

A Sustainable Development
Planning Partnership

Garland Road Vision



Strategic Planning
Sustainable Development and Construction



North Central Texas
Council of Governments



GARLAND ROAD **VISION STUDY**

Public Meeting
December 6, 2010

Presentation Outline

1. Project Background
2. Project Focus
3. Public Events and Emerging Study Vision
4. Study Recommendations
5. Upcoming Events

Garland Road Vision Project Background

- The Garland Road Vision Advisory Committee (“GRV”) was formed in 2006.
- The GRV Committee is made up of individuals who represent neighborhoods and individual stakeholders which abut Garland Road in the designated stretch.



Project Background

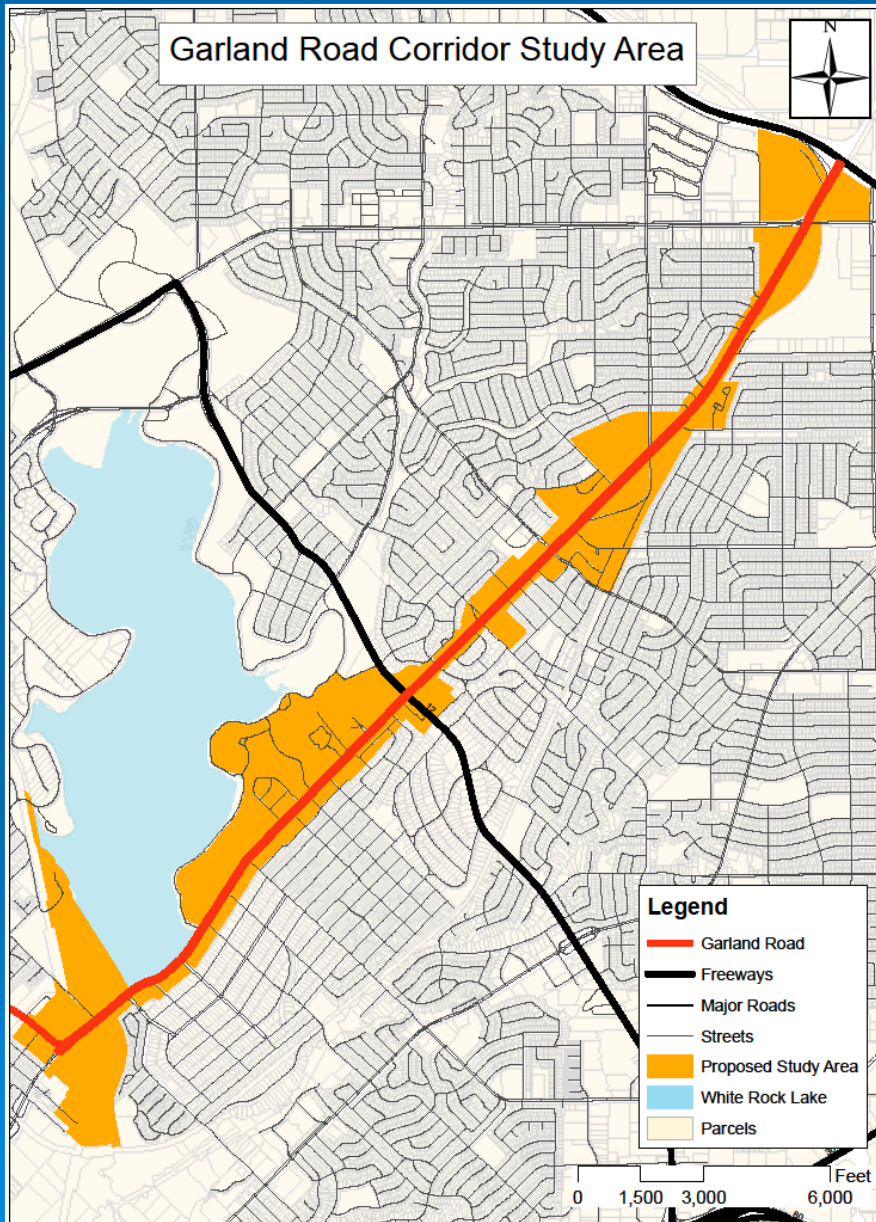
- The GRV has been the beneficiary of a Sustainable Development Program grant from the North Texas Council of Governments (NCTCOG) in the amount of \$120,000.
- The required \$30,000 match was raised by donations from GRV area individuals, companies, and neighborhood associations.
- A team led by the HOK Planning Group was hired to conduct the planning process and develop the plan.



Project Background

Garland Road Vision Study Area

- Corridor focus is from IH-635, to Gaston and East Grand Avenues.

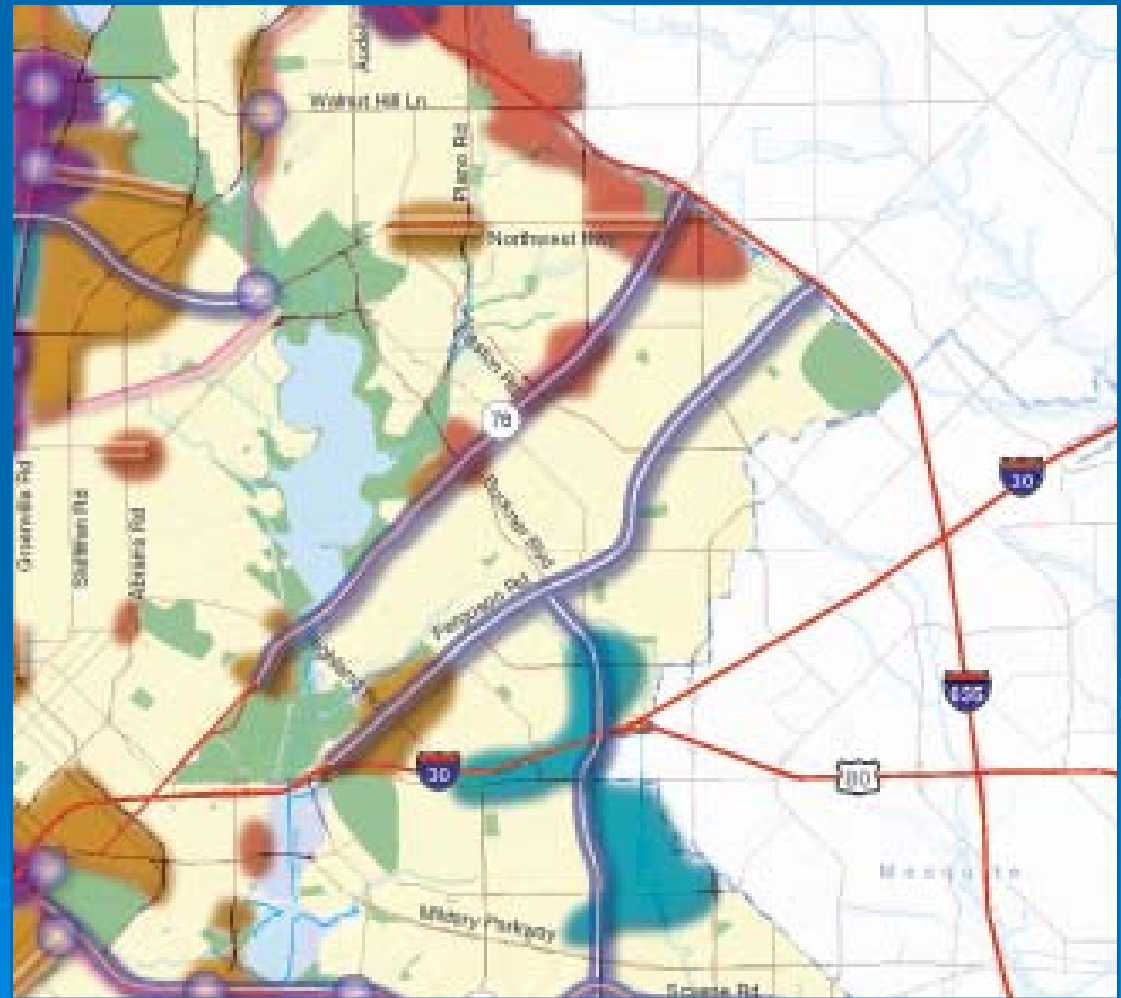


Project Background

forwardDallas! Comprehensive Plan Vision for East Dallas

Garland Road is identified as a multi-modal corridor gateway to the city.

A multi-modal corridor facilitates a mixture of transportation choices, including consideration of light rail, streetcars and bus options (express buses, bus rapid transit).



Garland Road Vision

MISSION

...”The Garland Road Vision is an initiative created for the enhancement of both operational function and aesthetic character along the Garland Road corridor from the Dallas/Garland City limits at LBJ freeway to the intersection at Gaston Avenue.”

Advisory Committee Members

Margaret Bell
Dixon Branch HOA/ Lochwood

Steve Hefner
Casa Linda Shopping Center

Bob Weiss
Lakewood

Gary Griffith
Ex officio

Mary Brinegar
The Dallas Arboretum

Shirley Loftin
Casa View Heights

Scot Williams
Little Forest Hills NA

Sheffie Kadane
Ex officio

Aren Cambre
Lake Park Estates

Bruce McShan
McShan Florist

Chakilla White
Doctors Hospital

David Schleg
City of Dallas Liaison

Susan Enarson
Lake Park Estates

Brad Rogers
Casa Linda Estates NA

Darrell Wood
Eastwood HOA

Richard Mason
TXDOT Liaison

Mary Griggs
Emerald Isle HOA

Gloria Tarpley
Forest Hills

Gerry Worrall
YMCA @ White Rock

Mark Wilson
Peninsula

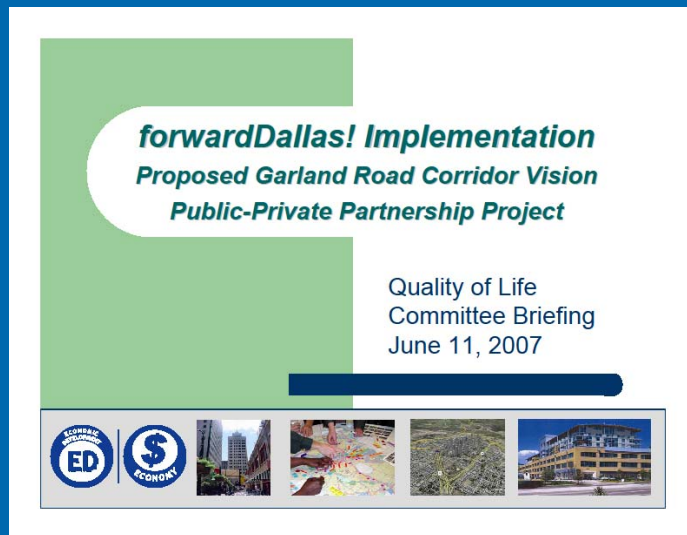
Advisory Committee Meetings

- December 18, 2006 (Chairs only)
- January 3, 2007 (Chairs only)
- March 6, 2007 (Chairs only)
- May 9, 2007 (Chairs only)
- May 31, 2007
- June 28, 2007
- October 27, 2008
- December 4, 2008
- January 15, 2009
- February 19, 2009
- March 19, 2009
- April 23, 2009
- September 14, 2009
- September 21, 2009
- January 14, 2010
- February 9, 2010
- March 9, 2010
- May 13, 2010
- August 10, 2010
- November 17, 2010

Council Committee Briefings

Quality of Life Committee

- June 11, 2007



- September 10, 2010



Garland Road Vision Public Events



- **Saturday, November 14, 2009**
Concept Workshop

Tuesday, November 17, 2009
Public Meeting

First Assembly of God Church
11000 E. Northwest Highway

- **Tuesday, October 8, 2009**
GRV Community Open House

First Family Church
10715 Garland Road

The focus of the October, 2009 Open House was to introduce the GRV planning project and HOK consulting team to area residents and business owners.

At the November Workshop and Public Meeting, draft conceptual designs, as well as a listing of initially-known area concerns and issues, were discussed presented to garner initial community feedback.



Garland Road Vision Public Events

Starting in late March, 2010, there were two Open Houses held, allowing the public to review the Garland Road Vision Study progress to-date;

- **Thursday, March 25, 2010**
6:30 pm – 8:00 pm
Bryan Adams High School
2101 Millmar Drive
- **Thursday, April 8, 2010**
6:30 pm – 8:00 pm
Dallas Arboretum
8525 Garland Road

These Open House events introduced area stakeholders to various conceptual solutions regarding study area issues and concerns raised at the October and November 2009 public events.



Garland Road Vision

WEBSITE

Information about the **Garland Road Vision** has been made available on-line throughout the planning process.

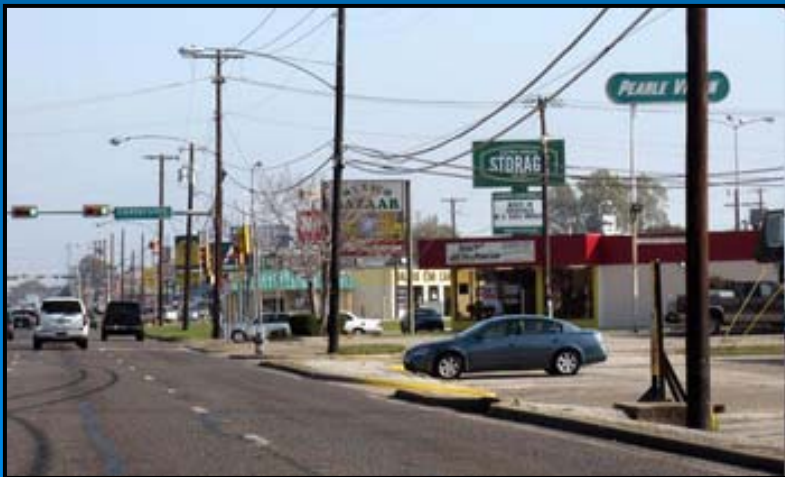
The Garland Road Vision website provides the following information:

- Meeting and Project Announcements
- Project Comment Form
- Presentations

The website is located at;
www.garlandroadvision.org

The screenshot shows the Garland Road Vision website homepage. At the top, there is a navigation bar with the title "Garland Road Vision" and several icons representing different aspects of the project: "recreation" (a person on a bicycle), "shopping" (a shopping bag), "neighborhoods" (a house), "dining" (a plate of food), and "businesses" (an "OPEN" sign). Below the navigation bar is a main content area with a navigation menu (home, project overview, consultant information, faqs, news/events, contributions, contact) and a featured article titled "Driving Garland Road - From Gaston Ave to LBJ". The article includes a photograph of a street scene and a section titled "Our Mission" which describes the project's goal to enhance the operational function and aesthetic character of the Garland Road corridor. To the right of the article is a sidebar with sections for "Events" (listing presentations to the City of Dallas and public meetings) and "News" (listing articles from Advocate Magazine and The Dallas Morning News).

Garland Road Vision Goals and Objectives



- To enhance operational function and aesthetic character along the Garland Road corridor.
- To establish an avenue of accessibility and attractive utility to all who live and work near Garland Road.
- To encourage resident and stakeholder participation in the visioning process.
- To achieve a vision based upon the consensus of the communities of Garland Road.
- To identify specific implementation projects that will guide the City of Dallas' future bond program projects and private development.

The Garland Road Vision Study

The GRV Study focuses on the following:

CONTEXT SENSITIVE DESIGN

Beautification within the Right of Way of Garland Road.

What is the desired approach to aesthetics utilizing landscaping, lighting, signage, planters, pedestrian paving materials and public art?

FUTURE CIRCULATION VISION

A multi-modal approach that will consider the pedestrian, cyclists, transit and alternatives to automobile.

What are the existing transportation issues and opportunities that the consultant team should explore and address?

LAND USE & ECONOMIC DEVELOPMENT

Several developments in the corridor have been reinvented multiple times through the years.

What commercial uses in the corridor are currently under utilized and have potential to be reinvented?

What would you like it to become?

PROJECT SCOPE | Context Sensitive Design



NOTE: The above images are examples of Context Sensitive Design and are not intended to portray design solutions for Garland Road.

PROJECT SCOPE | Transportation



NOTE: The above images are examples of Transportation improvements and are not intended to portray design solutions for Garland Road.

PROJECT SCOPE | Land Use & Economic Development



NOTE: The above images are examples of Land Use & Economic Development plans and are not intended to portray design solutions for Garland Road.

Garland Road Vision Study Emerging Vision

SUMMARY OF PUBLIC COMMENTS | Development

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

- White Rock Lake and spillway
- Arboretum
- White Rock Market Place and Casa Linda shopping centers
- Casa Linda Shopping Center
- Long-established businesses and unique retail
(McShan; gardening stores, etc.)
- Doctors Hospital
- Existing neighborhoods
- Existing churches

Garland Road Vision Study Emerging Vision

SUMMARY OF PUBLIC COMMENTS | Development

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

- 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

Garland Road Vision Study Emerging Vision

Stakeholder Vision from Workshops

STAKEHOLDER CONCEPTS | Development



Mixed Use @ White Rock Creek



Senior Living near Commercial @ Jupiter



Jupiter Mixed Use Concept



Live/Work Type Concept

Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study – Draft Corridor Vision

Figure 3.1 Garland Road Vision Plan



Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study – 4 Strategic Opportunity Areas



Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study Strategic Opportunity Area #1



White Rock Spillway Area – Garland at Gaston

Garland Road Vision Study Emerging Vision

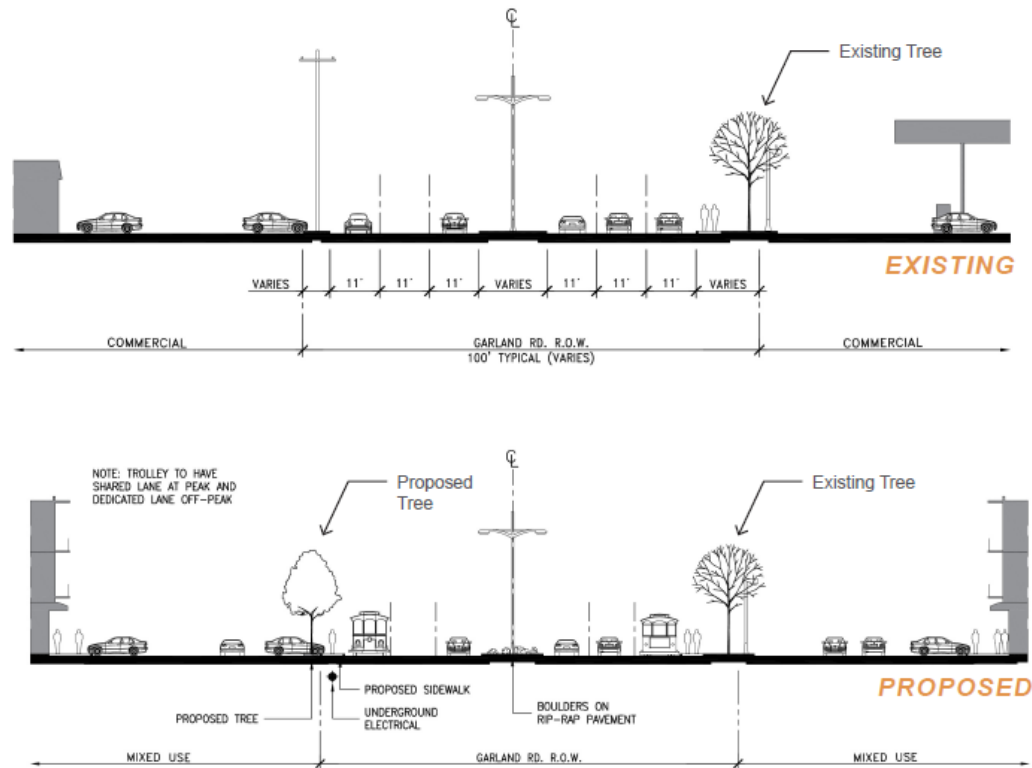
Draft Garland Road Vision Study Strategic Opportunity Area #1



Figure 4.2 (Top) Existing Area 1 Development

Figure 4.3 (Bottom) Potential Future Mixed-Use Development

Figure 3.10 Section A: Garland Road at Winsted Drive



Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study Strategic Opportunity Area #2



Southeast Corner of Garland and East Centerville

Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study Strategic Opportunity Area #2

Figure 3.13 Section D: Garland Road and East Centerville Road

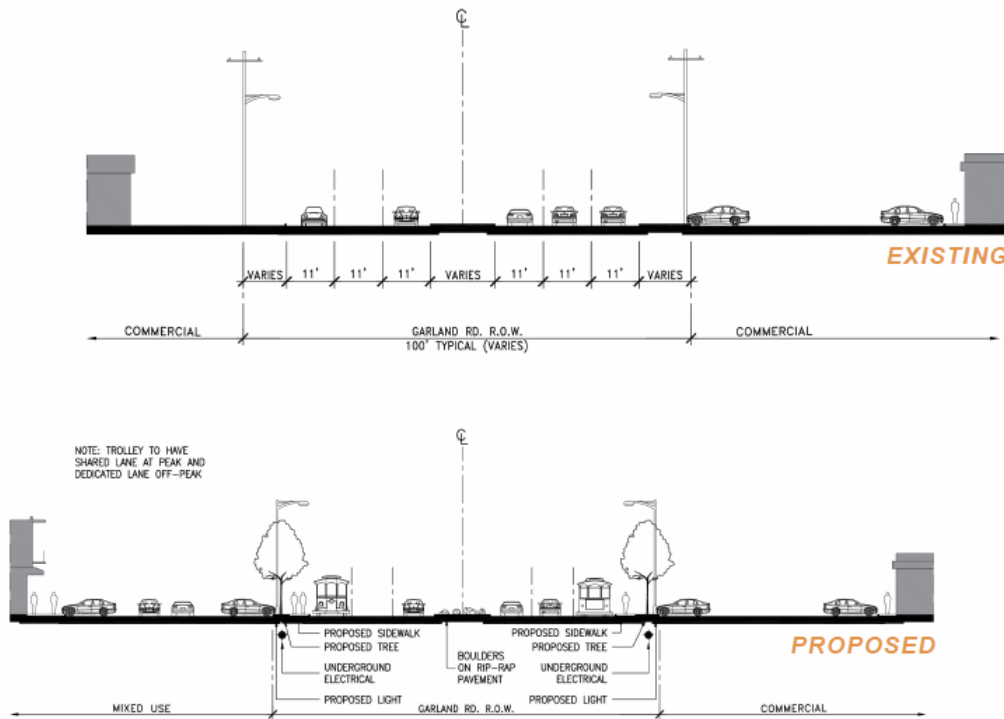


Figure 4.5 (Top) Existing Alvin Street

Figure 4.6 (Bottom) Potential Future Mixed-Use Development

Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study Strategic Opportunity Area #3

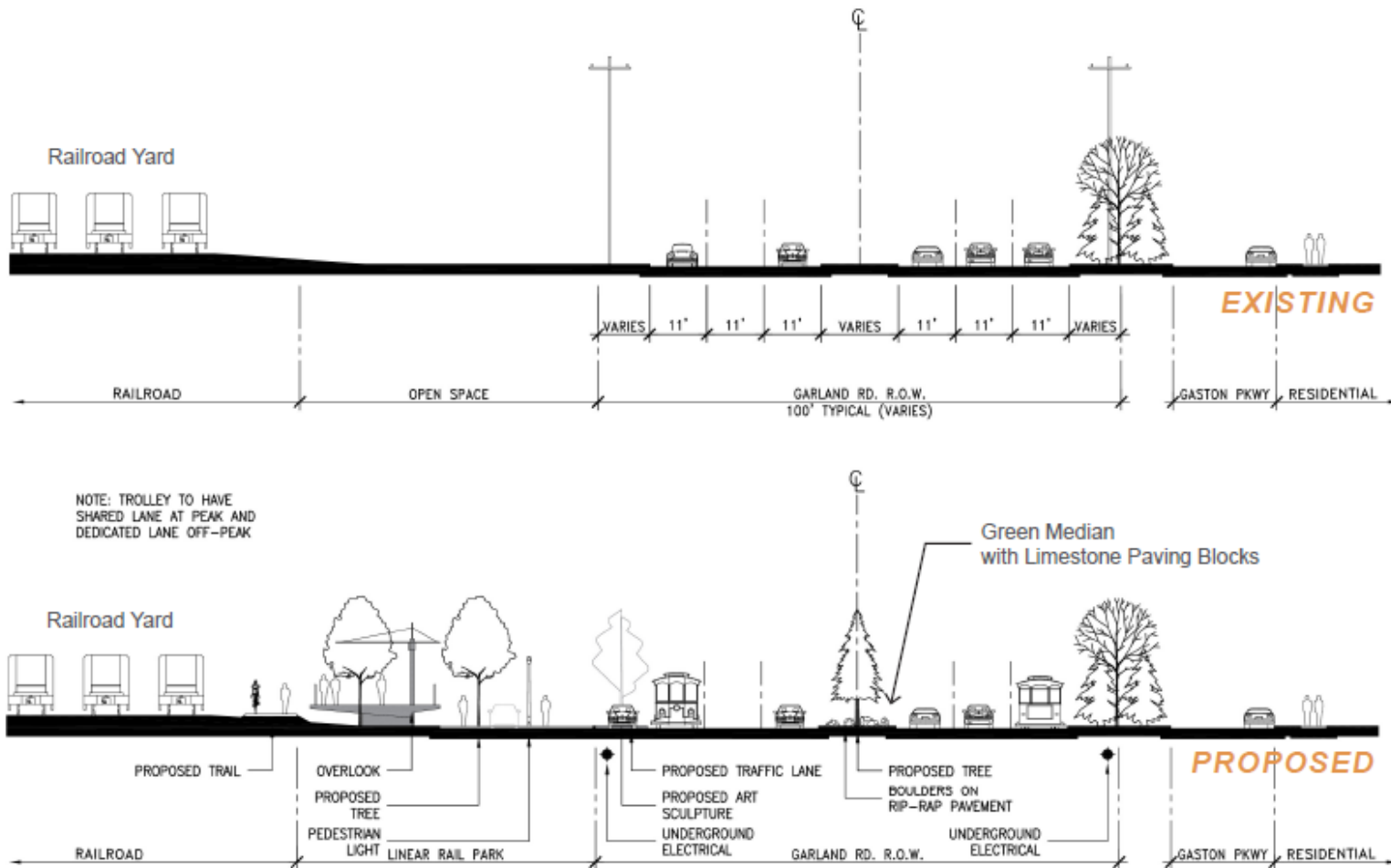


Linear Park on TxDOT Easement – Garland at Santa Anna

Garland Road Vision Study Emerging Vision

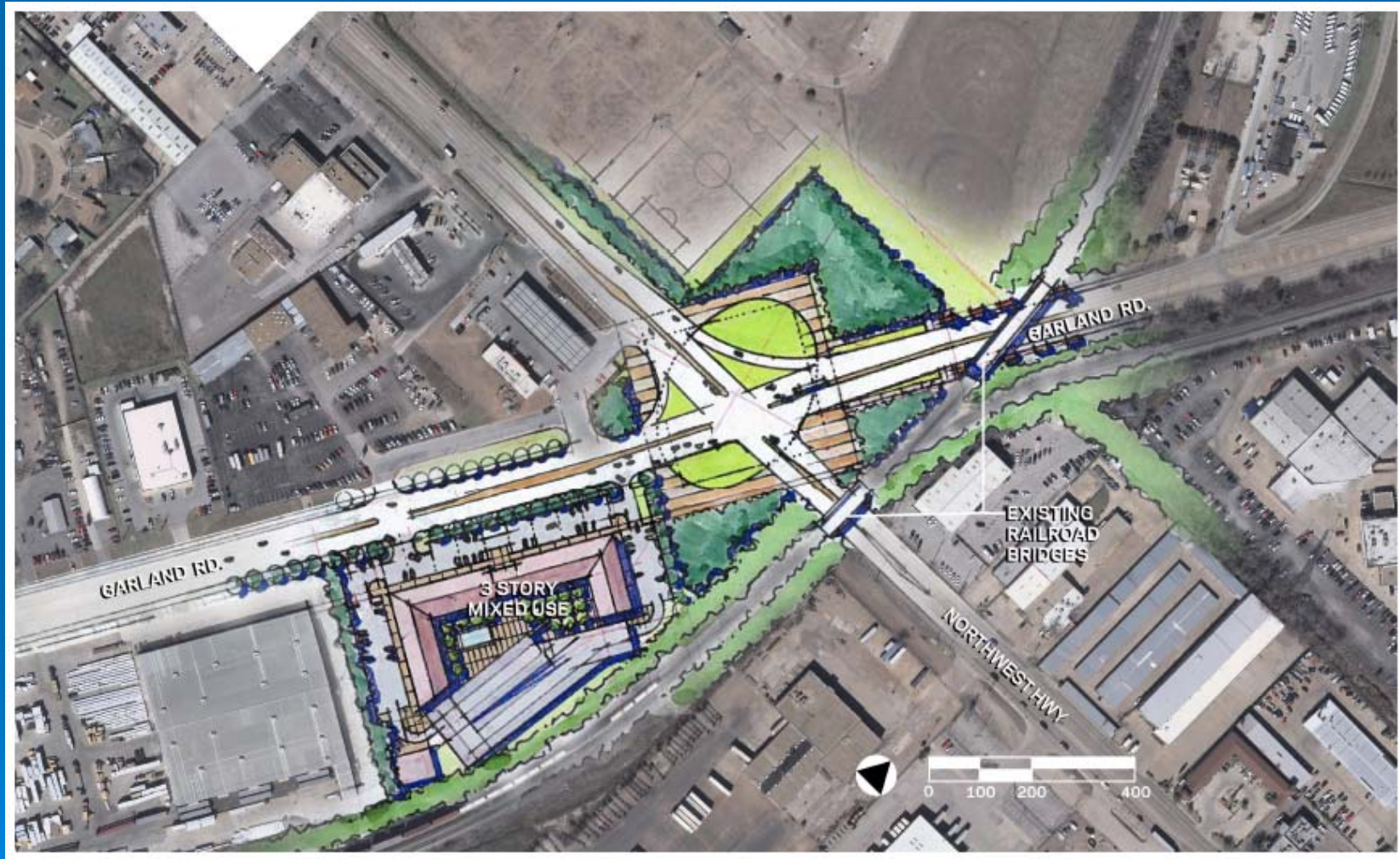
Draft Garland Road Vision Study Strategic Opportunity Area #3

Figure 3.15 Section F: Garland Road at Railroad Yard



Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study Strategic Opportunity Area #4



Samuel Garland Park Area - Garland and Northwest Hwy Intersection

Garland Road Vision Study Emerging Vision

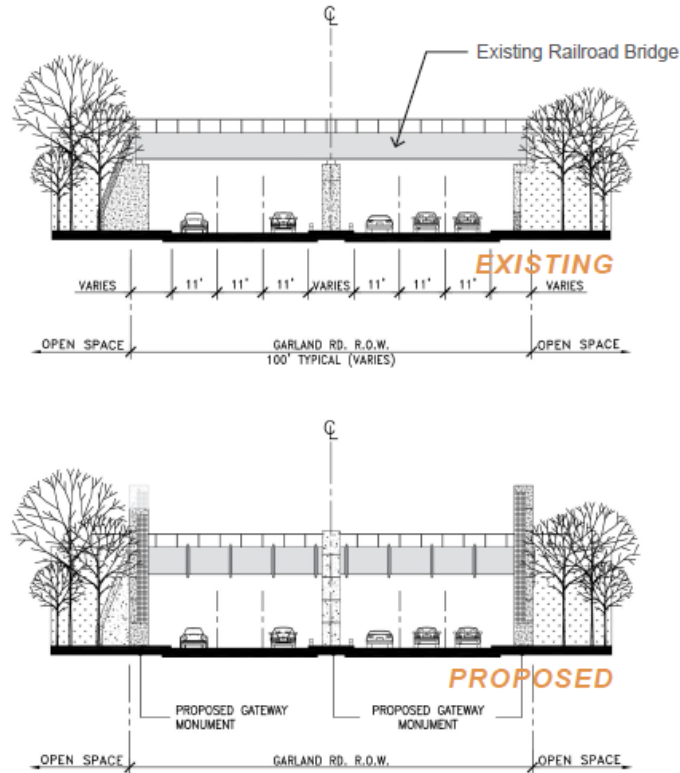
Draft Garland Road Vision Study Strategic Opportunity Area #4

Figure 3.16 Section G: Garland Road and Northwest Highway



Figure 4.11 (Top) Existing Area 4 Development

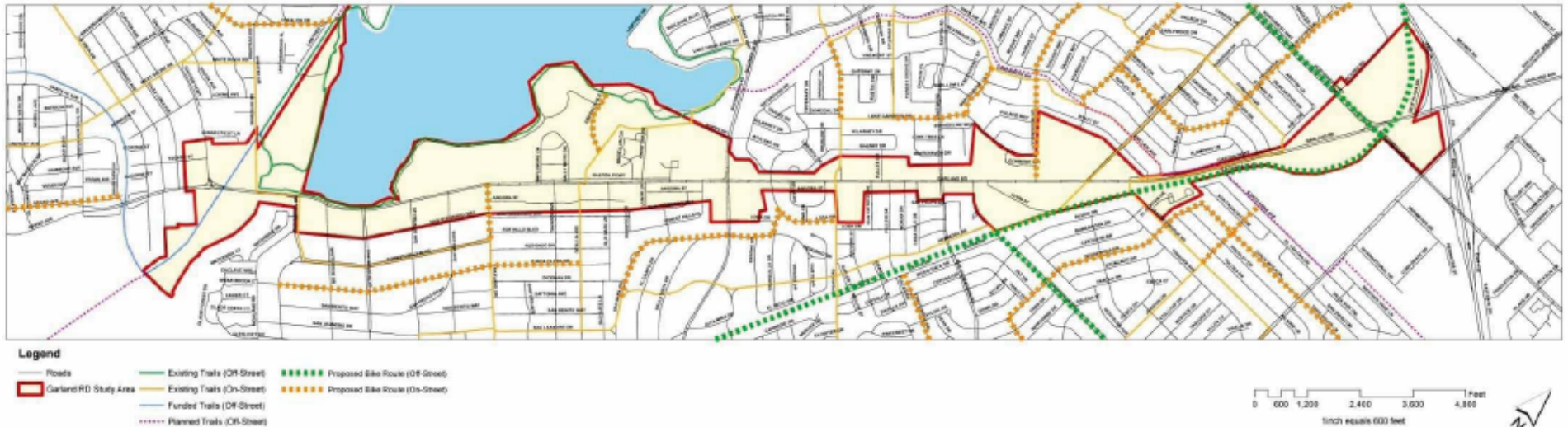
Figure 4.12 (Bottom) Existing Rail Bridge



Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study | Mobility

Trails & Bike Routes



GARLAND ROAD VISION STUDY



The Office of Strategic Planning is coordinating the Garland Road Vision Study's Trails and Bike Route Recommendations to the on-going Dallas Bike Plan update planning effort.

- Improved Way-finding to Garland Road Area Bike Trails and Bike Routes was the only clear recommendation.
- There was no apparent overall consensus for the location of additional bicycle facilities. Comments were made to suggest facilities be located both along Garland Road, and off of Garland Road on parallel, non-arterial roadways.

Garland Road Vision Study Emerging Vision

SUMMARY OF PUBLIC COMMENTS | Mobility

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

- 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
- Clean up corridor to make more attractive

Garland Road Vision Study Emerging Vision

SUMMARY OF PUBLIC COMMENTS | Mobility

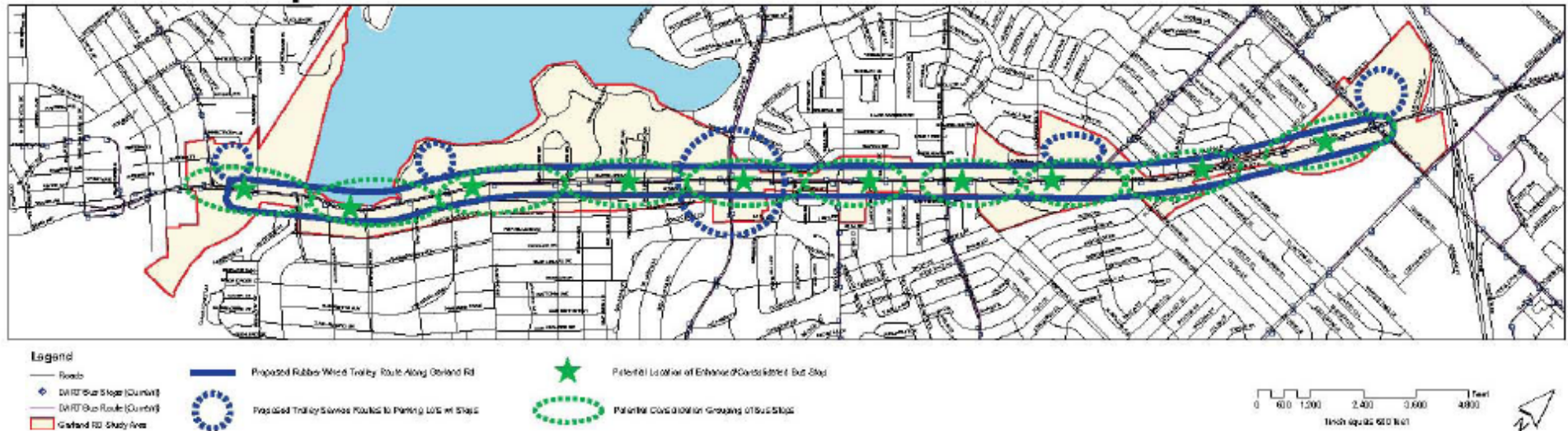
What transportation improvements would be most beneficial to the people who live, work, shop or visit in the Garland Road Corridor?

- 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
- Make pedestrian crossing lights longer to allow time for people to cross
- Provide parking alternatives for Arboretum

Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study | Mobility

Public Transportation



Draft Recommendations concerning Public Transportation include:

- Better Access Management – More Dedicated Right and Left Turn Lanes.
- DART Bus Route Efficiency and Access – Consolidate the Corridors 65+ DART Bus Stops through improved and “continuous” sidewalks, improved pedestrian access from adjacent developments and upgraded bus shelters.
- Garland Road Corridor Trolley – Servicing major shopping areas and the Arboretum.

Garland Road Vision Study Emerging Vision

SUMMARY OF PUBLIC COMMENTS | Beautification

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?

- 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
- Clean up streets and parking lots

Garland Road Vision Study Emerging Vision

SUMMARY OF PUBLIC COMMENTS | Beautification

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

- Garden & Lakes District
- Dallas' Green Garland Road
- "A beautiful road to drive."
- Neighborhood friendly
- More self-contained
- Inviting, comfortable, safe, special
- Beautiful! Lush & green.
- Attractive. Friendly.
- Earthy upscale and artsy.
- Uniquely East Dallas. Stunning.
- Lovely, Fun. Outdoorsy.
- The Wilshire Blvd of Dallas -- The Lake District
- Eclectic, diverse, unique
- Natural, open, pedestrian friendly

Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study - Beautification

Hardscape, Landscape, Monuments/Gateways



Use Landscaping and Unique Monuments/Gateways to Beautify and Define the Corridor

Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study - Beautification

CORRIDOR PRECEDENT

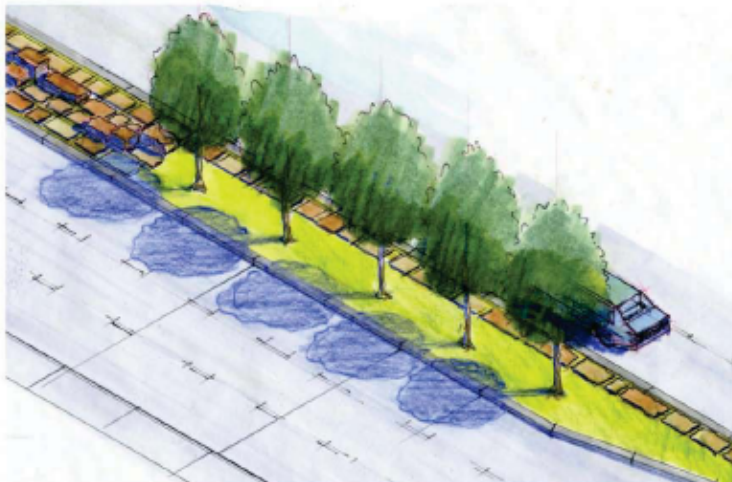


Use the current Urban Design and Landscaping found at the Arboretum, Residential Neighborhoods and Santa Fe Trail/Spillway Area to create a Corridor Design "Theme" 38

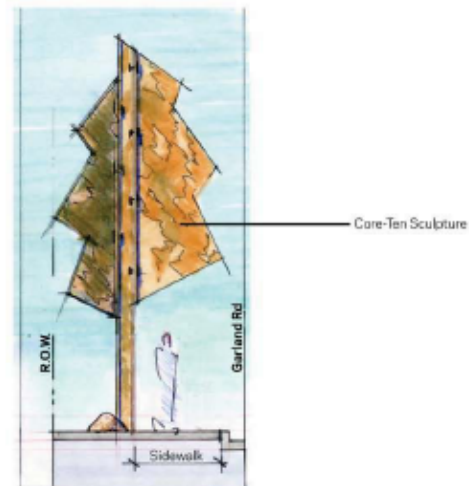
Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study - Beautification

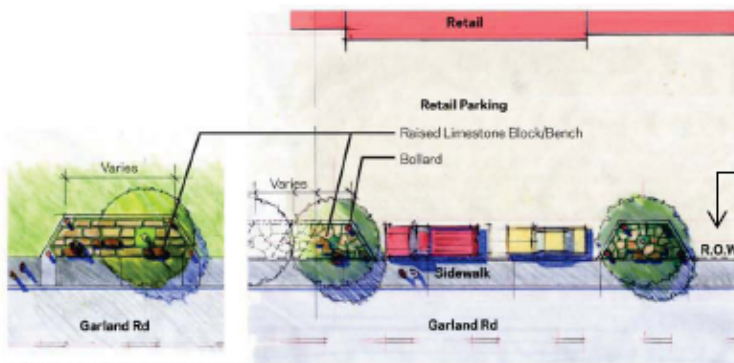
Median at Intersections - Typical



Public Art at Linear Rail Park

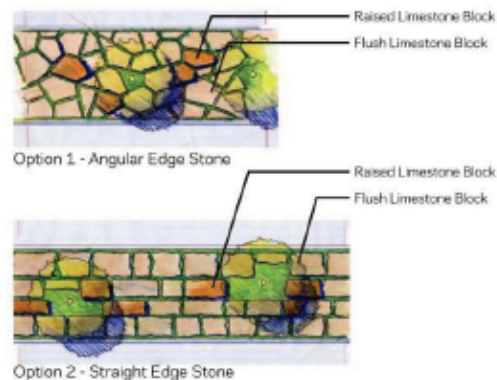


Pavement Treatment



Existing Retail Parking Treatment - Bump Outs

Pavement Treatment



Coordination of Pavement Treatment and Public Art will further define the Garland Road Corridor as a special route and destination in East Dallas.

Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Corridor-wide Recommendations

LAND USE, URBAN DESIGN + ZONING

- Vision as a Land Use Guide
- Changes to Zoning Districts
- Code Enforcement Efforts
- Farmers' Markets
- Community Gardens

ECONOMIC DEVELOPMENT

- Use of Special Districts
- Other Development Incentives
- Small Business Assistance
- Creation of a Garland Road Business Coalition
- Garland Road Identity
- Expand the Partnership

Corridor-wide recommendations fall into six areas and cover a range of issues relevant to the plan.

TRANSPORTATION

- Thoroughfare Plan Amendments
- Access Management
- Continuous Sidewalks + Selected Crosswalk Improvements
- Expand Use/ Timing of Pedestrian Signals
- Consolidated Bus Stops with Enhancements
- Bicycle Facilities
- Rubber Tire Trolley
- Parking

INFRASTRUCTURE

- Relocate Utilities Underground
- Water/Waste Water Infrastructure Recommendations

HOUSING

- Neighborhood Support
- Creation of New Housing Choices
- Monitor the Corridor's Mix of Housing

ENVIRONMENTAL

- Greenways
- Gardens and Parks
- Garland Road Sustainability District

Draft Study Recommendations

Land Use and Urban Design

- The plan's vision will serve as a land use guide based upon the Garland Road community area's vision.
- Accommodate Residential in designated commercial areas for live-work spaces.
- Preserve existing neighborhood boundaries.
- Zoning changes will only be initiated by property owners
 - Form District zoning may be applicable for some new developments in the corridor.
- Code enforcement – consider development of a community/city partnership.
- Community gardens – work to support community gardens in the corridor as new development and redevelopment occur.
 - Must be property-owner initiated.

Draft Study Recommendations

Transportation

- Thoroughfare changes impacted by redevelopment will need to meet City of Dallas and TxDOT procedures, including appropriate public notification.
 - Mixed use development may introduce new roadway cross sections with Garland Road.
 - Sidewalks, bike lanes and landscaping need to utilize existing right-of-way on Garland Road.
- Corridor access management study recommended.
 - Review use of dedicated right and left turn lanes.
 - Installation of signal at Whittier Avenue and/or Beachview?
 - Corridor-wide Signal Synchronization Study suggested.
- Continuous sidewalks and selected crosswalk improvements along Garland Road.
 - Continuous sidewalks will help facilitate DART bus service.
 - Consolidation of DART bus stops with enhancements (shelters, trash cans).
 - Pedestrian signals – expanding use and extending timing.

Draft Study Recommendations

Transportation

- Bicycle Facilities – Coordinate with the Dallas Bike Plan update currently underway.
 - Bike Routes/Lanes/Paths in the Garland Road Study Area.
 - Way finding to area bike routes needed.
- Rubber Tire Trolley for Garland Road Corridor.
 - Run the length of Garland Road with anchors at the two proposed gateways near Northwest Highway (north end) and Gaston Avenue (south end).
 - Route flexibility would allow service to destinations like Casa Linda Shopping Center, Dallas Arboretum and Doctors Hospital
 - Beneficial for special events in the area – parking management, traffic
- Parking Considerations
 - Shared parking operations – for special events at the Dallas Arboretum or White Rock Lake. Also could be considered with mixed use redevelopment in the area.
 - Event parking management – coordinate trolley and shared parking in the corridor to alleviate area parking issues during special events.

Draft Study Recommendations Infrastructure

- Relocate utilities underground as redevelopment and corridor improvements are undertaken.
 - Undertaken in cooperation with utility companies, developers and governmental agencies.
- Water/Wastewater Infrastructure
 - Coordinate with Dallas Water Utilities to address any needed upgrades to area water/wastewater network as development and redevelopment tied to the study occur.

Draft Study Recommendations

Economic Development

- Special districts in the Garland Road Corridor

All would be contingent upon local stakeholder support and initiation.

- Infrastructure and Development:

- TIF tied to significant area development (\$150 million+ in project development needed).

- Operation and Maintenance

- Business Improvement District (BID) or Public Improvement District (PID) contingent on the area (non-residential for BID or residential with mixed use for PID).

- Capital Investment and Operation

- Municipal Management District (MMD) could help area development by providing a local mechanism to support focused bond funding toward local development.

Draft Study Recommendations

Economic Development

- Development Review Incentives
 - Utilize the City of Dallas' project coordination process concerning development review when major new projects are initiated in the study area
 - Encourage use of the "Express Permit Review" process
- Façade Improvement Programs
 - While the City of Dallas does not currently offer a city-wide façade improvement program, implementation of the study would be aided by a localized Garland Road façade program.
- Creation of a Garland Road Business Coalition
 - Establish a local group which will take the lead on business-related implementation.
- Garland Road Identity
 - Define a coherent and appealing identity for the entire corridor.

Draft Study Recommendations

Housing

- Neighborhood Support
 - Utilize the Dallas Housing Department's "People Helping People" program, which assists senior and disabled homeowners with minor exterior home repairs and weatherization.
 - Community Development Block Grant assistance in the Northeastern part of the study area to improve housing stock.
- Creation of New Housing Choices
 - Active Senior Housing
 - Live-work housing
 - Green/LEED designed housing
- Monitor the Corridor's Mix of Housing
 - Benchmark the corridor's mix of housing types and track development changes over time to understand area housing trends and needs.

Draft Study Recommendations

Environmental

- Greenways
 - Implement urban design in the corridor to support greenways in the study area.
- Gardens and Parks
 - Develop community gardens, art parks and other small open spaces in the Garland Road Corridor. Input from the community and City of Dallas will be a key part of any such development.
- Garland Road Sustainability District
 - Evaluate the potential for a localized sustainability district concept
 - Potentially a special district which would use its funding to support sustainability investments, such as energy-efficient construction, alternative energy generation and pedestrian-friendly projects.

Garland Road Vision Study Emerging Vision

Next Steps

1. City Plan Commission

Public Hearing

December 16th, 2010 (Tentative)

2. Dallas City Council

January 27th, 2011 (Tentative)