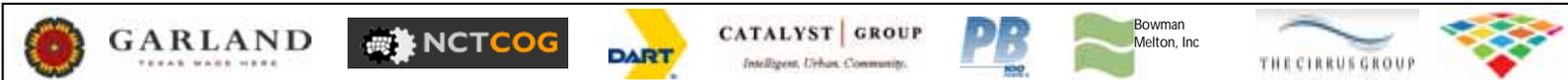


Forest / Jupiter District Revitalization Strategies

Envisioning a Framework for New Investment Projects within the Larger District

Physical and Economic Planning – Public Meeting #2



Welcome

North Central Texas Council of Governments City of Garland

- | | |
|--|---|
| 1. The Catalyst Group (<i>project lead</i>) | Planning, Urban Design, Implementation Strategy |
| 2. Ricker Cunningham | Economists and Market Strategy |
| 3. Lomenick/Parsons Brinkerhoff | Mixed-Use and Reinvestment Strategy |
| 4. The Cirrus Group | Health Care and Reinvestment Strategy |
| 5. Bowman-Melton Associates | Circulation, Bicycle and Pedestrian Improvements |



4.



3.



1.



2.



2.



5.

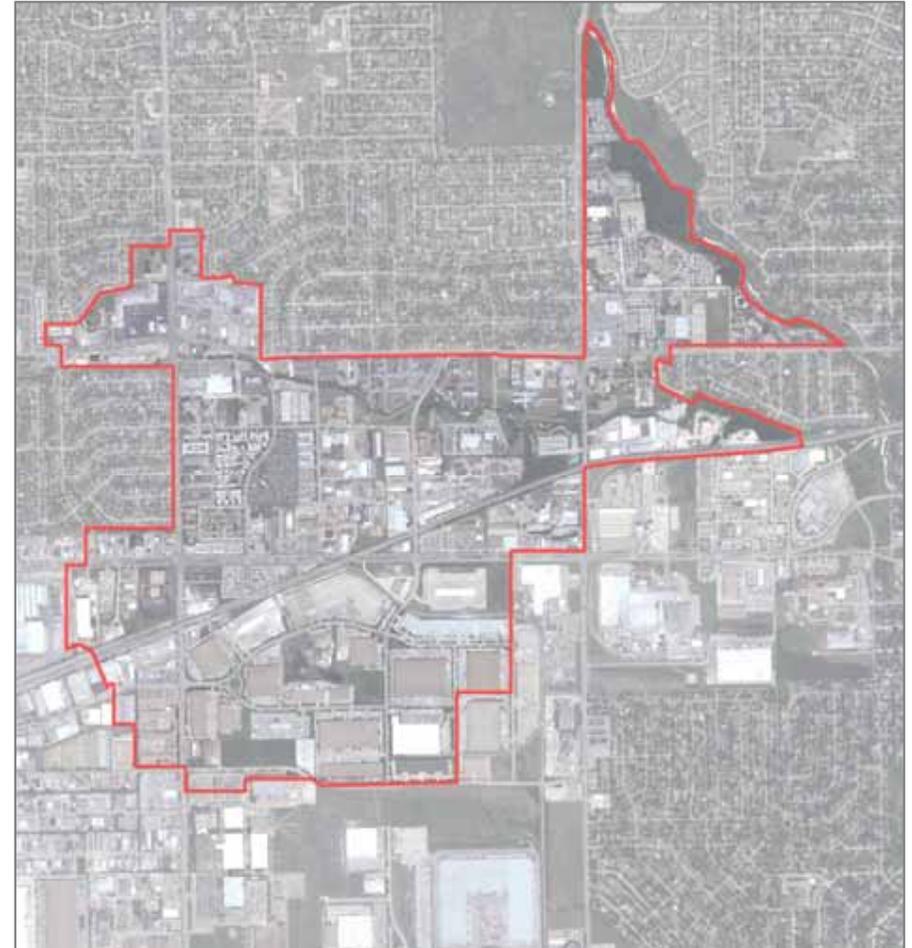
Our Presentation Tonight

I. Presentation (35-45 mins)

- Recap on Physical and Market Analysis (5 mins)
- Recap of Last Public Meeting and Results (10 mins)
- Presentation of Programming Potential (10 mins)
- Presentation of Planning Concepts by TIA (15 mins)

II. Stakeholder Input (25-30 mins)

- Discussion of Planning Concepts by TIA
- Prioritization of Planning Concepts by TIA



Aerial Photograph of Study Area

Area Conditions

- The City has revised its growth policies to honor the evolution of “people” “place” and “employment”
- New development is largely absent in the area
- Large employment anchors are in the area
- Older development pattern drives area identity
- Strong ethnic populations and retailing
- High expectations of land value
- High perception of crime despite police statistics
- Flood plain creates narrow frontage parcels along Walnut
- Market rents do not justify “Uptown-density” projects
- General lack of pedestrian connectivity
- Baylor hospital’s immediate surroundings need upgrade
- DART property provides opportunities for infill
- Existing workplace needs identity upgrade



Real Estate Marketplace

Residential

- 53% of single family sales between \$200K and \$350K in the trade area
- Trade area at competitive disadvantage in its catering to diverse housing and lifestyle needs
- Trade area is expected to experience strong demand through 2021

Retail

- Retail occupancies are high in immediate area
- Market is under-served by new formats and product mixes (due to older development-types)
- Despite retail demand, market perceives that opportunities for new space are limited



Office

- Vacancy rates have increased from 27% to 48% for Class A and from 45% to 62% for Class B
- Regional demand rising (from industry expansion and relocation of new companies)
- Niche opportunity for secondary office location providing less expensive close-in space
- Opportunities for education and health care related employment

Real Estate Market

Health Care

- Baylor offers potential for enhancement and expansion of health care service
- Baylor produces positive residual effect for healthcare businesses/investments
- Baylor payee mix is changing (growing medicare/medicaid populations)
- Baylor's workplace perception hindered by its immediate context

Industrial

- Large amount of industrial inventory
- Industrial base is generally old (built before 1980)
- Manufacturing/distribution companies trending away from traditional industrial space
- 3-yr vacancy rates decreasing (12.1% to 10.9%)
- Wide variety of employment space exists
- Area has a lower share of higher-value flex space



Summary

- Study area has an opportunity to evolve to accommodate expansion/reinvestment as well as infill of new uses to enhance the area as a workplace and community

Public Meeting 1

- March 7 at GISD Administration Building
- Stakeholders, City staff, Councilwoman Dodson, and consultant team in attendance
- Stakeholders primarily from Forest Lane area
- Presented full initial analysis (physical, market)
- Stakeholder input (three exercises)



PUBLIC MEETING #1
Forest / Jupiter District
Transit-Oriented Revitalization Strategies

A Framework for New Investment Projects within the Larger District

The Opportunity
 The City of Garland and the North Central Texas Council of Governments have realized the potential for new reinvestment in the area between Jupiter Road (DART Station), Walnut Street (Shopping Area), Shiloh Road (Baylor Hospital), and Forest Lane (Employment Gateway).

The Process
 As such, a process has been initiated to investigate this potential in a manner that engages stakeholders and property owners, potential capital providers, and industry leaders in an effort to inform a plan that is sensitive to the built environment, established neighborhoods and market pressures.

The Team
 The consultant group has been involved in similar efforts leading to Uptown Dallas, West Village, Addison Circle, Downtown Plano, Legacy Town Center, DeSoto Town Center, Farmer Branch Neighborhood Renaissance, Dallas Lancaster Road Corridor, and 5th Street Crossing in Downtown Garland. Catalyst is supported by Ricker Cunningham (economists and market strategists), Cirrus Group (health care market strategists), Parsons Brinkerhoff (civil engineers), and Bowman Melton (circulation planners).

Stakeholder Input
 Central to this effort is the involvement with area stakeholders and related input as it provides the planning team with the necessary understanding of wants, needs and missed opportunities from the community's perspective. This input is being obtained primarily through two public work session meetings.

Public Meeting #1
 This first Public Meeting is an interactive work session with two goals. First, it will provide information to the stakeholders regarding the investment climate and market realities. Second, it will provide the stakeholders with an opportunity to provide their input to the Catalyst team through a structured series of information sharing exercises. The program for the first public meeting is outlined below:

I. Presentation

1. Introduction to the Opportunity
by Paris Rutherford – Catalyst Group
2. Presentation of Market and Land Use
by Anne Ricker – Ricker Cunningham
3. Presentation of Investment Influences
by Paris Rutherford – Catalyst Group
4. Presentation of the Existing DART System
by DART Public Relations

II. Stakeholder Input

4. Stakeholder Visual Preference Exercise
by The Stakeholders
5. Stakeholder Questionnaire and Discussion
by The Stakeholders








March 7th, 2012
 6:30pm
 GISD Administration
 Colorado Room
 501 S. Jupiter Road

Exercise 1 Results

Stakeholder Questionnaire: (Business and Property Owners)

1. Has your market expanded or contracted over recent years?

Contracted –	30%
Stayed Same –	20%
Expanded --	50%

2. Will your market expand or contract over next 10 years?

Contract –	23%
Stay Same –	15%
Expand --	62%

3. Do you plan to expand your investment?

No –	45%
Unsure –	18%
Yes --	37%

4. Do you plan to sell your investment?

No –	80%
Unsure –	10%
Yes --	10%

5. What are largest factors/influences affecting answers above?

Business Sales/Revenue --	32%
Improved Pedestrian Access --	25%
Employment Cost --	15%
Safety --	07%
Brand Name --	07%
Construction Costs --	07%
Rent Increase --	07%

Exercise 1 Results

Stakeholder Questionnaire:
(Residents or Workers)

1. What are the most significant changes in the area?

Aging improvements --	18%
No changes --	17%
Increase in residential population density --	9%
Lack of identity --	8%
Business expansion --	8%
Demographic decline --	8%
Poor land use transition --	8%
Lack of aesthetics --	8%
Influx of transients --	8%
Increase in renters vs. home owners --	8%

2. Do these changes encourage or discourage you?

Discourage --	56%
No change --	11%
Encourage --	33%

3. Will these conditions improve or decline over 10 years?

Decline --	33%
No change --	11%
Improve --	56%

4. Do you take the transit to/from this area?

No --	70%
Yes --	30%

Exercise 1 Results

Stakeholder Questionnaire:

General Comments:

Stabilization

Owners should receive acknowledgement

Thank you for acknowledging the needs for improvements

Over development outside target area

Low improvements anywhere near

(Walnut / Jupiter)

Move the parole office away

Police are doing one excellent job

Add an arboretum to gain some positive traffic

1. Are you satisfied with area restaurants and retail?

No --	98%
Indifferent --	1%
Yes --	1%

2. What are greatest opportunities for investment?

Housing --	30%
Tear down / Redevelopment --	20%
None --	20%
Banks --	10%
Commercial --	10%
Transit Oriented Development --	10%

3. Would you live here (if you currently work here)?

No --	100%
Yes --	0%

4. What should be the priority for public improvements?

Streetscape / landscaping --	35%
Traffic improvements --	25%
Street and property cleaning --	20%
Support of hospital --	10%
Policing --	10%

5. What role should City take in area improvements?

Economically incentive change --	28%
Improve infrastructure / streets --	28%
Support existing positive owners --	18%
Enforcement / Policing --	18%
Change perception / brand area --	4%
New signage --	4%

Exercise 2 Results

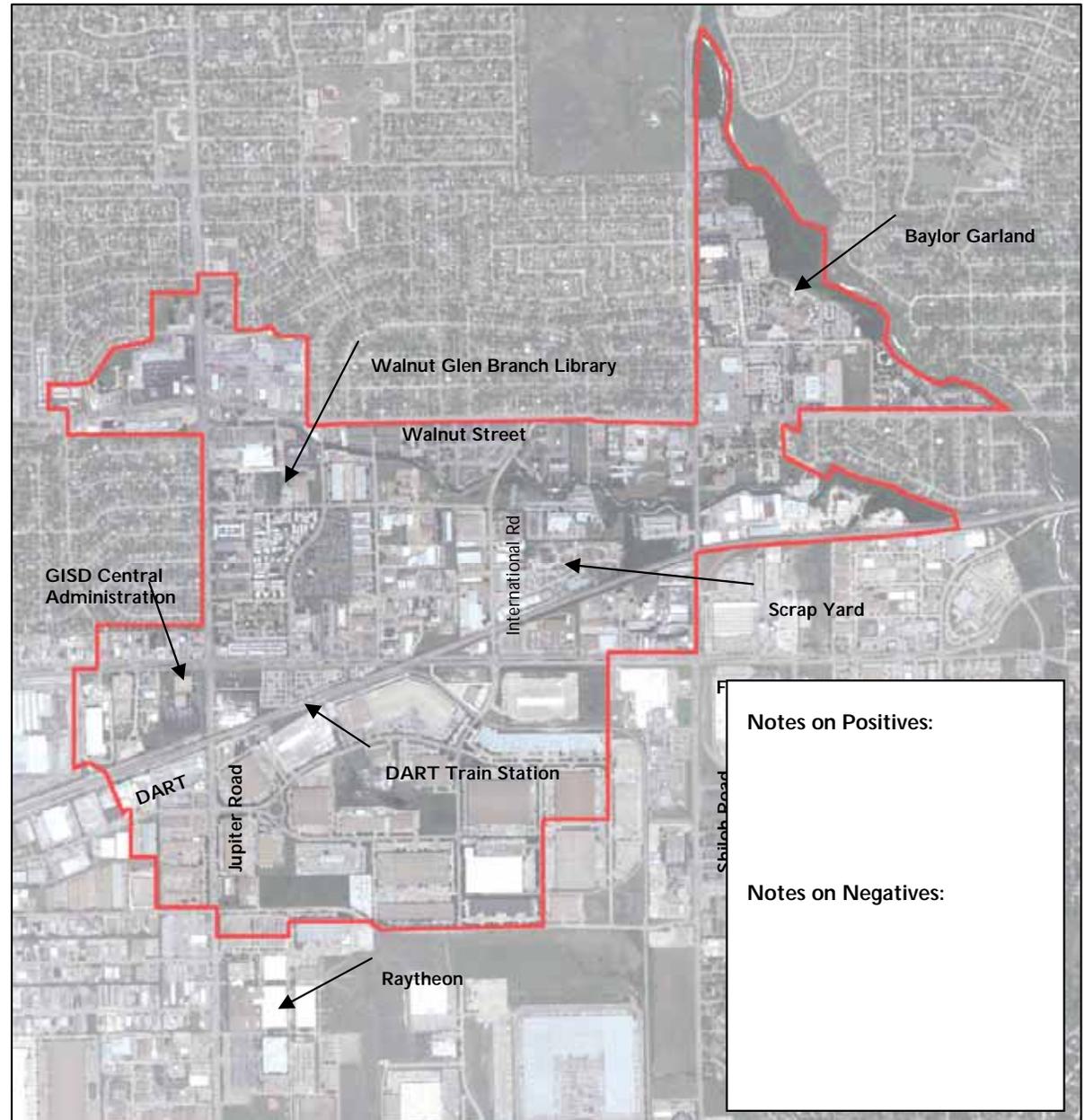
Positive and Negative Locations

Positives

- Hospital campus
- Easy access to light industry
- Baylor
- Industrial uses
- Accessible corridor to 635 for product movement
- Baylor well-maintained grounds
- DART well-maintained grounds

Negatives

- Blocks between Edgewood Drive and International Road, Forest Lane and Barnes Drive
- DART station
- Noise
- Declining neighborhood
- Lots of transients
- Improve restaurants, housing, etc.
- Location of parole office
- Ethnicity
- Neglected properties
- Walking unsafe for employees who use DART
- "Rest is #*%&!"



Exercise 3 Results

Ranking Community Programming

	1	2	3	4	5	6	7	8	9
More Positive Public Experiences	xxxxx	xx	xx	xx	xx		xx		
Better Connections for Walking, Biking and Driving	xxx	x	xxxx	x		x	xx	x	
Better Sense of Community Scale	x	xx	x	xx	xxx	xxx		x	
Pedestrian-Friendly Experiences	xxx	xxx	xxxxx	xx	x		x		
Expanded Choice of Housing Types	xx	xx		xx	xx	xxx	x	x	
Expanded Choice of Workplaces	xx	xx	x	x	xxx	x	xx		x
Greater Diversity of Retail Formats	xx	xxx	x	xx	x		xx		x
Better Defined Open Space System	xxx		xxxxx	xxx	x	x		xx	
More Interactive Street and Streetscape Designs	xxx	xx	xx	x	xx		x	x	x

Number completed correctly – 3 of 15

Didn't complete -- 7

Summary:

Top Improvement Ideas:

	Rank	Total Points (Notes)
<i>Pedestrian-Friendly Experiences</i>	1	44
<i>More Positive Public Experiences</i>	2	47 (received most #1 votes)
<i>Greater Diversity of Retail Formats</i>	3	47
Better Connections for Walking, etc	4	49
More Interactive Street and Streetscapes	5	51
Better Defined Open Space System	6	57 (more top votes than #7)
Expanded Choice of Workplaces	7	57 (more top three votes than #8)
Expanded Choice of Housing Types	8	57 (more top three votes than #9)
Better Sense of Community Scale	9	57

Barriers to Investment

Should influence how evaluation criteria is applied

Limited room for expansion

Security concerns

Neighborhoods disconnected

Neighborhoods declining

Limited retail/restaurant offering

Concentrations of apartments

Deferred property maintenance

Limited signage / wayfinding

Lack of entertainment destinations

Incomplete or non-existent sidewalks, trails, paths

Aging infrastructure

Transient population

Fiscal inequities limiting City's provision of services

Community's image as manufacturing city

Lack of streetscape / public landscaping

Graffiti

Appropriate noise ordinances

Presence of parole office

Evaluation Criteria

For use in measuring planning concepts

- How well does the project strengthen the area's identity?
- How well does the project create potential to expand business revenue?
- How well does the project provide stronger connections between activity centers?
- How well does the project improve the area's pedestrian and vehicular infrastructure?
- How well does the project provide more defined and usable open space?
- How well does the project enhance the area's sense of safety and cleanliness?
- How well does the project expand the area's retail and restaurant options?
- How well does the project initiate/incentivize redevelopment and reinvestment?

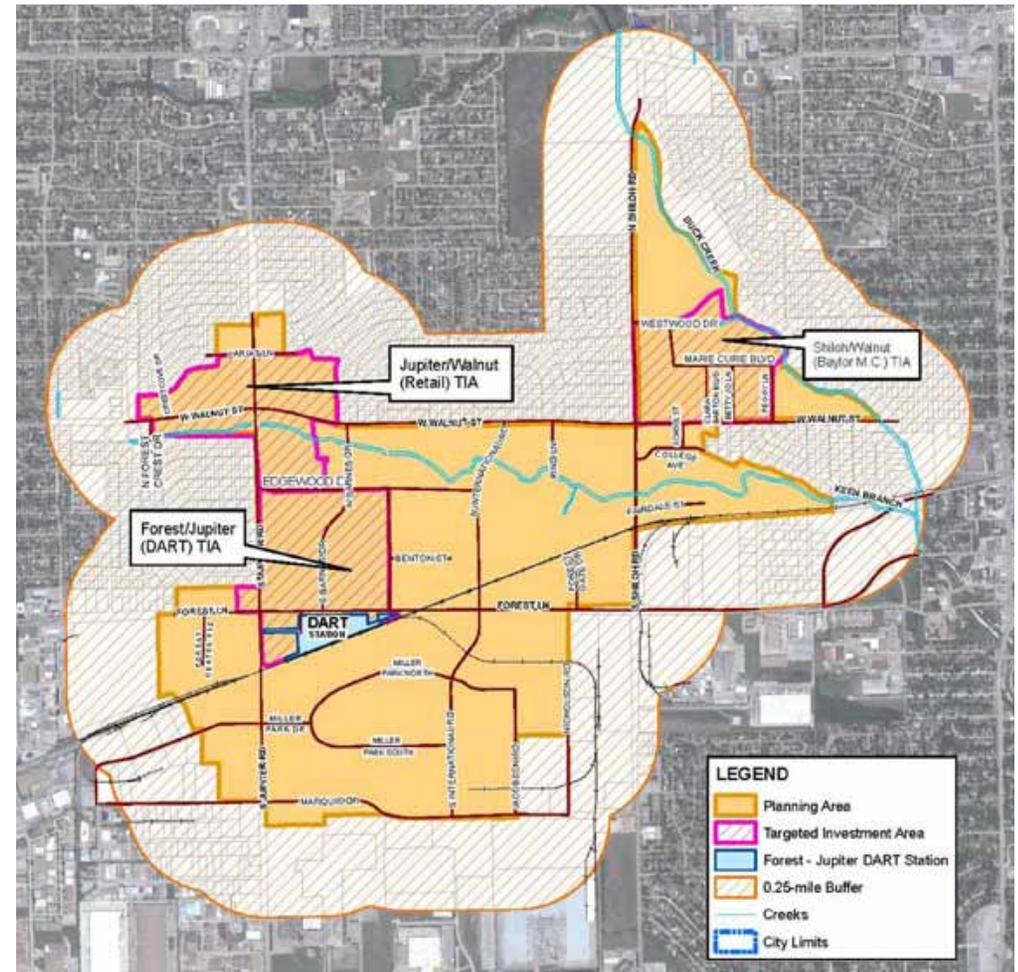
Planning Concepts

We have combined the results of our analysis and stakeholder input to create detailed planning concepts for the following 4 areas:

1. Jupiter/Walnut (Retail Intersection)
2. Shiloh/Walnut (Baylor Campus Area)
3. Forest/Jupiter (DART Station Area)
4. Raytheon Campus Area (Major Employer)

Market-Focus

- The ideas to follow are simply concepts based on market opportunities
- These opportunities are positioned to improve property value and investment return in ways that improve the overall community experience
- The private marketplace would implement such ideas (though the City can help broker implementation)



1. Jupiter / Walnut

- Retail enjoys strong occupancy and vibrant ethnic tenant mix.
- Commercial disconnected from community
- Narrow frontage due to flood plain
- Underutilized natural feature (flood plain)
- Existing office building under-positioned
- Abundance of parking paving
- Older buildings and signage drive visual identity



Jupiter / Walnut TIA Boundary



Ethnic Retailers



Older Signage



Keen Branch Flood Plain



Large Expanses of Parking Lots



Poor Transitions to Neighborhoods



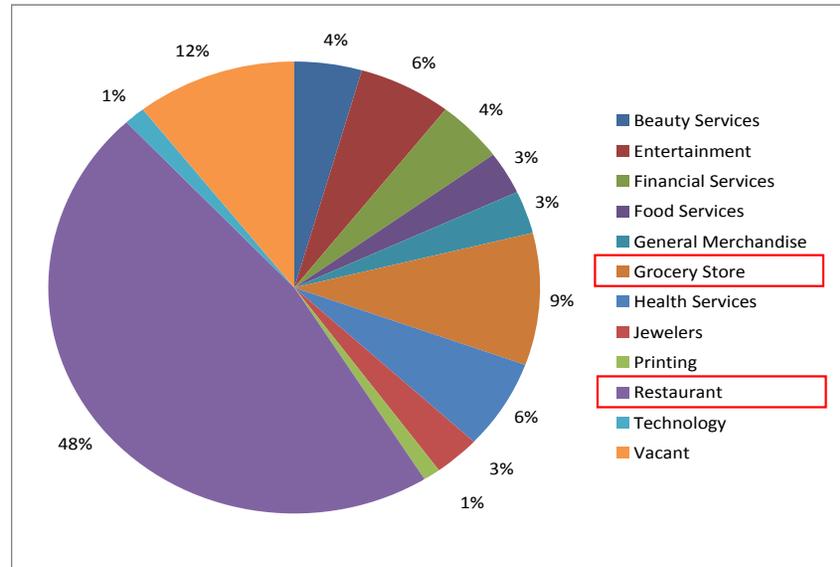
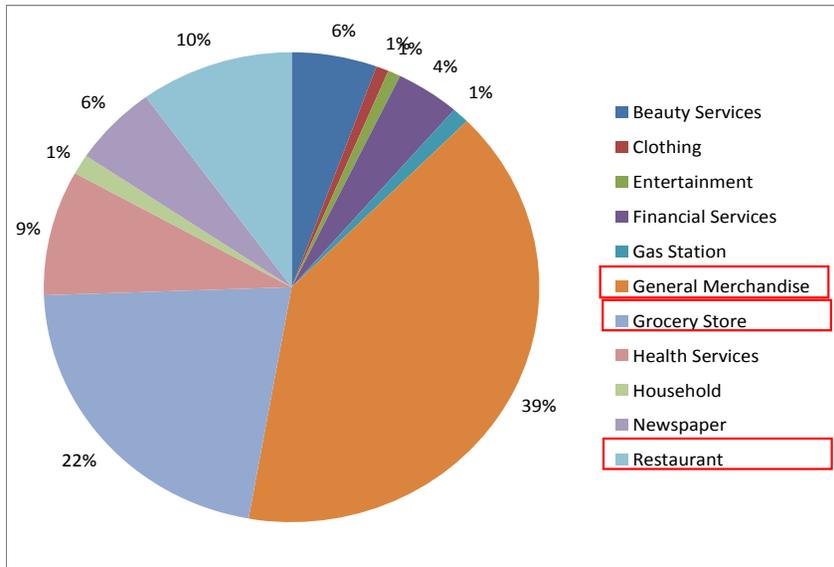
Confusing Visual Identity

Ethnic Retailing Comparison

Hong Kong Market Place
Walnut St / Audelia Rd, Dallas, TX
Asian-Oriented Retail Center

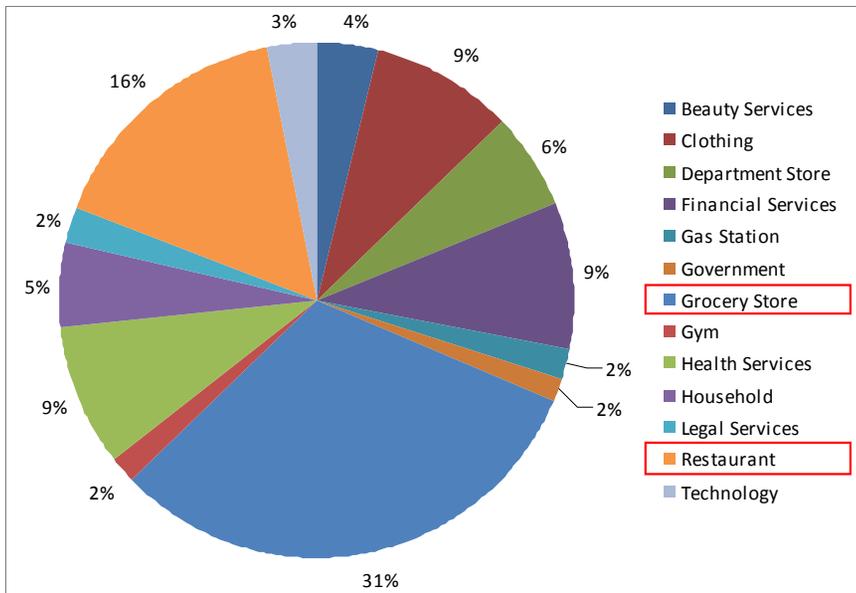


Little China
Belt Line / US 75, Richardson, TX
Asian-Oriented Retail Area



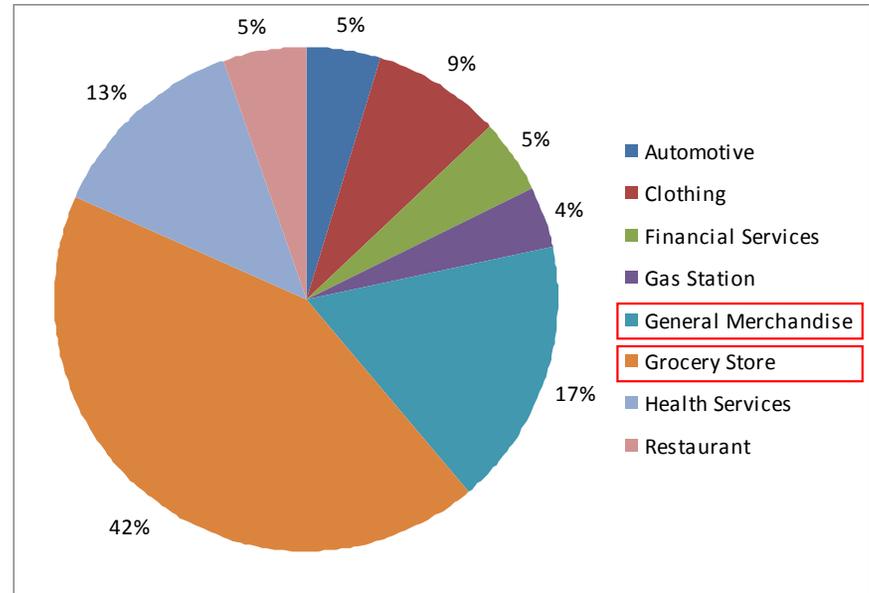
Sierra Vista Center

Illinois St. / Westmoreland Ave, Dallas, TX
 Adjacent to DART Westmoreland Station
 Hispanic-Oriented Retail Center

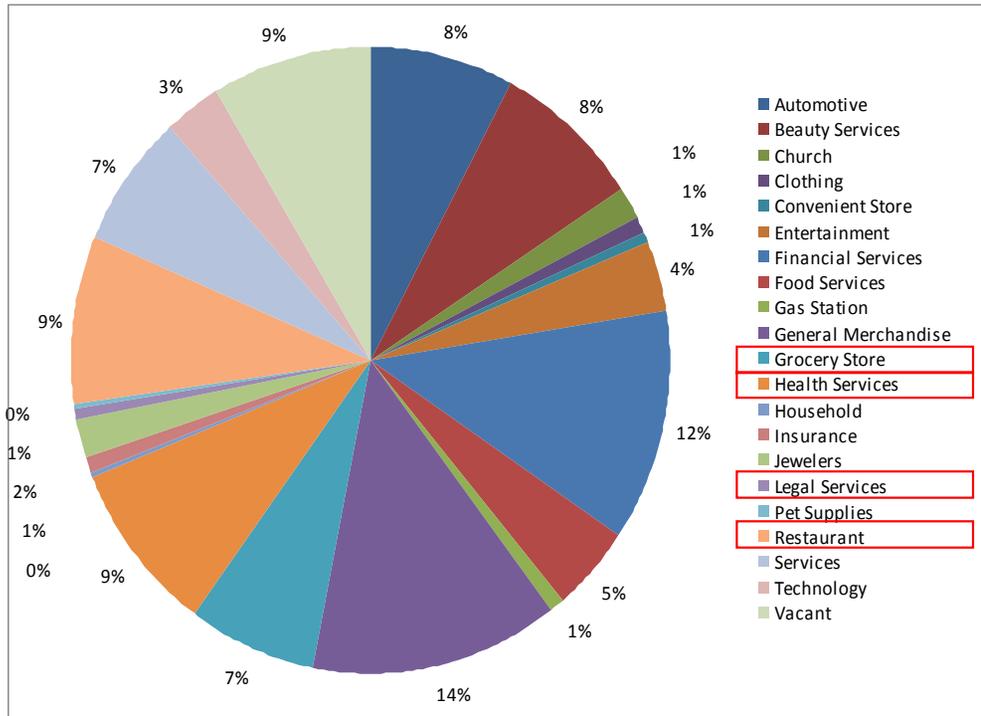


Jerry's Supermarket Center

W. Jefferson / Llewellyn St, Dallas, TX
 Hispanic-Oriented Retail Area

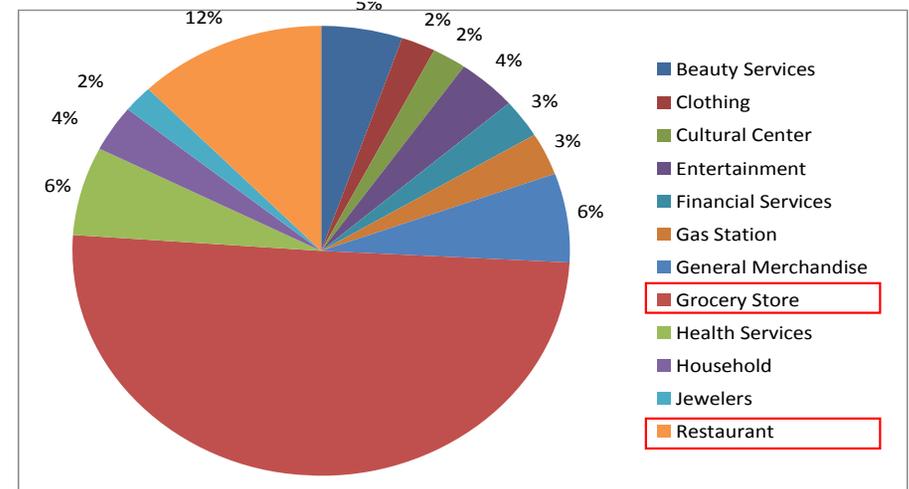


Jupiter / Walnut TIA
 Garland, TX
Varying Ethnic/Immigrant-Oriented Retail



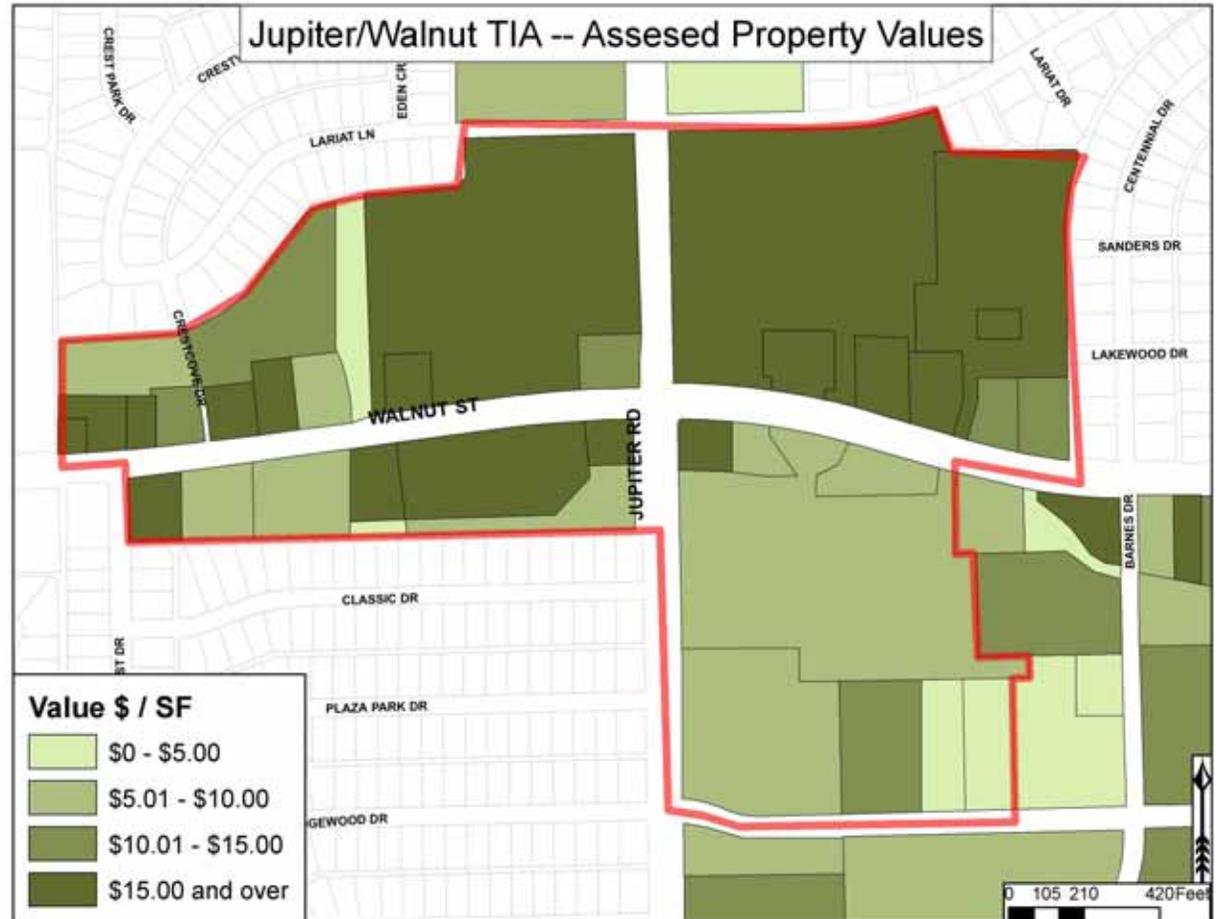
- Appears there is less restaurant and grocery space at this intersection than comparable ethnic retail nodes in other DFW
- New restaurant and food service tenants may be possible

Pioneer Parkway Corridor
 Pioneer Pkwy / Carrier Pkwy, Grand Prairie, TX
Immigrant-Oriented Retail



Property Valuation

- Dominated by retail shopping centers
- Generally over \$15/sf total valuation
- This high assessment makes acquisition difficult
- Strategic reinvestment possible through densification and new tenants



Jupiter / Walnut TIA – Primary Land Parcels

	OWNER	SIZE	DCAD Value
1.	Walnut Creek Center Shopping Center	9.9464 ac 115,787 nsf	\$2,837,810 \$ 6.54/lsf
2.	Garland Management Corp Office Building	2.7000 ac 51,482	\$1,050,660 \$8.93/lsf
3.	Centro NP Holdings (NY) Shopping Center	10.580 ac 85,712 nsf	\$7,721,130 \$16.75/lsf
4.	Benbrook Walnut Partners Shopping Center	10.733 ac 117,743 nsf	\$7,413,550 \$15.86/lsf

Jupiter / Walnut Programming:

Residential

Mixed-income housing: 50 to 100 units; small lot/attached
80+ units senior living
Mix of ownership and rental

Expected density: 8 to 10 units/acre for ownership
20-30 units/acre for seniors

Retail/Service

Restaurants/kiosks/carts: 10,000 to 15,000 square feet
Support retail: 20,000 to 30,000 square feet
Community kitchen: 1,500 to 2,500 square feet

Civic/Recreational

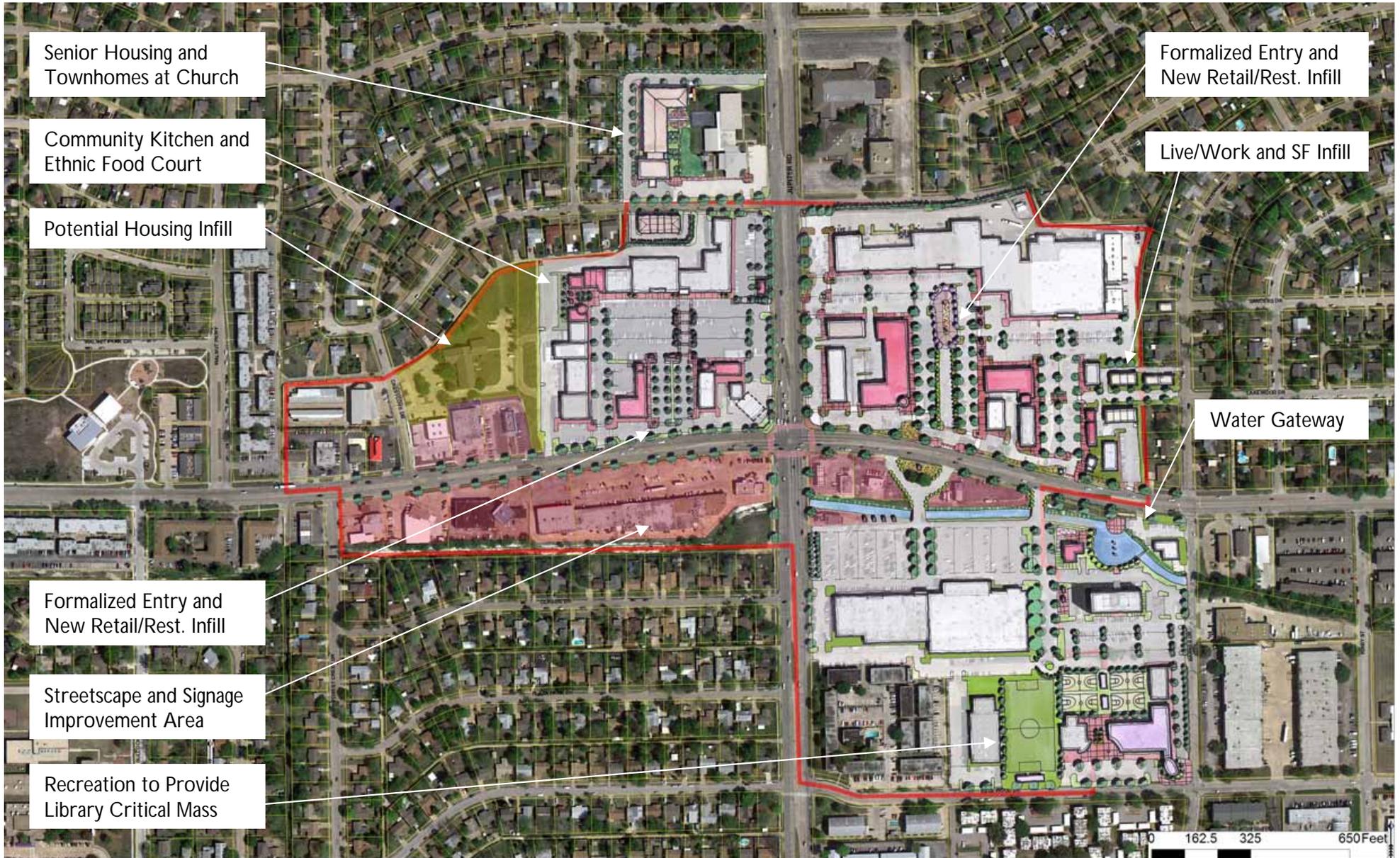
YMCA, Boys/Girls Club, etc: 30,000 square feet

Employment

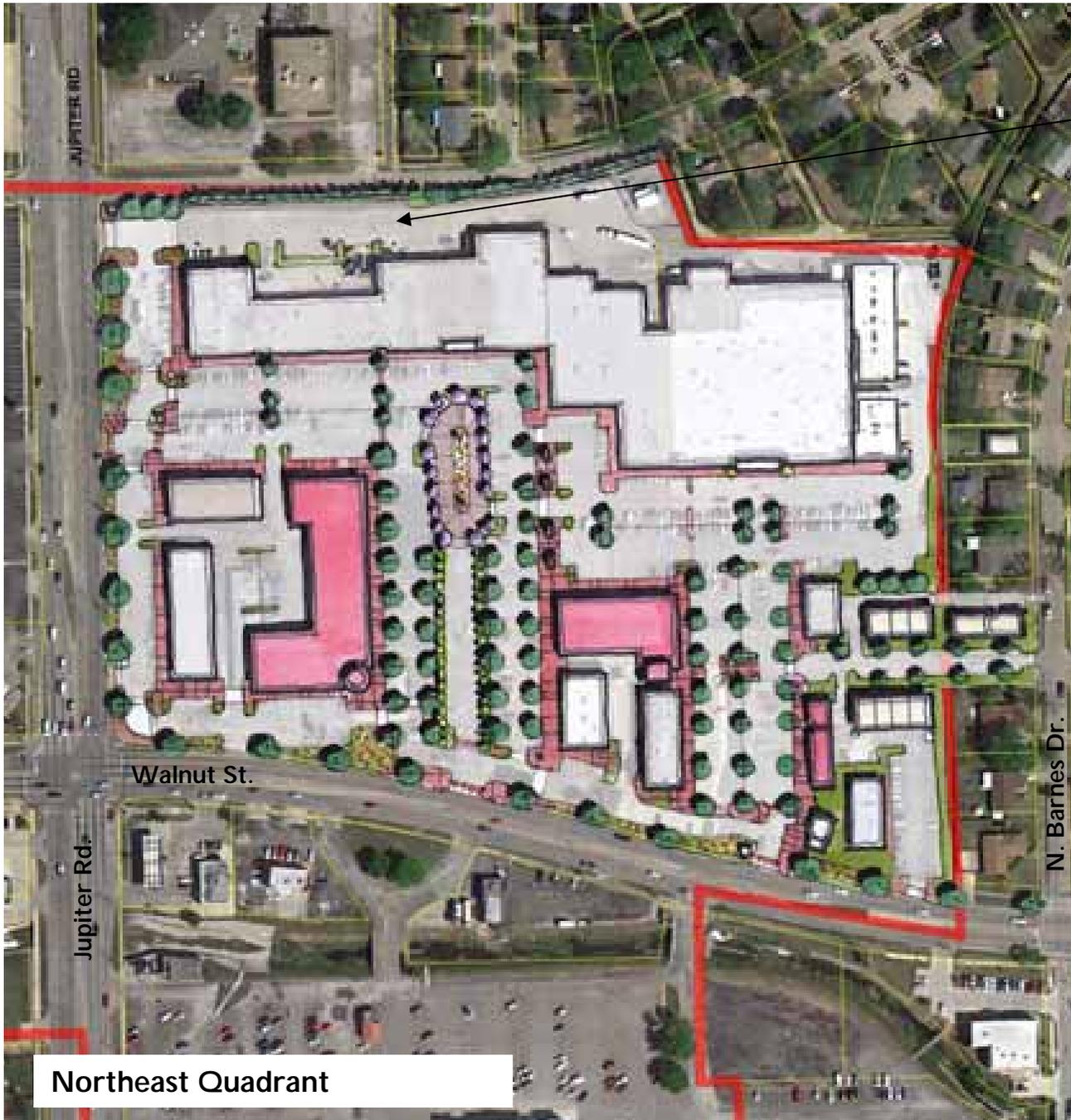
Light industrial (unlikely): 25,000 to 50,000 square feet
Support office/warehouse: 25,000 to 50,000 square feet



2 and 5 mile trade area for Jupiter / Walnut TIA



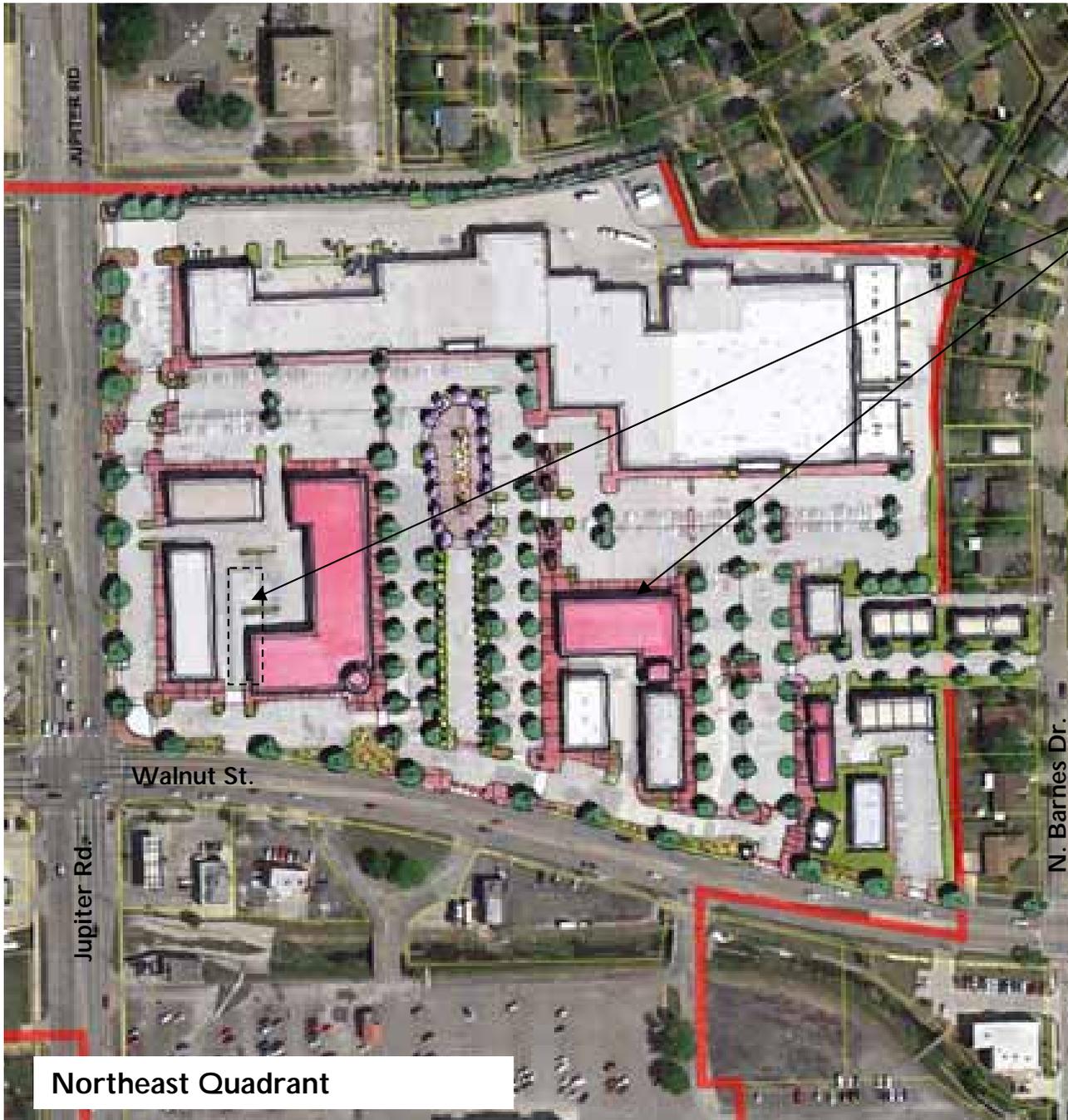
Jupiter / Walnut TIA Combined Planning Concepts



Detailed Planning Concepts:

- Employee parking moved to service area to create sites for new infill.





Detailed Planning Concepts:

- Employee parking moved to service area to free up land for new infill
- Three new retail buildings added to create shopping plaza, one demolished.





Detailed Planning Concepts:

- Employee parking moved to service area to free up land for new infill
- Only one building demolished; 3 new retail buildings added to existing
- More defined shopping and parking zones with formal entry off Walnut.





Detailed Planning Concepts:

- Employee parking moved to service area to free up land for new infill
- Only one building demolished; 3 new retail buildings added to existing
- More defined shopping zones and formal entries from Walnut
- Street stubs off Barnes used for new residential and live/work buildings.

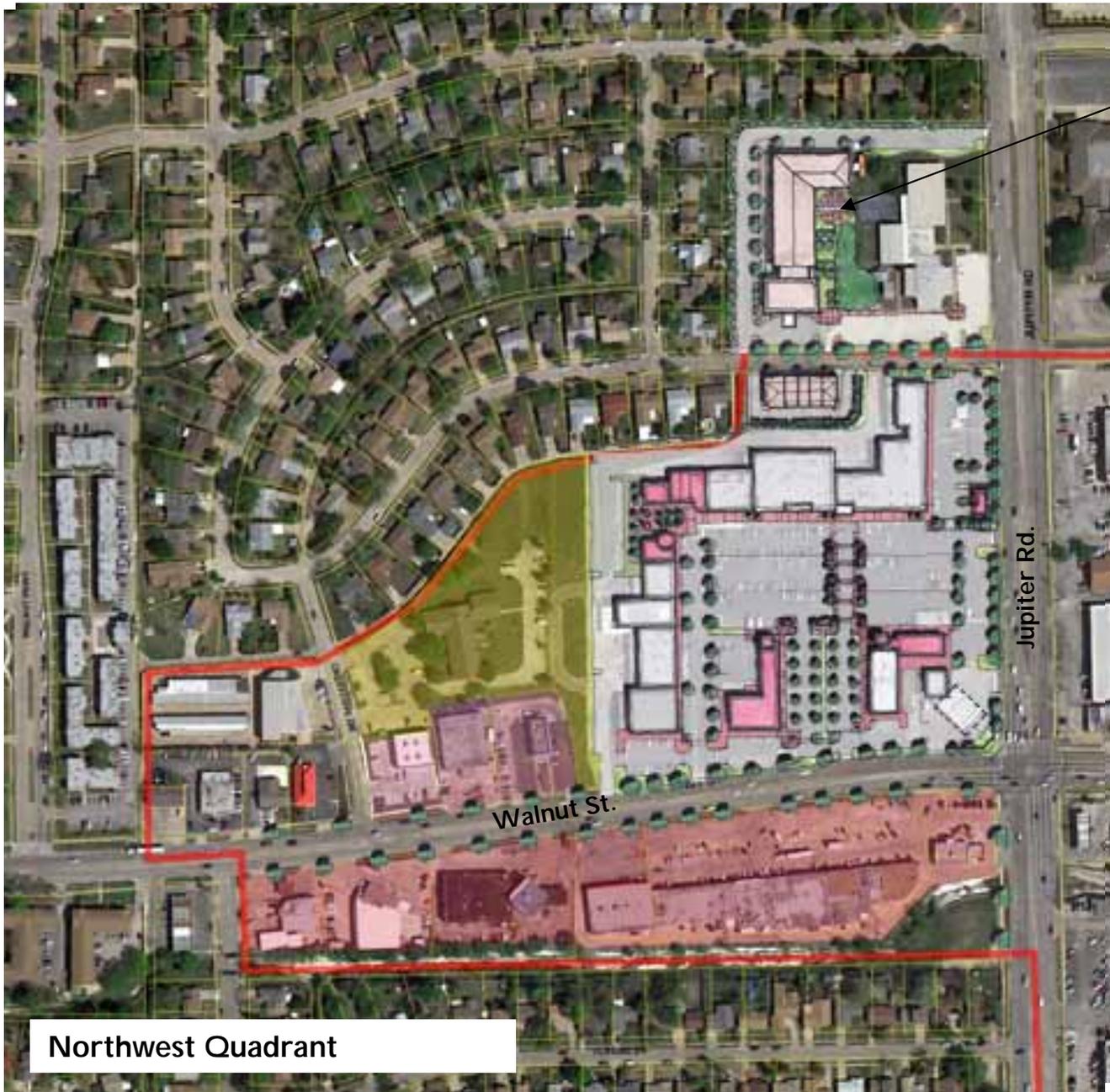




Detailed Planning Concepts:

- Employee parking moved to service area to free up land for new infill
- Only one building demolished; 3 new retail buildings added to existing
- More defined shopping zones and formal entries from Walnut
- Street stubs off Barnes used for new residential and live/work infill
- Walnut frontage better defined through parking frontage road and consistent urban landscaping.
- 33,600 gsf added
- 4 retail/food kiosks added
- Parking reduced to 4 sp/1000 sf

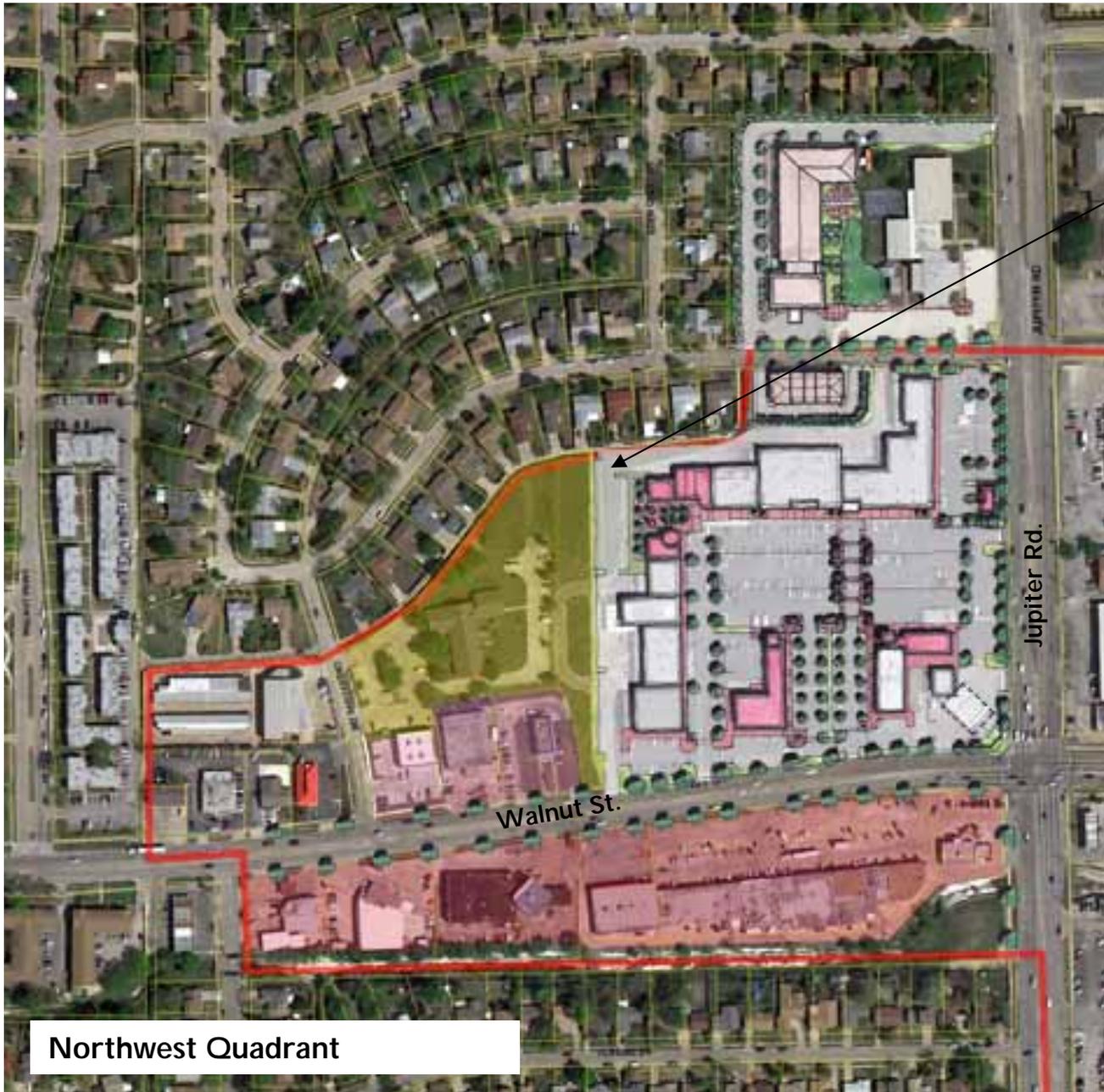




Detailed Planning Concepts:

- Underutilized church property sold for new independent living community.

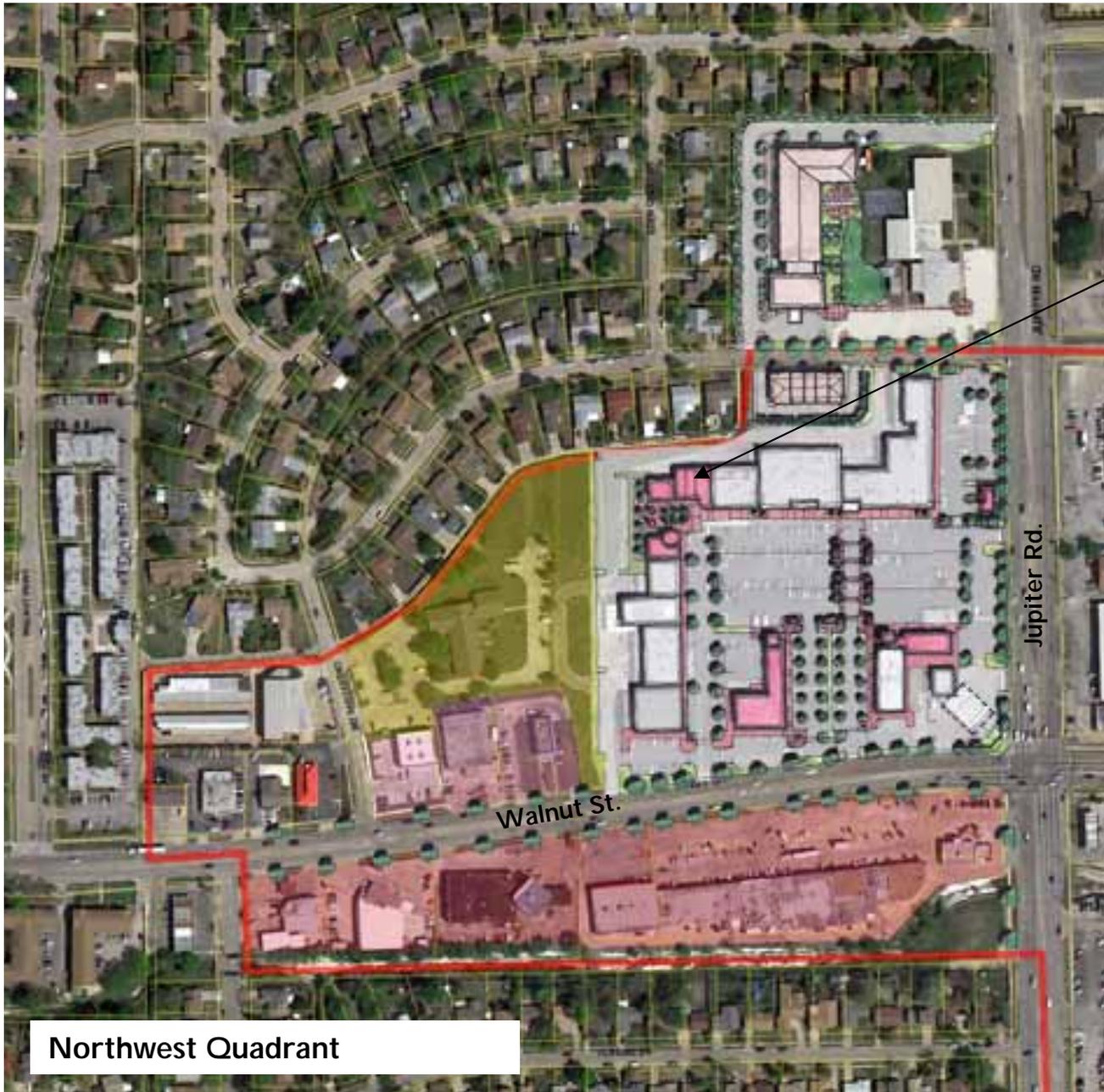




Detailed Planning Concepts:

- Underutilized church property sold for synergistic independent living project.
- Employee parking moved to service area to free up land for new infill

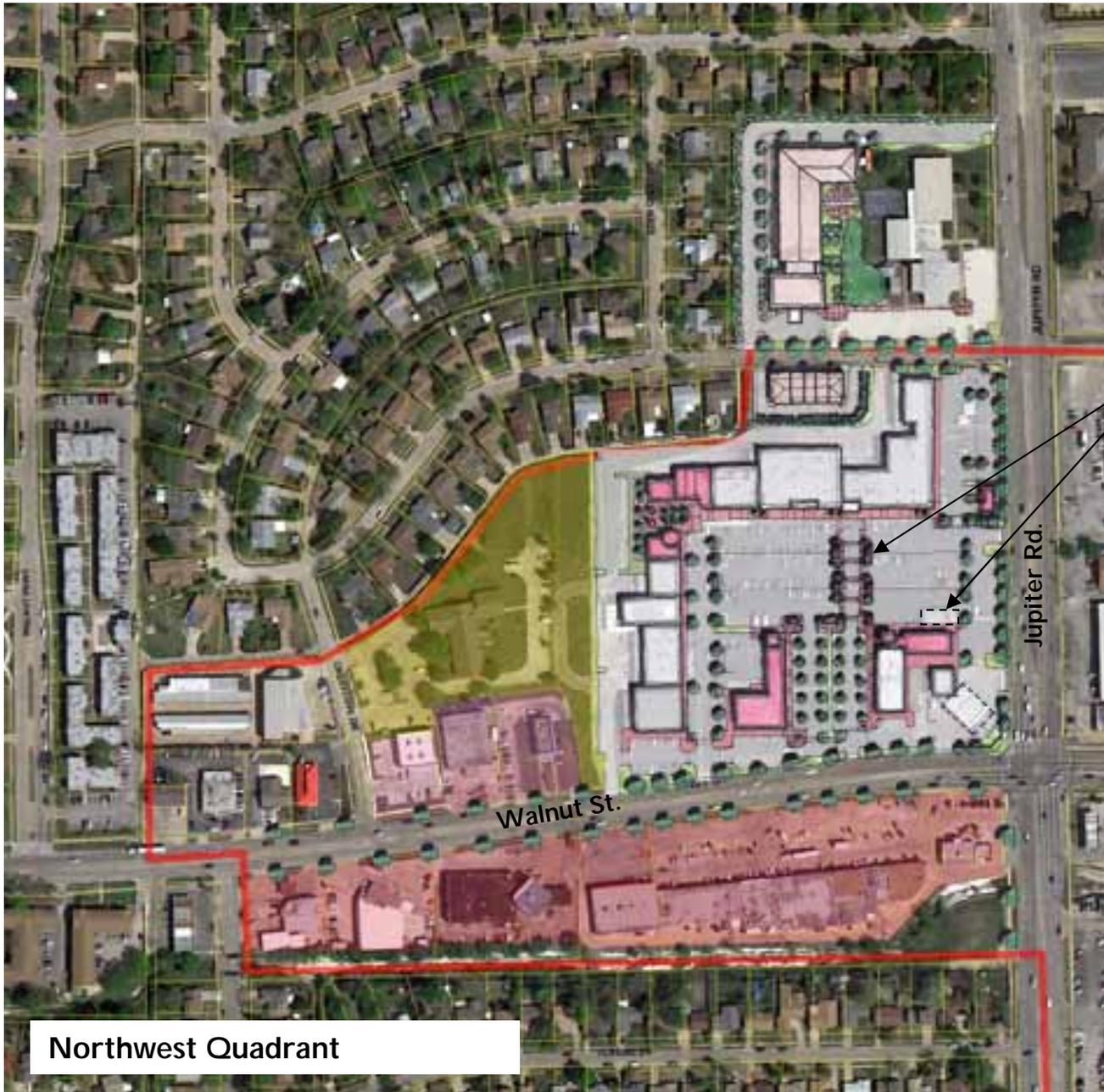




Detailed Planning Concepts:

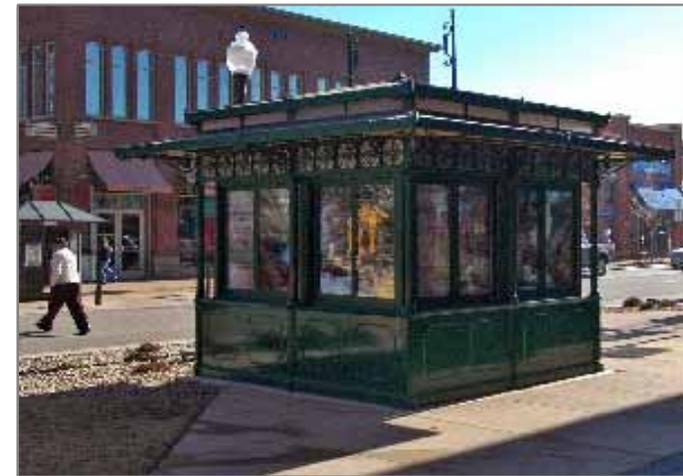
- Underutilized church property sold for synergistic independent living project.
- Employee parking moved to service area to free up land for new infill
- Inside corner reworked to create food court of small restaurants, educational kitchen, and landscaped seating areas.

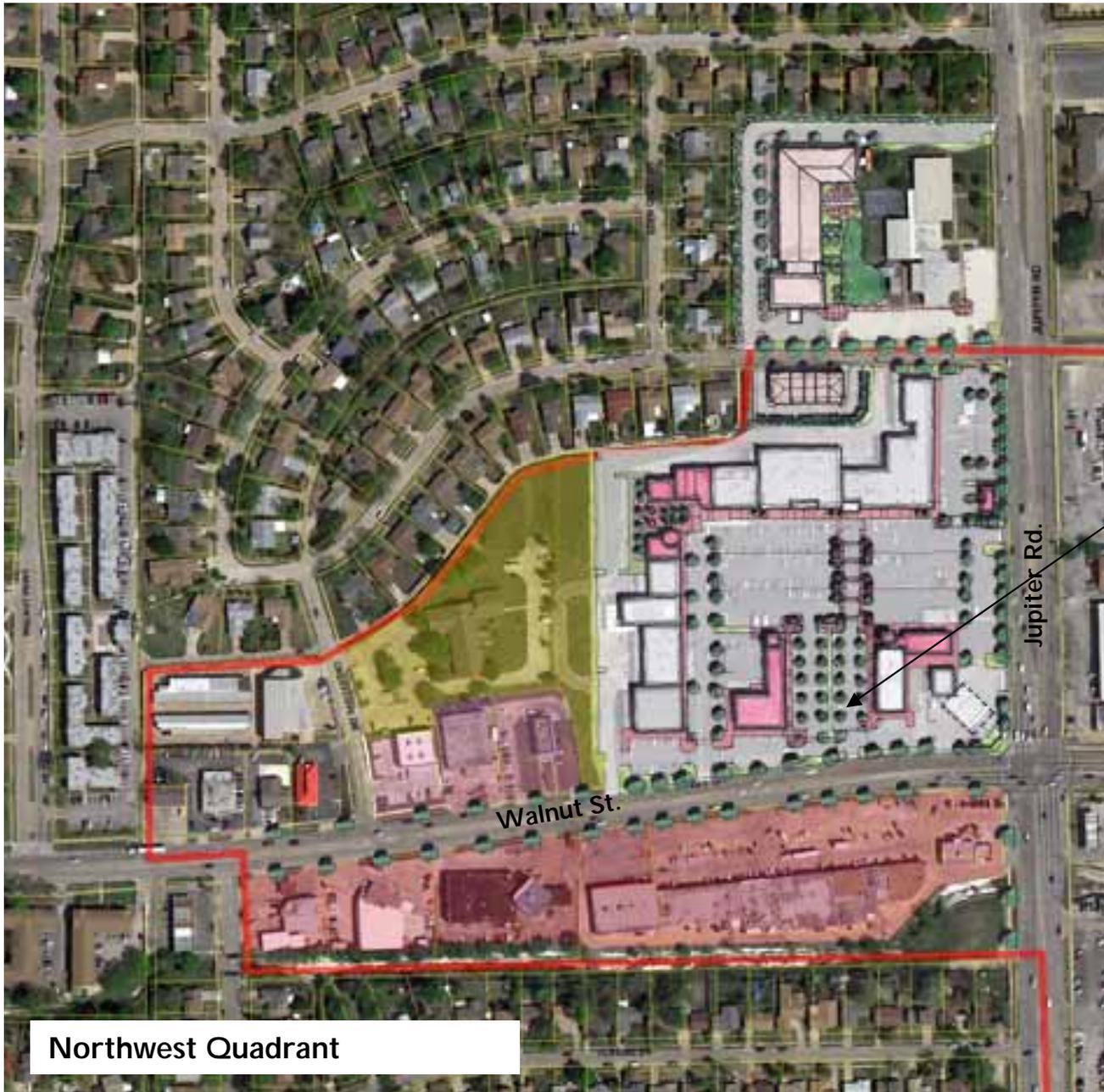




Detailed Planning Concepts:

- Underutilized church property sold for synergistic independent living project.
- Employee parking moved to service area to free up land for new infill
- Inside corner reworked to create food court of small restaurants, educational kitchen, and landscaped seating area.
- Infill of new pad building, demolition of existing pad, and new retail kiosks better defines central parking area.





Detailed Planning Concepts:

- Underutilized church property sold for synergistic independent living project.
- Employee parking moved to service area to free up land for new infill
- Inside corner reworked to create food court of small restaurants, educational kitchen, and landscaped seating area.
- Removal/replacement of pad building better defines central parking area.
- New retail infill, foot carts, and parking plaza creates new Walnut identity.
- 10,000 gsf added
- 7 retail / food kiosks added
- Parking reduced to 4 sp/1000 sf





Southeast Quadrant

Detailed Planning Concepts:

Landscaped entrances help redefine Walnut frontage.





Southeast Quadrant

Detailed Planning Concepts:

- Landscaped entrances help redefine Walnut frontage.
- Fountain turning basin to redefine office address.





Southeast Quadrant

Detailed Planning Concepts:

- Landscaped entrances help redefine Walnut frontage.
- Fountain turning basin to redefine office address.
- New restaurant pad created on the water by replacing parking in rear of office bldg.





Southeast Quadrant

Detailed Planning Concepts:

- Landscaped entrances help redefine Walnut frontage.
- Fountain turning basin to redefine office address.
- New restaurant pad created on the water by replacing parking in rear of office bldg.
- New landscape edge to mitigate negative views





Southeast Quadrant

Detailed Planning Concepts:

- Landscaped entrances help redefine Walnut frontage.
- Fountain turning basin to redefine office address.
- New restaurant pad created on the water by replacing parking in rear of office bldg.
- New landscape edge to mitigate negative views
- Additional canal-fronting restaurant pad site potential





Southeast Quadrant

Detailed Planning Concepts:

- Landscaped entrances help redefine Walnut frontage.
- Fountain turning basin to redefine office address.
- New restaurant pad created on the water by replacing parking in rear of office bldg.
- New landscape edge to mitigate negative views
- New canal-fronting restaurant pad site potential
- Civic/recreational complex created around library
- 30,000 YMCA/B&G gsf added
- 4000 sf Restaurant added
- Additional 15,000 sf potential
- Urban soccer field added
- Urban basketball courts added



2. Shiloh / Walnut

- Anchored by Baylor Medical Center at Garland
- Major employment and identity anchor
- Baylor facilities well-kept with strong identity
- Parcels adjacent to Baylor present a negative visual appearance and detract from hospital
- Substantial daytime and nighttime population

Opportunities exist to better position the Baylor campus by strengthening its edge condition through complimentary land uses that create a strong district identity through urban infill.



Baylor Garland Medical Center



Medical Office Buildings



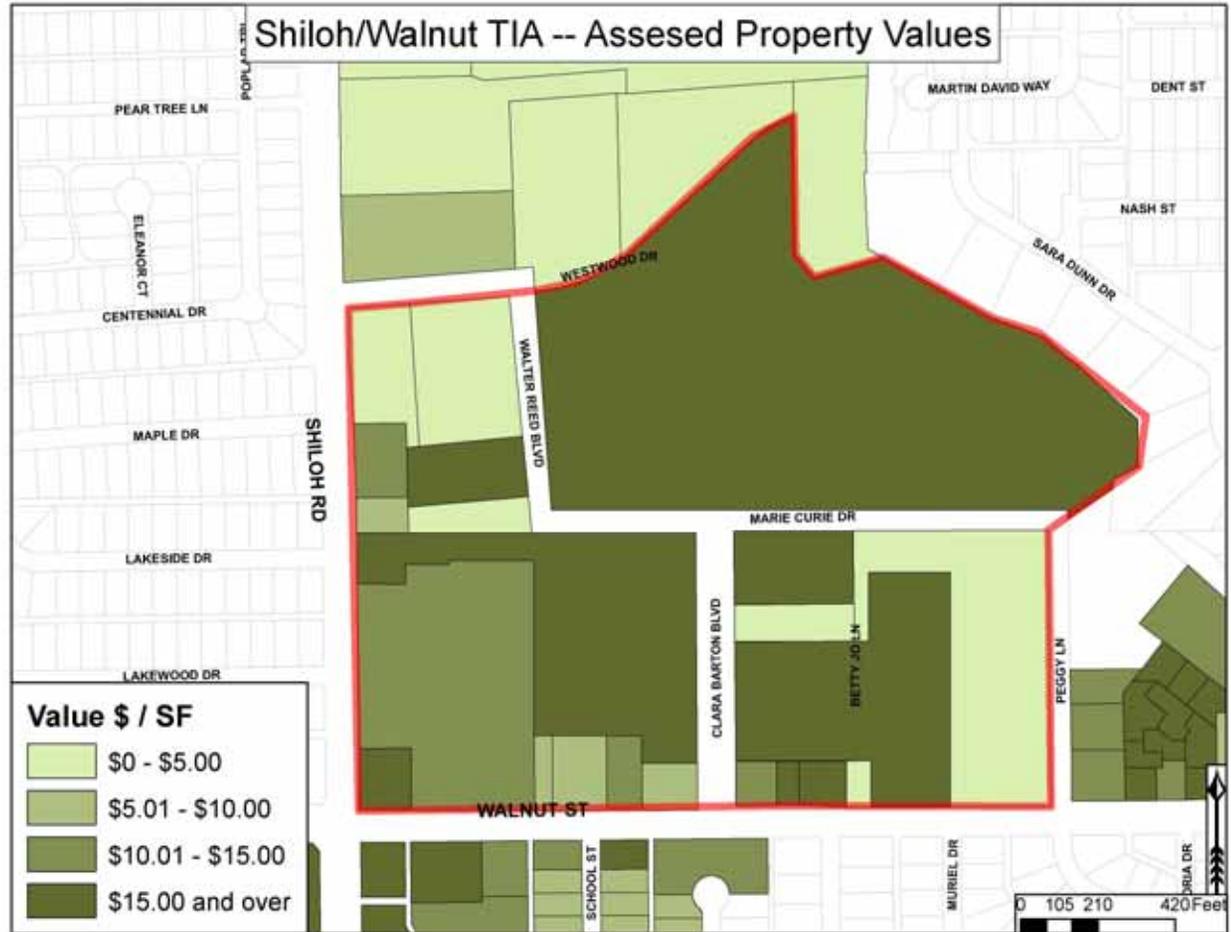
Edge Condition for Baylor Campus



Front Door Experience to Baylor Campus

Property Valuation

- Dominated by Baylor campus
- Combination of developed and non-developed properties
- Generally below \$15/sf total assessed value off hospital property
- This may allow for acquisition and redevelopment around campus



Walnut / Shiloh TIA – Primary Land Parcels

	OWNER	SIZE	DCAD Value
1.	Larry Ward Shopping Center	6.6094 ac 75,202 nsf	\$3,301,170 \$11.47/lsf
2.	Baylor Health Care Office Building	6.8684 ac	\$1,196,940 \$4.00/lsf
3.	Baylor Health Care Vacant Land	10.5130 ac	\$1,373,850 \$3.00/lsf

Shiloh / Walnut Programming:

Residential

- Senior Housing: 80+ units; small lot / attached
- Infill Urban Housing: Up to 150 units loft apartments, townhomes/rowhouses and condos
Mix of ownership and rental
- Expected density: 20-30 units/acre for seniors and apts
- Note: Opportunities for both senior and workforce housing*

Retail/Service

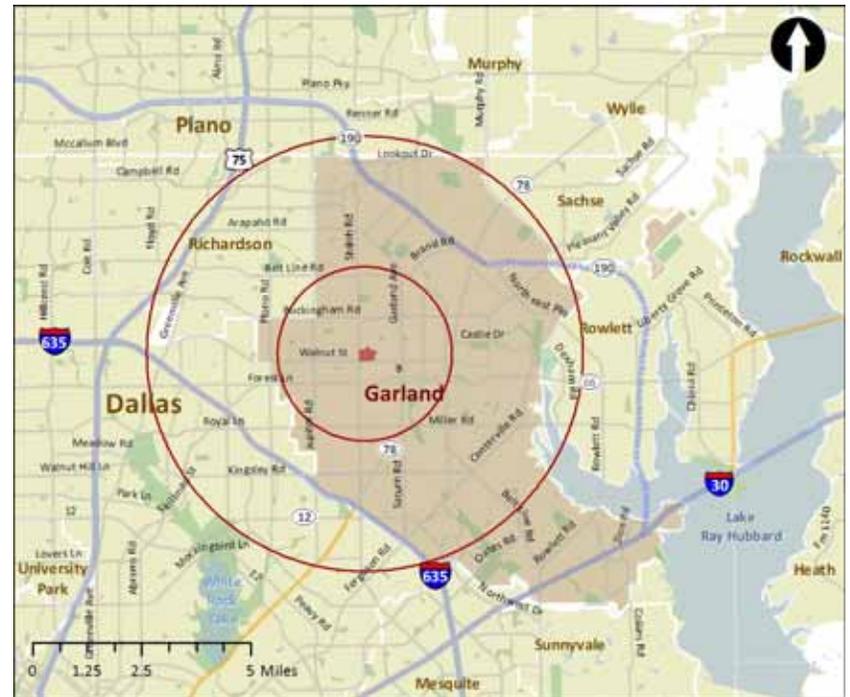
- Support retail: 20,000 to 30,000 square feet
- Restaurants/kiosks/carts: 10,000 to 15,000 square feet
- Notes: Retail would be neighborhood-serving and supported by hospital/employment workforce. Space for pooling of food trucks near hospital should be allowed and planned for (seating, trash, etc)*

Health Care Support

- Lodging: 20+ corporate apartments
- Education: 35,000 square feet nursing school
- Daycare: 4,000 square feet in m/u project
- Notes: Opportunity to expand influence of hospital – clinic space, medical office buildings, supplier space, education, lodging*

Employment

- Office: 100,000 to 250,000 square feet
- Note: Medical related office close to hospital campus and implemented in separate phases over time*



2 and 5 mile trade area for Shiloh / Walnut TIA



Detailed Planning Concepts:

- Assisted living infill to “bookend” Baylor campus and provide views to Duck Creek
- New roadway extended through parking fields to create infill blocks over time.



Baylor Campus Infill



Detailed Planning Concepts:

- Assisted living infill to “bookend” Baylor campus and provide views to Duck Creek
- New roadway extended through parking fields to create infill blocks over time.
- Nursing school and daycare created within underutilized space within hospital structure.
- ER and Hope Clinic may be outsourced to provide hospital with future expansion opp.



Baylor Campus Infill



Baylor Campus Infill

Detailed Planning Concepts:

- Assisted living infill to “bookend” Baylor campus and provide views to Duck Creek
- New roadway extended through parking fields to create infill blocks over time.
- Nursing school and daycare created within underutilized space within hospital structure.
- ER and Hope Clinic may be outsourced to provide hospital with future expansion opp.
- New mixed-use gateway development on Shiloh/Walnut corner. Lofts, service retail and restaurant space.





Detailed Planning Concepts:

- Assisted living infill to “bookend” Baylor campus and provide views to Duck Creek
- New roadway extended through parking fields to create infill blocks over time.
- Nursing school and daycare created within underutilized space within hospital structure.
- ER and Hope Clinic may be outsourced to provide hospital with future expansion opp.
- New mixed-use gateway development on Shiloh/Walnut corner. Lofts, service retail and restaurant space.
- New district entry and esplanade with areas for outdoor dining, seating, and food carts. Existing medical office given prominence.



Baylor Campus Infill



Baylor Campus Infill

Detailed Planning Concepts:

- Assisted living infill to “bookend” Baylor campus and provide views to Duck Creek
- New roadway extended through parking fields to create infill blocks over time.
- Nursing school and daycare created within underutilized space within hospital structure.
- ER and Hope Clinic may be outsourced to provide hospital with future expansion opp.
- New mixed-use gateway development on Shiloh/Walnut corner. Lofts, service retail and restaurant space.
- New district entry and esplanade with areas for outdoor dining, seating, and food carts. Existing medical office given prominence.
- Remaining front retail parcels provide opportunities to work together to improve signage and landscaping over time.
- Open land kept for potential additional medical office in the future.



3. Forest / Jupiter

- Centered on Forest Lane DART station
- Older multifamily, industrial, and commercial uses
- Adjacent to large employment / manufacturing district
- DART platform is somewhat disconnected
- DART property well positioned for TOD infill
- Successful existing civic uses (library, school and park)
- Overall, there is a poor external identity



Forest / Jupiter TIA Boundary



DART Platform



DART Parking Lot



Walnut Creek Branch Library



Montgomery Park/Walnut Glen Academy



Existing Multifamily on Barnes Drive



Adaptive Reuse and Existing Church



Forest Lane Frontage

Heavy DART Usage

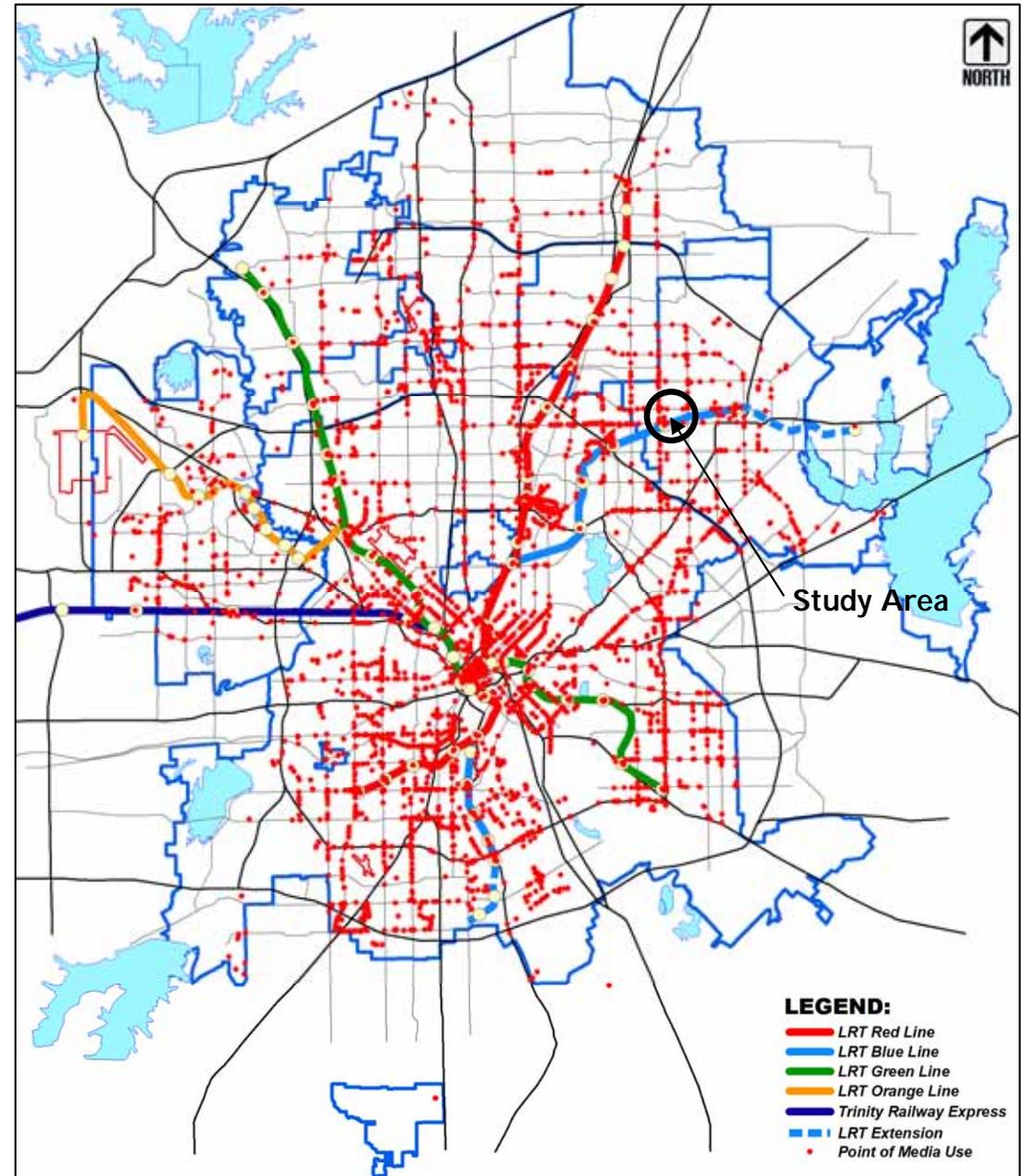
- Analysis of DART riders that went through F/J station was undertaken October 24-28, 2011
- Analysis shows heavy usage system-wide
- The heaviest groupings of transaction points occurred in the following areas and locations:

Broader Areas

- Garland neighborhoods
- Oak Cliff and southern Dallas neighborhoods
- Downtown Dallas adjacent (Oak Lawn, lower East Dallas, etc)

Specific Locations

- Downtown Dallas
 - Medical District (Parkland Hospital, UTSW, etc)
 - Baylor Hospital Dallas
 - Methodist Hospital Dallas
 - Fair Oaks Community (near NW Hwy/ 75)
- While this study did not track final destinations specifically, it does show identify the Forest/Jupiter station as a gateway to the entire DART system.

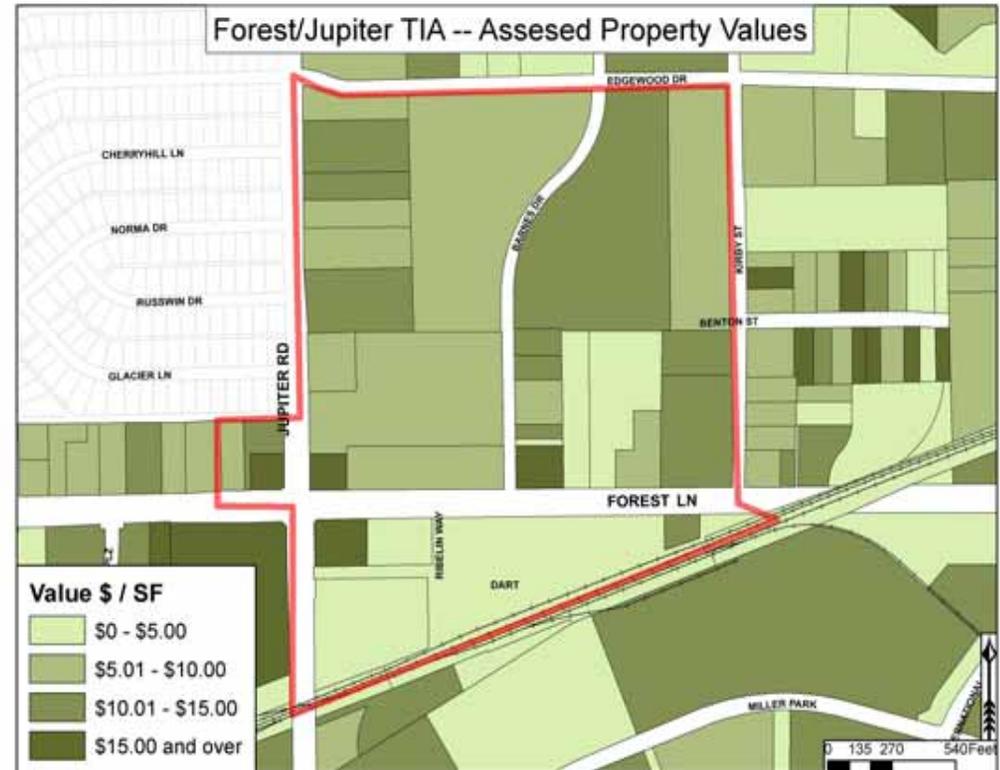


Source: DART

Property Valuation

- Dominated by multifamily and small commercial
- Older, developed properties
- Generally below \$15/sf total valuation
- DART properties have great potential
- This assessment makes acquisition and redevelopment possible in some areas

	OWNER	SIZE	DCAD Value
1.	Highway 67 JV Mini-Warehouse	2.7107 ac 55,745 nsf	\$ 740,000 \$ 6.27/lsf
2.	Forest Glen Investors (Univesco Inc.) Apartments 132,412 nsf	7.6300 ac 152 units	\$3,040,000 \$20,000/unit \$9.15/lsf
3.	JMY Investment Apartments 68 units	2.5500 ac 56,256 nsf	\$1,150,000 \$16,911/unit \$10.35/land sf
4.	Parkaire at Jupiter Apartments 44 units	1.7600 ac 33,216 nsf	\$ 835,370 \$18,985/unit \$10.77/land sf
5.	Garland Gardens Ltd Apartments 216 units	12.0860 ac 223,969 nsf	\$2,635,000 \$12,199/unit \$5.00/land sf
6.	Barnes Drive LP Apartments 184 units	11.4000 ac 164,891 nsf	\$5,700,000 \$30,978/unit \$11.48/land sf



Forest / Jupiter TIA – Primary Land Parcels

Forest / Jupiter Programming:

Residential

Infill Urban Housing:

Up to 150+ units in first phase;
townhomes and apartment/lofts
Mix of ownership and rental

Expected density:

12 to 20 units/acre for ownership
20-30 units/acre for lofts

Retail/Service

Support retail/service:

15,000 to 25,000 square feet

Note: Retail would be neighborhood-serving

Civic/Recreational

YMCA, B&G Club, etc:

30-50,000 square feet

Note: Positioned to compliment the existing library

Employment

Light industrial:

50,000 to 100,000 square feet

Support office/warehouse:

50,000 to 100,000 square feet

Note: Opportunity to expand/densify employment base – from “flex” office/warehouse to business and/or R&D space at rail station



2 and 5 mile trade area for Forest / Jupiter TIA



Detailed Planning Concepts:

Older garden apartments may be redeveloped into urban mixed-use district.





Detailed Planning Concepts:

- Older garden apartments may be redeveloped into urban mixed-use district.
- Mixed-use loft development with urban streetscape, and retail fronting Forest.





Detailed Planning Concepts:

- Older garden apartments may be redeveloped into urban mixed-use district.
- Mixed-use loft development with urban streetscape, and retail fronting Forest.
- Research and development incubator TOD created on eastern half of DART property.
- R&D implemented in partnership with existing hi-tech employers in area

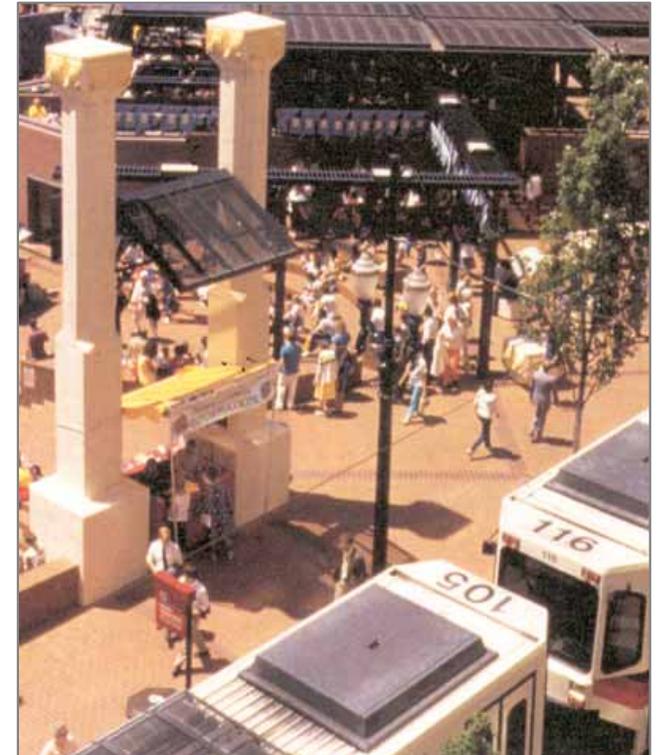




Station Area Redevelopment

Detailed Planning Concepts:

- Older garden apartments may be redeveloped into urban mixed-use district.
- Mixed-use loft development with urban streetscape, and retail fronting Forest.
- Research and development incubator TOD created on eastern half of DART property.
- R&D implemented in partnership with existing hi-tech employers in area
- Station plaza created at platform entrance; bus facilities/routing remains on site.





Detailed Planning Concepts:

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- DART parking moved across rail with overhead pedestrian access structure.





Detailed Planning Concepts:

- Older garden apartments may be redeveloped into urban mixed-use district.
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- Research and development incubator TOD created on eastern half of DART property.
- R&D implemented in partnership with existing hi-tech employers in area
- Station plaza created at platform entrance; bus facilities/routing remains on site.
- DART parking moved across rail with overhead pedestrian access structure.
- DART replacement parking adjacent to new flex/industrial or job training center.
- New DART parking becomes future infill site once market allows densification.

330 loft units: (200 du/north, 130 du/south)
 45,000 sf retail: (25k sf north, 20k sf south)
 85,000 sf R&D office
 70,000 sf office/industrial/training center



4. Raytheon Campus Area

- Raytheon is the center of a historic employment district
- Originally weapons/aircraft manufacturing facility and airport
- Long-standing weapons and hi-tech manufacturing center
- Raytheon’s Garland Campus is a primary location for:
 - Integrated Ground Control
 - Cybersecurity Solutions
 - Environmental Solutions
 - Fed IT
 - Intelligence (Proprietary Customers)
 - Homeland Security
 - Raytheon Professional Services



TEMCO Electronics and Missiles Company. Early 1960's view; Jupiter Road to left.



The last flight on the Luscombe/Temco airfield; 1982. Photo by Ken Adwan



1940's southeast view of newly constructed Luscombe aircraft awaiting delivery



Circa 1970's view of antenna test facility Historic photos courtesy of Ron Nielsen



A/C. Mixed-Use Infill at Gateways



B. Labor Training Facility



D. Hike/Bike Connection to Transit



E. Business Incubator / R&D Cluster



Raytheon Area Improvement Projects

Detailed Planning Concepts:

A. Mixed-Use Infill on DART Parking – Residential and small retail urban edge created along Forest Lane. DART parking is reduced and/or relocated to street condition and infill site across tracks (assuming connector is created). Central station green plaza is centerpiece to development.

B. Labor Training Facility and Parking – Private and/or non-profit adult vocational training facility. Existing distribution is relocated to elsewhere in the business park. Potential joint venture forged between private colleges and Urban League of Dallas and Greater North Central Texas, etc. Central pedestrian promenade connects to DART pedestrian bridge providing access to light rail platform.

C. Realigned Miller Park Intersection and Pedestrian Promenade To facilitate proper pedestrian access from Business Park, intersection improvements are made and pedestrian promenade and pocket park created. This creates new visual front door to the business park along Miller Park.

D. Mixed-Use Infill on Miller Park/Jupiter Blocks – Small office, flex space, residential lofts, and small retail infill projects on sites forming gateway to Miller Business Park.

E. Hi-Tech Incubator/R&D Cluster – Properties along Marquis Drive are incentivized to develop as business incubator and/or research and development space with emphasis on hi-tech and light industrial uses that are complimentary to Raytheon and its business lines. Initial phase occurs within Raytheon's existing building south of Marquis. Portion of northern Raytheon parking lot transitions becomes incubator site; parking is transferred to new east lot.

F. Emphasize North/South Raytheon Pedestrian Spine – New improvements along the north/south spine allowing access to the light rail station with emphasis on graphic landscape elements and seating clusters.



G. Mobile Food Truck Pooling



H. Raytheon Community Pavilion



K. Green Facility Plan



L. Flex Office/Industrial Infill



Raytheon Area Improvement Projects

Detailed Planning Concepts:

G. Pooling of Food Carts/Trucks – Spaces created adjacent to Raytheon for lunchtime food cart parking. Pedestrian and seating improvements made to accommodate this “food mall” concept. City helps to uncover such operators; potential leases arranged with vendors for parking spaces on percentage rent basis.

H. Raytheon Community Pavilion – Former antenna testing facility converted to central employee amenity center. This combines museum of the Luscombe/TEMCO/LTV/E-Systems/Raytheon history on site, food service, fitness, day care, and access to relocated sports fields and food truck mall area.

I. Relocated Parking Areas – Sites for projects E and L created by building new parking lots on Raytheon’s eastern campus area.

J. Relocated/Formalized Sports Fields – Central sports fields are created east of Raytheon campus allowing full business park employees access.

K. Raytheon Green – Internal campus circulation becomes pedestrian only; landscape infill and sustainable green technologies utilized for maximum visual impact.

L. Commercial and Light Industrial Infill Sites – Sites along Miller are opened up for new retail, office and industrial development.

M. Improvement Blocks – Architectural and landscape improvements are incentivized on 2 blocks across Jupiter from Raytheon entrance. Tax credits, industrial bonds, etc.

N. Low Impact Development Design Competition – LID competition to facilitate the concept of the Raytheon campus evolving as a better workplace through sustainable principles and creative programming.

O. Texas Tree Foundation Pilot Reforestation Project – Working with GP&L, follow Sacramento urban reforestation program. The Raytheon campus would be pilot project for larger business park.

Jupiter / Walnut TIA -- New Investment Concepts

1



Senior Housing and Townhomes at Church

2



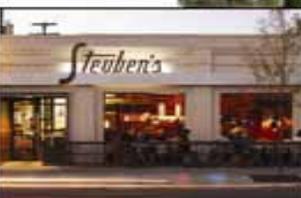
Community Kitchen and Ethnic Food Court

3

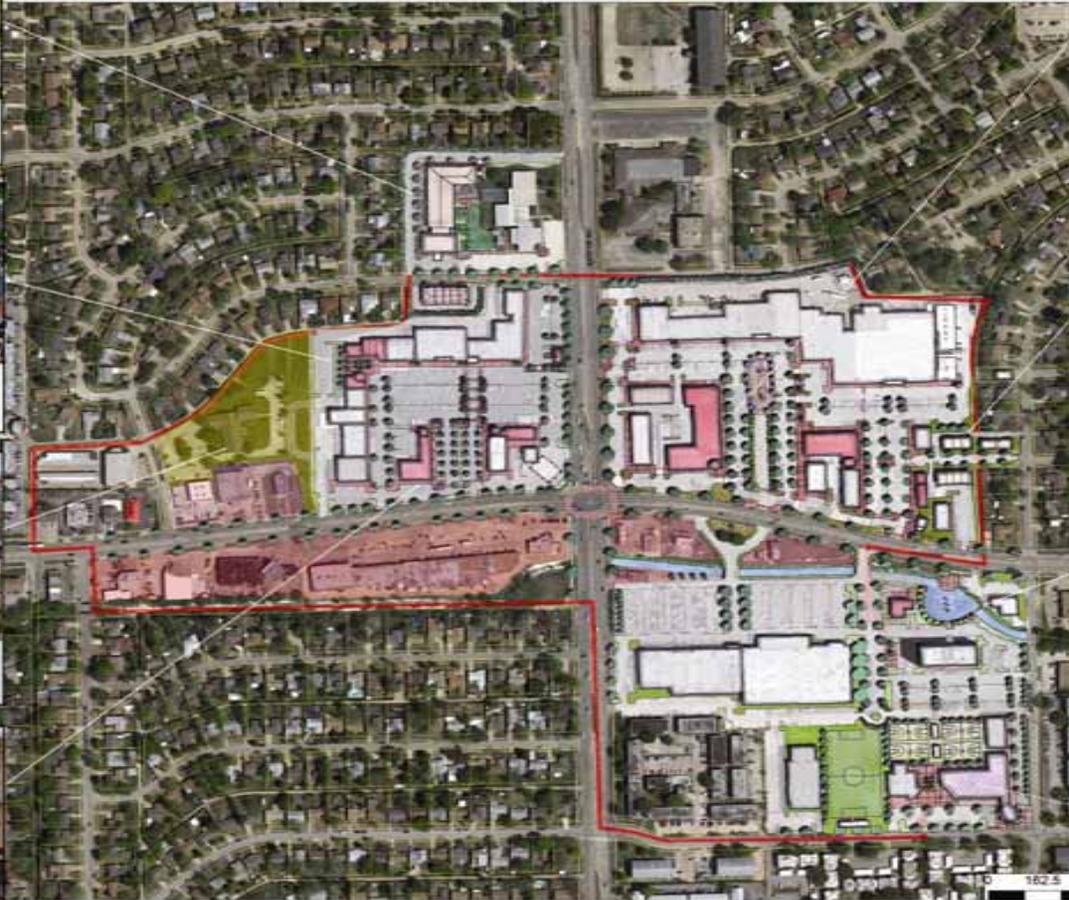


Bungalow Court Housing Between Retail and Homes

4



Landscaped Entry and New Retail/Restaurant Infill



5



Retail and Restaurant Infill Compartmentalize Parking

6



Home Office Units Create Neighborhood Connection

7



Improved Waterway Forms Retail Canal Frontage

8



Recreation and Sports Facility Compliments Library



Mark your favorite project(s) with a green dot

Shiloh / Walnut TIA -- New Investment Concepts

1



Assisted Living "Bookend" to Baylor Campus Along Creek

2



New Blocks Gather Medical Office & Parking; New Lofts

3



Residential Infill Along New Street Entrance from Shiloh

4



Mixed-use Infill; Lofts, Service Retail and Restaurants



5



New Nursing School & Day Care; Hope Clinic Moved

6



Site for Future Medical Office and Assisted Living

7



Food Truck Plaza with Seating and Shade Canopy

8

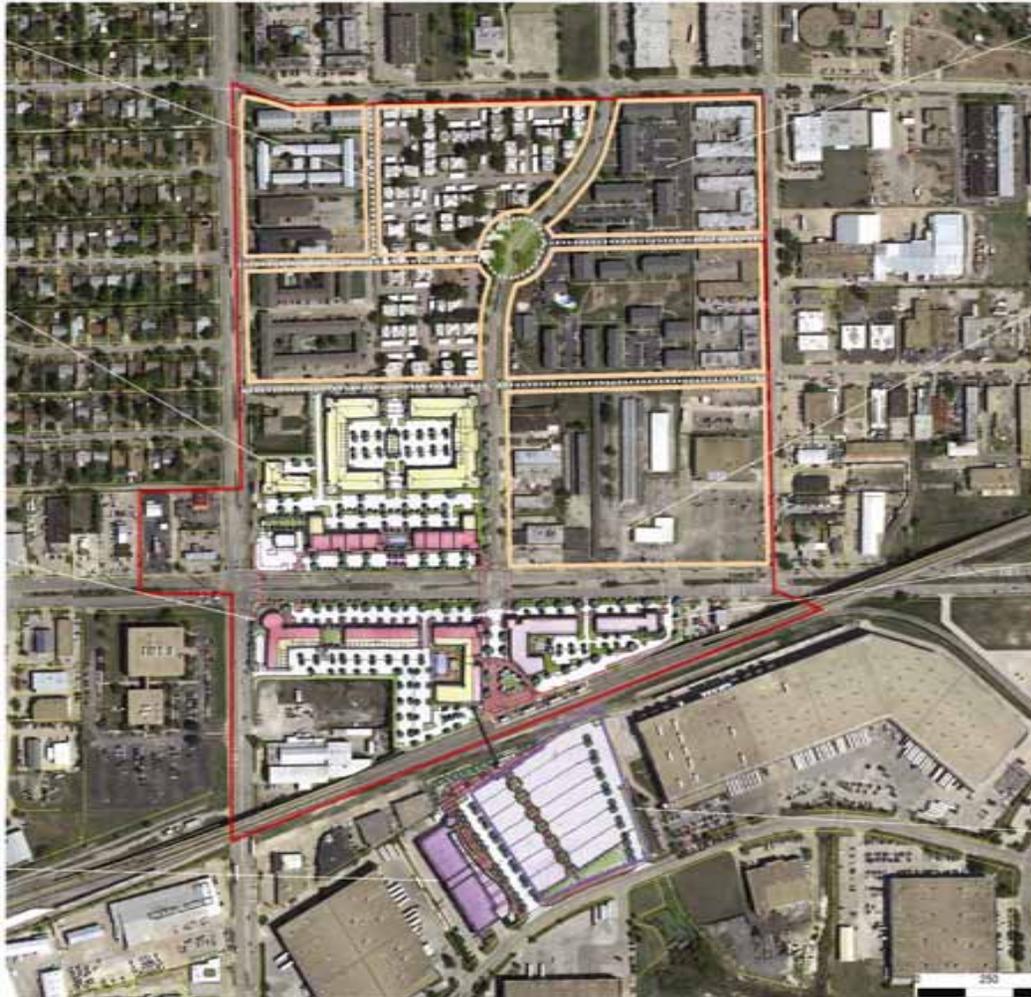


New Entry with Esplanade Park and Lunchtime Seating



Mark your favorite project(s) with a green dot

Forest / Jupiter TIA -- New Investment Concepts



1



Future Blocks for Infill Townhomes and Rowhouses

2



Mixed-Use Residential/Retail with Pedestrian Streetscape

3



Mixed-Use Business Incubator and Loft Space

4



Labor Training Facility Next to (New) DART Parking

5



Future Live/Work Infill Around Existing Office/Flex

6



Future Industrial/Office/Retail Frontage Buildings on Forest

7



Research & Development Office Infill on Transit Plaza

8



Relocate DART Parking and Provide Pedestrian Bridge



Mark your favorite project(s) with a green dot

Forest / Jupiter District Revitalization Strategies

Envisioning a Framework for New Investment Projects within the Larger District

Physical and Economic Planning – Public Meeting #2

Next Steps:

- Go by each of the tables at back of room (organized by plan area)
- Discuss planning concepts amongst yourselves and table facilitators
- Prioritize planning concepts by area (including any new ideas)
- Place your Green Dots on those projects you favor

We will consolidate your comments into refined planning

