



## **GRAND CENTRAL DISTRICT**

MASTER PLAN | Understanding Today to Plan for Tomorrow

NOV 8, 2022









WHO WE ARE & WHY WE'RE HERE

**ABOUT GRAND CENTRAL DISTRICT** 

**ABOUT THE GCD MASTER PLAN** 

WHAT WE HAVE LOOKED AT SO FAR

**HOW TO PARTICIPATE** 

WHAT ARE THE NEXT STEPS

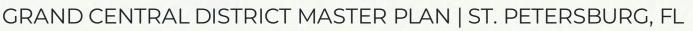




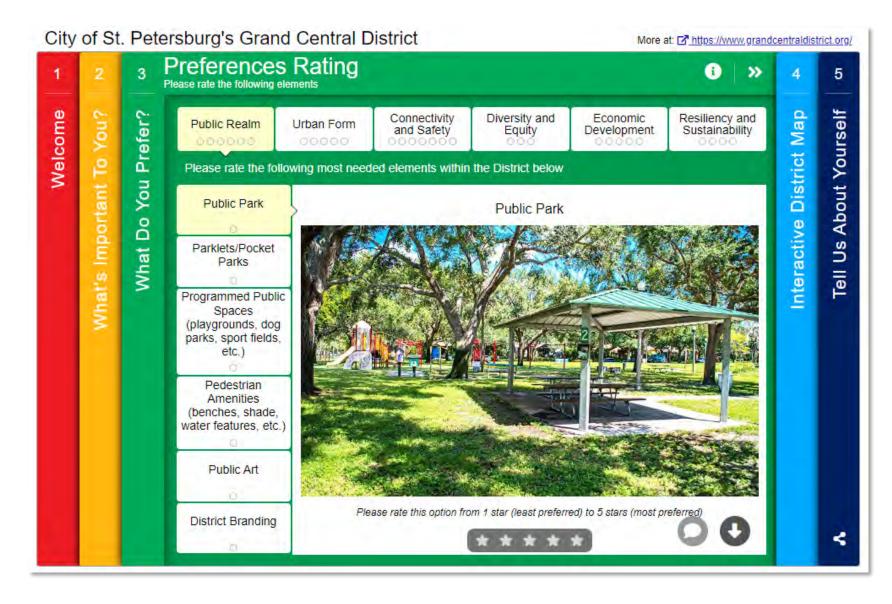














Or Click Here



## **WE WANT TO HEAR FROM YOU!**



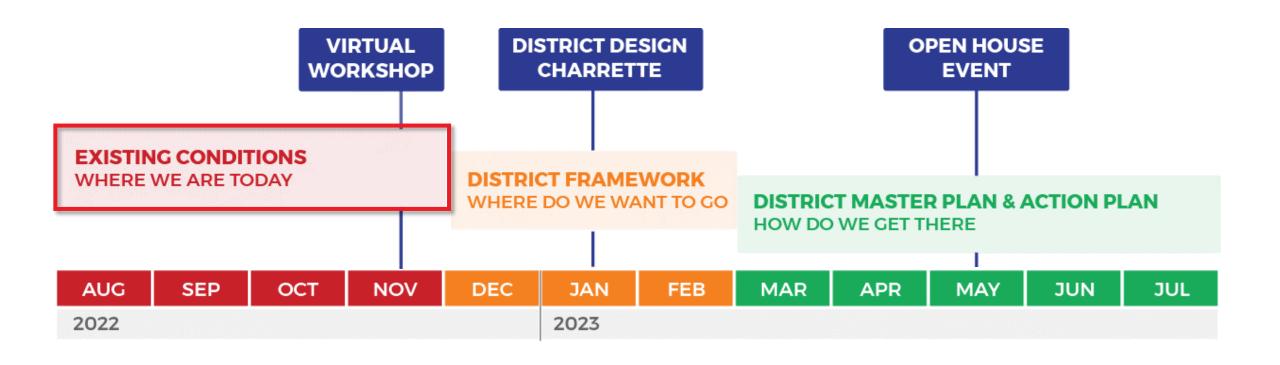
## WHAT DO YOU LOVE ABOUT THE DISTRICT?

WHAT WOULD YOU CHANGE?

WHAT WOULD YOU LIKE TO SEE IN THE DISTRICT?



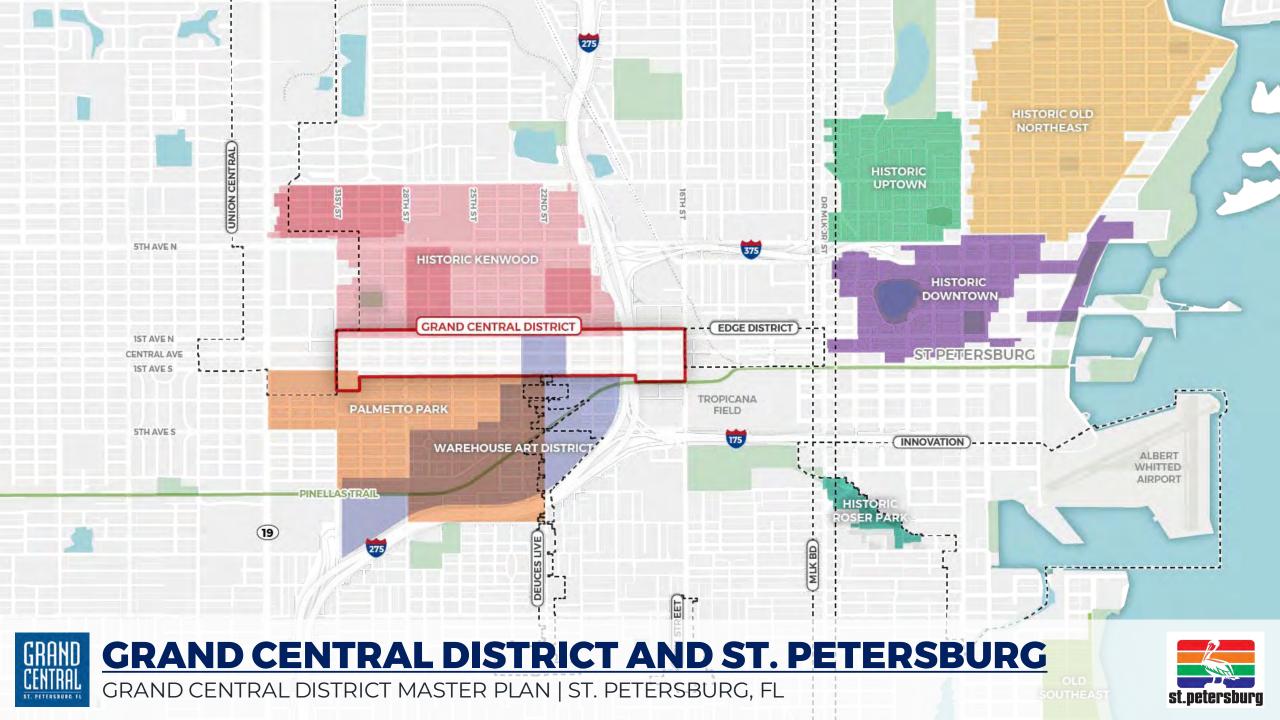


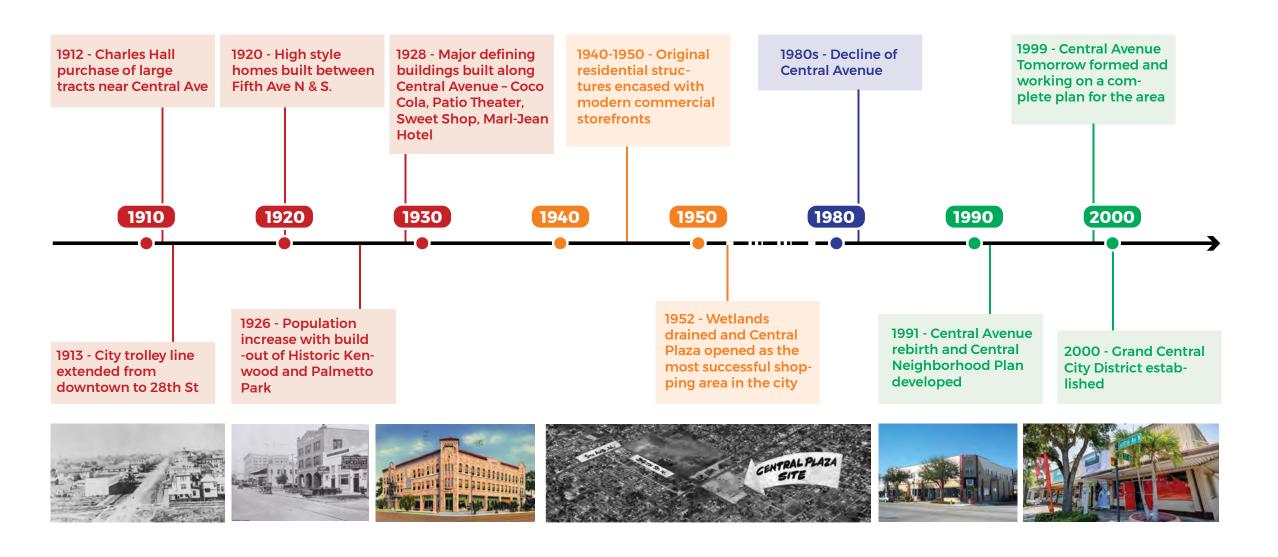






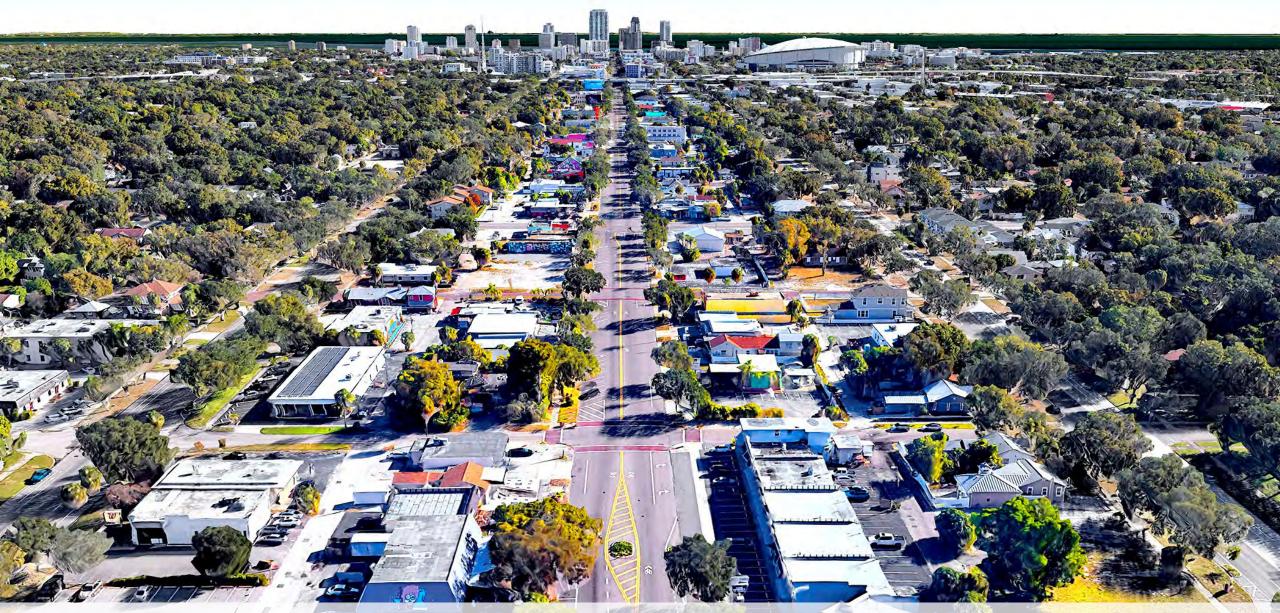














**ALL ABOUT THE GRAND CENTRAL DISTRICT** 







## **ALL ABOUT THE GRAND CENTRAL DISTRICT**







## **SHOPPING & DINING**







**ARTS & ENTERTAINMENT** 







## **ENGAGING & SOCIAL SPACES**













## A CONNECTED DISTRICT







## **NEW RESIDENTS & BUSINESSES**







Enhancing & Increasing Public Space

A District for Everyone



#### **ECONOMIC DEVELOPMENT**

is coming to the district, and we'd like to get ahead of it



#### **GUIDE GROWTH**

and make informed decisions about the future of the district

ncing

Celebrating &
Maintaining the
District's Unique
Character

Connecting the District and the Region

Enhancing Safety



WHY THIS PLAN, WHY NOW?











#### **EXISTING CONDITIONS**

#### **DISTRICT FRAMEWORK**

#### **DISTRICT MASTER PLAN**

#### **Existing Condition:**

Assessment of existing conditions corresponding to the six themes



#### **Framework:**

Development of **District Goals** and Master Plan

Framework centered

around six themes



# **Strategies, Interventions & Recommendations:** organized into the six

layers of the framework and collectively represent the actions necessary to achieve District Goals



#### **Action Plan:**

High-level road map for implementing the final District Master Plan Frameworks centered around the six themes, and categorized by the estimated time horizon needed



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#### **PUBLIC ENGAGEMENT**

**Public Workshop** 

**Design Charrette** 

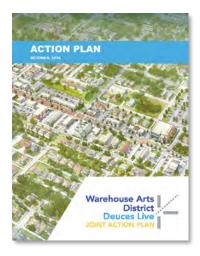
**Open House Event** 

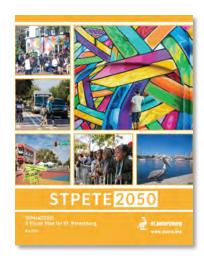


### **MASTER PLAN COMPONENTS**

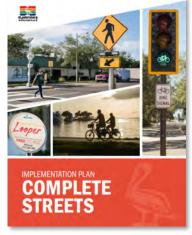


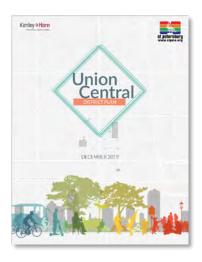
















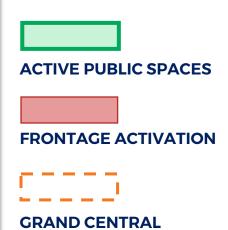








#### **CONCEPT PLAN** M. DOG'S PARK A. WALKING PATH E. ART WALLS - ART COLUMNS I. GREEN PLAZA N. ART STRUCTURES F. FLEX PLAZA / POP UP MARKETS C. GREEN RIBBON G. CROSS ROAD PLAZA K. CHILDREN'S AREA O. GREEN AMPHITHEATER D. BUS STOP H. "TRAILS CROSSING" SIGNAGE L. CONTAINER BUILDINGS AVE 1ST AVEN 1ST AVE S CENTRAL / BLOCK 3 0 0 II O Baker Barrios 21 TRAILS CROSSING 200226.00 09.08.2021 APOGEE

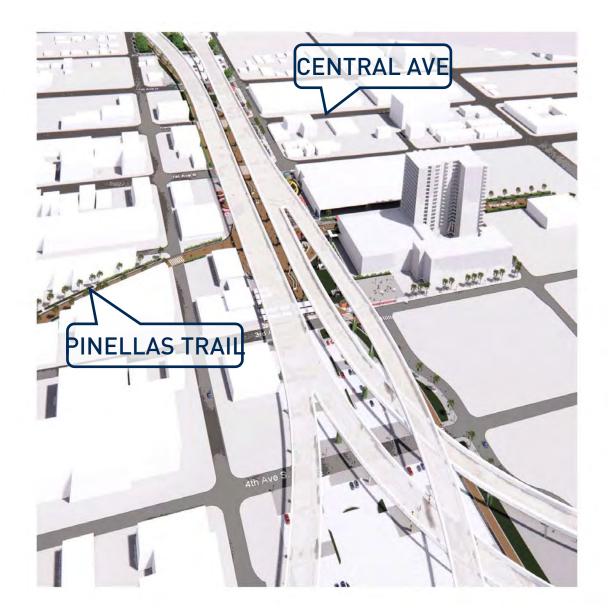


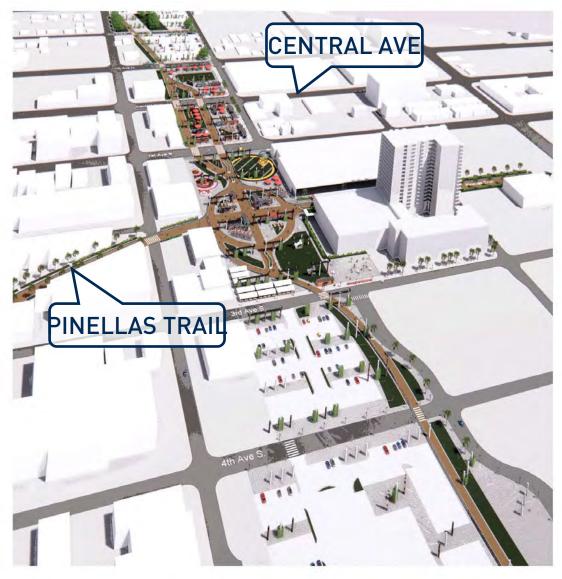
**DISTRICT BOUNDARY** 













## **PROPOSED 3 TRAILS CROSSING**





Building Character

Development Form



**Pedestrian Experience** 

**Public Realm** 

Parks & Open Space

> Street Typology

Walkshed Analysis



Demographic Context

**Land Uses** 



**Land Uses** 

Zoning

Current & Ongoing Development



Environmental Context

Parks & Open Space



Parking

Safety

Multi-modal Connectivity

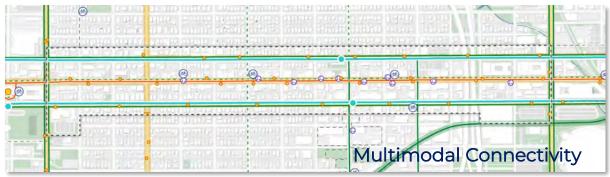


#### WHAT WE'VE LOOKED AT:





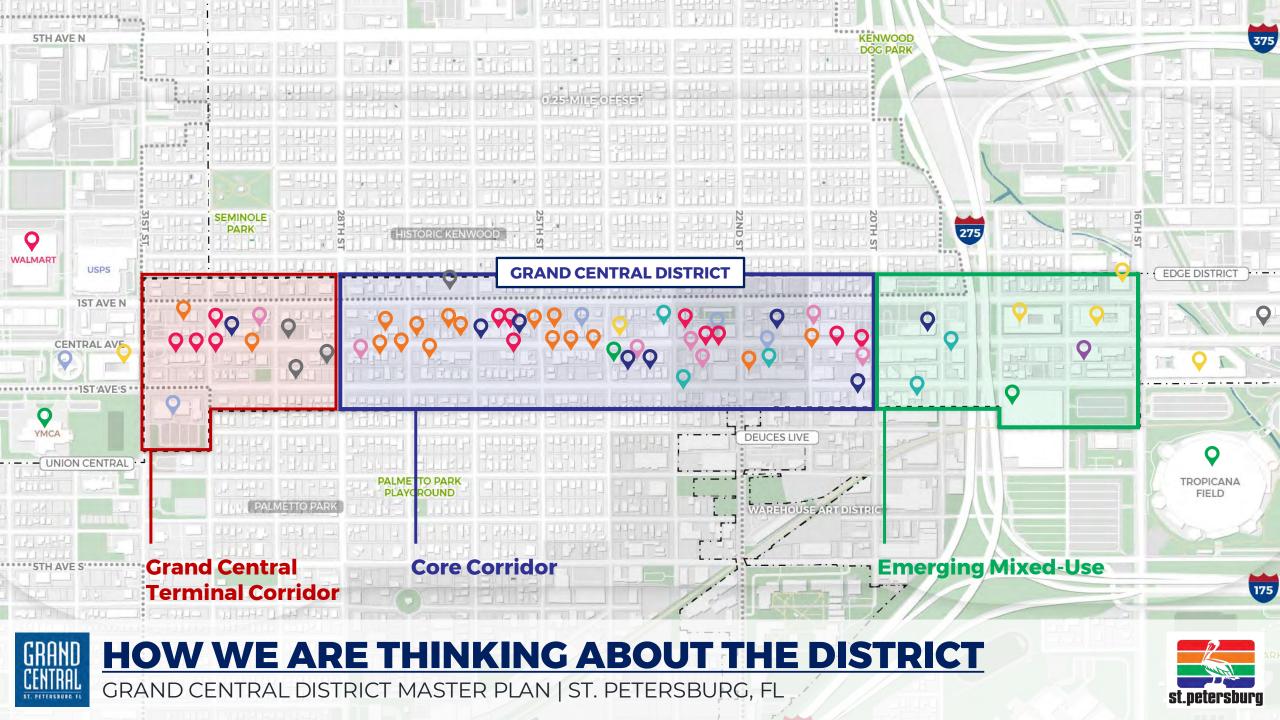


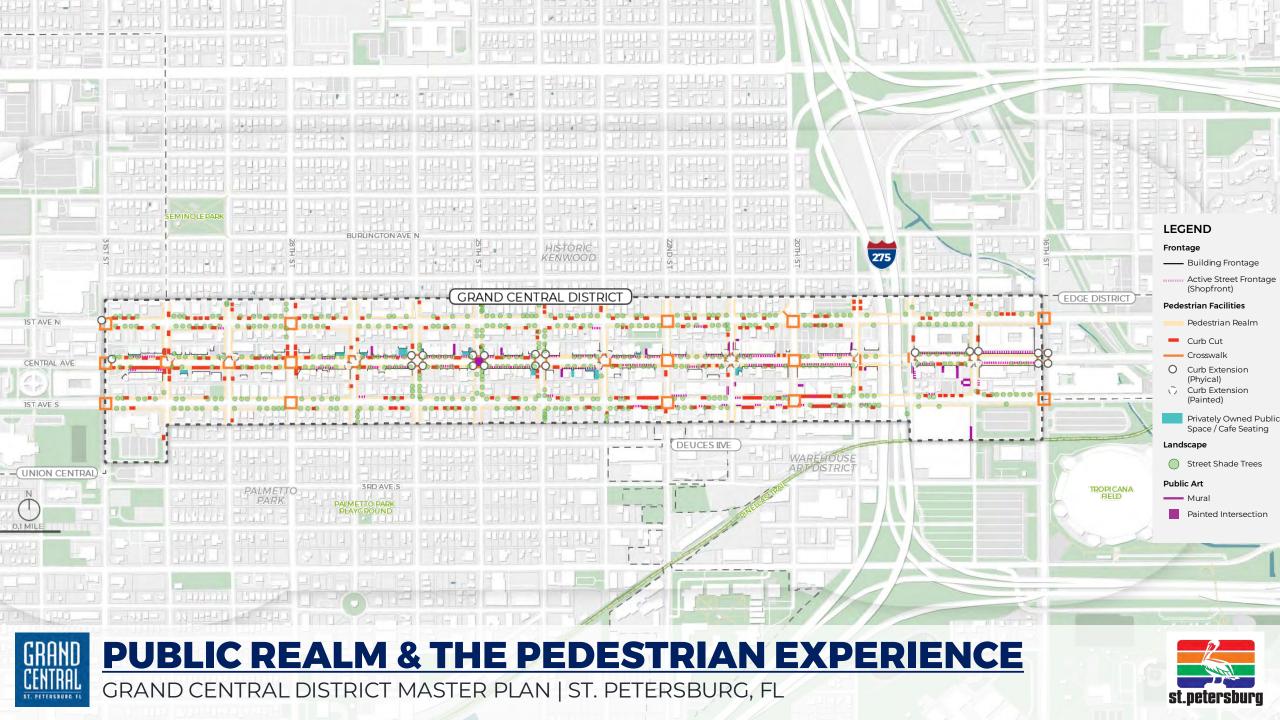




## **URBAN DESIGN ANALYSIS & EXISTING CONDITIONS**



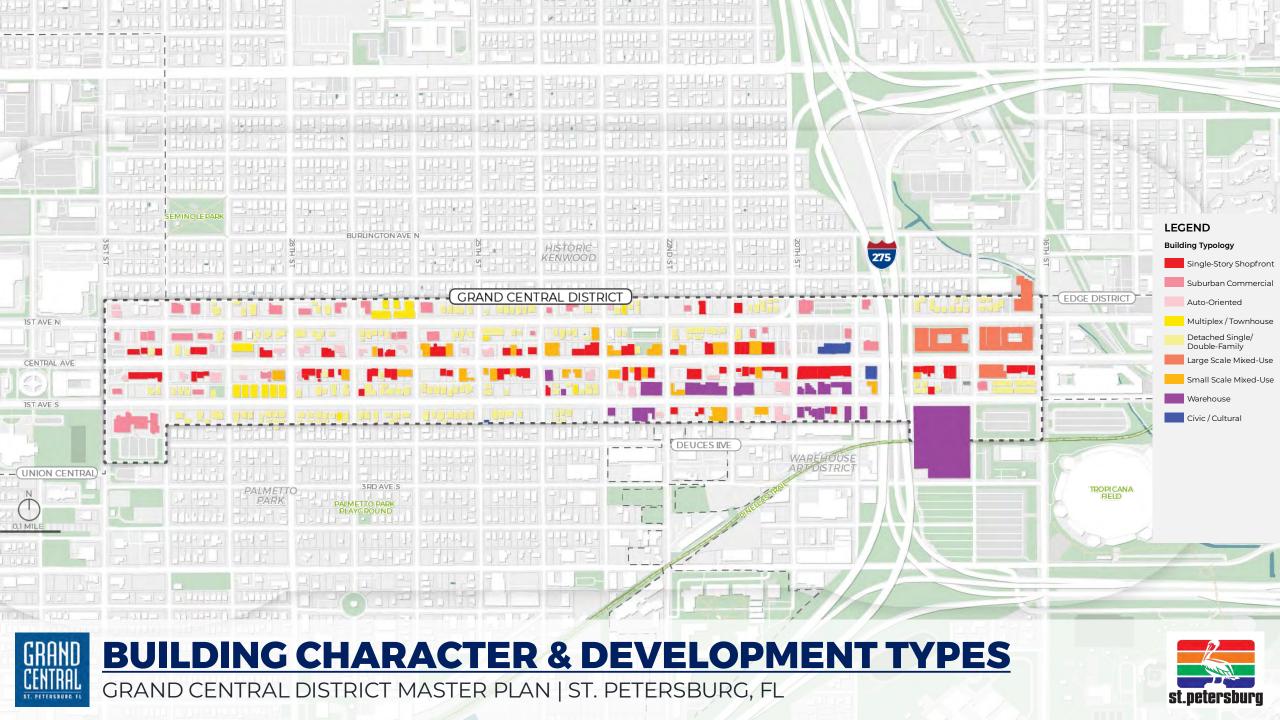
















Shopfront & Mixed Us



Suburban Commercial



Residential Multiplex



Single/Double-Family Home



Warehouse Typologies

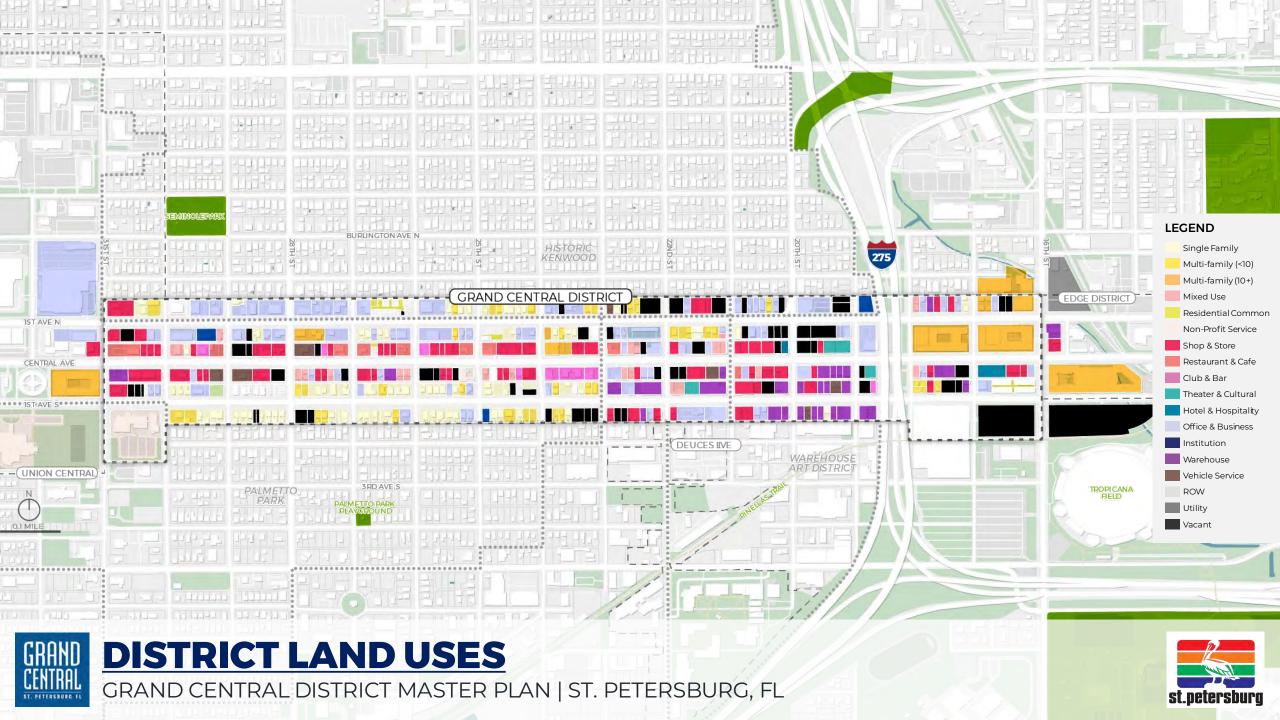


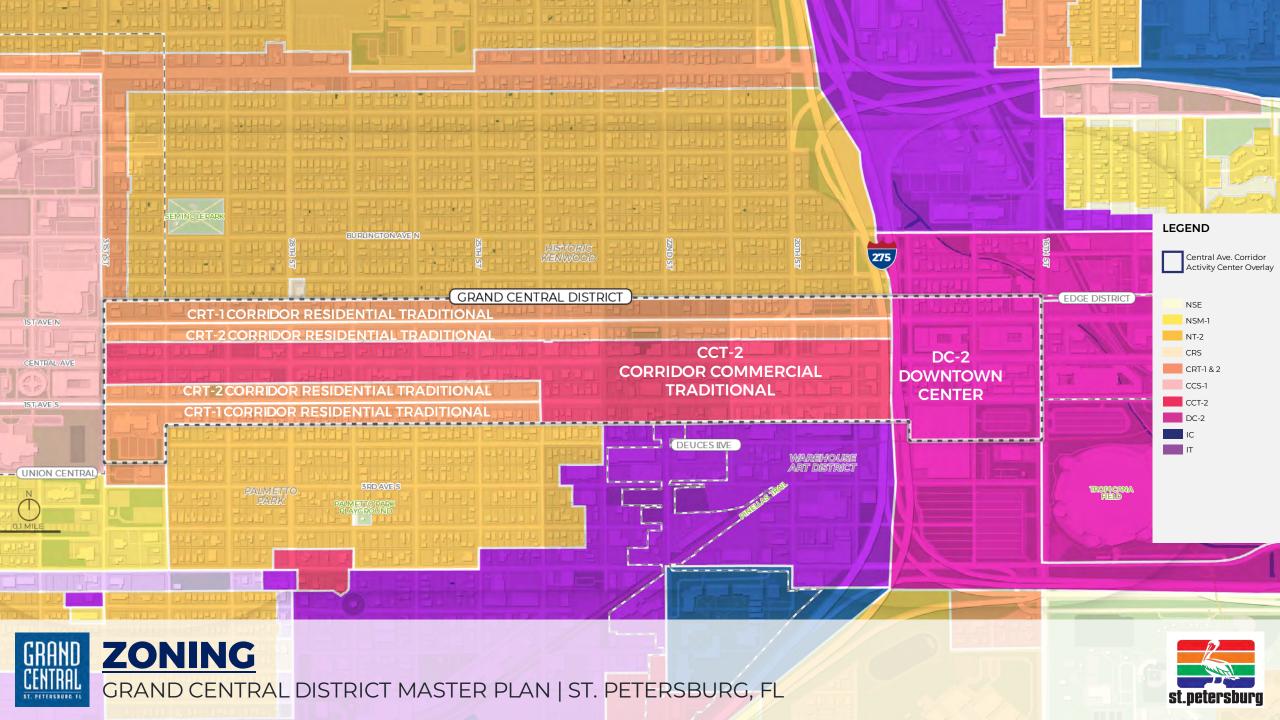
Larger Scale Mixed Use

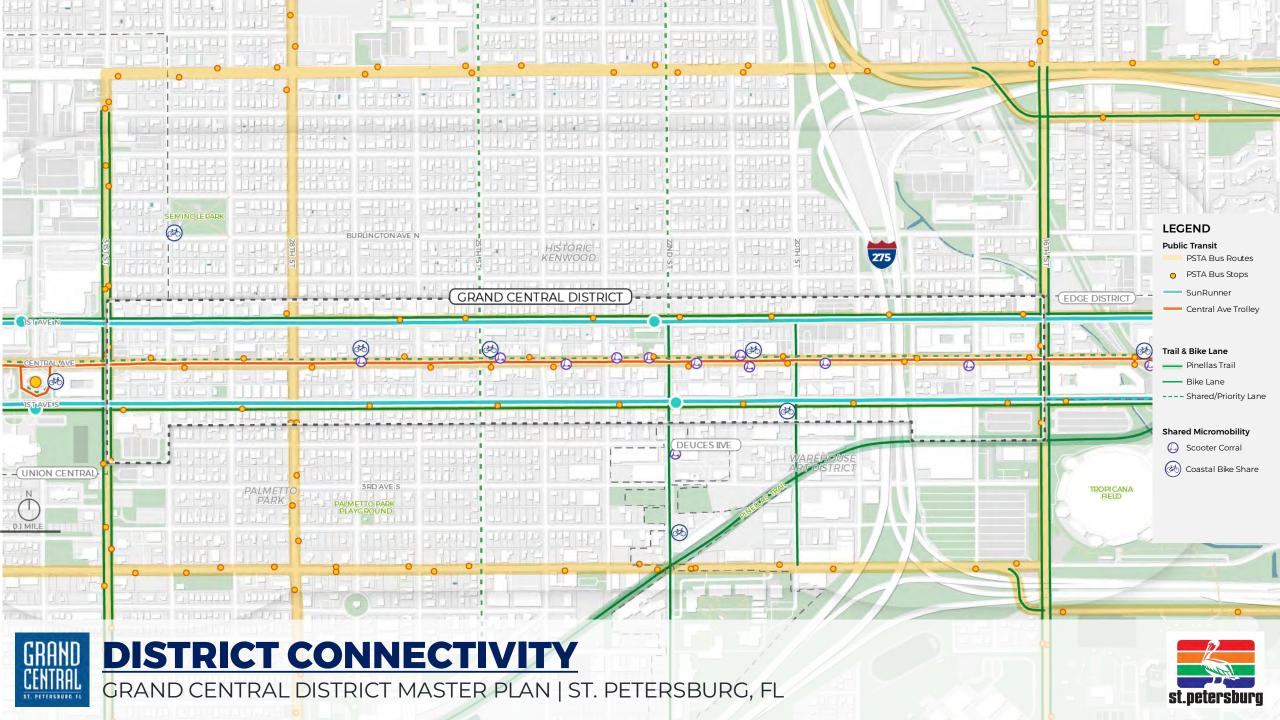


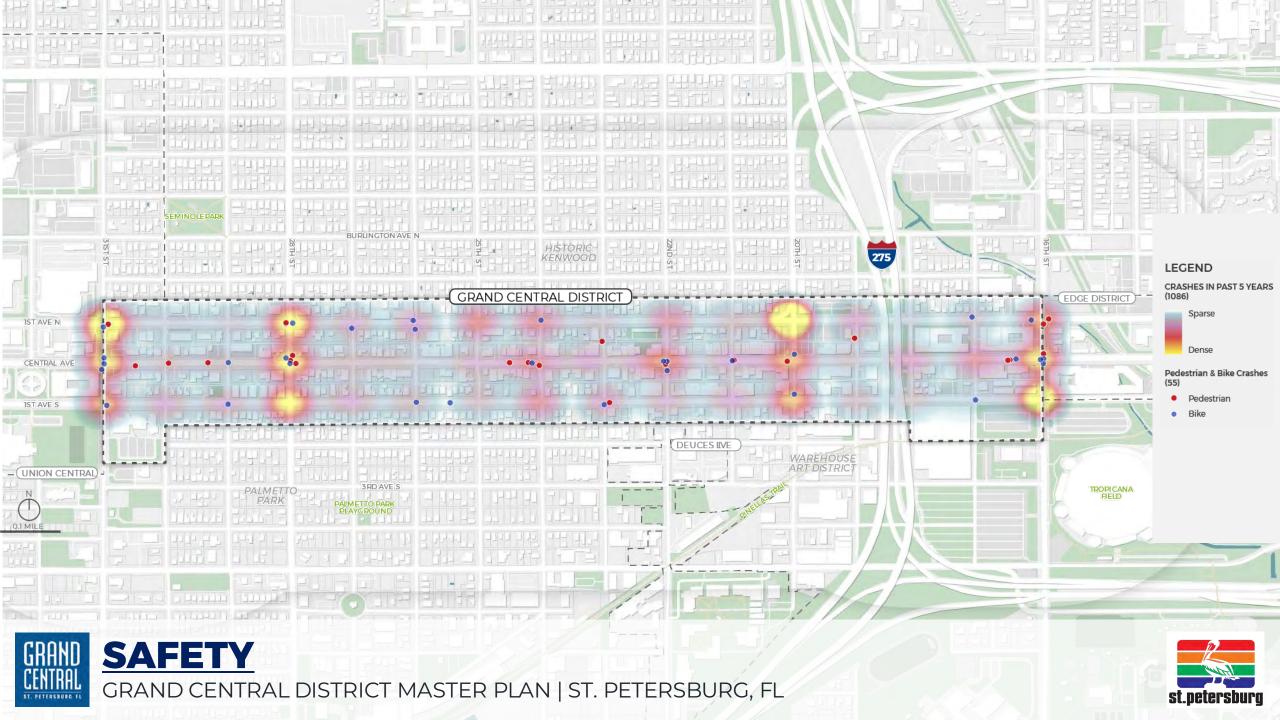
## **BUILDING CHARACTER & DEVELOPMENT TYPES**



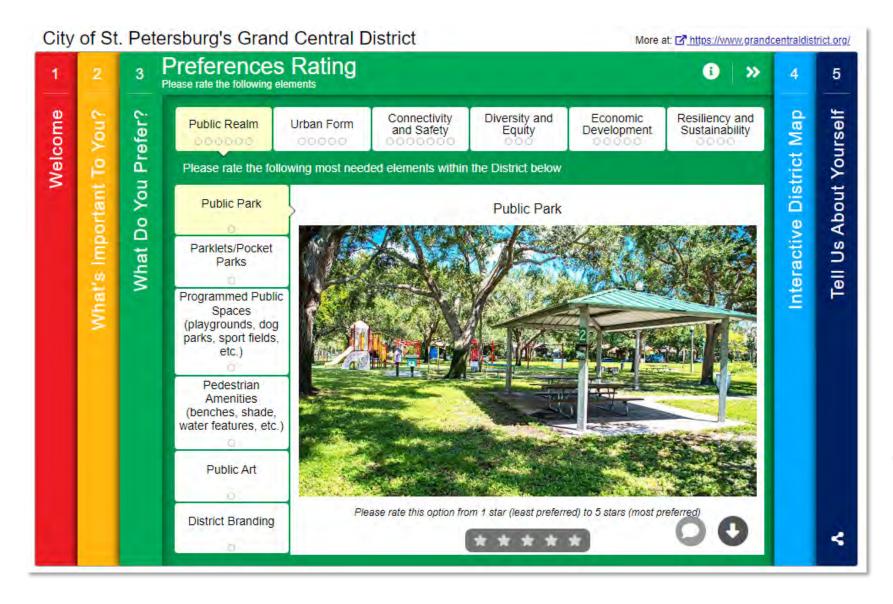














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