



Creative Village Student Housing - Conceptual Rendering

Creative Village builds on the success of Orlando's digital media industry by transforming the former site of the Amway Arena in Downtown Orlando into a 68-acre mixed-use, transit oriented, urban infill neighborhood that will be home to the UCF/Valencia Downtown Campus; high-tech, digital media and creative companies; and a diverse mix of students, employees and residents. Creative Village fosters a "live, work, learn, and play" lifestyle in the heart of Downtown Orlando while bringing exciting opportunities to the Parramore area.

Downtown Orlando

Orlando is quickly becoming recognized as a World Class City. Downtown Orlando is home to the Amway Center, Dr. Phillips Center for the Performing Arts and a completely overhauled Camping World Stadium. We've reinforced our position as a sports mecca by securing a Major League Soccer franchise, Orlando City, securing a professional women's soccer team, Orlando Pride, and completing a new soccer-specific stadium in 2017. We're growing our transportation infrastructure through SunRail commuter rail service, Brightline, expansion of the Orlando Airport and the I-4 Ultimate project. Our tech community is thriving as evidenced by many successful "home grown" tech companies, the formation of the Orlando Tech Association and several tech-focused co-working spaces. More recently Downtown Orlando and its stakeholders set forth a strategic plan for the next decade through Project DTO and launched a community-wide initiative to address homelessness. Others are starting to figure out what we already know – Downtown Orlando is a great place to live, work, learn, and play!



Creative Village Phase I Development



Dr. Phillips Academic Commons - Conceptual Rendering



Creative Village Conceptual Vertical Development



CREATIVEVILLAGE

DOWNTOWN
ORLANDO

Public/Private Partnership

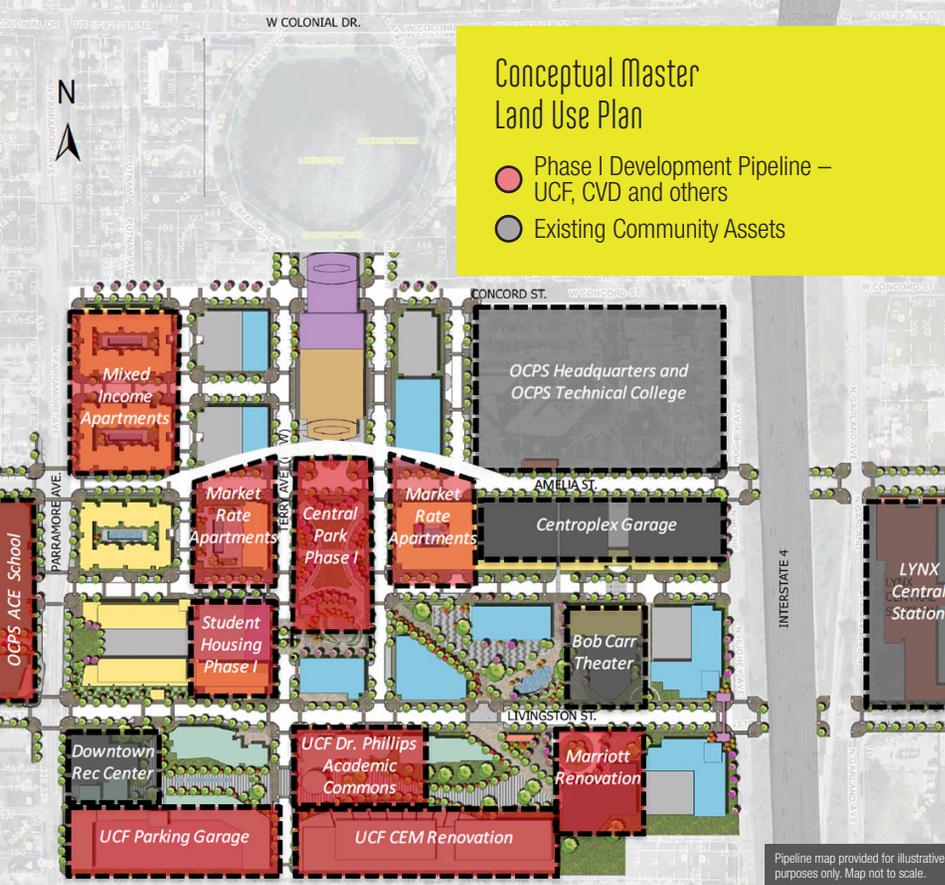
Creative Village is a public/private partnership between the City of Orlando and the Master Developer, Creative Village Development, LLC (CVD): a joint venture between Banc of America Community Development Corporation (BACDC) and a local team led by Ustler Development, Inc.

- > The City of Orlando conceived the original idea for a digital media cluster in Downtown Orlando and is the landowner.
- > BACDC is a for profit, wholly owned subsidiary of Bank of America, dedicated to the urban revitalization of cities throughout our nation, and is focused on the creation and preservation of affordable housing. BACDC is a leader in public/private partnerships specializing in master development of mixed-use communities and neighborhood reinvestment through the development of sustainable multifamily and senior housing.
- > The local development team, led by Ustler Development, Inc., knows the Downtown Orlando market and has an extensive track record in urban infill projects, documented success with neighborhood mixed-use projects and unparalleled local connections.



Learn more about the development and project team:
creativevillageorlando.com

For real estate inquiries please visit:
creativevillageandbroker.com



Conceptual Master Land Use Plan

- Phase I Development Pipeline – UCF, CVD and others
- Existing Community Assets

Project Overview

When complete, this high quality, sustainable neighborhood development will represent a diverse and dynamic mix of uses including up to 1,200,000 square feet of office/creative space, 750,000 square feet of higher education space, 1,500 residential units, 1,500 student housing beds, 150,000 square feet of retail/commercial space and 225 hotel rooms. At build-out, Creative Village encompasses well over \$1 billion in new development.

Creative Village is centered around education and transit, including SunRail. It will be the largest transit oriented development project in Central Florida, significantly expanding educational opportunities in Downtown Orlando. Creative Village will showcase best practices in responsible development and will be one of the largest LEED-ND developments in Florida.



Connectivity

Proximity to SunRail and LYNX Central Station provide Creative Village and Parramore with improved regional access to jobs, education, social services, government facilities, entertainment, civic and cultural assets and many other opportunities. Creative Village is adjacent to LYNX Central Station, the primary station in Downtown Orlando for the SunRail commuter rail line. The LYNX LYMMO bus circulator connects Creative Village and Parramore to the Central Business District, SunRail, the downtown venues and many other points of interest.

UCF/Valencia Downtown Campus

The University of Central Florida (UCF), in partnership with Valencia College, will create a best-in-the-nation campus for digital media, communication, public services, health-related programs, culinary and hospitality located at Creative Village. The first phase is under construction and will serve over 8,000 students/faculty/staff on a new campus in Downtown Orlando opening in August 2019. Long term plans include 10,000 to 15,000 students. UCF, the second largest public university in the nation, will relocate 10 academic programs, in addition to student support services, creating a vibrant, full-service campus in the heart of Downtown Orlando. Valencia College will offer general education, job training and a world-class culinary program. The UCF/Valencia Downtown Campus broke ground on May 11, 2017.



To learn more, visit: ucf.edu/downtown

Timeline – Phase I Under Construction

The initial phase of infrastructure development is complete. Vertical construction on multiple buildings began in 2017 with at least seven new projects opening between 2017 and 2020, representing \$447 million in vertical development and \$522 million in total Phase I investment.



- > 148,000 square foot UCF/Valencia academic building, the Dr. Phillips Academic Commons
- > Renovation of the 115,000 square foot UCF Center for Emerging Media (CEM) building
- > Approximately 600-bed student housing development with UCF student support services, Valencia College’s hospitality and culinary arts programs, 600-space parking garage and ground floor retail
- > 256-unit mixed-income apartment community
- > 300+-unit market rate apartment project
- > New Orange County Public School PS-8 school opened in August 2017
- > Renovated Marriott Hotel with 299 rooms opened in December 2017