

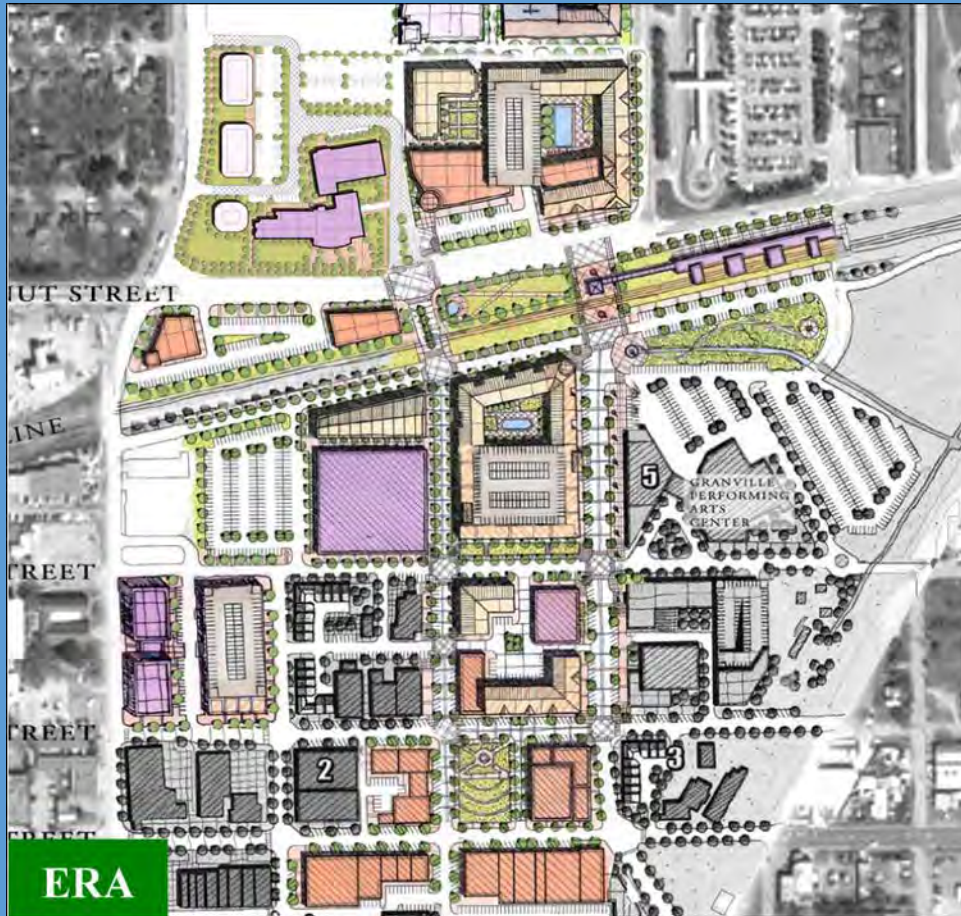
# City of Garland Transit-Oriented Development Projects

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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



WALNUT STREET

DART LINE

AUSTIN STREET

STATE STREET

MAIN STREET

AVENUE A

AVENUE B

OAK DRIVE

5TH STREET

5TH STREET STATION

LAWRENCE PARKS CENTER

6

5

2

1

LAWRENCE PARKS CENTER

LAWRENCE PARKS CENTER

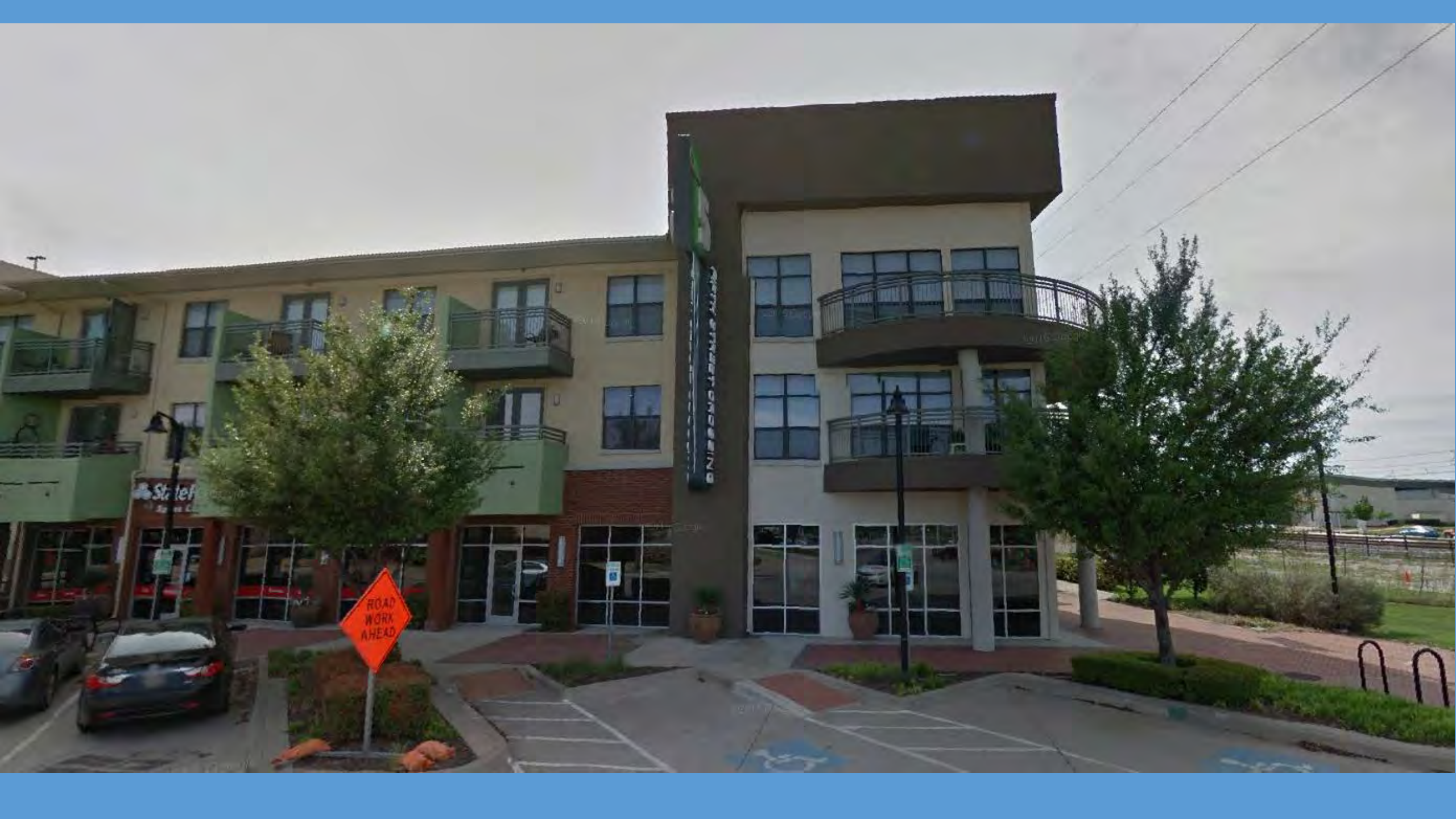
LAWRENCE PARKS CENTER

GARLAND  
**NOTICE:**  
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THANK YOU



# 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



CITY STREET CROSSING

St. Ives  
Apartment Community

ROAD WORK AHEAD





**CITY HALL**

**WILLIAM E. DOLLAR MUNICIPAL BUILDING**

200

# 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



# Plans for the Downtown Square

- 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