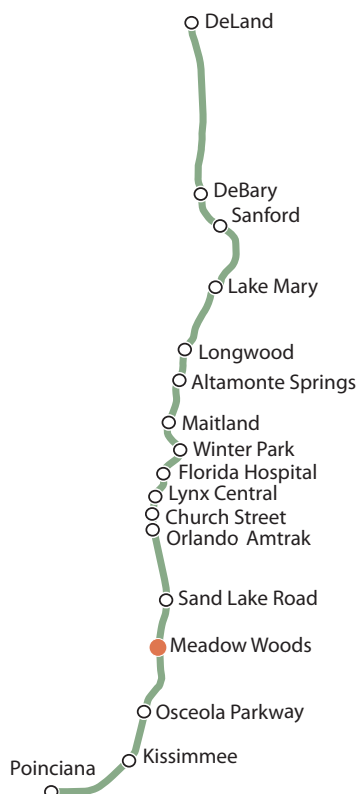




Artist's rendering looking northeast towards proposed station.



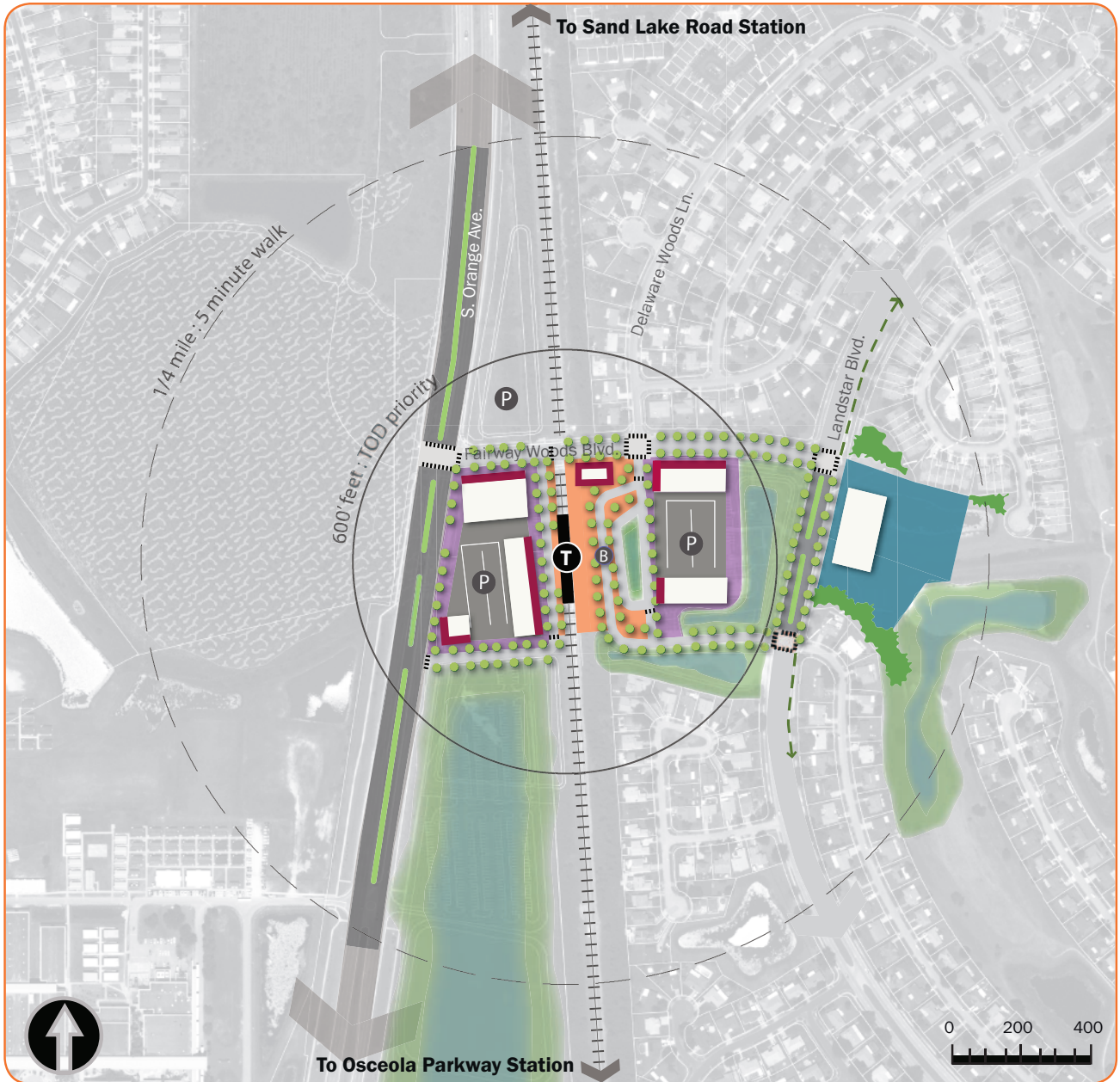
This Neighborhood station creates a small-scale opportunity to provide desirable neighborhood services, revitalization, and a welcoming community gateway as part of this transportation node.







On the western edge of the Meadow Woods residential development, the initial SunRail park-and-ride facility could potentially - with the return of an extremely strong real estate market and/or attractive incentives - be redeveloped to create a small mixed-use station node. New buildings fronting Fairway Woods Boulevard, with parking in the rear, would create an active and attractive street edge, encouraging to pedestrians. These properties are advantaged by the presence of transit and visibility from South Orange Avenue. A small retail establishment, such as a “Bike Station” and/or coffee shop, could provide activity immediately adjacent to the station platform.






Given the area’s context, the station area will likely remain low in intensity of development. Most surrounding areas will remain residential, but golf course redevelopment may offer an opportunity for professional office use, if market and community supported.





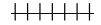
South Orange Avenue could be “traffic calmed” and improved to provide well-defined pedestrian crossings supportive of commuters who work at the two schools just to the southwest. Bicycle and pedestrian routes that connect east are also possible.

MEADOW WOODS TOD STATION CONCEPT



- Transit**
 -  Transit Station
 -  Parking
 -  Bus Drop-off
- Urban Form**
 -  Active Building Edge
 -  Proposed Buildings
 -  Proposed Parking Structure

- Areas of Change**
 -  Mixed-Use
 -  Office
- Parks and Open Space**
 -  Transit Plaza
 -  Open Space/Detention
 -  Landscape Buffer

- Access and Connectivity**
 -  Pedestrian and Street Enhancements
 -  Traffic Calming
 -  Crossing Improvements
 -  Proposed Pedestrian and Bike Connection
 -  SunRail

MEADOW WOODS TOD NEXT STEPS



Aerial photo of existing conditions.

Growing Meadow Woods into a Neighborhood Center will likely happen over time through development in the immediate vicinity of the station. Serving a largely built out community, TOD uses should balance the needs of both the community and commuters. In addition to the information presented earlier in the report, next steps in TOD planning for Meadow Woods might include:

- Conducting station area planning to determine desirable, community supported uses and establish where change is, and is not, desired.
- Enhancing Fairway Woods Blvd. as a pedestrian and bike connection to and from the station.
- Working with Orange County to initiate a complete streets study to calm S. Orange Avenue in the immediate area surrounding the station.
- Taking an integrated approach towards parking and stormwater management for the station area. This can be an effective tool to help incentivize the density desirable for a TOD.
- Creating a safe and convenient pedestrian route between the station and the schools to the southwest.
- Working to attract neighborhood-serving retail and personal services to the site, such as the existing day care.