

the vision is coming into **focus**



Garland Road Vision



North Central Texas
Council of Governments



City of Dallas

GARLAND ROAD **VISION STUDY**

Dallas, TX

March 25, 2010

MEETING | Agenda

- 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

Start Date - September 3, 2009

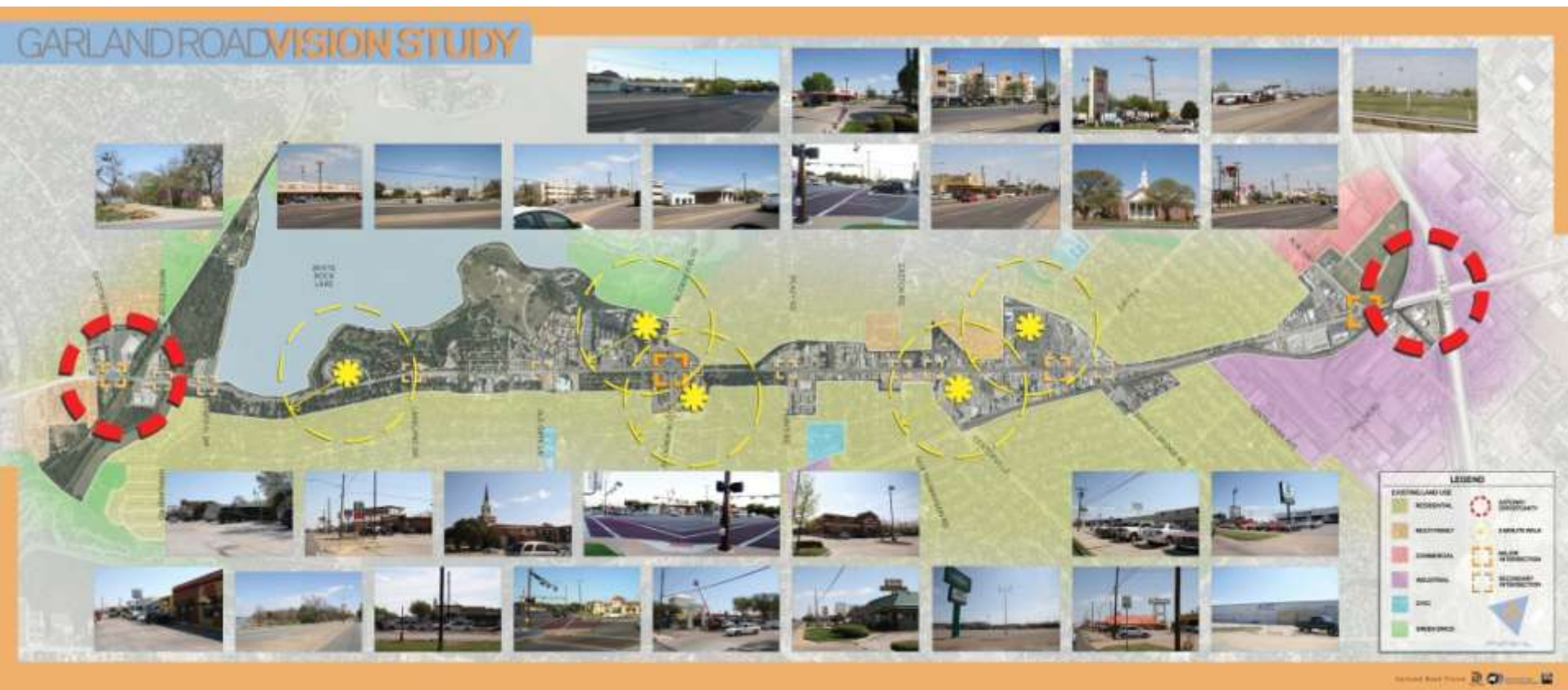
Open House - October 8, 2009

Stakeholder Workshop - November 14, 2009

Public Review Meeting - November 17, 2009

Public Review Meeting - March 25, 2010 (Today)

STUDY AREA OVERVIEW | Existing Corridor Conditions



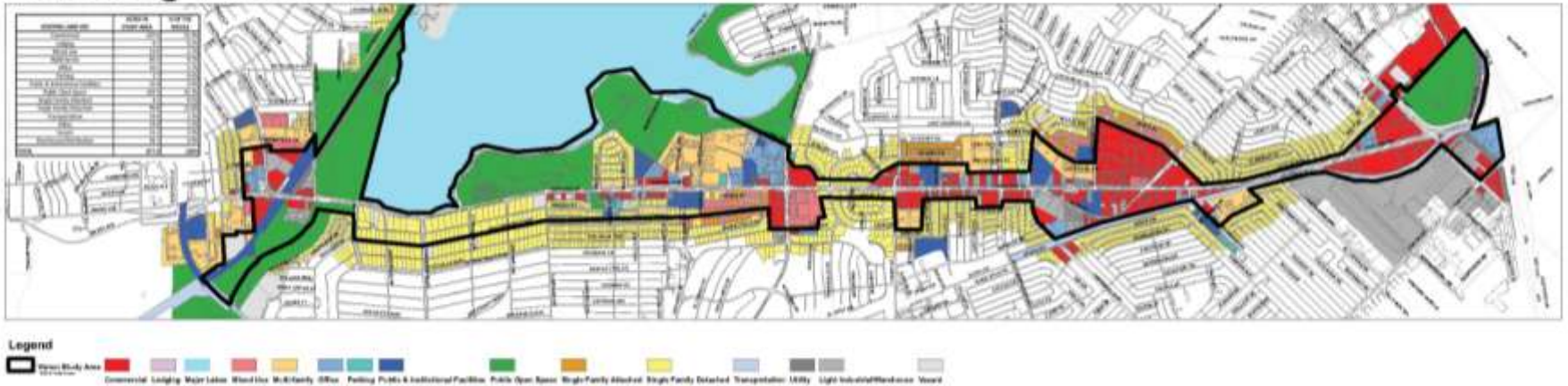
EXISTING CORRIDOR CONDITIONS | Development



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

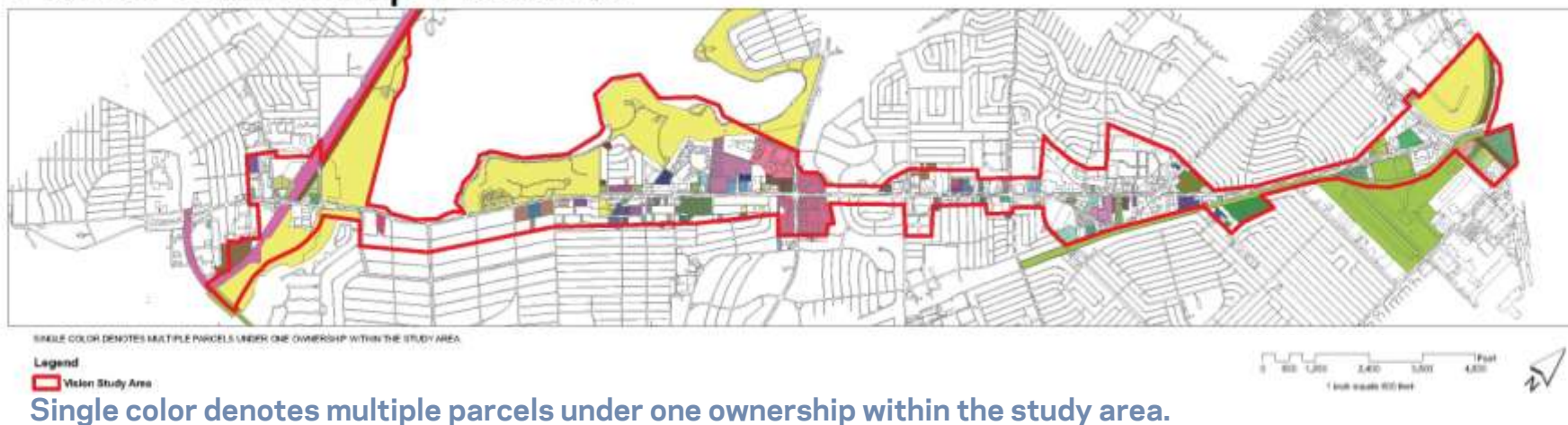


Zoning



EXISTING CORRIDOR CONDITIONS | Development

Parcel Ownership Patterns



Vacant Parcels (22.2 Total Acres within Study Area)



EXISTING CORRIDOR CONDITIONS | Development

Public Open Space (283.5 Total Acres within Study Area)



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



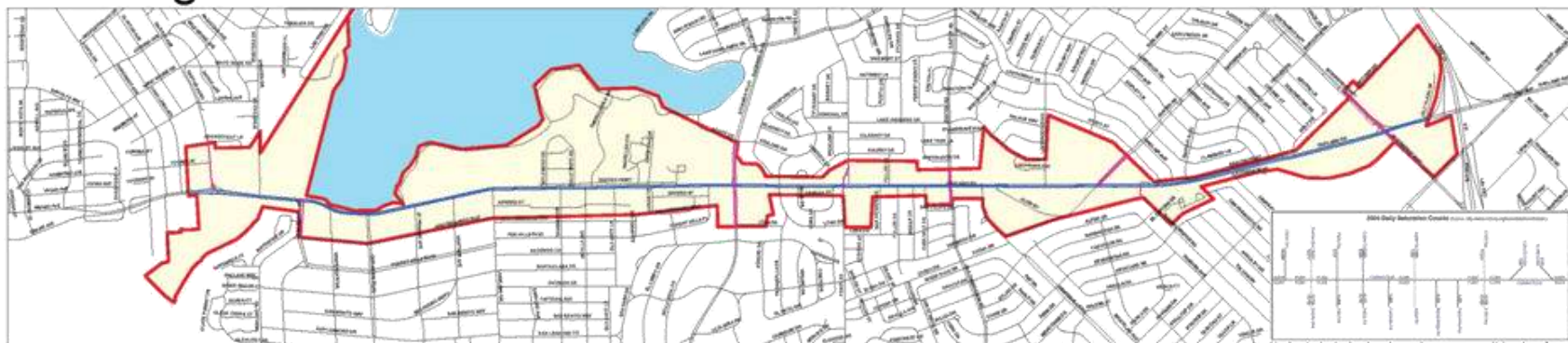
Legend

- Road
 - Existing Transit
 - Planned Transit
 - Subways
 - DART Bus Stop
 - DART Bus Route
 - Garland RD Study Area
- Features**
- Suburban
 - Golf Course
 - Library
 - Rec/Community Center
 - Tourist Attraction



EXISTING CORRIDOR CONDITIONS | Mobility

Thoroughfares



Legend

- Secondary Highway
- Major Arterial
- Other Roadways
- Garland RD Study Area

Public Transportation

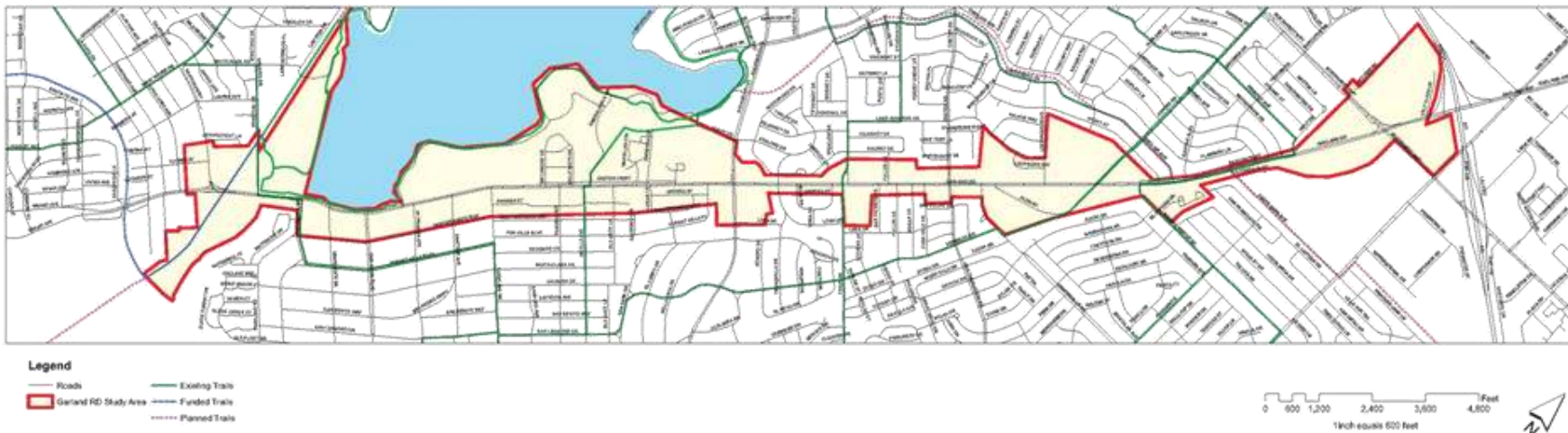


Legend

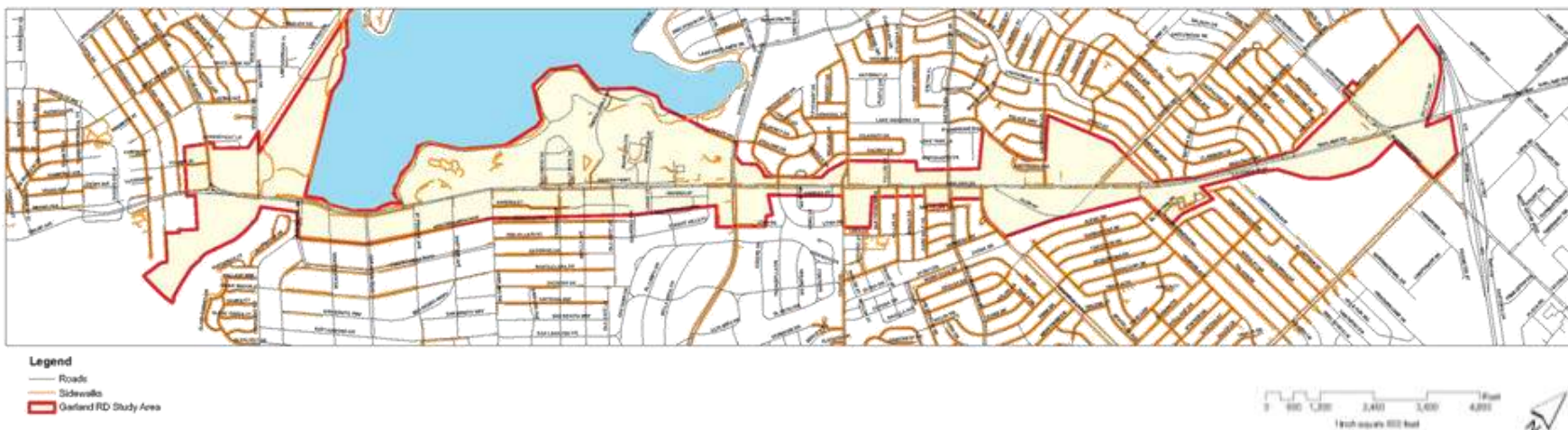
- Roads
- DART Bus Stops
- DART Bus Route
- Garland RD Study Area

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

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

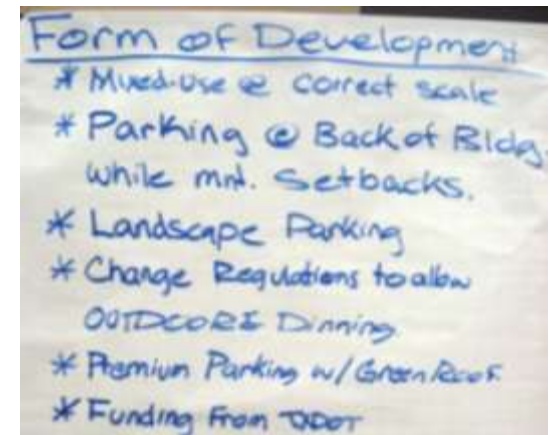
What places, views or activities are most important to change or diminish?

- 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
- No desire for Garland Road to become a canyon of low and mid-rise buildings

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

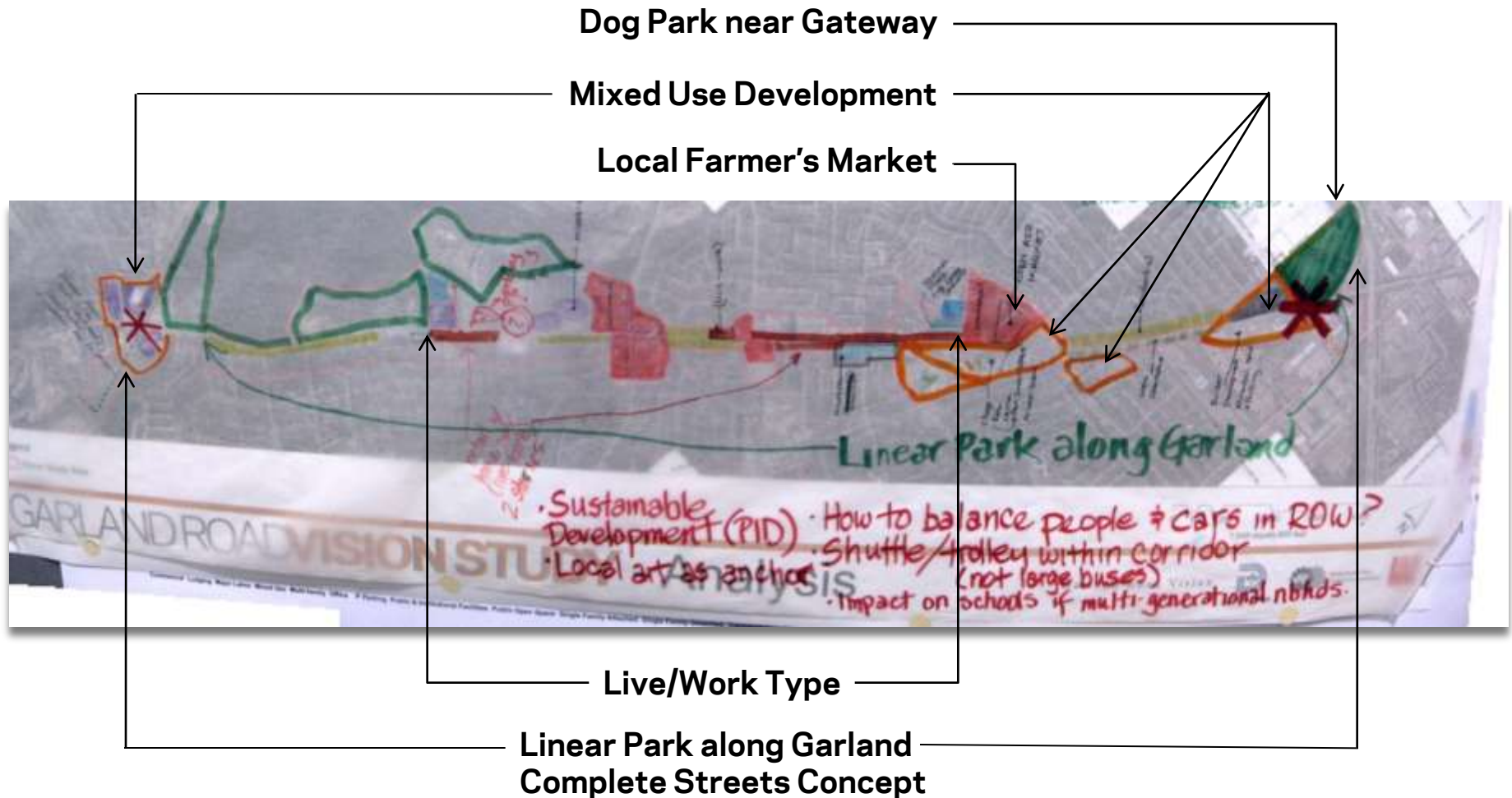


STAKEHOLDER COMMENTS | Development

- 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 – consider adding residential lofts over existing structures
- 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

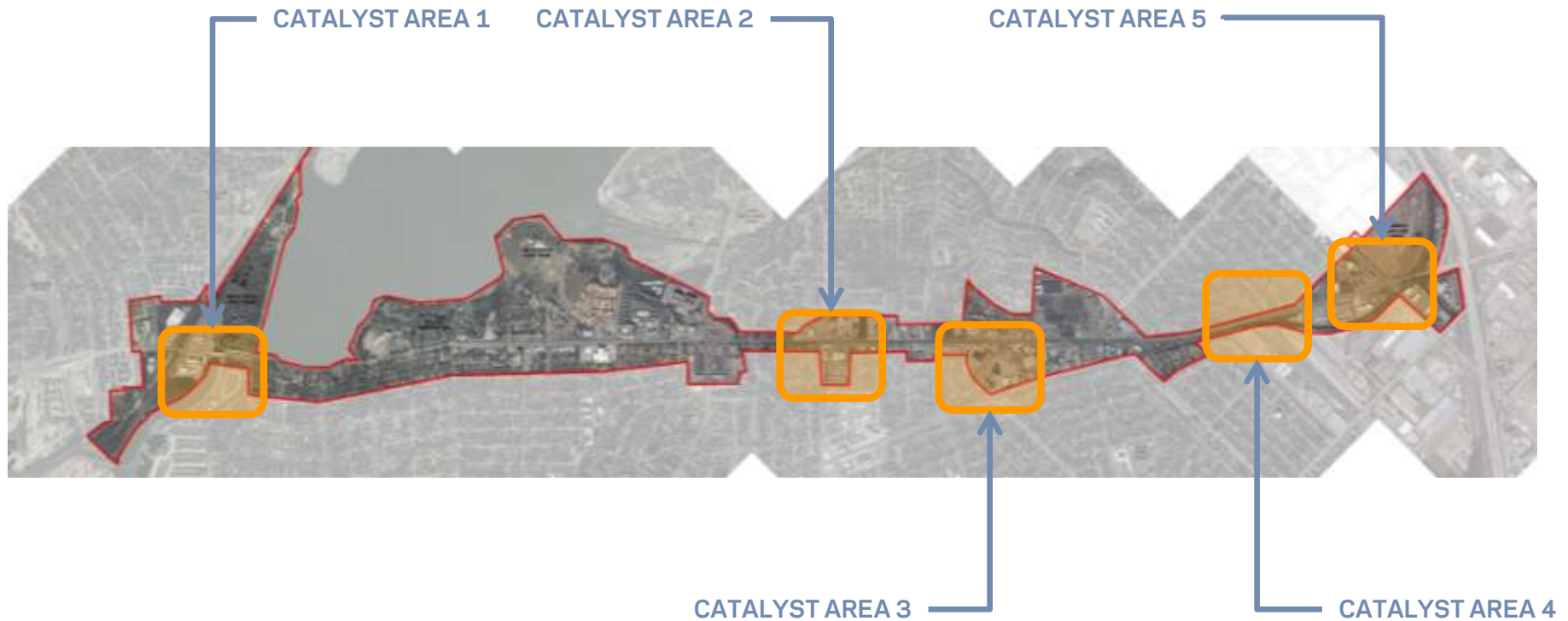


Jupiter Mixed Use Concept



Live/Work Type Concept

VISION CONCEPTS | Existing Catalyst Areas



VISION CONCEPTS | Existing Catalyst Area 1



VISION CONCEPTS | Catalyst Area 1



Mixed Use

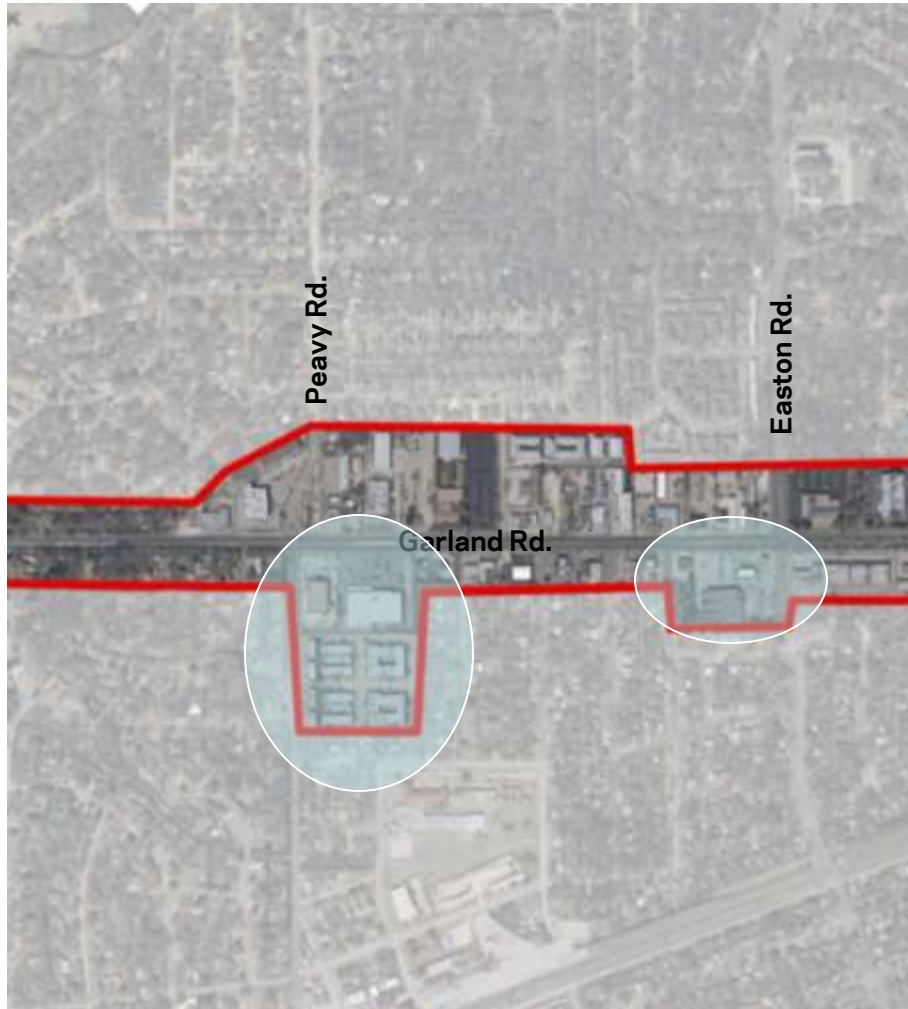


Mixed Use



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

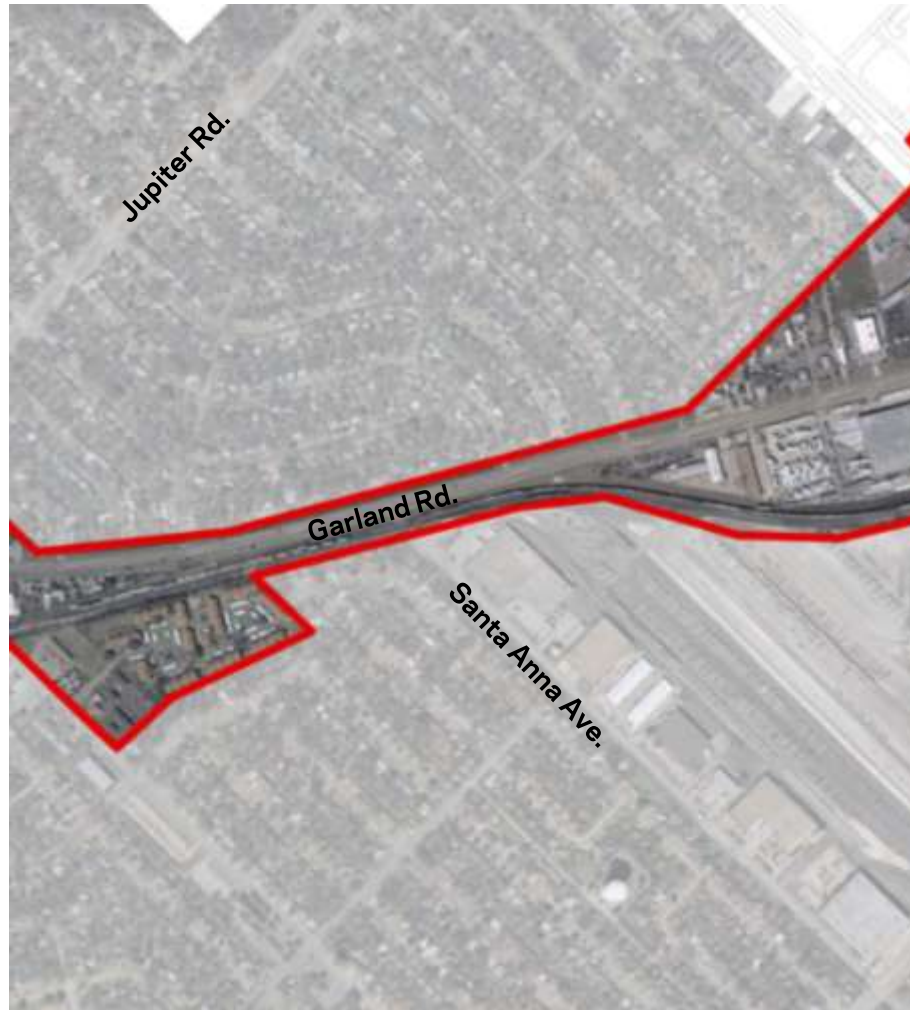


Mixed Use



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

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

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

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 BIKES.
- 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

“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

“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



STAKEHOLDER COMMENTS | Mobility

“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

“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

“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.

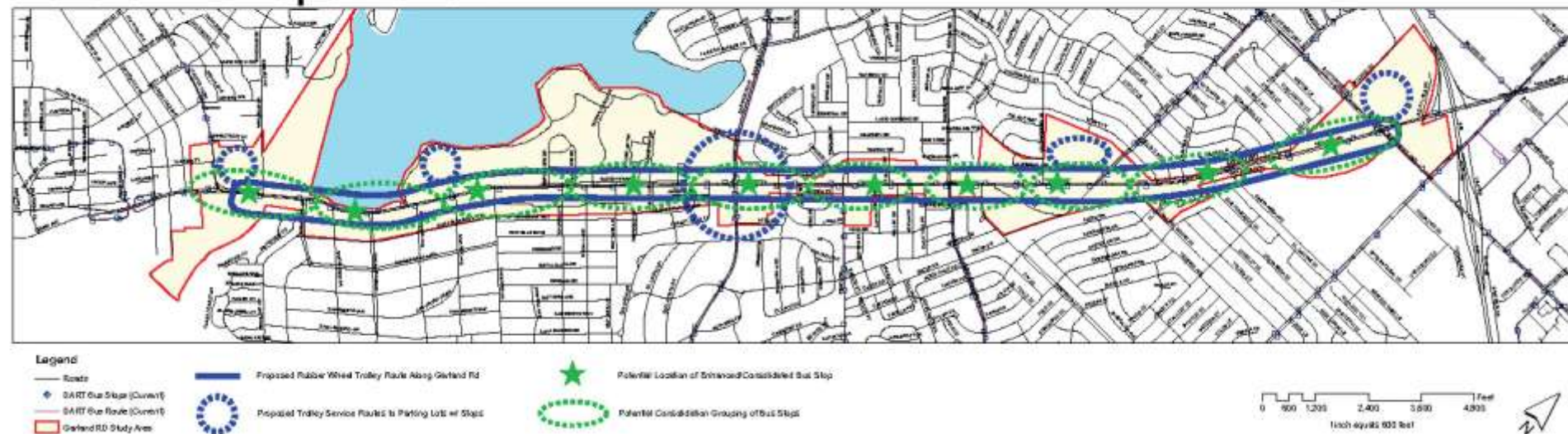
STAKEHOLDER COMMENTS | Mobility

“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.
- Consider signing and striping of right lane to emphasize use by trolley in Off Peak.
- 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

“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

“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

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

PUBLIC COMMENTS | Beautification

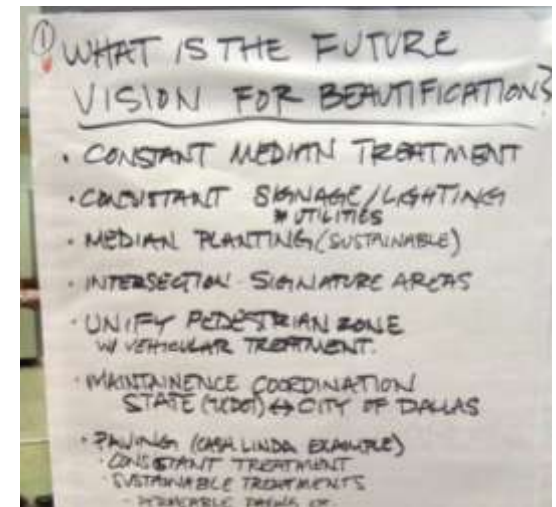
What word or phrase describes the Garland Road Corridor as you would like to see it in the future?

- Dallas' Green Garland Road
- Peaceful with lots of trees.
- "A beautiful road to drive."
- Neighborhood friendly
- Northeast Dallas Jewel - energetic green
- Inviting, comfortable, safe, special
- Beautiful! Lush & green.
- Attractive. Friendly.
- Earthy upscale and artsy.
- Uniquely East Dallas. Stunning.
- Lovely, Fun. Outdoorsy.
- 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
- Develop a corridor that slows traffic and creates distinct transitions
- Organize neighborhood and retail stakeholders in order to promote self regulation of code compliance

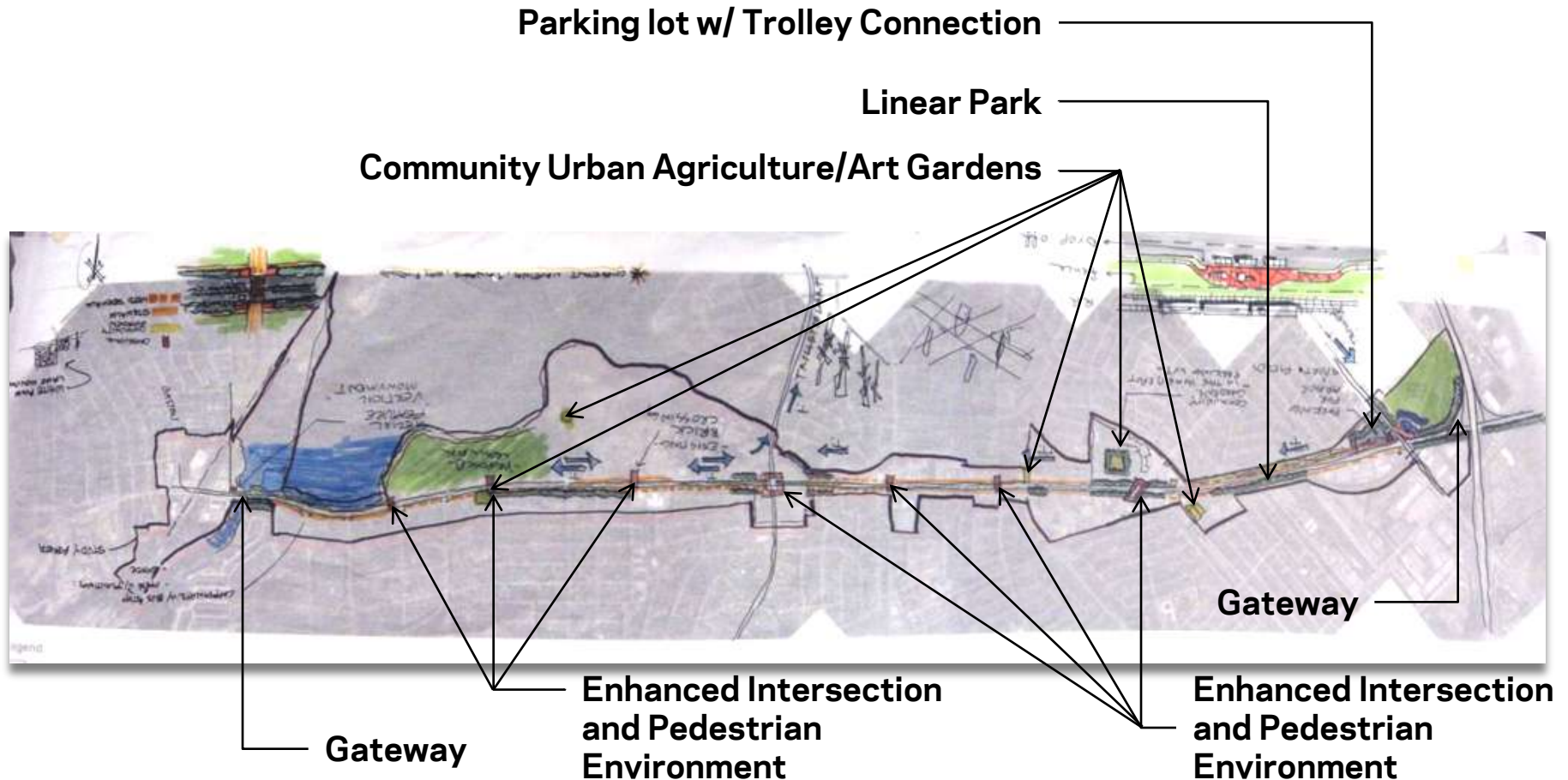


STAKEHOLDER COMMENTS | Beautification

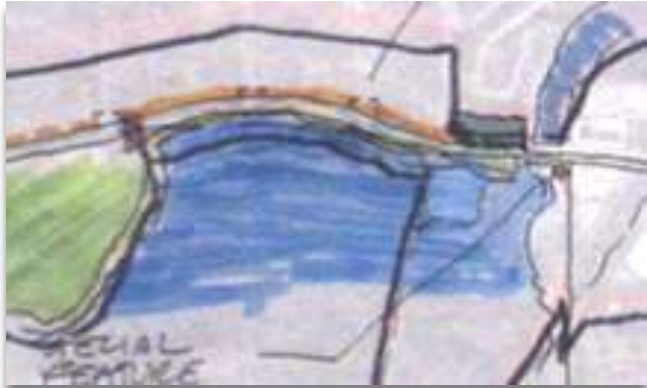
- Gateway concepts that include monuments, median plantings and sequence of spaces
- Community green spaces throughout the corridor, using vacant parcels and linked through pedestrian enhancements
- Community garden in the White Rock Market Center parking lot, providing opportunity for neighborhood urban agriculture
- Linear park in Right-of-Way adjacent to rail lines between Jupiter and Northwest Hwy
- Purchase car lot near Samuel Grand Park for weekend parking and Trolley system to connect visitors to the Arboretum, retail, and DART
- Signature intersection treatments and enhanced crosswalks that increase safety and connectivity between both sides of Garland Road



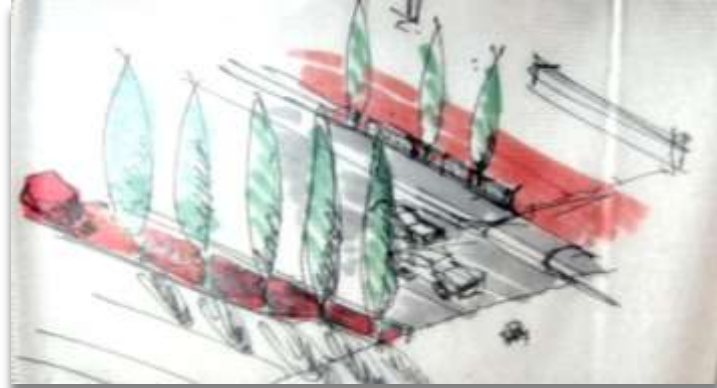
STAKEHOLDER CONCEPTS | Beautification



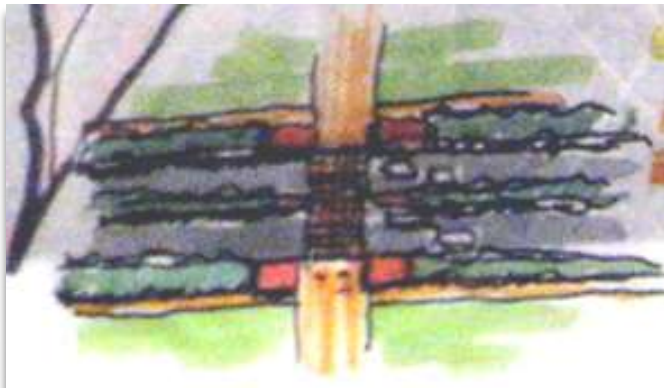
STAKEHOLDER CONCEPTS | Beautification



Gateway @ Spillway Bridge



Median Treatment Concept

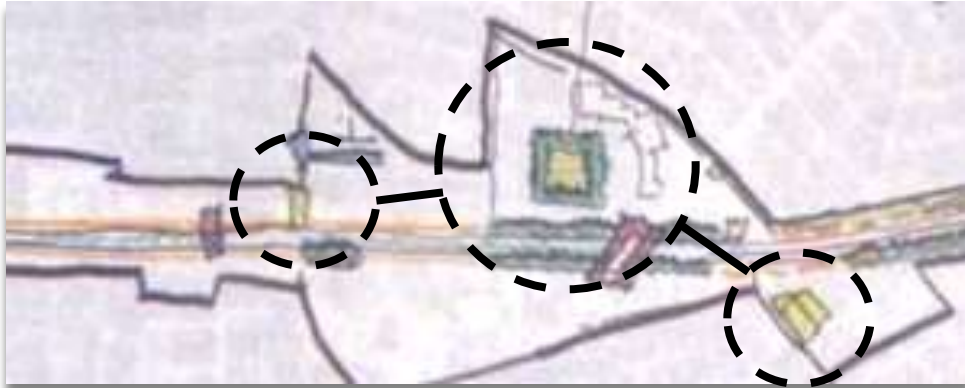


Enhanced Crosswalk Concept



Areas for Enhanced Crosswalks

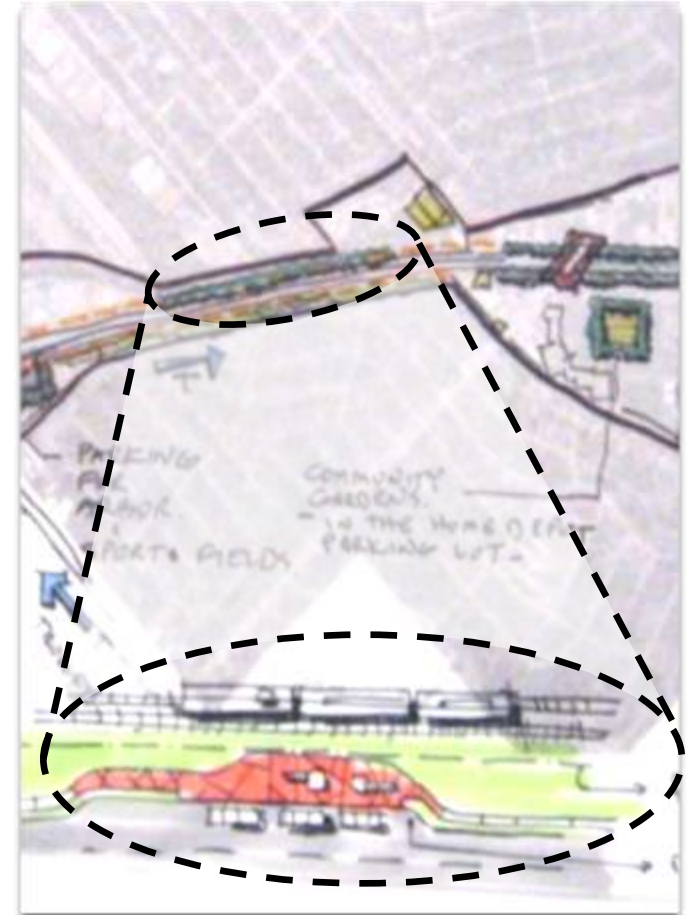
STAKEHOLDER CONCEPTS | Beautification



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

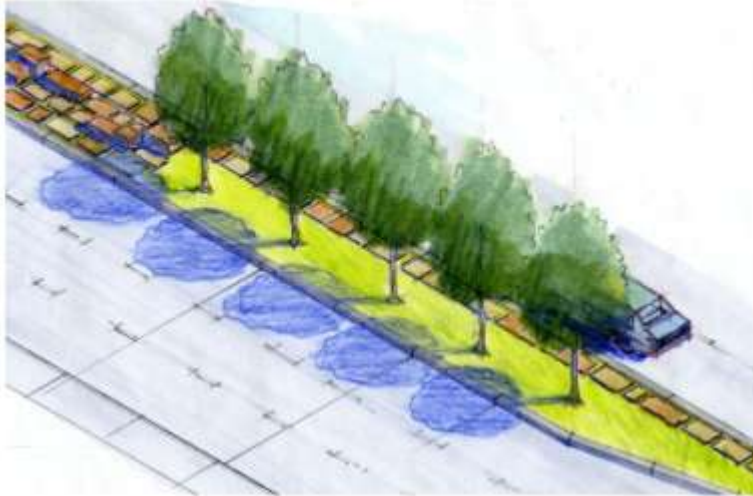


Median Landscape

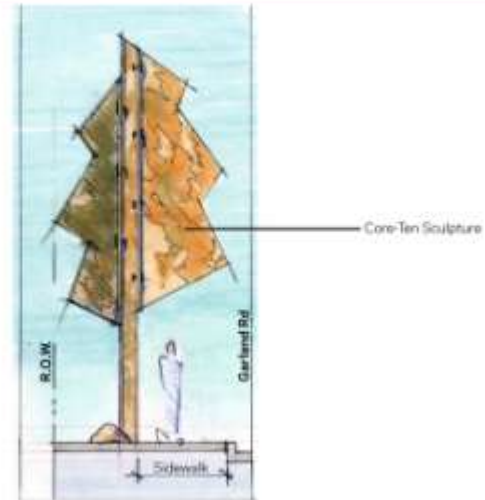


VISION CONCEPTS | Beautification

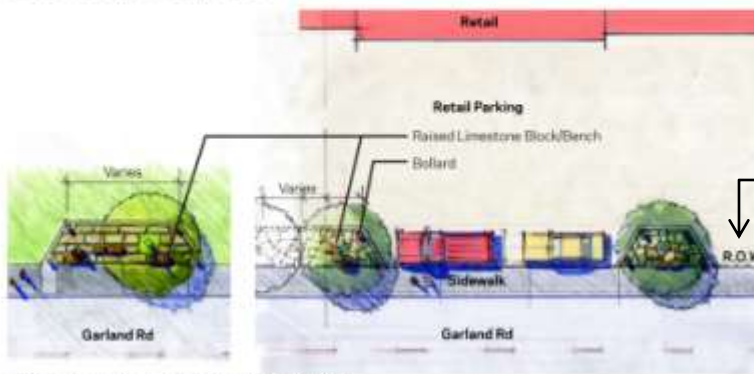
Median at Intersections - Typical



Public Art at Linear Rail Park

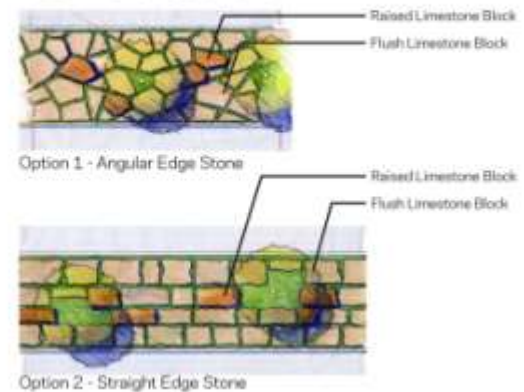


Pavement Treatment

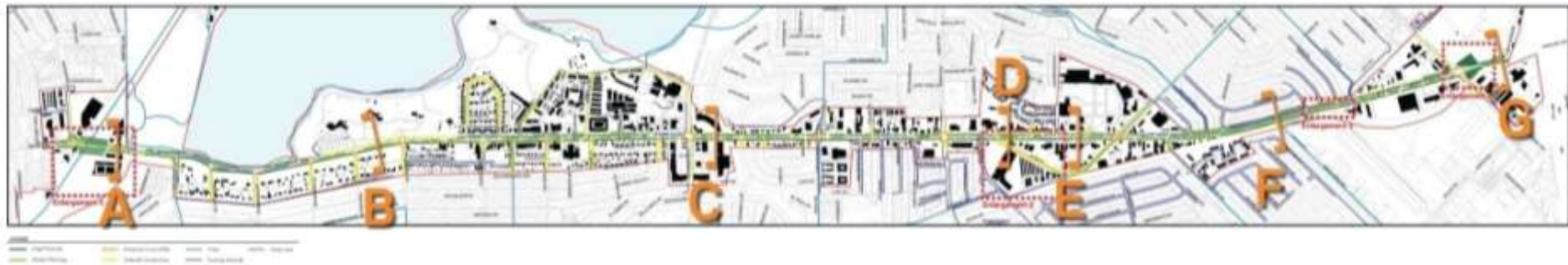


Existing Retail Parking Treatment - Bump Outs

Pavement Treatment

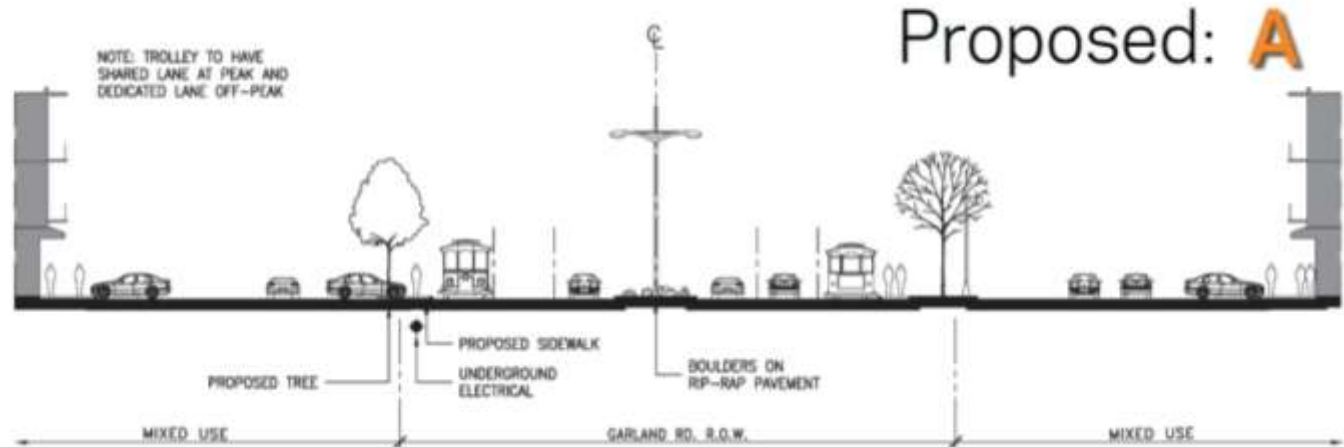
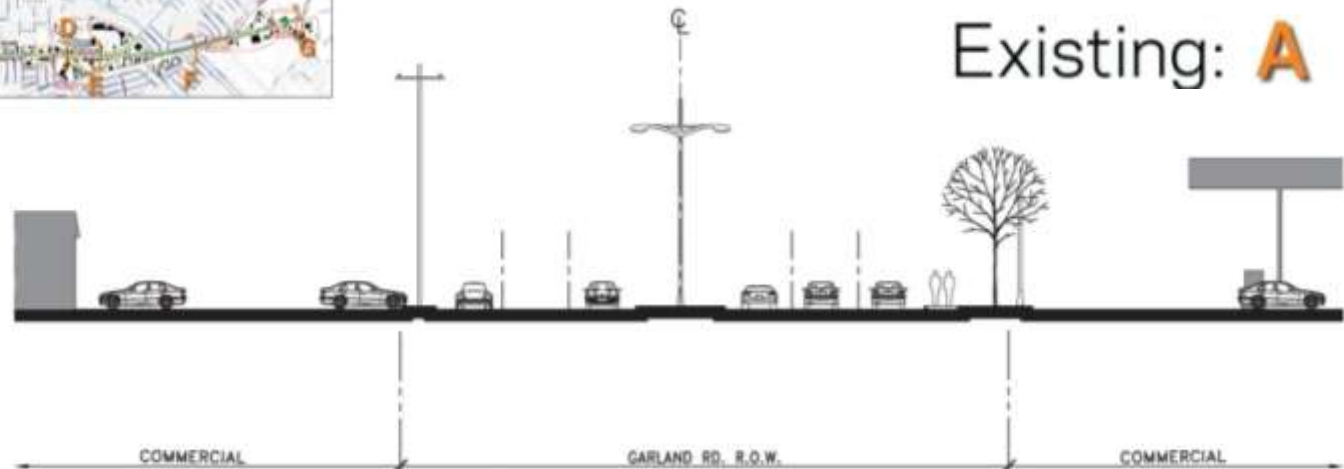


VISION CONCEPTS | Urban Design Framework



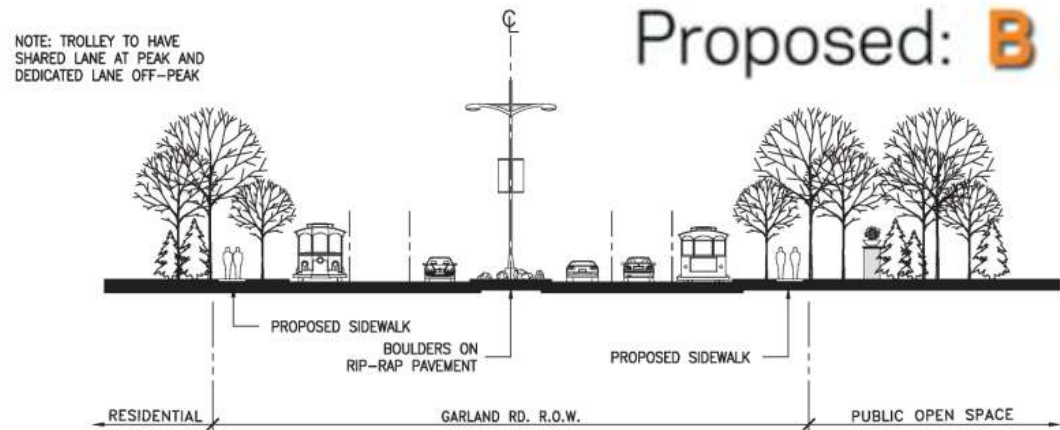
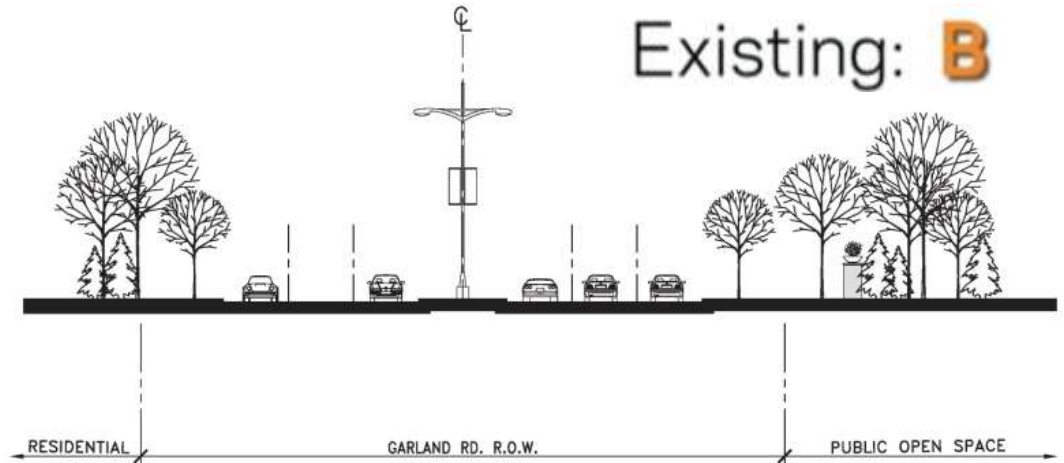
VISION CONCEPTS | Urban Design Framework

Framework Plan



VISION CONCEPTS | Urban Design Framework

Framework Plan

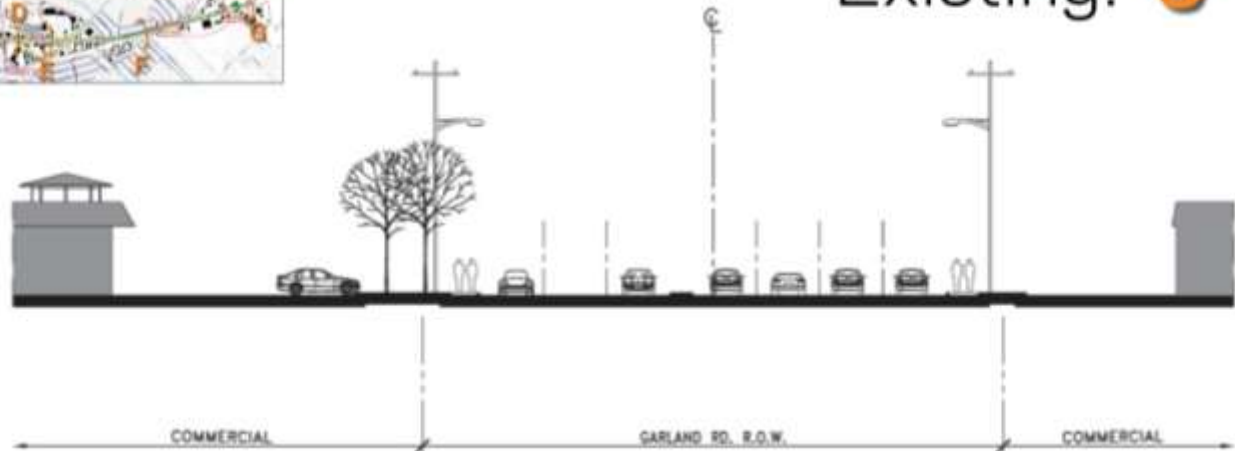


VISION CONCEPTS | Urban Design Framework

Framework Plan

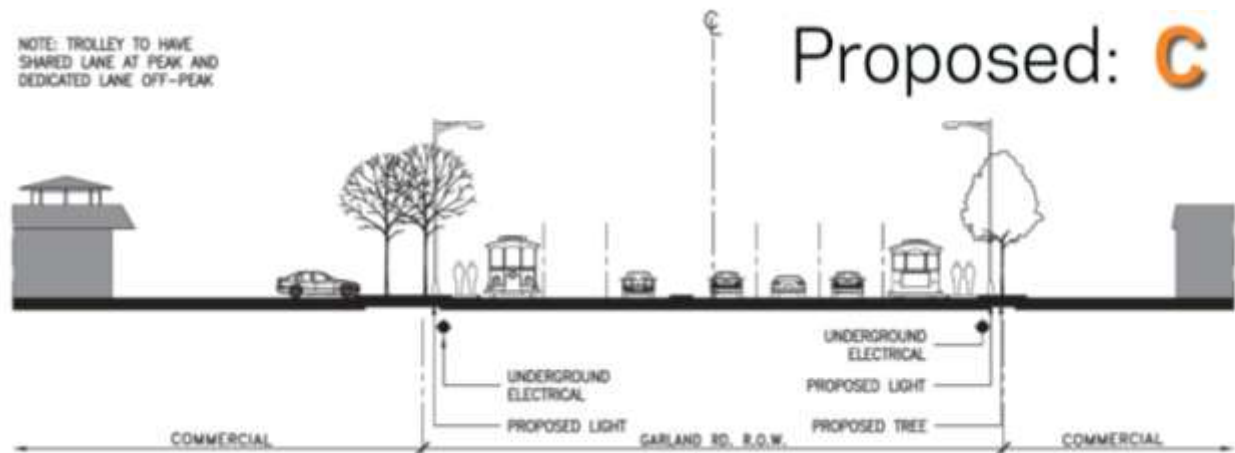


Existing: **C**



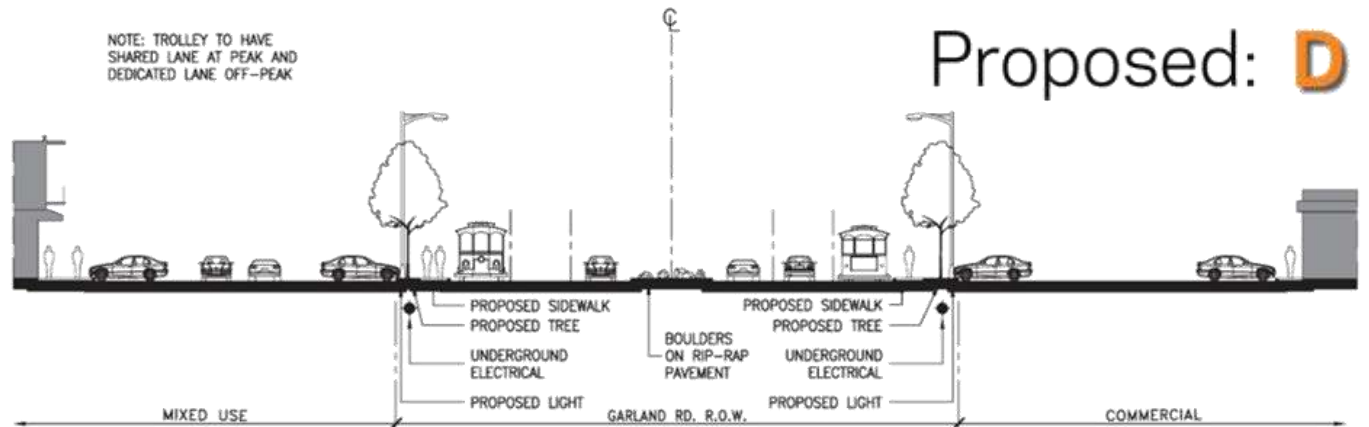
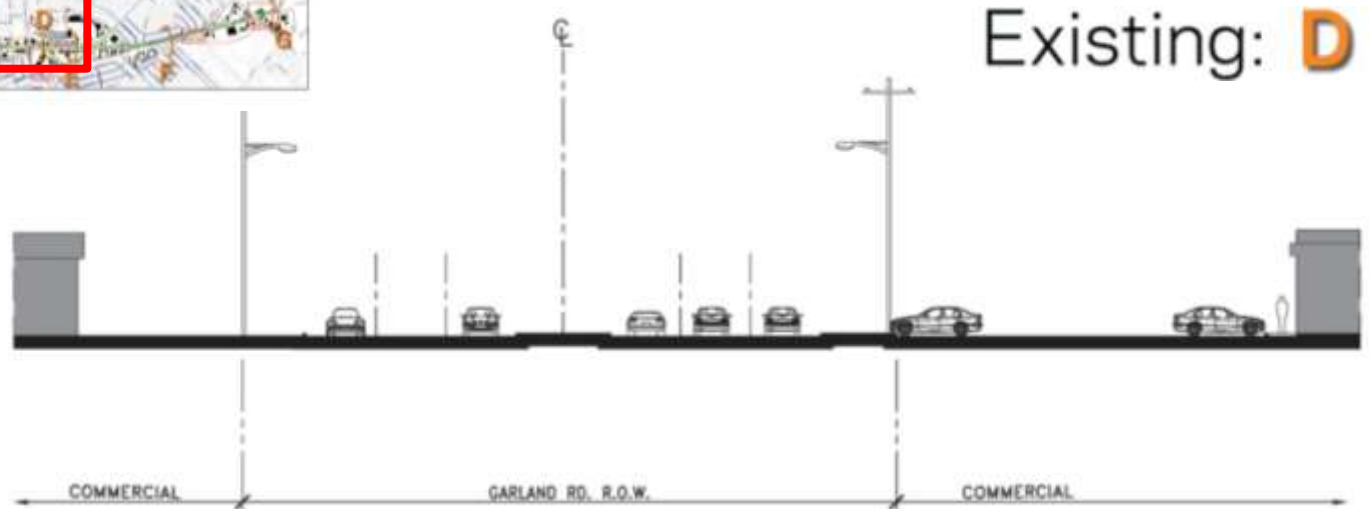
NOTE: TROLLEY TO HAVE
SHARED LANE AT PEAK AND
DEDICATED LANE OFF-PEAK

Proposed: **C**



VISION CONCEPTS | Urban Design Framework

Framework Plan

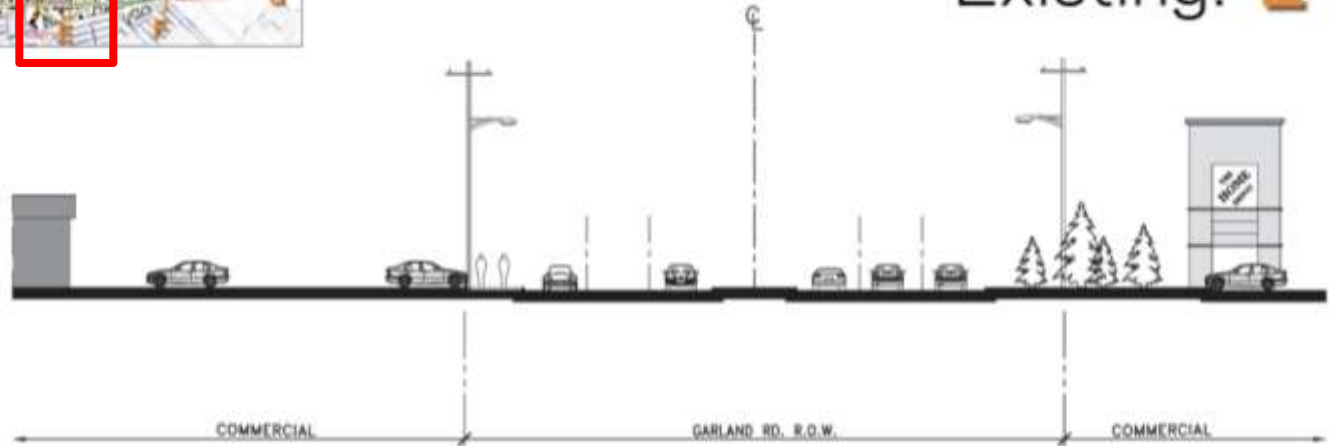


VISION CONCEPTS | Urban Design Framework

Framework Plan

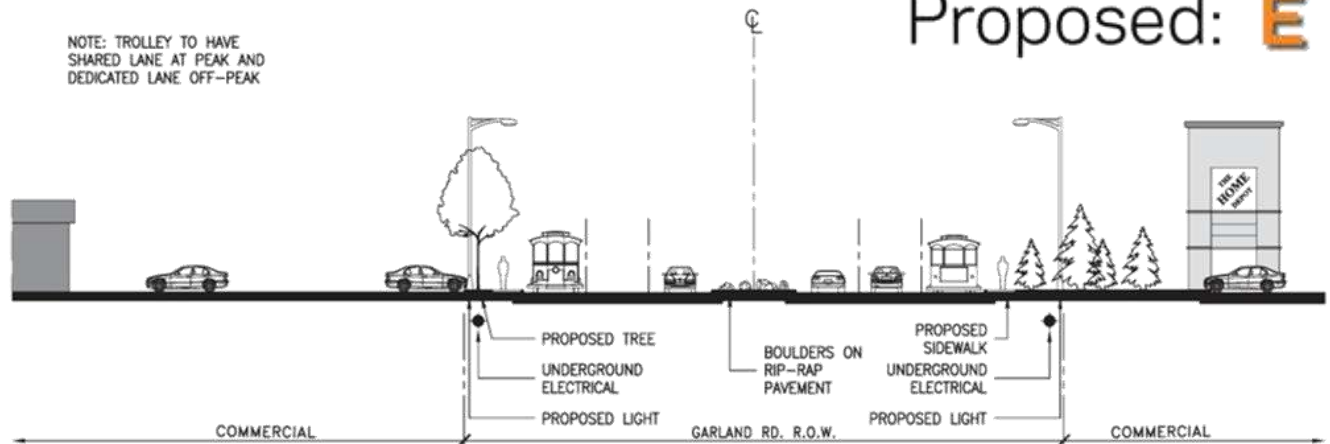


Existing: **E**



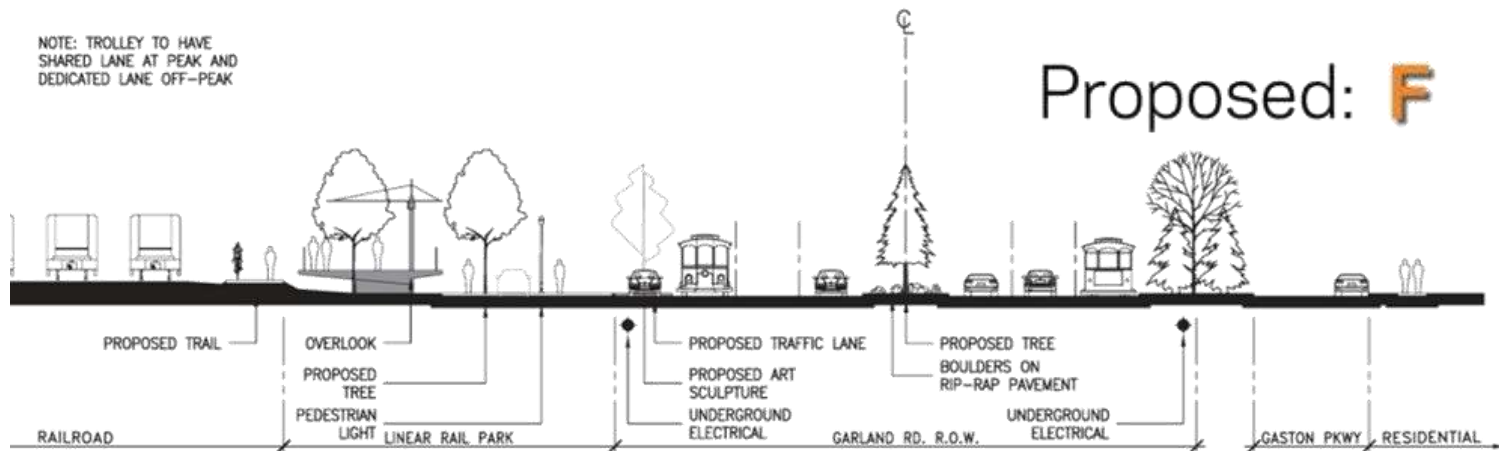
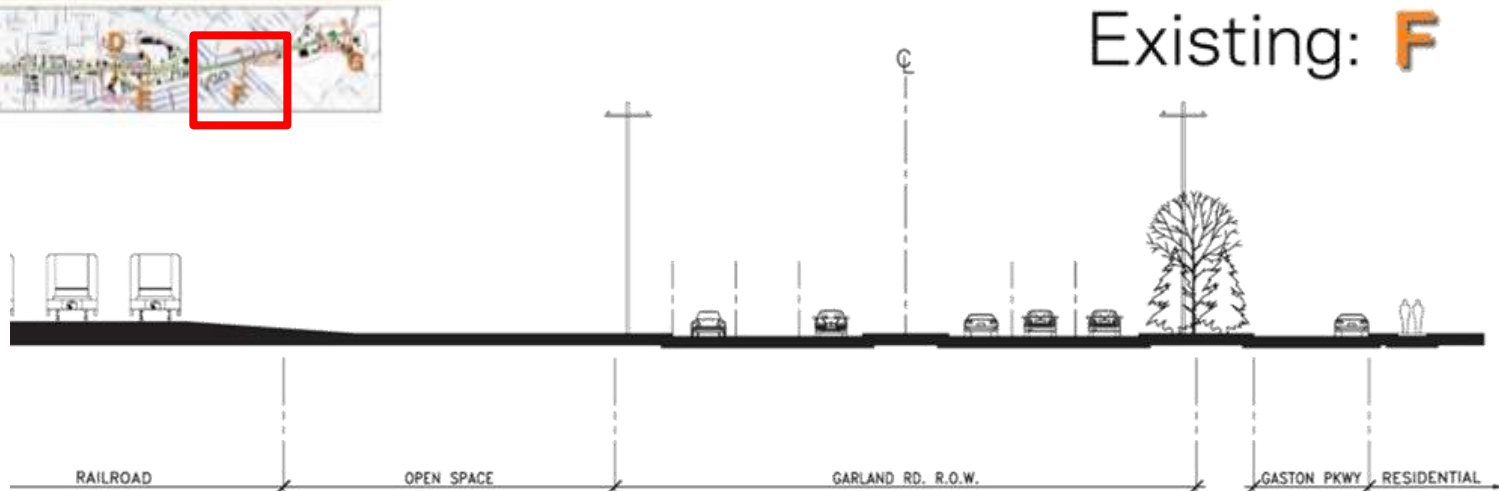
NOTE: TROLLEY TO HAVE SHARED LANE AT PEAK AND DEDICATED LANE OFF-PEAK

Proposed: **E**



VISION CONCEPTS | Urban Design Framework

Framework Plan

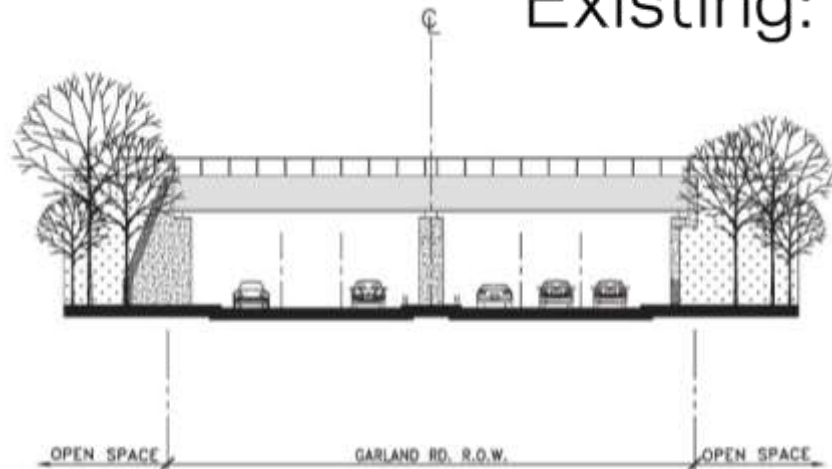


VISION CONCEPTS | Urban Design Framework

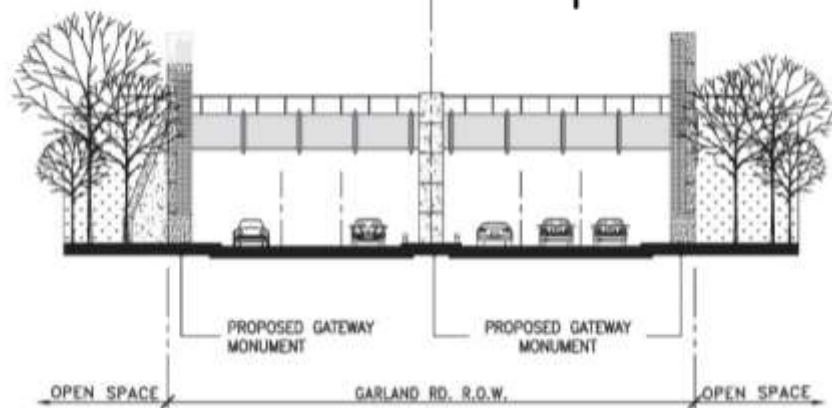
Framework Plan



Existing: **G**



Proposed: **G**



NEXT STEPS |

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

April 8, 2010: Consultant team will make second presentation at the Dallas Arboretum to receive additional input.

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**