GREATER WASHINGTON SHORES

"A SUBURBAN COMMUNITY - IDEAL FOR A NEIGHBORHOOD BUSINESS DISTRICT"

CITY OF ORLANDO

OPPORTUNITY INDEX SCORE:
34.9

OPPORTUNITY ZONE
HUBZONES
UJTCP
MEBA
CRAs
OEED
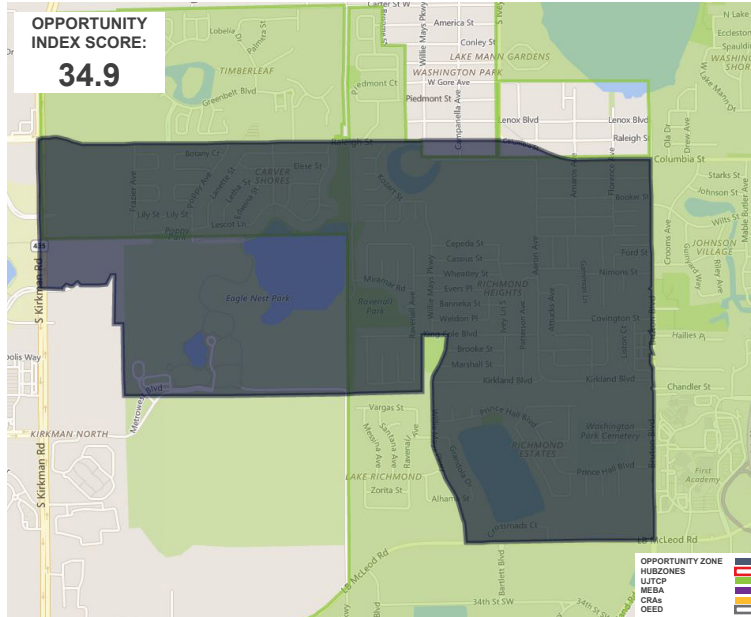
KEY FACTS

9,296 POPULATION

34.7 MEDIAN AGE

10.9% HOUSEHOLD UNEMPLOYMENT

2.9 AVG. HOUSHOLD SIZE

$141,255 AVG. HOME VALUE

3,540 TOTAL HOUSING UNITS

20% NO HS DIPLOMA
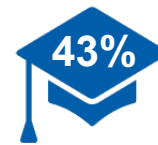
43% HS DIPLOMA

15% ASSOC. DEGREE

22% BACHELOR'S DEGREE+

MARKET CHARACTERISTICS

$36,216 AVG. DISPOSABLE INCOME

$14,793 PER CAPITA INCOME

$42,814 AVG. HOUSEHOLD INCOME

1.88 SQUARE MILES — LAND AREA

POPULATION DENSITY — **4,945** PERSONS/SQ.MI.

84% RESIDENTIAL

MARKET VALUE — PER SQ.MI. **$323** (MILLIONS)

AGE DISTRIBUTION

- 60+ 23%
- <20 27%
- 20-29 17%
- 30-39 13%
- 40-59 20%
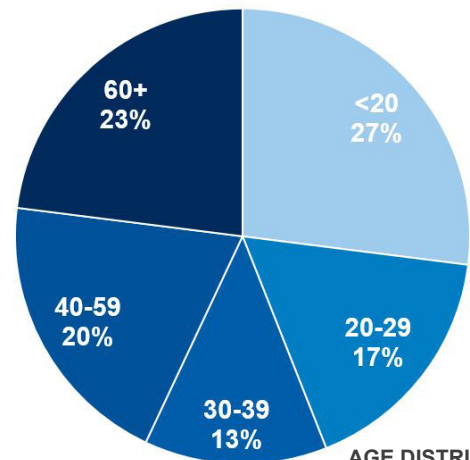
BUSINESS & EMPLOYMENT

121 TOTAL BUISINESSES

1,082 TOTAL EMPLOYEES

VISION

Greater Washington Shores is a suburban community with opportunities in senior housing, a neighborhood business district and a potential town center.

The **special plan** adopted by the Washington Shores Vision Task Force is to develop guidelines for private development and public improvements in the Washington Shores Neighborhood while adding flexibility via a form-based zoning. These guidelines will help minimize the intrusion of office and commercial uses into the surrounding residential neighborhoods and future redevelopment efforts.

CURRENT ACTIVITY

The Washington Shores Vision Task Force is planning an outgrowth of the **Town Center Plan - Phase One Study** (completed August 1995). This plan identifies the continued improvements of the Columbia St. and Bruton Blvd. corridors.

Current funding opportunities within Greater Washington Shores include:

- **Urban Job Tax Credit Program** (UJTCP) - endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the state.

ANCHOR DEVELOPMENT

The Greater Washington Shores area comprise mostly of single and multi-family housing units, numerous churches and multiple public and private schools. One of the major landmarks in the area is the Lake Fran Urban Wetlands and **Eagle Nest Park.**

This district is directly accross from Valencia College West Campus, with numerous commercial and retail properties along South Kirkman Road, including: a Walmart Supercenter, various fitness centers, fast-food chains, and bank offices.