



Garland Road Vision



North Central Texas  
Council of Governments



City of Dallas

# GARLAND ROAD **VISION STUDY**

Dallas, TX

November 17, 2009

# Garland Road Vision

## STUDY BACKGROUND

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- 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 currently exists
- This study will take approximately one year to complete, and will reflect the result of input from all Garland Road residents and stakeholders for Garland Road

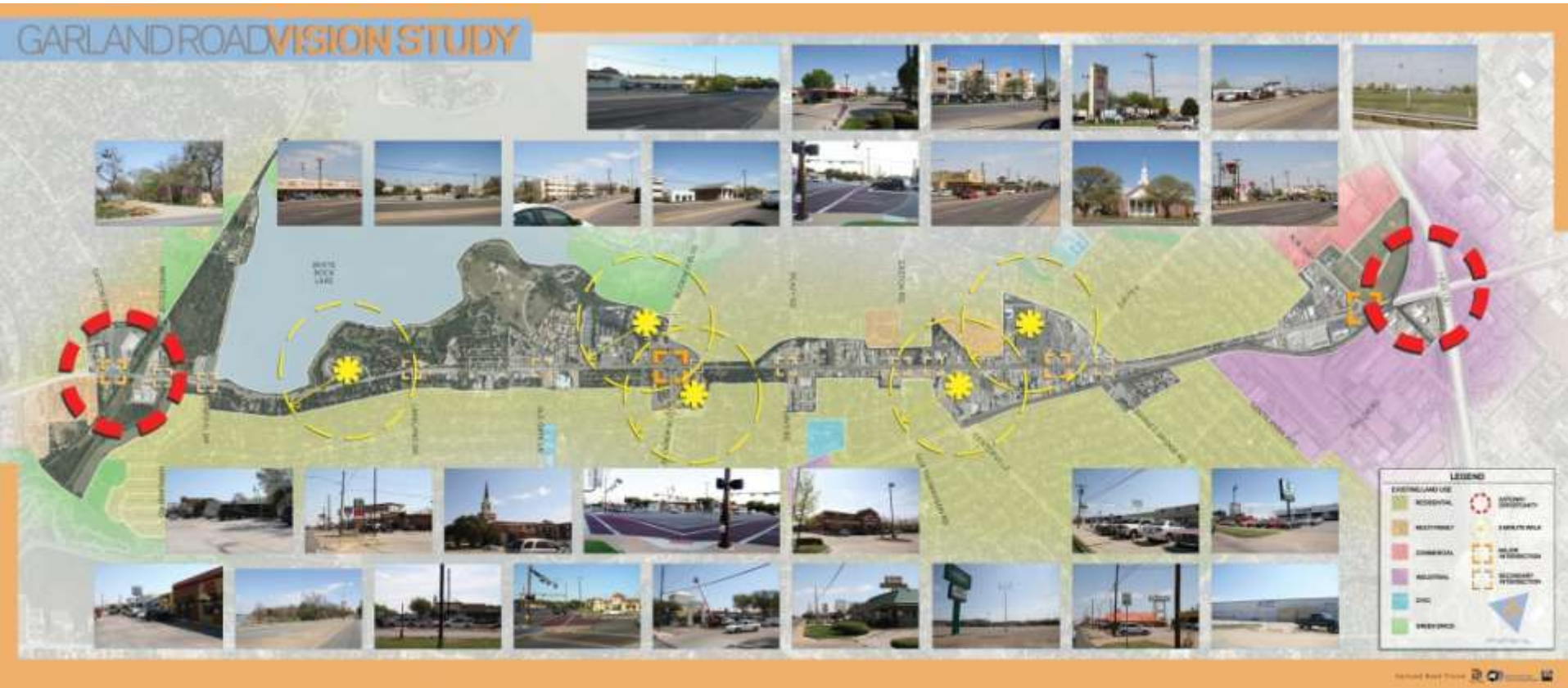
# Garland Road Vision

## GOALS & OBJECTIVES

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- 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

# STUDY AREA OVERVIEW | Existing Conditions



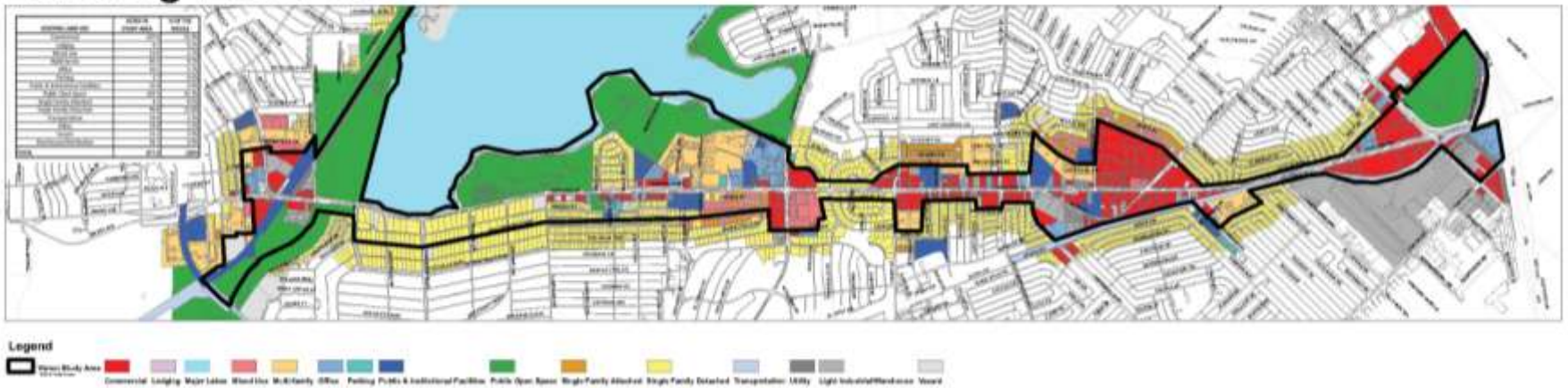
# STUDY FOCUS | Development



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

# STUDY FOCUS | Development

## Existing Land Use



# STUDY FOCUS | Development

## Zoning



# STUDY FOCUS | Development

## Parcel Ownership Patterns

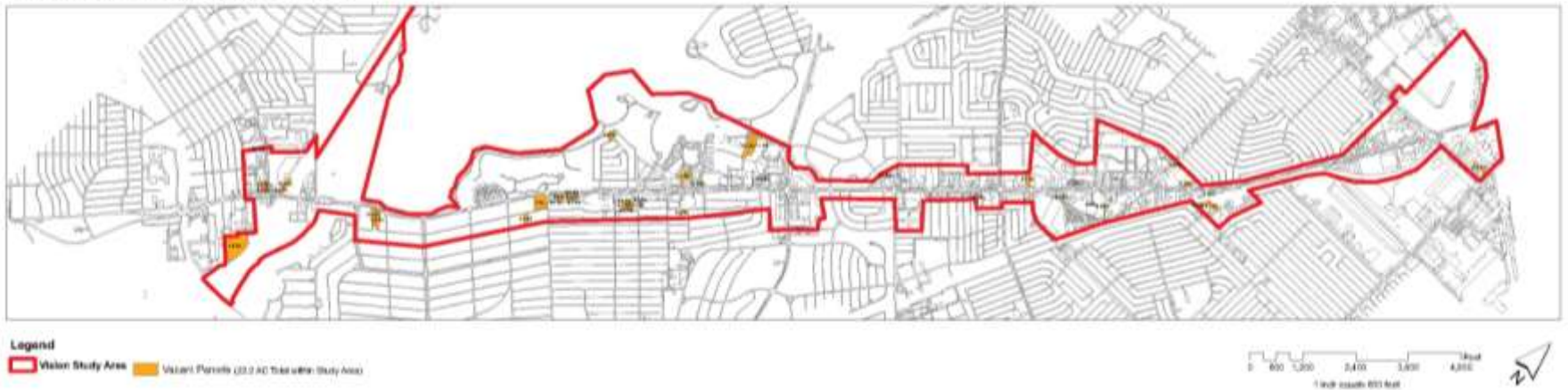


Single color denotes multiple parcels under one ownership within the study area.



# STUDY FOCUS | Development

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



# STUDY FOCUS | Development

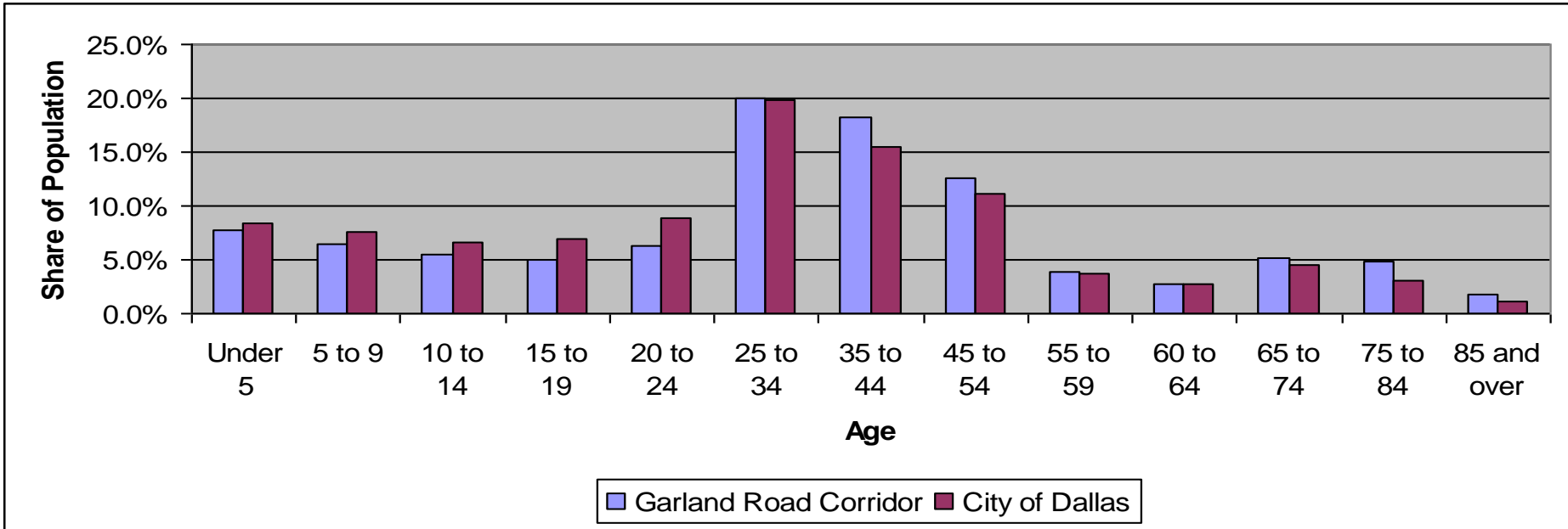
## Public Open Space (283.5 Total Acres within Study Area)



# STUDY FOCUS | Development

## The People of the Garland Road Corridor, 2000

Older than the city's population as a whole



Population Distribution, Selected Age Groups		
	Dallas	Garland Road Corridor
19 and under	29.4%	24.7%
65 and over	8.6%	11.7%
75 to 84	3.0%	4.9%

Source: North Central Texas Council of Governments, U.S. Census Bureau

## STUDY FOCUS | Development

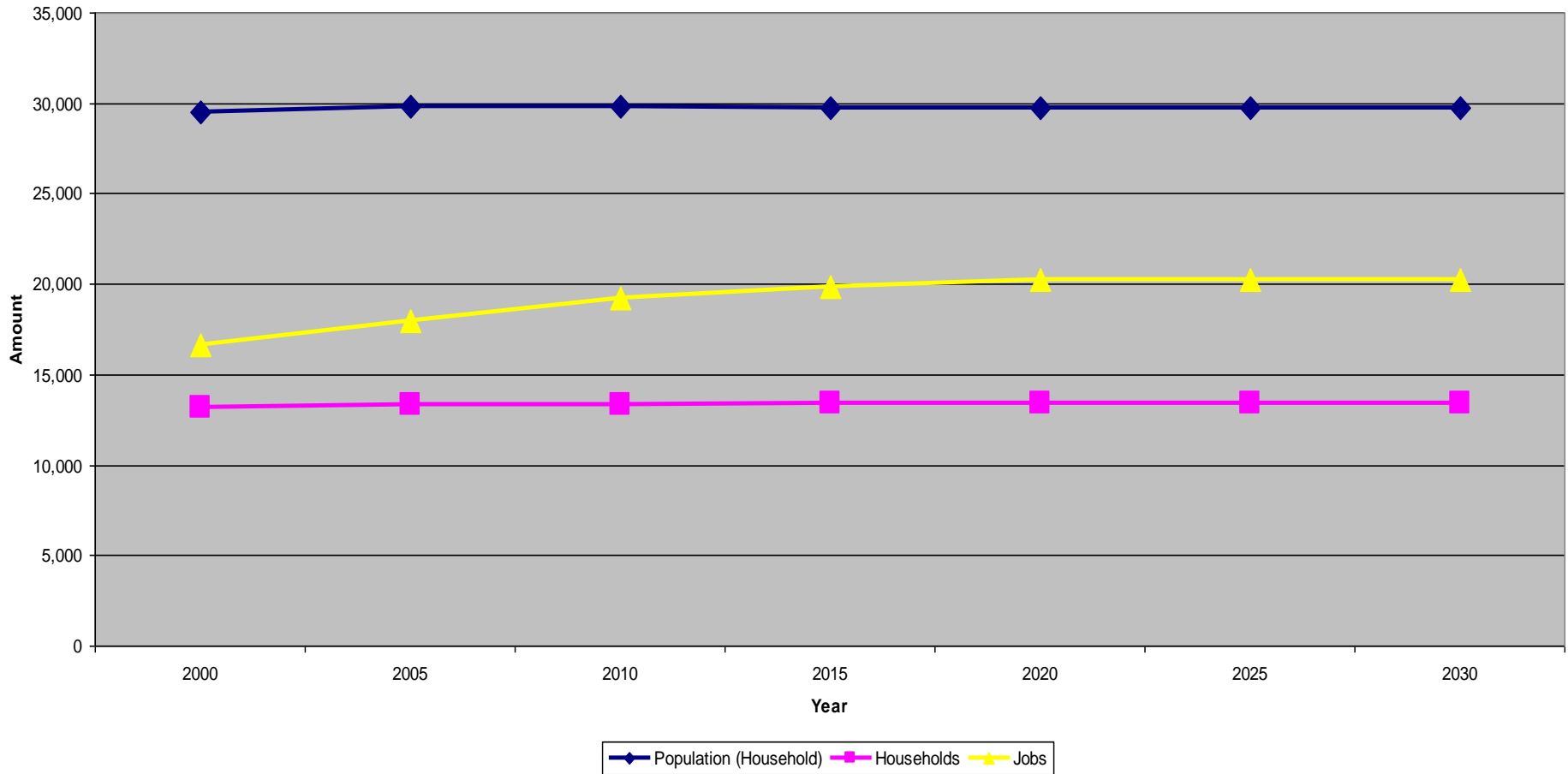
### The Garland Road Corridor and the City of Dallas, 2000

	City of Dallas	Garland Road Corridor		City of Dallas	Garland Road Corridor
Population & Household Characteristics			Racial Distribution		
Population	1,188,580	29,106	White Alone	52.3%	72.4%
Households	451,833	13,367	Black/African American Alone	26.6%	9.6%
Median Family Income	\$40,921	\$55,889	American Indian/Alaska Native Alone	0.6%	0.7%
Per Capita Income	\$22,183	\$27,208	Asian Alone	2.8%	2.2%
Below Poverty Level	21.7%	9.1%	Native Hawaiian/Pacific Islander Alone	0.1%	0.1%
Disabled	19.7%	10.1%	Some Other Race Alone	17.7%	12.0%
Household Size	2.58	2.24	Two or More Races	2.8%	3.0%
Jobs:Households	2.30	1.53	Employment Characteristics		
Ethnic Distribution			Employees	1,038,314	20,509
Hispanic or Latino	55.2%	34.7%	Major Employers		

Source: North Central Texas Council of Governments, U.S. Census Bureau

# STUDY FOCUS | Development

## Projected Growth in the Garland Road Corridor



Source: North Central Texas Council of Governments

## **SUMMARY OF 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 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

## **SUMMARY OF 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
- 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

# STUDY FOCUS | Mobility



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



# STUDY FOCUS | Mobility

## Transportation



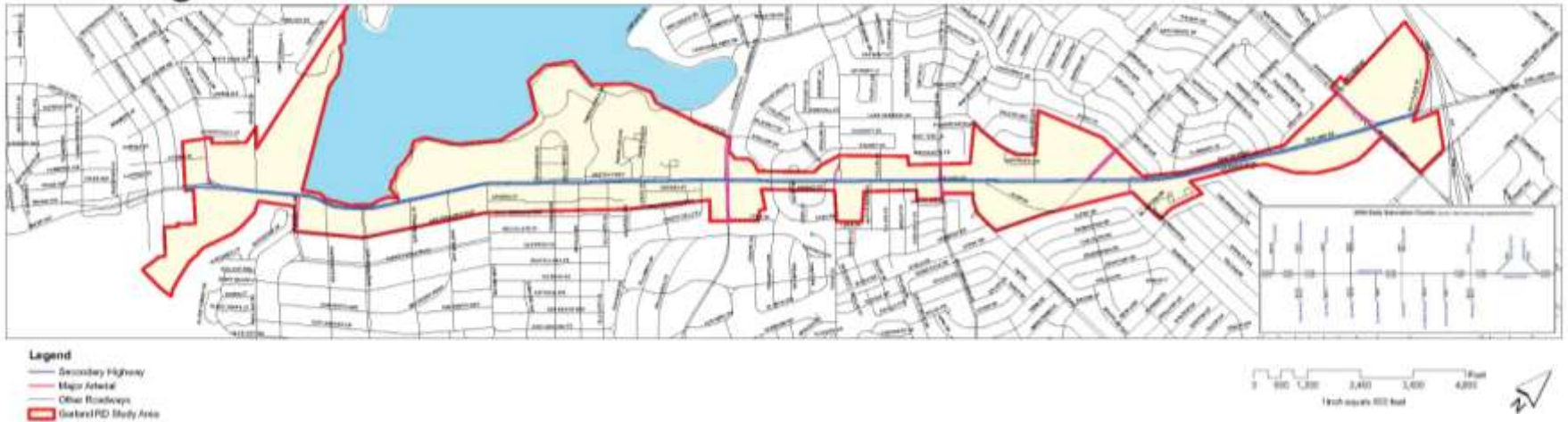
### Legend

- |                         |                        |
|-------------------------|------------------------|
| — Road                  | ● School               |
| — Existing Trail        | ● Golf Course          |
| — Planned Trail         | ● Library              |
| — Planned Trail         | ● Rec/Community Center |
| — Sidewalk              | ● Transit Station      |
| ● DMV Bus Stop          |                        |
| — DMV Bus Route         |                        |
| ■ Garland RD Study Area |                        |

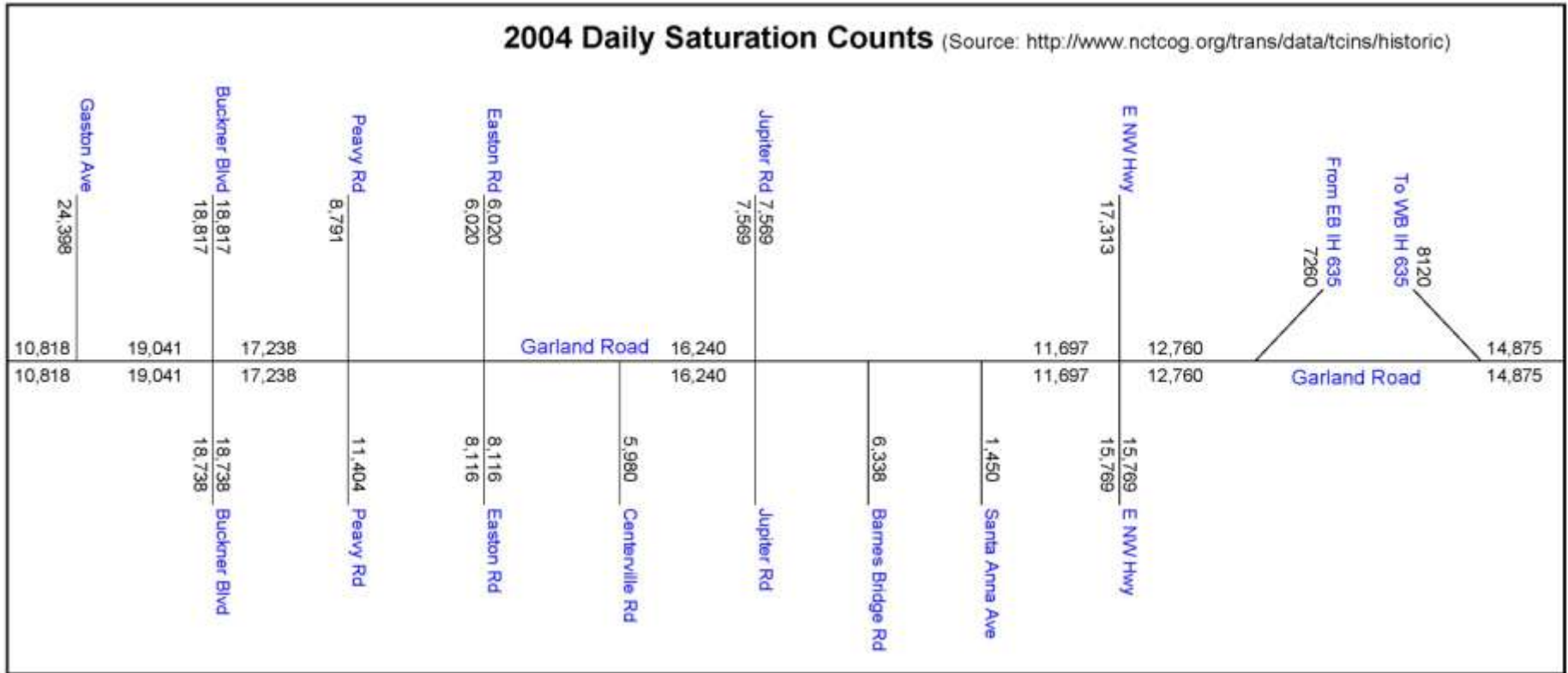


# STUDY FOCUS | Mobility

## Thoroughfares



# STUDY FOCUS | Mobility



# STUDY FOCUS | Mobility

## Public Transportation



- Legend**
- Road
  - DART Bus Stop
  - DART Bus Route
  - ▭ Study Area



# STUDY FOCUS | Mobility

## Sidewalks



**Legend**  
— Roads  
— Sidewalks  
□ Oakwood FID Study Area



# STUDY FOCUS | Mobility

## Trails



## **SUMMARY OF 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
- 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

## SUMMARY OF 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
- 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



# STUDY FOCUS | Beautification

## Hardscape



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

# STUDY FOCUS | Beautification

## Landscape



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

# STUDY FOCUS | Beautification

## Monuments & Gateways



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

# STUDY FOCUS | Beautification

## Signage / Wayfinding



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

## **SUMMARY OF 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
- 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

## SUMMARY OF PUBLIC COMMENTS | Beautification

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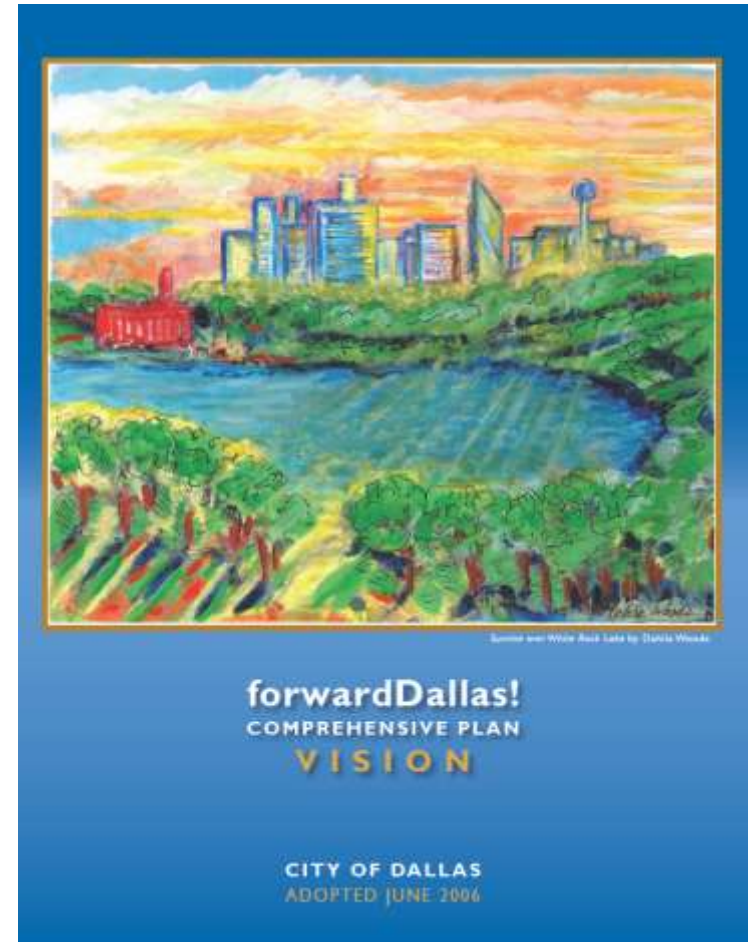
What word or phrase describes the Garland Road Corridor as you would like to see it in the future?

- Dallas' Green Garland Road
- 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 Lake District
- Eclectic, diverse, unique
- Natural, open, pedestrian friendly

# forwardDALLAS! | Comprehensive Plan

## SIX KEY INITIATIVES

- Encourage new development patterns
- Enhance the economy
- Make quality housing more attainable
- Promote strong and healthy neighborhoods
- Enhance transportation and infrastructure
- Protect the environment



# PROTOTYPES / CONCEPTS

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- Development Types
- Transportation Technologies
- Walkability
- The following slides will illustrate examples of each



# PROTOTYPES / CONCEPTS | Development Types



**Single Family Residential  
(Detached)**



**Single Family Residential  
(Attached)**



**Institutional**



**Multi-Family Residential**



**Retail**



**Retail**

# PROTOTYPES / CONCEPTS | Development Types



Mixed Use Type "A"



Mixed Use Type "A"



Mixed Use Type "A"



Mixed Use Type "B"



Mixed Use Type "B"



Mixed Use Type "B"

# PROTOTYPES / CONCEPTS | Transportation Technologies



**Commuter Rail**



**Bus**



**Pedestrian**



**Light Rail/Trolley/Streetcar**



**Automobile**

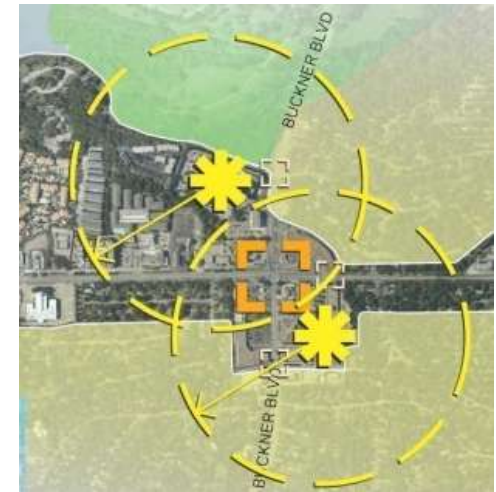


**Bicycle**

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

## PROTOTYPES / CONCEPTS | Walkability

- 5 Minute Walk (approx. 1,300 feet)
- Quality of Sidewalks & Trails
- Pedestrian Right-of-Ways
- Traffic/Road Conditions
- Land Use Patterns
- Building Accessibility
- Safety



## **BREAK OUT GROUPS** | Development

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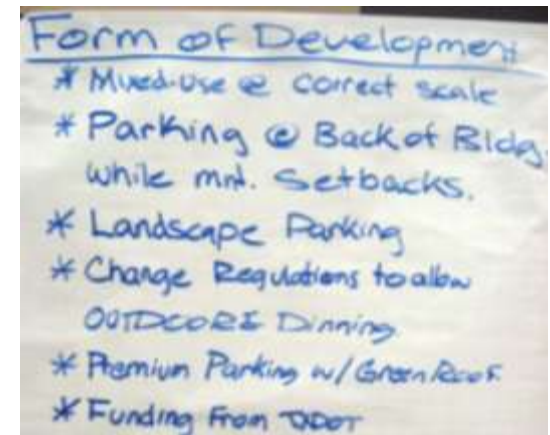
What opportunities exist for enhancing / upgrading existing development in the Garland Road Corridor?

What locations provide opportunities for bringing new development to the Garland Road Corridor?

What development forms are desired by the community to enhance the image and vision of the future corridor?

## BREAK OUT GROUPS | Development Comments

- 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

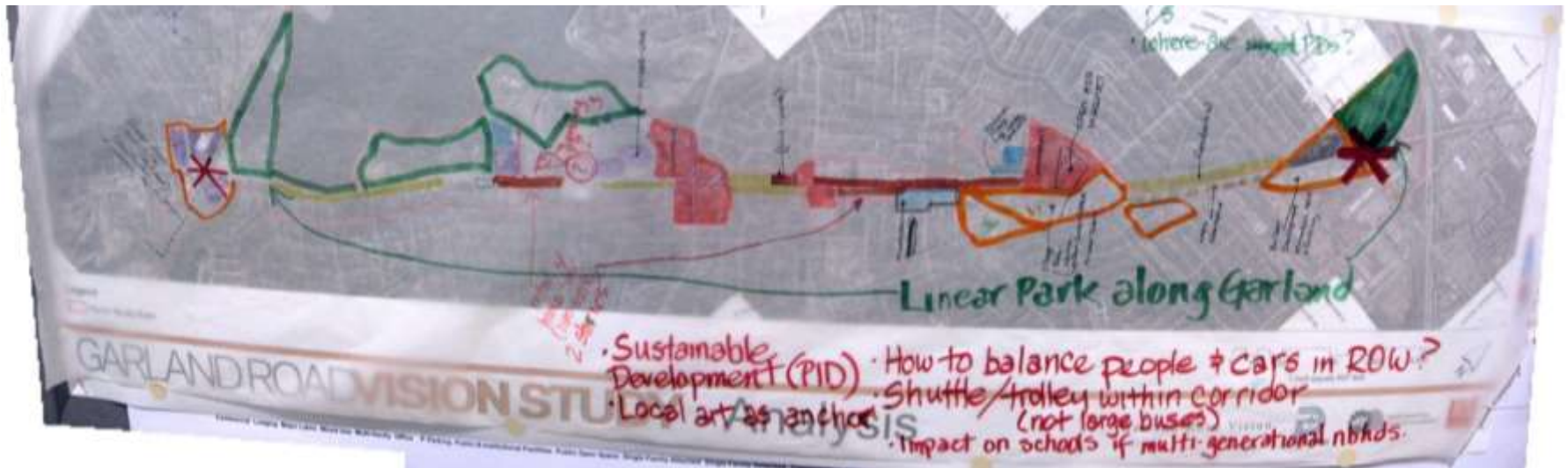


## BREAK OUT GROUPS | Development Concepts

- 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



# BREAK OUT GROUPS | Development Concepts





# BREAK OUT GROUPS | Development Concepts



## **BREAK OUT GROUPS** | Mobility

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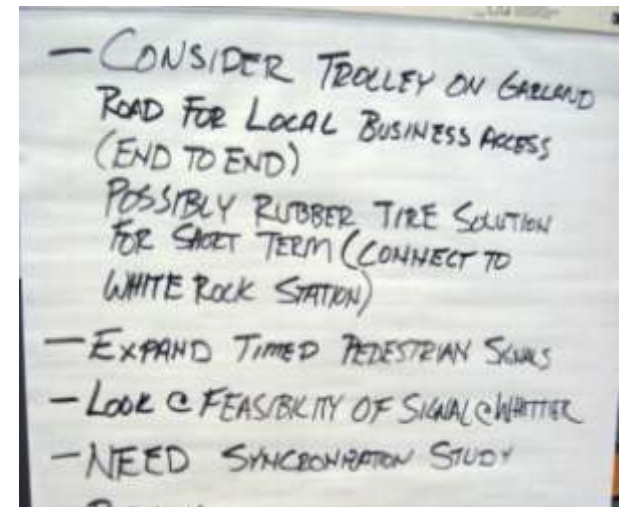
What can be done to improve mobility and safety in the Garland Road Corridor?

How can opportunities for walking and bicycling be better incorporated into the corridor?

What can be done to create better connectivity in the corridor?

## BREAK OUT GROUPS | Mobility Comments

- Lakeland - Issues with cut through traffic
- Bicycle access – on Garland vs on adjacent streets
- Need to complete sidewalk system
- Need solutions to parking issues
- Densities to support better mass transit
- Review TxDOT on-system status and ramifications
- No widening of Garland Road



## **BREAK OUT GROUPS** | Mobility Concepts

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- Do not widen Garland Road Lanes (beyond what is currently planned)
- Make the Garland Road Corridor more friendly and connected for Bicycles
- Sidewalks - Continuous and connected to neighborhoods
- Look at commercial establishment drives (access management / consolidation)
- Re-consider light rail
- Consider Trolley System for local access to businesses and institutions



## **BREAK OUT GROUPS** | Beautification

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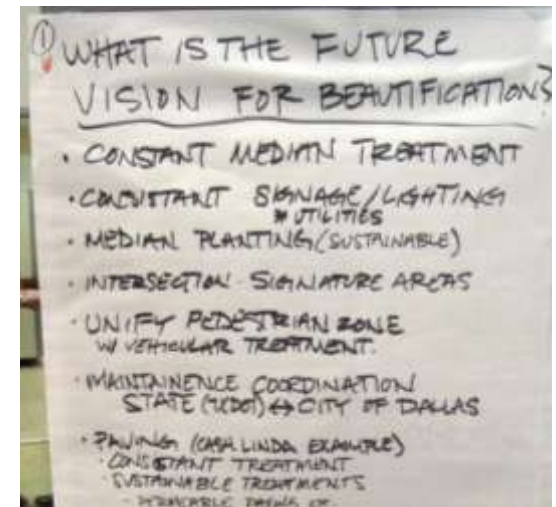
What is the future vision for beautification of the public realm (ROW) along Garland Road?

What is the vision for future gateways and key nodes along Garland Road?

What other opportunities exist to positively impact the image of the public realm?

## BREAK OUT GROUPS | Beautification Comments

- 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

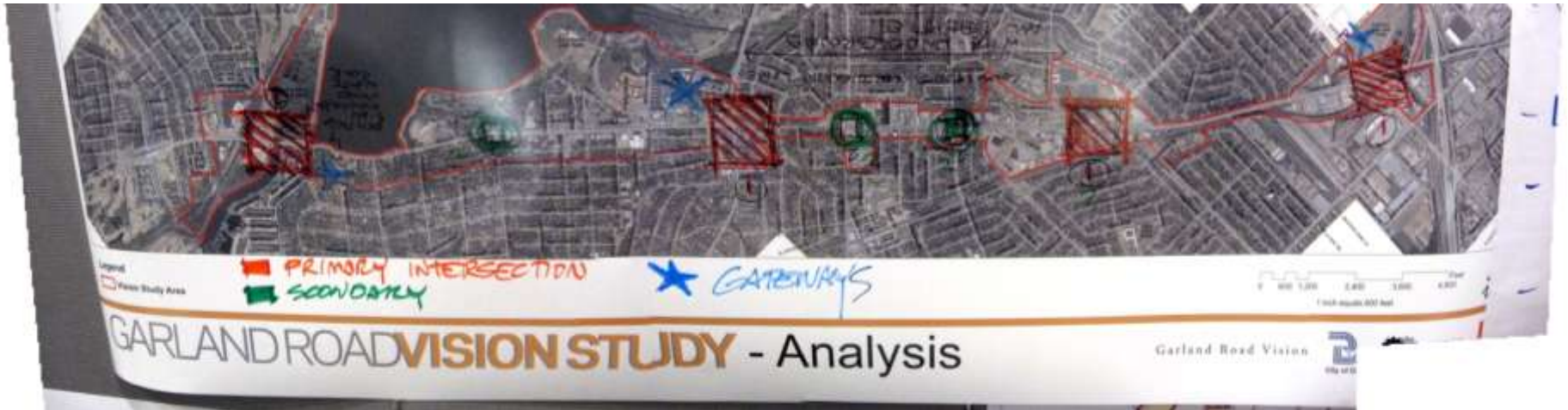


## **BREAK OUT GROUPS** | Beautification Concepts

- 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

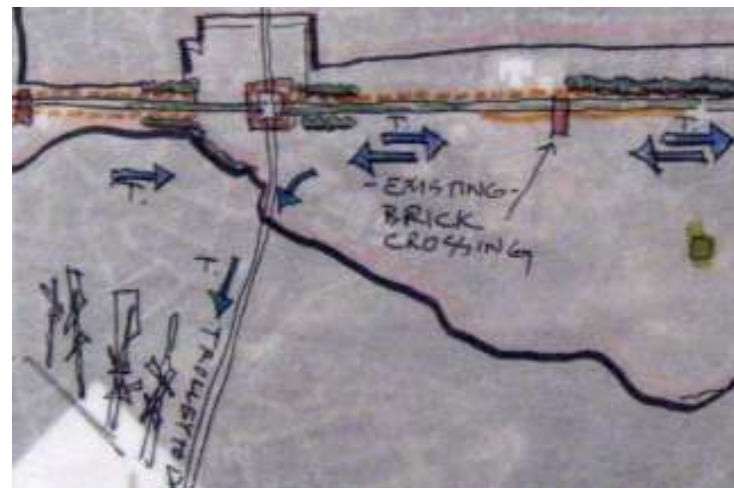
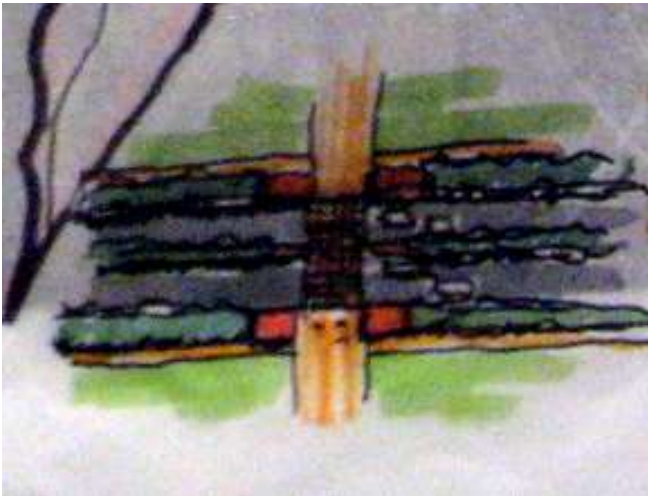
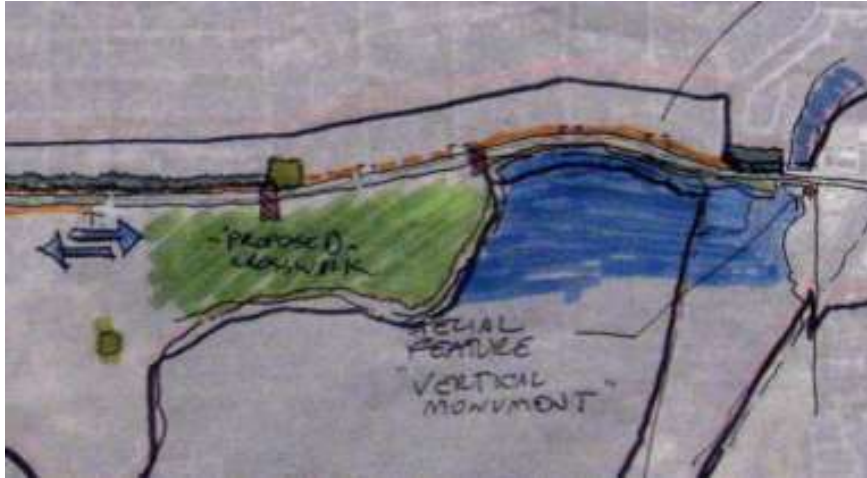


# BREAK OUT GROUPS | Beautification





# BREAK OUT GROUPS | Beautification



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