

# Forest / Jupiter District Revitalization Strategies

*Envisioning a Framework for New Investment Projects within the Larger District*

## Physical and Economic Planning – Catalyst Projects





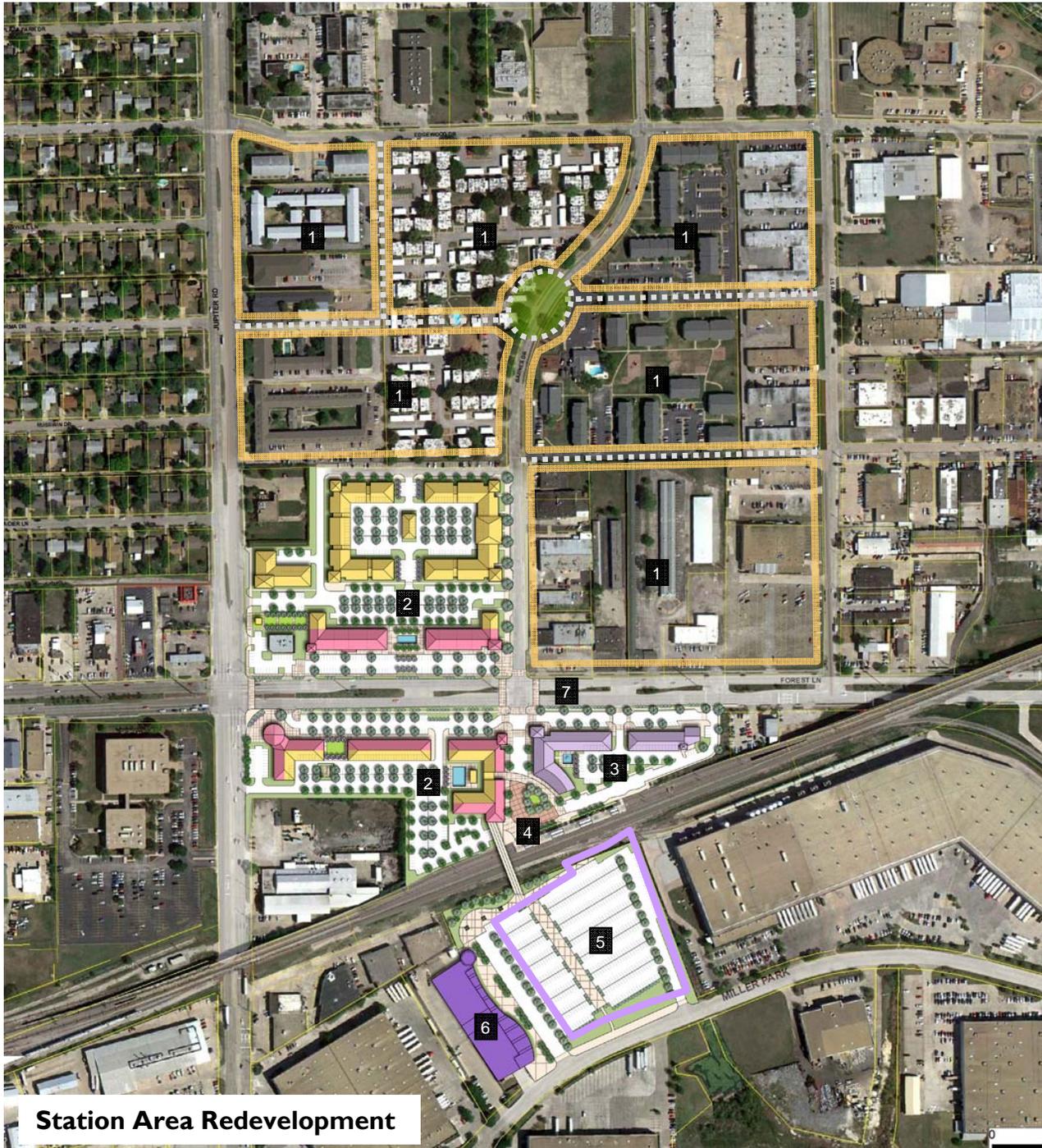
## Shiloh / Walnut Planning Concepts:

1. Assisted living facility positioned adjacent to the Duck Creek preserve at the north end of the BMCG campus. The development would form a visual anchor to the district and provide a full spectrum of patient services within the facility.
2. New roadway extended through parking fields to assisted living and create infill blocks over time.
3. Nursing school and daycare created within underutilized space within hospital structure.
4. BMCG ER and Hope Clinic may be outsourced to provide future expansion at reduced expense.
5. Mixed-use development to recast existing retail on Shiloh/Walnut corner provide opportunities for loft residential, service retail and restaurants.
6. Green esplanade entry to medical district provides for outdoor dining, seating and food carts. Existing medical office given prominence.
7. Adaptive reuse and streetscape improvements to remaining Walnut Street retail parcels.
8. Future development blocks defined by grid street system and kept for new investment over time.





**View of Mixed-Use Infill and New Esplanade Park Entrance to Baylor Campus**  
(existing hospital and medical office building shown to right and beyond)



Station Area Redevelopment

## Forest / Jupiter Planning Concepts:

1. General Redevelopment may occur on defined urban blocks to deliver more dense residential and commercial development with new walkable streetscapes, and a planting circle on Barnes.
2. Mixed-use loft development with urban streetscape, amenities, and ground-level retail fronting Forest. South of Forest, this occurs on western half of DART property.
3. Research and development incubator space created on eastern half of DART property. Accomplished through a partnership with existing hi-tech employers in the area.
4. Station plaza created at platform entrance; bus facilities/routing to remain on site in streetscape.
5. DART parking moved across rail with overhead pedestrian access structure. This occurs when second phase of projects #2 or #3 is ready. New DART parking becomes future infill site once market allows densification.
6. Job training and/or flex/industrial facility adjacent to new DART replacement parking.
7. New Streetscape along Forest Lane coordinated with development infill projects.

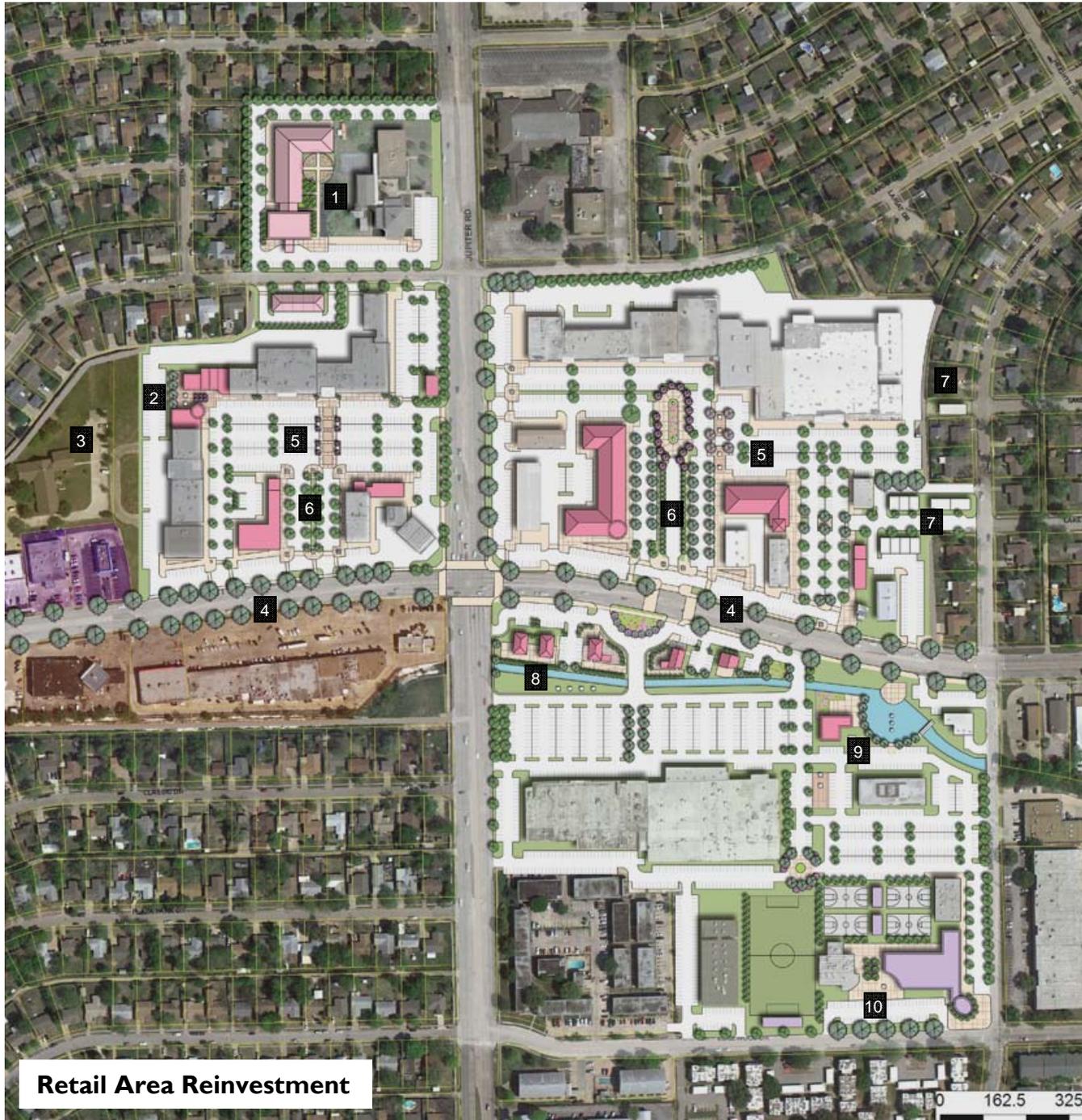




**View of Forest / Jupiter Mixed-Use Infill and New Station Plaza**

## Jupiter / Walnut Planning Concepts:

1. Senior housing gateway adjacent to Church.
2. Restaurant incubator and ethnic food court.
3. Housing infill potential behind retail center.
4. Signage and streetscape improvement zone.
5. Retail infill sites created by reorganizing parking and placing employee parking behind retail buildings. Include new restaurants, food kiosks, and small retail space.
6. Landscaped project entries with urban design.
7. Live/work & single-family infill on former ROW.
8. Improved waterway induces sites for new retail/restaurant pads with outdoor dining.
9. Reposition office with new landscaped entrance and retail/restaurant pad by moving parking out of flood plain to rear.
10. Community center, recreation facility and sport court infill around library to strengthen as public/communal destination.



Retail Area Reinvestment



**View of Walnut / Jupiter Restaurant & Retail Infill within Improved Parking and Streetscape**  
(existing retail of northeast intersection quadrant shown beyond)