



THORNTON PARK NEWS

Neighborhood Newsletter

Spring 2018

THE THORNTON PARK NEIGHBORHOOD ASSOCIATION



Association Officers

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Website - Margaret Steiner

www.ThorntonPark.org

Facebook:

www.facebook.com/ThorntonParkNeighborhoodAssociation (Like us!)

Local Businesses:

ThorntonParkDistrict.com

facebook.com/ThorntonParkDistrict

Local News:

Bungalower: Bungalower.com

Downtown Community Paper:

otownpaper.com/

City Historic Preservation:

www.cityoforlando.net/planning/cityplanning/hp_lawsona.htm

Neighborhood Postings:

www.Nextdoor.com

IRMA-DAMAGED HOME DEMOLISHED; TOWNHOMES TO REPLACE

Thornton Park has lost one of its historic homes at 211 N Hyer Avenue, built in 1926. The frame vernacular structure was damaged during Hurricane Irma, and was recently torn down. It was just outside of the Lake Lawsona Historic District, and was therefore not protected from demolition.



Demo'd house at 211 N Hyer. Source: Realtor.com

A townhouse development has been proposed for this lot and the adjacent lot at 1000 E Robinson, on the corner of Hyer and Robinson across from Howard Middle School. Working under the name "T-Park 11", the project will have its first public hearing at the May 15 Municipal Planning Board meeting. The lot formerly hosting the historic house will have two-story townhomes, while the lot along Robinson will have four-story townhomes. Presumably, eleven units would be built. These would be some of the first modern housing units built in the Thornton Park Neighborhood that are not subject to Historic District guidelines.

ONLY RAIN DOWN THE DRAIN

Storm drains are being painted all around Thornton Park, in an effort by the City to educate residents about storm water pollution. Storm inlets drain directly into our lakes and other open bodies of water.



By drawing attention to storm drains, the City hopes that landscapers will rethink blowing leaves into the street, that residents will pick up after their dogs, and drivers will think twice before throwing cigarettes out of car windows. You can sponsor a drain for \$100! The Thornton Park District will provide \$100 in art supplies, and will hire a local artist, who will use your storm drain ideas; no corporate logos. Email thorntonparkorl@gmail.com for more info.

EVENTS

- ❖ Thornton Park Neighborhood Association Meeting
Monday, May 14, 7-8pm, Mayor Langford Community Center
- ❖ 2nd Thurs Wine & Art Walk
Thursday, May 10, 6:30-8:30pm
Thursday, June 14, 6:30-8:30pm
Thursday, July 12, 6:30-8:30pm
- ❖ July 4th Fireworks at the Fountain, Lake Eola
- ❖ Florida Primary Election

PRIME LOT GETS MIXED-USE BUILDING

A new three-story mixed use building has been approved for the lot at 811 E. Washington St, in the heart of Thornton Park. The lot, next to Thornton Park Laundry, has sat empty for over 12 years so this is a great "urban infill" project (see article on page 2). Veneto Builders received approval from the Historic Preservation Board in March. The "Washington Brownstones B&B", which will be in the Lake Lawsona Historic District, will be three stories, and will consist of two living units and two ground-level retail units. Each living unit will have a roof deck, and the retail units cannot be restaurant/bars due to City parking requirements. There will be some parking in the rear.



MEET YOUR PUBLIC OFFICIALS



Michele Brennan
City of Orlando

Director of Communications and Neighborhood Relations

A member of Mayor Buddy Dyer's leadership team since 2003, Michele Brennan leads the communications and neighborhood outreach efforts for the City of Orlando. Under her guidance, the Office of Communications and Neighborhood Relations communicates and promotes city services, programs and initiatives to residents, businesses, neighborhood organizations and employees. Within the office, there is a team dedicated to offering training, support, and guidance on everything from organizing a sustainable neighborhood association, documenting your neighborhood history, to assisting with Mayor's Matching Grants and outreach strategies. The Neighborhood Relations Team works in partnership with the city's elected officials and focuses on providing residents and associations with the tools they need to be successful. This team organizes programs like the Mayor's City Academy, a 12-week immersive civic engagement program, Community Connections, a monthly Saturday morning training series, iLead, our free nationally acclaimed interactive online training program, and our monthly online newsletter, "Neighborhood News", which keeps you up-to-date with all of the incredible programs and resources. "There are so many ways to be informed, connected and involved with your city and neighborhood; from following us on social media, to attending special events, to participating in our training events. I encourage everyone to get involved", said Michele. To learn more call the Neighborhood Relations Team at 407-246-2169.

URBANISM UPDATE: URBAN INFILL

(Editor's Note: This is a new series about urban planning topics affecting Thornton Park.)

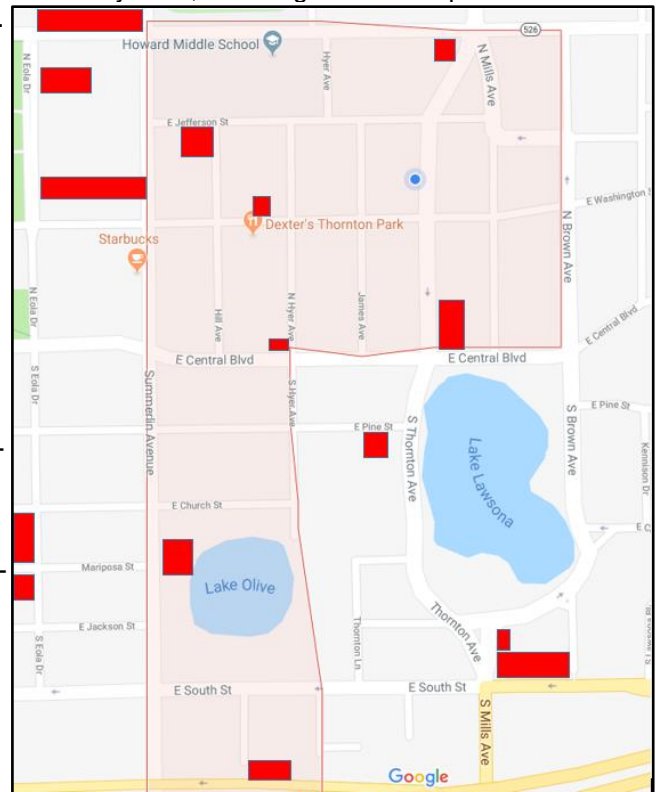
What is Urban Infill? According to the National League of Cities, Urban Infill is defined as "new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development. The term "urban infill" itself implies that existing land is mostly built-out and what is being built is in effect "filling in" the gaps. The term most commonly refers to building single-family homes in existing neighborhoods but may also be used to describe new development in commercial, office or mixed-use areas."

Why is urban infill desirable? First of all, unimproved land becomes more valuable, and increases property tax revenues for local governments and raises surrounding land values. Additionally, infrastructure such as streets, sidewalks, water and sewer lines, electricity and utility lines already exist, meaning less development cost for both the developer and City.

Urban infill helps address abandoned lots that contribute to blight. Infill helps increase population density, which supports more walkable local businesses. It also helps make possible amenities such as parks, community services, affordable housing, and mass transit.

There are also economic and environment benefits to urban infill. The US Environmental Protection Agency says that urban infill "can reduce development pressure on outlying areas, helping to protect lands that serve important ecological functions. When it occurs near existing transit infrastructure, employment centers, and other destinations, it can also help reduce the amount that people drive, improving air quality and reducing greenhouse gas emissions."

Less driving also reduces the need for parking, and parking lots themselves could be considered as "empty" lots eligible for infill. Smaller infill projects, such as Thornton Park's Parrish Building (mentioned on Page 1), make development opportunities accessible to smaller, local construction companies and investors. CommunityCommons.org lists several public health benefits, including more walkable and bikeable neighborhoods and cleaner air. Despite its popularity, Thornton Park and the surrounding neighborhoods still have empty lots that could be developed into homes or businesses, but that seems to be changing as land values rise, and the desire to live downtown increases.



Empty lots are shown in red (does not include parking lots)

THIS EDITION SPONSORED BY: Julie Glass, Realtor

As an agent who's an expert in this local area, I bring a wealth of knowledge and expertise about buying and selling real estate here. It's not the same everywhere, so you need someone you can trust for up-to-date information. I am eager to serve you. Call her at: (321) 436-6881. 11 S. Bumby Ave Suite 200 Orlando, FL 32803