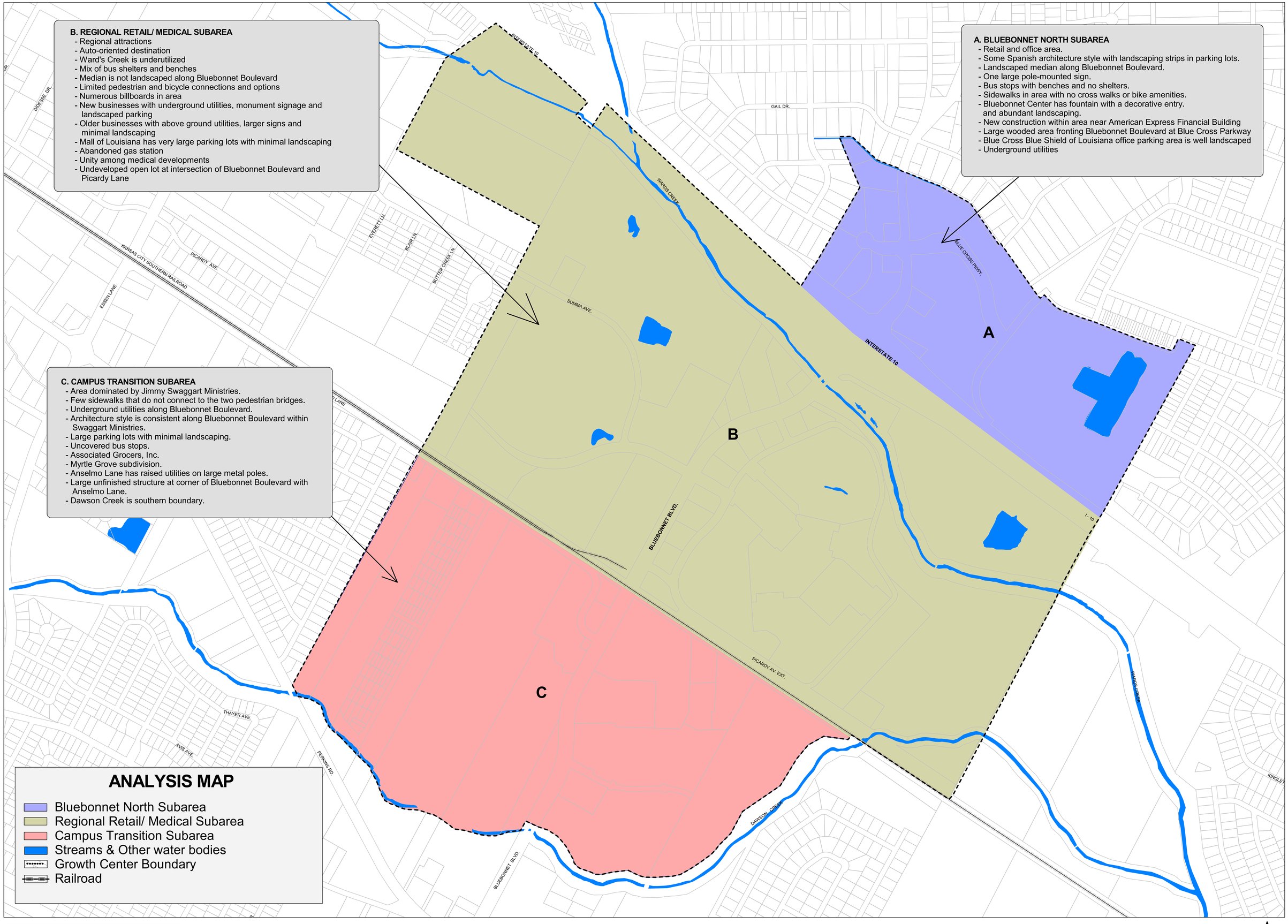
B. REGIONAL RETAIL/ MEDICAL SUBAREA
- Regional attractions
- Auto-oriented destination
- Ward's Creek is underutilized
- Mix of bus shelters and benches
- Median is not landscaped along Bluebonnet Boulevard
- Limited pedestrian and bicycle connections and options
- Numerous billboards in area
- New businesses with underground utilities, monument signage and landscaped parking
- Older businesses with above ground utilities, larger signs and minimal landscaping
- Mall of Louisiana has very large parking lots with minimal landscaping
- Abandoned gas station
- Unity among medical developments
- Undeveloped open lot at intersection of Bluebonnet Boulevard and Picardy Lane

A. BLUEBONNET NORTH SUBAREA
- Retail and office area.
- Some Spanish architecture style with landscaping strips in parking lots.
- Landscaped median along Bluebonnet Boulevard.
- One large pole-mounted sign.
- Bus stops with benches and no shelters.
- Sidewalks in area with no cross walks or bike amenities.
- Bluebonnet Center has fountain with a decorative entry. and abundant landscaping.
- New construction within area near American Express Financial Building
- Large wooded area fronting Bluebonnet Boulevard at Blue Cross Parkway
- Blue Cross Blue Shield of Louisiana office parking area is well landscaped
- Underground utilities

C. CAMPUS TRANSITION SUBAREA
- Area dominated by Jimmy Swaggart Ministries.
- Few sidewalks that do not connect to the two pedestrian bridges.
- Underground utilities along Bluebonnet Boulevard.
- Architecture style is consistent along Bluebonnet Boulevard within Swaggart Ministries.
- Large parking lots with minimal landscaping.
- Uncovered bus stops.
- Associated Grocers, Inc.
- Myrtle Grove subdivision.
- Anselmo Lane has raised utilities on large metal poles.
- Large unfinished structure at corner of Bluebonnet Boulevard with Anselmo Lane.
- Dawson Creek is southern boundary.



CPPC

Growth Center 6 - Interstate 10 and Bluebonnet

February 2004

0.00 0.10 0.20 0.30 0.40 0.50 mi

N