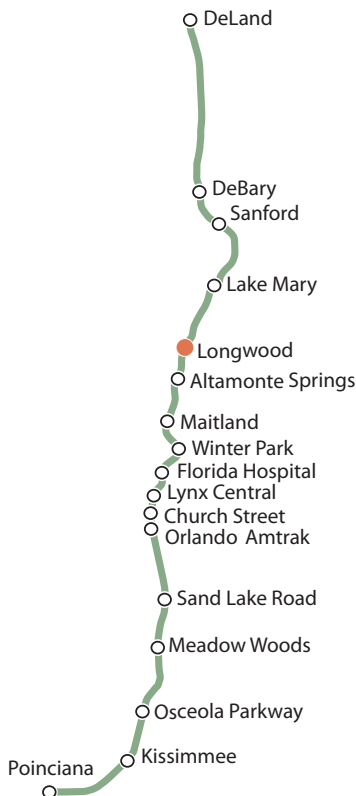


LONGWOOD TOD CONCEPT



Artist's rendering looking east towards historic downtown and transit station.



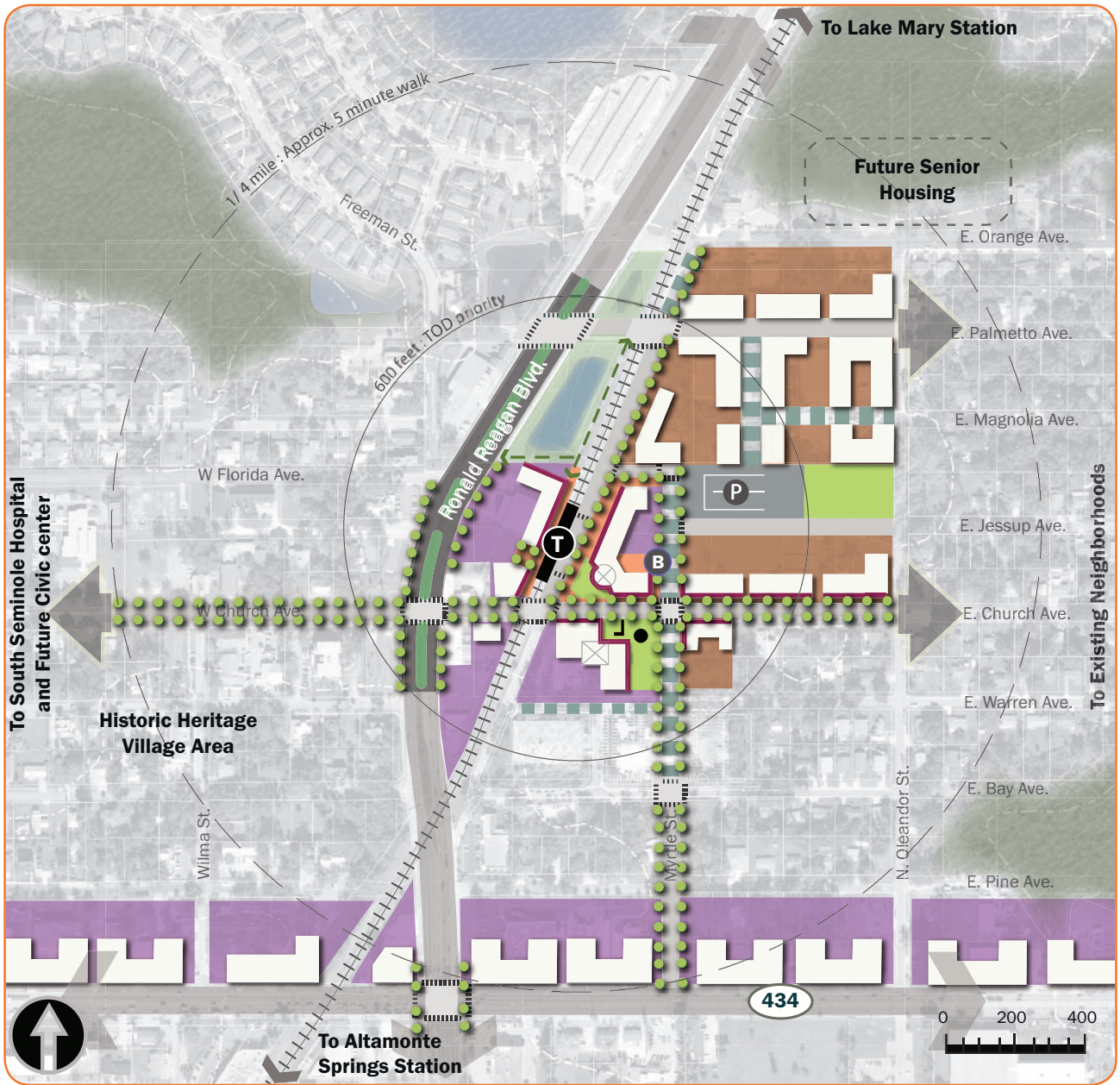
As a Village Center, the Longwood Station is a key part of the community vision for revitalizing properties, supporting the South Seminole Hospital, stimulating job creation and investment, and strengthening connections between neighborhoods east and west of Ronald Reagan Boulevard.

The vision preserves what is best about Longwood - the iconic water tower will remain, as will much of the single family residential and grid of streets. It also includes desirable new development such as multi-family residential infill along Church Avenue with neighborhood serving retail and uses supporting the hospital, medical, and civic facilities to the west.

Parking will be set back from the station to allow development closer to the platform. The historic grid of streets will be augmented by a new connection on Myrtle Street. Streetscape and pedestrian improvements will facilitate connection and crossings of Church Avenue and Ronald Reagan Boulevard.

Coordination with Seminole County for limited but strategic improvements to Ronald Reagan Boulevard also is desirable.

LONGWOOD TOD STATION CONCEPT



- | | | |
|---|---|---|
| <p>Transit</p> <ul style="list-style-type: none"> Transit Station Parking Bus Drop-off | <p>Areas of Change</p> <ul style="list-style-type: none"> Mixed-Use Residential | <p>Access and Connectivity</p> <ul style="list-style-type: none"> Pedestrian and Street Enhancements New Street Connection Traffic Calming Crossing Improvements Proposed Pedestrian and Bike Connection SunRail |
| <p>Urban Form</p> <ul style="list-style-type: none"> Active Building Edge Proposed Buildings Landmark Buildings Proposed Parking Structure | <p>Parks and Open Space</p> <ul style="list-style-type: none"> Transit Plaza Park Floodplain | |

LONGWOOD TOD NEXT STEPS



Aerial photo of existing conditions.

Church Avenue serves as a critical spine connecting Longwood’s historic Heritage Village with the SunRail station and associated TOD development to create a Village Center. Properly scaling new buildings to remind motorists they are passing through a village and making modifications to Ronald Reagan Boulevard to enhance a safe pedestrian and visual connection along Church Avenue will likely require special attention. In addition to the information presented earlier in the report, next steps in TOD planning for Longwood might include:

- Adjusting zoning standards to address up to four-story development at the station, with transitions back to the surrounding single-family neighborhoods.
- Adopting new approaches to parking (district parking, shared use, counting on-street).
- Preparing the station area for intensification requires laying out future street connections and addressing parks and open space to add more amenities in the station area.
- Working with Seminole County to initiate a complete streets study to calm Ronald Reagan Boulevard where it crosses Church Avenue.
- Partnering with Seminole County to provide structured parking. Consider location and types of traffic calming devices along the corridor.