

SANFORD TOD CONCEPT



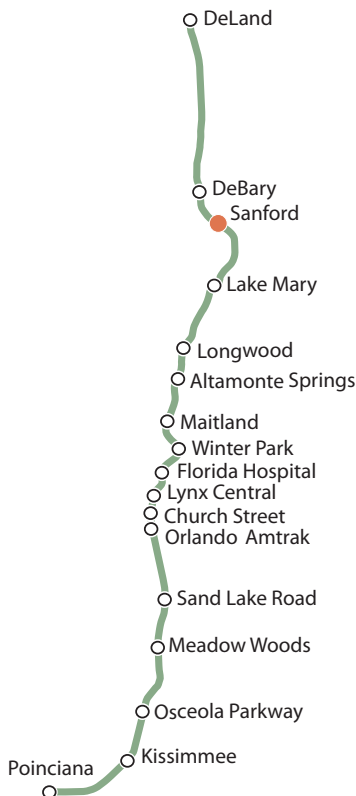
Artist's rendering looking southwest towards future development.

This neighborhood-scaled station is an opportunity for future growth to create a unique residential and business district that serves as a transition between industrial properties south of State Road (SR) 46 and residential neighborhoods north of the tracks.

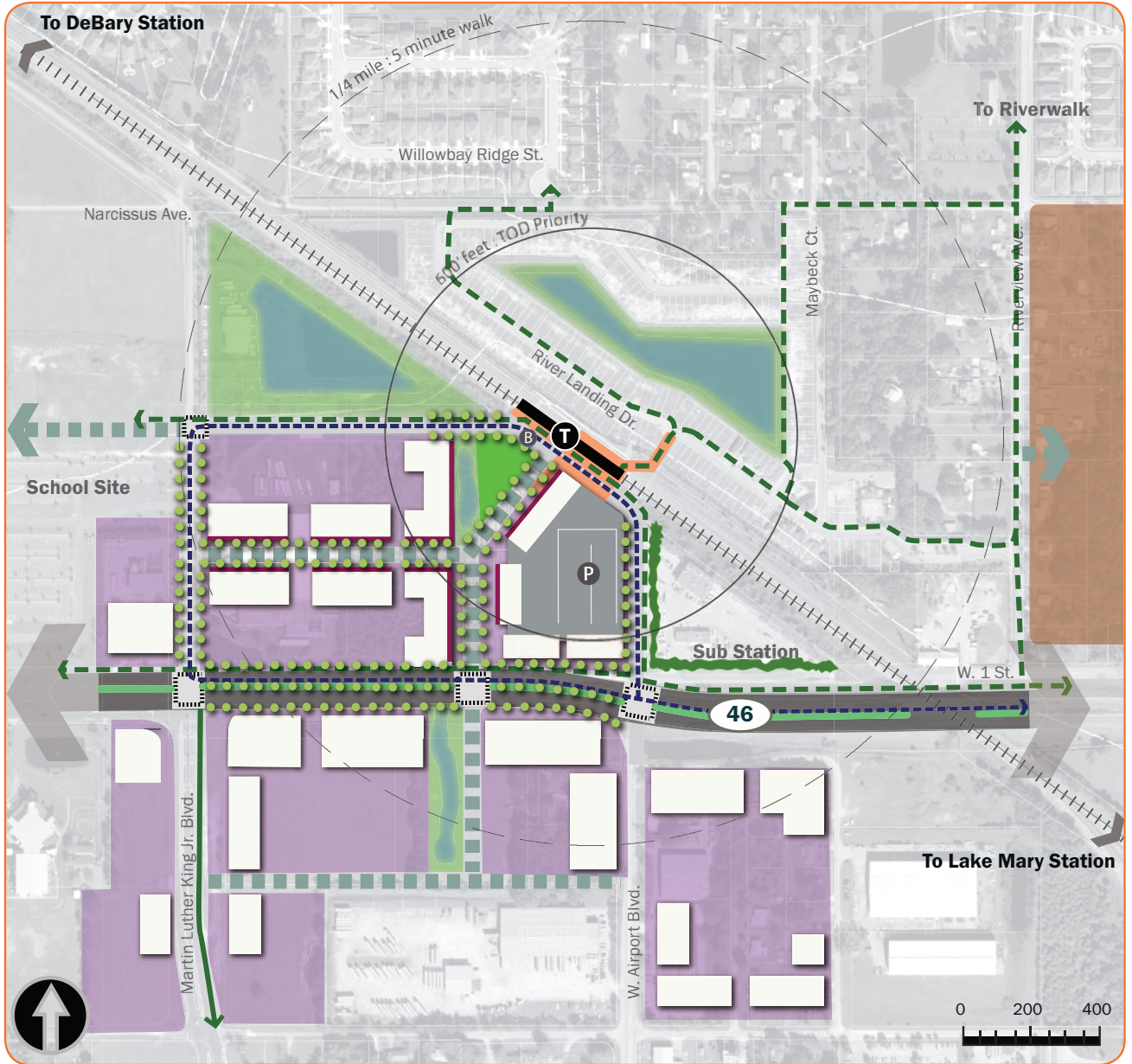
Located on the western edge of Sanford, the area offers ample opportunity for future growth and redevelopment that takes advantage of transit and visibility of properties from West 1st Street/SR 46. Over time, the initial SunRail park-and-ride facility could be redeveloped and coordinated with adjacent redevelopment to create shared, area-wide facilities designed to achieve multiple objectives including stormwater management, open space, sub-station buffering, and positive orientation.

Given the area's context, the station area will likely remain low to moderate in intensity of development. Areas north of West 1st Street/SR 46 offer more multi-family residential opportunities with employment-focused areas south of West 1st Street/SR 46.

A local circulator transit service is planned to link this area with downtown Sanford and uses such as the Central Florida Regional Hospital. West 1st Street/SR 46 could be "traffic calmed" and improved to provide well-defined pedestrian crossings. Bicycle and pedestrian routes that connect the station to the Riverwalk to the north are also possible.



SANFORD TOD STATION CONCEPT



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| <p>Transit</p> <ul style="list-style-type: none"> Transit 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"> Mixed-Use Residential <p>Parks and Open Space</p> <ul style="list-style-type: none"> Transit Plaza Park Open Space / Detention Landscape Buffer | <p>Access and Connectivity</p> <ul style="list-style-type: none"> Pedestrian and Street Enhancements New Street Connections Traffic Calming Crossing Improvements Proposed Pedestrian and Bike Connection Existing Pedestrian and Bike Connection Future Transit SunRail |
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SANFORD TOD NEXT STEPS



Aerial photo of existing conditions.

Through its “Energy Conservation Overlay,” Seminole County has been proactive in its TOD planning. The mixed-use overlay has incentives within 1 mile of the station and ¼ mile of the corridor. Making the transition to a Neighborhood Center TOD will be a gradual process as the station area transitions from low intensity uses to moderate density urban uses. In addition to the TOD Principles presented earlier in the report, next steps in TOD planning for Sanford might include:

- Establishing an urban street grid and pedestrian network oriented to the station which can serve as an armature for phased implementation of TOD.
- Working with area land owners to educate them on the opportunity with the coming of SunRail.
- Integrating a district approach to address parking, open space, and stormwater management for the station area to help incentivize the density desirable for a TOD.
- Working with the Florida Department of Transportation to initiate a complete streets study to calm SR 46 in the immediate area surrounding the station.
- Finding the right mix of uses to serve the community and to create the economics to help drive redevelopment. Setting minimum TOD densities at the top of today’s market ought to be considered.