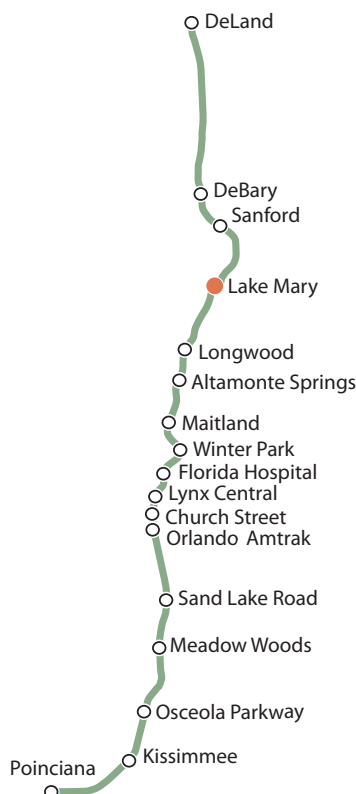


LAKE MARY TOD CONCEPT



Artist's rendering looking west towards E. Crystal Lake Avenue.



A Town Center scaled station, part of a comprehensive vision for revitalizing the city's downtown development district, will be a new "front door" for the community – promoting jobs, investment, housing, recreation, connections, and civic functions.




















The station, located near the intersection of N. 1st Street and E. Crystal Lake Avenue, will be a main connection point between neighborhoods east and west of the tracks, serving as the heart of the Downtown Development District. It will support what is best about Lake Mary – such as the local businesses, existing civic facilities, and walkable grid of streets. New infill and redevelopment will be complemented by the presence and activity associated with SunRail.

Transit users will benefit from the current emphasis on high-quality streetscape and pedestrian improvements taking place throughout the area. The station platform will be an active place, with the possibility of small retail businesses integrated into the design, and functional relationships to the ground floor uses of adjacent buildings. The initial surface transit parking lot could, over time, be converted to development.

Potential next steps include continued focus on facilitating and providing incentives for transit-supportive development within ½ mile of the station, and marketing/promoting the high quality of the Lake Mary "brand" within the region.

LAKE MARY TOD STATION CONCEPT



- | | | |
|--|--|--|
| Transit
 Transit Station
 Parking
 Bus Drop-off | Areas of Change
 Mixed-Use
 Residential
 Commercial
 Institutional /Civic | Access and Connectivity
 Pedestrian and Street Enhancements
 New Street Connection
 Crossing Improvements
 Proposed Pedestrian and Bike Connection
 SunRail |
| Urban Form
 Active Building Edge
 Proposed Buildings
 Proposed Parking Structure
 Surface Parking | Parks and Open Space
 Transit Plaza
 Park
 Open Space/Detention | |

LAKE MARY TOD NEXT STEPS



Aerial photo of existing conditions.

Lake Mary has taken the important step of undertaking vision planning for creating a Town Center at their station. With the plan complete, realizing a new pattern of development consistent with a transit oriented vision inevitably requires raising the focus on implementation and nurturing public-private partnerships such as a development offering to start implementation of the plan. In addition to the information presented earlier in the report, next steps in TOD planning for Lake Mary might include:

- Taking an integrated approach with parking, future street connections, open space and stormwater management. This can be an effective way to help incentivize the density and connectivity desirable for a TOD.
- Crafting implementation ordinances, such as a TOD overlay zone, to require and incentivize TOD development patterns. Setting minimum TOD densities at the top of today's market ought to be considered.
- Developing a phased approach to transit supportive parking ratios and management practices for the TOD is likely to be critical in guiding development of the site.