

# The Master Plan

What DFI presented as a Downtown Master Plan to Kannapolis City Council is outlined on the City's website as:

- **Anchors:** A sports and entertainment complex and a performing arts center. Anchors are projects that bring significant numbers of people to an area – consistently. Anchors also stimulate spinoff growth in the restaurant, retail and residential sectors.
- **Hotel:** A boutique hotel would be used by visitors to the area, conference attendees, the North Carolina Research Campus, sports teams and so forth.
- **Multi-story office complex:** Creates job opportunities in downtown.
- **Residential Living:** Condominiums and apartments woven throughout the entire downtown with the highest concentration on the former Plant 4 site.
- **Historic Preservation:** The plan includes saving the most historic block of buildings in the downtown, such as the GEM Theatre.
- **Retail/Restaurant Space:** A mix of small and large spaces which will offer goods and services, but also create entrepreneurship and employment opportunities.
- **Water Feature:** A unique aesthetic that creates a healthy living environment.
- **Plazas:** Large green spaces that would flow from the north to the south end of downtown. These spaces encourage people to enjoy the outdoors.
- **Streetscape:** West Avenue would be reconfigured with a curved tree-lined design that creates more outdoor dining and green spaces. Trees would be preserved and additional trees added.
- **Connectivity and Livability:** Sidewalks, bicycle lanes and adequate parking that allow seamless movement between the anchors, office, hotel, campus and residential areas. This creates a feeling of healthy living, community and neighborhood.

*Source: City of Kannapolis*