City of Garland Transit-Oriented Development Projects

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Key Ingredients for Downtown Revitalization

- Entitlements for higher density
- Market and financial feasibility analysis
- Public infrastructure investments
- Support of significant real estate projects
Downtown Revitalization

In 2005, the City of Garland adopted a Downtown Redevelopment Implementation Plan

• Priority should be given to the downtown core
• Facilitate vertical mixed use (residential over retail)
• Target infill development in specific locations
• Encourage the development of structured parking
Development between 2008 - 2016

• Oaks Fifth Street Crossing at City Station
• Oaks Fifth Street Crossing at City Center
• Renovated City Hall
• Newly constructed Garland Power and Light building
Residential and Parking Components

• Oaks Fifth Street Crossing at City Station has 189 residential units and 11,400 square feet of commercial space

• Oaks Fifth Street Crossing at City Center has 158 residential units adjacent to City Hall

• Parking garages were built for both developments to be shared by residents and visitors to downtown
Retail Developments Downtown

- Several restaurants have opened as part of the downtown redevelopment within ½ mile of the DART station
- There have also been new retail spaces opening around the downtown square within ½ mile of the DART station
Plans for the Downtown Square
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- Proposals are being developed to renovate the Square.
- Infrastructure improvements are being proposed to assist with new developments, which includes increasing the size of water lines and widening sidewalks.
- An extension of bike lanes throughout downtown is also being planned through the City’s Active Transportation network.
- A linear park across from the DART station and north of the mixed-use development, Heritage Crossing, is planned to be completed in 2019.
Future TOD plans

• Garland and DART are working to complete a Memorandum of Understanding (MOU) for future plans around the DART station.
• These plans include adding more residents, potential additional mixed-use developments, and renovating City properties in the immediate area.
• RFQs/RFPs could be issued for development concepts within the next few years.
Questions