

the vision is coming into **focus**



Garland Road Vision



North Central Texas  
Council of Governments



City of Dallas

# GARLAND ROAD **VISION STUDY**

Dallas, TX

April 8, 2010

# MEETING | Agenda

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- Welcome
- Existing Corridor Conditions
- Conceptual Development Vision
- Conceptual Mobility Vision
- Conceptual Beautification Vision
- Next Steps
- Questions/Comments
- Adjourn



# Garland Road Vision

## STUDY BACKGROUND

- Garland Road is a key gateway connecting East Dallas to Downtown Dallas
- Corridor focus is from IH-635, to Gaston and East Grand Avenues
- Garland Road is a portal to many of the most beautiful and desirable neighborhoods in the City
- Successful retail businesses, professional services and health care providers reside along Garland Road
- The Garland Road Vision Advisory Committee (“GRV”) was formed in 2006
- No set agenda or vision
- Began September 2009
- Will be approximately one year in duration, and will reflect the result of input from all Garland Road residents and stakeholders

# Garland Road Vision

## GOALS & OBJECTIVES

- To enhance operational function and aesthetic character along the Garland Road corridor
- To establish an avenue of accessibility and attractive function 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 input 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

# Vision Study Timeline | To Date

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Start Date - September 3, 2009

Open House - October 8, 2009

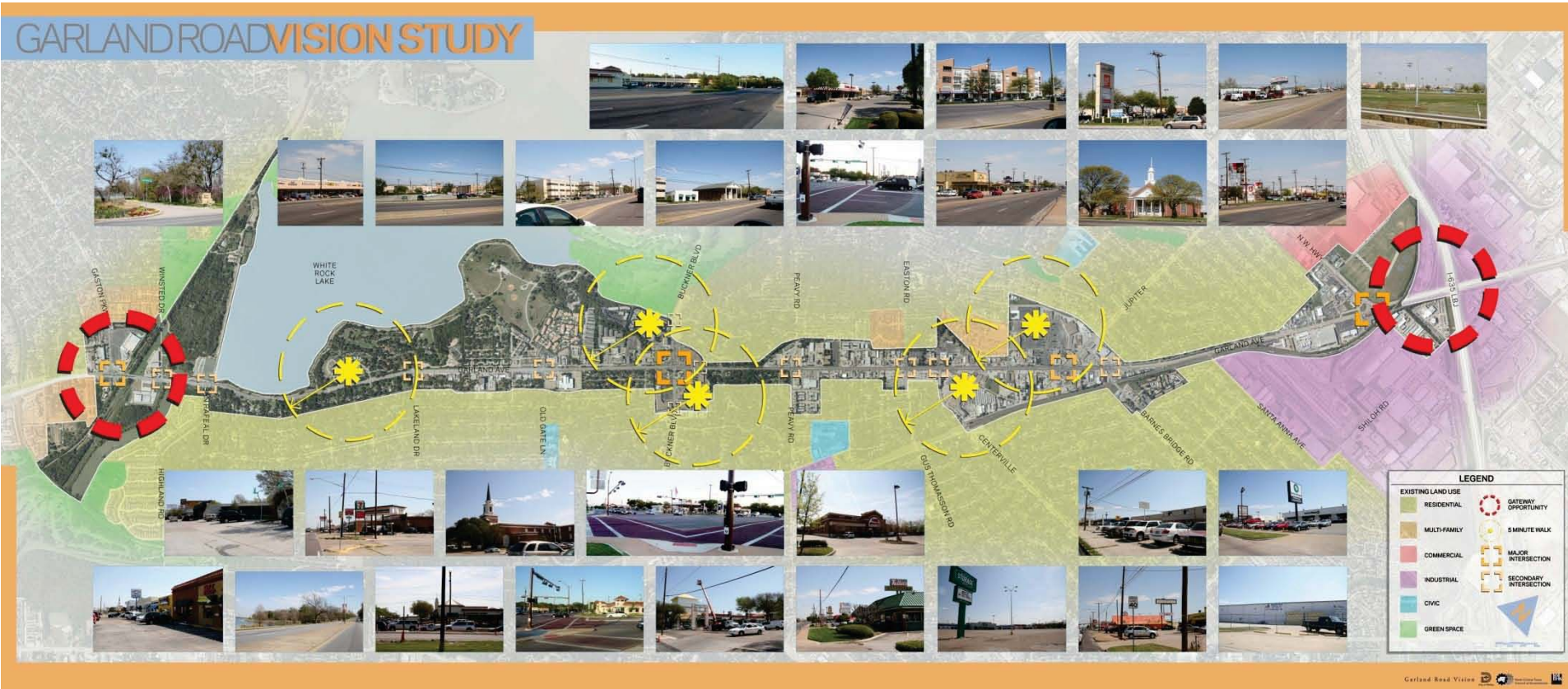
Stakeholder Workshop - November 14, 2009

Public Review Meeting - November 17, 2009

Public Review Meeting - March 25, 2010

**Public Review Meeting - April 8, 2010 (Today)**

# STUDY AREA OVERVIEW | Existing Corridor Conditions



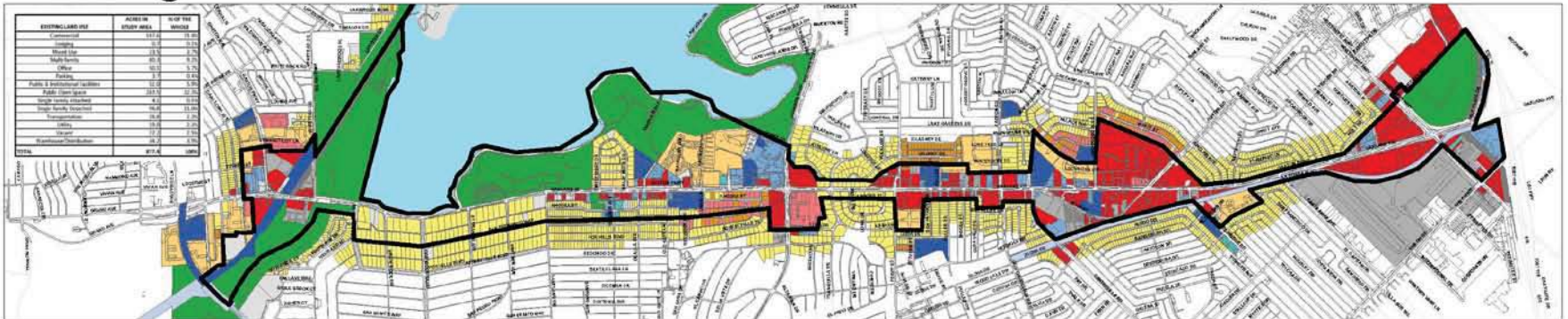
# EXISTING CORRIDOR CONDITIONS | Development



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

# EXISTING CORRIDOR CONDITIONS | Development

## Existing Land Use





# EXISTING CORRIDOR CONDITIONS | Development

## Parcel Ownership Patterns



SINGLE COLOR DENOTES MULTIPLE PARCELS UNDER ONE OWNERSHIP WITHIN THE STUDY AREA.

### Legend

▭ Vision Study Area

Single color denotes multiple parcels under one ownership within the study area.

## Vacant Parcels (22.2 Total Acres within Study Area)



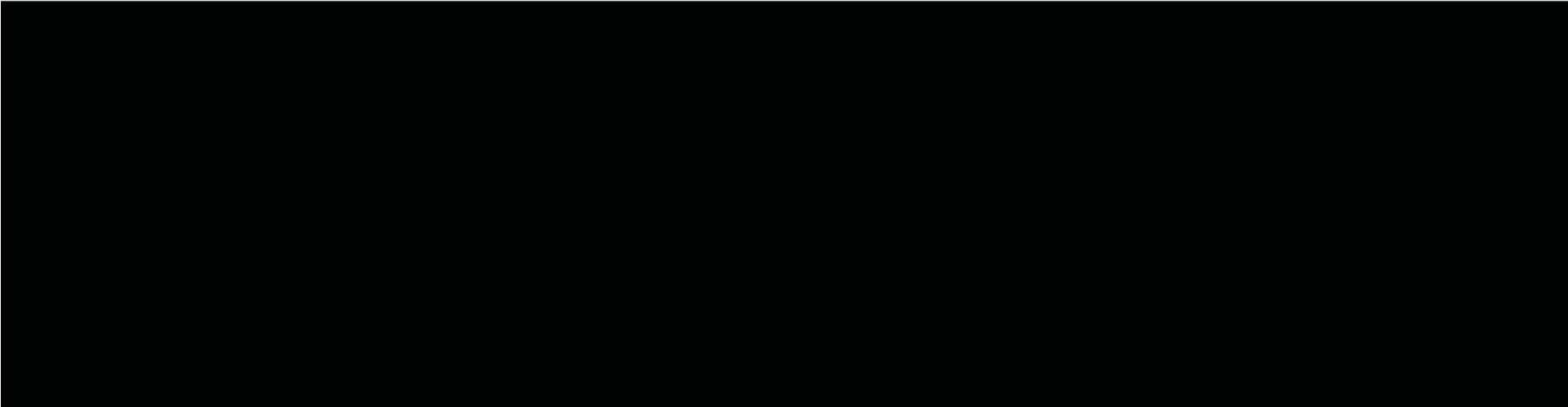
### Legend

▭ Vision Study Area ▭ Vacant Parcels (22.2 AC Total within Study Area)

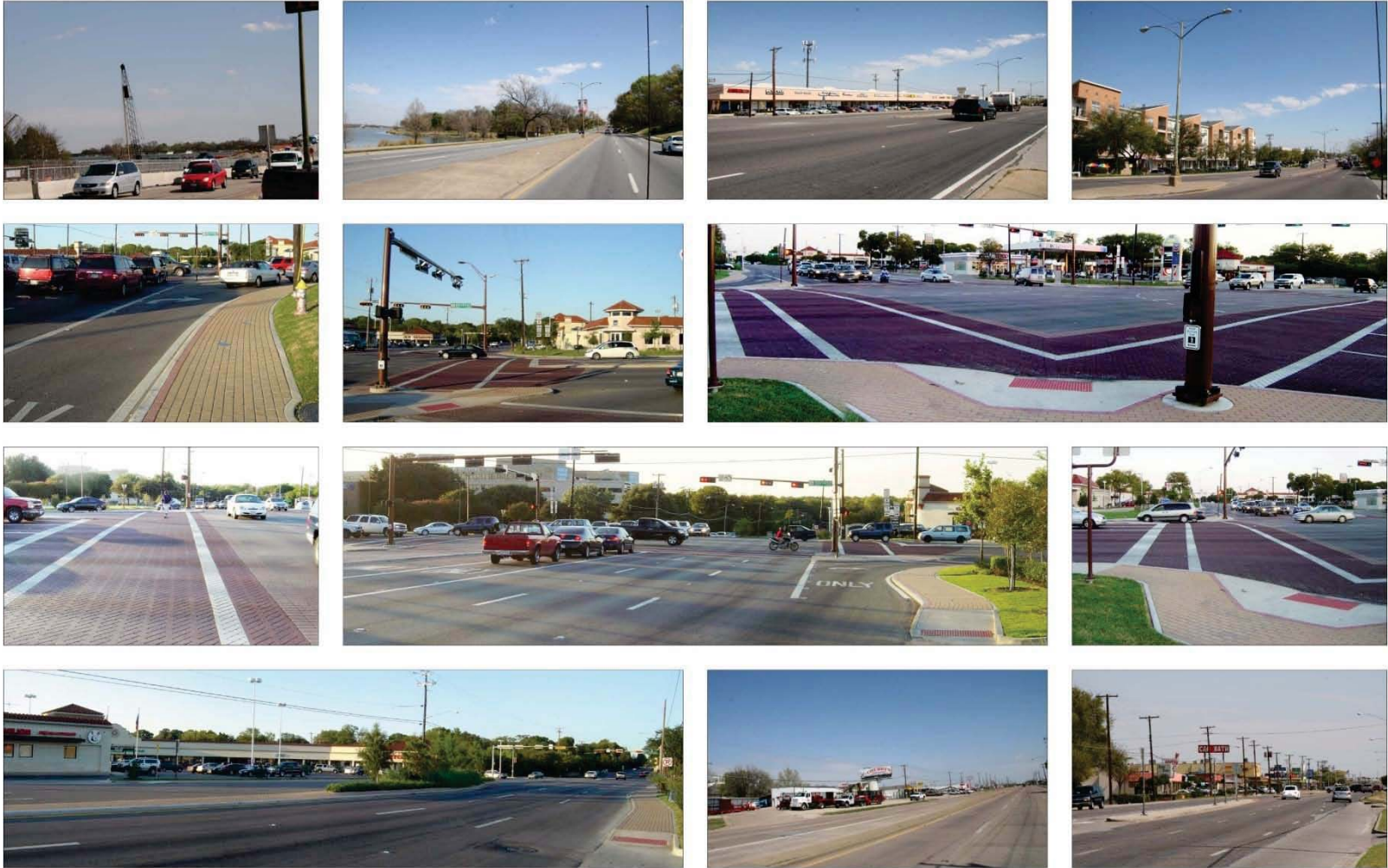
0 800 1,600 2,400 3,200 4,000 Feet  
1 inch equals 800 feet



# EXISTING CORRIDOR CONDITIONS | Development



# EXISTING CORRIDOR CONDITIONS | Mobility



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

# EXISTING CORRIDOR CONDITIONS | Mobility

## Transportation



- Legend**
- Roads
  - Existing Trails
  - Funded Trails
  - Planned Trails
- Features**
- Education
  - Golf Course
  - Library

# EXISTING CORRIDOR CONDITIONS | Mobility

## Thoroughfares

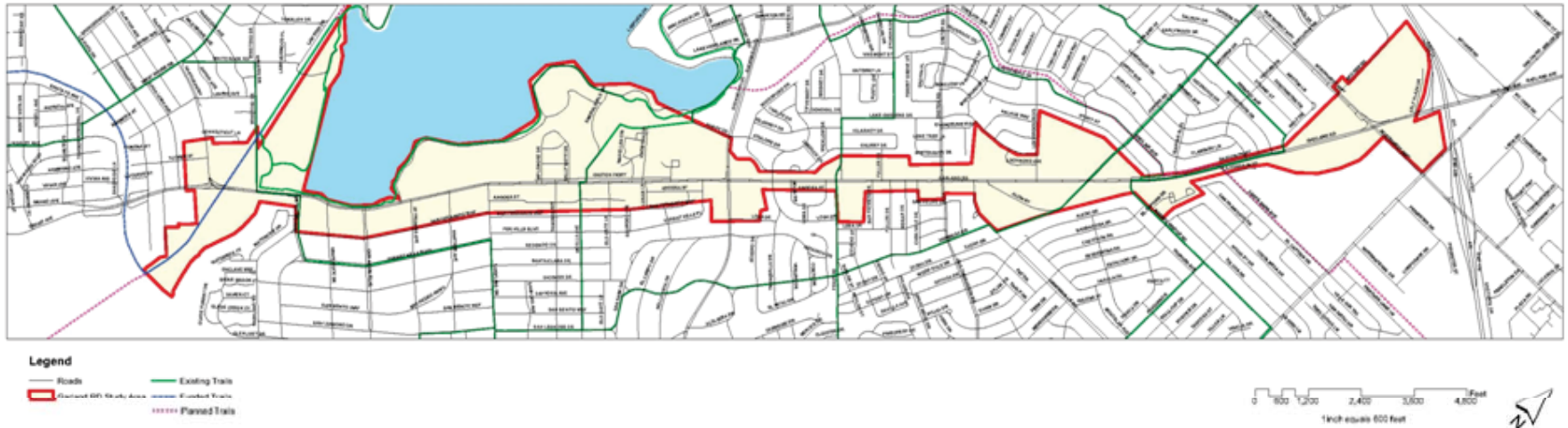


## Public Transportation

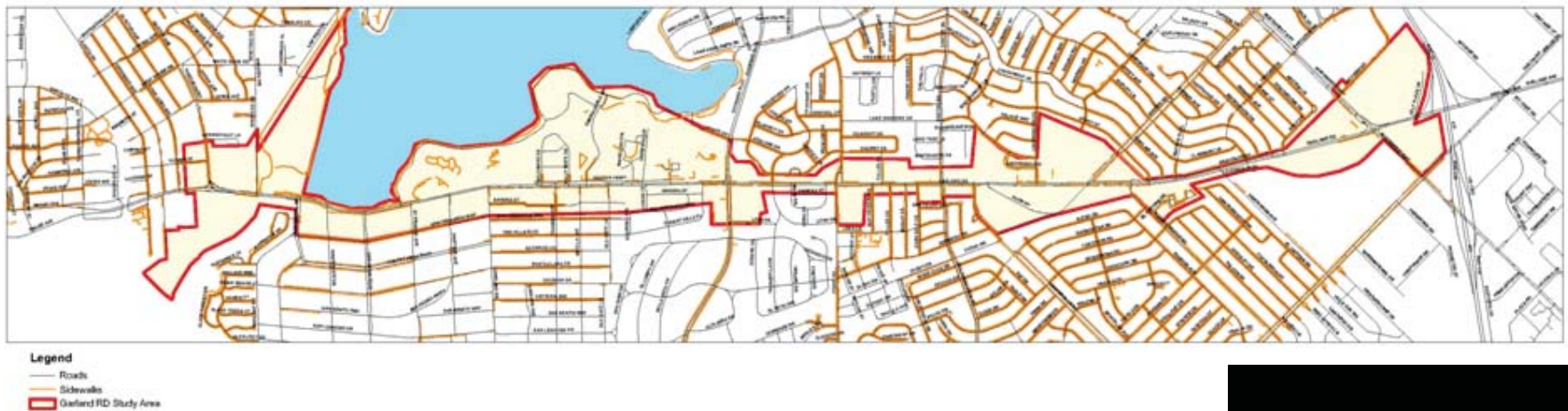


# EXISTING CORRIDOR CONDITIONS | Mobility

## Trails



## Sidewalks



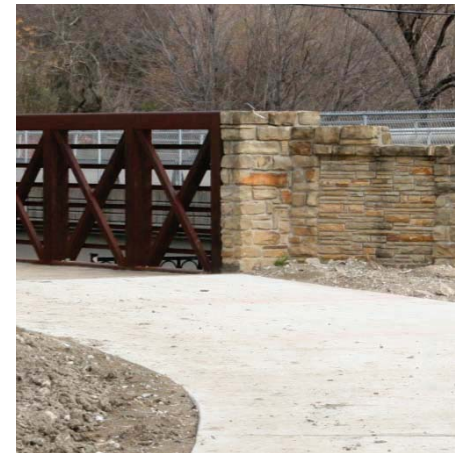
# EXISTING CORRIDOR CONDITIONS | Beautification

## Hardscape, Landscape, Monuments/Gateways



# EXISTING CORRIDOR CONDITIONS | Beautification

## Hardscape, Landscape, Monuments/Gateways





# VISION CONCEPTS | Development



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

## PUBLIC COMMENTS | Development

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**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
- Casa Linda Shopping Center
- Long-established businesses and unique retail (McShan; gardening stores, etc.)
- Doctors Hospital
- Existing neighborhoods
- Existing churches

Note: This list is not all inclusive. It outlines the areas/use types that were commented on the most.

# PUBLIC COMMENTS | Development



White Rock Lake



Public Open Space



Arboretum



Existing Churches



Casa Linda Shopping Center



Doctors Hospital



Existing Retail



Gardening Stores



Existing Neighborhoods



Established Businesses

# **PUBLIC COMMENTS** | Development

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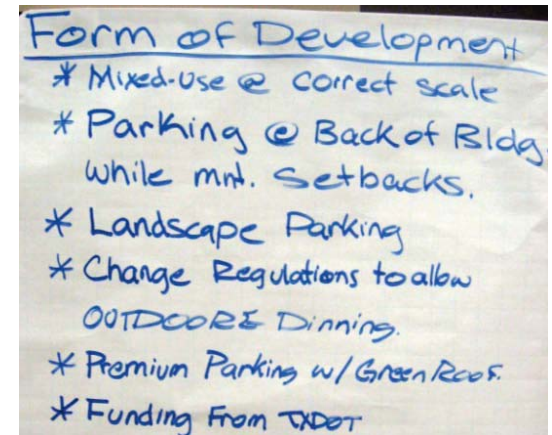
**What places, views or activities are most important to change or diminish?**

- Fatigued buildings
- Structures with broken and boarded windows
- Unprofessional signage / clutter
- Extreme mix of business types, i.e., industrial, commercial, retail, light industrial
- Graffiti
- Overhead utilities
- Traffic
- Inconsistent building heights and uses

# STAKEHOLDER COMMENTS | Development

Workshop Nov. 14, 2009

- Keep home grown retail near Little Forest Hills
- Focus of new development should be from Centerville to LBJ
- Leave existing roadway (Garland) alone
- Leave all existing SF Residential alone
- Maximum development height in corridor 4-5 stories
- Encourage code enforcement - clean-up
- Require developers to provide sidewalks
- Mixed income / mixed generation

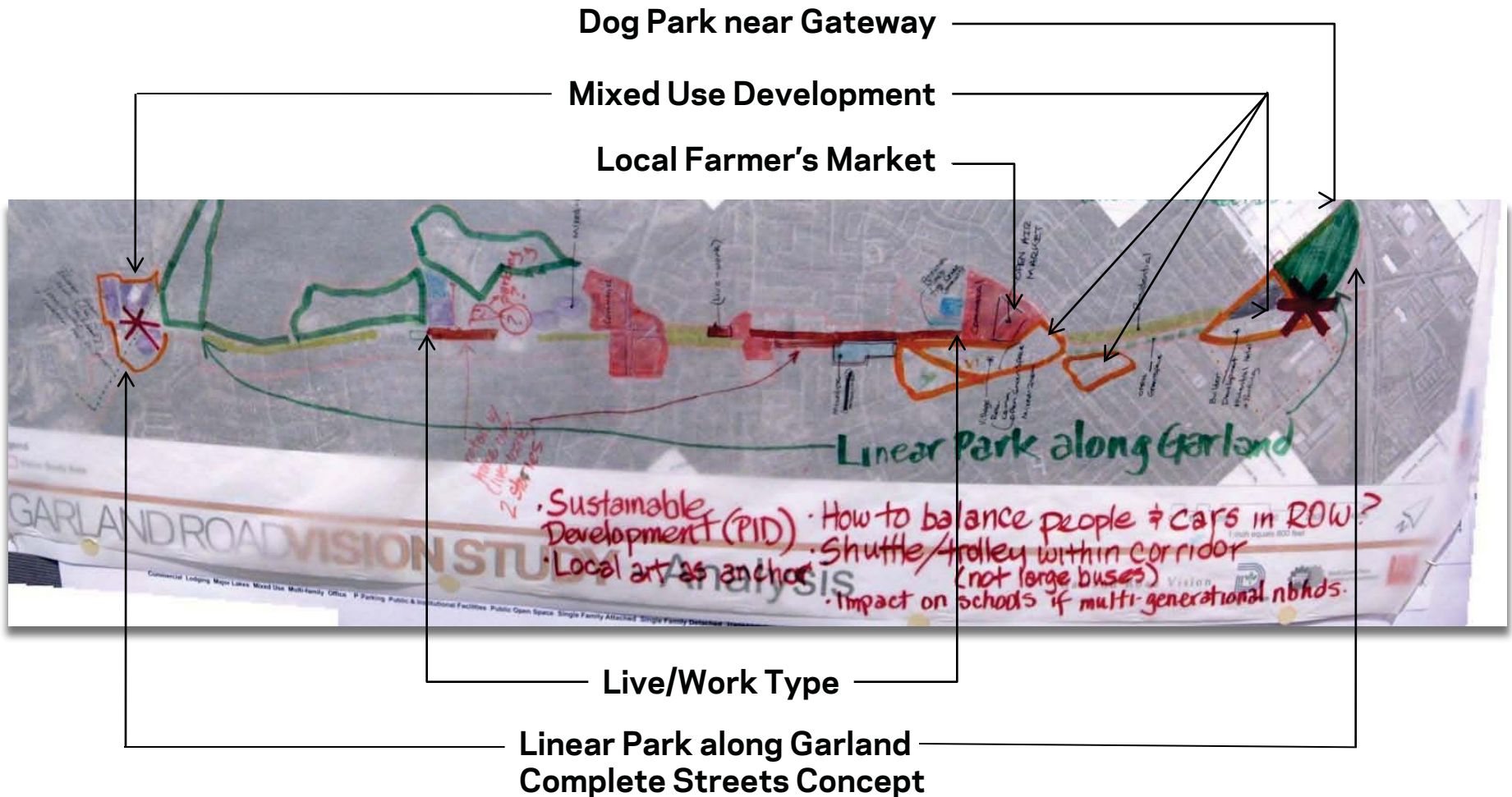


# STAKEHOLDER COMMENTS | Development

- Redevelop existing apartments with Senior Living
- Establish Local Farmer's Market in White Rock Market Center Parking Lot
- Create Mixed Use Development in Jupiter / Garland Road Area
- Develop Dog Park near Gateway at LBJ
- Dress-up existing retail buildings from Easton to spillway
- Create mixed use development with views of White Rock Creek to replace liquor stores and mini storage units West of spillway
- Create Community Gardens
- Complete Streets



# STAKEHOLDER CONCEPTS | Development



# VISION CONCEPTS | Development



Mixed Use



Public Open Space



Existing Mixed Use



Existing Commercial



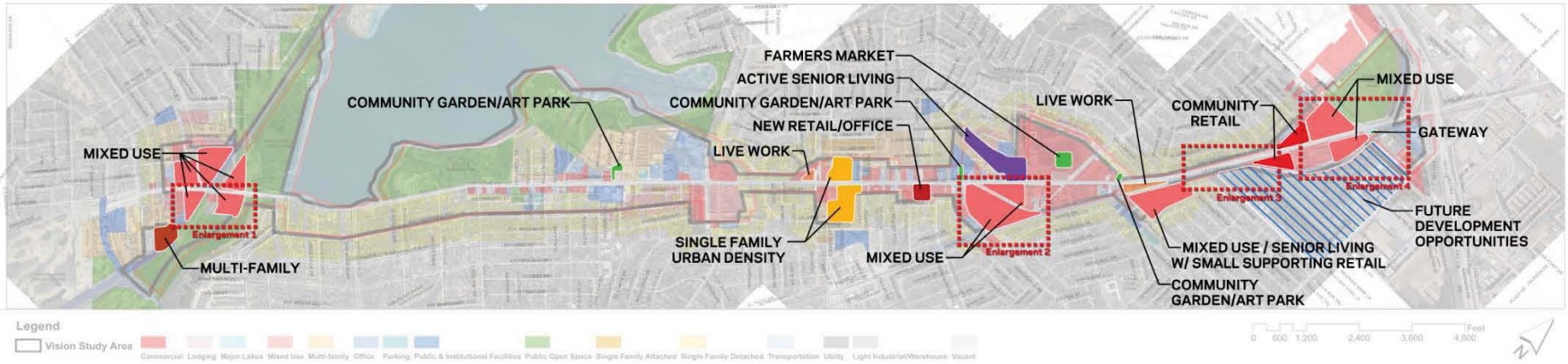
Active Senior Living



Existing Commercial



Community Retail



Mixed Use



Single Family Detached



Live Work



Existing Commercial



New Retail/Office



Single Family Urban Density



Mixed Use



# STAKEHOLDER CONCEPTS | Development



Mixed Use @ White Rock Creek



Senior Living near Commercial @ Jupiter

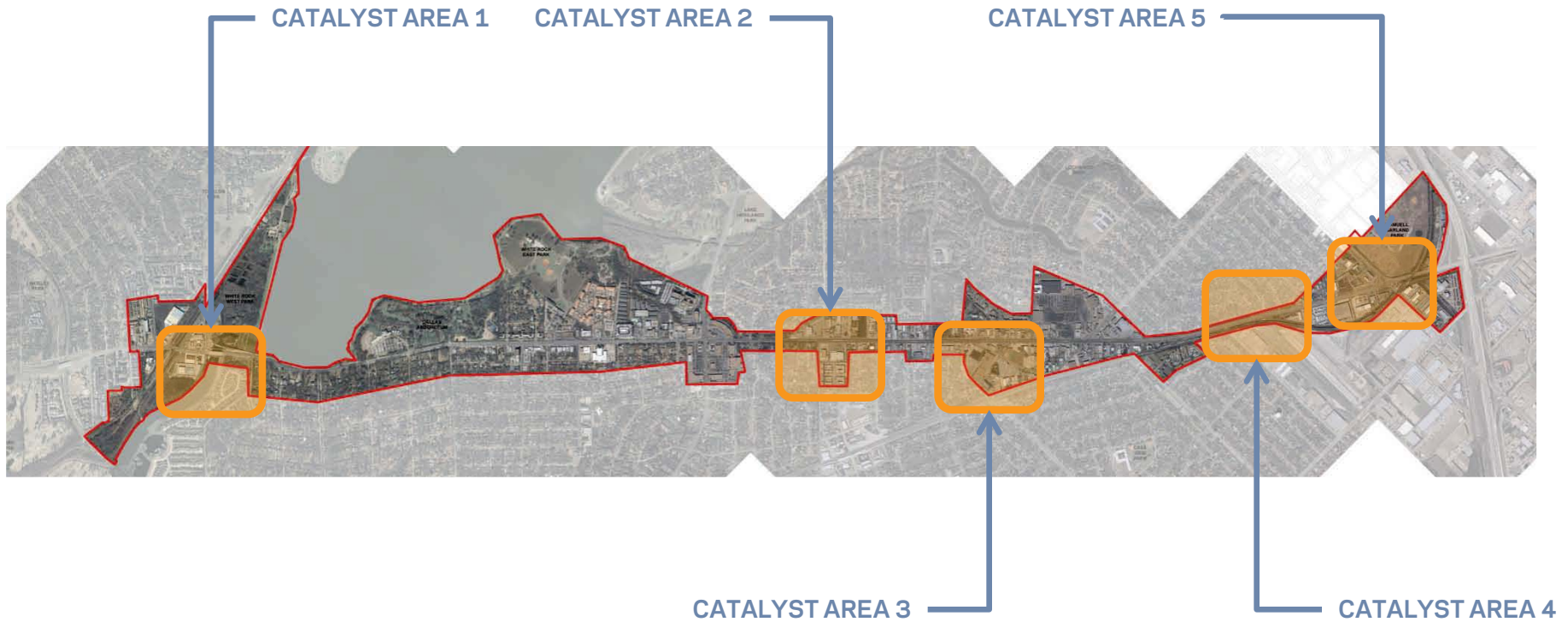


Jupiter Mixed Use Concept

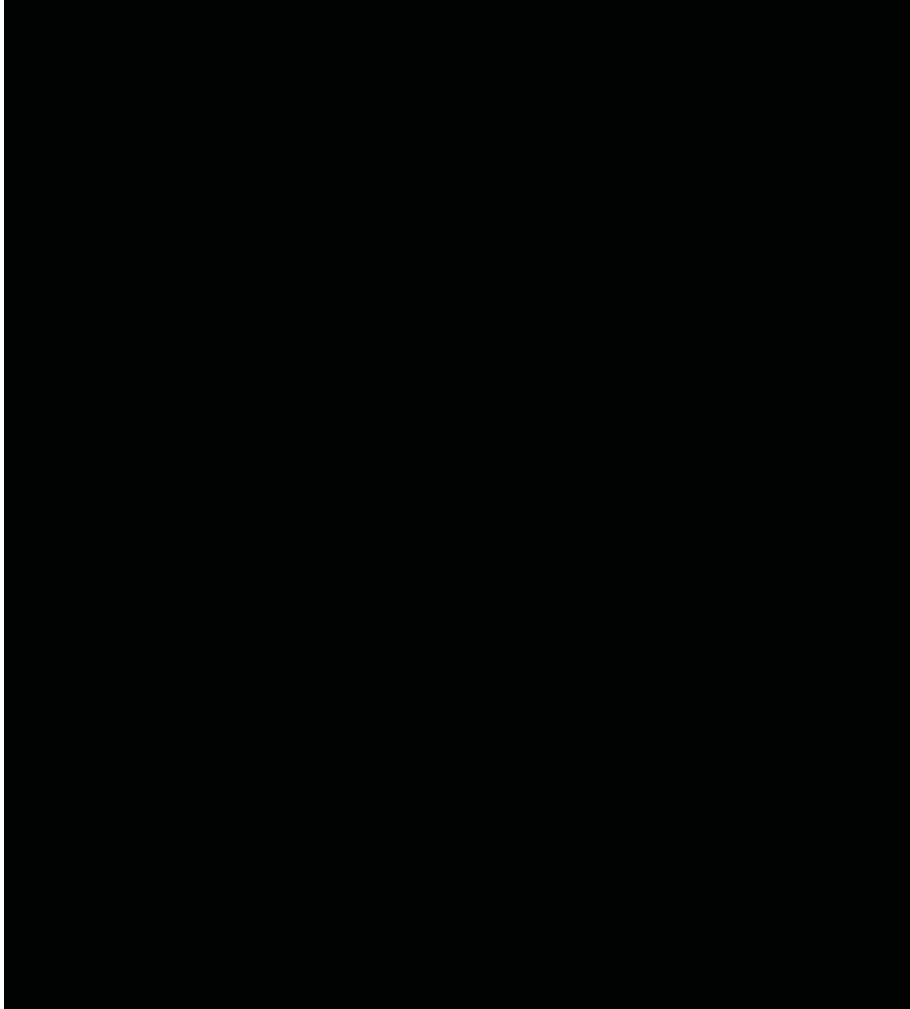


Live/Work Type Concept

# VISION CONCEPTS | Existing Catalyst Areas



# VISION CONCEPTS | Existing Catalyst Area 1



# VISION CONCEPTS | Catalyst Area 1



Mixed Use

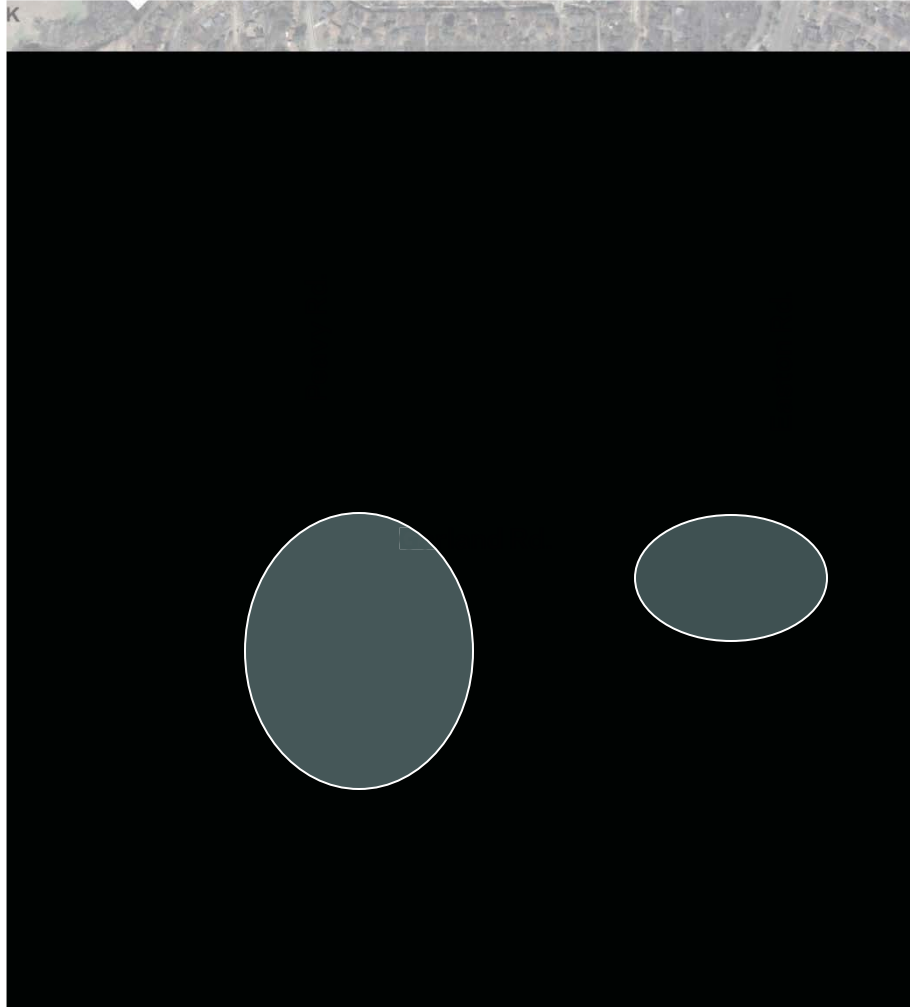


Mixed Use



Mixed Use

# VISION CONCEPTS | Catalyst Area 2



EXISTING



VISION CONCEPT

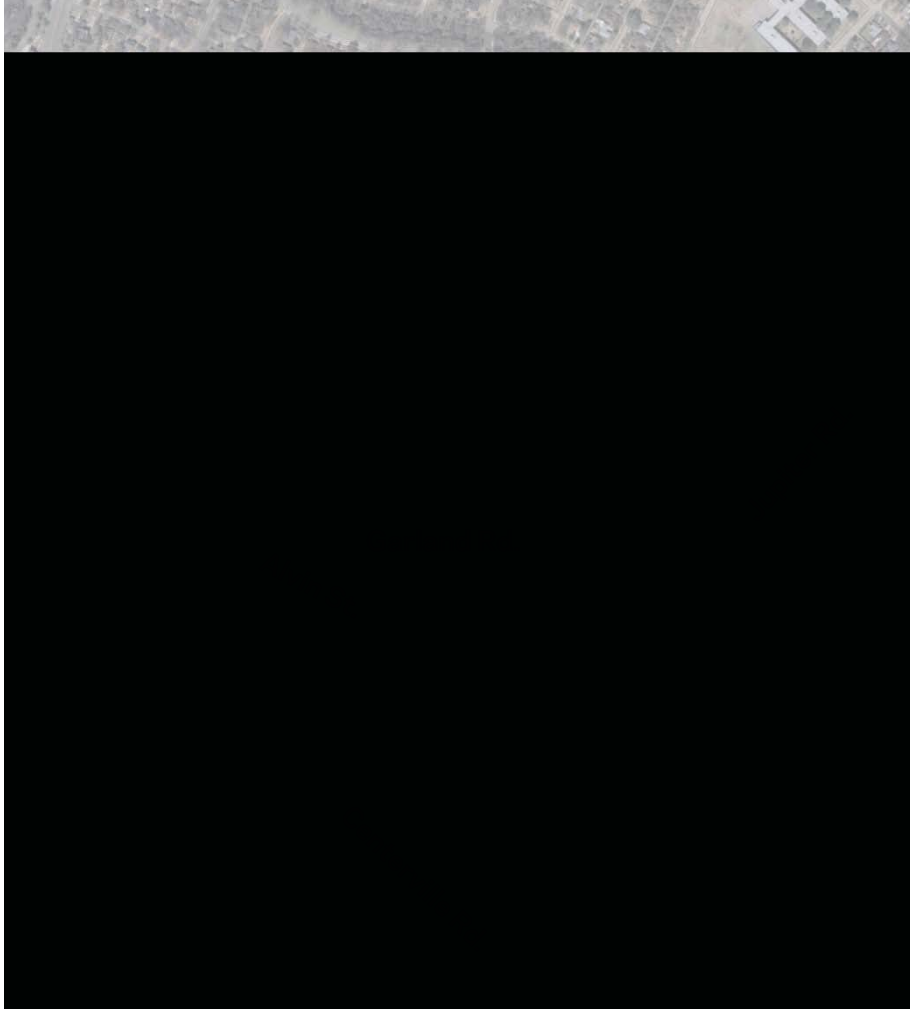


Single Family Urban Density Housing



New Retail / Office

# VISION CONCEPTS | Existing Catalyst Area 3



# VISION CONCEPTS | Catalyst Area 3



Mixed Use

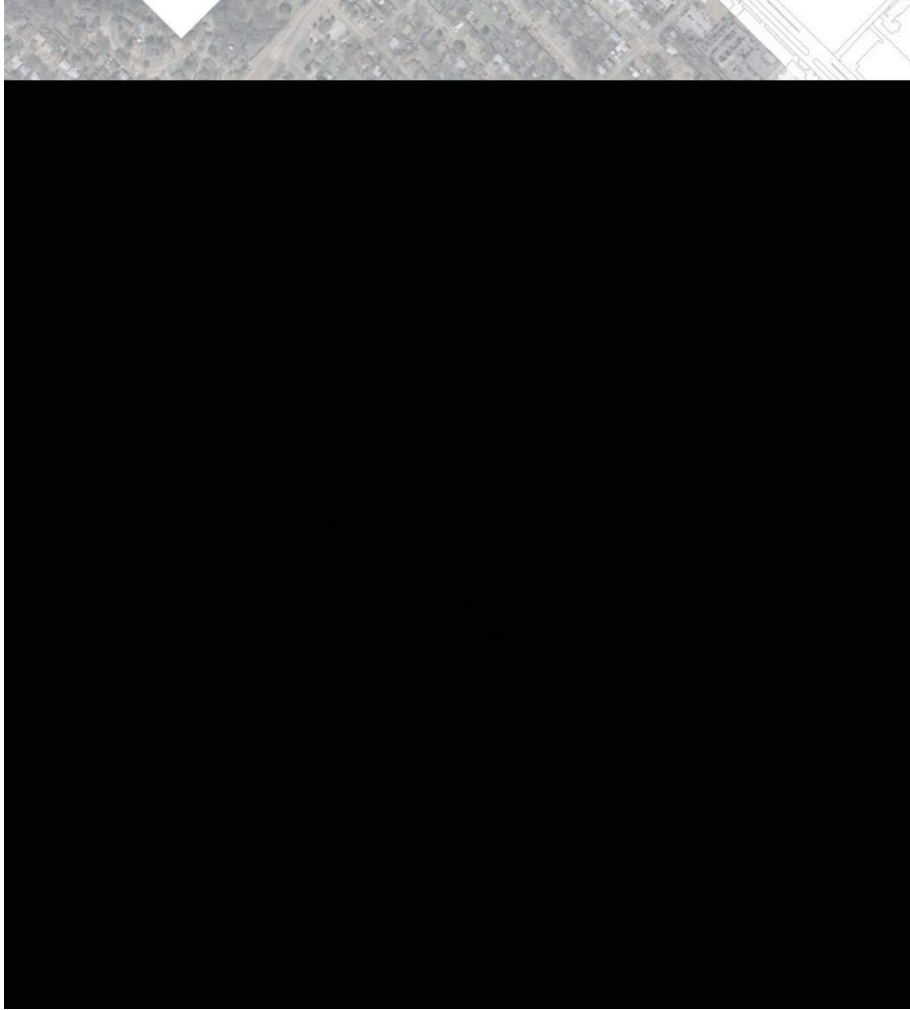


Mixed Use



Mixed Use

# VISION CONCEPTS | Existing Catalyst Area 4





# VISION CONCEPTS | Catalyst Area 4



# VISION CONCEPTS | Existing Catalyst Area 5



# VISION CONCEPTS | Catalyst Area 5



Mixed Use



Mixed Use



Mixed Use

# VISION CONCEPTS | Mobility



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

## PUBLIC COMMENTS | Mobility

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**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 with clear signage
- 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

## PUBLIC COMMENTS | Mobility

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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
- Expand DART light rail to Garland Road
- Offer trolley, tram or shuttle service along Garland Road
- Slow traffic down/introduce traffic calming
- Repave Garland Road
- Provide bike racks and/or bike rentals
- Discourage Garland Road as thoroughfare
- Enhanced waiting stations for transit
- Make pedestrian crossing lights longer to allow time for people to cross
- Provide parking alternatives for Arboretum

# STAKEHOLDER COMMENTS | Mobility

Workshop Nov. 14, 2009

## GENERAL PREFERENCES

- DO NOT WIDEN GARLAND ROAD LANES (BEYOND WHAT IS PLANNED)
- MAKE THE GARLAND ROAD CORRIDOR MORE FRIENDLY & CONNECTED FOR BICYCLES.
- SIDEWALKS - CONTINUOUS & CONNECTED TO NEIGHBORHOODS (EXCEPT ARBORETUM)
- LOOK @ DRIVES (ACCESS MANAGEMENT)
- CONSIDER LIGHT RAIL OPTION FOR OLD SANTA FE RAIL LINE OR OTHER ALTERNATIVE ROUTES

- CONSIDER TROLLEY ON GARLAND ROAD FOR LOCAL BUSINESS ACCESS (END TO END)  
POSSIBLY RUBBER TIRE SOLUTION FOR SHORT TERM (CONNECT TO WHITE ROCK STATION)
- EXPAND TIMED PEDESTRIAN SIGNALS
- LOOK @ FEASIBILITY OF SIGNAL @ WHITTIER
- NEED SYNCHRONIZATION STUDY
- PARKING
  - SECURITY OF PARKING BEHIND BUILDINGS

## STAKEHOLDER COMMENTS | Mobility

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### “Do not widen Garland Road Lanes”

- No lane widening or ROW expansion recommended.
- No additional ROW available for widening along Garland Road due to adjacent development.
- Make Garland Road more “pedestrian friendly”



## STAKEHOLDER COMMENTS | Mobility

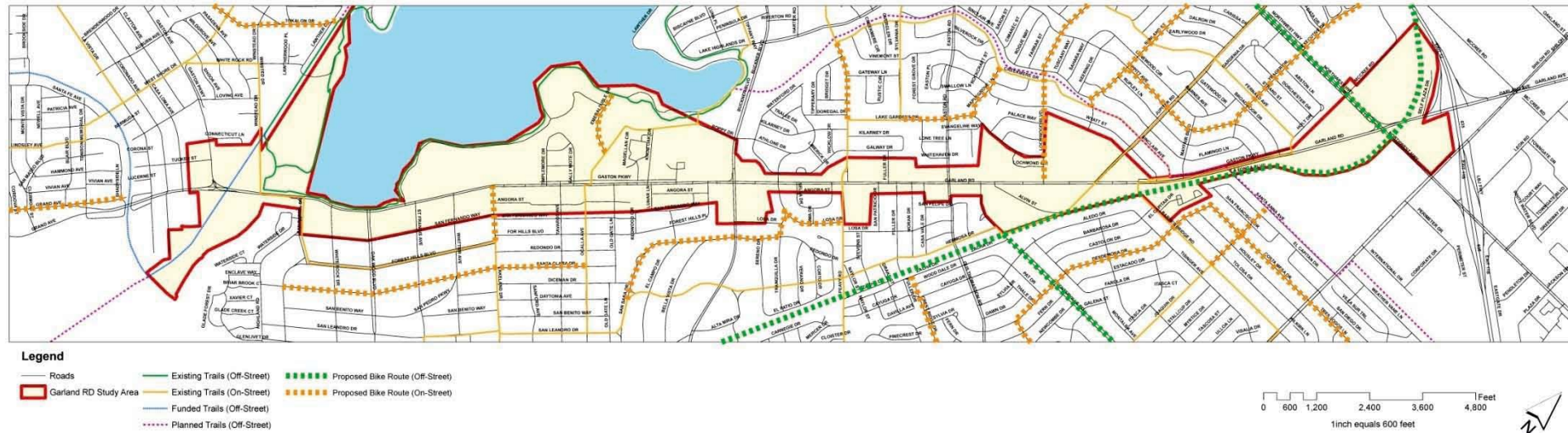
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### “Make Garland Road more friendly and connected for bicycles”

- Garland Road not conducive to dedicated bike lane.
- Existing bicycle network on adjacent streets.
- City of Dallas is updating the citywide Bike Plan.
- Provide way-finding signs along Garland Road to locate routes and provide clear connections from neighborhoods to destinations and trails.

# VISION CONCEPTS | Mobility

## Trails & Bike Routes



# GARLAND ROAD VISION STUDY

Garland Road Vision



North Central Texas  
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## STAKEHOLDER COMMENTS | Mobility

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**“Sidewalks – Continuous & connected to neighborhoods (except in front of the Arboretum) ”**

- Continuous sidewalks on both sides of Garland Road recommended.
- Existing disjointed sidewalks should be connected.
- Improved access to bus stops – fewer bus stops
  - Improved efficiency of Bus system
  - Better flow of traffic on streets
  - Improved bus shelters and amenities
- Resolve parking issues near Arboretum before improvements to adjacent neighborhood sidewalks.

## STAKEHOLDER COMMENTS | Mobility

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### “Look at driveways (Access Management) ”

- Access Management Study recommended to improve safety and mobility.
- Study driveway density and locations for possible consolidation.
- Dedicated turn lanes

## STAKEHOLDER COMMENTS | Mobility

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“Consider Light Rail option for old Santa Fe Rail Line or other alternative routes ”

- New light rail line with in Garland Road ROW not feasible.
- Light rail service to Garland Road corridor is not in DART’s long range plan.

## STAKEHOLDER COMMENTS | Mobility

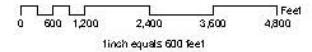
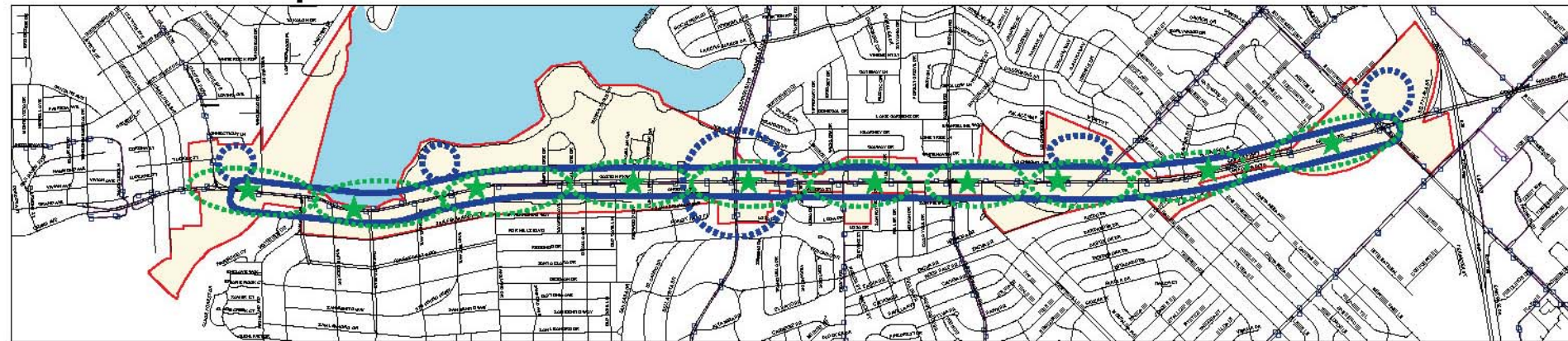
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**“Consider Trolley on Garland Road for local business access (End to End). Possibly rubber tire solution for short term (Connect to White Rock Station).”**

- Rubber tire trolley recommended for local transportation/mobility.
- Linear route along Garland Road with in study area.
- Possible routes into shopping areas and parking lots.
- Possible connection to White Rock Station or other destinations.
- Can be implemented in short term with minimal investment.
- Creation may involve the business community

# VISION CONCEPTS | Mobility

## Public Transportation



## STAKEHOLDER COMMENTS | Mobility

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### **“Expand timed pedestrian signals.”**

- Pedestrian signals with countdown timers are recommended. (In accordance with 2009 MUTCD guidelines).

### **“Look at feasibility of signal at Whittier”**

- Public and Stakeholders have identified multiple locations for new signals - Will require Signal Warrant Study and further analysis.

### **“Need synchronization study”**

- Recommended upon determination of need following evaluation of existing signal timing.
- Improve traffic flow and may reduce emissions.



## STAKEHOLDER COMMENTS | Mobility

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### “Parking”

- Proper illumination and security measures recommended.
- Shared parking operations at two gateways. Sharing between various entities or businesses in the area.
- Shuttle/ Trolley routes during event parking or weekends.

# VISION CONCEPTS | Beautification



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

## **PUBLIC COMMENTS** | Beautification

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**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
- Incorporate architectural enhancements/fountains/art
- Provide decorative lighting
- Encourage small shops, cafes, restaurants, boutiques
- Create pocket parks
- Institute sign requirements
- Create a corridor theme
- Hang attractive banners
- Enhance entrance gateway to corridor at both ends

## PUBLIC COMMENTS | Beautification

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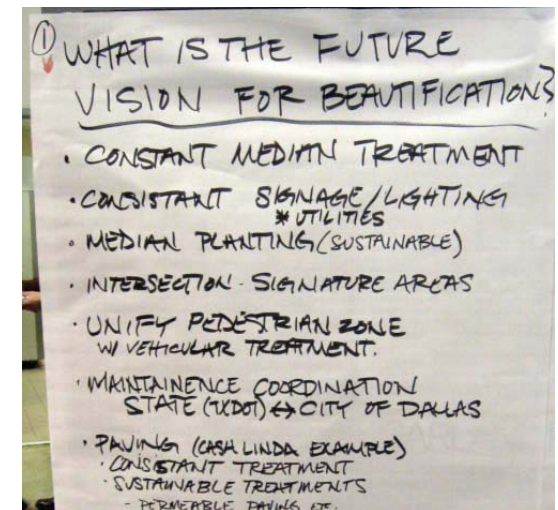
What word or phrase describes the Garland Road Corridor as you would like to see it in the future?

- Dallas' Green Garland Road
- "A beautiful road to drive."
- Neighborhood friendly
- Northeast Dallas Jewel - energetic green
- Beautiful! Lush & green.
- Attractive. Friendly.
- Earthy upscale and artsy..
- Clean - No sleaze
- The Wilshire Blvd of Dallas - The Gardens and Lake District
- Eclectic, diverse, unique
- Natural, open, pedestrian friendly

# STAKEHOLDER COMMENTS | Beautification

Workshop Nov. 14, 2009

- Create a consistent corridor theme through lighting, signage, plantings, furnishings, maintenance and utility improvements
- Coordinate pedestrian improvements with transit and trail opportunities creating safe and desirable walking conditions
- Create signature intersections that increase connectivity of neighborhoods and retail
- Identified Spillway, Buckner intersection, Samuel Garland Park as Gateways and Gaston Ave, Buckner, Jupiter and Northwest Hwy as primary intersections

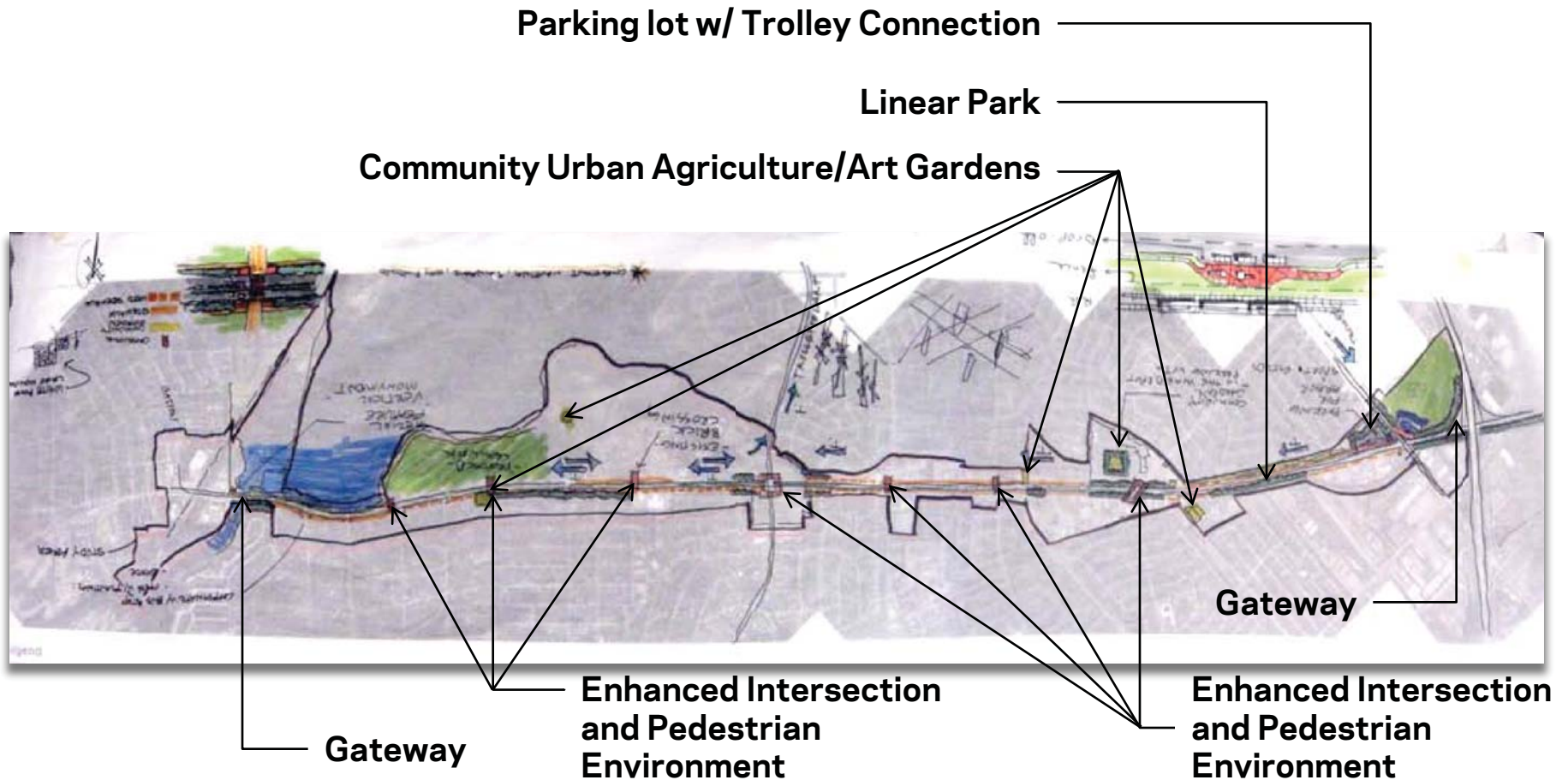


## STAKEHOLDER COMMENTS | Beautification

- Gateway concepts that include monuments, median plantings and sequence of spaces
- Community green spaces throughout the corridor
- Community garden in the White Rock Market Center parking lot
- Linear park in Right-of-Way adjacent to rail lines between Jupiter and Northwest Hwy
- Signature intersection treatments and enhanced crosswalks that increase safety and connectivity between both sides of Garland Road



# STAKEHOLDER CONCEPTS | Beautification



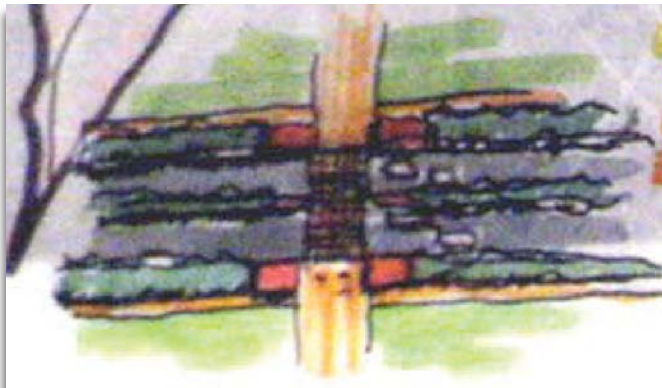
# STAKEHOLDER CONCEPTS | Beautification



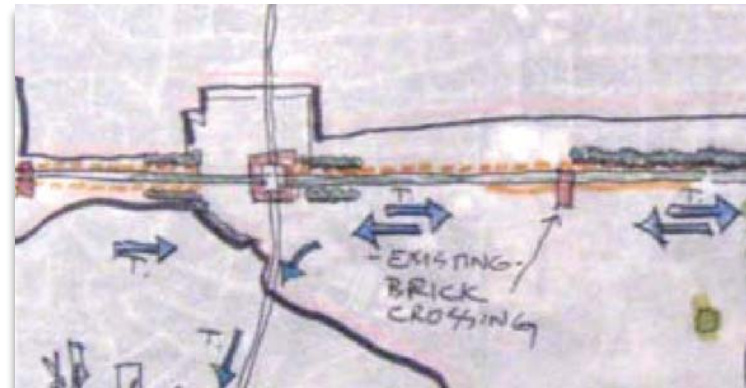
**Gateway @ Spillway Bridge**



**Median Treatment Concept**



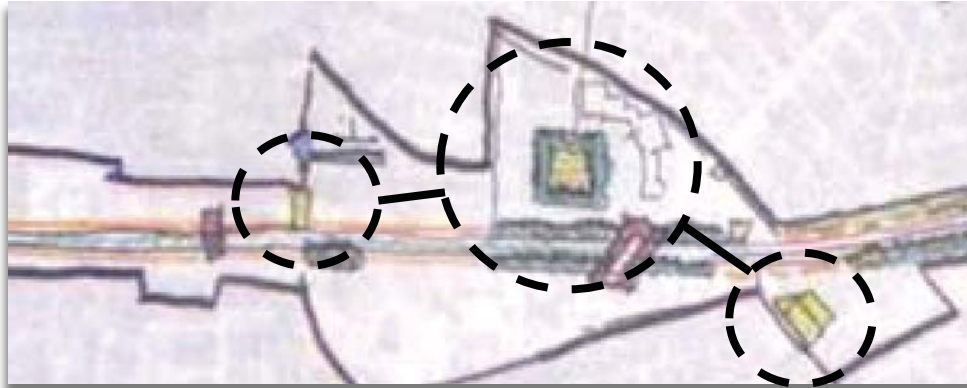
**Enhanced Crosswalk Concept**



**Areas for Enhanced Crosswalks**



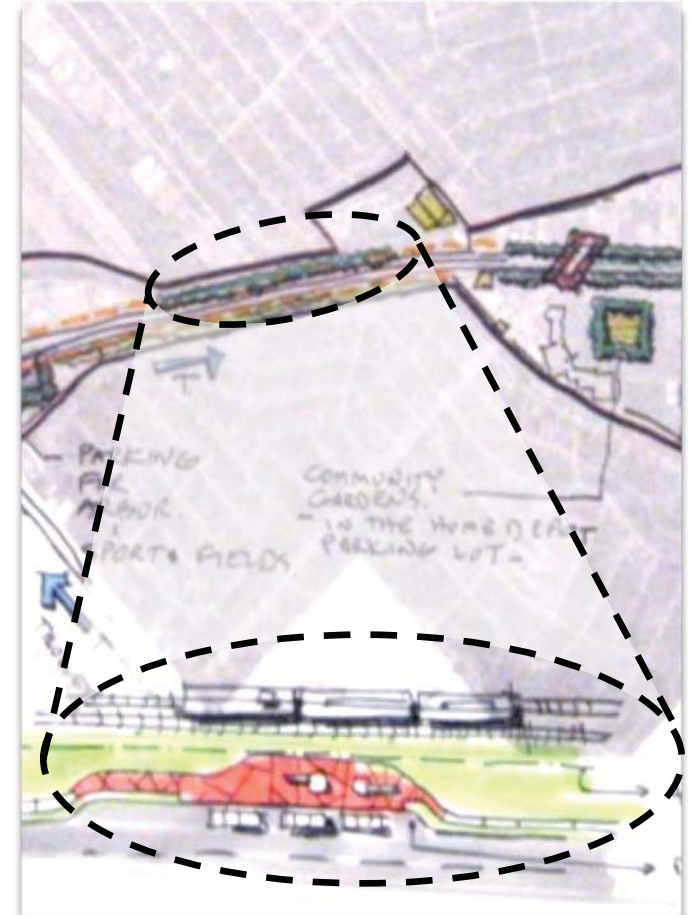
# STAKEHOLDER CONCEPTS | Beautification



**Community Urban Agriculture/Art Gardens Concept**



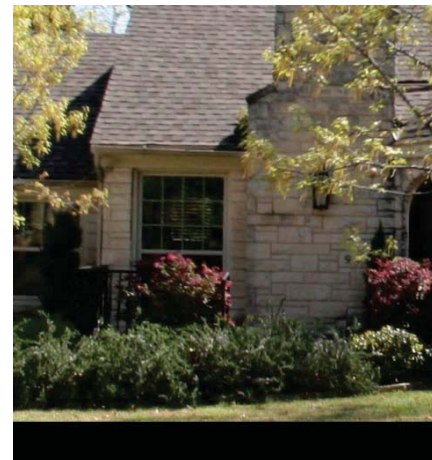
**Parking Lot/Trolley Concept**



**Linear Park Access Concept**

# VISION CONCEPTS | Beautification

## CORRIDOR PRECEDENT



# VISION CONCEPTS | Beautification

Pedestrian Light



Trash Receptacle



Bollard



Bike Rack



Bench



Stone Bench



Median Paving



Trolley



Skyrocket Juniper



Magnolia



Chinese Pistache



Cedar Elm

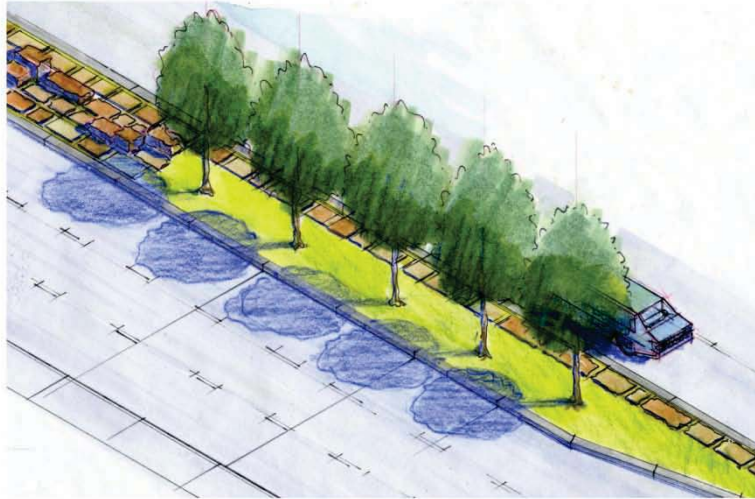


Median Landscape

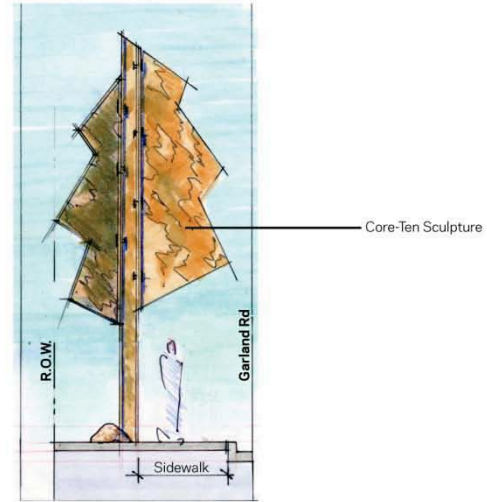


# VISION CONCEPTS | Beautification

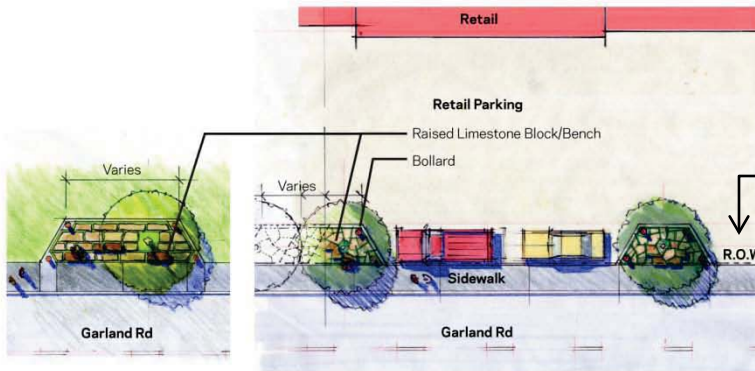
Median at Intersections - Typical



Public Art at Linear Rail Park

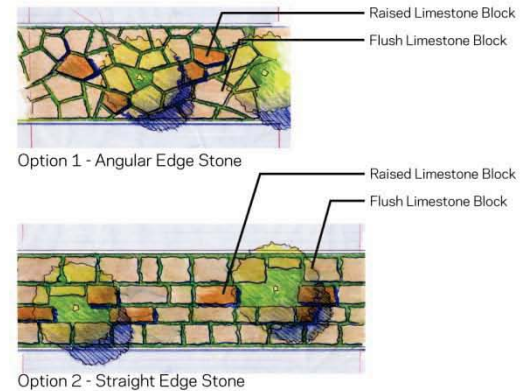


Pavement Treatment



Existing Retail Parking Treatment - Bump Outs

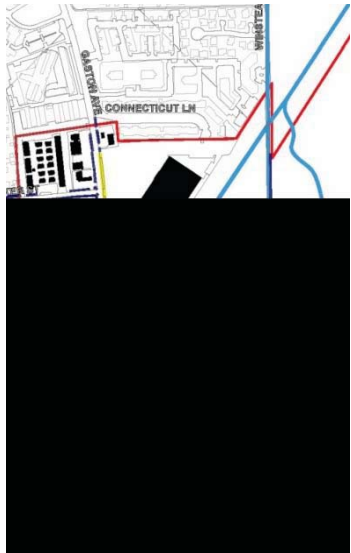
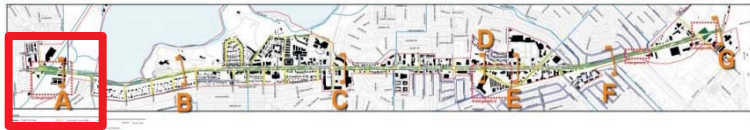
Pavement Treatment



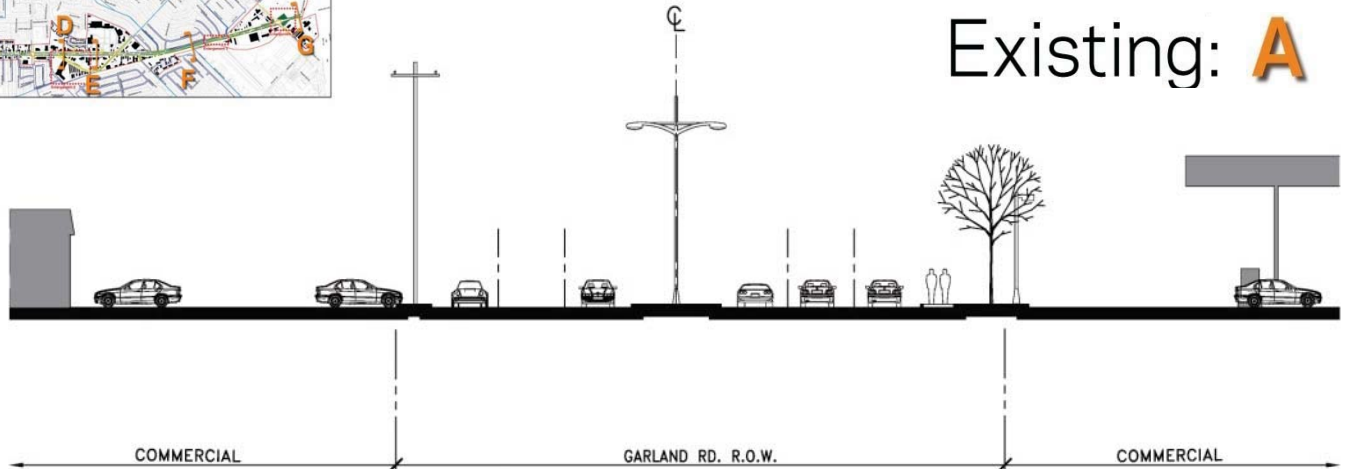
**PARKING ENTRANCE**

# VISION CONCEPTS | Urban Design Framework

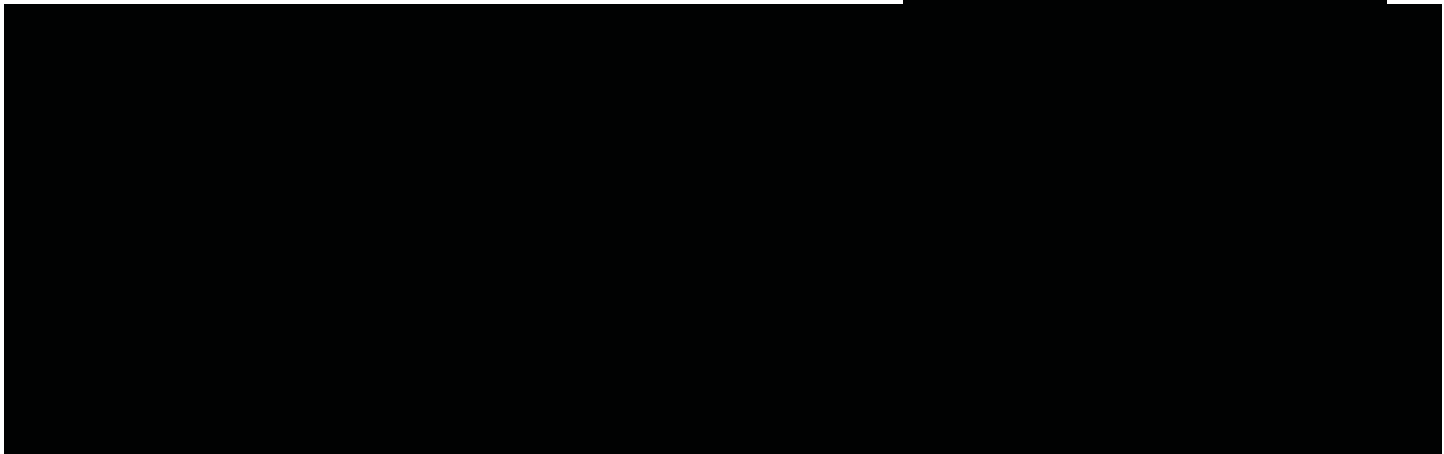
Framework Plan



- LEGEND**
- Edge Plantings
  - Median Plantings
  - Trails
  - Existing Sidewalk
  - ▨ Enhanced Cross Walks
  - Sidewalk Connections
  - Study Area

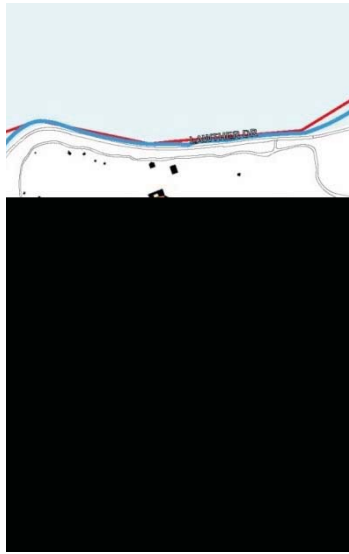


Existing: **A**

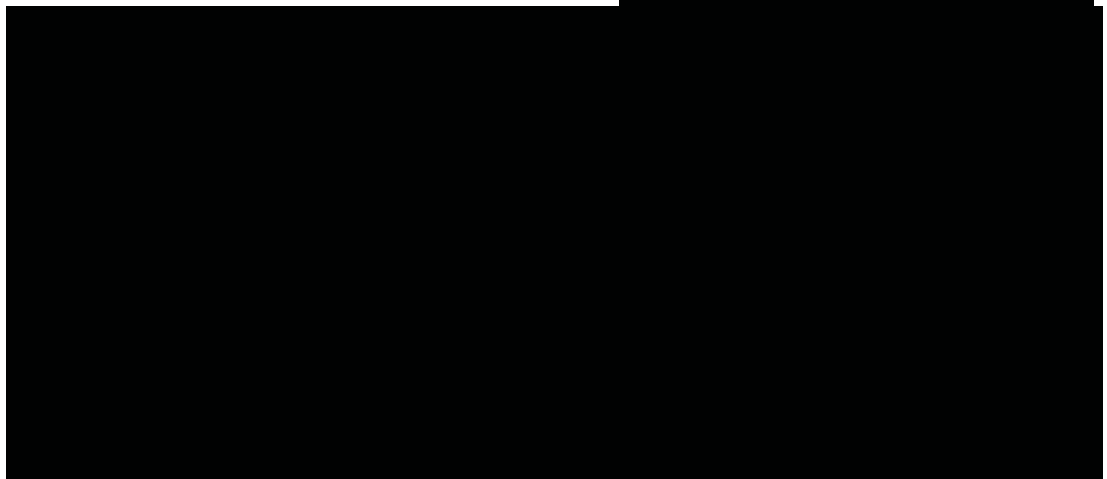
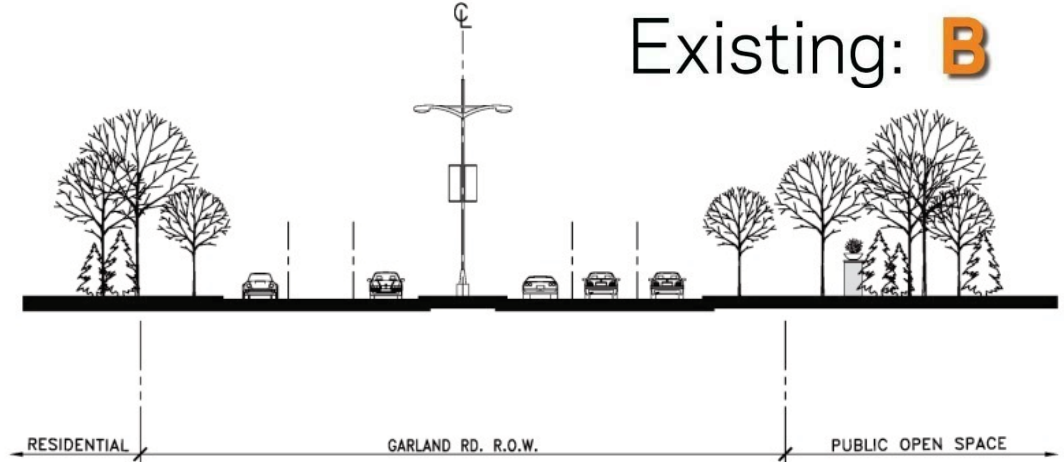


# VISION CONCEPTS | Urban Design Framework

Framework Plan

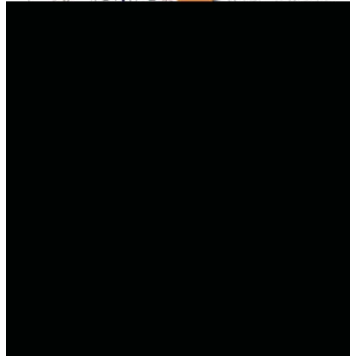


- LEGEND**
- Edge Plantings
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  - Existing Sidewalk
  - Enhanced Cross Walks
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  - Study Area



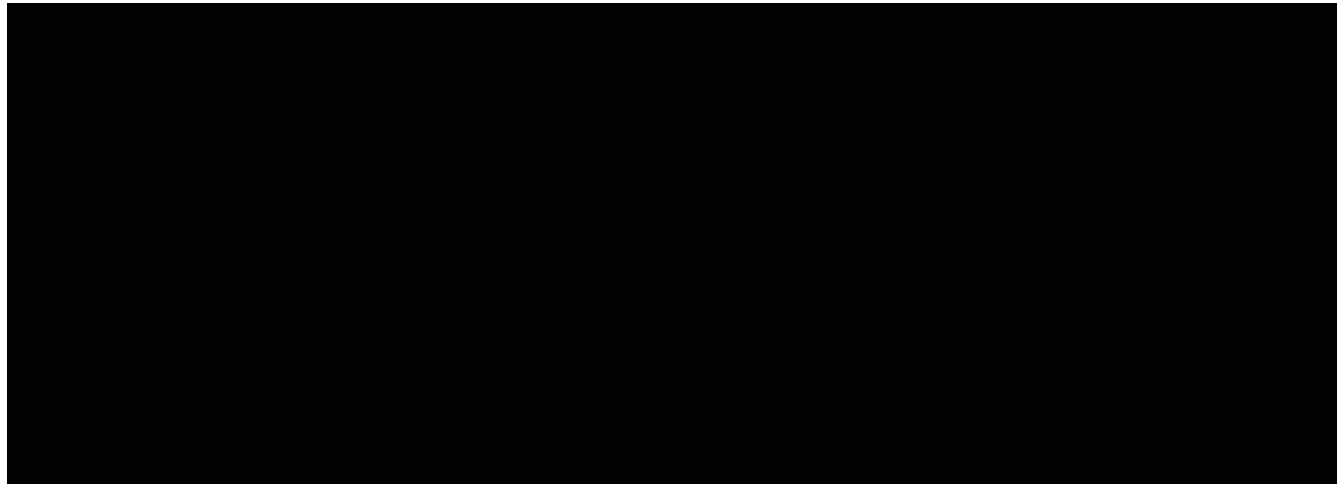
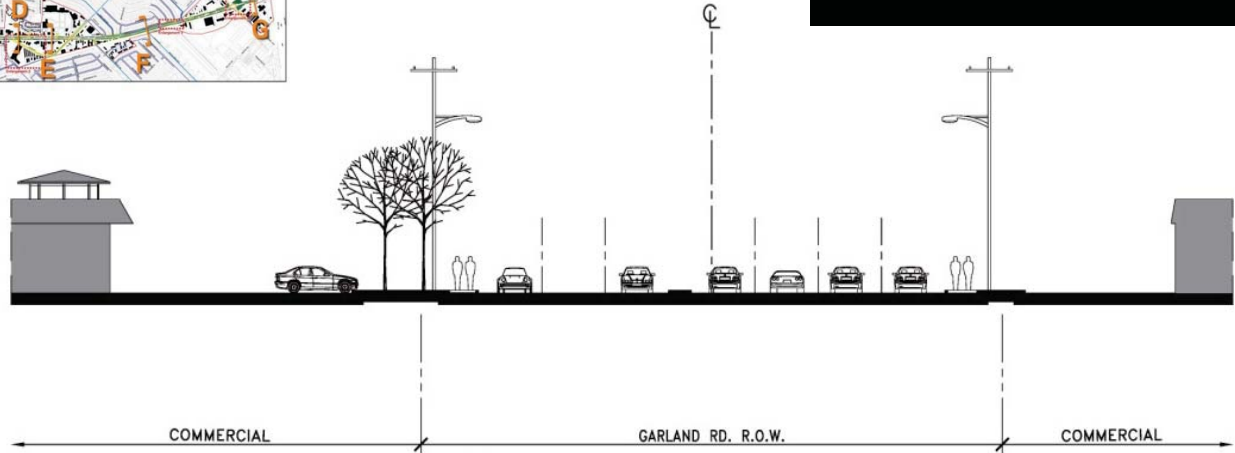
# VISION CONCEPTS | Urban Design Framework

Framework Plan



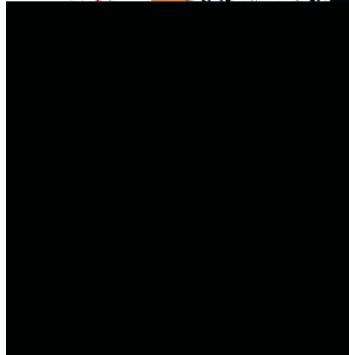
- LEGEND**
- Edge Plantings
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Existing



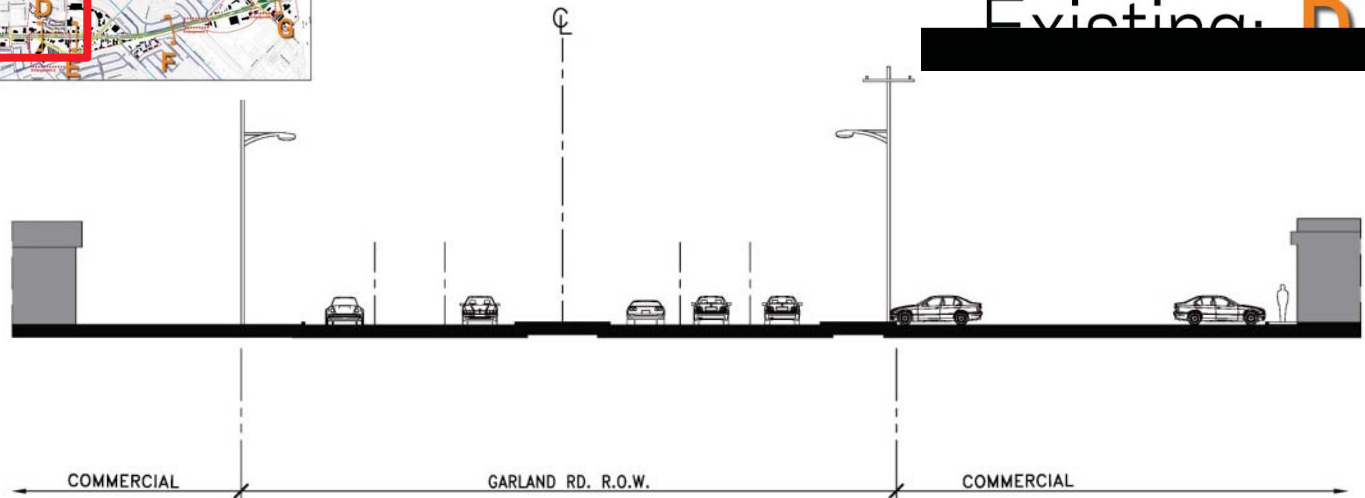
# VISION CONCEPTS | Urban Design Framework

Framework Plan



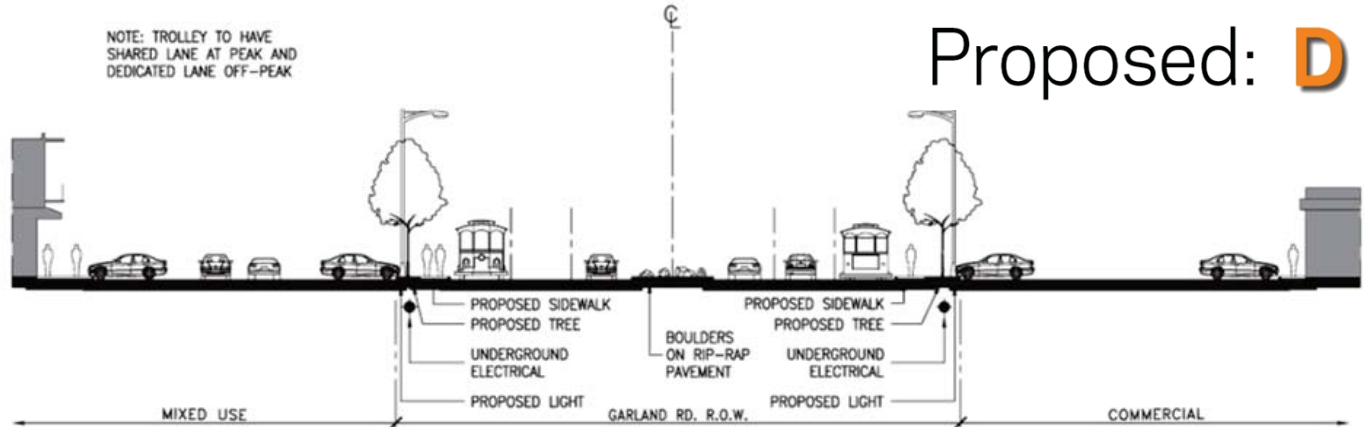
- LEGEND**
- Edge Plantings
  - Median Plantings
  - Trails
  - Existing Sidewalk
  - ▨ Enhanced Cross Walks
  - Sidewalk Connections
  - Study Area

Existing: **D**



NOTE: TROLLEY TO HAVE SHARED LANE AT PEAK AND DEDICATED LANE OFF-PEAK

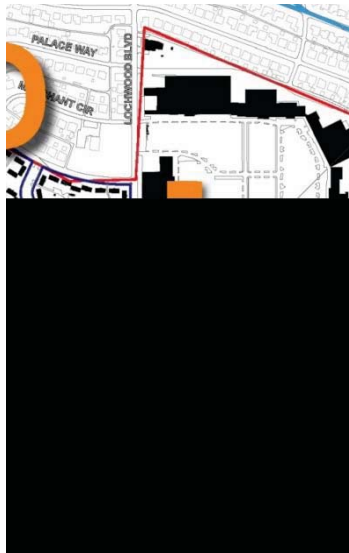
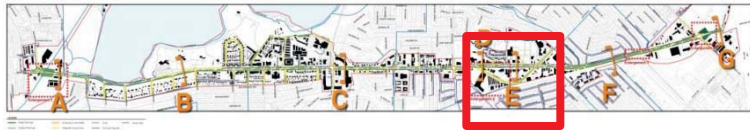
Proposed: **D**





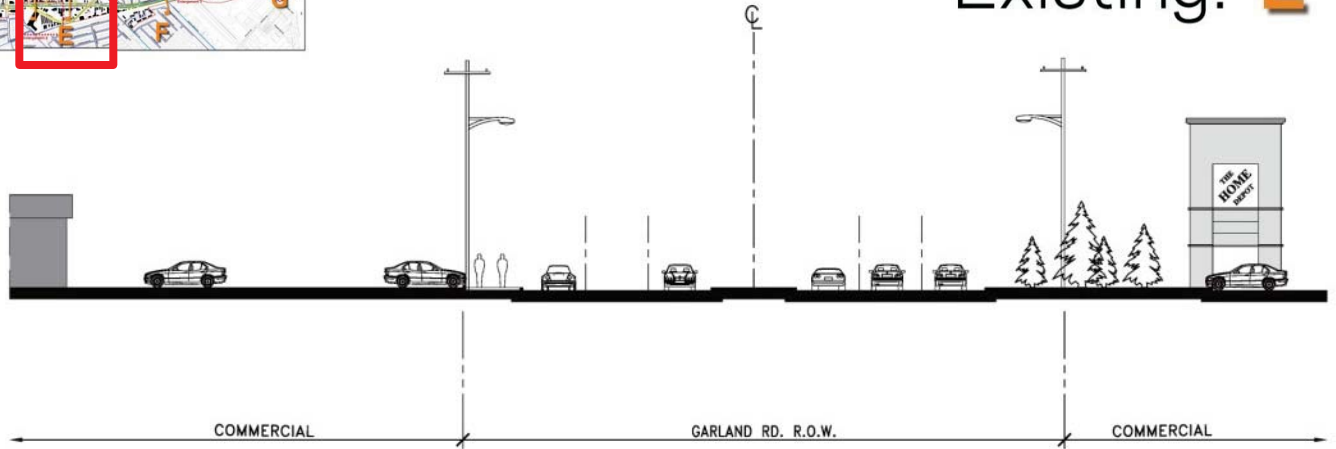
# VISION CONCEPTS | Urban Design Framework

Framework Plan



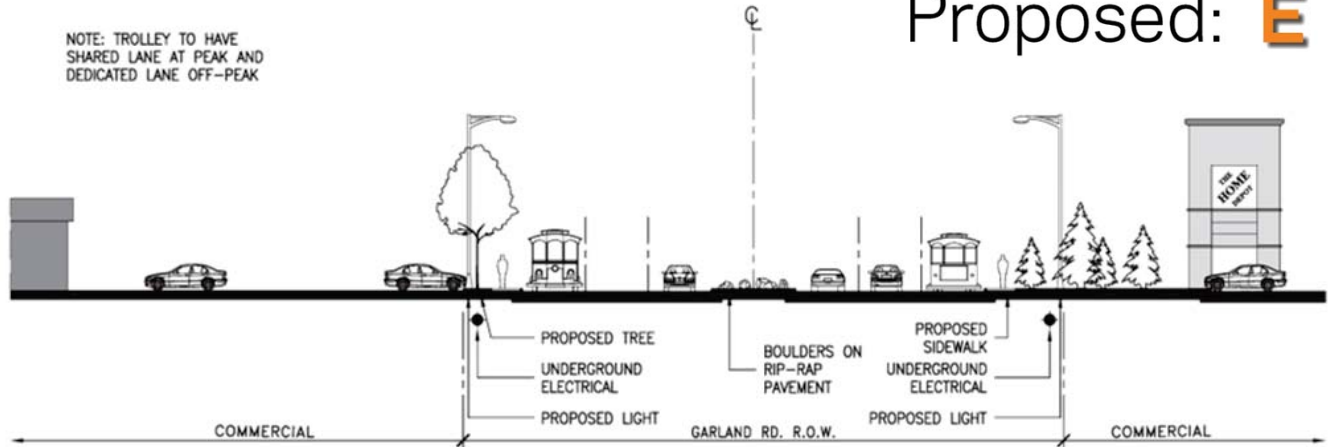
- LEGEND**
- Edge Plantings
  - Median Plantings
  - Trails
  - Existing Sidewalk
  - ▨ Enhanced Cross Walks
  - Sidewalk Connections
  - Study Area

Existing: **E**



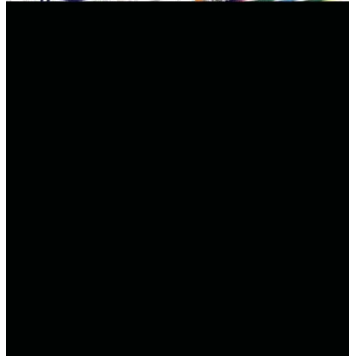
NOTE: TROLLEY TO HAVE SHARED LANE AT PEAK AND DEDICATED LANE OFF-PEAK

Proposed: **E**



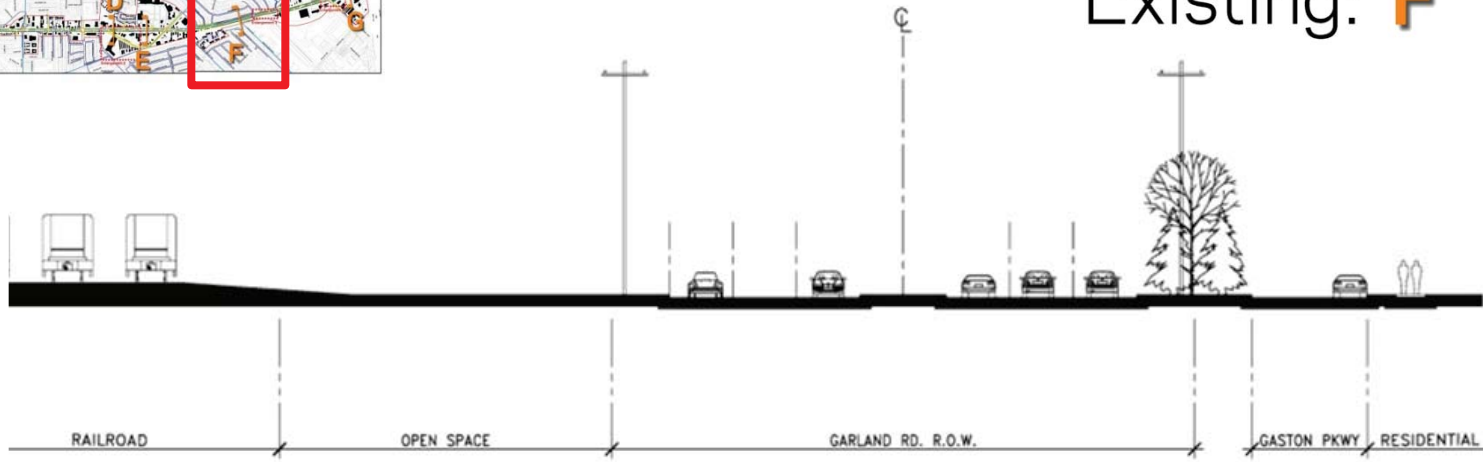
# VISION CONCEPTS | Urban Design Framework

Framework Plan



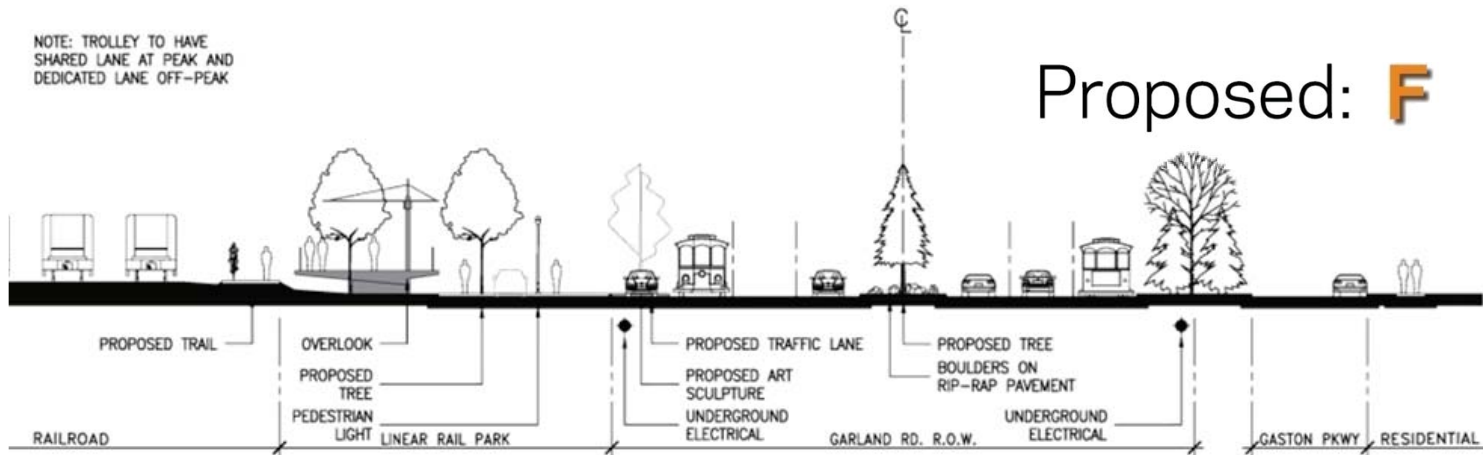
- LEGEND**
- Edge Plantings
  - Median Plantings
  - Trails
  - Existing Sidewalk
  - Enhanced Cross Walks
  - Sidewalk Connections
  - Study Area

Existing: **F**



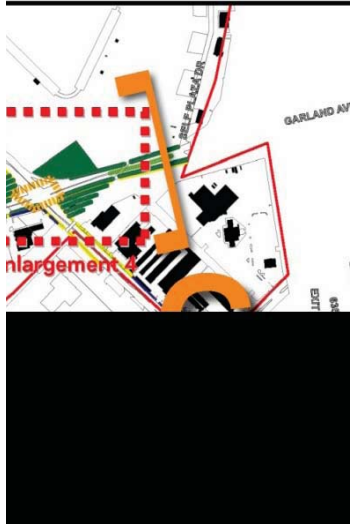
NOTE: TROLLEY TO HAVE SHARED LANE AT PEAK AND DEDICATED LANE OFF-PEAK

Proposed: **F**



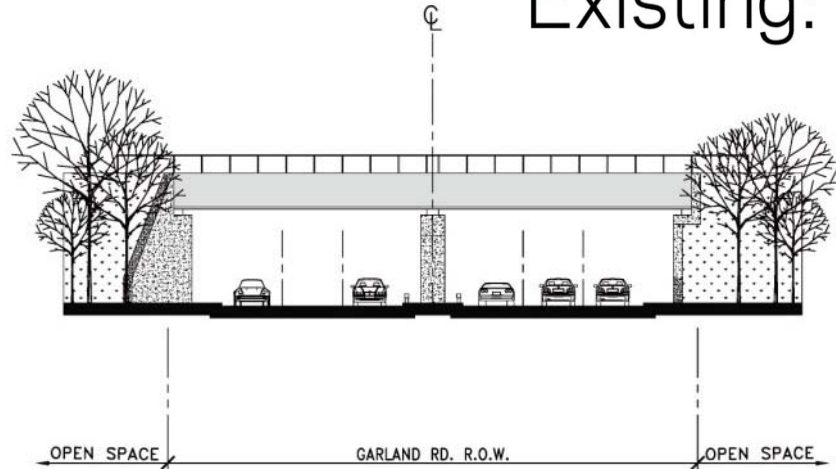
# VISION CONCEPTS | Urban Design Framework

Framework Plan



- LEGEND**
- Edge Plantings
  - Median Plantings
  - Trails
  - Existing Sidewalk
  - ▨ Enhanced Cross Walks
  - Sidewalk Connections
  - Study Area

Existing: **G**



Proposed: **G**



## NEXT STEPS |

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***Tonight:*** Consultant team will answer questions & receive additional input for developing the Garland Road Vision

***April - May:*** Consultant team will incorporate your ideas for future development, transportation and beautification, and development implementation recommendations.

# QUESTIONS / COMMENTS

the vision is coming into **focus**