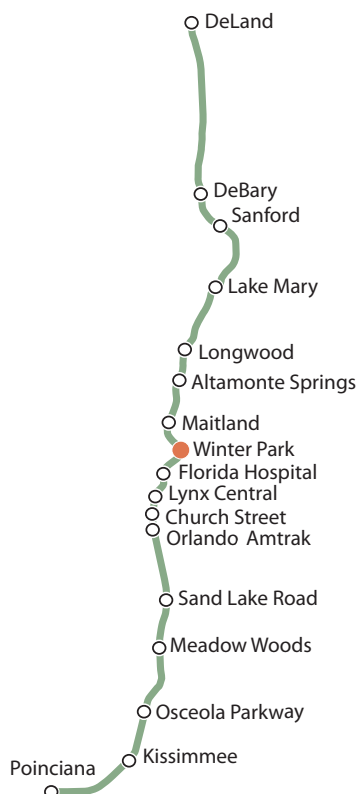


## WINTER PARK TOD CONCEPT



Artist's rendering looking southeast towards proposed station.



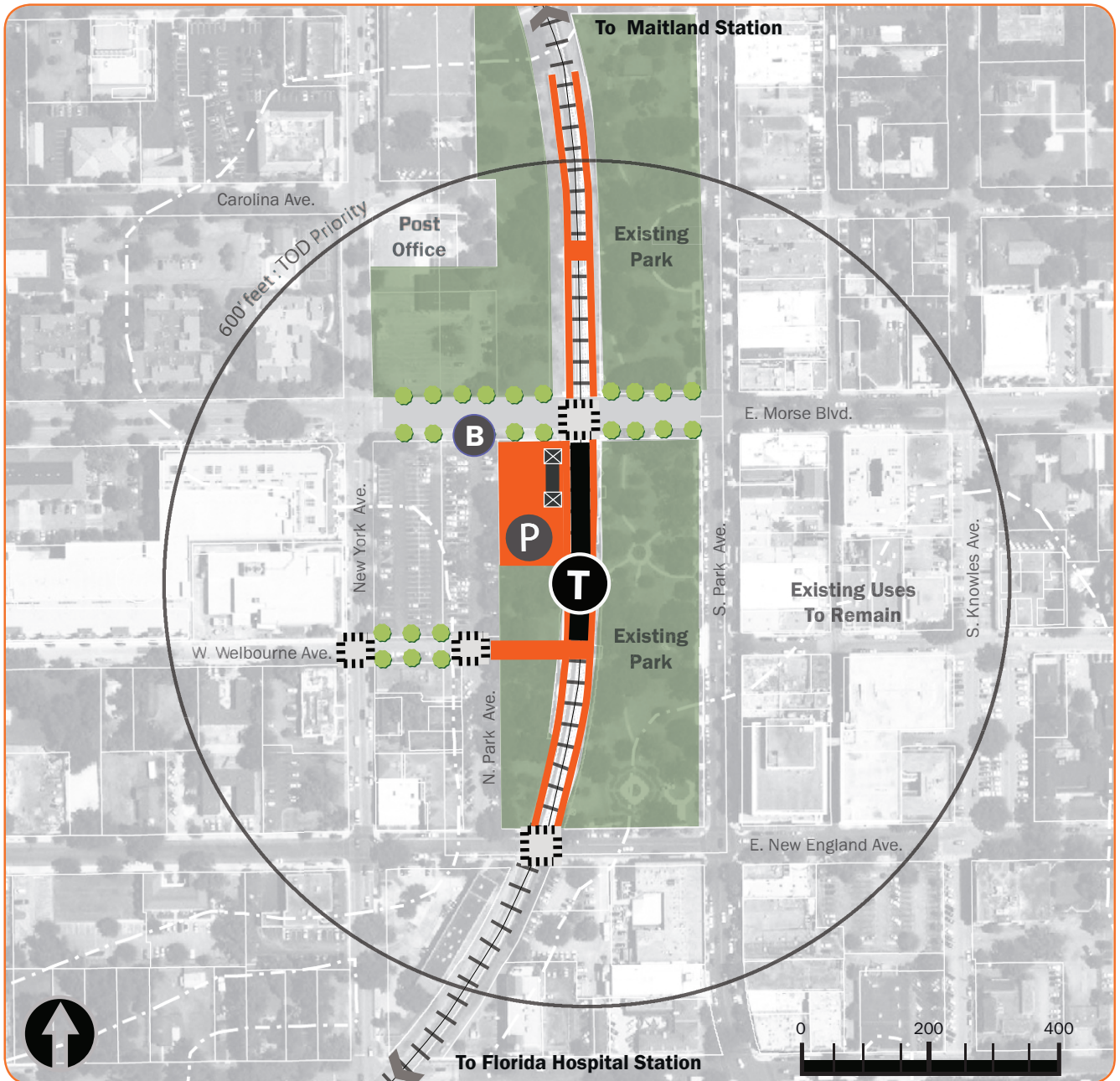
**This village-scaled station, seamlessly located within an existing park in the heart of a popular business, shopping and dining area, provides access to a regionally significant destination for the entire corridor.**








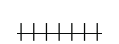


Co-located with the existing Amtrak Station, the SunRail station supports the renovation and continued use of the existing facility. Maintaining the pedestrian-oriented character of the surrounding area, and given the diversity and vitality of surrounding uses, the station provides an important transportation alternative, allowing car-free access to the many businesses and community events held in the area. The daily coming and going of SunRail trains, shuttling commuters and visitors alike, will provide additional activity, and desirability to surrounding businesses and residences.

Given the high quality and built-out nature of the existing station area, the vision for this station is simply to fit into what is already a highly transit-supportive environment. Over time, some limited infill or redevelopment may occur. Targeted streetscape and pedestrian improvements close to the station, especially along Morse Boulevard and the connection to Welbourne Avenue, will further facilitate connection to and from the platforms to adjacent parts of Winter Park.



# WINTER PARK TOD STATION CONCEPT



- |  |   |  |
|--|---|--|
| <b>Transit</b><br> Transit Station<br> Parking<br> Bus Drop-off | <b>Parks and Open Space</b><br> Transit Plaza<br> Existing Park | <b>Access and Connectivity</b><br> Pedestrian and Street Enhancements<br> Crossing Improvements<br> SunRail |
| <b>Urban Form</b><br> Proposed Buildings<br> Existing Amtrak Station   |   |  |

# WINTER PARK TOD NEXT STEPS



Aerial photo of existing conditions.

Winter Park showcases many of the attributes TODs along the SunRail corridor are seeking to emulate - walkable, compact, a mix of uses and balancing open space with development. As the station area organically redevelops over time, the information presented earlier in the report provides some useful clues on how to keep the existing character of Winter Park and take advantage of SunRail.