

GARLAND ROAD VISION STUDY

Garland Road Vision Study Comment Report for Posting on Website

The Garland Road Vision Study open house on October 8, 2009 was well attended by neighborhood, residents and businesses near Garland Road. A comment form was available for people to provide specific input on various aspects of the study.

The following is a summary of the comments received to specific questions on the comment form. The responses are shown by the questions asked and responses received. Although there were many varied responses/opinions, the summary provides a sense of the common themes seen in the responses. All comments will be considered in the planning process and provided in the final report.

Question: What are the places, views or activities in the Garland Road Corridor that are most distinctive and most important to emphasize?

Responses:

- White Rock Lake and Spillway
- The Dallas Arboretum
- Casa Linda, White Rock Market Place and Lochwood shopping centers
- Established businesses
- Neighborhoods
- Green spaces
- Existing cultural and recreational facilities
- Doctors Hospital
- Emphasize the history of Garland Road

Question: What places, views or activities are most important to change or diminish?

Responses:

- Fatigued buildings
- Structures with broken and boarded windows
- Unprofessional signage
- Extreme mix of business types, i.e., industrial, commercial, retail, light industrial
- Graffiti
- Overhead utilities
- Traffic
- Inconsistent building heights and uses
- No desire for Garland Road to become a canyon of low and mid-rise buildings

Question: What changes would do the most to encourage people to walk or bike to destinations in the Garland Road Corridor?

Responses:

- Landscape with more plantings (trees, flowers, shrubs)
- Enhanced lighting
- Provide wide, continuous sidewalks
- Provide bike trails that are separated or set back from street
- Increase pedestrian street crossing time on lights
- Increase police protection/enhance safety features
- Add more cafes, shopping and entertainment venues
- More restaurants, entertainment venues such as a nice movie theater

Question: What transportation improvements would be most beneficial to the people who live, work, shop or visit in the Garland Road Corridor?

Responses:

- Add left turn lanes or access lanes
- Increase bus service
- Expand DART light rail to Garland Road
- Offer trolley, tram or shuttle service along Garland Road
- Slow traffic down/introduce traffic calming
- Add stop signs on Garland Road
- Repave Garland Road
- Provide bike racks and/or bike rentals
- Discourage Garland Road as thoroughfare
- Enhanced waiting stations for transit
- Subway system

Question: Enhancements – like banners, signs, landscaping, or sitting areas – can help make a place inviting and enjoyable. What enhancements would you like to see along the Garland Road Corridor?

Responses:

- Add trees, landscaping, flowers, green space
- Provide sitting areas
- Incorporate architectural enhancements/fountains/art
- Provide decorative lighting
- Encourage small shops, cafes, restaurants, boutiques
- Create pocket parks

- Provide a dog park
- Brick the streets/road
- Institute sign requirements
- Create a corridor theme
- Provide trash receptacles
- Hang attractive banners
- Decorate for holidays
- Enhance entrance gateway to corridor at both ends
- No high-rise buildings overlooking the lake

Question: What word or phrase describes the Garland Road Corridor as you would like to see it in the future?

Responses:

- Dallas' Green Garland Road
- Peaceful with lots of trees.
- "A beautiful road to drive."
- Neighborhood friendly
- More self-contained – Northeast Dallas Jewel – energetic green
- Redone
- Inviting, comfortable, safe, special
- Beautiful! Lush & green.
- We should be the "Highland Park" of North East Dallas
- Attractive. Friendly.
- Earthy upscale and artsy.
- Uniquely East Dallas. Stunning. Lovely, Fun. Outdoorsy.
- Clean – No sleaze
- The Wilshire Blvd of Dallas -- The Lake District
- Eclectic, diverse, unique
- Natural, open, pedestrian friendly
- Quality
- Gateway to East Dallas
- Road to the Most Beautiful Park in USA

Question: What other comments do you have?

Responses:

- Encourage form-based zoning in future developments
- Development of a day-laborer center
- Emphasize the international demographics of the area