

## DEBARY TOD CONCEPT



Artist's rendering looking northeast.



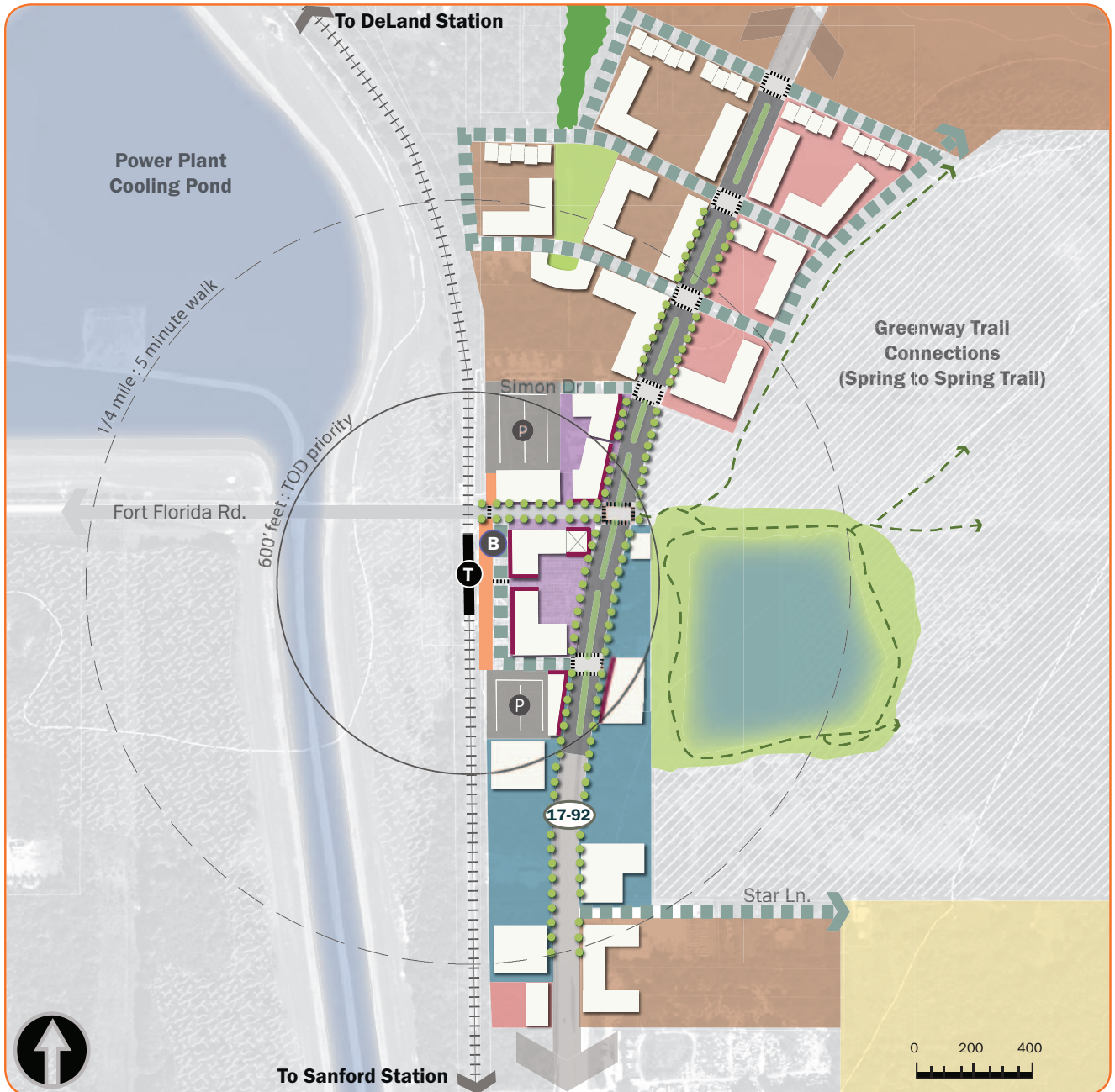
**This neighborhood station is an opportunity to attract new forms of development and redevelopment to the area, potentially stimulating job creation and investment, and strengthening connections across US 17-92.**

The emerging TOD vision includes a mixture of locally desired new development and redevelopment on the east side of the SunRail tracks. Uses could include a limited amount of mixed-use in the immediate station area; offices and retail to the south; and multi-family residential to both the north and south that transitions to single family residential furthest from the station.

Over time, transit parking could be set back from the station to allow development closest to the platform. Streetscape and pedestrian improvements will facilitate connection and crossings of Fort Florida Road and US 17-92. The station area could also serve as an important destination along the bicycle/pedestrian trail proposed to the east.

Potential next steps include assuring that TOD overlay zone requirements require and incentivize transit-supportive development. Coordination with the Florida Department of Transportation for limited but strategic improvements to US 17-92 also is desirable.

DEBARY TOD STATION CONCEPT



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| <p><b>Transit</b></p> <ul style="list-style-type: none"> <li> Transit Station</li> <li> Parking</li> <li> Bus Drop-off</li> </ul> <p><b>Urban Form</b></p> <ul style="list-style-type: none"> <li> Active Building Edge</li> <li> Proposed Buildings</li> <li> Proposed Parking Structure</li> </ul> | <p><b>Areas of Change</b></p> <ul style="list-style-type: none"> <li> Mixed-Use</li> <li> Office</li> <li> Commercial</li> <li> Multi-Family Residential</li> <li> Single Family Residential</li> </ul> <p><b>Parks and Open Space</b></p> <ul style="list-style-type: none"> <li> Transit Plaza</li> <li> Park</li> <li> Open Space/Detention</li> <li> Landscape Buffer</li> </ul> | <p><b>Access and Connectivity</b></p> <ul style="list-style-type: none"> <li> Pedestrian and Street Enhancements</li> <li> New Street Connection</li> <li> Traffic Calming</li> <li> Crossing Improvements</li> <li> Proposed Pedestrian and Bike Connection</li> <li> SunRail</li> </ul> |
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# DEBARY TOD NEXT STEPS



Aerial photo of existing conditions.

As a Phase One station, DeBary has the opportunity to get ahead of the curve with land use and transportation planning to guide its development into a Neighborhood Center. The tight narrow corridor of developable land near the station raises the importance of taking the steps necessary to help assure land near the station develops in a transit supportive manner. The adopted comprehensive plan has already taken a number of steps in allowing buildings up to four-stories and densities up to 32 units per acre. In addition to the TOD Principles, Corridor Issues and Opportunities presented earlier in the report, next steps in TOD planning for DeBary might include:

- Working with FDOT to initiate a complete streets study to calm US 17-92 in the area immediately around the station, and especially near pedestrian crossings.
- Working with area land owners to educate them on opportunities related to the coming of SunRail.
- Completing pedestrian and bike connections to the Greenway trail.
- Assessing design options for the placement of parking and bus transfers to allow development to occur as close as possible to this Phase One station.