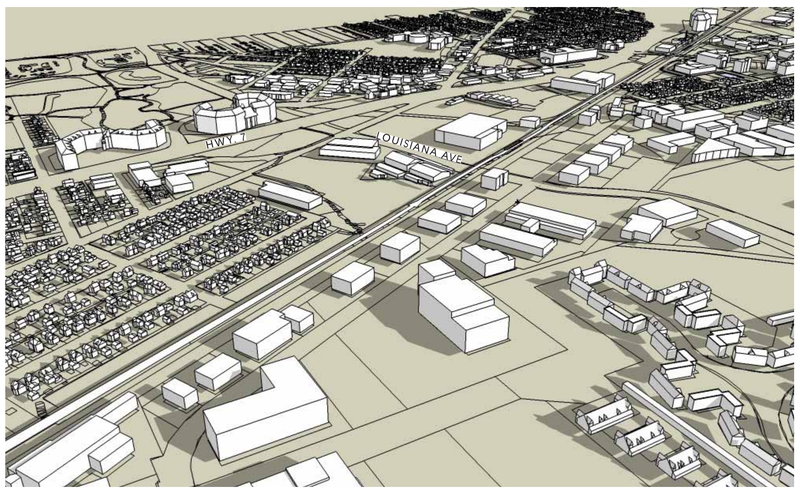
LOUISIANA STATION

HEALTHCARE AND JOBS

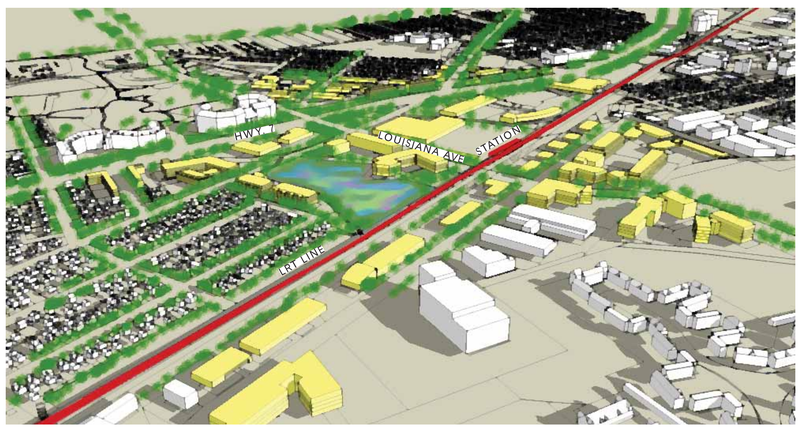
PRELIMINARY CONCEPTUAL SITE DEVELOPMENT PLAN

0′ 400′ 800′ N

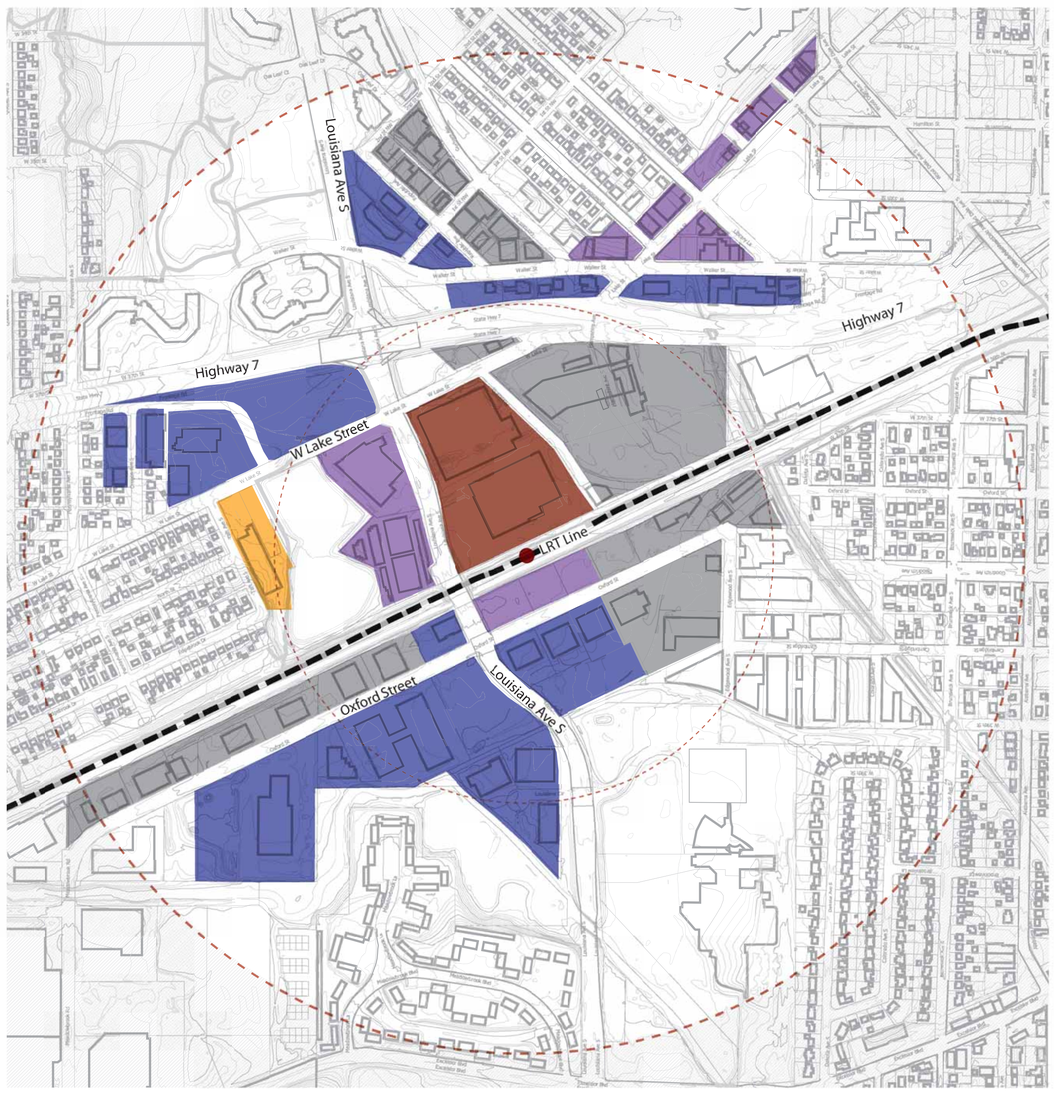
THE LOUISIANA STATION BENEFITS FROM IT'S LOCATION NEAR BOTH TRANSIT AND THE ROADWAY NETWORK. THIS STATION AREA IS SEEN AS A HEALTHCARE DESTINATION DUE TO ITS PROXIMITY TO METHODIST HOSPITAL. THERE IS AN OPPORTUNITY TO DEVELOP ADDITIONAL HEALTHCARE SERVICES WITHIN THE AREA INCLUDING MEDICAL OFFICE BUILDINGS, CLINICS, DIALYSIS, PHYSICAL THERAPY AND PHARMACY. THE AREA HAS SEVERAL WATER AND WETLAND AMENITIES. THESE ARE SEEN AS FOCAL POINTS FOR OFFICE AND RESIDENTIAL DEVELOPMENT. RESIDENTIAL USES MAY TAKE THE FORM OF SENOR HOUSING OR ASSISTED LIVING DUE TO THE PROXIMITY TO HEALTHCARE. HOWEVER, A RANGE OF RESIDENTIAL TYPES ARE ENVISIONED. LIGHT INDUSTRIAL USES ARE SEEN REMAINING IN KEY AREAS ALONG THE RAILROAD TRACKS TO PROVIDE A BUFFER TO OTHER USES, AS WELL TO PROVIDE NEEDED JOBS AND SERVICES TO THE SURROUNDING COMMUNITY. ALONG HIGHWAY 7, COMMERCIAL USES ARE ENVISIONED TO SERVE COMMUTERS AND AREA RESIDENTS.



BIRD'S EYE VIEW OF EXISTING DEVELOPMENT AT SHADY OAK



BIRD'S EYE VIEW OF PROPOSED REDEVELOPMENT AT SHADY OAK HIGHLIGHTED IN YELLOW



PROPOSED LAND USE PLAN

0′ 400′ 800′ N

Southwest Transitway Station Area Planning LAND USE KEY

- Residential Redevelopment
- Commercial
- Mixed Use
- Civic / Insitutional / Office
- Industrial
- Parks, Open Space

THERE IS AN OPPORTUNITY TO DEVELOP ADDITIONAL HEALTHCARE SERVICES WITHIN THE AREA INCLUDING MEDICAL OFFICE BUILDINGS, CLINICS, DIALYSIS, PHYSICAL THERAPY AND PHARMACY.