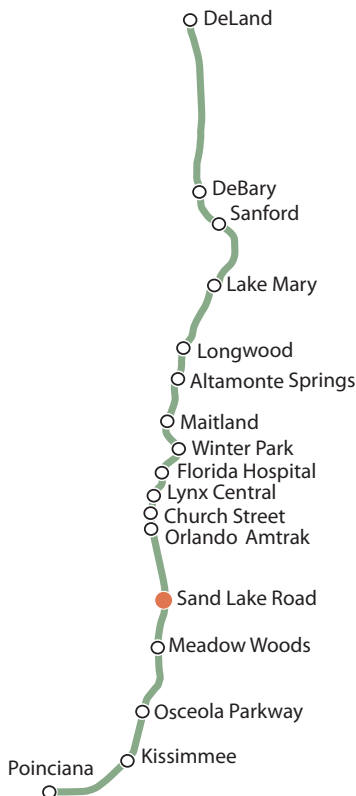


SAND LAKE ROAD TOD CONCEPT



Artist's rendering looking west towards station at new intersection.



This Village Center scaled station provides an opportunity to create a unique transit district, blending new forms of development and redevelopment with necessary park-and-ride functions. The TOD vision could potentially stimulate job creation and investment, and strengthen connections across S. Orange Avenue to east neighborhoods.

An emerging local TOD vision foresees a mix of new development and redevelopment on the eastside of the SunRail tracks, including offices, ground floor retail and multi-family residential. TOD performance of the area could be further enhanced by the location of a second transit investment and station stop along W. Sand Lake Road.

Transit parking is envisioned to be set back from the station to allow development closest to the platform. District streetscape and pedestrian improvements could facilitate local connections and crossings of S. Orange Avenue.

Potential next steps include coordination with Orange County to assure that TOD overlay zone rules require and incentivize transit-supportive development. Coordination also is required to explore funding and partnership opportunities for the development and implementation of a shared district-wide stormwater management plan, and strategic improvements along the South Orange Avenue corridor.

SAND LAKE ROAD TOD STATION CONCEPT



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|---|--|--|
| <p>Transit</p> <ul style="list-style-type: none"> Transit Station Future Station Parking Bus Drop-off <p>Urban Form</p> <ul style="list-style-type: none"> Active Building Edge Proposed Buildings Proposed Parking Structure | <p>Areas of Change</p> <ul style="list-style-type: none"> Core-higher density mixed-use Transitional-moderate density mixed-use Edge-lower density mixed-use <p>Parks and Open Space</p> <ul style="list-style-type: none"> Transit Plaza Park Open Space/Detention Floodplain | <p>Access and Connectivity</p> <ul style="list-style-type: none"> Pedestrian and Street Enhancements New Street Connection Traffic Calming Crossing Improvements SunRail Future Transit |
|---|--|--|

SAND LAKE ROAD TOD NEXT STEPS



Aerial photo of existing conditions.

Orange County has been proactive by undertaking station area planning for the Sand Lake Road station. Going the next step to transform the station area into a walkable mixed-use Village Center implies placing increased attention on a series of implementation steps, such as the proposed Mixed Use Code. The timing of code changes needs to consider on-going developer negotiations. It will be important to withhold development entitlements until area stakeholders commit to a fair share of necessary area improvements. In addition to the information presented earlier in the report, next steps in TOD planning for Sand Lake Road might include:

- Adopting an integrated approach towards parking, future street connections, open space and stormwater management for the entire station area.
- Creating the regulatory framework and policies to require and incentivize TOD development patterns.
- Setting minimum TOD densities at an intensity representative of the top level of the current real estate market. This step may need to be revisited with the return of a more robust market.
- Developing a phased approach to transit supportive parking ratios, where ratios become lower over time as the TOD matures. Parking management will be an important part of this phased approach.