORHOOD (acres)	
	PRE	TARY											
Audubon Park	644	561	281	172	3,598	6,043	7.5	9.0	7.2	--	--	1.7	--
Azalea Park	981	899	349	81	4,784	8,111	10.2	12.0	11.6	--	--	--	--
Callahan	455	432	208	151	3,348	3,552	4.5	5.2	.6	--	--	--	--
Central Avenue	622	662	402	245	4,492	5,296	6.6	8.0	6 - 8*	11.1	2.4	117.0	--
Cherokee	210	223	154	381	2,681	3,000	3.8	4.5	2.2	--	2.1	--	--
Colonialtown, NE	504	619	314	323	4,363	4,536	5.7	4.7	3.0	--	--	--	1.0
Colonialtown, NW	158	181	121	211	1,609	1,762	2.1	2.5	--	--	1.6	4.0	--
Conway, NW	130	153	47	29	788	4,137	5.2	6.2	--	--	--	--	--
Curry Ford	--	--	--	--	--	8,700	11.0	13.0	--	--	--	--	--
Dixie Village	91	88	86	165	1,138	1,290	1.6	2.0	--	--	--	.8	--
Dover Shores	536	469	241	343	2,992	5,660	7.1	8.4	--	--	--	3.2	19.3*
Dubsdread	508	574	315	254	3,790	6,208	7.8	9.3	--	--	--	--	--
East College Park	512	704	411	691	6,366	6,039	7.6	9.0	2.5	2.6	--	4.2	--
Engelwood	348	319	124	29	1,699	12,000	15.0	18.0	4 - 6*	--	--	20.0	--
Eola	287	213	207	786	4,281	4,487	5.6	6.8	5.6	--	14.7	--	--
Fairview	254	245	137	158	1,892	2,808	3.5	4.2	10.9	--	--	--	--
Grand Avenue	508	495	414	363	3,914	4,367	5.1	6.6	2.3	9.2	--	--	--
Holden	1,308	1,334	697	400	8,888	8,946	11.1	13.4	3.5	7.0	--	.3	--
Jamafo	165	203	112	137	1,495	4,492	5.6	6.6	--	--	--	--	--
Kaley	257	306	155	130	1,900	2,460	3.1	3.3	5.5	--	--	--	--
Lancaster Park	543	607	394	479	4,912	6,015	7.5	9.0	1.9	5.5	14.4	3.0	28.0
Lake Adair	159	254	157	356	2,508	2,899	3.6	4.5	--	--	2.3	--	--
Lake Como	369	409	199	126	2,515	3,266	4.1	5.5	4.7	--	2.5	--	--
Lake Dot	93	90	51	206	1,303	1,105	1.4	3.2	1.3	--	.5	--	20.0
Lake Formosa	9	21	16	51	326	391	--	--	--	--	--	--	--
Monterrey	375	344	134	31	1,830	6,277	7.9	9.0	5 - 6*	--	--	13.0	--
Orwin Manor	89	74	46	37	549	718	1.0	3.3	--	--	--	--	--
Rose Isle	165	137	80	71	1,016	1,432	1.8	3.3	--	--	--	--	3.6
Rock Lake	228	204	115	85	1,417	1,930	2.4	3.3	12.0	--	--	6.0	12.2
Rio Grande	165	203	112	137	1,980	4,987	6.2	7.5	--	--	--	--	--
Spring Lake	--	--	--	47	209	709	--	3.3	--	--	--	--	--
Sunset	231	201	212	187	1,811	4,176	5.2	6.0	--	--	--	--	12.2
Washington Shores	572	634	371	122	3,494	5,309	6.7	8.0	7.0	6.8	--	11.3	--
West College Park	612	717	358	242	4,461	5,167	6.1	8.0	6.0	2.6	--	2.8	24.0
Colonialtown, SE	341	366	205	311	2,858	3,079	3.8	4.5	--	--	--	--	--

*Proposed

NOTES SUPPLEMENTARY TO TABLE 7

COLONIALTOWN, NORTHEAST. Column (G). 1.0 acre relates to Fern Creek Pool, a community-wide facility.

DOVER SHORES. Column (F). 3.2 acres along Lake Underhill suitable for park. Column (G). 19.3 acres in proposed Lake Underhill Recreation Park plan with playgrounds and swimming facility.

EAST COLLEGE PARK. Column (F). 4.2 acres proposed as drainage basin park with pond.

ENGELWOOD. Column (F). 20 acres proposed for drainage basin park with lake and a junior playground. Most of land is in swamp.

EOLA. Column (E). Eola Park, community-wide facility as well. 14.7 acres.

LANCASTER PARK. Column F. 3 acres south of Blanckner School on Boone High tract. Column G. 28 acres, Boone High School tract.

LAKE DOT. Column G. 20 acres. Sunshine and Exposition Parks, recreation area.

MONTERREY. Column F. 13 acres in park and drainage basin; 4-5 acres proposed for development into neighborhood playground.

ROSE ISLE. Column G. 3.6 acres. Solarium, county-owned; proposed to be developed into a neighborhood facility.

ROCK LAKE. Column G. Lorna Doone Park, a community-wide facility. 12.2 acres.

SUNSET. Column (G). 12.2 acres. Lorna Doone Park, a community-wide facility.

WASHINGTON SHORES. Column (F). 13.3 acres. Park area in which is located the community building. No area developed for recreation; mostly swamp.

WEST COLLEGE PARK. Column (G). 24 acres. Edgewater High School. Community-wide facilities.

NEIGHBORHOOD PATTERNS

Organically the city is a cellular structure comprised of living neighborhoods wherein the people reside. A good city is a collection of good neighborhoods. Thirty-two (32) per cent of the corporate area of Orlando is occupied by residential structures - an area larger than that devoted to any other use. One of the objectives of planning is the improvement of neighborhoods by conservation, rehabilitation or renewal.

As a result of the many basic studies - land use, population, traffic flow, streets and schools - the urban area of Orlando has been divided into a number of neighborhoods. In determining the shape, boundaries and sizes of neighborhoods particular attention was given to the arterial street plan and school locations. Neighborhoods were also grouped into larger entities designated communities. In Table the population characteristics and potentials of each neighborhood are shown, also the amounts of existing park and recreation area in each and the minimum area needed. The minimum recreation and park areas are shown in Columns (a) and (b), the former predicated on the standards of the National Recreation Association of 1 acre for each 800 of population and the latter on the more recently recognized standard of $1\frac{1}{2}$ acres per 1,000 of population. The latter standard permits of a more spacious development with the addition of certain decorative park features included.

The neighborhood pattern followed herein is shown as Figure 8, page 46, Volume I.

PARK AND RECREATION AREAS BY NEIGHBORHOODS
WITH RECOMMENDATIONS

AUDUBON PARK NEIGHBORHOOD

1. There are 7.2 acres of school playground at the Audubon Park Elementary school which includes 6 acres leased by the City and developed into a much used neighborhood recreation center.
2. There are 1.7 acres of undeveloped land at Burnett Road and Chelsea Avenue which should be developed for a limited amount of recreation. A small playground in this vicinity is needed to supplement the Audubon Park area.
3. $3\frac{1}{2}$ acres of land should be acquired in the vicinity of Marks Street and Primrose Drive (west of the proposed route for extension of Primrose) for playground purposes, at such time as it is available.

AZALEA PARK NEIGHBORHOOD

4. The 11.6 acres of land at the Azalea Park Elementary School is poorly located for use as a neighborhood playground because a majority of the children in the Azalea Park neighborhood live east of the Lake Barton Road which will become a major traffic hazard. It is therefore recommended that the school playground be developed only to serve that portion of the Azalea Park neighborhood lying west of Barton Road.
5. A neighborhood playground should then be developed at the site of the proposed East Azalea Park School. Should the Board of Public Instruction not acquire the school site in this location, 5 or more acres of land should be acquired for a playground here.
6. A playground site of $3\frac{1}{4}$ acres should also be acquired in the vicinity of the area lying $\frac{1}{4}$ mile east of the Lake Barton Road and north of Dahlia Street.

CALLAHAN NEIGHBORHOOD

This neighborhood may ultimately be absorbed by commercial and industrial development but until then some recreation sites for the large number of children residing in the area should be made available, other than the 0.6 acre at the Callahan school.

7. The 0.6 acre at the school site should be augmented by the acquisition of land in the block east of Lincoln Street. By closing Lincoln Street, from 1.2 to 2 acres could be added.

8 and 9. In the vicinity of Beach Street, north of Robinson Avenue another small playground should be created by slum clearance. It should be designed primarily as a playlot for small children and should have an area of at least $\frac{1}{2}$ acre. Another small playlot west of Westmoreland and along Jefferson Street, about $\frac{1}{2}$ acre in size, would also be beneficial to this area in which individual lots are too small for adequate play areas.

CENTRAL AVENUE NEIGHBORHOOD

Dixon Park of 1.8 acres and Lawsona Park of 0.6 acre plus water area, are landscaped scenic areas. The former is a strip along a ravine and Fern Creek and the latter, around Lake Lawsona. Neither of these areas are important for active recreation.

The South Street playground with 1.1 acres of developed play area is poorly located within the neighborhood and should be discontinued when the following facility has been developed.

10. A neighborhood elementary school facility should be developed on park property located at the southwest corner of Hampton and Central Avenue. The west half of this property is the site of the city nursery and on this a community wide park with a minimum amount of recreation activity could be established. The total amount of city owned property here approximates 17.0 acres, however an additional 6.0 acres should be acquired to square the site and provide an area desirable for a school, playground and community park.

11. A site of $3\frac{1}{4}$ acres should be acquired in the vicinity of Primrose Drive and Central Avenue for a playground to serve this portion of the Central Avenue neighborhood beyond the $\frac{1}{2}$ mile range of the foregoing described neighborhood center.

CHEROKEE NEIGHBORHOOD

The Delaney elementary school playground of 1.2 acres is not all in one unit. The Duckworth playground close by however fills the need in the immediate area.

12. Cherokee Park, containing 2.1 acres of land plus water area is a well landscaped scenic neighborhood park on Lake Cherokee.

13. The playground of the Cherokee Junior High School is in two separate parcels, totalling 1.0 acre. As a long range objective, three parcels of land on the southeast corner of this property should be acquired and combined with the other two parcels. This would provide eventually enough area for a minimum playground. Long range plans call for the elimination of this school as a Junior High School but notwithstanding the playground will still be needed in the area.

COLONIALTOWN, NORTHEAST NEIGHBORHOOD

14. The Fern Creek elementary school playground contains about 3.0 acres of land useable for recreation but this acreage is not in one unit. The shape of the available area also severely limits a recreation program here. The school is well located in the center of the neighborhood; there are no other areas available for acquisition so this site should be expanded. An additional area could be added to the northeast corner of the site thereby enlarging this portion to a size adequate for ball diamonds and a full recreation program. The large number of children in this neighborhood plus the proximity of the swimming pool makes this a valuable recreation area.

The enlargement of this 9 acre school site is essential because of the manner in which classrooms sprawl over the entire site. Approximately 1.7 acres should be acquired, including that portion of Montana Avenue that would be closed.

COLONIALTOWN, NORTHWEST NEIGHBORHOOD

Park Lake Park with 1.0 acre of land area fringing the lake is a beautiful small neighborhood scenic park.

The Big Oak Tree park of 0.6 acre in which is located a large oak tree, is likewise a valuable neighborhood open space.

15. 4.0 acres of city owned land on the north shore of Lake Highland should be developed as a combination park and recreation area. It is adequate for a small playground with a buffer park strip and landscaped lake front drive. The planted park would protect the residential property lying west of the Lake Highland from the industrial development around the Orlando Utility installations. The park would maintain the beauty of Lake Highland from further commercial and industrial encroachment in the area around the Orlando Junior College. All city property around Lake Highland should be landscaped and improved as are other lake front drives in the city.

COLONIALTOWN SOUTHEAST NEIGHBORHOOD

There are currently no parks or recreation areas in this neighborhood yet there are many children of all ages. The Hillcrest school playground - the nearest available - is too small and inadequate in shape for use as a playground.

16. The northwest corner of the Orlando Housing Authority property at Orange Villa Homes should be redesigned into a playground of $3\frac{1}{4}$ acres, primarily to serve the children within a $\frac{1}{4}$ to $1/3$ mile radius.

3 $\frac{1}{2}$ acres should also be acquired from a large vacant tract on Amelia Avenue near Mills Street (east of Mills Street) to provide a small play area in this portion of the Neighborhood.

DIXIE VILLAGE NEIGHBORHOOD

18. There are no park or recreation facilities in this neighborhood. Altho the current need is limited, a small parcel of city owned property on the west side of Lake of the Woods would be useful as a neighborhood park in which a small outdoor theatre could be constructed. The area contains about 0.8 acre of land exclusive of water.

CONWAY NORTHWEST NEIGHBORHOOD

19. Altho this area is not yet in the city it lies in the path of rapid growth. A 10 acre site should be acquired near its center for a future elementary school and neighborhood recreation center.

CURRY FORD NEIGHBORHOOD

This area is not yet within the city but it too lies in the path of growth. Currently it is largely undeveloped but notwithstanding, sites should be acquired in advance of development for recreational needs and school.

20. One 15 acre elementary school recreation site should be acquired near the center of the neighborhood. This site should be selected with reference to proposals to locate a future Junior and Senior High School and Community Center in this neighborhood.

21. A playground site, supplementing the above should be located in that portion of the Curry Ford neighborhood north of Conway Road - a 5 acre site is needed here.

DOVER SHORES NEIGHBORHOOD

22. A neighborhood school-recreation center should be located on the only remaining property in the area of sufficient size for the purpose, north of Lake Giles. 10 acres should be acquired for an elementary school and play area.

23. There is no existing playground in the area but a plan has been prepared for the development of a park-playground in conjunction with a causeway proposed across Lake Underhill, which would serve the northwest portion of the neighborhood.

EAST COLLEGE PARK NEIGHBORHOOD

24. The Princeton Elementary school playground contains 2.5 acres of land plus 2.6 acres owned by the city or a total of 5.1 acres. This is a well used developed neighborhood center.

25. A small playground should be constructed in the drainage basin park called Mathews Park - now being developed on city owned property at Formosa and Hazel Avenue. There are 4.2 acres of land in this parcel, a major portion of which will be used as a drainage basin. This basin should be designed as a park and as many of the trees as possible should be preserved.

EOLA NEIGHBORHOOD

The Hillcrest elementary school playground contains 1.9 acres so is suitable as a minimum playground only.

The Howard Junior High School playground contains 3.8 acres suitable for playground purposes.

Altho Eola Park is of city wide importance it does also have a neighborhood value.

This neighborhood adjacent to and east of the Central Business District is classified as a Rehabilitation area.

ENGELWOOD NEIGHBORHOOD

26. There are no developed recreation or park areas in this neighborhood. The city owns about 20 acres of swamp and drainage basin land, portions of which could be developed advantageously as a neighborhood park and recreation area. On the northern end of the tract where Appian Way cuts thru the property there is sufficient high ground for a playground. Elsewhere the tract lends itself for park purposes.

27. A 10 acre school site recently purchased and located near the center of the neighborhood is ideally situated to serve as a neighborhood center. Because the population potential of this neighborhood is exceptionally high, it is probable that a substantial portion of this site will eventually be needed for classrooms unless the area is expanded. Therefore, it would be desirable to acquire an additional 2.5 acres of land, separating the school site from the above described park property, to care for the potential growth and to insure the development of adequate recreation facilities a few years hence. This would also bring the school and park properties together for the ultimate development of an expanded recreation center.

28. An additional elementary school site and recreation area of at least 10 acres should be acquired in the southeast portion of this neighborhood to care for the long range growth. This area with an exceptionally large future population will probably need two neighborhood schools.

29. A 3.25 acre playground should be established in the northeast corner of this neighborhood to serve that portion separated from the major body of the area. It is possible that this area can be reclaimed from the large swamp area in this neighborhood.

FAIRVIEW NEIGHBORHOOD

30. The Lee Junior High School has a recreation area of 10.9 acres of which only a small portion has been developed. It is a good site for an ultimate neighborhood center.

GRAND AVENUE NEIGHBORHOOD

31. The Grand Avenue elementary school playground contains 2.3 acres. The city however owns an additional 9.2 acres contiguous thereto. On the southwest corner is located the Grand Avenue Woman's Club building. This site is developed and is well utilized as a neighborhood center. The city operates a recreation program here. A part of this city owned tract should be developed as a park with facilities such as shuffleboard for adults.

HOLDEN NEIGHBORHOOD (NON WHITE)

32. The Holden Elementary school playground contains 3.5 acres suitable as a playground. The school site is in the extreme northwest corner of this neighborhood consequently the effective use of the playground is limited.

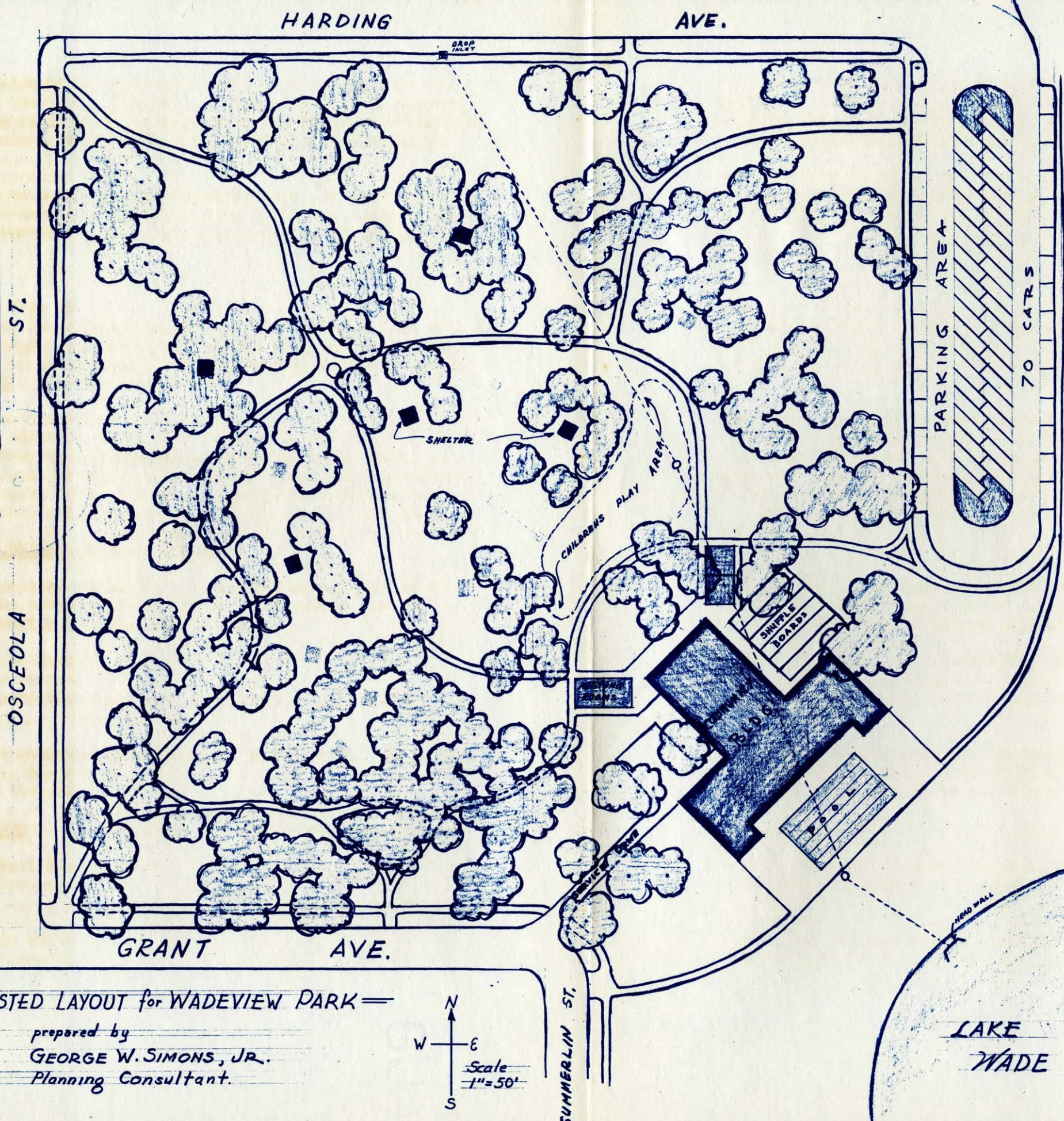
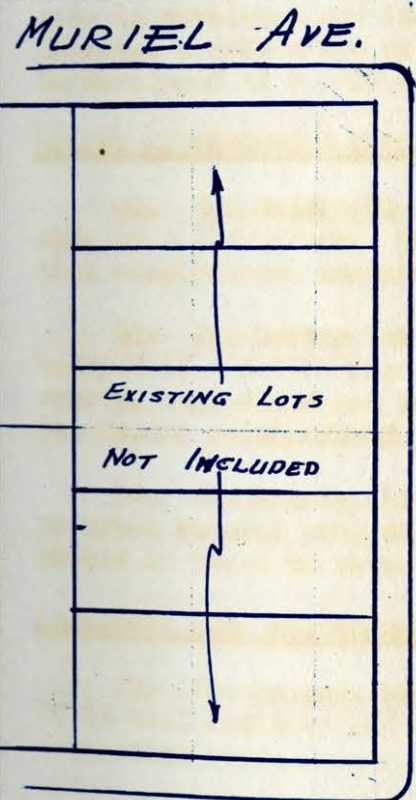
33. The Carter Street Recreation Center of about 5 acres is well developed as a neighborhood recreation center, including swimming pool, tennis courts, ball field and recreation building. It is a well used center serving the Holden neighborhood.

34. Ultimately this entire neighborhood will probably be redesigned as an urban renewal project. One new elementary school with a community center should be added to serve the eastern section of the neighborhood.

LANCASTER PARK NEIGHBORHOOD

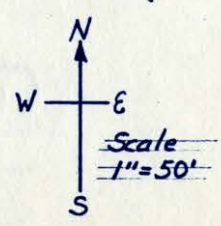
35. The Delaney Street (Duckworth Park) playground contains 5.5 acres. It is well designed and developed as a combination neighborhood park and recreation area.

36. The 6.1 acres in the Delaney Street Park, adjacent to the above playground, is being developed into a landscaped park with limited recreation.



== SUGGESTED LAYOUT for WADEVIEW PARK ==

prepared by
GEORGE W. SIMONS, JR.
Planning Consultant.



Wadeview Park of 8.3 acres is being developed now as a scenic park with community center and swimming pool. When it has been completed as planned it will serve, in conjunction with the playground of the Blanckner elementary school, as a useful recreation facility for this portion of the Lancaster Park neighborhood. (Figure 3).

37. The Blanckner elementary school playground contains about 1.9 acres of developed area, much of which is wooded. To the south lie about 3 acres that should be acquired and be developed as a supplement to the facilities at the Blanckner school.

LAKE ADAIR NEIGHBORHOOD

Ivanhoe Park, located along Shady Lane Drive, is a developed park of 2.3 acres. It has limited recreational value well suited to the needs of this particular area. Additional open space along Lake Ivanhoe Boulevard is also landscaped, mostly a strip along the lake front.

LAKE COMO NEIGHBORHOOD

The Lake Como elementary school playground of 4.7 acres is useful as a neighborhood center. Because of its size and layout, additional land should be acquired to the east; an additional 3 acres of recreation area would greatly improve the status of this location. Assuming that no additional classrooms are added to the site, a very minimum of land 100 feet in width should be added to the eastern section of the site.

Lake Como Park at Lake Como Circle is a landscaped scenic park of 2.5 acres of land and 3.2 acres of water area. It is an attractive, useful neighborhood park but with limited recreational value.

LAKE DOT NEIGHBORHOOD

The Concord Park elementary school site contains 1.3 acres suitable only as a small playground because of size and shape.

Lake Dot Park has a landscaped shoreline park of 0.5 acres. It is however an attractive, neighborhood open space.

Recreation facilities at Exposition Park are convenient to this neighborhood, to serve the few children living within the area at the present time.

LAKE FORMOSA NEIGHBORHOOD

No facilities here and none justified for such a small area with limited growth potential.

MONTERREY NEIGHBORHOOD

39, 40. There are no facilities in this area yet however a 13 acre park, drainage basin and recreation area can be established on the land recently purchased. A school site is recommended elsewhere in this neighborhood and, if centrally located, it would probably provide the most advantageous location for a complete neighborhood recreation facility.

ORWIN MANOR NEIGHBORHOOD

No facilities and no land available.

ROSE ISLE NEIGHBORHOOD

41. The Solarium property, owned by Orange County, is partially developed on a site of 3.6 acres. This is a beautiful site on Lake Estelle and it should be redeveloped into a neighborhood recreation center. The building can be used as a club house and on the property a playground can be provided. A limited amount of lake fill to the shoreline could be accomplished, if necessary to get a play area of proper dimension. This facility should be designed primarily to serve the residents of the Rose Isle and Orwin Manor neighborhood.

ROCK LAKE NEIGHBORHOOD

42. The Rock Lake elementary school playground has only a limited portion of its 10 acre site developed. A neighborhood recreation area should be developed. The city owns 6.0 acres of park land adjacent to the school site.

The Lorna Doone Recreation Park of 12.2 acres is a well developed community wide park convenient to this neighborhood.

SUNSET NEIGHBORHOOD

The neighborhood is served by the Lorna Doone recreation area and part of it by the proposed Rock Lake facility.

RIO GRANDE NEIGHBORHOOD

43. There are now no facilities within this neighborhood. An area of $3\frac{1}{4}$ acres should be acquired in the northern section out of range of the proposed elementary school playground in the Isle of Catalina, for development as a playground.

The Isle of Catalina elementary school and playground (proposed) will serve both the Isle of Catalina and Rio Grande neighborhoods. The relocation of U.S. 441 will split the two scenic areas and this suggests the construction of a pedestrian overpass at the school access point.

ISLE OF CATALINA NEIGHBORHOOD

44. A substantial project is planned in this area that will create a neighborhood requiring a school site and a playground in the western section of the neighborhood to supplement the school program.

SPRING LAKE NEIGHBORHOOD

No facilities here and none required because population potential is limited.

WASHINGTON SHORES

The Washington Shores elementary school playground contains approximately 8 acres available for recreation, but only a limited portion has been developed. The Lake Mann Recreation area is located very close to the school site.

45. The Lake Mann Recreation area, city owned property located on Lake Mann, is well developed as a neighborhood center on 5.6 acres of land. There are facilities for small children and a swimming dock for all ages.

46. Vineland Court playground has 1.2 acres developed as a playground which facility was developed as a part of the public housing project.

The Community Center has 11.3 acres available as a park and recreation area to serve the entire negro community. A community center building has been completed, but there are no additional recreational facilities. A park should be developed; a small children's playground should be featured; another area for youth and adults should be included. An additional 10 acres should be acquired to make the total site large enough for all the community facilities required.

47. In anticipation of very high population densities that will develop in this area, immediate steps should be taken to acquire several sites, such as the area required next to the existing community center site. Another site required will be a future elementary school and playground to serve the eastern portion of the neighborhood - 10 acres.

WEST COLLEGE PARK

48. The Lake Silver elementary school playground contains 6 acres which is very well located for a neighborhood center.

49. City owned property, called the Dartmouth Street recreation area of 2.6 acres, is developed with a limited number of facilities. It is the site of the College Park Woman's Club.

50. Additional land should be purchased to augment the 2.6 acres already owned by the city in the vicinity of Yates and Guernsey to provide sufficient area for a combination drainage basin park and neighborhood playground. This park and recreation area will serve that portion of the West College Park neighborhood that lies south of Princeton Avenue and also a major portion of the Lake Adair neighborhood, which is without any neighborhood recreation area. The drainage basin planned on this site should be beautified to appear as a natural lake with a park area of landscaping between surrounding residences and the playground. Facilities for small children, youth and adults - such as tennis courts and shuffleboard - could be provided here. A total of 4.2 acres should be purchased to provide a total of 7.6 acres of recreation and park area at this location; this includes the area needed for the drainage pond.

NEIGHBORHOOD FACILITIES PROPOSED TO BE ELIMINATED

SOUTH STREET PLAYGROUND

This playground should be replaced by the proposed Central Avenue neighborhood center which will be well located to serve more of the neighborhood than is convenient to the present playground.

MARKS STREET ELEMENTARY SCHOOL

This school and playground will be eliminated by the proposed Expressway construction. In as much as the school has lost much of its service area to commercialization, there will be no great loss to the recreation system.

COMMUNITY RECREATION AREAS AND PARKS

A community is a group of neighborhoods generally centered around a Junior or Senior High School. The population of a fully developed community should approximate 20,000 persons. Based upon minimum standards of 3 acres of community wide recreation area per 1,000 population, there should be an additional 60 acres of park and recreation area available in each community. Junior and Senior High School recreation areas should be credited against these minimum standards. The effective service area of a community recreation facility (playfield) should be from 1 to $1\frac{1}{2}$ miles.

Sites for community wide recreation centers should be larger than those of the neighborhood playgrounds in order to accommodate the more active forms of recreation of all age groups. Such centers should preferably have areas of 20-30 acres, including the school recreation space.

There should be at least one community facility developed in conjunction with a school if possible - called a Community Center. This should have complete recreation facilities for all age groups - a landscaped park, children's playground, youth and adults playfields and courts, a swimming pool and a Community Center building.

The College Park and the Colonialtown area are major sections of the city identified as Communities. The southeast section of the city is not so well identified around any common unifying features however the Boone High School will serve the purpose well. Therefore, a community center should be developed in the College Park area, preferably near the Edgewater High School; in the Colonialtown area, preferably near the Fern Creek elementary school and Fern Creek pool and in the southeast area, henceforth identified as the Lan-

caster Park Community, preferably in the Wadeview Park-Boone High School area.

The non-white community consists of three separate neighborhoods - Callahan, Holden and Washington Shores. In anticipation of future trends of the non-white population in the Washington Shores area, this community center should be developed at the site of the community building recently completed on County-owned property in Washington Shores.

COLLEGE PARK COMMUNITY

<u>NEIGHBORHOOD</u>	<u>PRESENT POPULATION</u>	<u>POTENTIAL POPULATION</u>
Lake Adair	2,508	2,900
West College Park	4,461	5,167
East College Park	6,039	6,366
Fairview	1,892	2,808
Dubsdread (outside city)	<u>3,790</u>	<u>6,208</u>
TOTAL COLLEGE PARK COMMUNITY	18,690	23,449

Based upon a potential population of 23,449 persons, a total community wide requirement for recreation area would be 69 acres, in addition to neighborhood requirements listed elsewhere. A community center here would include a community center building, swimming pool and recreation courts and playgrounds.

RECREATION AREAS IN THE COLLEGE PARK AREA QUALIFYING AS COMMUNITY WIDE AREAS

<u>RECREATION AREA OR PARK</u>	<u>ACTIVITIES AND FACILITIES</u>	<u>AREA</u>
Edgewater High School	baseball, football, track, gymnasium, auditorium	24.0 acres
Lee Junior High School	baseball, softball, volley ball, basketball	10.9 acres

ADDITIONAL AREAS REQUIRED

A deficit of 34 acres of community facilities appears in meeting minimum recreation and park standards. A major portion of this should be acquired in one site. This center should be located on a 20 acre site at one or another of the following sites:

1. That portion of the Dubsdread golf course located south of Par Avenue. This site totals 19 or 20 acres and would meet the major need for community facilities in the College Park Community.
2. If site #1 is not obtained, the high school site would be a good choice - providing additional land can be added to the total site in order that the City Recreation Department could have enough area under its control for a complete recreation program for all age groups.
3. The property located at Yates and Guernsey Avenue could be enlarged to a total of 7.6 acres to make an acceptable community center site. The City owns 2.8 acres; 4.2 acres between Northumberland and the railroad should be acquired to make a total site of 7.6 acres, including streets closed.

4. At great expense the Princeton elementary schoolsite could be enlarged to make an acceptable community center site. The site is centrally located, but is much too small for development as a community center that would take away from the area available as a neighborhood recreation facility.

COLONIALTOWN COMMUNITY

<u>NEIGHBORHOOD</u>	<u>PRESENT POPULATION</u>	<u>POTENTIAL POPULATION</u>
Northwest Colonialtown	1,609	1,762
Northeast Colonialtown	4,363	4,536
Southeast Colonialtown	2,859	3,079
Eola	4,281	4,487
Audubon Park	3,598	6,000
Rose Isle	1,016	1,432
Orwin Manor	549	748
Lake Formosa	<u>326</u>	<u>326</u>
TOTAL COLONIALTOWN COMMUNITY	18,600	22,363

Based upon a population potential of 22,363 persons, a total community wide requirement for recreation area - in addition to individual neighborhood recreation areas, would be 67 acres. In as much as there are no large Junior High School or Senior High School playgrounds within this community, this area of the city is particularly short of large community wide recreation facilities.

RECREATION AREAS IN THE COLONIALTOWN AREA QUALIFYING AS COMMUNITY WIDE AREAS

Fern Creek pool and club building	swimming pool and club house of Colonialtown Woman's Club	1.5 acres
-----------------------------------	---	-----------

ADDITIONAL AREAS REQUIRED

Approximately 67 acres are needed, but there are few well located large tracts remaining in the area and it would be pointless to try to attain this standard. Of primary importance is the need for a large community center site of about 20 acres.

A study of the property adjacent to the Fern Creek pool was made with a view toward enlarging this site for a full community center. The existing site has only 1.5 acres; an additional 2.2 acres of abutting property could be acquired by condemnation at great cost, approximately \$60,000. By closing a street an additional 0.7 acres could be obtained, but the total area would still amount to only 3.7 acres. For this reason, it is recommended that an alternate community center site be developed.

Approximately 20 acres could possibly be acquired from property leased by the U. S. Air Force lying west of Bennett Road and contiguous to Audubon Park neighborhood. This is #1 choice; estimated cost, \$80,000.

Another site of adequate size and location might be acquired from a large vacant tract located at Forest Street and Nebraska Avenue. Because of proximity to the Fern Creek pool, a community center at this site would not require a swimming pool; less acreage would be needed. From 10 to 20 acres should be purchased; estimated expenditure, \$100,000. #2 choice for a community center.

A community playfield could be developed at a future date on 20 acres of land located at the intersection of Robinson Avenue and Bumby Street, now occupied by the Orlando Housing Authority with temporary rental structures, could be obtained by a trade. The Housing Authority could be provided land in some other location suitable for public housing.

LANCASTER PARK COMMUNITY (SOUTHEAST AREA)

<u>NEIGHBORHOOD</u>	<u>PRESENT POPULATION</u>	<u>POTENTIAL POPULATION</u>
Lancaster Park	4,912	6,015
Dixie Village	1,138	1,290
Lucerne	547	500
Cherokee	2,681	3,009
Lake Como	2,515	3,266
Central Avenue	4,492	5,293
Kaley (not in City)	<u>1,900</u>	<u>2,460</u>
TOTAL LANCASTER PARK COMMUNITY	18,185	21,833

Based on a potential population of 21,833 persons, a total community wide requirement for recreation area, in addition to individual neighborhood recreation areas, would be 66 acres.

RECREATION AREAS IN THE SOUTHEAST AREA QUALIFYING FOR COMMUNITY WIDE AREAS

<u>RECREATION AREA OR P/RK</u>	<u>ACTIVITIES</u>	<u>AREA- ACRES</u>
Boone High School	Track, baseball, football, gymnasium, tennis, auditorium	23 playground 5 recreation building
Wadeview Park	Community center building site and swimming pool, shuffleboard	8.3
	TOTAL	36.3 acres

ADDITIONAL AREAS REQUIRED

Based on standards of 3 acres per 1,000 population, a deficit of 30 acres appears in meeting minimum requirements. A proposed Junior High School in the vicinity of Fern Creek and Michigan Avenue would add about 20 acres of useable recreation area to this community.

An additional park development on city owned property west of Greenwood Cemetery is proposed and this park when completed will provide 7 to 10 acres of additional recreation and park area to this community. Approximately 7 acres of useable land is owned by the city; 2 or 3 additional acres should be purchased to square the property and provide for the extension of Mills Street to connect with Fern Creek Avenue as shown on the Arterial Street Plan.

EAST ORLANDO COMMUNITY

<u>NEIGHBORHOOD</u>	<u>PRESENT POPULATION</u>	<u>POTENTIAL POPULATION</u>
Dover Shores	2,992	5,660
Monterrey	1,830	6,277
Engelwood	1,699	12,000
Northwest Conway	788	4,137
Curry Ford	?	8,700
Azalea Park	<u>4,784</u>	<u>8,111</u>
TOTAL EAST ORLANDO COMMUNITY	12,093	44,885

This area is very loosely defined at the present time, because only a fraction of the potential has been developed. Eventually, this large area will probably be divided into two community population clusters, one grouped around the Colonial Junior and Senior High Schools in Azalea Park, the other grouped around a proposed Junior and Senior High School in the Curry Ford neighborhood (proposed). The Azalea Park community has already attained prominent "community" status; efforts are being made by citizens of that general area to build a community center. This area is largely outside the present city limits.

An opportunity to plan ahead of Orlando's growth in anticipation of continued expansion to the southeast requires action by the city to acquire large recreation sites before these areas are developed. This is particularly applicable to the acquisition of a large community center site in conjunction with planning efforts by the School Board in locating any future junior and senior high school site. It would be very desirable for the city to purchase 20 acres of land adjacent to this future school site in order to have a future community center recreation site of very desirable proportions.

RECREATION AREAS IN THE EAST ORLANDO AREA QUALIFYING FOR COMMUNITY WIDE AREAS

Site for Colonial High School of 30 acres, exclusive of area for non-recreational buildings.

ADDITIONAL AREAS REQUIRED

Assuming that most of the 44,885 population will eventually be included within the corporate limits and fall under the city's responsibility, the County and City should take steps to acquire large recreation tracts to the extent of 134 acres to meet potential requirements. Some must be purchased at appropriate times in coordination with purchases by the School Board if maximum benefit from use of public lands are to be attained.

Site of proposed Junior and Senior High School in Curry Ford neighborhood; 30 acres of recreation area plus area for buildings of non-recreational type. City should purchase 15-20 acres adjacent to this school for a recreational park in which a future community center could be located. Total 50 acres.

A plan was submitted to the Planning Board for the development of a Lake Underhill Park that can serve the entire southeastern section of the city with a swimming facility on the Lake and with a recreational park. This park must be created as a part of the arterial street plan by filling part of the Lake. 15.7 acres would be obtained in this manner; an additional purchase of land located south of South Street east of Crystal Lake Drive or 3.6 acres would bring the total to 19.3 acres of park and recreation area.

A proposed Junior High School, to occupy a site of about 20 acres in the vicinity of Route 15 A and Curry Ford Road will provide an additional 15 acres of recreation area. The purchase of an additional 15 acres contiguous to this school for a recreational park would provide another location for a major community wide recreational facility. This 15 acres should be useable land, not swamp land suited only for park development.

SOUTHWEST NON WHITE COMMUNITY

<u>NEIGHBORHOOD</u>	<u>PRESENT POPULATION</u>	<u>POTENTIAL POPULATION</u>
Holden	8,888	8,946
Callahan	3,348	3,552*
Washington Shores	<u>3,494</u>	<u>6,000</u>
TOTAL SOUTHWEST NON WHITE COMMUNITY	15,730	18,498

*Proposed for elimination under urban renewal.

The limits of the non-white community cannot be exactly determined. Plans proposed would continue Holden neighborhood for residential use; urban renewal projects would redesign the area to meet minimum housing standards and provide additional recreational areas. Urban renewal projects proposed for the Callahan neighborhood would make this into a light industrial area. Obviously, the non-white population displaced by the latter project would require an expansion of non-white residential areas in the Washington Shores area.

Additional expansion of the non-white community might be expected west of Lake Mann to take care of the increase in the general non-white population.

When the city's population is 100,000, there will probably be in excess of 20,000 persons in the non-white population living within the Southwest Non-White Community. Therefore, approximately 60 acres of community wide recreation area should be planned.

RECREATION AREAS IN THE SOUTHWEST NON WHITE COMMUNITY QUALIFYING FOR COMMUNITY WIDE ACTIVITY

Jones High School	Site for Junior and Senior High Schools with usual recreation facilities	35 acres, exclusive of 15 acres for buildings
Carter Street Recreation Center	Swimming pool, ball park, tennis courts, community buildings	5 acres
Lake Mann Recreation Area	Swimming on lake; small children's playground, softball field	5.6 acres
Washington Shores Community Center and City Park	Community center building, park area	11.3 acres

ADDITIONAL AREAS REQUIRED

In as much as a considerable portion of the Washington Shores Community Center site is in swamp suitable only as a park, additional land should be purchased contiguous to the County owned property to square the site. 10 acres needed in land suitable to recreational facilities, children and adult.

In as much as the Holden neighborhood is separated from the Washington Shores area, this section of the non-white community should have additional community recreational facilities, such as are found at the Carter Street Recreation Center. This site is very small, however, and additional property contiguous to it should be purchased. Considerable slum clearance could be accomplished in the process of adding about 3 acres of recreation and park area to this site. Part of the additional land acquired should be used to landscape the recreation center.

WEST COLONIAL COMMUNITY (PROPOSED)

<u>NEIGHBORHOOD</u>	<u>PRESENT POPULATION</u>	<u>POTENTIAL POPULATION</u>
Spring Lake	209	709
Rock Lake	1,417	1,930
Sunset	1,811	4,000
Additional areas, largely undeveloped	<u>500?</u>	<u>14,000</u>
TOTAL WEST COLONIAL COMMUNITY	3,937	20,639

At the present time this area is developing rather slowly; long-range needs cannot be exactly determined as to how soon there will be a great need. However the population potential is large enough to justify planning for all the regular community recreation, park and school facilities. The need for a potential 60 acres of recreation and park area in large community wide sites is indicated.

RECREATION AREAS IN THIS PROPOSED COMMUNITY QUALIFYING FOR COMMUNITY WIDE FACILITIES

Lorna Doone Park	Swimming, baseball, picnic park, scout huts	12.2 acres
------------------	--	------------

ADDITIONAL AREAS REQUIRED

A potential need for 60 acres is indicated. A proposed Junior High School in the area should provide about 15 acres of recreation area. A community center site of about 20 acres should be purchased in conjunction with the Junior High School. The remaining 13-15 acres should be located only after a substantial part of the population potential has been developed in the area.

LAKE LORNA DOONE BEACH

Lake Lorna Doone Beach is one of the most used recreation facilities in the entire Orlando Recreation System. Unfortunately the city has failed to protect this valuable facility from contamination from storm sewage and the beach is under constant threat of being closed for reasons of public health. A study should be made of the feasibility of diverting the storm run off water from Lake Lorna Doone to Rock Lake or Lake Beardall. If it should be determined that Lake Lorna Doone could not be improved substantially by such measures, another beach site should be purchased on the south shore of Rock Lake. Most of the beach facilities on Lake Lorna Doone are in need of replacement, so now is a good time to relocate on Rock Lake if this step is necessary.

LAKE HOLDEN HEIGHTS COMMUNITY

<u>NEIGHBORHOOD</u>	<u>PRESENT POPULATION</u>	<u>POTENTIAL POPULATION</u>
Grand Avenue	3,914	4,363
Pineloch (Holden Heights)	?	3,300
Isle of Catalina	?	5,300
Rio Grande	1,980	4,987
Lake Hoodnet Area	<u>?</u>	<u>3,500</u>
TOTAL LAKE HOLDEN HEIGHTS COMMUNITY	10,000	21,450

There are no community wide recreation areas owned within this area.

A potential need for 60 acres of community wide recreation and park area is indicated. A community center site of approximately 20 acres should be purchased at some central location, possibly adjacent to the Pineloch elementary school.

Altho considerable recreation area is available in the Grand Avenue neighborhood at the Grand Avenue elementary school and playground, this site is not recommended for development of a community center. It is not central to the area to be served and is particularly off-center to the population potential. The Grand Avenue area of the city could be well served by a community center located in the vicinity of Pineloch school; this center is primarily a county responsibility in as much as a large majority of the population to be served is located outside the city of Orlando. Only approximately 2,000 persons of the Grand Avenue neighborhood are located within the City of Orlando. Of course, most of this area, defined as the Lake Holden Heights Community eventually may become a part of the city. Recreation sites should be purchased while this area has available undeveloped sites suitably located.

ADDITIONAL AREAS REQUIRED

A community center site of 20 acres, located possibly in conjunction with a Junior High School in this area. Adjacent to the Pineloch elementary school, first choice.

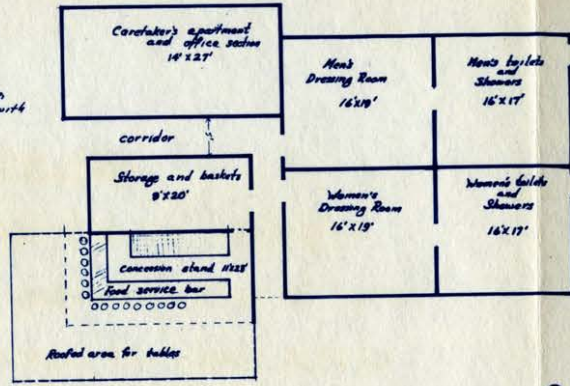
A 20 acre site, located on the south shore of Clear Lake would make a good community playfield-beach facility. This would also be an acceptable alternate location to the above proposal for a community center site. The site should be large enough for a 10 acre park as well as developed recreation area.

A Junior High School site should fill the remaining requirements for recreation area in this community.

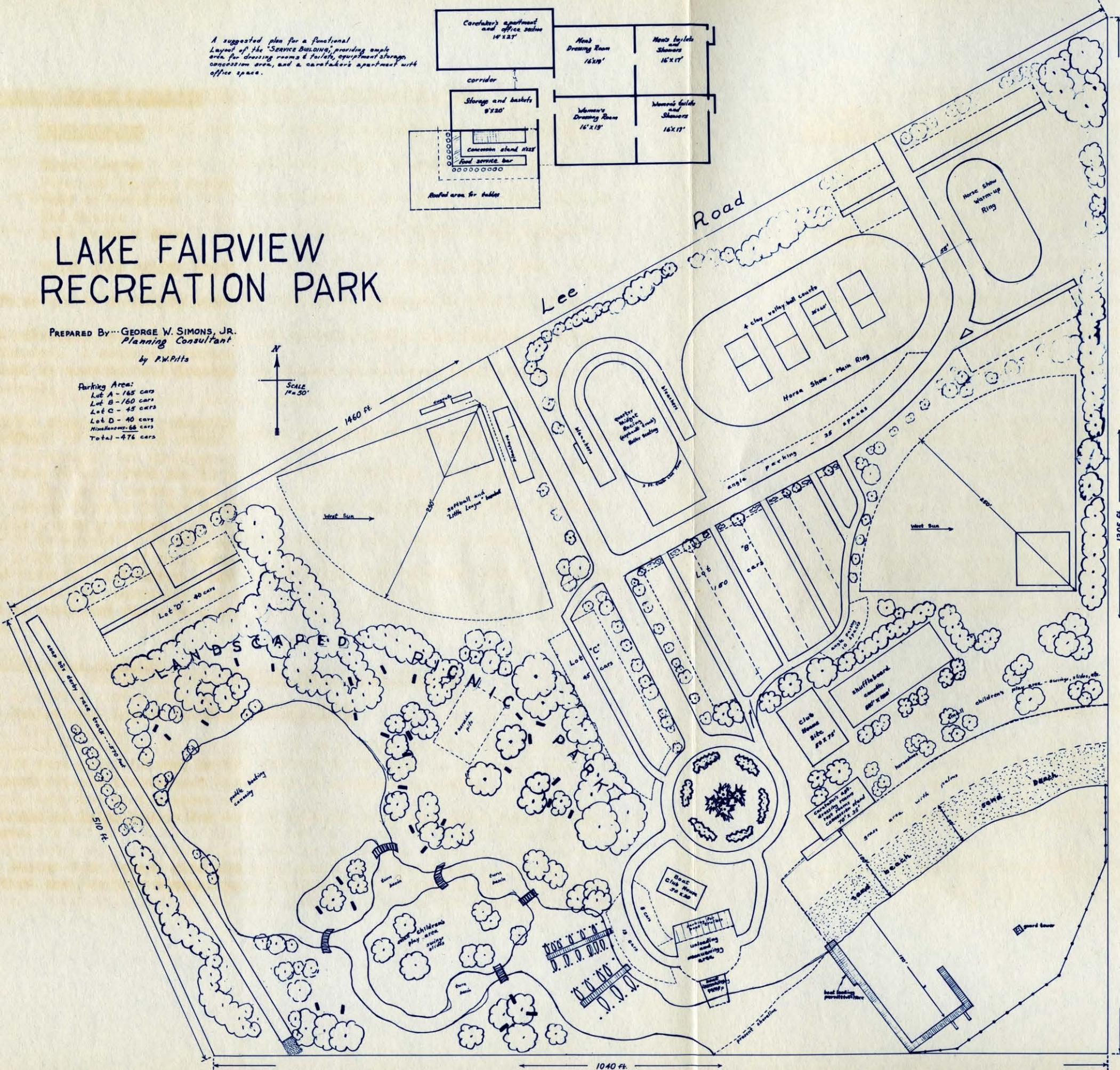
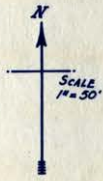
LAKE FAIRVIEW RECREATION PARK

PREPARED BY GEORGE W. SIMONS, JR.
Planning Consultant
by P.W. Pitts

A suggested plan for a functional layout of the "SERVICE BUILDING", providing ample area for dressing rooms & toilets, equipment storage, concession area, and a caretaker's apartment with office space.



Parking Area:
Lot A - 165 cars
Lot B - 160 cars
Lot C - 45 cars
Lot D - 40 cars
Household - 66 cars
Total - 476 cars



CITY WIDE AND REGIONAL PARKS AND RECREATION AREAS

Neighborhood and community parks and recreation areas form the basis of a minimum park and recreation plan. Additional parks and recreation areas of larger size and regional significance can also mean much to a city. The amount will be limited only by the availability of suitable areas, the recreational interest of the people and the ability of the community to finance and maintain them. These facilities may include bathing beaches, such as is proposed at Lake Fairview; gymnasiums (Exposition Park); tourist recreational facilities (Sunshine Park); band shells (Eola Park); auditoriums and museums (Loch Haven Park); outdoor theatres; arboretums and picnic areas; boating docks; scenic drives and others.

Central Florida has many scenic areas accessible to the public, some of which are publicly owned but most of which are private property. Several outstanding scenic attractions are operated commercially, such as Cypress Gardens, Sanlando Springs and Silver Springs. Orange County owns several parks upwards to 100 acres in size and the Ocala National Forest potentially is a valuable area for development.

REGIONAL PARKS OWNED BY THE CITY OF ORLANDO

WITH RECOMMENDATIONS

1. LOCH HAVEN PARK. This 35 acre park is planned and partially developed as a cultural center. When a substantial portion of the plan is achieved, this "Cultural Center" will be one of Central Florida's outstanding assets.

2. LAKE FAIRVIEW PARK. The area of this 120 acre park lying north of Lee Road is developed for the Ben White Raceway, which is the winter training headquarters for trotters and pacers. South of Lee Road is an 18 acre tract on Lake Fairview for which a plan has been adopted for development as a beach and recreation area. In as much as the lake frontage is very limited, the property should be expanded if possible. A large portion of the site should be planted for future picnic area. (Figure 4)

3. LAKE LORNA DOONE PARK. This park has a small lake that is sometimes suitable for swimming but it is usually on the verge of pollution. There are many recreation fields, buildings and other facilities already developed; an effort should be made to find means of saving this park as a swimming beach. Additional landscaping would contribute to the scenic value of the park area.

4. TINKER FIELD. There are 37 acres partially developed for the city foot ball and base ball stadia. The property was recently enlarged by the purchase of an additional 7 acres on the south. The location and size is satisfactory to serve as the sports center of the entire Orlando area.

5. SUNSHINE-EXPOSITION PARK. For many years this 39 acre park served as the central recreation center for the city. Because of the city's growth many similar community recreation centers should be developed within each major community of the city. As this development progresses certain facilities located in Exposition Park will no longer be required. Eventually the tourist facilities of Sunshine Park may require a major portion of the park, made necessary by expansion and relocation as a result of the Expressway development.

6. EOLA PARK. This 40.5 acre park contributes more to Orlando's fame as the City Beautiful than any other park and scenic attraction because of the beauty of its development and accessibility to the downtown area. About 26 acres of the park should be preserved as an open space without structures with the single exception of a band shell. Sufficient funds should be allocated to insure beauty of design of the structure and the lake setting offers an unusual opportunity.

7. LAKE LAWNE GUN CLUB RECREATION AREA. About 5 acres of the City Prison Farm property is developed for recreational purposes but the site will eventually be satisfactory for development of a 100 acre regional park. A 5 to 10 acre neighborhood park to serve the east Pine Hills area could be developed in the northwest corner. The remainder offers advantages for a future zoological park should a zoo ever be desired.

8. LAKE IVANHOE PARK (GASTON EDWARDS PARK). This park is partially developed and landscaped. A Chamber of Commerce Community Club House and a boat ramp are the principal features. As a result of the Expressway development additional fill will offer an opportunity for more recreation facilities in the interchange areas.

LARGE PARKS OWNED BY ORANGE COUNTY

9. MOSS PARK. There are approximately 100 acres, much of which is developed into a beach, picnic and excellent camping area. Boat launching facilities and fields for recreation are available to make this an outstanding facility serving the entire county.

10. KELLY PARK (ROCK SPRINGS). This large natural park of 200 acres features a natural swimming basin. In addition to an exceptional swimming area there are nature trails and picnic grounds.

11. DOWNEY PARK. This is an undeveloped park property of about 52 acres located near Union Park. This park might best be developed as a facility to serve a limited area, primarily the Union Park area.

12. TRIMBLE PARK. On Lake Beauclair the county owns 40 acres in a wooded tract with a few improvements. Because it is located on a large lake this park should be developed as a regional park with swimming beach, boating and fishing facilities, camping, hiking and picnic areas. Expansion of the site, if feasible, should be made for long range requirements.

FUTURE NEEDS FOR REGIONAL PARKS

Because of the Central Florida Region's rapid development much additional study should be undertaken to develop a plan for a Central Florida park system. Orange, Seminole, Brevard, Osceola, Lake and Volusia Counties should cooperate in such a plan. As the region is increasingly urbanized many privately owned recreation areas and open spaces will disappear.

The following sites are recommended for development of future regional parks most useful to the population of Orange County.

WEKIWA SPRINGS. This is a large undeveloped recreation area that is privately owned. This 400 acre wooded tract is located about 16 miles north of Orlando and offers the same opportunities for development that are found at Rock Springs (Kelley Park) and Sanlando Springs. Altho present needs for such recreation are provided by these two facilities, future growth makes this a very desirable long range project.

LAKE CONWAY PARK. Because of its accessibility to a large portion of the urban area population, a large park should be developed on Lake Conway with swimming, boating, camping and other related facilities.

BIG SAND LAKE PARK. Another large park property in the southwest portion of the county should eventually be acquired. Approximately 100 acres, located on a large lake, would be very desirable.

LAKE APOPKA PARK. A large tract of 100 acres or more should be acquired on Lake Apopka to serve the western portion of the county in addition to the Orlando urban population.

SAINT JOHNS PARK. A large tract of high ground near the Saint Johns River would make a desirable park for camping, fishing and boating along the Saint Johns River.

GENERAL RECOMMENDATIONS ON PARK DEVELOPMENT AND ACQUISITION

Criticism is sometimes made that considerable park property lies undeveloped and gathers rubbish at the same time additional property is being acquired for development. In an area growing as rapidly as Orlando it is essential that sites be purchased well in advance of development to insure the availability of good sites strategically located. Considerable monetary savings can be accomplished by advanced purchases and it will be necessary to reserve sites beyond the existing corporate limits if an orderly system of neighborhood parks is to be realized.

Dumping of rubbish on undeveloped sites can be controlled and fortunately this was not observed to be a problem in the Orlando area. A large proportion of Orlando's park areas have been developed particularly in the older areas of the City which have already realized most of their population potential.

The availability of vacant areas desired for future park, recreation areas and school sites must be insured thru some means of subdivision control. The General Land Use Plan designates those sites judged most useful for potential development. It is hoped that many developers will recognize the benefits to be derived and will make substantial donations once the plan is made public. Land subdivision regulation should reserve for a short period, about three years from the time a subdivision plan is filed, any site indicated on the plan. If such a practice of

site reservation is not established, many opportunities for neighborhood parks may be lost forever.

Until such time as site reservations can be legally established thru subdivision regulations, the City should refuse to annex subdivisions or provide sewer services to areas subsequently developed without regard for the recreation plan. Very often alternative sites to the one indicated on the General Land Use Plan will be satisfactory but there may be cases where no alternative is available or acceptable. The power of eminent domain should be exercised freely to acquire sites that cannot be negotiated.

A comprehensive recreation plan will benefit the entire city; therefore financing of property acquisition and development may be thru a general obligation bond issue. Failing in this, neighborhood parks and recreation areas might be financed thru special assessments of the areas benefited, as in the case of sidewalks. An equal rate might apply on a front foot basis for all properties within one-half mile radius and a lower rate for those properties beyond but within a three-quarter mile radius. Another fair means of financing neighborhood playgrounds and elementary schools would be to apply a lotting tax, payable when the building permit is given.

The pay-as-you-go plan has produced poor results in the past and this method is not likely to become effective at present rates of growth. A general obligation bond issue is the best hope for catching up with the development of the past ten years.

CHAPTER 8

SCHOOLS

Consideration for schools in the Comprehensive Development Plan is limited by the planner to the adequacy of sites and structures. He is not concerned with administrative methods or with educational systems. This section deals primarily with the adequacy of sites, their relationship to the neighborhood service areas and their location in the general street pattern.

It is necessary to study present school membership data and potential estimates for general requirements of the entire system. Then, more detailed estimates of the future needs can be made for individual school service areas according to known and expected development trends in age characteristics of the population.

It is well known that schools are suffering from the heavy influx of children resulting from the abnormally high birth rate established and sustained since the end of World War II. These rates are not expected to be maintained indefinitely but Orlando's problems are intensified by the heavy influx of younger families into the area.

TABLE 8

SCHOOL MEMBERSHIP TRENDS

(School Plant Survey of Orange County, 1957, and subsequent Reports of the Board of Public Instruction)

<u>YEAR</u>	<u>WHITE MEMBERSHIP - GRADES</u>			<u>NON-WHITE MEMBERSHIP - GRADES</u>		
	<u>1-6</u>	<u>7-9</u>	<u>10-12</u>	<u>1-6</u>	<u>7-9</u>	<u>10-12</u>
1956-1957	17,787	7,086	4,334	4,549	1,308	793
1946-1947	6,225	2,584	1,796	2,359	683	349
% Increase	185.7	174.2	141.3	92.8	91.5	127.2
April, 1958	20,912	7,858	4,999	5,068	1,397	940
April, 1957	18,087	7,009	4,316	4,568	1,277	749
% Increase	15.6	12.1	16.0	10.8	9.5	25.5
February, 1959	23,117	8,792	5,868	5,516	1,529	872

Over the next several years larger increases percentage-wise can be expected in the Junior High School grades and subsequently in the Senior High School grades. The extraordinarily high increases in the non-white Senior High grades are accounted for by the stronger holding power of non-white secondary schools in recent years.

The Orange County School Plant Survey of 1957 projected school membership to the year 1962. The present studies of population trends support these projections and the projections by grades are as follows.

TABLE 9

1962 PREDICTIONS OF SCHOOL MEMBERSHIP
IN ORANGE COUNTY PUBLIC SCHOOLS

GRADES	<u>1957 SCHOOL PLANT SURVEY</u>			<u>PLANNING SURVEY</u>
	<u>WHITE</u>	<u>NON-WHITE</u>	<u>TOTAL</u>	<u>1958 - TOTAL</u>
1- 6	31,264	6,499	37,763	38,500
7- 9	12,555	2,179	14,734	14,700
10-12	7,778	1,031	8,809	9,100
TOTAL	51,597	9,709	61,308	62,300

Plans reported by the Orange County Board of Public Instruction provided for a total membership capacity of 42,025 pupils at the opening of the 1958-1959 school year. A net membership capacity of 19,235 must be provided for between now and 1962. Where permanent facilities are justified, replacement of temporary and sub-standard classrooms now in use must be planned in addition to the above.

Recommendations for the size of a school plant and site should be based upon long range population characteristics as well as upon peak demand when the neighborhood is young. Depending upon the stability of residential areas, a process of growth and aging of neighborhoods takes place. As a neighborhood ages, the number of elementary school age children should decline considerably; similar changes might be expected in the secondary school ages in subsequent years.

POPULATION TRENDS IN A NEIGHBORHOOD

PREDICTION ----- YOUTH TO OLD AGE.....

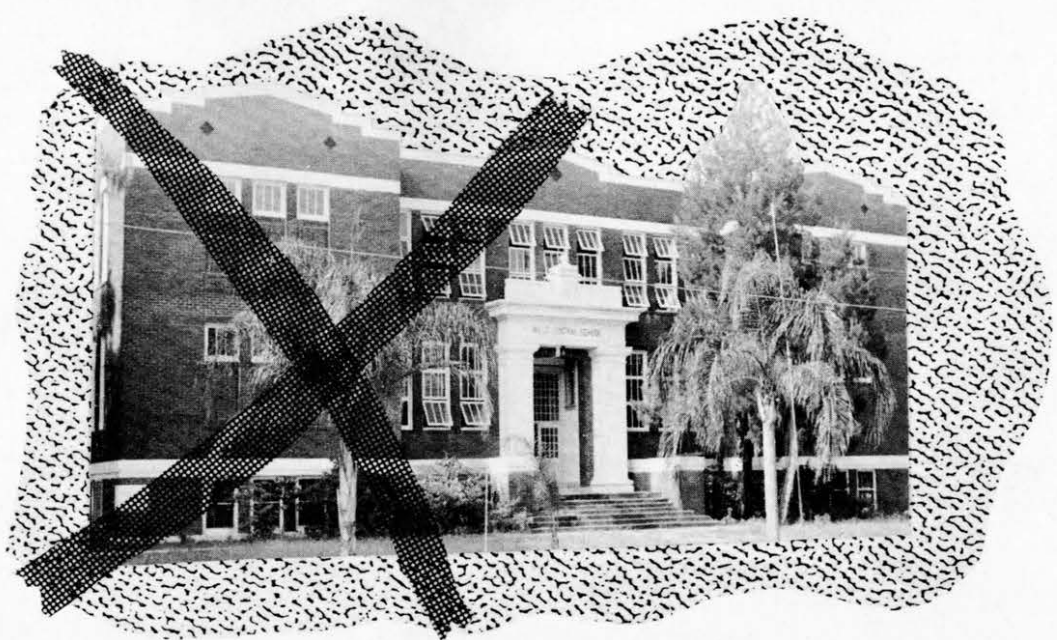
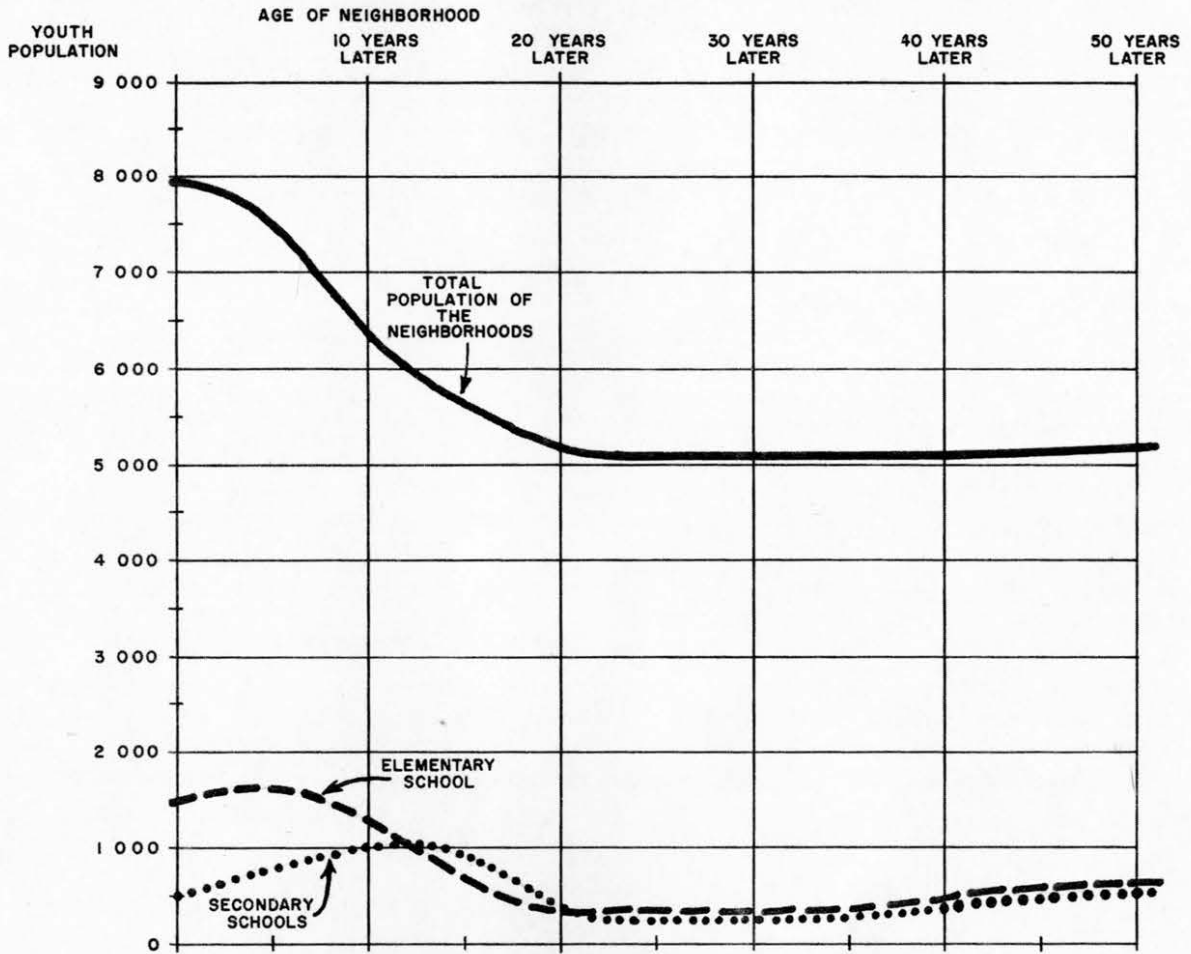


TABLE 10
SAMPLE AREAS OF ORLANDO CLASSIFIED
ACCORDING TO AGE OF NEIGHBORHOOD

<u>AGE OF NEIGHBORHOOD</u>	<u>PERSONS/ HOUSEHOLD</u>	<u>PERSONS PER 1,000 POPULATION</u>		
		<u>PRE SCH.</u>	<u>ELEM. SCH.</u>	<u>SEC. SCH.</u>
<u>YOUNG AGE (POST WORLD II)</u>				
Orlando Highlands Subdivision	3.2	134	164	80
Lowest Cost Projects	3.5	145	211	46
Azalea Park Area	4.0	205	188	73
Dover Shores Area	3.5	162	135	83
<u>MIDDLE AGE (PRE WAR II)</u>				
Low-medium cost (Lake Lawsona Area)	2.6	28	63	49
Medium-high cost (Lake Adair Area)	2.4	10	63	53
<u>OLDER AGE</u>				
Lake Dot Area	2.6	88	71	35
Lake Eola Area	2.6	87	43	48

Obviously the problem of supplying an adequate number of classrooms conveniently located is extremely complex. It is complex because of the aging process of neighborhoods, because peak demand comes soon after the area is developed and because today's new residential development is not coordinated to any plan based upon the availability of urban services. (Figure 5)

Today we are faced with the problem of meeting peak demand created by a tremendous amount of new development. In later years, as many of these recently established neighborhoods reach maturity, possibly less than one-half the number of classrooms required for peak demand will be required. Obviously, the continued use of temporary classrooms and transporting of children to schools with surplus capacity is suggested to deal with this situation.

The transportation of students should not be adopted as a long-range policy to support super-elementary schools with permanent facilities for 1,000 pupils or more. More schools of smaller size placed within walking distance are much to be preferred. In February, 1959, approximately 43% of the total white Junior and

Senior High pupils and 25% of the total white elementary pupils were transported. 35% of the total non-white Junior and Senior High pupils and 14% of the non-white elementary pupils were transported.

LOCATION AND SIZE OF ELEMENTARY SCHOOLS

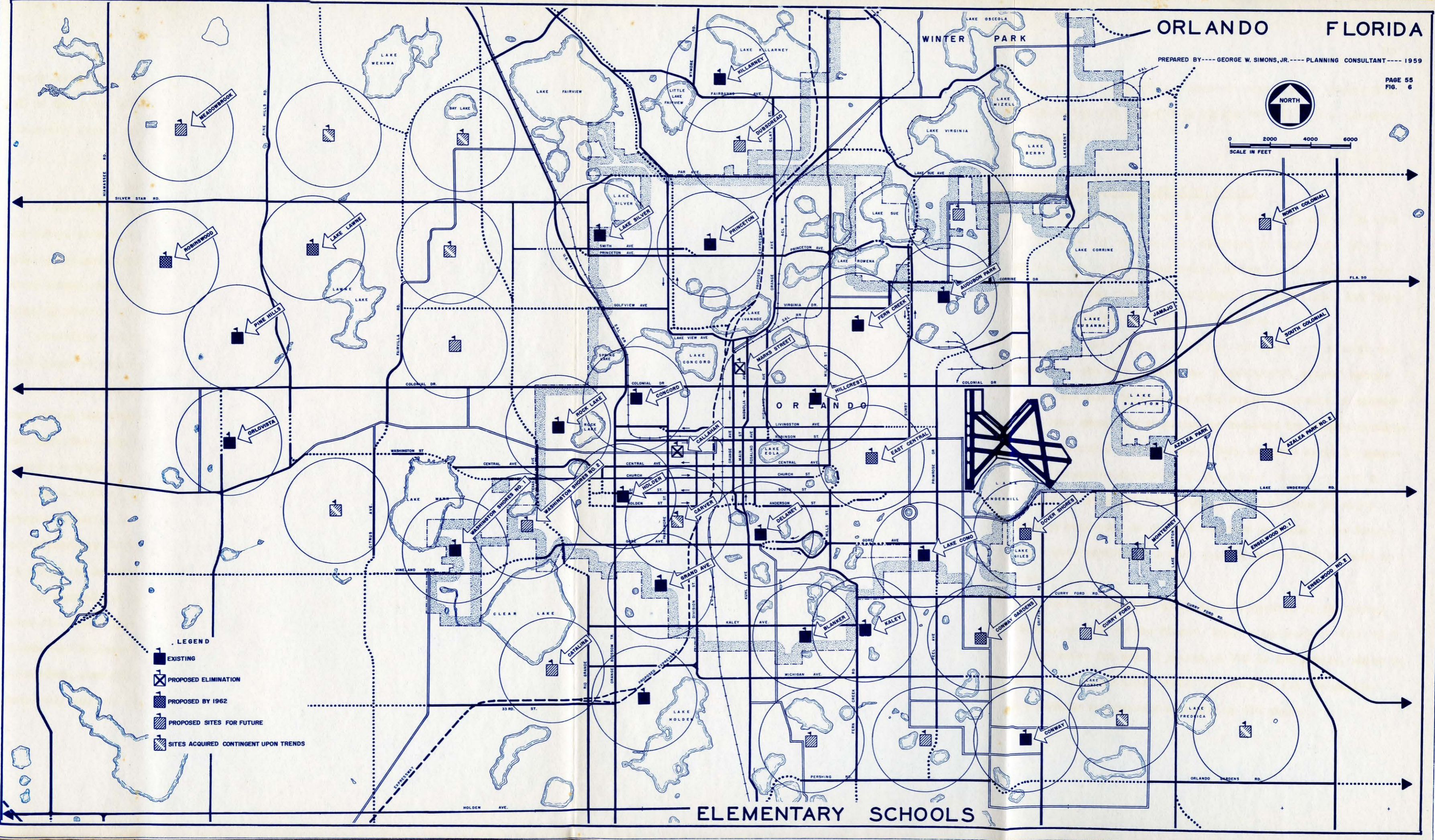
A generally recognized standard for location of an elementary school is that one school should be within one-half mile walking distance of every home in normally developed residential areas. The recommended distance is even shorter for areas densely developed, such as the non-white neighborhoods in Orlando, but these planning studies generally support the one-half mile distance.

According to standards followed in the arterial street plan, a framework was established of major streets at one mile intervals. Consequently compact neighborhoods are delineated that are more or less one mile square. Ideally an elementary school and recreation area should be developed or reserved for future development near the center of the potential service area. This standard makes it unnecessary for children to walk excessive distances or cross busy streets to get to the school center. It cannot be stressed too strongly that locations on major arterial streets, existing or proposed, be avoided whenever possible. The Englewood Elementary School is a good example of a well located school with respect to its potential service area.

In recognition of the need for adequate space for playgrounds at all school sites the School Plant Survey of 1957 by the Florida State Department of Education recommended at least 15 acre sites for school plants of 720 to 840 pupils, which is the maximum size recommended. 10 acre sites should be obtained for the smaller elementary schools with a minimum recommended capacity of 480 pupils.



0 2000 4000 6000
SCALE IN FEET



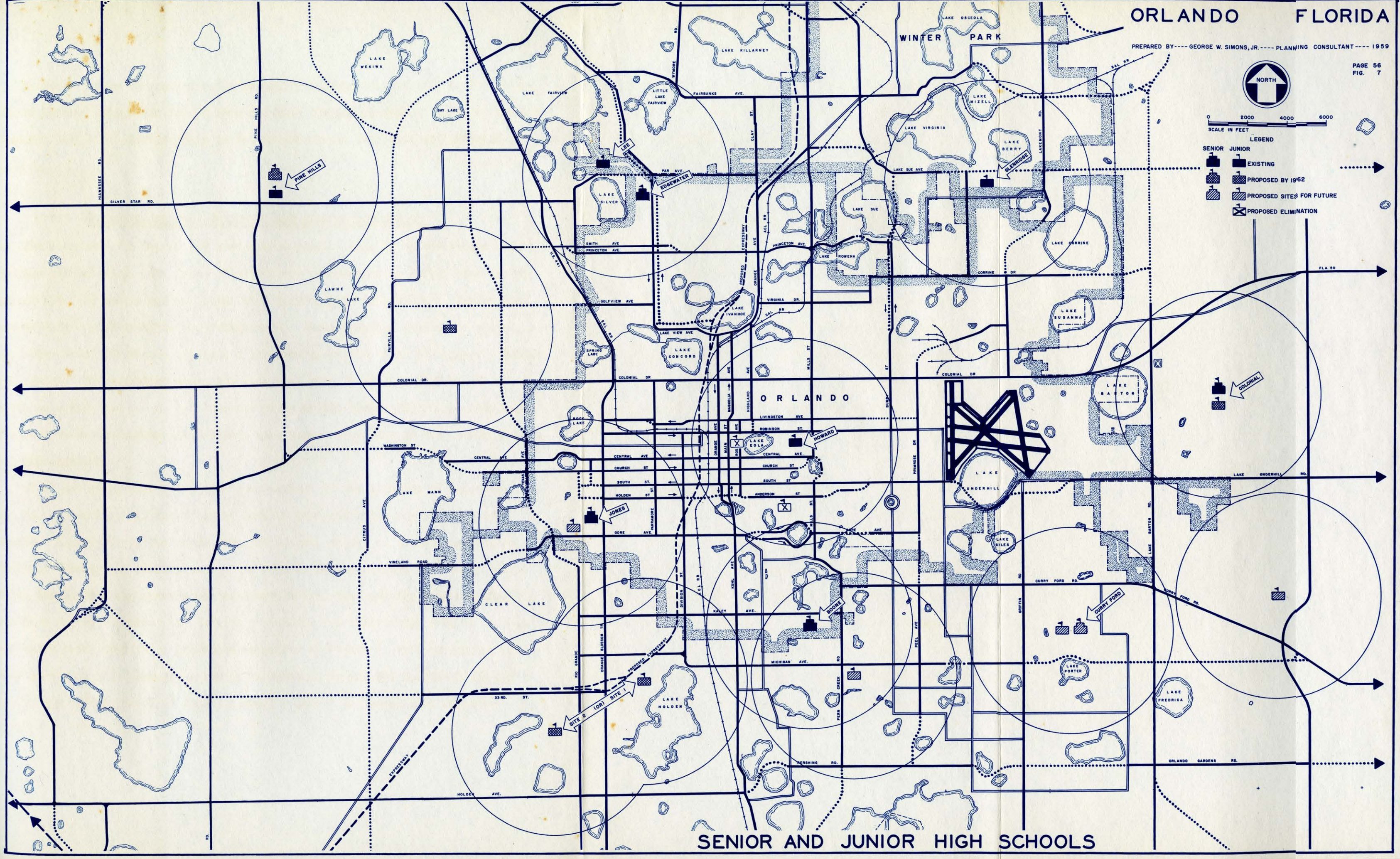
- LEGEND
- EXISTING
 - PROPOSED ELIMINATION
 - PROPOSED BY 1962
 - PROPOSED SITES FOR FUTURE
 - SITES ACQUIRED CONTINGENT UPON TRENDS

ELEMENTARY SCHOOLS



SCALE IN FEET
0 2000 4000 6000

- LEGEND
- | | | |
|--------|--------|---------------------------|
| SENIOR | JUNIOR | EXISTING |
| | | |
| | | PROPOSED BY 1962 |
| | | PROPOSED SITES FOR FUTURE |
| | | PROPOSED ELIMINATION |



SENIOR AND JUNIOR HIGH SCHOOLS

Figure 6 shows the relationship of proposed elementary schools to the Neighborhood Service Areas. It is not intended that the map pin-point sites but provide a general guide for sites central to the neighborhoods away from all arterial roadways.

LOCATION AND SIZE OF JUNIOR AND SENIOR HIGH SCHOOLS

The standards for Junior and Senior High School sites is fairly flexible as to location and capacity. The School Plant Survey recommended no junior high school smaller than 500 pupils and no larger than 1,200 pupils in capacity. Senior high schools up to 1,500 capacity are recommended. These planning studies of school age population by neighborhoods supports a standard generally of an 800 capacity junior high school. This standard generally fits best into an orderly pattern of school locations within one to one and one-half miles of all residential areas. Because of a few irregular residential patterns some junior high schools are recommended up to 1,200 capacity.

It is not so necessary to avoid busy streets in the location of secondary schools, and walking distances can be greater than established for elementary schools. Nevertheless, the major arterial streets should be avoided as much as possible. During the current population boom in children there will be no choice but to transport large numbers of secondary pupils, but over the long run this operation can be minimized by adopting a standard for junior high schools of less than 1,200 pupil capacity. Locations suggested in Figure 7 for new schools are based upon a plan for orderly spacing, convenience to several neighborhoods and a view to the establishment of future community school and recreation centers.

TABLE 11NEW SCHOOLS PROPOSED IN THE ORLANDO URBAN AREA

<u>CATEGORY OF SCHOOL</u>	<u>RECOMMENDED CAPACITY</u>		<u>CATEGORY OF SCHOOL</u>	<u>RECOMMENDED CAPACITY</u>	
	<u>LONG RANGE</u>	<u>1962</u>		<u>LONG RANGE</u>	<u>1962</u>
<u>WHITE ELEMENTARY</u>			<u>WHITE JUNIOR HIGH</u>		
Dubsdread	480	575	West Colonial	1,000	600
East Central	600	800	Pineloch	800	800
Dover Shores	480	600	Michigan	800	*
Conway Gardens	480	600	Curry Ford	1,200	800
Curry Ford	840	*	East Colonial	1,000	800
Azalea Park #2	480	600	Engelwood	1,000	*
Jamajo	480	*	Evans	1,200	800
South Colonial	480	*			
Catalina	480	480	TOTAL WHITE JUNIOR		
North Colonial	840	600	HIGH	7,000	3,800
Engelwood #1	700	900			
Engelwood #2	700	*	<u>WHITE SENIOR HIGH</u>		
Monterrey	600	600	Colonial	1,500	1,500
Robinswood	720	600	Evans	1,500	1,500
Lake Lawne	720	600	Curry Ford	1,500	*
Meadowbrook	720	480			
			TOTAL WHITE SENIOR		
TOTAL WHITE			HIGH	4,500	3,000
ELEMENTARY	9,800	7,715			
			<u>NON WHITE JUNIOR HIGH</u>		
<u>NON WHITE ELEMENTARY</u>			Washington Shores	***1,200	***1,200
Carver**	600	**600			
Washington Shores 1	?	600			
Washington Shores 2	?	600			
TOTAL NON WHITE					
ELEMENTARY	?	1,200			

* Not required by 1962, but will be needed in subsequent years.

** Carver Elementary is proposed to relieve overcrowding in the Holden Elementary School, which is twice the maximum recommended size for elementary schools.

*** The existing Jones Junior and Senior High School must be separated into a junior high plant and a senior high plant.

SCHOOLS TO BE ELIMINATED

Concord Elementary. This school is being considered for elimination but it has a useful life of at least five more years, probably longer.

Marks Street Elementary. To be eliminated by the Expressway construction; this school has already lost most of its neighborhood service area.

Callahan Elementary. Proposed for elimination according to a long-range proposal for redevelopment of the general area into a non-residential area.

Memorial Junior High. This school has lost most of its service area.

Cherokee Junior High. This school is on an inadequate site and is too close to Howard Junior High; most of its pupils are transported.

CAPACITY RECOMMENDED COMPARED TO 1962 CAPACITY REQUIRED

<u>ELEMENTARY SCHOOLS</u>	<u>WHITE</u>	<u>NON-WHITE</u>
Total capacity required in 1962	31,264	6,499
Membership in April, 1958	<u>20,912</u>	<u>5,068</u>
Membership growth, 1958-1962	10,352	1,431
New capacity recommended in the Orlando area	7,715*	1,200*
Additional Capacity required elsewhere in the County	2,637*	231*
<u>JUNIOR HIGH SCHOOLS</u>		
Total capacity required in 1962	12,555	2,179
Membership in April, 1958	<u>7,858</u>	<u>1,397</u>
Membership growth, 1958-1962	4,697	782
New capacity recommended in the Orlando area	3,800*	1,200**
Additional capacity required elsewhere in the County	897*	382*

<u>SENIOR HIGH SCHOOLS</u>	<u>WHITE</u>	<u>NON-WHITE</u>
Total capacity required in 1962	7,778	1,031
Membership in April, 1958	<u>4,999</u>	<u>812</u>
Membership growth, 1958-1962	2,779	219
New capacity recommended in the Orlando Area	3,000*	**
Additional capacity required elsewhere in the County	-	-

* This capacity will be required for the growth; construction to relieve overcrowding must be additional capacity to the above.

** Jones Senior and Junior High School must be separated; a new Junior High School will be constructed. The recommended 1,200 capacity actually represents only 400 new capacity over the existing capacity in the Jones Junior and Senior High School. Presumably the capacity vacated will then be available for the additional requirements for senior high school pupils.

CHAPTER 9HOUSING

One of the principal objectives of the Comprehensive Plan is to make the city and its urban area a better and more attractive place in which to live, work and raise a family. To attain this objective the city should promulgate those programs and controls that will encourage and protect the character of residential neighborhoods, especially to insure that each dwelling unit conforms to accepted standards of health and safety.

The Land Use studies reveal that 51.7% (3,788.2 acres) of the developed land area within the city is utilized by dwelling structures or homes. This is a far greater area than is occupied by any other private or public use and therefore, reflects the importance of housing as the life and welfare of the city and its people. Not all housing within the city is of the same type, quality or condition. About 88% of the land utilized by dwellings is occupied by single family dwellings which impart attractiveness, appeal and hominess to the city; only about 12% is occupied by duplexes and multiple family structures.




In the course of dynamic growth and expansion, the architectural types within an area and the quality of dwelling areas change, much of which is due to normal ageing. Houses age as do individuals. Sections of the city occupied by the more stately homes of the past, fringing the earlier Central Business District have experienced the most pronounced change. Many old dwellings therein have already been replaced by commercial structures or have been converted into other varied uses; some of the remainder have deteriorated in quality to the point of becoming blighting influences. Beyond the central fringe of change there are neighborhoods occupied by older, modest dwellings, still serviceable as dwellings, that should be

CITY OF ORLANDO, FLORIDA

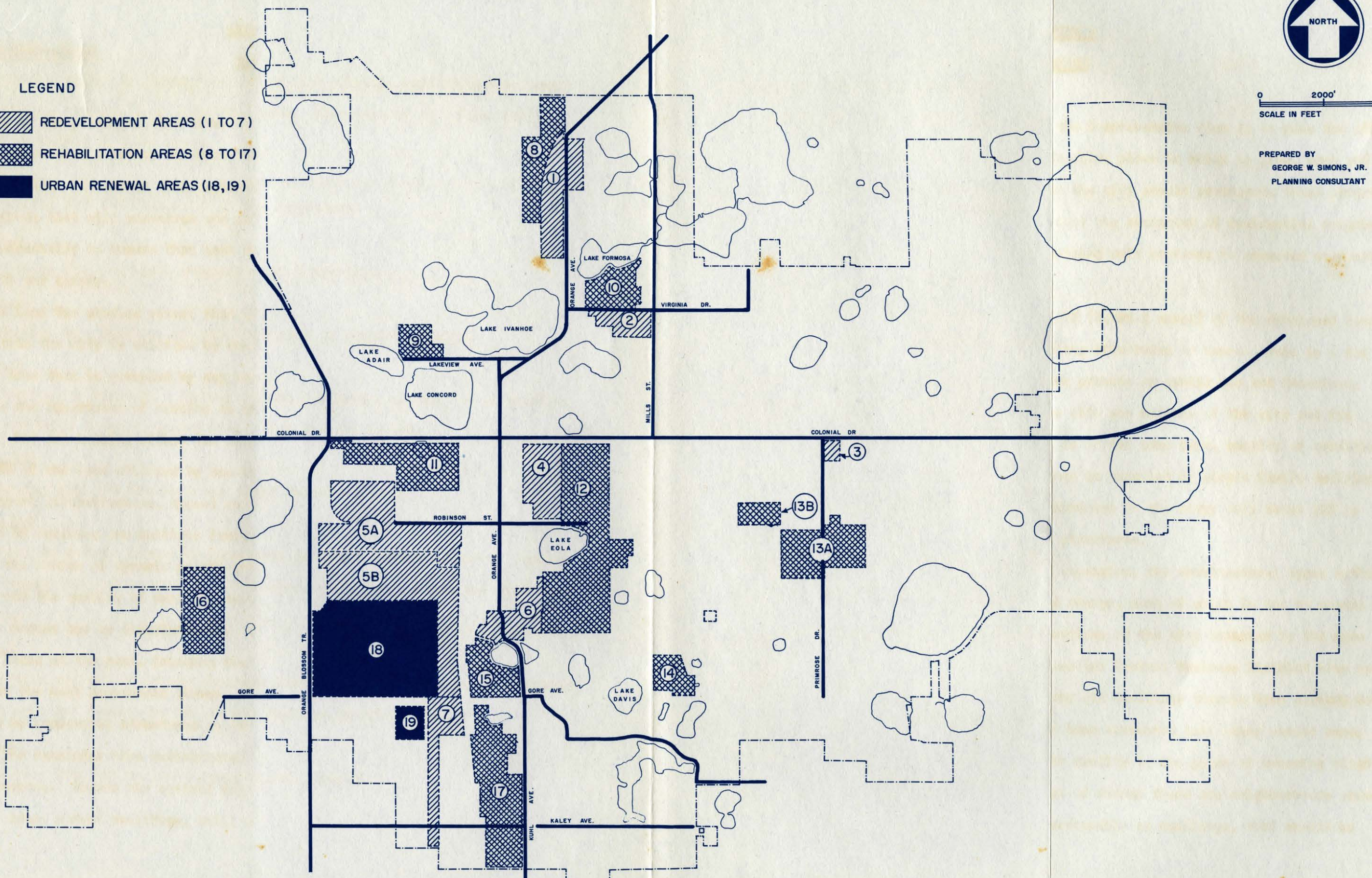


0 2000' 4000'
SCALE IN FEET

LEGEND

-  REDEVELOPMENT AREAS (1 TO 7)
-  REHABILITATION AREAS (8 TO 17)
-  URBAN RENEWAL AREAS (18, 19)

PREPARED BY
GEORGE W. SIMONS, JR.
PLANNING CONSULTANT



REDEVELOPMENT---REHABILITATION---CONSERVATION AREAS

REDEVELOPMENT AREAS

Redevelop either by "Urban Renewal" or thru private, individual development into business, commercial or industrial uses. Wide streets on a thru traffic pattern are needed in these areas.

AREA NO. 1

Redevelop into C-2 Commercial to the expressway.

AREA NO. 2

Redevelop into C-3 Light Industrial and Commercial.

AREA NO. 3

Redevelop into Business and the South half as airport industry.

AREA NO. 4

Redevelop for Business. Improve streets for better circulation of traffic.

Provide centrally located parking lots. Then re-zone to C-2.

AREA NO. 5-A

Redevelop into C-3 Wholesale and Light Industrial uses.

AREA NO. 5-B

Develop by gradual change to Commercial and Light Industrial uses. Improve streets toward that end to provide better circulation for business and industrial activities.

AREA NO. 6

Redevelop as part of Central Business District and Civic Center with parking lots, for employee parking in the Central Business District area.

AREA NO. 7

Redevelop into C-3 and C-4 Commercial and Industrial.

REHABILITATION AREAS

Good residential areas which are blighted or contain many blighting influences. Work to redevelop poor or substandard housing and provide recreation and park areas that can serve also as buffers between residential and commercial uses. Some street redevelopment (redesign), could be effected to lessen thru traffic in these areas.

AREA NO. 8

Employ the expressway as a buffer and improve the blighted conditions.

AREA NO. 9

Rehabilitation and conservation area - remove blighted conditions.

AREA NO. 10

Provide buffer between commercial and industrial areas.

AREA NO. 11

Replace substandard housing with medium-high density apartments. Possibly some public housing.

AREA NO. 12

Develop into high density residential uses.

AREA NO. 13-A

Redevelop into standard housing, mostly single family and duplex; perhaps some public housing.

AREA NO. 13-B

Redevelop as a recreation area or public housing.

AREA NO. 14

Replace substandard housing, improve blighted structures.

AREA NO. 15

Provide buffers and work toward removal of blighting influences to make this an apartment district.

AREA NO. 16

Replace substandard housing; improve streets; keep in residential use.

AREA NO. 17

Acquire the necessary park areas to make buffers for protection of residential properties. Improve blighted structures and replace substandard housing.

NOTE: This area probably could be just as correctly called a conservation area. At present there are relatively few blighted influences in terms of poor housing compared to the large number of new and substantial older homes. However, it is an area surrounded by business and commercial uses and will have difficulty remaining a healthy residential community. Therefore, some rehabilitation measures, i. e., buffers, are suggested.

URBAN RENEWAL AREAS

Urban renewal areas for redevelopment into standard housing areas with adequate parks and playgrounds.

AREA NO. 18

Redevelop into a residential area, providing for public housing, private rental units, privately owned homes, parks, playgrounds and neighborhood shopping areas; for a population of 5,000 to 6,000.

AREA NO. 19

Redevelop as private housing.

protected against the invasion of blight and deterioration. Developments of the newer and more modern homes lie beyond the two inner cores. Then finally, there are sections wherein the quality and condition of dwellings are either substandard or are fast deteriorating to such a status. Some areas can respond to measures of rehabilitation and others to those of urban renewal when that is possible.

A study of housing within the city generally discloses these varied qualities and conditions. There are areas in which the liveability of neighborhoods should be conserved, others in which housing should be rehabilitated and still others that should be redeveloped completely under urban renewal. Figure 8 shows roughly the location of these various areas.

According to the 1950 Census of Housing - the latest available - there were 18,513 dwelling structures within the corporate area of Orlando as then constituted. In the Orlando Standard Metropolitan Area there were 30,540 dwelling units. Of those within the city, it is interesting to note that 9,057 (49%) were owner occupied, 7,737 (41.8%) were renter occupied and the remainder were vacant. The percentage of ownership is doubtless much higher today. Of 16,794 dwelling units reporting, 13,446 (80.1%) were occupied by whites and 3,348 (19.9%) by non-whites. It is noteworthy also that 3,983 occupied dwelling units were classified as substandard. A substandard dwelling unit is defined by the Public Housing Administration as a unit which is either dilapidated or does not have all of the following plumbing facilities - flush toilet and bath inside the structure for the unit's exclusive use and hot running water. Most of the substandard units are located in areas that will ultimately respond to urban renewal, public housing or rehabilitation.

Rehabilitation is the process of improving a structure by physical repairs, paint and otherwise to convert it into a standard physically adequate, safe and

liveable structure. In the process of rehabilitation, the quality of the neighborhood is maintained and improved.

To improve the health, safety and living conditions of the people in dwellings and the community, a housing ordinance is desirable and advisable. Such an ordinance, usually known as a Minimum Housing Code, establishes minimum health and safety standards governing the facilities, such as plumbing; the maintenance, such as cleanliness and sanitation; and the occupancy, such as crowding, of existing housing. The Minimum Housing Code is supplementary to the Building Code; its primary function is the standardization of dwelling places to make healthful communities.

Housing Codes are not new; housing code provisions have been in existence in this country for more than 300 years. It was not until after World War I however that the rehabilitation of existing substandard housing thru compliance with health and safety standards began to be widely recognized. Currently many cities thruout the nation have adopted Codes in one form or another.

A good housing code contains provisions establishing the minimum facilities and equipment that are especially related to plumbing, drainage and water supply. It also establishes minimum standards for ventilation by windows and openable window area for each room and heating facilities. It prescribes standards for total space and sleeping space in the dwelling based on the number of occupants. The ordinance also contains a provision concerning the designation of dwellings unfit for human habitation and sets forth a procedure for condemnation and placarding. Condemnation should be based upon serious hazards to the health and safety of the occupants.

Since the 1950 Census of Housing, Orlando has expanded greatly. In this process, 5,710 new single family dwelling units have been constructed, also 318 duplex structures (636 dwelling units) and 34 multiple family structures with 465 dwelling units.

A suggested form of Minimum Housing Code has been prepared and submitted to the Planning Board, City Council and Building Department for their respective considerations. By the provisions of the Code - supplemented by the provisions of the Building Code - substandard dwellings can either be eliminated or standardized and blighted areas can be rehabilitated.