



Eatonville Master Plan

WORKSHOP 1

NOVEMBER 14, 2024

Updated January, 2025

Executive Summary

Added after Workshop #1 was completed.



Town of Eatonville's Master Planning Workshop #1

The first workshop for the Town of Eatonville's Master Planning, led by Baker Barrios Architects, was held at the Eatonville Library, bringing together residents and stakeholders. The session provided an opportunity for the community to learn about the vision and work of Baker-Barrios in the context of community-centered development.

The workshop began with a presentation on Baker-Barrios' expertise and their commitment to creating meaningful impact through collaborative efforts in communities like Eatonville. Participants engaged in discussions about the historic work within Eatonville, gaining insights into the town's legacy and current projects that are shaping its future.

A key moment in the workshop featured Ms. Mundy, who shared valuable information about grants and initiatives that the Town of Eatonville is exploring, further emphasizing opportunities for growth and development.

Residents and stakeholders were invited to ask questions, share ideas, and broaden their perspectives, fostering a rich dialogue that encouraged active participation and collective input for the town's Master Planning process.

Additionally, participants were given the opportunity to take part in Baker-Barrios' first community survey for Eatonville. This survey aimed to gather valuable insights on the needs and desires of the residents, helping to inform future planning and provide helpful guidance for the town's development.

This session marked the first step in a collaborative journey to ensure Eatonville's future is shaped by the input and ideas of its residents, with Baker-Barrios Architects facilitating the community's vision and aspirations.

Master Planning Workshop Goal

Our goal today is to engage in respectful communication, where everyone's voice is heard and valued. We encourage curiosity in the Master Planning process, understanding that asking questions and exploring ideas will help us shape a stronger future for the Historic Town of Eatonville. We are committed to equitable perspective sharing, ensuring that all participants feel empowered to contribute meaningfully. Together, we can create a plan that reflects the diverse voices of this community.



Everyone's Input is Valuable

Each person's perspective brings unique insight to the planning process.



Questions Lead to Growth

Curiosity and open-mindedness help us find the best solutions together.



Working Assumptions



Respect Creates Trust

When we communicate respectfully, we build a stronger, more trusting community.



Shared Goals Drive Success

We all share the goal of building a vibrant future for Eatonville, and every voice matters in achieving it.

Why Towns and Communities Need Master Plans



Preserves Heritage and Culture

Master Plans protect what makes a community unique, safeguarding historic landmarks and traditions for generations.



Guides Community Health and Well-being

Master Plans prioritize environments that support physical, economic, education, and mental health, incorporating spaces for recreation, wellness, economic vitality, learnings, and connection.



Empowers Leaders to Champion Community Vision

Master Plans equip local leaders with a unified roadmap, enabling them to advocate for initiatives that reflect the community's values and aspirations, fostering a sense of purpose and collective pride.



Defines Clear Pathways for Development

By setting specific goals and guidelines, Master Plans provide a structured approach to growth, helping communities progress thoughtfully.



Encourages Sustainable Growth

With a focus on responsible development, Master Plans create a framework that nurtures the environment and ensures long-lasting benefits for the entire community.

How Baker Barrios' process of Master Planning shapes a resilient and thriving community

1. Visioning and Goal Setting

This initial phase engages community stakeholders to define shared aspirations, core values, and goals for a master plan that reflects the community's identity and future needs.

3. Community Engagement & Feedback

Community input is actively sought through workshops, surveys, and meetings, allowing residents to shape spaces, foster ownership, and ensure the plan meets real needs.

5. Implementation Strategies

We outline actionable steps, including funding, policy recommendations, and phased schedules, prioritizing feasible solutions and partnerships for achievable development.

2. Comprehensive Site Analysis

We analyze the site's physical, environmental, and socio-economic factors, including demographics, infrastructure, natural resources, and history, to guide decisions that protect and enhance assets.

4. Design and Development Framework

Using gathered insights, we create a framework for zoning, land use, transportation, and green spaces, emphasizing sustainability, connectivity, and adaptability for a resilient environment.

6. Ongoing Evaluation & Adaptation

A continuous evaluation process enables regular feedback and adjustments, keeping the master plan relevant, responsive, and aligned with long-term resilience and growth.



Why the Preservation of Eatonville is Important to Baker Barrios

Baker Barrios Architects is deeply committed to preserving and uplifting the historic legacy of the Town of Eatonville, America's oldest Black-incorporated municipality, and an enduring symbol of resilience, cultural pride, and community strength. With each design, we aim to honor Eatonville's heritage while advancing sustainable growth that resonates with its storied past and its aspirations for the future. Our dedication to Eatonville's history is not only a professional commitment but a promise to preserve the spirit and integrity of this cherished community.

Key Points

1. Cultural Presentation

We prioritize designs that honor and maintain Eatonville's historical landmarks, ensuring that each project respects its rich cultural significance.

2. Community-Centered Development

By involving residents in the planning process, we align our projects with the unique needs and voices of Eatonville's community members.

3. Sustainable Growth

We focus on creating growth opportunities that preserve Eatonville's environment, supporting long-term health, and resilience.

4. Economic Empowerment

We all share the goal of building a vibrant future for Eatonville, and every voice matters in achieving it.

5. Educational Legacy

We recognize and celebrate the contributions of historic figures from Eatonville, integrating educational elements that keep their stories alive for future generations.

1887 - The Founding of Eatonville



- **Historical Significance:** Eatonville, founded in 1887, became the first all-Black incorporated town in the U.S., a landmark of Black independence and resilience during the post-Reconstruction era.
- **Key Figures:** Founded with support from white landowner Josiah C. Eaton and led by visionary Black leaders like Joseph Clark, who was essential in securing land and incorporation.
- **Community Values:** Eatonville's creation was a statement of autonomy, dignity, and opportunity, providing a safe, self-governing space for Black Americans in a hostile society.

Cultural & Educational Growth



- **Cultural Legacy:** Eatonville is celebrated as the hometown of author Zora Neale Hurston, who depicted its rich culture and resilience in her work, making Eatonville a cultural symbol in the Harlem Renaissance.
- **Community Institutions:** Over the years, Eatonville thrived as a close-knit, self-sustaining community with churches, schools like the Robert Hungerford and Industrial School, and other essential structures.
- **Festivals and Museums:** Today, The Hurston Museum and the annual Zora Neale Hurston Festival honor its cultural heritage and emphasize the town's ongoing legacy.

Eatonville Today



- **Challenges and Preservation Efforts:** Eatonville faces modern challenges, including economic pressures and gentrification. However, community-driven efforts, such as the current master planning project, aim to balance development with cultural preservation.
- **Community Engagement:** Key institutions like the Eatonville Branch Library and community centers continue to foster local engagement, pride, and heritage, especially among younger generations.
- **A Legacy of Resilience:** Eatonville's legacy as a self-determined, culturally rich community endures, with a focus on honoring its history while actively shaping a vibrant future.

Baker Barrios' Commitment to Eatonville Historic Preservation

Why We're Here to Serve Eatonville:

1. Uplifting Historic Legacies

Eatonville holds a unique and powerful place in history as the first self-governed Black town. At Baker Barrios, we are deeply committed to preserving cultural heritage and supporting communities with rich, historical narratives that inspire resilience. By partnering with Eatonville, we honor the town's legacy and ensure it remains an enduring symbol for future generations.

2. Empowering Community Voices

Baker Barrios believes in planning that centers on the voices and needs of the community. Through this Master Plan, we aim to amplify resident participation and create spaces that reflect Eatonville's values. Our purpose is to foster trust by helping residents shape a future that aligns with their identity and dreams.

3. Serving with Heart and Purpose

We take pride in "serving until our cup is empty," dedicating our skills and resources to empower Eatonville without reservation. This pro bono commitment reflects our core belief that architecture and planning are more than services—they're opportunities to invest in people, create lasting impact, and build meaningful relationships.





NEXT UP:

› Polis Community Action Plan Update

Hub Building / Resource Center - Eatonville Vision 2025

Imagine you have an issue and you don't know who to call or speak to in order to resolve this issue. Now imagine a moving into a community built specifically to address your needs and committed to helping you find success. At the center of the new master plan development will be a building, referred to simply as The Hub, that will bring together resources for the following initiatives:

- Housing & Basic Needs
- Health & Wellness
- Cradle to Career Education
- Jobs & Economic Vitality

Upon entering The Hub you will be greeted by a smiling face who also happens to be a neighbor of yours and they ask, "How can I help you today?". Once this concierge helps you determine where you need to go within the Hub for assistance you will be directed to a navigator within one of the specialties. This navigator will be able to connect you with services either on-site or with a partner located off-site. Within each pillar professionals will be available to help residents work through any barriers they may have to services. If transportation is a barrier then they will provide assistance in arranging suitable transportation. If more than one service is needed to resolve an issue then a plan will be developed for the resident to help them achieve their goals.



Hub Building / Resource Center *continued*

The services within the Hub would include a primary care health clinic, a fitness center, classrooms, a jobs center with business incubator, and training facilities available for a wide range of programs.

For those who wish to connect with services remotely or learn more about the programs offered through the Hub and its affiliated partners could create a mobile app that can connect residents to these resources.

The ultimate management of the Hub facility will be determined in the second phase of work but is currently intended to be operated by a 501c3 committed to enriching the lives of the residents who live in Eatonville. Within the 501c3 there will be a “quarterback” who will lead each of the four pillars to ensure that these programs are operating at optimal levels to assist residents to the fullest. Each pillar is supported by community partners with programs approved by the Town of Eatonville.

DRAFT

Community Resource Hub

Community Board
Neighbors Caring for Neighbors

- Keeper of the Vision - Quarterback**
- Strong Chairperson
 - Resident Ambassadors - BD Members
 - Experts / Partnership / Advisors
 - Education
 - Wellness
 - Jobs
 - Housing

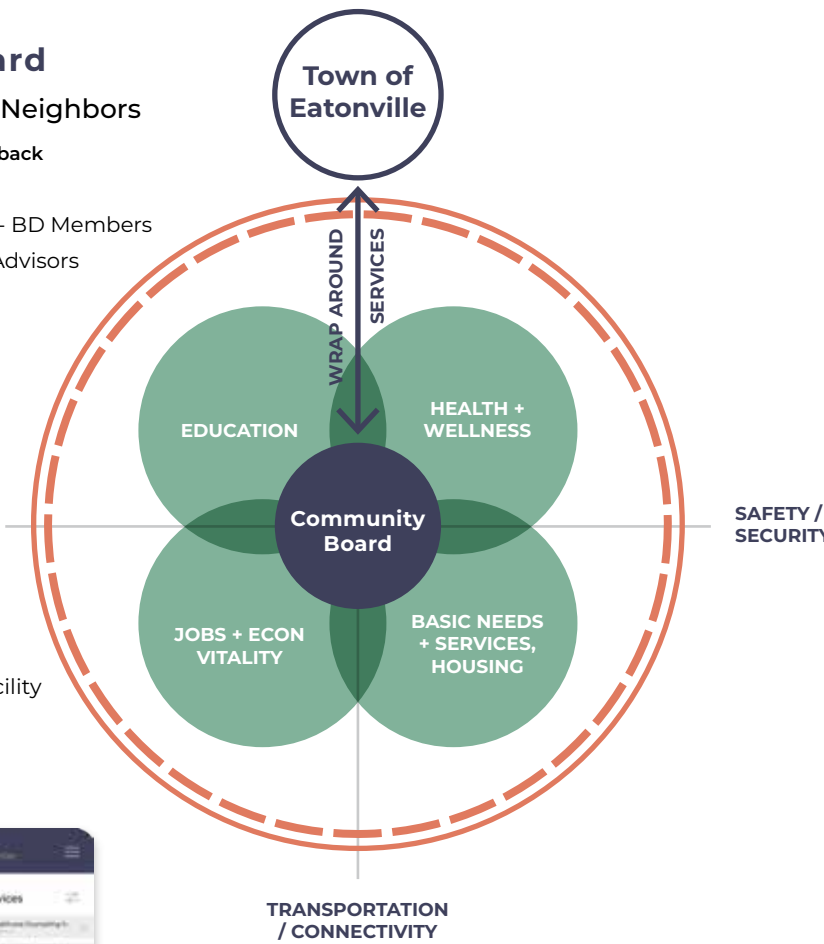
The “HUB”

- Community Serving Facility
- Wrap Around Service
- One-Stop Shop



← Digital Resource Center Support App
Complementing HUB services

* Partners identified are preliminary and subject to change.



*** PROGRAM**

Wrap-Around Service Concierge Service

1. Wrap-Around Services - Basic Need
2. Health Clinic (Supported by Mobile Center and a local healthcare provider)
3. Health Insurance - Orange County
4. Wellness Facilities
5. Education Enrichment
 - Program Counselors
 - Classrooms
 - Tutoring
 - Multi-purpose Space
6. Technology Center / Incubator / Co-Work Space
7. Teaching Kitchen / Nutritionist
8. Job Connect Counselors
9. Community Board (501C3) Offices
10. Mobility Center
11. Family Counseling

#6. Jobs

“People, Places, & Partnerships”

* Red text added in January, based on resident feedback in Workshop #1.

DRAFT

Housing and Basic Needs

The ability to connect residents with basic needs is at the core of the Hub's mission. Providing residents with access to housing, youth and family services, and healthy foods are just a few of the services. The Hub can offer the specialized care and resources needed in areas of concentrated poverty. These programs provide the support required to help stabilize a household and build future success. Caring counselors are available for families to develop programs specific to their unique needs and situation.

Within The Hub a service navigator will be available to meet with residents to discuss which services will best provide for their current needs. A rapid response to these basic needs will lay the foundation on which to build future successes.

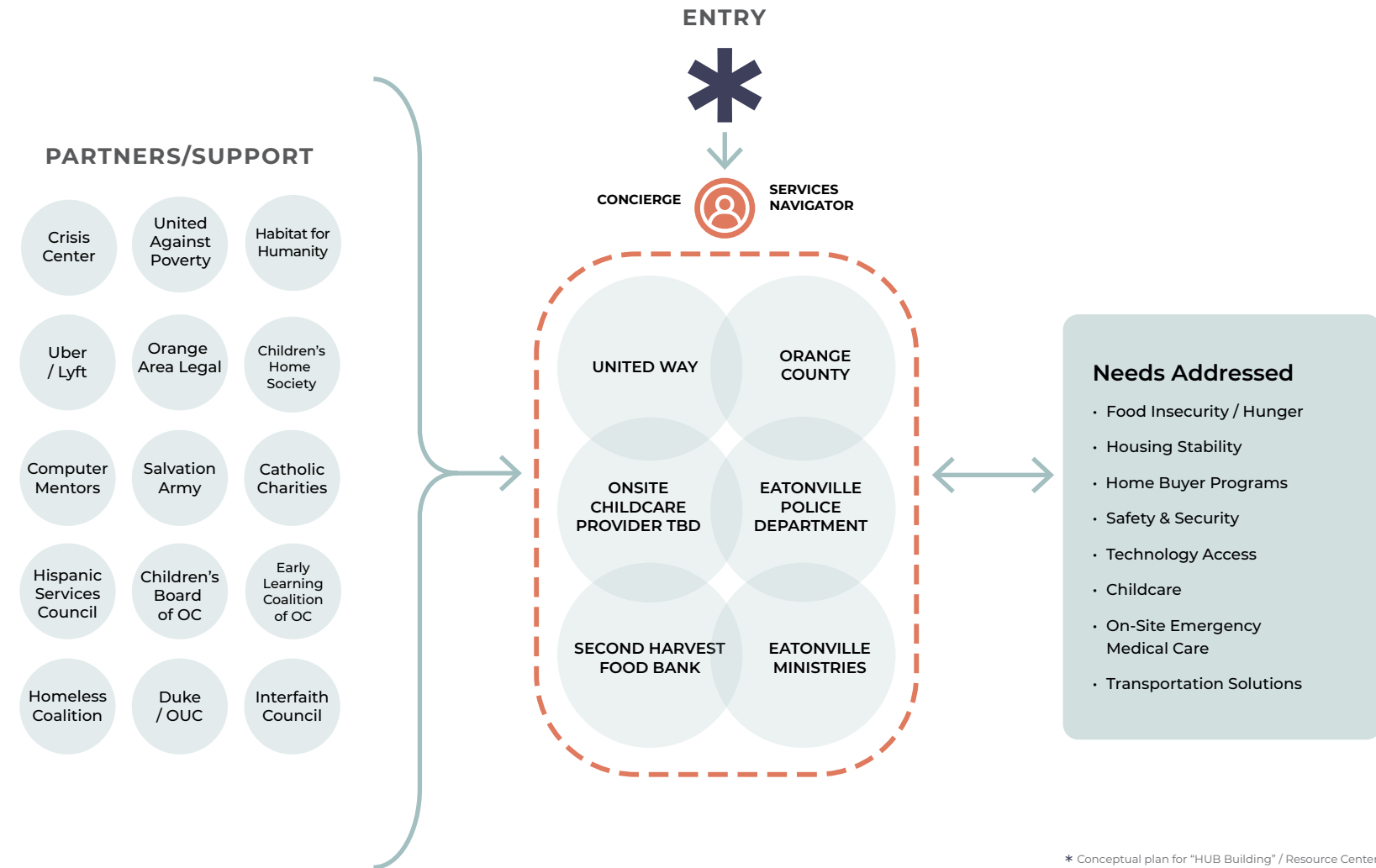
OUTCOMES

- Ensure housing affordability and resident-driven home ownership concepts
- Expand home improvement & repair assistance programs

"Bright Community Trust / Homeownership Equity Initiative"

- Help CDC
- Housing Counseling
- Financial Education
- Wills, Estate Plans, Heirs Property

Basic Needs & Housing Services



* Partners identified are preliminary and subject to change.

* Conceptual plan for "HUB Building" / Resource Center still being developed. Some Core groups will have a meaningful physical space presence within the building while other groups / support partners may have kiosks with means to contact their primary physical offices.

* Red text added in January, based on resident feedback in Workshop #1.

Health & Wellness

Central to any productive life is an individual's health. Navigating the world of healthcare and insurance can be confusing and complicated. Within the Hub all one needs to do is let the concierge know you are experiencing a health issue and they will connect you with the health navigator. The resident will be able to speak to the health navigator and together they will be connected to the healthcare provider, either on-site or through the remote healthcare partners, to receive the care they need.

Beyond addressing urgent healthcare needs promoting a healthy lifestyle will be central to the health and wellness philosophy within Eatonville. Inside of The Hub there will be a state-of-the-art fitness center, programs focused on exercise and healthy eating for all ages, a community garden when all can gather and cooking classes that teach residents how to enjoy the fruits (and vegetables) of their labors.

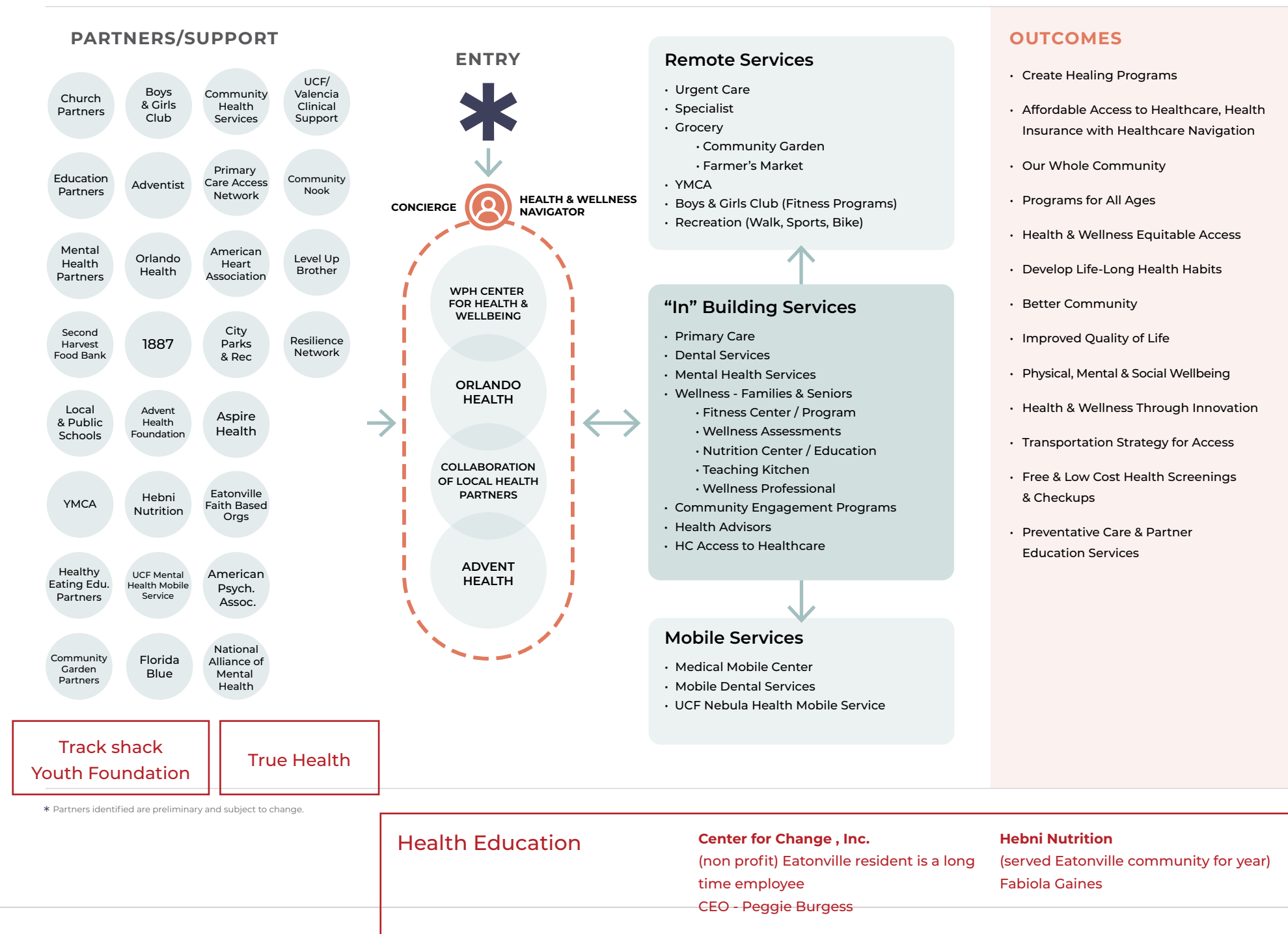
This healthy lifestyle will extend throughout the neighborhood with wide shaded sidewalks that are perfect for walking or jogging and connect to the park's rec amenities throughout the town. Open spaces are provided throughout the town to allow for any number of activities. Playgrounds will be built to encourage little ones to play and socialize.

Beyond physical health the mental health of residents will also be addressed in this initiative. Counselors and mental health professionals will be available to work with residents to address their needs.

While services will be located both within the Hub and remotely with strategic healthcare partners throughout the greater Orlando area, a third option will also be available to the town of Eatonville through the mobile medical unit operated by strategic partners. These unique mobile units can be used for a myriad of resources including providing on-site medical care.

DRAFT

Health & Wellness Services



* Red text added in January, based on resident feedback in Workshop #1.

Cradle to Career Education

Opportunities and earning potential later in life are often tied to education received early in one's life. The cradle to career education pillar seeks to ensure that each child is receiving a quality education at every stage in their academic career and will emphasize the importance of education for children ages 0-4. Providing parents and guardians the tools and resources to connect their children with a solid education will be the foundation on which they build their lives. It is the hope of this program that children grow up to one day be able to move away to find other opportunities but return with joy for the experiences and opportunities offered to them during their formative years.

With each step in the educational ladder, it is important that children are being monitored and mentored. Parents will have the ability to be connected with an education navigator inside the Hub who can help formulate a plan specific to the child and family's needs. Not all children have the same interests nor do their families have the same needs. The ability to customize plans for each family will allow for greater success. Each educational stage offers its own unique challenges and the support network provided through The Hub will give parents and caregivers a better way to manage each step.

The need for after-school, weekend, and summer care was expressed by parents throughout the community engagement process. Through relationships with strategic community partnerships, the education navigator will be able to provide parents with various programs structured to enrich their child's education or special talents. As part of the education initiative, transportation needs to get children to and from extracurricular activities will be coordinated. For each barrier, a solution will be offered.

DRAFT

Education: Cradle to Career Pipeline



* Red text added in January, based on resident feedback in Workshop #1.



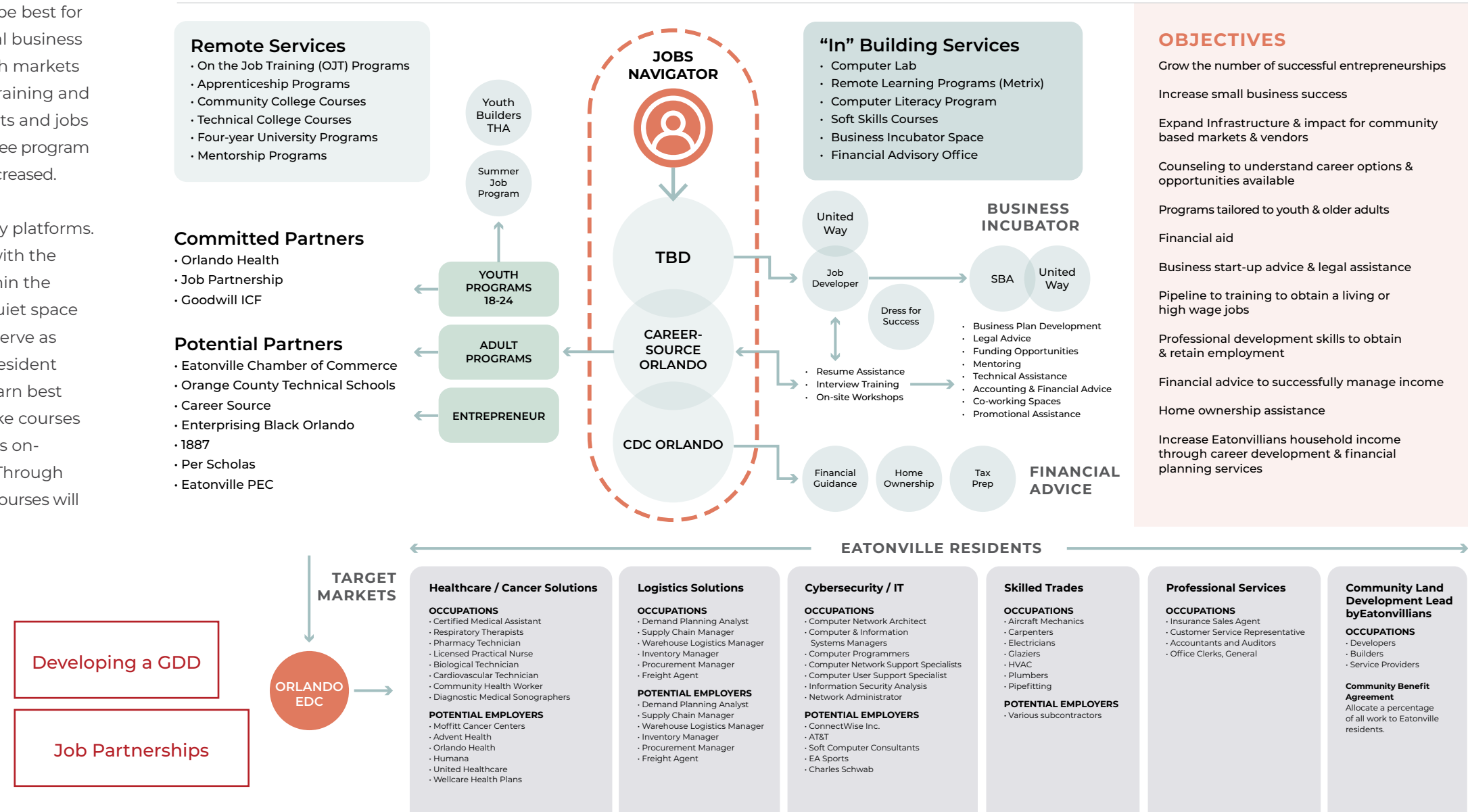
Jobs & Economic Vitality

For residents seeking employment or better employment the jobs and economic vitality initiative will serve as a conduit to these opportunities. Each resident has their own interests and determining a career path is a personal experience. The jobs navigator will be available to sit down and speak with residents to help them determine what path may be best for them to follow. Through relationships with the local business community these navigators will understand which markets and jobs are in the highest demand. Educational training and mentorship will be developed around these markets and jobs so that upon the completion of the certificate or degree program the chances of becoming employed are drastically increased.

The training for these programs can occur on many platforms. In a world that now offers so many opportunities with the click of a mouse, a computer lab will be set up within the Hub to provide residents with the hardware and quiet space needed to conduct their studies. This lab will also serve as on-site training for basic computer skills that any resident can attend to hone their abilities. For those who learn best in a classroom they will have the opportunity to take courses through several area colleges. And for some careers on-the-job training is the most efficient way to learn. Through community partners a wide range of training and courses will be available to Eatonville residents.

A NEW COMMUNITY

Jobs & Economic Vitality Strategy



* Partners identified are preliminary and subject to change.

* Red text added in January, based on resident feedback in Workshop #1.

Framework Master Planning Principles

Foundation Elements: Mixed-Use, Connectivity, and Land Use Efficiency



Mixed Use Development

Creating spaces that combine residential, commercial, and recreational functions to ensure vibrant, walkable communities. This mix reduces the need for commuting, promotes convenience, and enhances the community's economic and social vitality.

Walkability & Connectivity

Promoting pedestrian-friendly areas with a focus on accessibility and connectivity between neighborhoods and amenities. Walkable streetscapes with adequate sidewalks, greenways, and clear paths create an inviting atmosphere for residents and visitors, fostering a sense of community.

Efficient Land Use

Emphasizing the importance of efficient land use that limits urban sprawl and prioritizes compact, high-density developments near existing infrastructure. This approach conserves resources, reduces infrastructure costs, and improves access to services.

Smart Growth & Transit Oriented Development (TOD)

Planning for transit-oriented development, where neighborhoods are planned around public transit hubs to reduce dependency on cars, improve air quality, and support economic growth. TOD principles encourage development around transit corridors to make public transportation a convenient choice for residents.

Community Health & Well-being: Green Spaces, Sustainability, & Safety



Public & Green Spaces

Green spaces, parks, and natural habitats are central to creating livable urban areas. Integrating parks and open areas, which improve air quality, provide recreational spaces, and enhance mental and physical well-being. Designing public spaces provide safe, accessible areas where people can gather, relax, and engage in recreational activities, enhancing the overall quality of life. Such spaces contribute to environmental resilience by incorporating green infrastructure and sustainable design.

Healthy Community

Communities should be designed to provide access to resources and opportunities that promote physical, mental and social well-being. This includes access to healthcare, healthy food options, safe and affordable housing, education, employment, and social support network.

Sustainable & Resilient Design

Sustainable development practices that minimize environmental impact, like energy-efficient buildings, green infrastructure, water conservation, and renewable energy sources. Planning for resilience to climate impacts, such as flooding and extreme weather events, is also crucial.

Safety & Security

Prioritize safety through well-lit, visible spaces and thoughtful design that encourages a sense of security, deterring crime and enhancing overall livability.



Cultural & Social Identity: Placemaking, Inclusion, & Engagement



Placemaking / Identity

Develop a strong sense of place by emphasizing unique community characteristics, fostering pride, and creating spaces that encourage people to connect and feel rooted.

Community & Stakeholder Engagement

Successful master planning involves input from community members, stakeholders, and local officials to align the plan with the community's needs and values. Participatory planning to ensure inclusivity and reflect the preferences of those who live and work in the area is crucial.

Diversity & Inclusion

A core principle is fostering diverse, inclusive communities that accommodate people of all backgrounds, income levels, and ages. Affordable housing, accessible public services, and equal opportunities for all are vital aspects.

Arts & Culture

Art and culture have the unique distinction of being both a component of a healthy community and a strategy to achieve it. Their role is particularly meaningful in creating equitable, inclusive communities where all participants—regardless of race, ethnicity, gender, age, sexual orientation, or economic status—have the opportunity to thrive.

Economic Sustainability & Adaptive Design

Economic Viability & Adaptive Reuse

Create strategies that maintain economic vitality and adapt to changing conditions. This includes promoting adaptive reuse of underutilized buildings, which can reduce costs, preserve historic elements, and add character to developments.



Housing Diversity & Neighborhood Identity

Promote diverse housing types that cater to varying income levels and lifestyles while preserving the distinctive identity of each neighborhood.

Main Street / Retail Activation

Establish vibrant retail corridors by curating businesses that reflect the community's needs and culture, creating a lively, economically robust main street.



Thank you!

Please join us for **Workshop #2** on **January 15th, 2025**.

Visit envisioneatonville.com for a comprehensive look at the Town of Eatonville's master planning initiative.



- ARCHITECTURE
- INTERIOR DESIGN
- PLANNING
- LANDSCAPE ARCHITECTURE
- URBAN DESIGN

Making tomorrow a better place.

Orlando • Tampa • Nashville
Chicago • Boston

AR0014098 | LA6667121