



# PLANSOURCE

*professional planning services*

## **CIVIC DESIGN ASSOCIATES**

URBAN PLANNING | REDEVELOPMENT | ARCHITECTURE

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## **CENTRAL PLANTATION MASTER PLAN AND ZONING AMENDMENTS**

By current development standards, Central Plantation, an 860-acre suburban town center planned in the 1970's, is almost fully built out. While it has over three million square feet of office space and three major shopping malls, the area has no sense of place. Buildings are seemingly randomly distributed among huge surface parking lots, with few internal connections and no street life.

The proposed Master Plan looks at a 20-year redevelopment scenario and proposes to create a true town center by adding a new grid of pedestrian-friendly streets lined with mixed use buildings, a significant new residential component, a transit loop, additional parks and civic facilities, and proposes a gradual densification of uses by replacing surface parking with structured parking. CDA led the design charrette and Master Plan process and wrote the zoning amendments to implement it.

This project is a featured case study in the new Urban Land Institute book, *Getting Density Right*.