

GARLAND FOREST-JUPITER TRANSIT-ORIENTED REDEVELOPMENT PLAN

Updated: 2017

FACT SHEET

Project: Garland - Forest-Jupiter Transit-Oriented
Redevelopment Plan (2013)

Type: Transit-Oriented Development, Redevelopment

Key Elements:

- Market assessment
- Detailed pro forma for each recommended catalyst project
- Implementation strategies

Findings:

The Redevelopment Plan addresses the existing physical conditions within the three Targeted Investment Areas (TIAs) (the project area) that may impact investment and reinvestment decisions. It includes a market assessment for the project area, as well as recommended real estate catalyst projects and implementation strategies.

- Job training center relocation options
- Gateway to the community from the station area
- Aging ethnic retail revitalization
- Financial, regulatory, political, market, and physical implementation action steps

Unique Takeaways:

- Envision Garland Comprehensive Plan (2012) called for targeting public and private investment in strategic TIAs. As part of this Redevelopment Plan, detailed pro formas were completed for each of the recommended catalyst projects in the three TIAs to determine if city investment may be necessary to help fill financial gaps that would otherwise inhibit such a project from occurring
- There was also a robust discussion of opportunities for ethnic focused commercial retail areas

Implementation Status:

- The Forest-Jupiter Transit-Oriented Redevelopment District received an Honorable Mention in the Greater Dallas Planning Council's 2015 Urban Design Awards

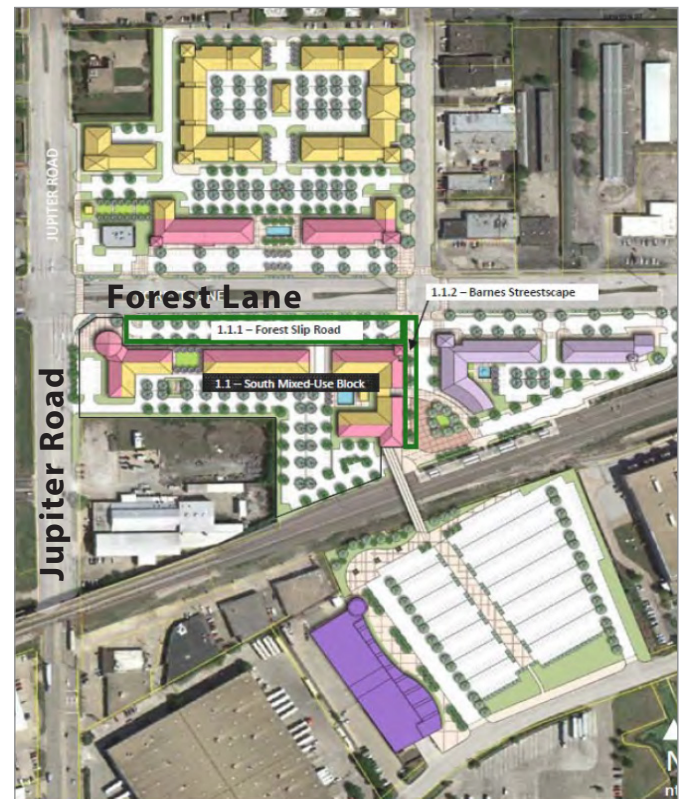
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Forest/Jupiter Targeted Investment Area