

a new district named from the Grand Central Station that once belonged to this site. The Grand aims to offer a competitive alternative to the suburban neighborhoods by offering Houstonians access to everything in and out of downtown. In the near future a commuter rail station will be built in the Grand district; at last connecting visitors and neighbors to the center of Houston

BIG QUESTIONS:

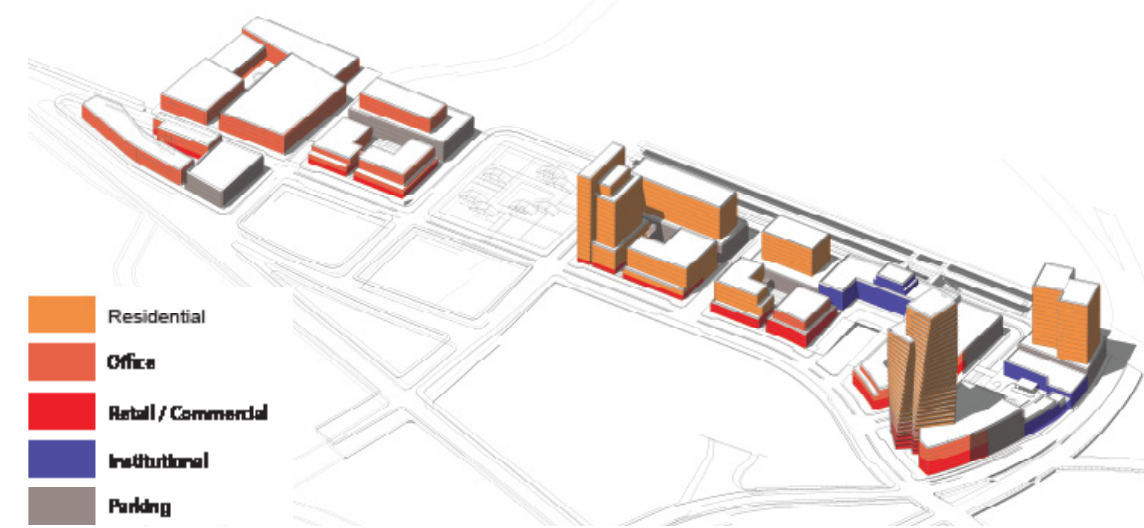
Houston in the year **2035** = { an additional 3.5 million people }
 { 1.5 million jobs }

but

how to plan for this? { without a slowdown to suburban development }

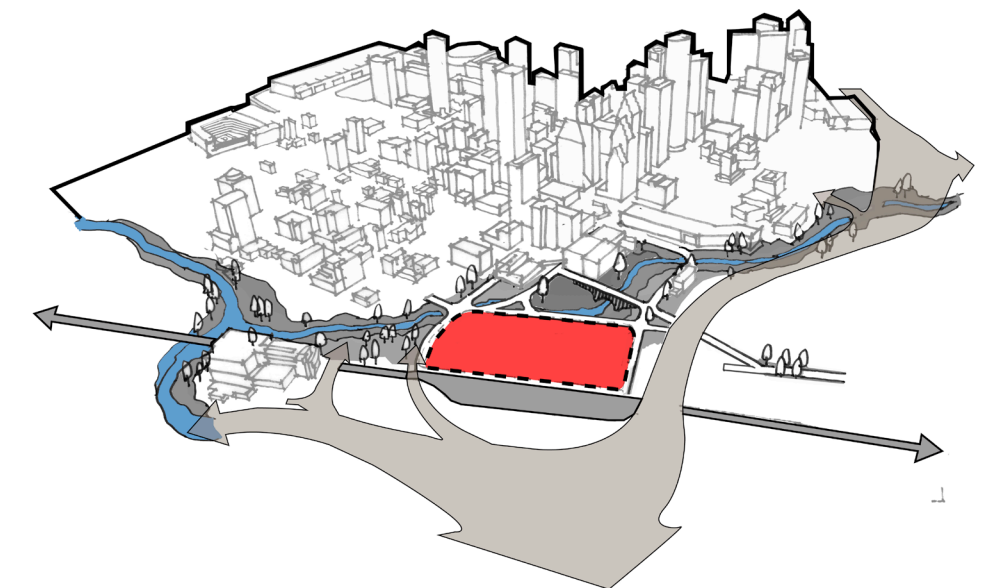
* according to H-GAC projections

LAND USES



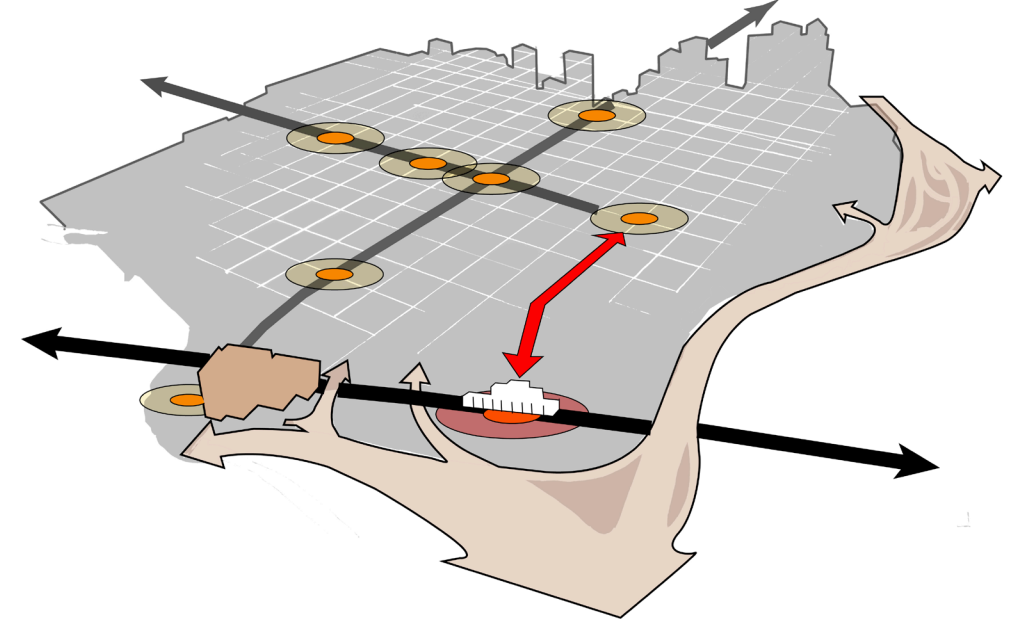
- Residential
- Office
- Retail / Commercial
- Institutional
- Parking

EXISTING PROPERTY POSITION



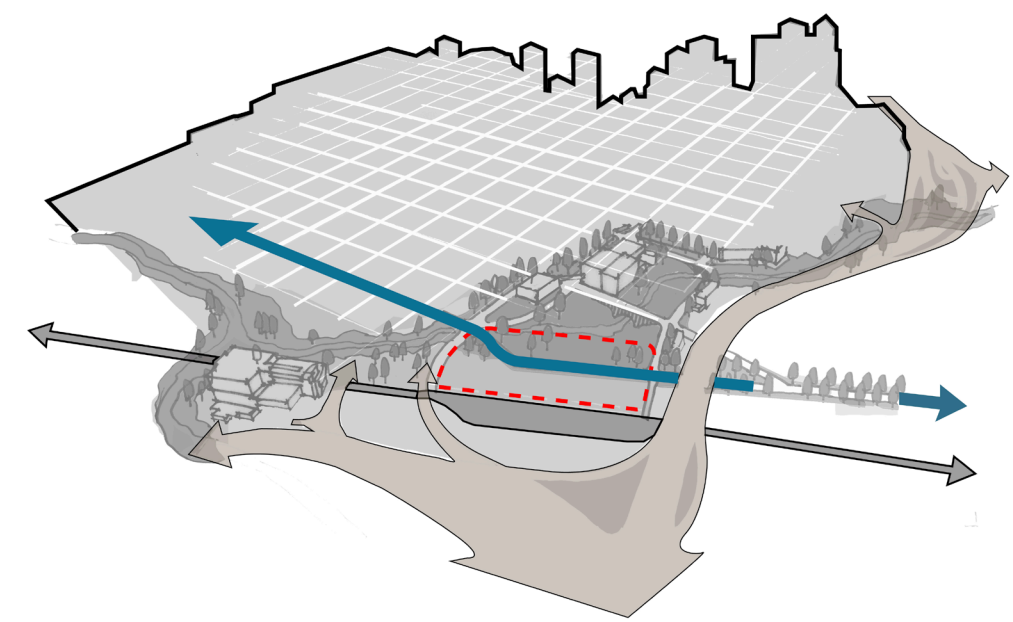
Our site sits in a beautiful location: superior views to downtown's skyline, the buffalo bayou corridor at your doorstep, walking distance to the theater district, historic district. Access to major freeways, Memorial Dr., Washington Street and a possible commuter rail connection in the future.

(re)NEW GRAND TRANSIT STATION



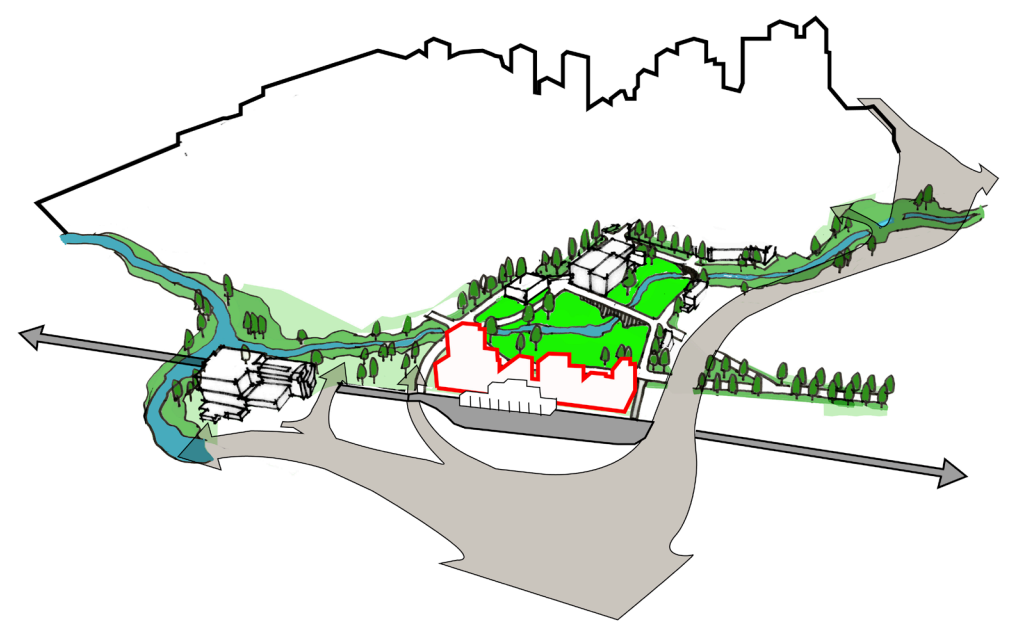
The opportunity to purchase the Amtrak station and integrate a future commuter rail into downtown is one that could have dramatic improvements to bringing suburban neighborhoods downtown and become an amenity for new residents to return to the city.

(re)CLAIM WASHINGTON STREET



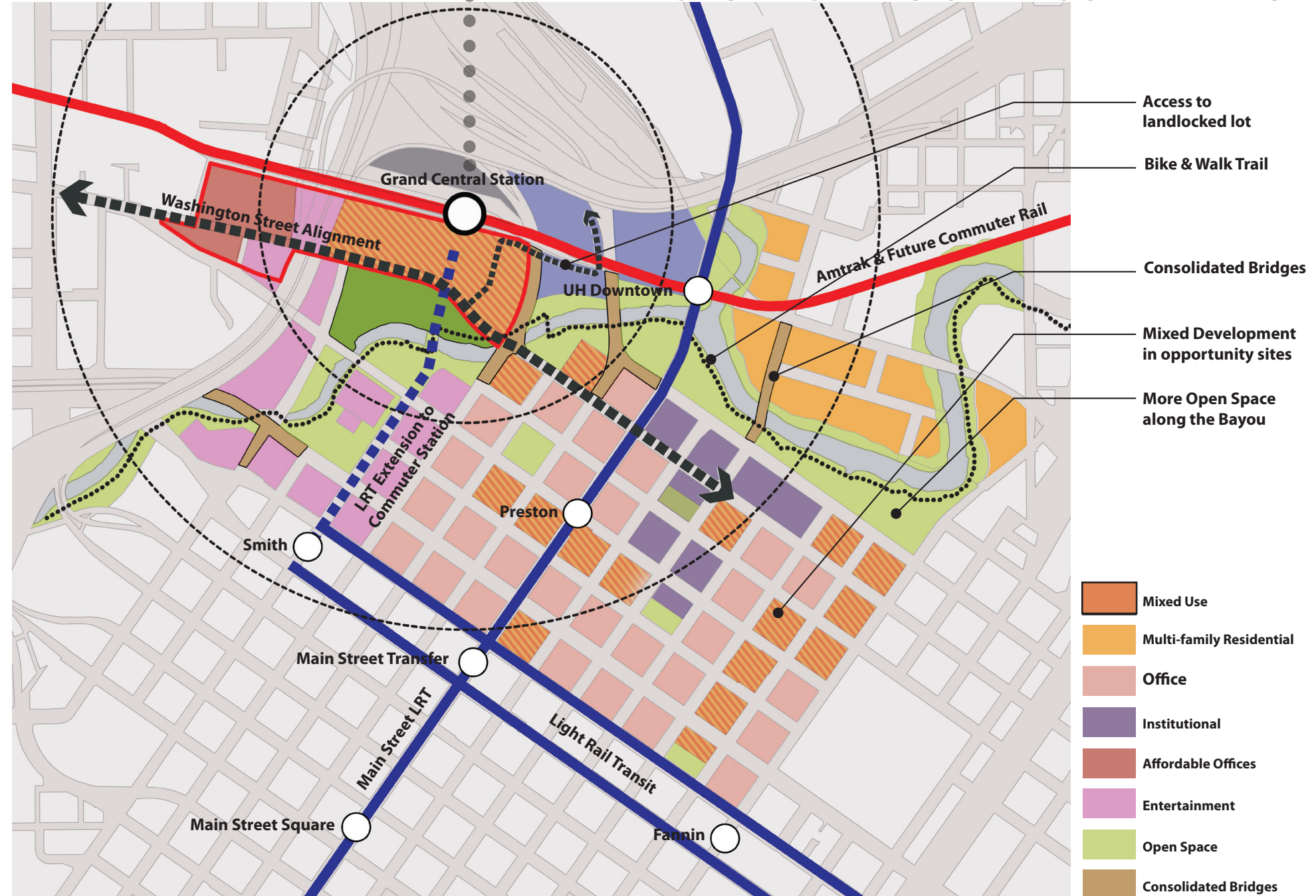
The neighborhoods off Washington Street have seen great investment in recent years. Reclaiming this historic street access is the fastest way to connect people downtown while increasing the value of this land to service communities.

(re)STORE BAYOU WATERFRONT



Franklin Street creates a physical and ecological barrier between this property and the buffalo bayou. Restoring this edge with a park frontage creates a great amenity to the city and increases the capacity of this land to hold a growing population.

CASTING A VISION AROUND TRANSIT

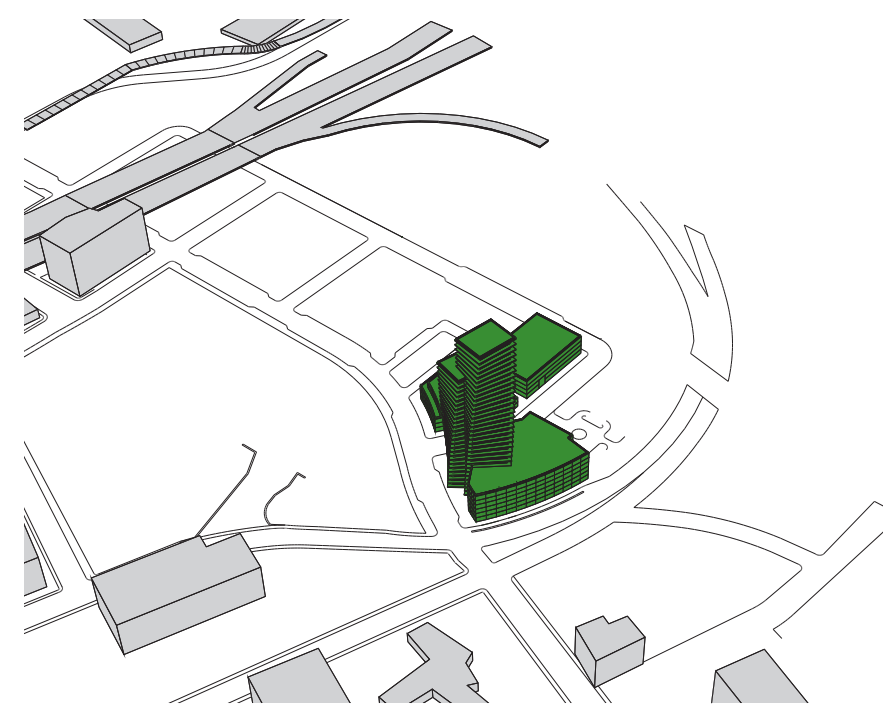


- Access to landlocked lot
- Bike & Walk Trail
- Consolidated Bridges
- Mixed Development in opportunity sites
- More Open Space along the Bayou

- Mixed Use
- Multi-family Residential
- Office
- Institutional
- Affordable Offices
- Entertainment
- Open Space
- Consolidated Bridges

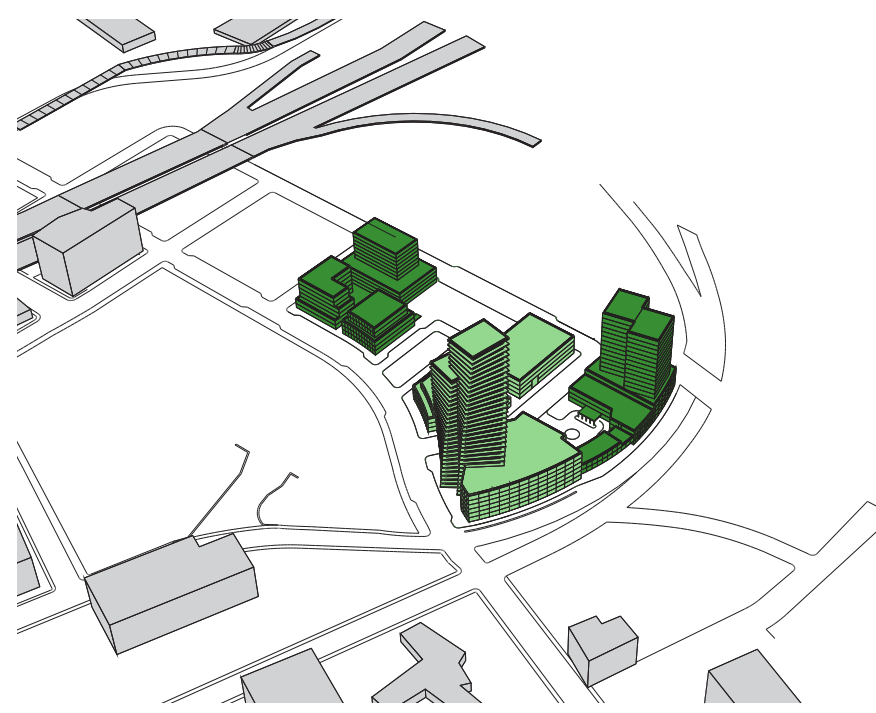
- 1 "The Grand" Residential Tower-overlooking park and skyline
Central Market Grocery (ground)
- 2 Grand Plaza -sculptural landform/ arrival entry to Transit station. This space is also a ROW for the city to connect a future light rail connection to the East End line of Smith and
- 3 Amtrak/ Commuter Rail Station
- 4 Arrival court for tower bldgs
- 5 Residential Tower 2
ground floor commercial
- 6 Shared Parking Garage
- 7 Detached commercial bldg
- 8 Commercial/ Res mix bldg
- 9 Commercial/ Res mix bldg
- 10 Commercial/ Res mix bldg
- 11 Parking Garage/ Res mix bldg
- 12 Commercial/ Res mix bldg
- 13 Commercial/ Res mix bldg
- 14 Parking Garage/ Res mix bldg
- 15 Urban skate park/ Food Truck flex space/ community work space.
- 16 Metro terminal road/ Service/ Fire
- 17 Office/ Garage/ Res mix bldg
"not part of proforma (vision only)
- 18 Rerouted HOV ramp (as per option 1)
- 19 electrical power station
- 20 "The Glade" at Park Grand
- 21 Existing Park space to connect
- 22 Smith Street bridge repurposed as pedestrian park infrastructure
- 22 Recreational access point to Buffalo Bayou.





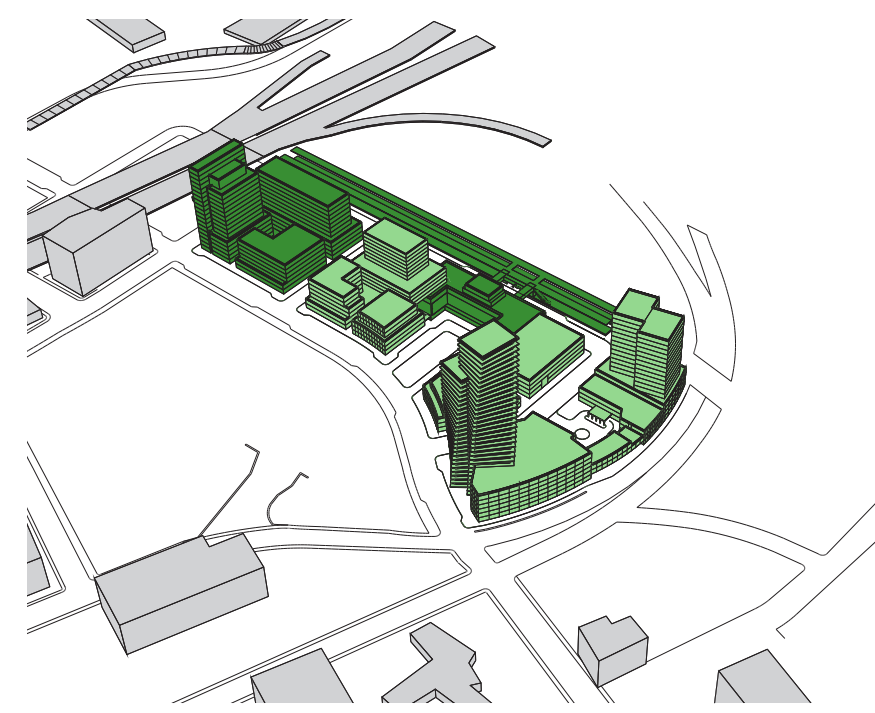
PHASE ONE

- Demolish existing USPS warehouse, establish new alignment of Washington street to connect the Washington street neighborhoods to Downtown.
- Demolish Franklin Street, create 'The Glade at the Grand' a new public park to set the stage for a new development and to enhance flood conveyance capacity of the bayou.
- Construct the Grand Tower and necessary commercial services to mark a presence



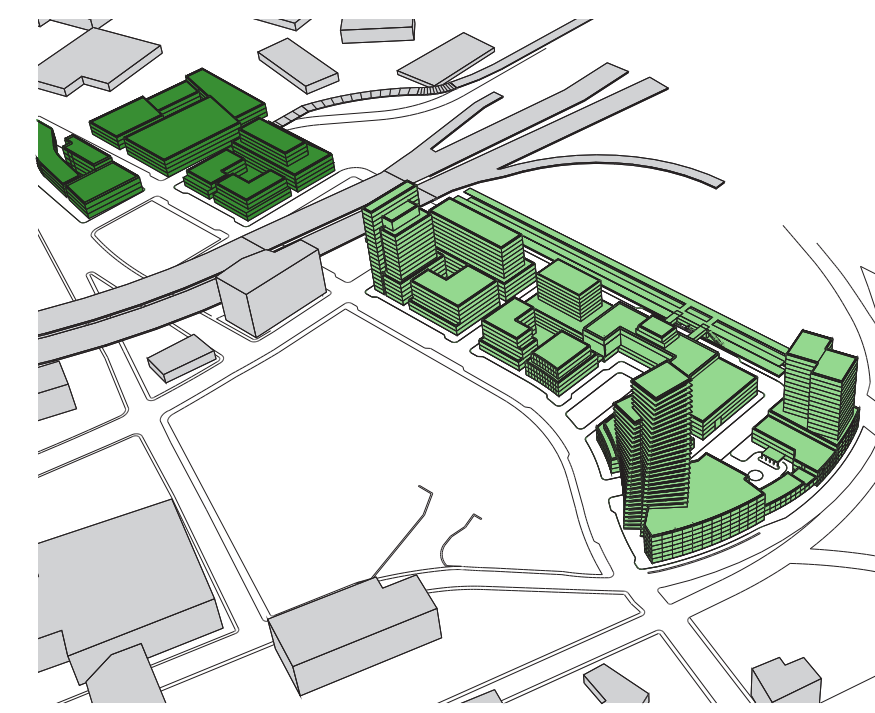
PHASE TWO

- Demolish existing USPS administrative building, complete the new park.
- High density mixed-use residential buildings with shared amenities
- Commercial, Office and Retail space to define grand plaza



PHASE THREE

- Increase density and create more amenities
- New railroad station completing the Grand Plaza



FUTURE PROVISION

Future provision for development of an entrepreneurs' domain proving affordable small offices, co-working spaces and live work units. (Not covered in ten year Pro-forma)



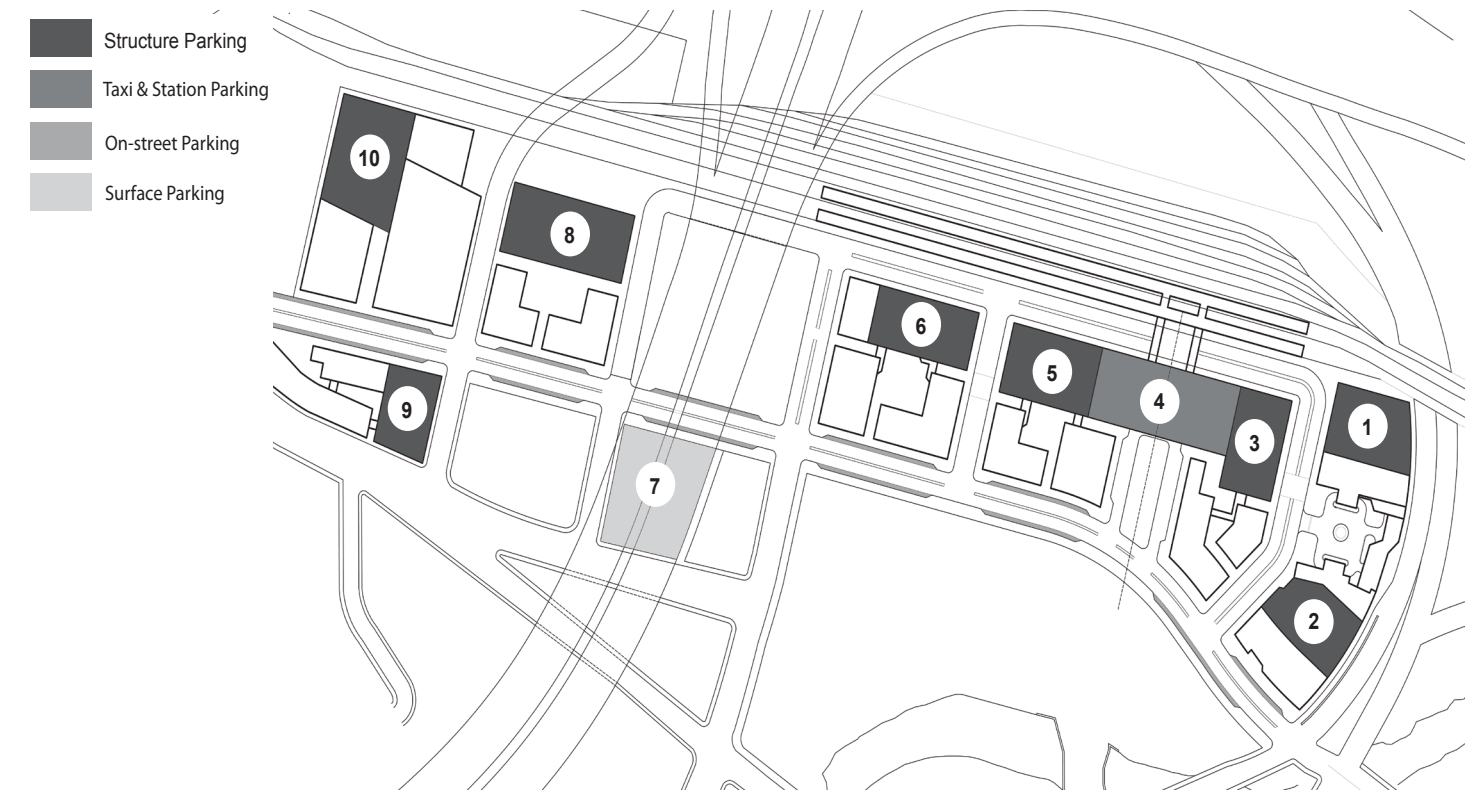
A walk down Washington Street with frontage to the park



Arriving from transit to The Grand Plaza overlooking Downtown

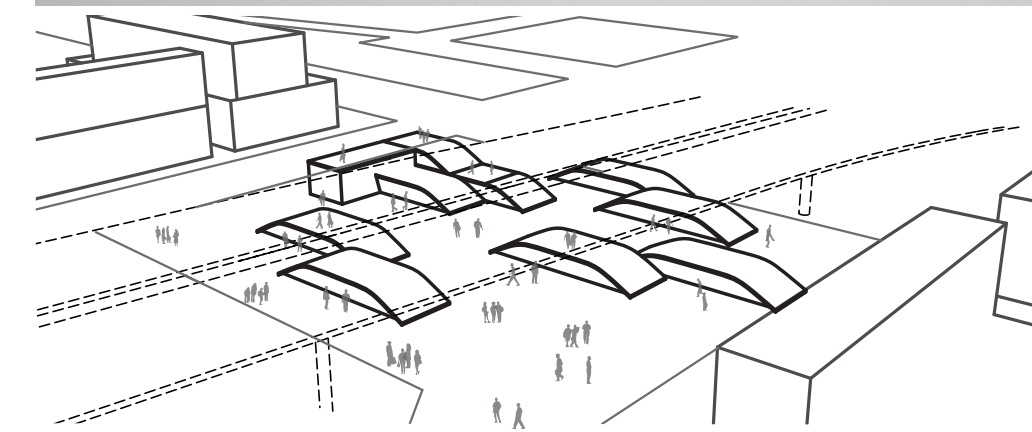
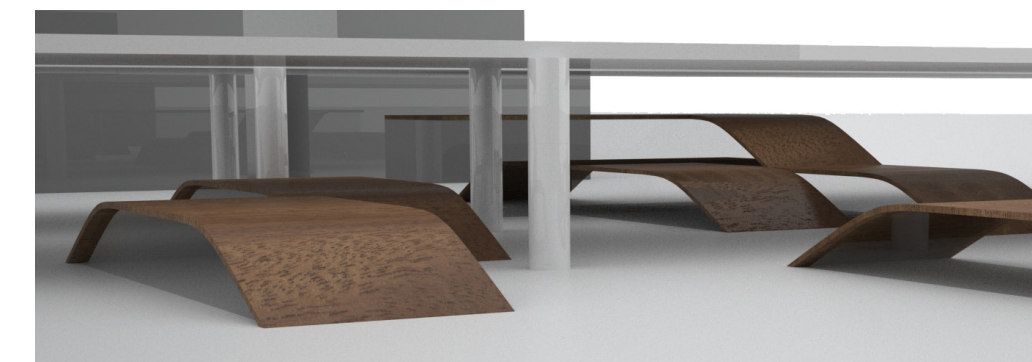


TEAM 2028



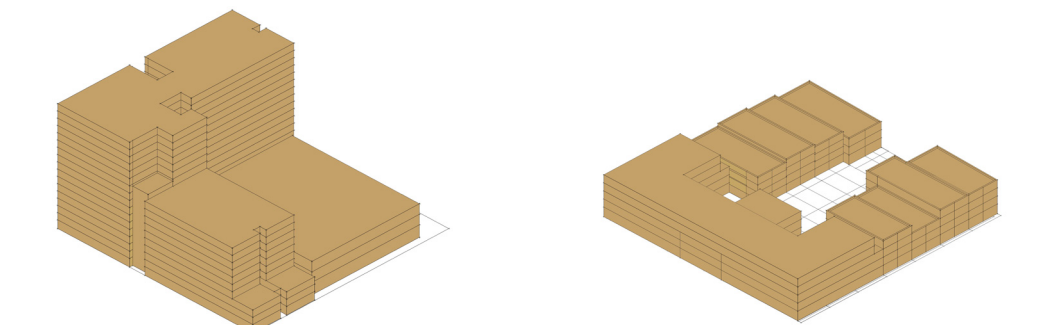
INTEGRATED PARKING
* for parking counts please refer to proforma

- Structure Parking
- Taxi & Station Parking
- On-street Parking
- Surface Parking



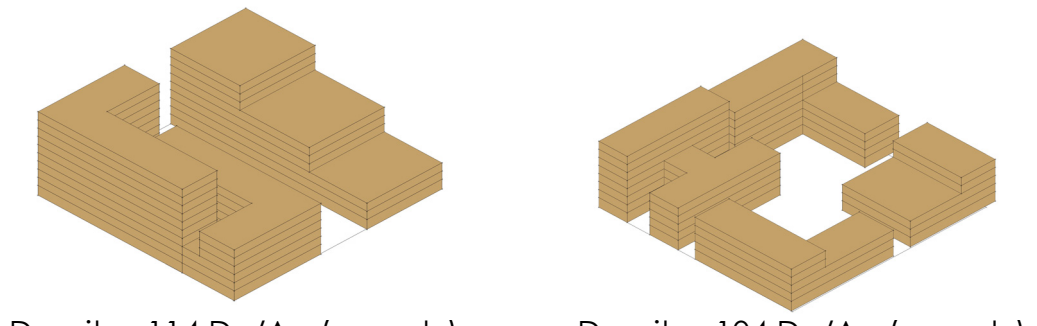
URBAN FLEX PARK

Skate Park, Food Truck hub, Community work space under the new Washington St. bridge



Density : 180 Du/Ac (res+office)

Density : 90 Du/Ac (res only)



Density : 114 Du/Ac (res only)

Density : 104 Du/Ac (res only)

URBAN BLOCK CONFIGURATIONS

Section through the commuter rail station, the Grand Plaza, the Glade and the Buffalo bayou.



TEAM 2028

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