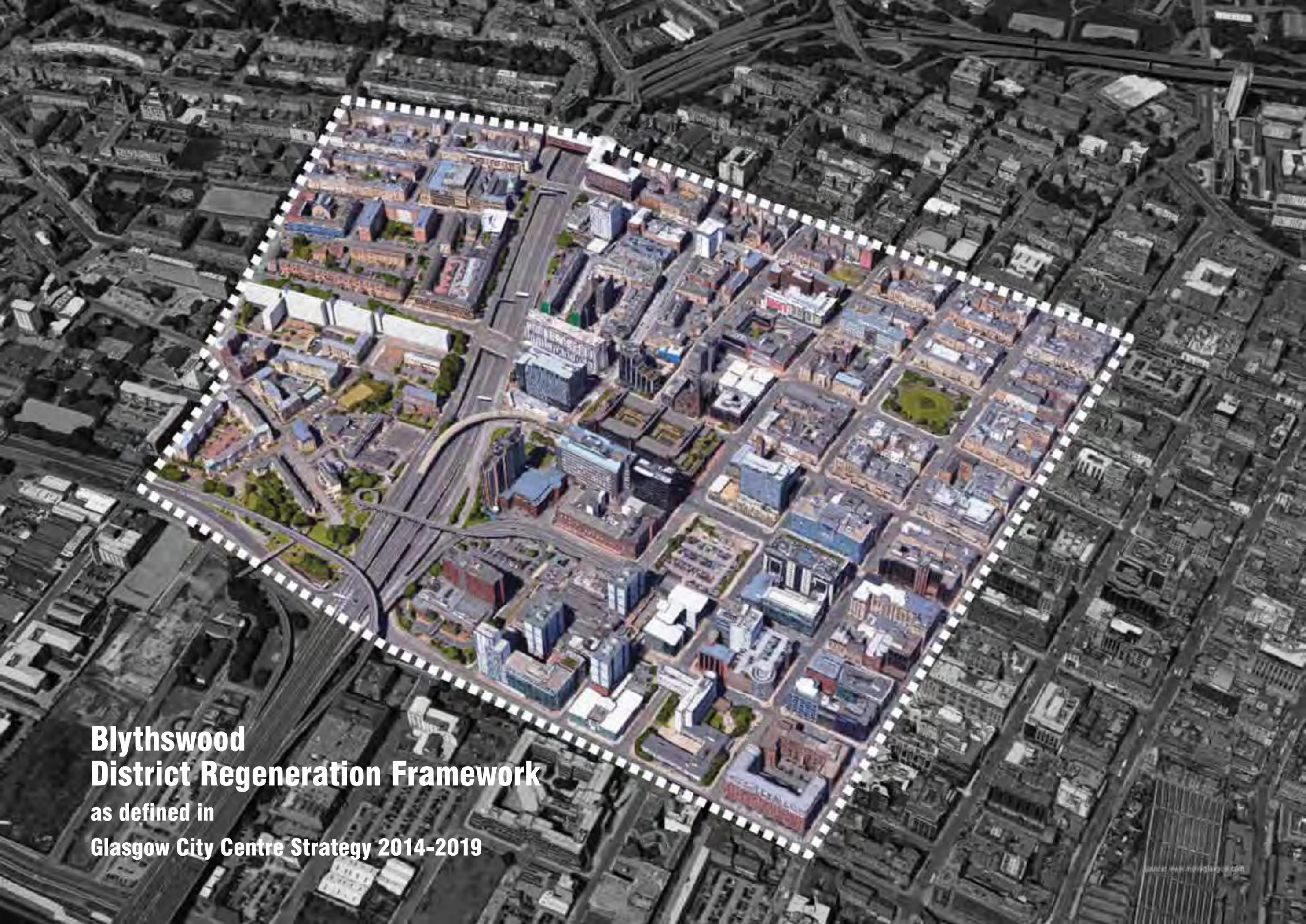


# (Y)OUR BLYTHSWOOD

**Glasgow City Centre District Regeneration Frameworks**  
**Blythswood District - Final Draft Report**  
June 2019

**MVRDV**  
Austin-Smith:Lord



**Blythswood  
District Regeneration Framework**  
as defined in  
**Glasgow City Centre Strategy 2014-2019**

## Project Team



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# Introduction

The Blythswood District Regeneration Framework (DRF) study area encompasses a diverse area of central Glasgow, covering an area more varied than the name suggests. Glasgow's planned 18th century westward expansion resulted in the urban grid that was laid out over Blythswood Hill. Despite being eroded over time, the cohesion of the Georgian urban grid is still evident around Blythswood Square at the summit of the eponymous drumlin hill. However the DRF area extends westwards from West Campbell Street to straddle the M8 motorway and encapsulate the area between two of Glasgow's most famous, formerly great streets; Sauchiehall Street and Argyle Street.

Within this area there are some architectural gems and landmarks including Alexander 'Greek' Thomson's St. Vincent Street Church, Mackintosh's refurbished Willow Tea Rooms, the neo-classical Mitchell Library overlooking the M8 cutting, the under occupied former Glasgow High School and some of Glasgow's great Victorian and

Edwardian commercial architecture. The area also includes some of Glasgow's most unprepossessing post WW2 architecture, much of it clustered along the M8 corridor and including social housing, hotels, and vacant or under occupied offices.

The area is undergoing significant change. Some of the mediocre Modernist architecture is being replaced by new commercial development in and around the Central Business District, Cadogan Square, the former Albany site, and the area between the motorway and Blythswood Square which features new hotels, student residential development and a pipeline of mixed use schemes including private rented sector (PRS) residential. The new Scottish Power headquarters and the neighbouring St. Vincent Plaza office development announce themselves on the city's skyline and make manifest a shifting pattern of early 21st Century development to meet the motorway.

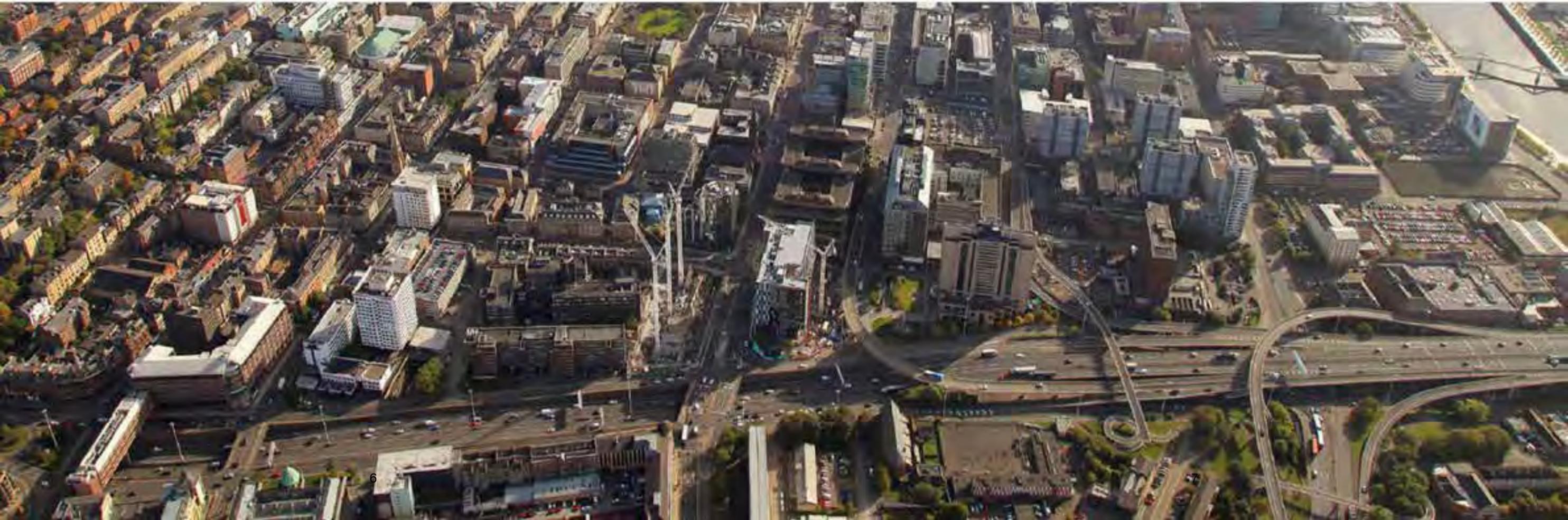
The city centre's relationship with the motorway is crucial and this DRF addresses how to mitigate the negative impact the M8 has on the adjacent urban environment. The M8 is also considered in the Broomielaw and Sauchiehall / Garnethill DRFs and this DRF should be read in conjunction with them and the emerging possibilities for an M8 cap at Charing Cross. Any future plans would have to be developed in collaboration with key stakeholders, including Transport Scotland.

The opportunity to retrace and reinforce lost or underwhelming arterial routes across the motorway to join up established and emerging 'high street' centres is important. As Finnieston / Argyle Street matures as a revitalised retail / leisure destination, super-charged by the Scottish Event Campus, there exists an opportunity to link and regenerate Sauchiehall Street and Argyle Street from the city to the West End. The City Deal Avenues investment on both streets, should act as the basis for a regeneration strategy that supports local businesses by maximising street-life and footfall and creating a far more attractive destination infused with culture and creativity given the proximity of Glasgow School of Art (GSA), the

Royal Conservatoire and the Glasgow Film Theatre.

As noted above this part of the city is undergoing significant change and churn. Redundant office stock is being refreshed or replaced for residential, hotel / leisure or new commercial / workplace environments. This remixing of uses presents an opportunity for this piece of the city to integrate positively with adjacent neighbourhoods. To the west of the M8 the residential-led Anderston masterplan is refreshing existing social housing stock with selective demolition and replacement of contemporary tenements that start to repair the historic street pattern partially erased by Modernist planning.

The District hosts some of Glasgow's most emblematic cultural destinations including the massive Mitchell Library and the elaborate King's Theatre. It also has a notable lack of public open space, with the only noteworthy green space being the private garden in Blythswood Square. Maximising these cultural assets whilst providing enhanced public spaces is a key focus for this DRF.



This District Regeneration Framework outlines a vision, projects and an action plan to refocus the Blythwood district of Glasgow in the next ten years. It overlaps with adjacent DRFs, notably Broomielaw, Central and Sauchiehall / Garnethill. It is intended to align with these DRFs, and in combination set out a framework for adapting Glasgow to the changing demands of contemporary city life as well as local and international challenges.

With consideration of resource constraints the action plan has been consolidated into a more deliverable range of priorities that will be confirmed through a formal public consultation on the draft DRF.

This part of the city centre is undergoing a repositioning which, if successful, could be transformational to the city's economic, cultural, social and civic health and future prosperity.

Preparing this Framework has been a collaborative, collective effort involving the many people with a stake and interest in Glasgow City Centre and the Blythwood DRF area. For this reason this project is underscored by this collective effort, expertise and energy.

#### **(Y)our City Centre, (Y)our Blythwood district**

This city's motto is "Let Glasgow Flourish". If Glasgow is to flourish in the 21st century the city centre will have to be at the vanguard of wider regeneration, with Blythwood leading the way and testing how to redefine (Y)our Future City Centre.

## **The Assignment**

The City Centre Strategy and Action Plan 2014-19 sets out a vision and objectives for central Glasgow and defines nine city centre Districts; one of which is Blythwood district. A Regeneration Framework is to be prepared for each District.

The pilot Framework was prepared for Sauchiehall + Garnethill and was completed and published in 2016. The next four Districts are: Broomielaw, St. Enoch, Central and Blythwood. The last four District Regeneration Frameworks will be for the Merchant City, Learning Quarter, Townhead and Cowcaddens.

Each District Regeneration Framework will guide physical, social and economic regeneration and may inform Supplementary Planning Guidance (Local Development Frameworks and/or Strategic Development Frameworks as defined in the City Development Plan (2017).

## **(Y)our Ideas**

This District Regeneration Framework has been prepared in collaboration with a wide array of stakeholders and consultees. Ideas and opinions have been shared by Glaswegians and visitors to the city. Engagement and consultation has been conducted on-street, online, in public exhibitions, design workshops and via social media. Participants have included residents, businesses, land and building owners / occupiers, developers and investors, local and national agencies, Council departments, elected members, charities, voluntary organisations and tourists.

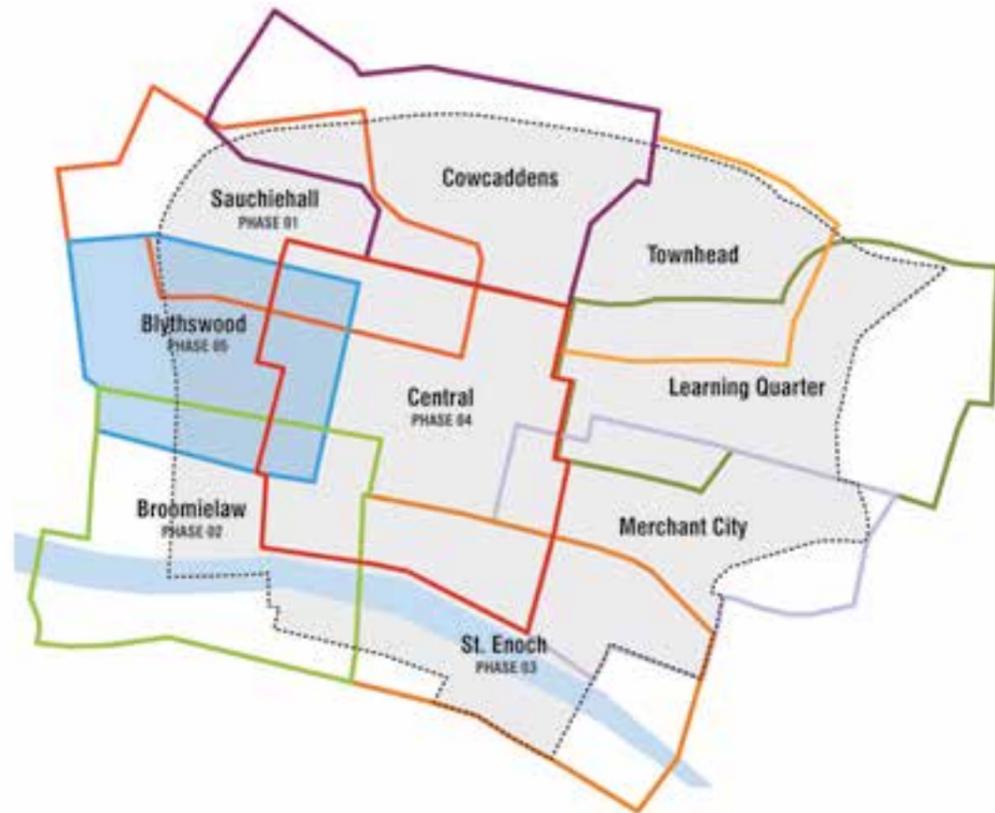
(Y)our Ideas have informed and shaped the recommendations and projects emerging through (Y)our Blythwood District Regeneration Framework.

## (Y)our Blythwood District Boundaries

The boundaries for the (Y)our Blythwood District Regeneration Framework are defined in the Glasgow City Centre Strategy and Action Plan 2014-19. The Framework encompasses an area between Argyle Street to the south and Sauchiehall Street to the north. The western boundary is defined by Elderslie Street / Little Street whilst the eastern edge is defined by West Campbell Street.

The Blythwood DRF area is focused on Blythwood Hill, running down towards the Clyde to the south and to Sauchiehall Street to the north. The M8 cuts through the area as it crosses the River over the Kingston Bridge before cutting around the west and northern flanks of the city centre. The area encompasses two low level rail stations (Charing Cross and Anderston).

The full extent of this Framework area is 56 hectares.



## Purpose and structure of this Report

### PURPOSE OF THIS REPORT

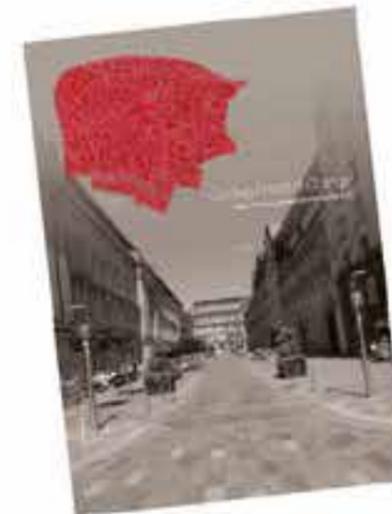
The principal purpose of this District Regeneration Framework (DRF) is to guide forthcoming physical, social and economic regeneration and development in the area of the city centre designated by the City Centre Strategy 2014-19 as the Blythwood district.

The City Centre Strategy states that each DRF will contribute to Supplementary Planning Guidance.

The City Development Plan (2017) confirms that a Local Development Frameworks (LDF) will be produced for each of the 9 districts identified in the City Centre Strategy, and that a Strategic Development Framework (SDF) will be prepared covering the entire city centre and all 9 districts.

It is therefore intended that this DRF will contribute to the planning policy for this District of Glasgow's city centre. It is anticipated that the Planning Policy chapter and other planning related elements of each DRF should be incorporated as Supplementary Guidance within an SDF or LDF, subject to it being consistent with the City Development Plan and planning authority approval, and then be considered a material consideration in planning matters affecting the Blythwood DRF area.

This DRF should be read in conjunction with the City Development Plan (2017) and the City Centre Strategy 2014-19 and their respective successor documents. It should also be read in conjunction with the City Centre Strategic Development Framework which is to be prepared in line with guidance set out in the City Development Plan (2017).



### STRUCTURE OF THIS REPORT

This DRF considers the role the Blythwood District has to play in the wider renewal of Glasgow city centre. The regeneration of Glasgow City Centre and the River Clyde corridor should be considered national priority projects and the Blythwood DRF area has a pivotal role in redefining the city centre's future role. The Framework assesses the significant challenges and opportunities that will continue to define Glasgow city centre's environmental, spatial, economic and social performance. It confirms overarching objectives that must be met if Glasgow is to compete as a leading European city, and reinforces the importance of the city centre as the engine for the city region's economic, cultural, civic and environmental health. It outlines fundamental principles to ensure Glasgow has a sustainable, resilient and vibrant city centre that is remarkable, attractive and convivial.

In support of these principles and to help deliver the overarching objectives for (Y)our City Centre this report sets out a framework of projects within the Blythwood district and an associated Action Plan to help prioritise implementation. It also outlines additional planning policy specific to the Blythwood district.

The (Y)our Blythwood Projects are outlined within six themes;

- (Y)our Updated Mobility
- (Y)our Urbanised M8
- (Y)our Great Streets and Spaces
- (Y)our Great Buildings
- (Y)our Vibrant Blythwood
- Transforming (Y)our Blythwood

Each project is described and cross referred to the objectives that it aligns with. The Action Plan suggests priorities, project leadership and inputs, early actions and sequence of tasks towards implementing each project co-ordinated within the overall DRF. This Action Plan is therefore the principal point of reference in monitoring and co-ordinating delivery of the (Y)our Blythwood District Regeneration Framework.

It is incumbent on project delivery lead and partners to undertake project risk assessments at the commencement and during the implementation of each project, in view of circumstances at that time.

## Policy Context



**Glasgow City Development Plan 2017**

The City Development Plan was adopted in March 2017 and is the new statutory Local Development Plan for Glasgow, comprising two overarching policies (the Placemaking Principle and Sustainable Spatial Strategy) and ten policies supported by supplementary guidance.

This Blythswood DRF promotes design excellence and low-carbon place-making to deliver a mixed use city centre district characterised by a diverse economy and community, in a high density walkable neighbourhood with excellent public transport and great public spaces.

It is therefore aligned with the CDP Key Aims and Strategic Outcomes to create;

- A healthy, high quality place
- A compact city form that supports sustainable development
- A vibrant place with a growing economy
- A thriving and sustainable place to live and work
- A connected place to move around and do business in
- A green place which is resilient, accessible and attractive

The aim of the Placemaking Principle policy CDP 1 is to “improve the quality of development taking place in Glasgow by promoting a design-led approach.” This policy also supports city centre living in this location, outlining planning requirements which can align with the Blythswood DRF objectives.



**Glasgow City Region: City Deal**

Glasgow City Council and seven neighbouring local authorities in the city region and Clyde Valley have secured one of the UK’s largest City Deals.

The Glasgow City Region City Deal will fund major infrastructure projects; create thousands of new jobs and assist thousands of unemployed people back to work; improve public transport and connectivity; drive business innovation and growth and generate billions of pounds of private sector investment.

The City Deal will support the local area to achieve its shared long-term vision for the local economy through four key areas of focus:

- Improved infrastructure
- Growth in Life Sciences
- Supporting Business Innovation
- Tackling unemployment

There is a £1.13 billion fund to support the delivery of improved infrastructure including an improved transport network across Glasgow and the Clyde Valley, key development and regeneration sites and improved public transport. There are two aspects that are of specific relevance to Blythswood;

### **City Centre Enabling Infrastructure Integrated Public Realm Programme – the ‘Avenues’ project**

£115m fund for a programme of improvement works which will upgrade and enhance the look and feel of Glasgow city centre by delivering a network of avenues and public realm investment, which will support the city centre economy and help increase footfall.

### **Waterfront and West End Innovation Quarter**

The investment in this part of the City Deal project (£114m) will increase economic growth by continuing the regeneration of the Clyde Waterfront as an attractive urban quarter.

Blythswood DRF area should benefit from City Deal funded enhancement to public realm (Avenues) and investment on the Waterfront.



**Glasgow Economic Strategy 2016-2023**

The Blythswood DRF objectives fit well with the Glasgow Economic Strategy 2016-2023 (November 2016) the aim to make **‘Glasgow the most productive major city economy in the UK’**.

The current Economic Strategy outlines 10 themes;

1. Raising health
2. Skills for all
3. A fairer Glasgow
4. Supporting key sectors
5. Innovation/high value employment
6. Smart infrastructure investment
7. Housing mix including an increase in city centre population
8. Supporting enterprise
9. Linking education & employment opportunities
10. Increasing population & retaining talent

Glasgow, and the Blythswood district will only realise its potential if more innovation is encouraged, the business base grows, skills provision is better linked with the needs of the local economy and longstanding health issues are tackled.

### **Blythswood District: Today**

The Blythswood District is divided by the M8 which cuts through the area in a north-south axis, physically separating what is essentially the western portion of the city’s central business district, with the edge of the predominately residential area that extends as far west as Elderslie Street and less densely-built up Kelvingrove/west-end area. St Vincent Street is the main east-west axis forming a central spine through the district, with both Sauchiehall Street along its northern edge and Argyle Street on its southern boundary also providing key routes into

the area. The Blythswood district’s strong urban grid dominates including Blythswood Square, but is fragmented south of St Vincent Street where a cluster of hotels dominates in the Anderston/ Broomielaw area close to Anderston railway station. Key facilities in the district include the King’s Theatre, Charing Cross Station, with the Mitchell Library overlooking the M8 from its western side.

The dominant property use in Blythswood is offices (58%) followed by hospitality/ leisure (19%), and then residential use (18%). Blythswood’s substantial office stock includes a broad mix of building types, from townhouses west of the M8 and around Blythswood Square, to a concentration of high density modern offices at St Vincent Street / M8. This includes the new speculative St Vincent Plaza (whose occupiers include KPMG) and Scottish Power’s newly opened headquarters. The District also includes core CBD buildings where it overlaps with Central and Broomielaw (around the Bothwell Street / Waterloo Street area).

Ryden conclude that Blythswood is an adaptable, inner urban property market location that includes a combination of primary and secondary commercial streets with building stock of mixed size, type and vintage. The stock tends to allow the area to respond to the ebb and flow of land uses over time. Currently the area is responding to a market cycle favouring pre-committed rather than speculative development, including hotels (e.g. the new Dakota Deluxe), student housing (eg. Bath Street/ Pitt Street under construction) and offices (e.g. Scottish Power’s HQ). The retail market cycle by contrast has passed its peak, although leisure (including cafes, restaurants) remains an active sub-market. The city centre residential development market has been quiet since the 2008 crash, but is beginning to show early signs of re-mobilising for the next development market cycle and the private rented sector (PRS) in Blythswood is gaining traction. Overall the mix of building stock and sites means that Blythswood can continue to respond to a range of market sectors.

**Blythwood District: Future Distinctive Economic Development Role**

Blythwood District’s mix of building stock and sites has a very distinctive role to play in the future wider economic renewal of Glasgow city centre. The District Framework has evolved from Getting Ahead of Change: Glasgow City Centre Strategy 2014-19 with the particular emphasis on:

- Work & create - to be the biggest job generator in Scotland;
- Invest & build- to remain a top ten investment location in Europe;
- Stay & live- to grow the residential population ensuring an adequate level of supporting infrastructure;
- Shop & play- to maintain Glasgow’s position as the best destination to shop and play outside London and;
- Visit & enjoy- to be the most prominent leisure and business tourism destination.

The Blythwood DRF fits with the ten Glasgow Economic Strategy themes (listed above) and the opportunities to promote four of the key sectors identified in the Glasgow Economic Strategy (see table below).

**Blythwood District Framework & Fit with the Glasgow Economic Strategy 2016-2023 Sectors**

Glasgow Economic Strategy (2-16-23) Sectors	Blythwood Focus
Digital Technology	
Finance & Business Services	
Creative Industries	
Low Carbon	
Health & Life Sciences	
Engineering, Design & Advanced Manufacturing	
Tourism & Events	
Higher & Further Education	

A crucial economic development challenge for Blythwood District is to continue to **attract and retain jobs and skills** now and in the immediate future. Blythwood needs to continue to attract investments and investors, to renew with growth and maintain the great streets and spaces for future generations. The District, with its mix of building stock and sites, can accommodate **flexible working opportunities including telecommuting, remote work or staggered working hours** that are emerging in every sector of the economy and where there is also a convergence of industrial and service-level skills. These trends are inherently linked to the value chain and higher levels of productivity and professional training.

The projects proposed In Blythwood DRF are also an opportunity to match jobs and skills by creating new investment projects that increase the number of opportunities for business enterprise. This includes promoting **a start-up friendly environment, attracting talent, promoting and funding innovation** and generally ramping up the ecosystem for welcoming start-ups in the City Centre. Investment in transport infrastructure is also a powerful means to **increase mobility in the job market** thus making it easier for workers to get to their jobs Glasgow City Centre and expanding the recruitment pool for companies so they can improve productivity

Blythwood District has to remain **constantly dynamic and stand out from other districts** in UK and European cities competing for business, enterprise and investment. There is a significant and growing business and hotel sector presence in Blythwood District with the recent completion of some signature developments (e.g. Dakota Deluxe and Scottish Power’s HQ) and the retrofitting and upgrading of other historic building stock for office use. The DRF aims to continue this trend and to add to the street level mix of uses that include retail / leisure / food and drink. Historic Blythwood Hill and the Central Conservation Area within Blythwood offer **very distinctive opportunities to repurpose vacant spaces for a variety of innovative uses**. Bothwell Street should become more of the ‘high street’ for corporate Glasgow providing local facilities, and lunch time and early evening coffee shops/bars/restaurants.

Laying the groundwork for ultra-highspeed broadband in the city centre within business space, homes and public infrastructure and in development projects in Blythwood also offers **clearly visible benefits for growing the pool of innovative businesses** operating in the city centre. This investment helps foster collaboration among companies by creating healthy competition for employees and innovation.

There is also an emphasis in the Blythwood DRF on **diversification of uses with a range of evening/night economy opportunities** in a safe and improved user experience in the District and building on the existing network of bars/clubs and venues like the Kings Theatre. A more **integrated night time strategy in Blythwood** could use the cluster of city centre rail stations/bus network as a city-wide asset to drive an improved night time economy. Places that are well used during daytime and early evening, but underutilised at night would become accessible. This could also unlock opportunities to provide more **low-cost space to entrepreneurs and businesses, fostering more creativity**. The District Framework also identifies a number of opportunities for **high quality public art**.

There will also be opportunities to promote an **appropriate choice of new housing in a range of affordable tenures** including PRS as part of mixed use investment in Blythwood. The housing would **target a wide range of occupiers** including singles/ couples, downsizers, families and include car free housing by increasing active accessibility. Blythwood District straddles the M8 and as in other UK cities **quality of air is a public health issue**. The (Y)our urbanised M8 project that includes proposals for an **ultra-low emissions zone** sports and cultural proposals for the spaces beneath the bridge are a direct response. The Development Framework projects proposed in and around Blythwood District all include opportunities to **experiment and test innovative solutions** (e.g. data sharing, logistics, tele-commuting and digital technology). Therefore, Glasgow City Centre will be a place of experimentation, an opportunity for companies looking to innovate and test new solutions.

## (Y)our City Centre key objectives

A series of key objectives have been distilled through consultation and analysis to identify challenges and opportunities for (Y)our City Centre

Key objective 1

**Retain and improve competitive edge of Glasgow city centre**



Key objective 2

**A centre for all Glaswegians. Integrate city centre and surroundings.**



Key objective 3

**Repopulate the city. Increase city density and function mix**



Key objective 4

**Reduce car dependency. Make space for people and nature**



Key objective 5

**Create more attractive and remarkable spaces**



Key objective 6

**Create a seamless transition from a daytime to night-time economy – vibrant, safe, family friendly**



Key objective 7

**Urgent action is called for. Regenerating Glasgow city centre and the River Clyde corridor are nationally significant projects. Public, private + third sectors must collaborate.**



# Overview of (Y)our possible projects



# (Y)our Blythswood Engagement



Blythswood Event 01

The Blythswood District Regeneration Framework has been prepared in collaboration with a wide array of stakeholders and consultees. Ideas and opinions have been shared by Glaswegians and visitors to the city. Engagement and consultation has been conducted on-street, online, in public exhibitions, design workshops and via social media.

Participants have included residents, businesses, land and building owners / occupiers, developers and investors, local and national agencies, Council departments, elected members, charities, voluntary organisations and tourists.

(Y)our Ideas have informed and shaped the recommendations and projects emerging through the Blythswood District Regeneration Framework.

Please refer to (Y)our City Centre Community Engagement report dated May 2018 for a detailed account of the engagement contributions.

## Events Programme

- 29 Aug 16 Launch Event
- 01 Sep 16 (Y)our City Centre Day
- 23 Nov 16 Scotbuild 2016 Presentation
- 22 Mar 17 On-Street Engagement
- 23 Mar 17 On-Street Engagement
- 11 May 17 Public Event 01
- 01 Jun 17 Stakeholder Event 01
- 26 Jun 17 Public Event 02



On-Street Engagement



On-Street Engagement



Event 01



On-Street Engagement



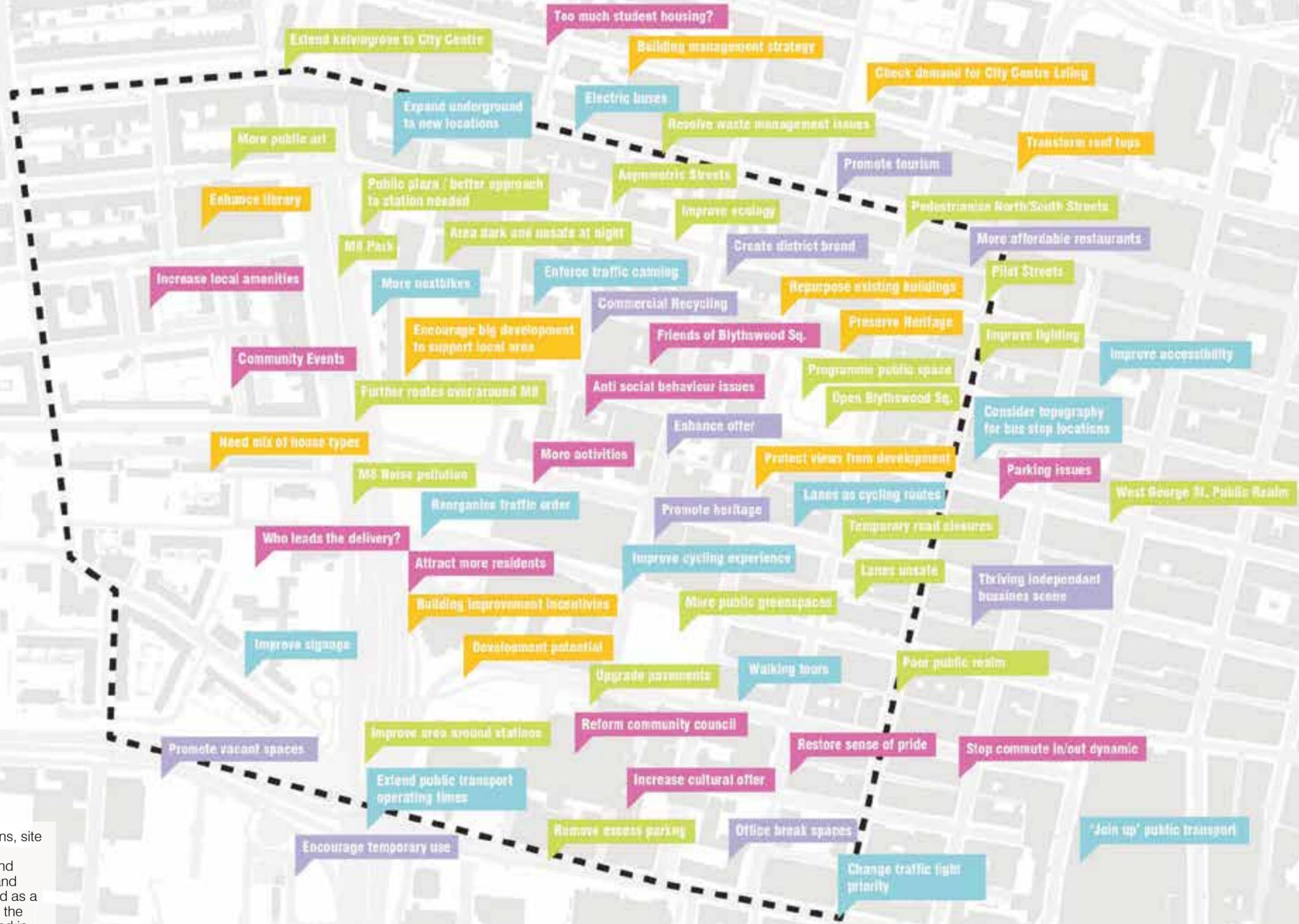
On-Street Engagement



Blythswood Commonplace Mapping

# (Y)our Blythswood

## Engagement Issues & Ideas



Through a series of workshops, presentations, site visits and digital tools, (Y)our Blythswood engagement generated numerous issues and ideas. A detailed record of the community and stakeholder engagement has been prepared as a separate document. This page summarises the diversity of comments and discussions raised in considering this district.

# (Y)our Blythswood analysis overview

Blythswood has seen significant change and is currently undergoing another transformation.

The urban grid of Blythswood Hill was Glasgow's first suburb; a handsome residential development of Georgian townhouses laid out west of the medieval heart of Glasgow. As Glasgow prospered the area became the commercial heart of the city, with purpose built palaces of commerce being integrated into the grid. The townhouses adapted to house offices and hotel as the residential population moved out to the western and southern suburbs.

Now the area is undergoing further change. Significant new office, hotels and residential developments are starting to redefine the area. The historic buildings are being repurposed again as commercial functions relocate to higher spec contemporary working environments in new landmark developments. The selective demolition of outmoded and vacated mid-20th Century buildings, notably along the M8 corridor, has created the potential for significant change in the area; with development focus shifting away from the Broomielaw to the Central Business District and Blythswood / Charing Cross.

The DRF area is bisected by the M8 motorway. This ruptured the cityscape and has severed Anderston (to the west) from the city centre. The motorway has blighted a large swathe of the western edge of the city centre and many consultees highlighted the pressing need for bold and ambitious planning to mitigate the impact of the M8 and road infrastructure on the city centre.

The area is dominated by road traffic; with the tentacles of Junction 19 and the Clydeside Expressway compounding the severance caused by the M8 itself. The Bothwell Street off-ramp and Waterloo Street on-ramps create an abrupt interface between city and motorway, with many consultees citing speeding traffic in these areas.

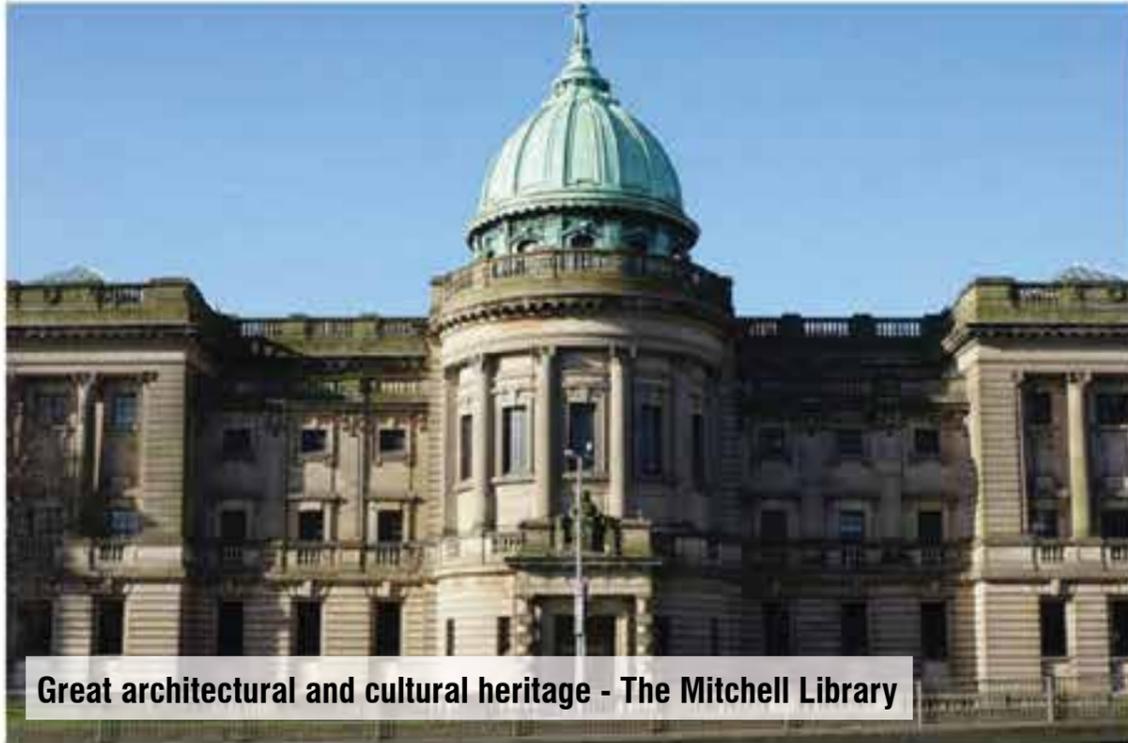
Glaswegians are acutely aware of the lack of green, public open space in the city centre and it is nowhere more apparent than in the Blythswood area where there is hardly any quality public open space in neighbourhoods on either side of the motorway. Blythswood Square has the potential to be a great urban square, but the closure of public access to the private gardens following political protests there has dismayed many who recognised the space as a great amenity and asset to the city.

The Blythswood DRF has distinctive character areas and many consultees reflected on the rich history and fantastic built heritage as an under

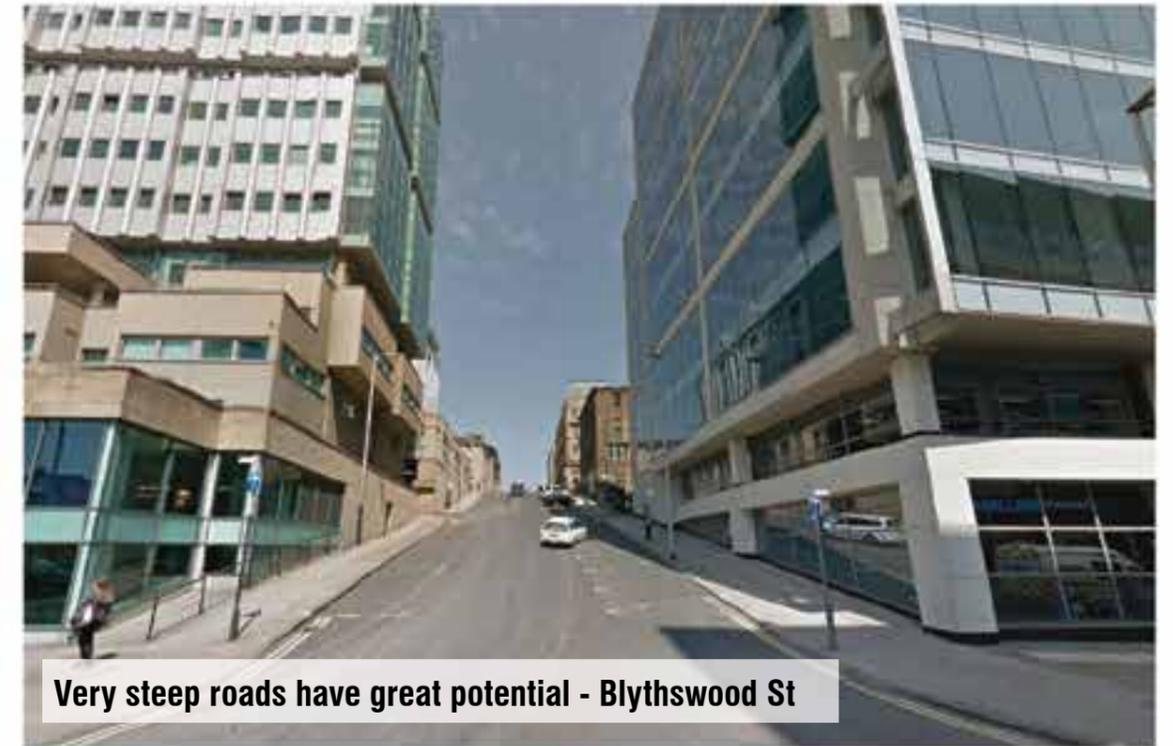
appreciated asset in this part of the city. There are some remarkable buildings and cultural assets surrounded by poor quality public space that needs to be better preserved (eg St. Vincent Street Church and Mitchell Library).



## Current Blythswood



## Current Blythswood



# (Y)our Blythswood objectives

Key objective 1

**Shift towards a more efficient, healthy and sustainable mobility:**

**(Y)our updated mobility**



Key objective 2

**Repurpose the urban grid to create an optimised 'tartan' of street types.**

**(Y)our great streets and spaces**



Key objective 3

**Create more attractive and remarkable public spaces:**

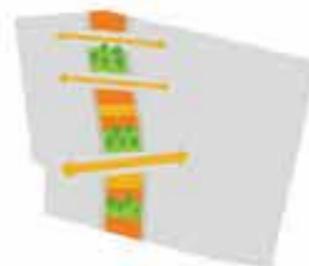
**(Y)our great streets and spaces**



Key objective 4

**Turn the M8 from a disruptive barrier into a connector and activator:**

**(Y)our urbanised M8**



Key objective 5

**Create diverse building environment with existing buildings:**

**(Y)our great buildings**



Key objective 6

**Create high density and lively city centre:**

**(Y)our vibrant Blythswood**



Key objective 7

**Turn Blythswood into a more vibrant mixed neighbourhood:**

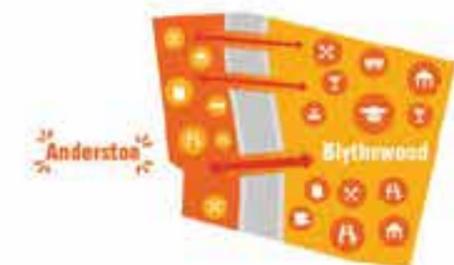
**(Y)our vibrant Blythswood**



Key objective 8

**Make Anderston a better place to live, learn and work:**

**(Y)our vibrant Blythswood**

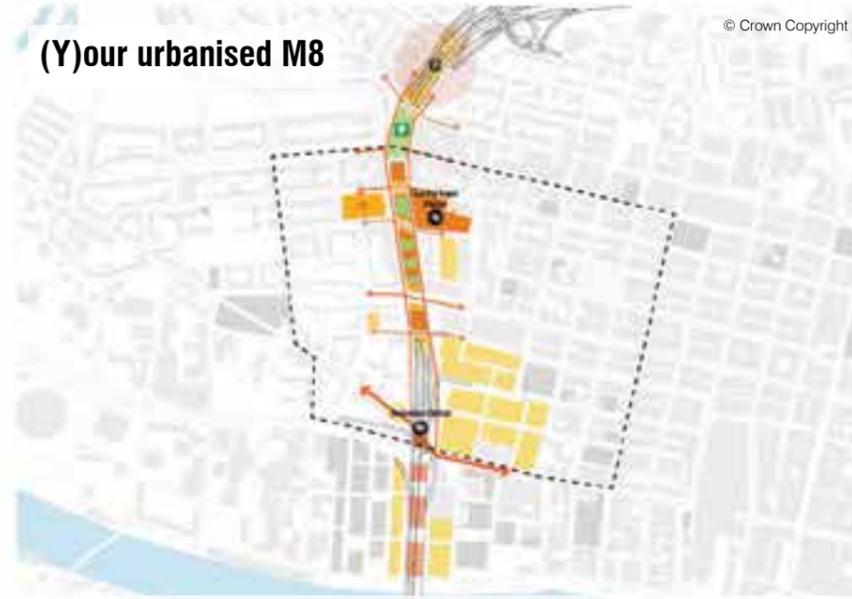


# (Y)our Blythswood projects

In this chapter projects for the Blythswood DRF are summarised. These projects are arranged in 6 themes:



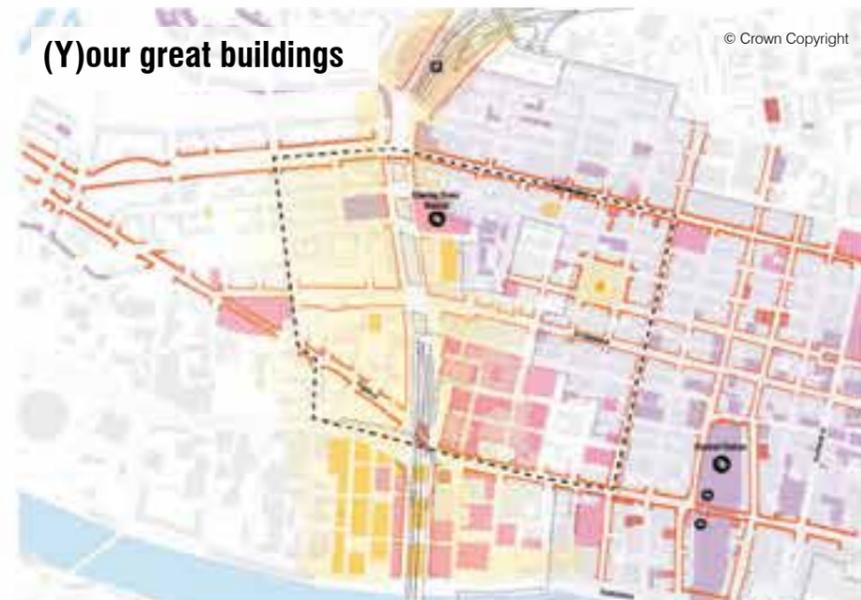
(Y)our updated mobility: To enhance Glasgow's public transport and active travel networks to create a sustainable, walkable city



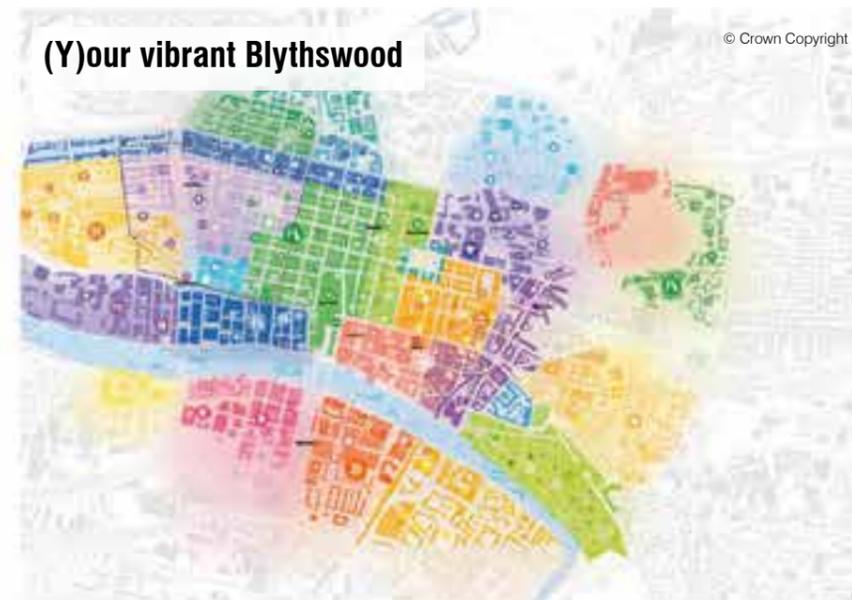
(Y)our urbanised M8: To maintain the benefits of an urban motorway whilst reducing its negative impacts



(Y)our great streets and spaces: To optimise Glasgow's street grid and address the shortage of quality greenspace



(Y)our great buildings: To respect Glasgow's fine built heritage with highest quality contemporary design



(Y)our vibrant Blythswood: To create a lively, convivial, attractive mixed use city centre district

## Transforming (Y)our Blythswood



Transforming (Y)our Blythswood: Create agile policies and shared objectives to attract investment, secure funding and foster collaborative working.

# (Y)our Blythswood projects list



Each project is accompanied by an Action Plan (Chapter 9) outlining proposed next and subsequent steps for delivery.

Key priority projects are marked with an asterisk \*.

To avoid duplication with neighbouring District Regeneration Frameworks for Broomielaw, St. Enoch and Central, some projects that apply to Blythswood are not included in this document.

These projects are marked in grey text.



## (Y)our updated mobility

Bigger context: shift to more sustainable mobility

### \* Ultra low emissions zone

### \* Traffic-calmed Blythswood

### \* Specialisation in streets (Tartan)

### \* Smarter cleaner bus system

### \* Smarter parking in Blythswood

### \* Updated railway stations

Street safety and accessibility

Updated Anderston station and surroundings

Refer to Broomielaw DRF

## (Y)our urbanised M8

Bigger context: future city boulevard

### \* Untangled motorway spaghetti

Cleaner air, less noise

### \* Connected East - West

### \* Above the M8

### New Anderston Cross

Refer to Broomielaw DRF

Beneath The Bridge

Refer to Broomielaw DRF

priority projects:

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**(Y)our great streets & spaces**

Bigger context: improved public spaces and connections

**\* Variation in street character (Tartan)**

**\* Green street, parks and play spaces**

Updated St Vincent Street

**\* Improved West George Street**

**\* Improved Blythswood Square**

**\* Blythswood Street Steep Park**

Surface water management strategy

Public art

Glorious Argyle Street

Refer to Broomielaw DRF

Hill to river streets

Refer to Broomielaw DRF

Anderston station square

Refer to Broomielaw DRF

Surface water management strategy

Refer to Broomielaw DRF

Design for rain

Refer to Central DRF

**(Y)our great buildings**

Bigger context: repaired urban fabric

**\* Strategy for higher density Blythswood**

**\* Historic Blythswood**

Lively streetfronts

Design guidelines needed

Re-fashioned Blythswood Court

**(Y)our vibrant Blythswood**

Bigger context: mixed and vibrant city centre

**Strong neighbourhood identities**

Mixed and repopulated Blythswood

\* Re-populated Blythswood

Community infrastructure

**Shopping in Blythswood (Revive Sauchiehall shops)**

Working in Blythswood

**\* Dining and nightlife in Blythswood**

Culture in Blythswood

\* Re-purpose vacant spaces

Big civic park/function

Temporary street events

Art events in Blythswood Court

**Transforming (Y)our Blythswood**

Sustainable Blythswood

M8 Masterplan

Smart Blythswood

Blythswood brand

Blythswood performance monitor

Blythswood conservation area

(Y)our Heritage Property Fund

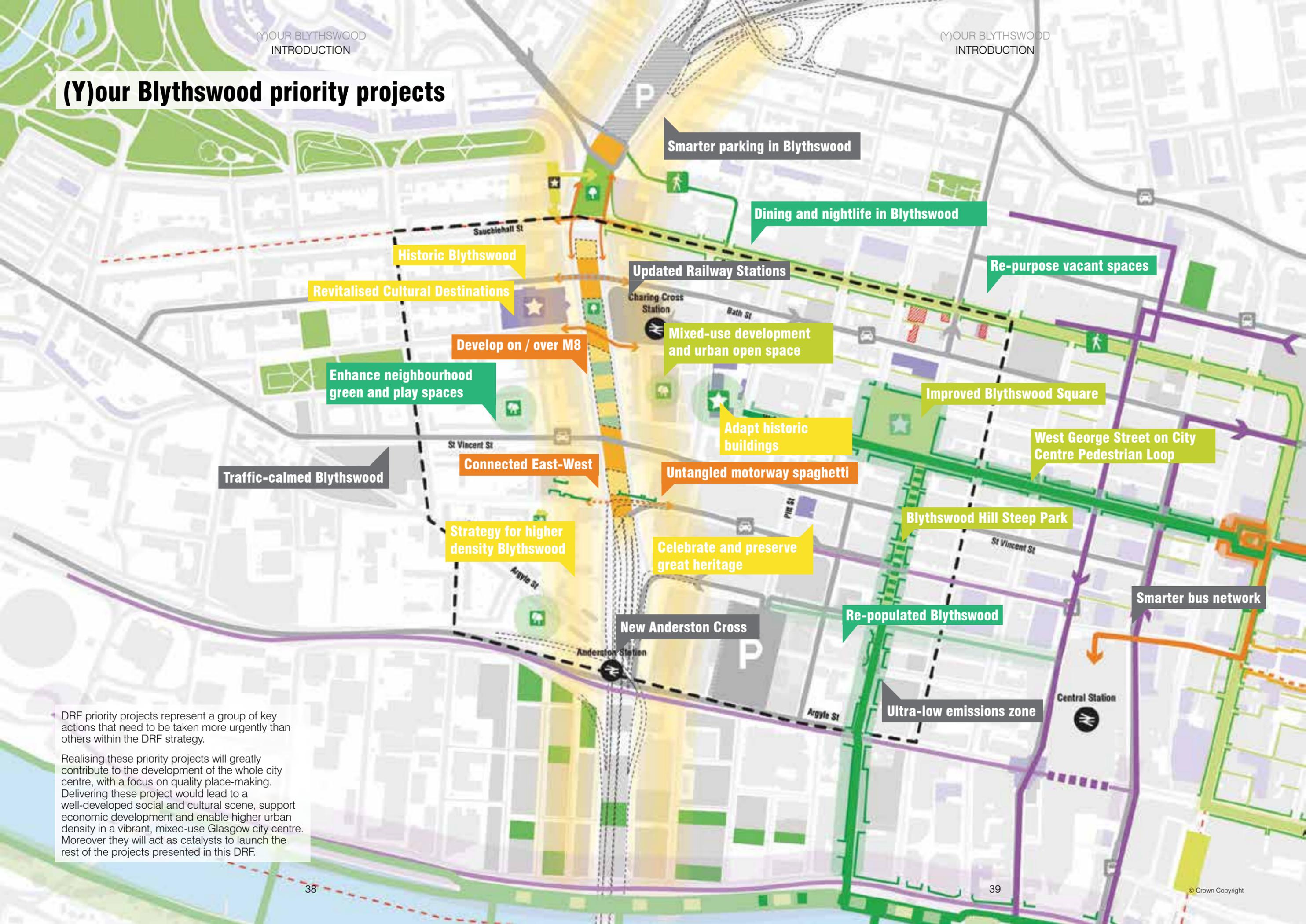
Night/time Blythswood

Clean and well maintained Blythswood

Dedicated Blythswood Team

New Blythswood community council

# (Y)our Blythswood priority projects



Smarter parking in Blythswood

Dining and nightlife in Blythswood

Re-purpose vacant spaces

Historic Blythswood

Updated Railway Stations

Revitalised Cultural Destinations

Develop on / over M8

Mixed-use development and urban open space

Enhance neighbourhood green and play spaces

Improved Blythswood Square

Adapt historic buildings

West George Street on City Centre Pedestrian Loop

Traffic-calmed Blythswood

Connected East-West

Untangled motorway spaghetti

Blythswood Hill Steep Park

Strategy for higher density Blythswood

Celebrate and preserve great heritage

New Anderston Cross

Re-populated Blythswood

Smarter bus network

Ultra-low emissions zone

DRF priority projects represent a group of key actions that need to be taken more urgently than others within the DRF strategy.

Realising these priority projects will greatly contribute to the development of the whole city centre, with a focus on quality place-making. Delivering these project would lead to a well-developed social and cultural scene, support economic development and enable higher urban density in a vibrant, mixed-use Glasgow city centre. Moreover they will act as catalysts to launch the rest of the projects presented in this DRF.