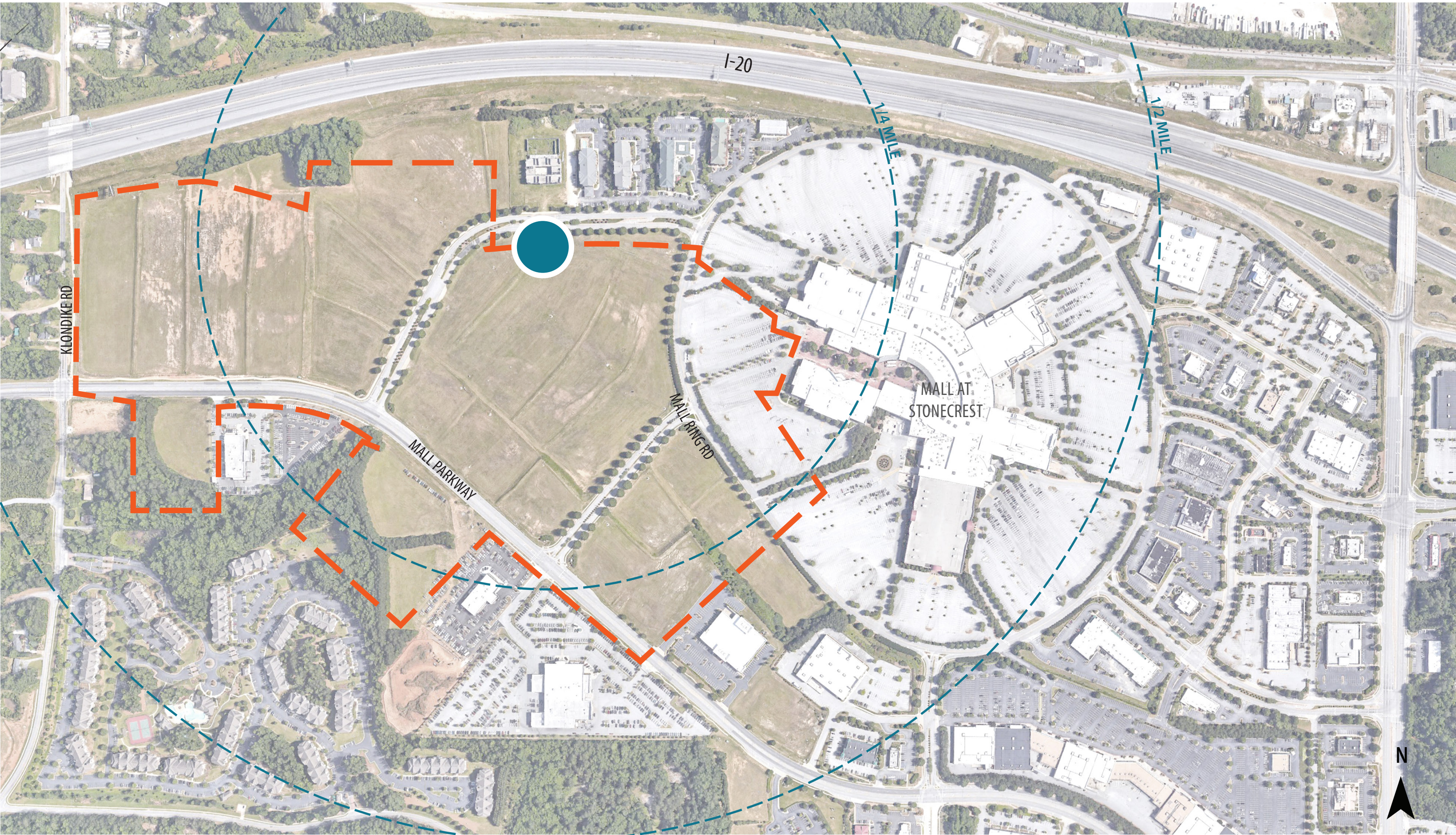
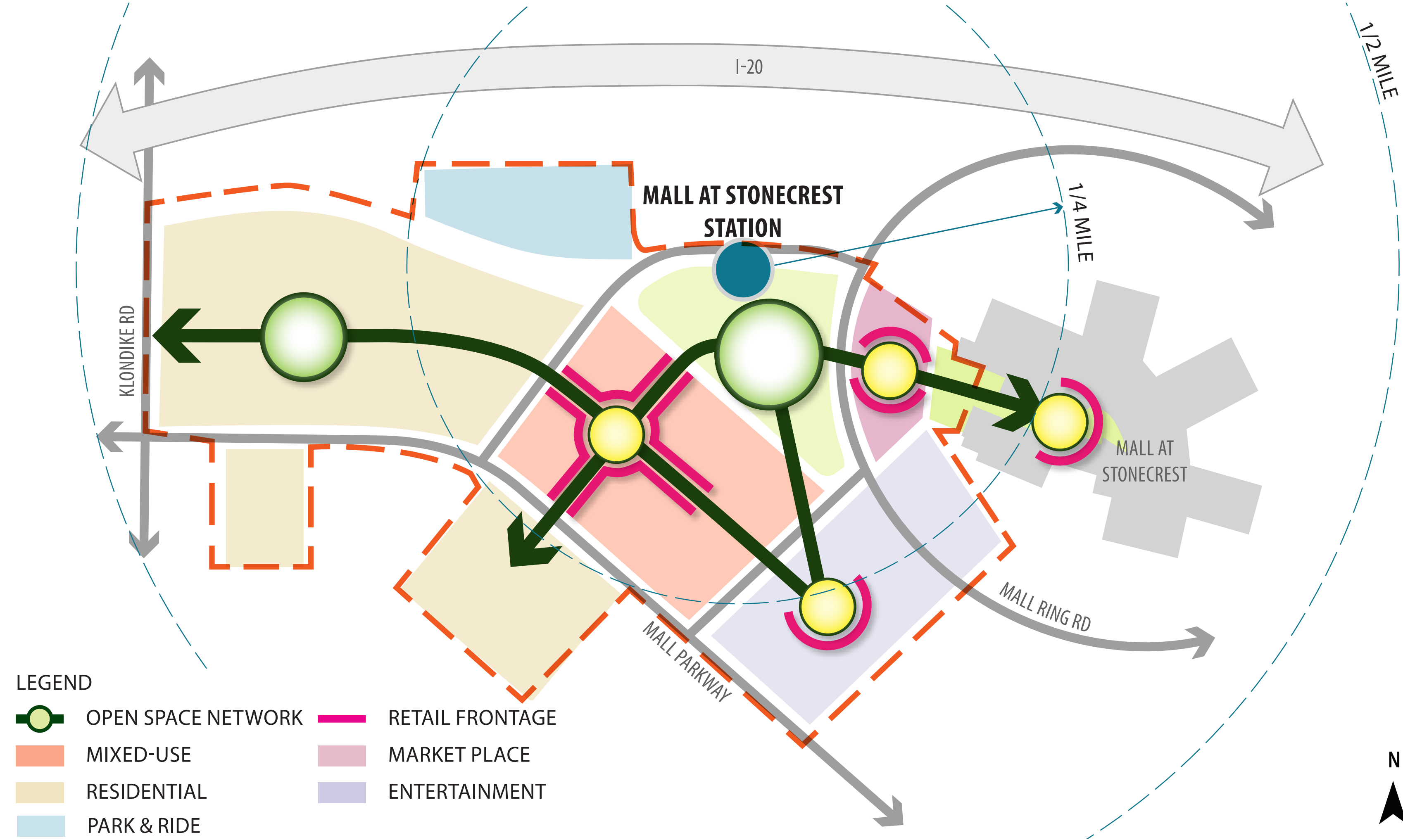


MALL AT STONECREST STATION AREA TOD



EXISTING AERIAL

The proposed Mall at Stonecrest Station would be the last station along the I-20 extension. Mall at Stonecrest and surrounding retail and commercial storefronts provide employment opportunities. There are developer interests in place to establish area around the mall as a regional and national destination. Large parcels of undeveloped and unoccupied land to the west of the Mall represent opportunities for future growth and development. The Station Area also contains residential areas consisting mostly of low-density, single family homes or apartment complexes.



DESIGN FRAMEWORK DIAGRAM

- Complement existing mall and retail use by introducing entertainment, business, and residential uses in the station area
- Increase density to support transit
- Create active public plazas and gathering spaces

EXISTING CONDITIONS



WHAT WE HEARD

ADVISORY COMMITTEE & PUBLIC AGENCIES

- High opportunity for redevelopment around the station
- Lack of residential development
- Need to coordinate with other visioning efforts for the mall area

DEVELOPERS & STAKEHOLDERS

- There has been high developer interest in establishing the area around the mall from business owners and developers

THE PUBLIC

- Integrate Sports City facilities with mixed-use “main street”
- Introduce restaurants and neighborhood/service retail
- Create a walkable environment

STATION AREA VISION

STATION TOD TYPOLOGY

TOWN CENTER

COMMUTER TOWN CENTER

ARTERIAL CORRIDOR

THEME

REIMAGINE AREA AROUND THE MALL AS A FUTURE
REGIONAL LIVE+WORK+PLAY DISTRICT



MALL AT STONECREST STATION AREA TOD



AERIAL VIEW OF DEVELOPMENT IN THE MALL AT STONECREST STATION AREA (LOOKING WEST)

MIX OF USES

①

High-density Mixed-use

②

Medium-density Townhouse

③

Medium-density Multi-family

④

Entertainment

⑤

Medium-density Office

⑥

Marketplace Retail/Food Hall

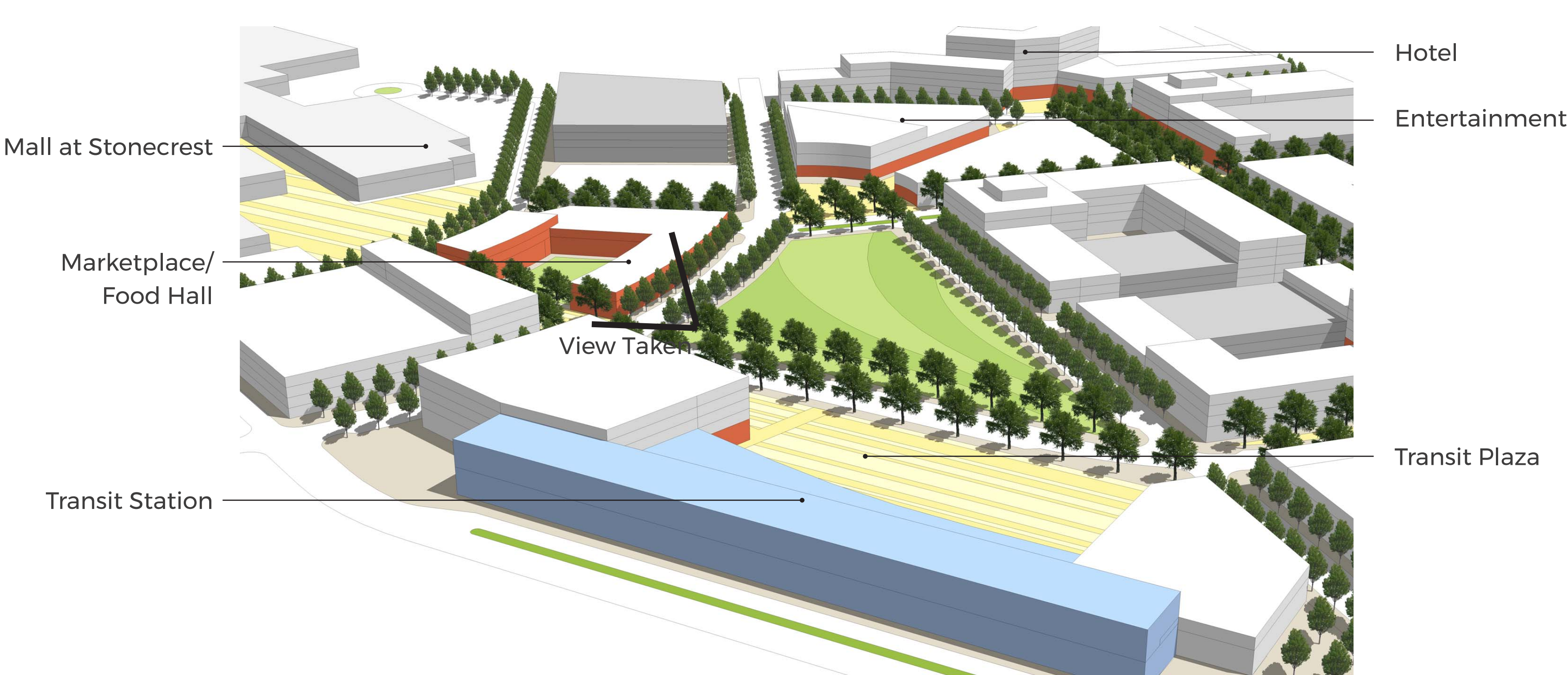
PUBLIC SPACE



CONCEPTUAL STREET VIEW AT MARKETPLACE/FOOD HALL(LOOKING EAST TOWARDS EXISTING MALL)



- COURTYARD MARKETPLACE PRECEDENT
CITYPLACE, WEST PALM BEACH, FL**
- Pedestrian plaza with retail connected to existing Mall at Stonecrest
 - Iconic marketplace retail/food hall building
 - Pedestrian-friendly street
 - Sight line and pedestrian connections to existing Mall at Stonecrest



ZOOM-IN VIEW OF TRANSIT PLAZA AND MARKETPLACE /FOOD HALL (LOOKING EAST)

