

Executive Summary
GrandView District Small Area Plan
Draft – January 3, 2012

Our objective in creating this Small Area Plan is to build upon the seven Guiding Principles developed in the 2010 GrandView Guide Process. In the pages that follow, we share a vision of how to bring the Guiding Principles to life. There are three broad categories within our vision:

1. Create a place with a unique identity announced by signature elements like:
 - a. A central commons with indoor and outdoor space that connects the civic cornerstones of the District and serves unmet neighborhood and community needs;
 - b. A “gateway” at Highway 100 that announces the District as a special place using elements like an iconic pedestrian and bicycle bridge spanning Highway 100 and retaining wall signage; and
 - c. An innovative, cutting-edge approach to 21st century sustainability.
2. Completely rethink and reorganize the District’s transportation infrastructure to:
 - a. Make the District accessible and inviting to pedestrians and cyclists;
 - b. Create connections between the different parts of the District;
 - c. Maintain automobile-friendly access to convenience retail;
 - d. Create separate pathways for “pass-through” and “destination” automobile traffic; and
 - e. Preserve the rail corridor for future transit opportunities.
3. Leverage public resources to make incremental value-creating changes that enhance the public realm and encourage private development consistent with the vision that improves the quality of the neighborhood for residents, businesses, and property owners.