

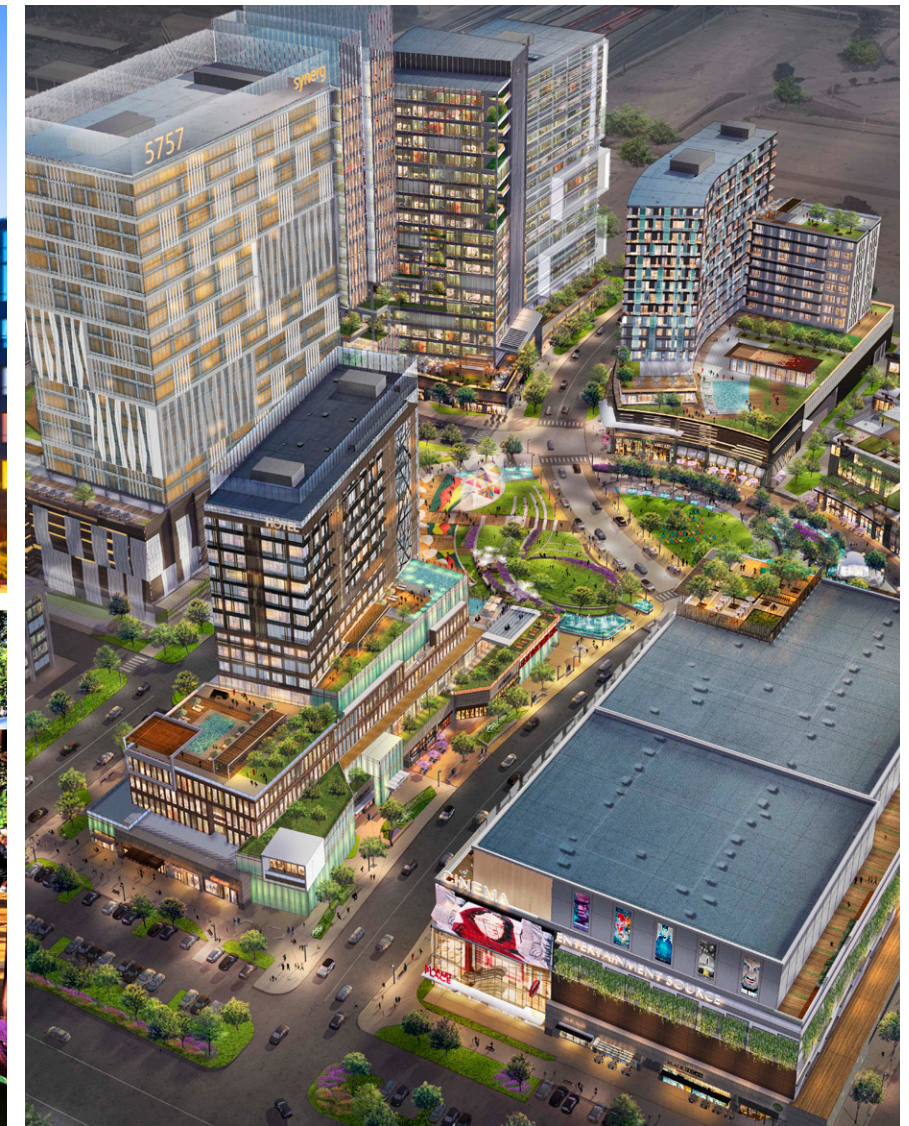
THE GATEWAY AT GRAND PRAIRIE

Grand Prairie
TEXAS
OMNIPLAN



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VISION

The GATEWAY at Grand Prairie Masterplan explores development opportunities in the intersection of I-30 and Belt Line. It explores the creation of a new development district that would revitalize the zone with Public-Private partnerships between land owners and the City of Grand Prairie. Our goal is to create environments with Districts, Streets, Plazas and Green Spaces that provide grand experiences for the pedestrian. It would be a gradual approach with varying densities, all with the goal of maximizing site potentials.

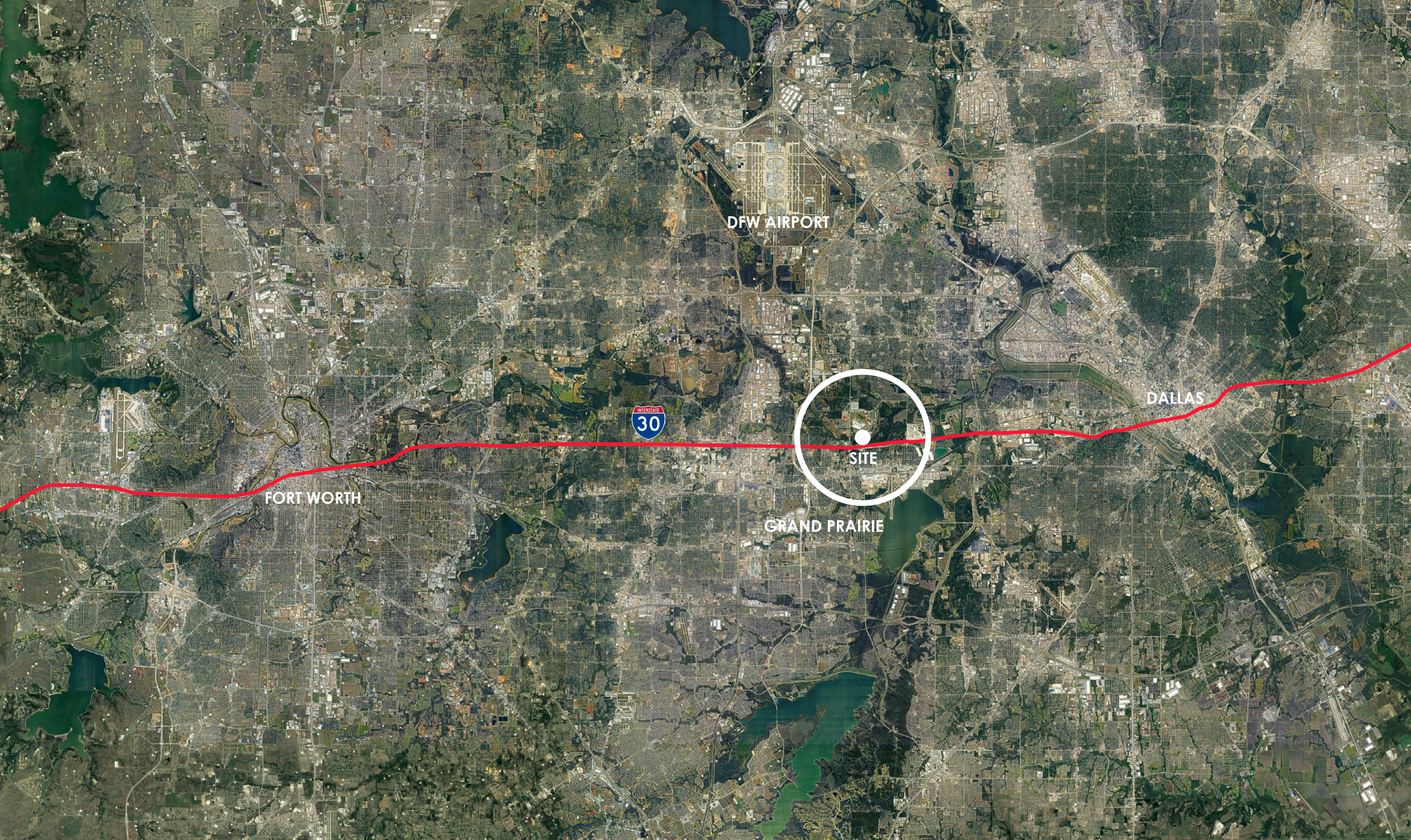


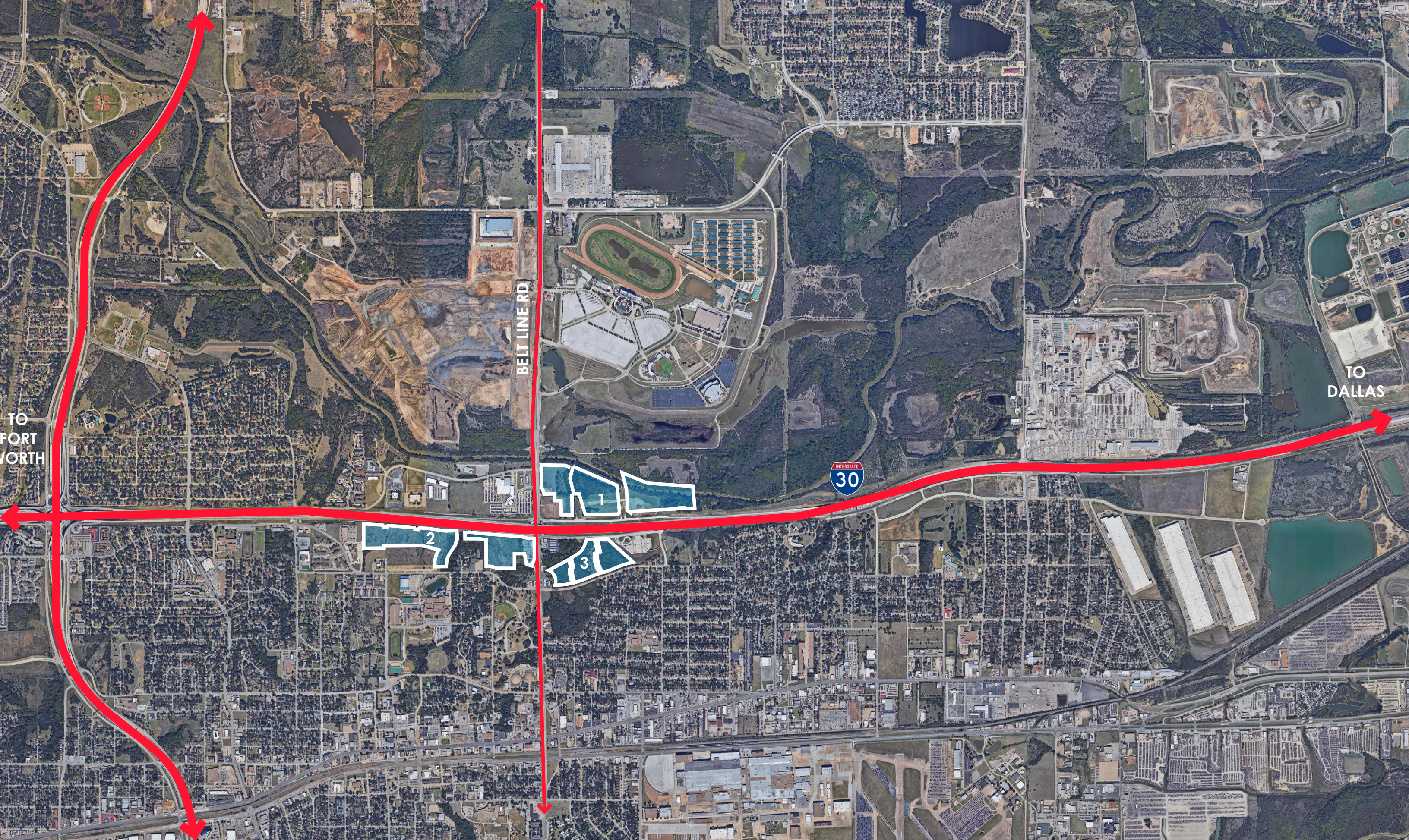
GOALS + OBJECTIVES

- Create a unique and appealing mixed use and lifestyle environment for Live. Work.Play
- Respond to opportunities offered by the I-30 corridor that connects Dallas-Fort worth
- Create streets, plazas and green spaces that are soft to the pedestrian touch
- Craft a recognizable District for Grand Prairie



SITE LOCATION





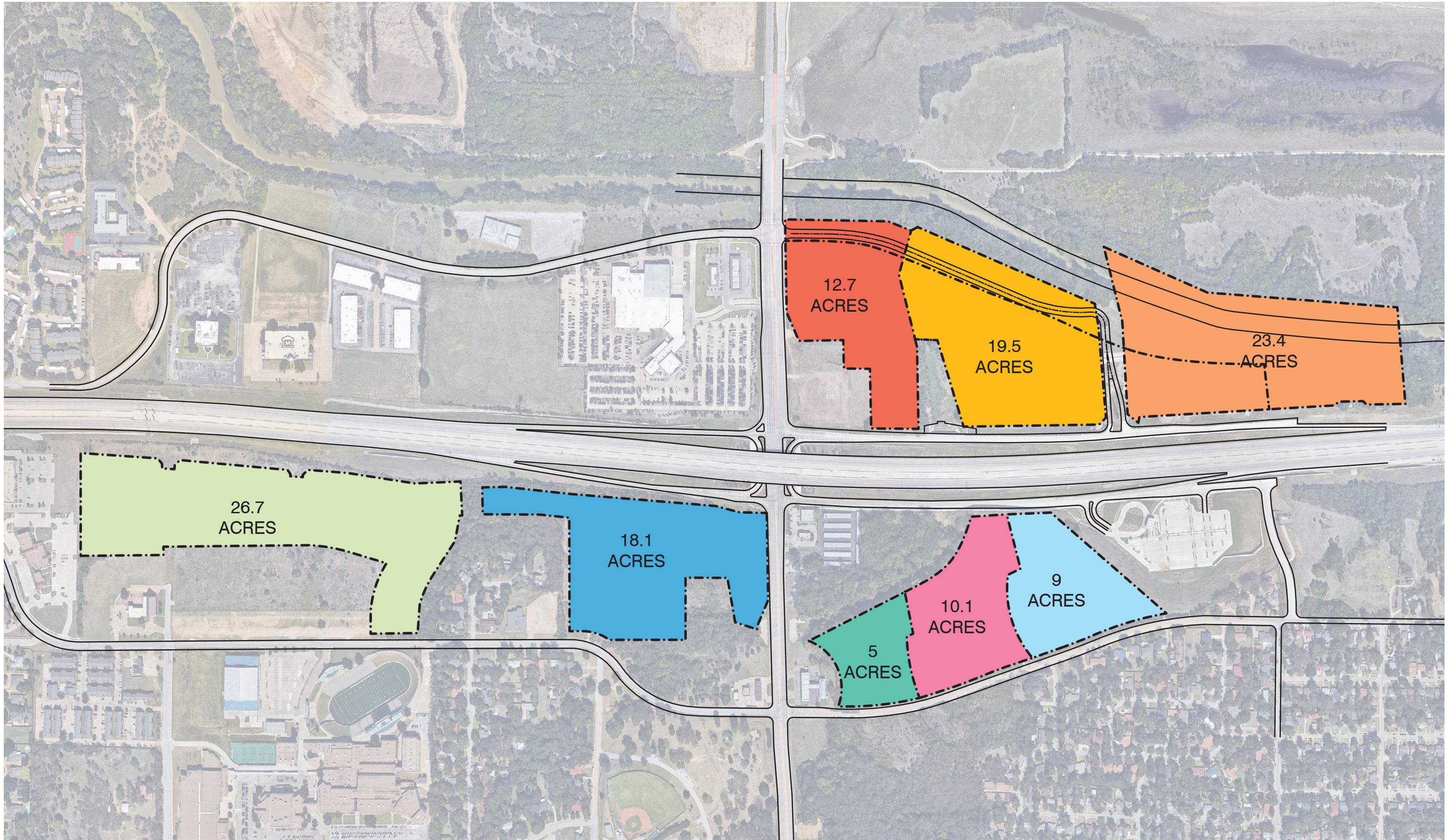
TO FORT WORTH

BELT LINE RD

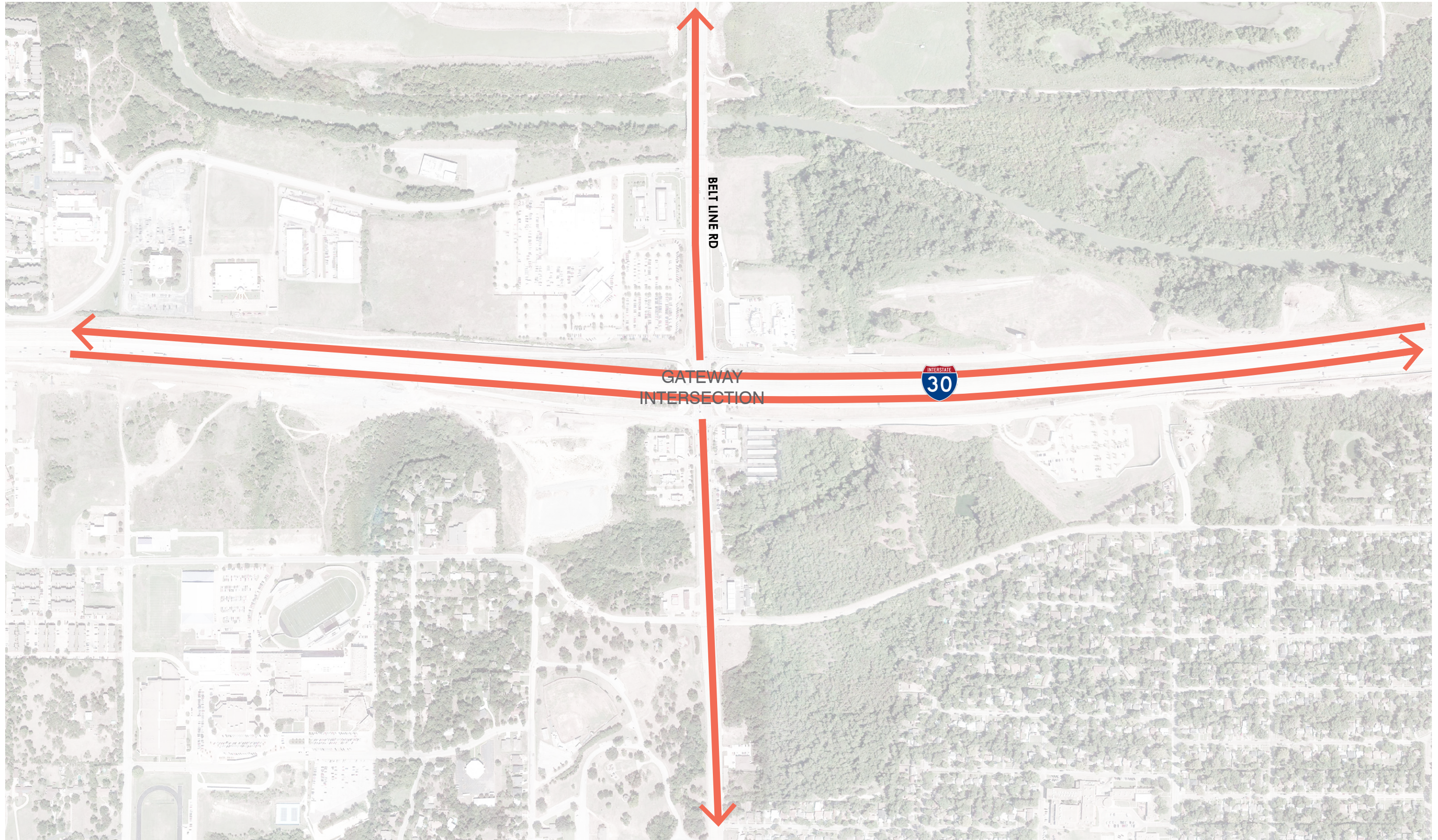
TO DALLAS

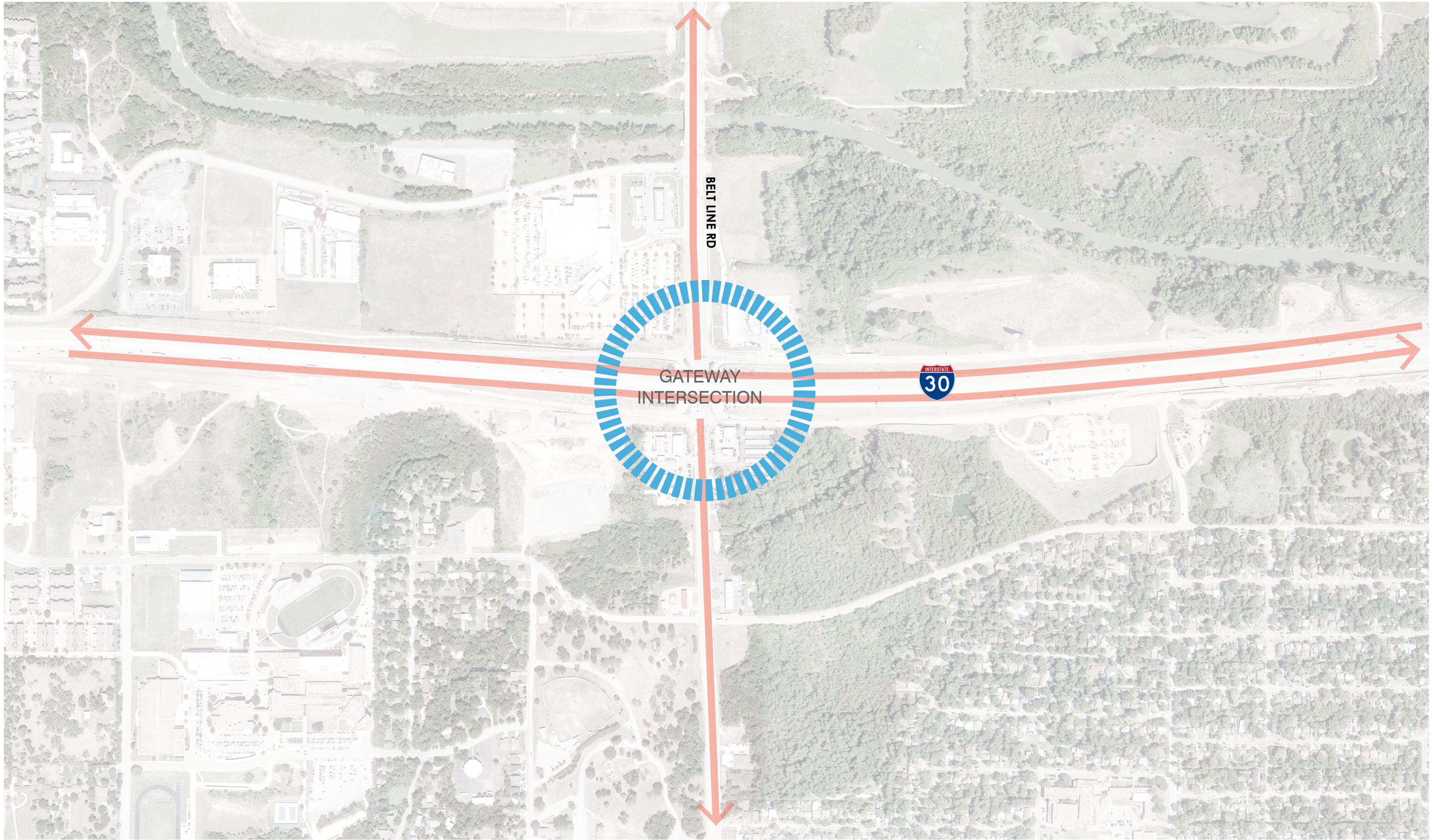
INTERSTATE 30

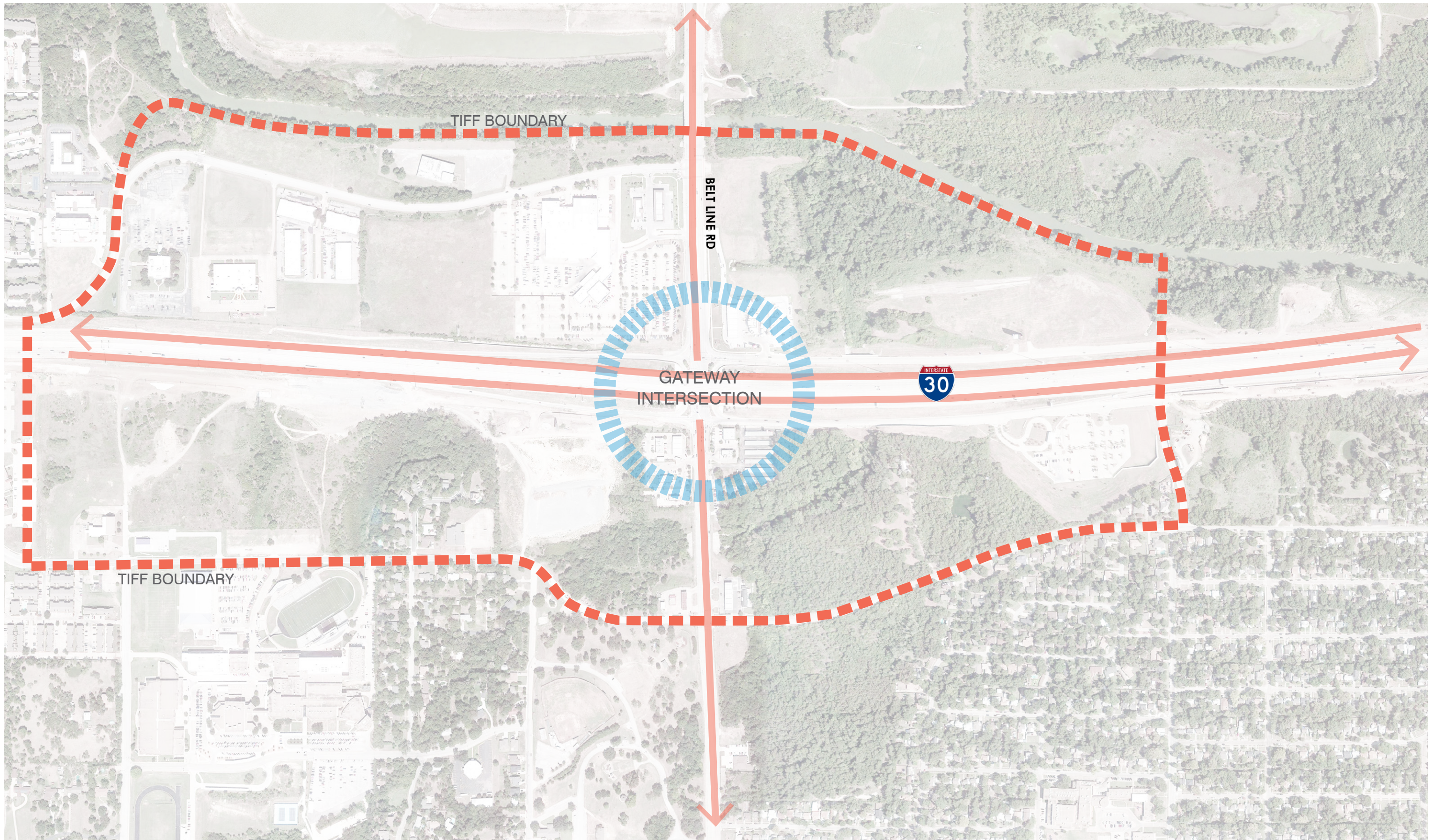
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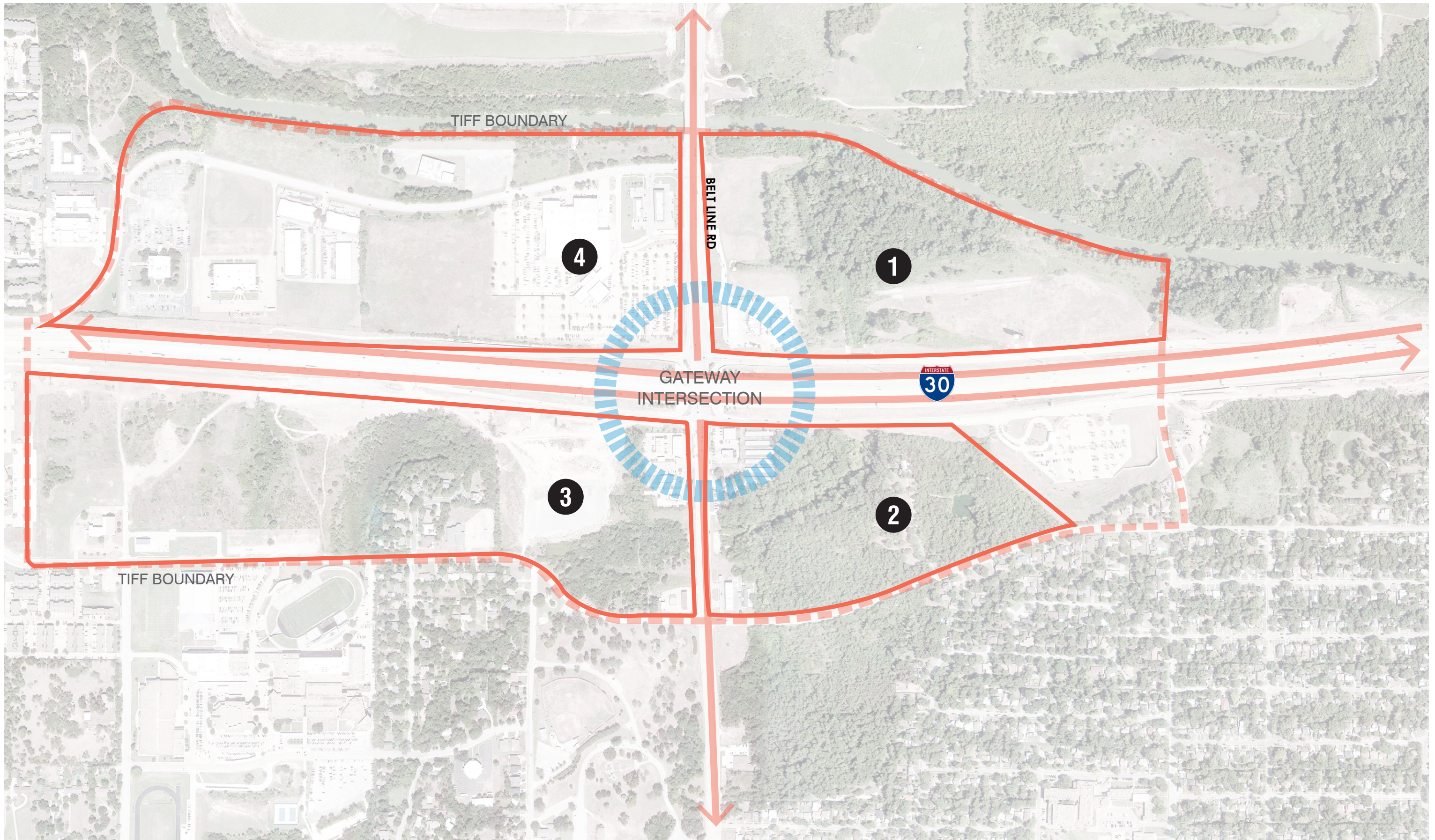


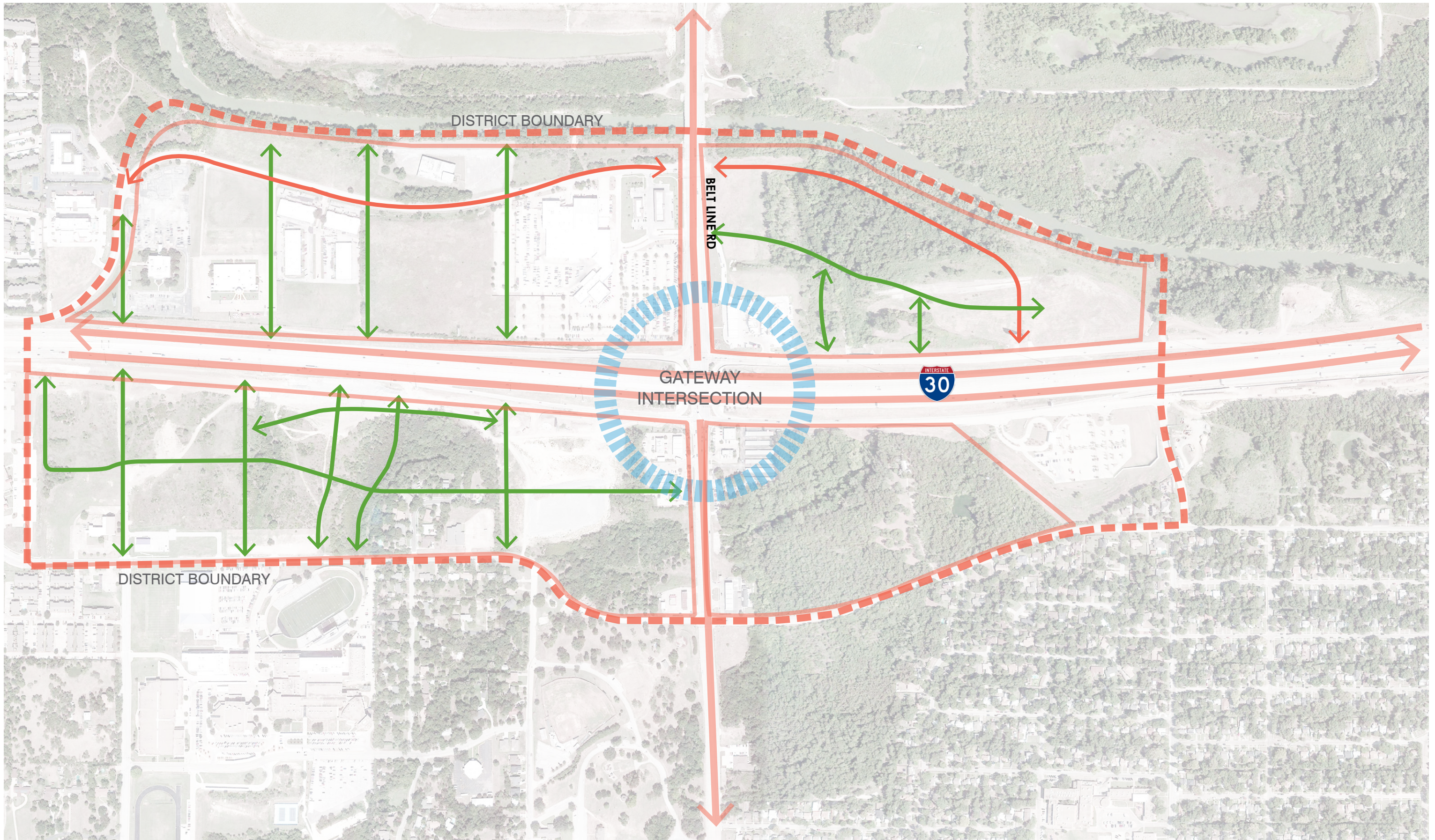
SITE ANALYSIS

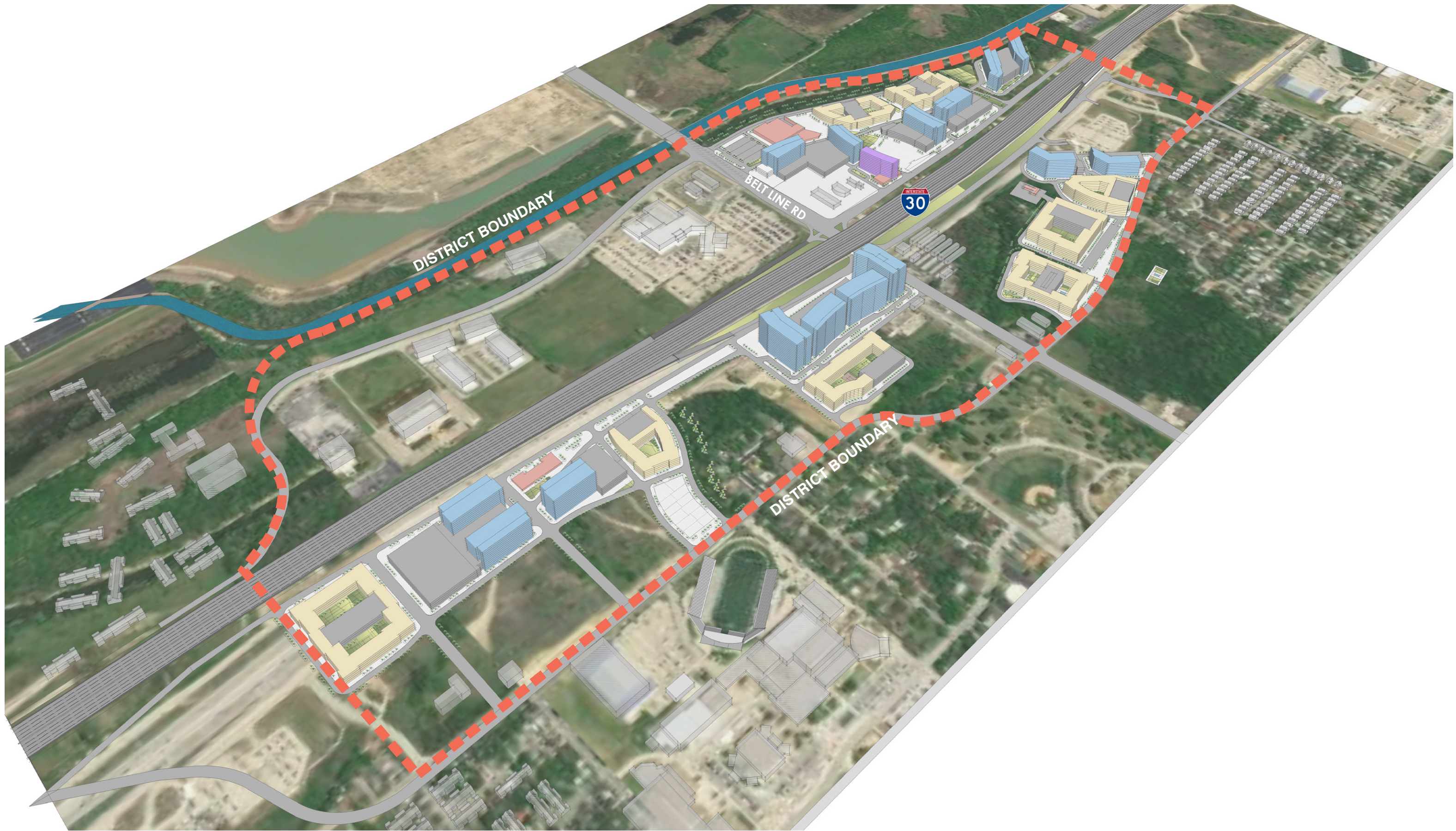












DISTRICTS

BISHOP ARTS



7TH STREET - FORT WORTH



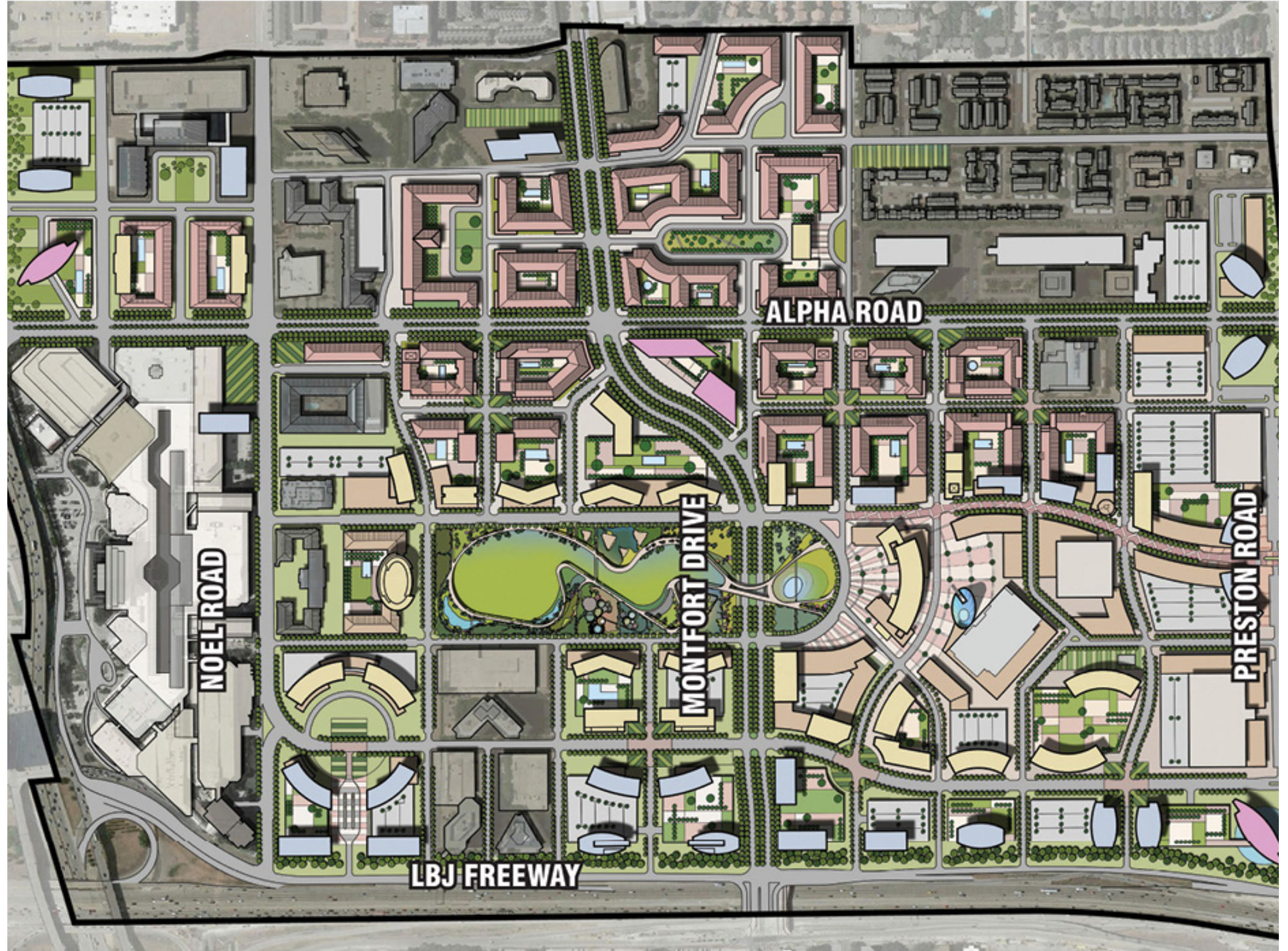
LEGACY WEST




CITYLINE



DALLAS MIDTOWN



DESIGN PRINCIPLES



THE GATEWAY MIXED-USE PLANNING PRINCIPLES

DESIGN FOR THE EXPERIENCE
DESIGN THE IN-BETWEEN SPACES
DESIGN AT EYE LEVEL

**DESIGN FOR
THE EXPERIENCE**



**DESIGN THE
IN-BETWEEN SPACES**



DESIGN AT EYE LEVEL





PLACE MAKING



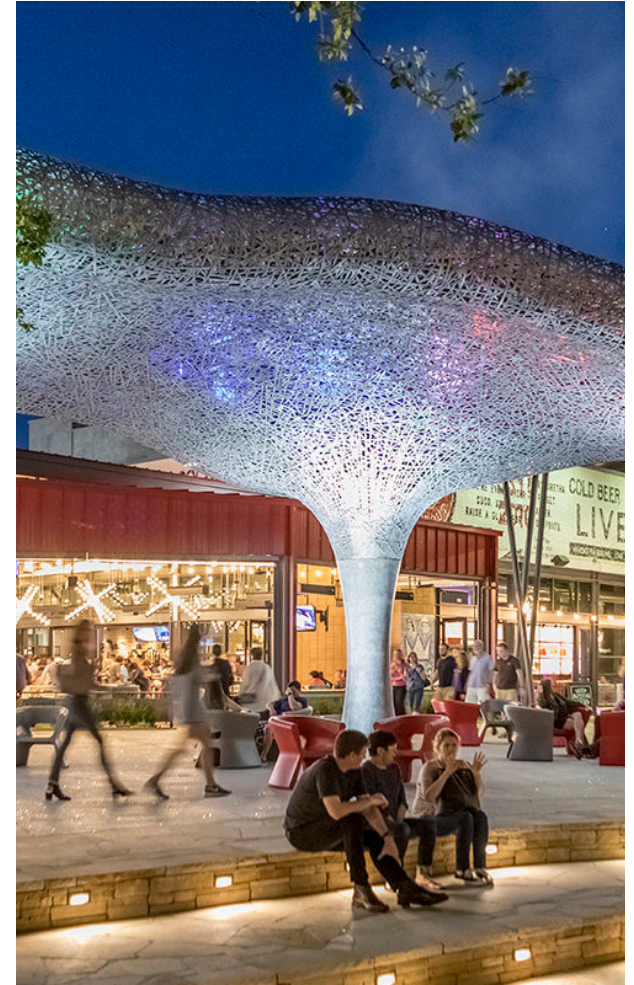
PLAZAS



DENSE MIXED-USE



GREEN SPACE



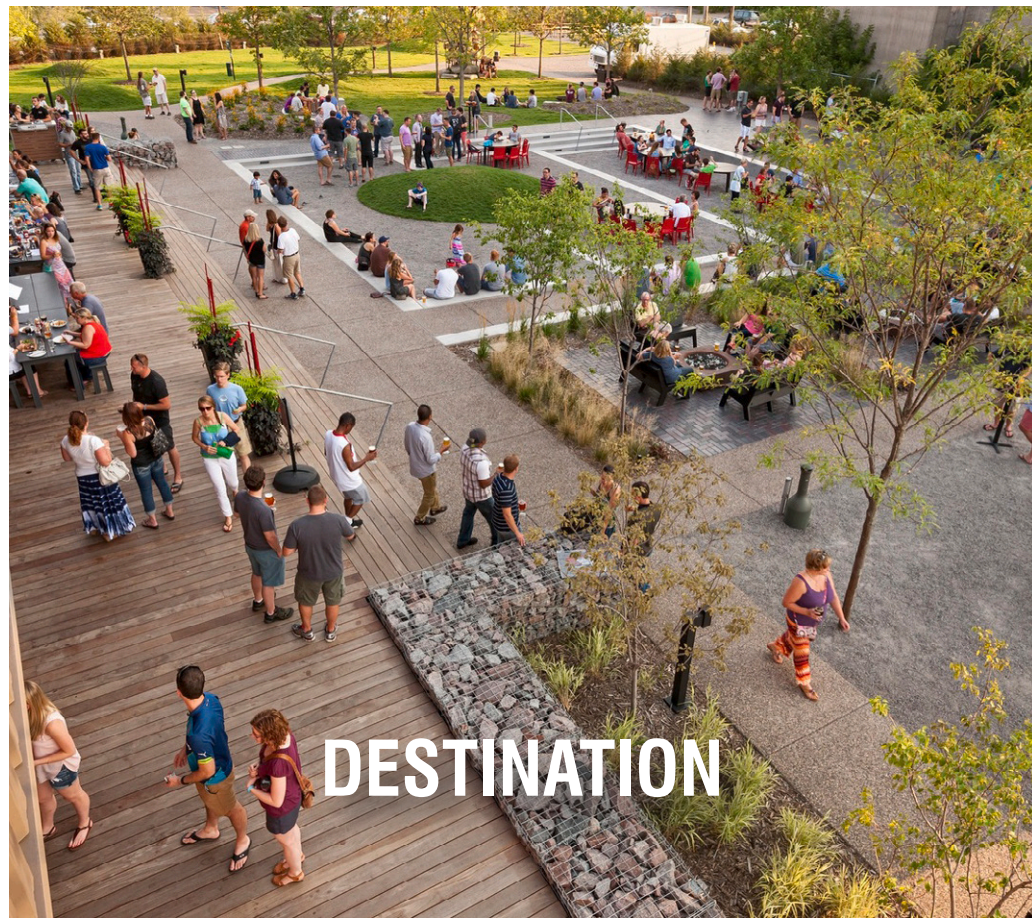
A PLACE TO ENTERTAIN



THOUGHTFUL DESIGN



CONTEMPORARY



DESTINATION



FLEXIBLE

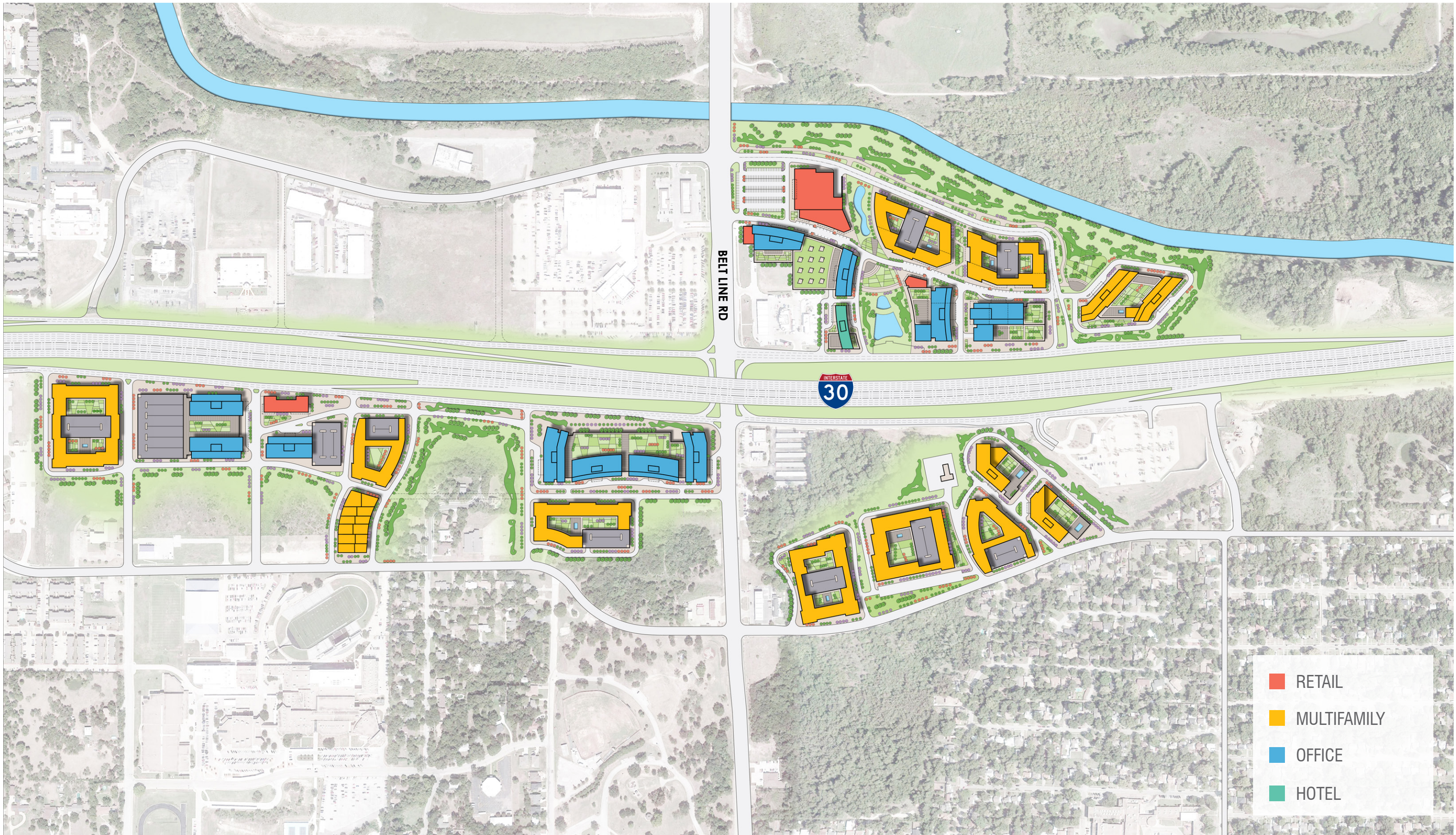


A GRAND EXPERIENCE



WARM TO THE PEDESTRIAN TOUCH

DESIGN PROPOSAL







AREAS

ITEM	USE	AREA/UNITS
1	OFFICE 1	240,000 SF
2	OFFICE 2	180,000 SF
3	OFFICE 3	180,000 SF
4	OFFICE 4	240,000 SF
5	OFFICE 5	210,000 SF
6	OFFICE 6	240,000 SF
7	OFFICE 6	240,000 SF
8	MF 1	300 UNITS
9	MF2	280 UNITS
10	MF3	320 UNITS
11	RETAIL	29,000 SF

- RETAIL
- MULTIFAMILY
- OFFICE
- HOTEL























REFERENCE IMAGES

OMNIPLAN - SERITAGE VALLEY VIEW



OMNIPLAN - BAYBROOK LIFESTYLE CENTER



OMNIPLAN - LIBERTY MUTUAL HEADQUARTERS



OMNIPLAN - BLOCK 23 MIXED USE

