



# Project Visitors Center 2.0

(DMP Projects A.7 & C.9)

Concept Briefing



# Visitors Center 2.0

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## **Problem Statement:**

- Current facility is inadequate to accommodate the number of seasonal visitors.
- Current location requires walking across the railroad main line.
- Activities, people and organizations that support and impact economic development are physically separated.
- Physical separation causes inefficient operations unable to take advantage of "mass" and "unity of effort".

## **Recommendation:**

- Activities, people and organizations that directly impact economic development be co-located in a new Visitors Center.
- Locate the new Visitors Center in the Downtown.



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## Key Objectives:

- Improve the quality and frequency of communication between key personnel that drive growth and prosperity.
- Create "unity of effort".
- Enhance economic activity in Downtown



# Visitors Center 2.0

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## Occupants:

- Economic Development Director
  - Assistant
- Convention and Visitors Bureau Director
- Chamber of Commerce President (by invitation)
  - Assistant
- Communications and Marketing Director
- Main Street Manager
- Inspections Department (8 personnel)
- Farmers Market Coordinator
- Receptionist



# Visitors Center 2.0

## Space Requirements (Estimates):

- Entry / Reception Area 20x20 = 400 sf
  - Interactive / Historic Display Area 20x20 = 400 sf
  - Gift Shop Area 20x20 = 400 sf
  - Hospitality Area 20x20 = 400 sf
  - Kitchen / Breakroom Area 20x20 = 400 sf
  - Graphic Arts & Production Area 30x20 = 600 sf
  - Work Room (events and projects) 30x30 = 900 sf
  - Storage room 30x30 = 900 sf
  - Current & Future Operations Area 30x40 = 1,200 sf
  - Offices for 10 15x15 = 225 sf x 10 = 2,250 sf
  - Conference / Board Room 40x50 = 2,000 sf
  - Public Toilets 20x20 = 400 sf
- 10,250 sf**



# Unity of Effort

EDC

Chamber of  
Commerce

Main Street

Convention &  
Visitors Bureau

Tourism Board

City Staff



Downtown  
Businesses

Railroad Board

Museum  
Board

Consulting  
Partners

Investors

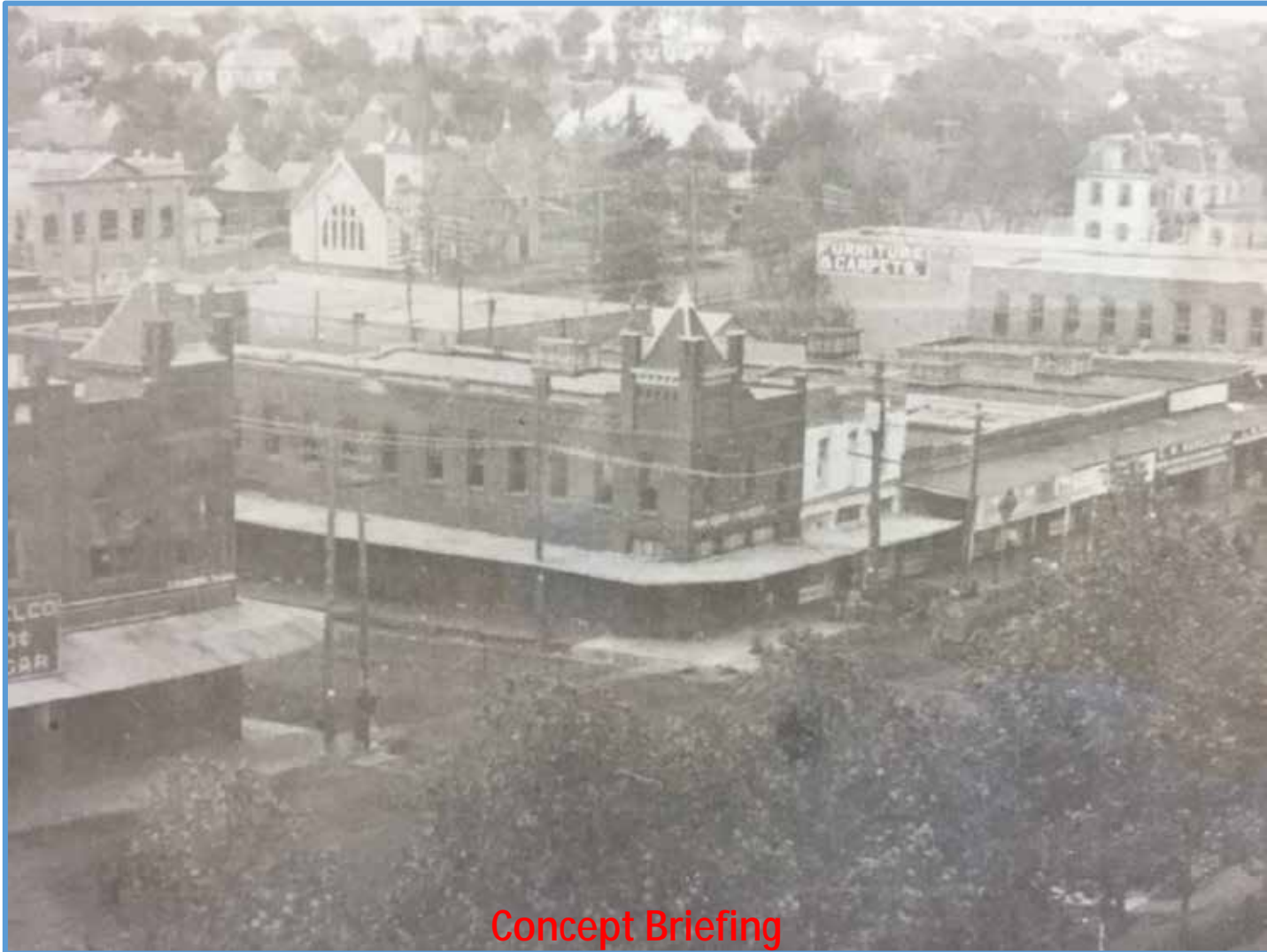
Developers

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# Visitors Center 2.0

- Historic Structure:



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# Visitors Center 2.0

- Architexas (Craig Melde)



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# Visitors Center

- Grapevine CVB:



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