the vision is coming into focus

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
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
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

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

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
- Roads
- Existing Trails
- Planned Trails
- Subdivisions
- DART Rail Stops
- DART Bus Route
- Garland Rd Study Area

Features
- Education
- Golf Course
- Library
- Recreational Center
- Tourist Attraction

Map of Garland Road VISION STUDY in Dallas, TX.
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
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

- Redevlop 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

- Dog Park near Gateway
- Mixed Use Development
- Local Farmer’s Market
- Live/Work Type
- Linear Park along Garland
- Complete Streets Concept
VISION CONCEPTS | Development
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

CATALYST AREA 1

CATALYST AREA 2

CATALYST AREA 3

CATALYST AREA 4

CATALYST AREA 5
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

Garland Rd.
Peavy Rd.
Easton Rd.
VISION CONCEPTS | Existing Catalyst Area 3
VISION CONCEPTS | Existing Catalyst Area 4

GARLAND ROAD VISION STUDY | Dallas, TX
VISION CONCEPTS | Catalyst Area 4
VISION CONCEPTS | Existing Catalyst Area 5

GARLAND ROAD VISION STUDY | Dallas, TX
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 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 signals @ Whitter
- 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”
“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

[Map of Garland Road Vision Study showing trails and bike routes]
“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
“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.
“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.
Public Transportation
“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.
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
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.
- 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

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
VISION CONCEPTS | Urban Design Framework

Existent: A

Proposed: A

NOTE: Trolley to have shared lane at peak and dedicated lane off-peak.
VISION CONCEPTS | Urban Design Framework

Existing: B

Residential
Garland Rd. R.O.W.
Public Open Space

Proposed: B

Residential
Garland Rd. R.O.W.
Public Open Space

Note: Trolley to have shared lane at peak and dedicated lane off-peak.
VISION CONCEPTS | Urban Design Framework

Existing: D

Proposed: D

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

PROPOSED SIDEWALK
PROPOSED TREE
UNDERGROUND ELECTRICAL
PROPOSED LIGHT

PROPOSED SIDEWALK
PROPOSED TREE
BOULDERS ON RIP-RAP PAVEMENT
UNDERGROUND ELECTRICAL
PROPOSED LIGHT
VISION CONCEPTS | Urban Design Framework

Framework Plan

Existing: E

Proposed: E

NOTE: TROLLEY TO HAVE SHARED LANE AT PEAK AND DEDICATED LANE OFF-PEAK
VISION CONCEPTS | Urban Design Framework

Existing: 

Proposed: 

Open Space

Garland Rd. R.O.W.

Open Space

Proposed Gateway Monument

Proposed Gateway Monument

Open Space
**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