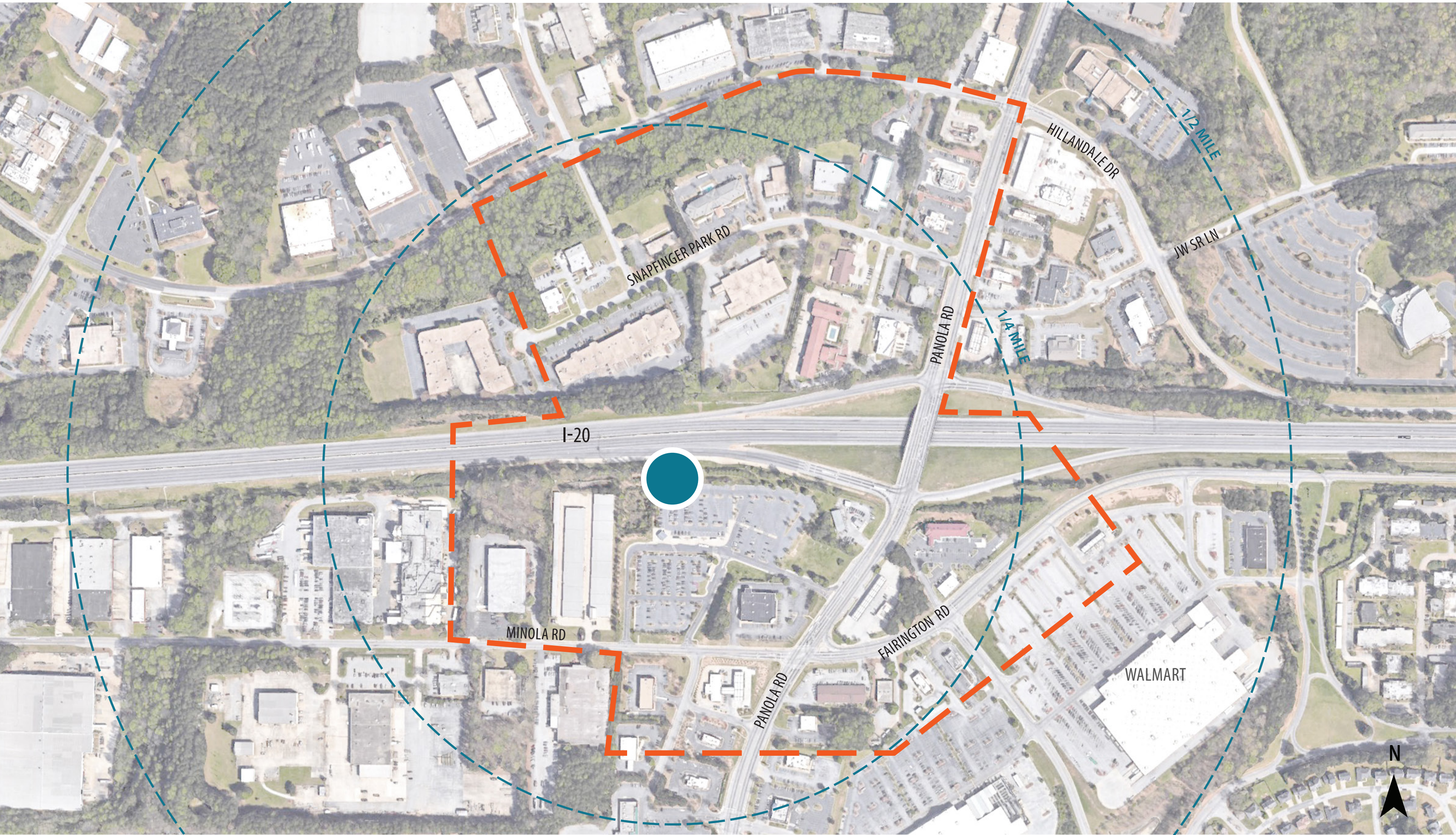
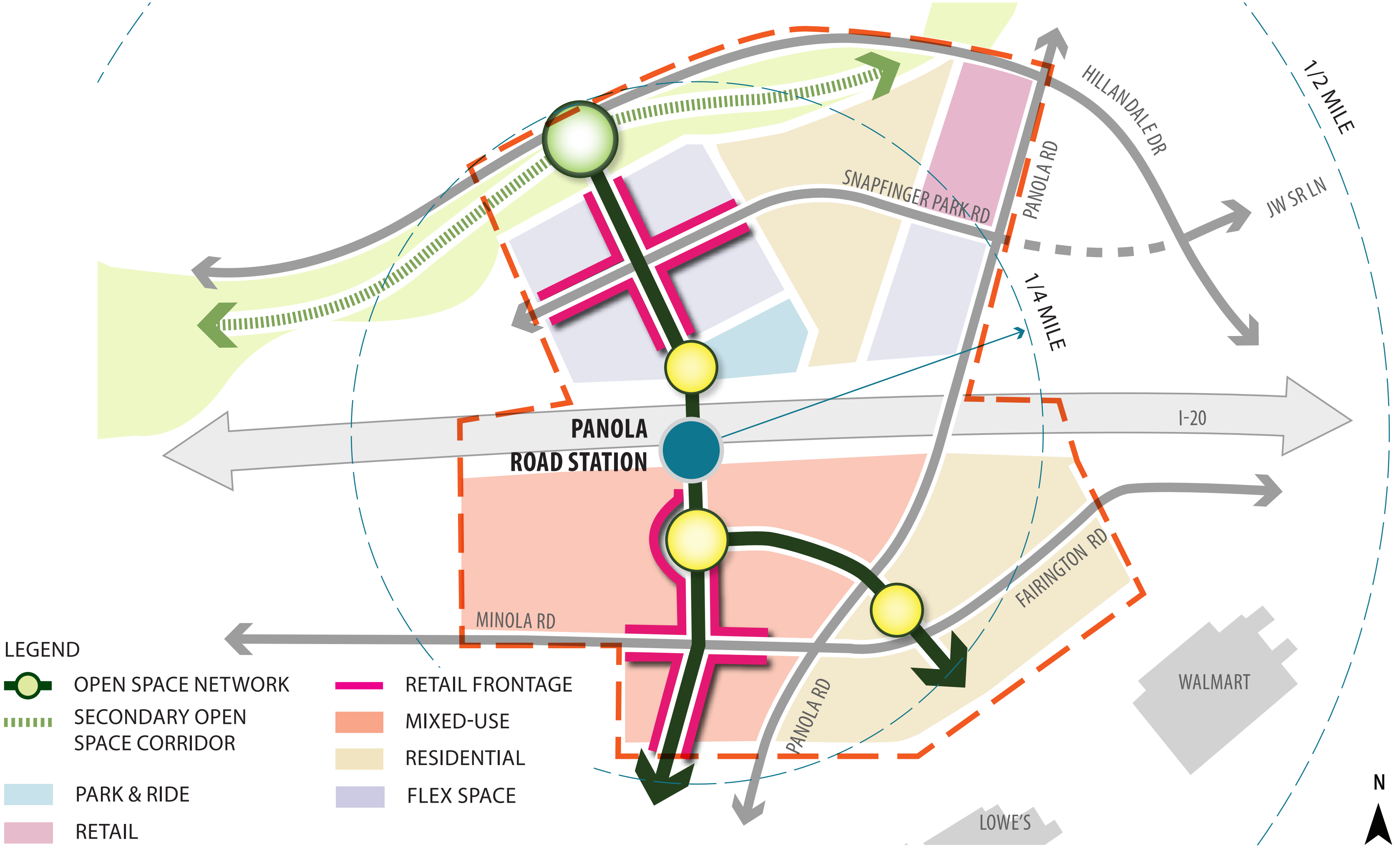


PANOLA ROAD STATION AREA TOD



EXISTING AERIAL

The Panola Road Station is proposed for the southwest corner of the interchange of Panola Road with I-20, which runs through the center of the station area, dividing the neighborhoods to the north and south. Panola Road is the only north-south connector in the station area. The station area primarily consists of light industrial establishments, offices for health care/small businesses, fast-food restaurants, and big-box retails.



DESIGN FRAMEWORK DIAGRAM

- Bridge the gaps between the quadrants by establishing a pedestrian connection between two sides of I-20
- Create a new mixed-use center south of I-20
- Establish the area north of I-20 as a co-working and health care cluster
- Redevelop selective big-box retail to increase density

EXISTING CONDITIONS



WHAT WE HEARD

ADVISORY COMMITTEE & PUBLIC AGENCIES

- Hospital and health care facilities nearby
- Market condition is good
- Allow transfer to bus services

THE PUBLIC

- Provide a pedestrian connection across the highway
- Improve pedestrian safety along Panola Road
- Mitigate traffic issue
- Redevelop big-box retail
- Create a mix of uses
- Provide high-quality neighborhood/service retail, cultural/event venue, and entertainment facilities

STATION AREA VISION

STATION TOD TYPOLOGY

TOWN CENTER

COMMUTER TOWN CENTER

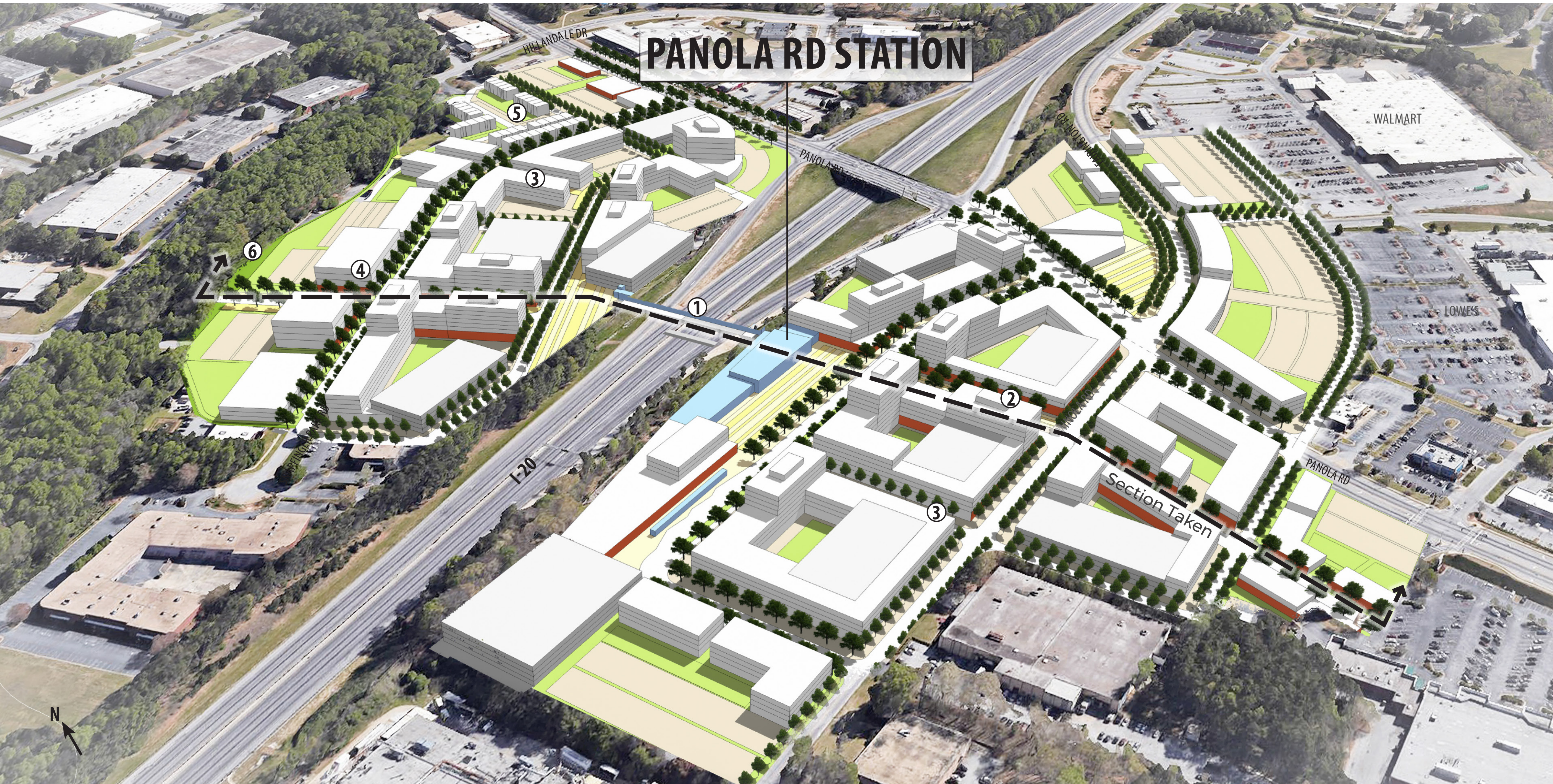
ARTERIAL CORRIDOR

THEME

DENSIFY AROUND EXISTING ANCHORS TO ESTABLISH A TOWN CENTER

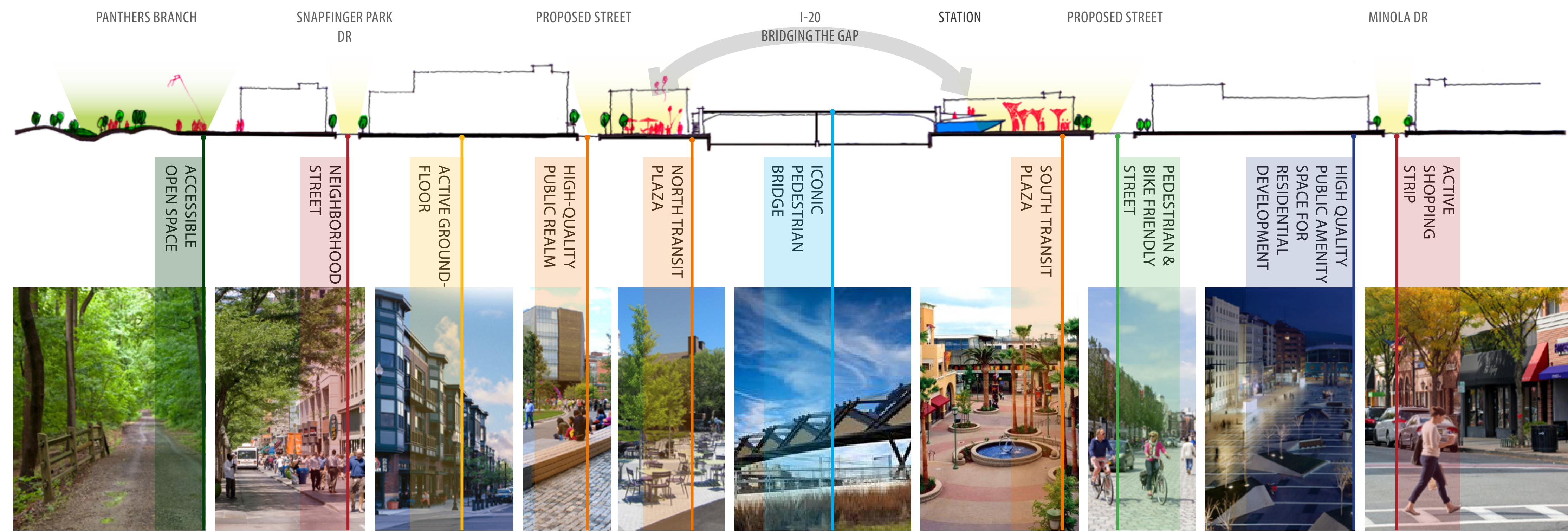


PANOLA ROAD STATION AREA TOD



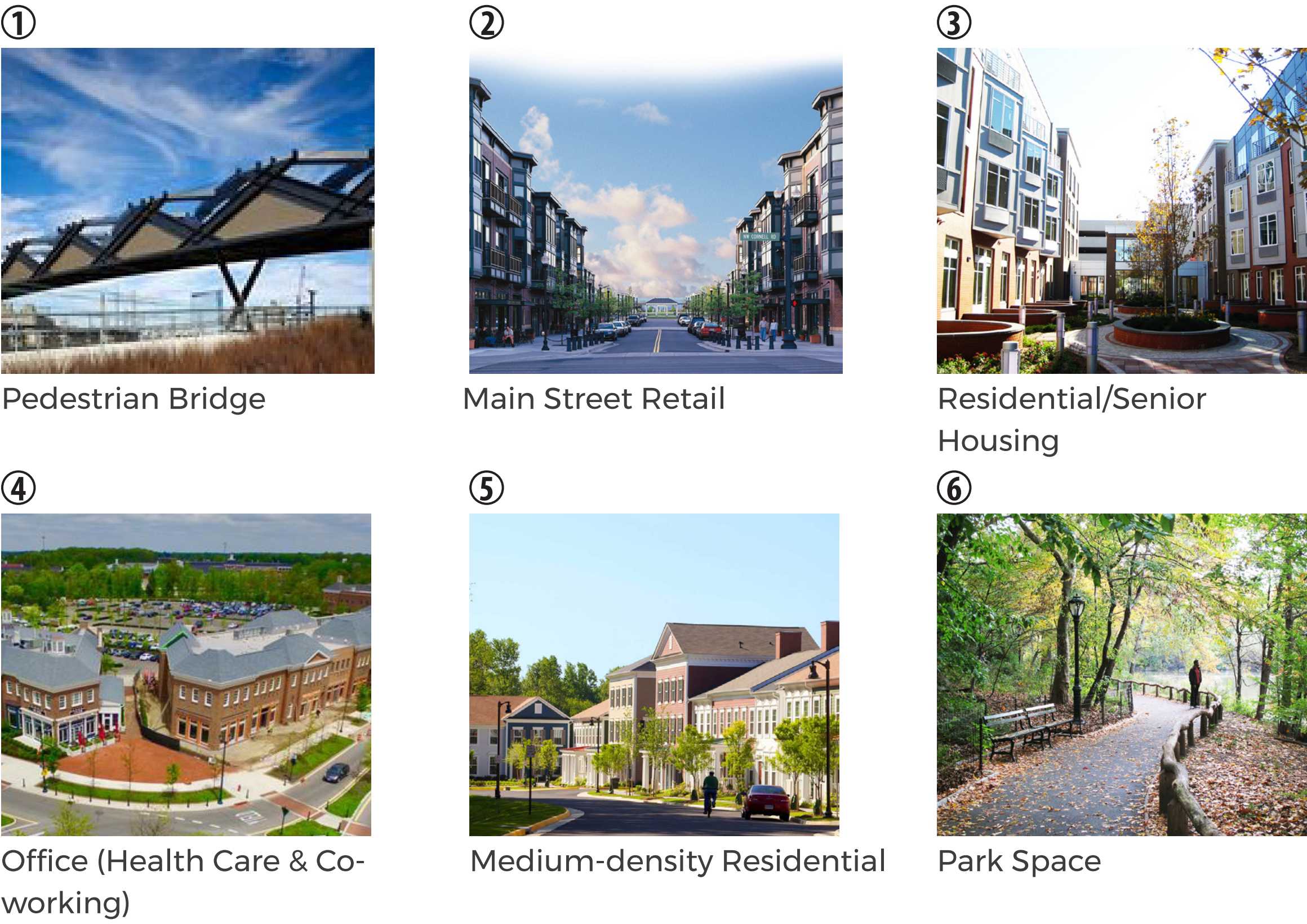
AERIAL VIEW OF DEVELOPMENT IN THE PANOLA ROAD STATION AREA (LOOKING NORTHEAST)

PUBLIC SPACE

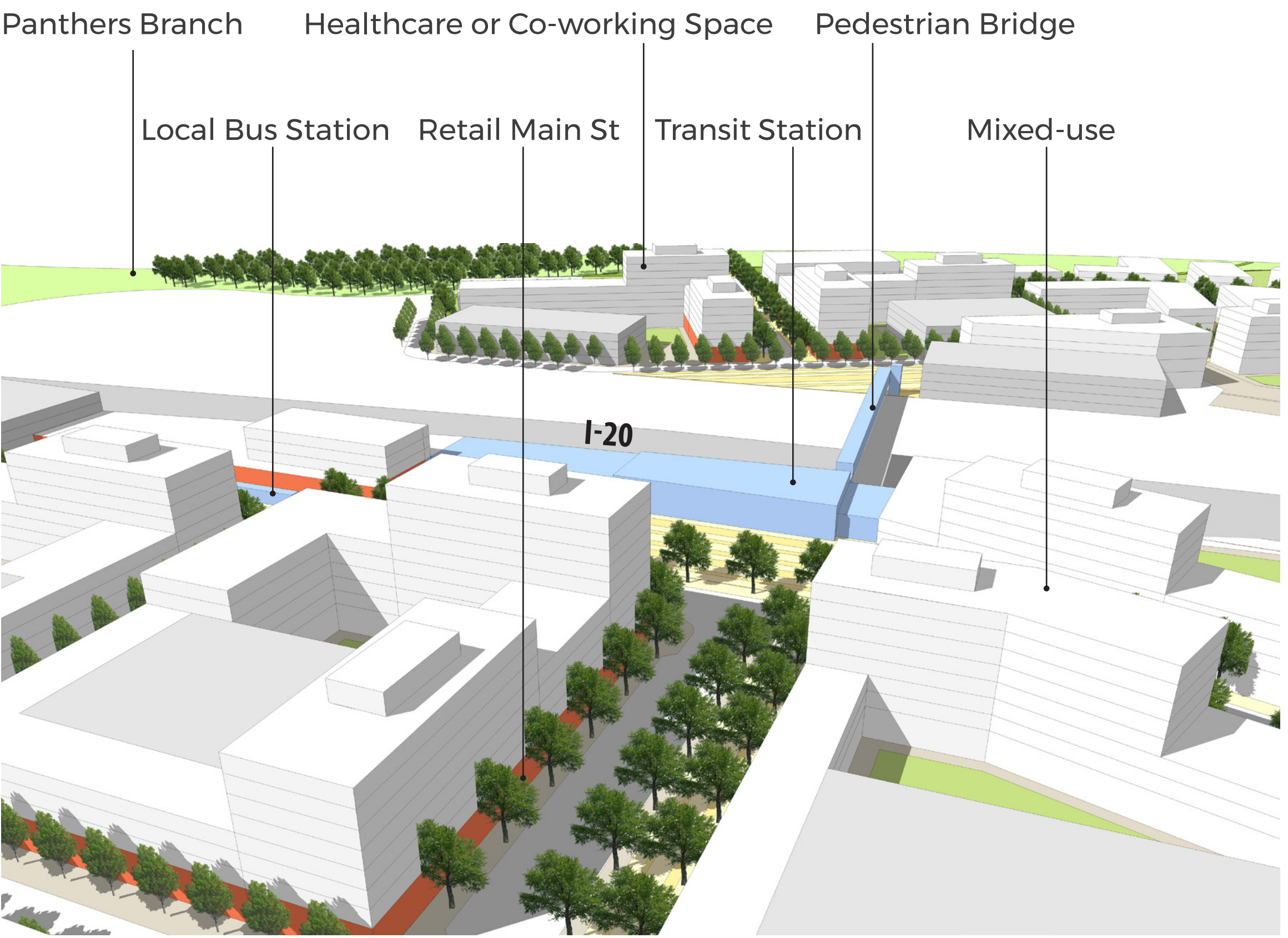


CONCEPTUAL SECTION SHOWING PROGRAMS PROPOSED FOR PUBLIC SPACE (LOOKING EAST)

MIX OF USES



- Pedestrian connection separated from traffic between two sides of I-20
- Mixed-use center & neighborhood retail to serve existing and new residential developments
- Co-working & health care cluster to build upon existing businesses
- Transit plaza for transfer between transit modes



ZOOM-IN VIEW OF CONNECTION BETWEEN DEVELOPMENTS SOUTH AND NORTH TO I-20 IN THE STATION AREA (LOOKING NORTH)

