

DALLAS GARLAND ROAD VISION STUDY

Updated: 2017

FACT SHEET

Project: Dallas - Garland Road Vision Study (2010)

Type: Infill Development and Corridor Redevelopment

Key Elements:

- Existing conditions of the area
- Consensus vision for the corridor
- Strategic opportunity areas
- Implementation recommendations

Findings:

The study developed three deliverables that addressed the circulation vision for the corridor, land use development vision, and a strategic opportunity vision for key areas to serve as a catalyst for redevelopment in the area. Opportunities for corridor beautification and context-sensitive design were among implementation recommendations of the plan. The study reflected the needs and desires of both residential and retail stakeholders in the area.

- On-system roadway issues
- Desire for linear park and gateway to the corridor
- Context-sensitive design of transportation network

Unique Takeaways:

Garland Road is positioned close to park and leisure facilities near White Rock Lake. There have been ongoing issues with spill-over of parking into nearby neighborhoods which were addressed during the planning process. There were discussions of a trolley system to run along Garland Road, with stops at key areas such as the Dallas Arboretum, parks, and ballfields. A weekend charette was held with corridor stakeholders to discuss and map station areas, transportation, economic redevelopment, and design.

- Trolley system along Garland Road
- Beautification vision for improvements on Garland Road

Implementation Status:

- Garland Road and IH-635 improvements (pending approvals)
- Improvement to White Rock Lake Strategic Opportunity Area 1 (2011)

Regional Partners



North Central Texas Council of Governments

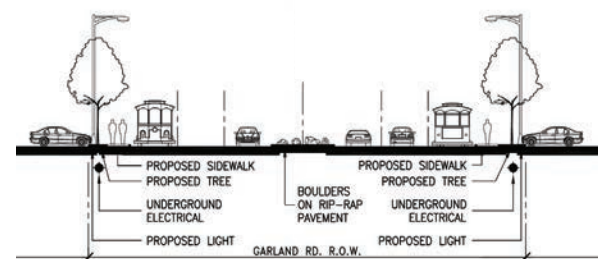


Neighborhood Groups

- Dixon Branch HOA
- Lake Park Estates NA
- Emerald Isle HOA
- Casa Linda Plaza
- Casa View
- Casa Linda Estates NA
- Forest Hills
- Lakewood
- Peninsula
- Little Forest Hills NA
- Eastwood HOA



Strategic Opportunity Area 1 Vision



Proposed Garland Road Section at East Centerville Road