



# **Garland's Transit Oriented Development and Other Initiatives in Sustainability**

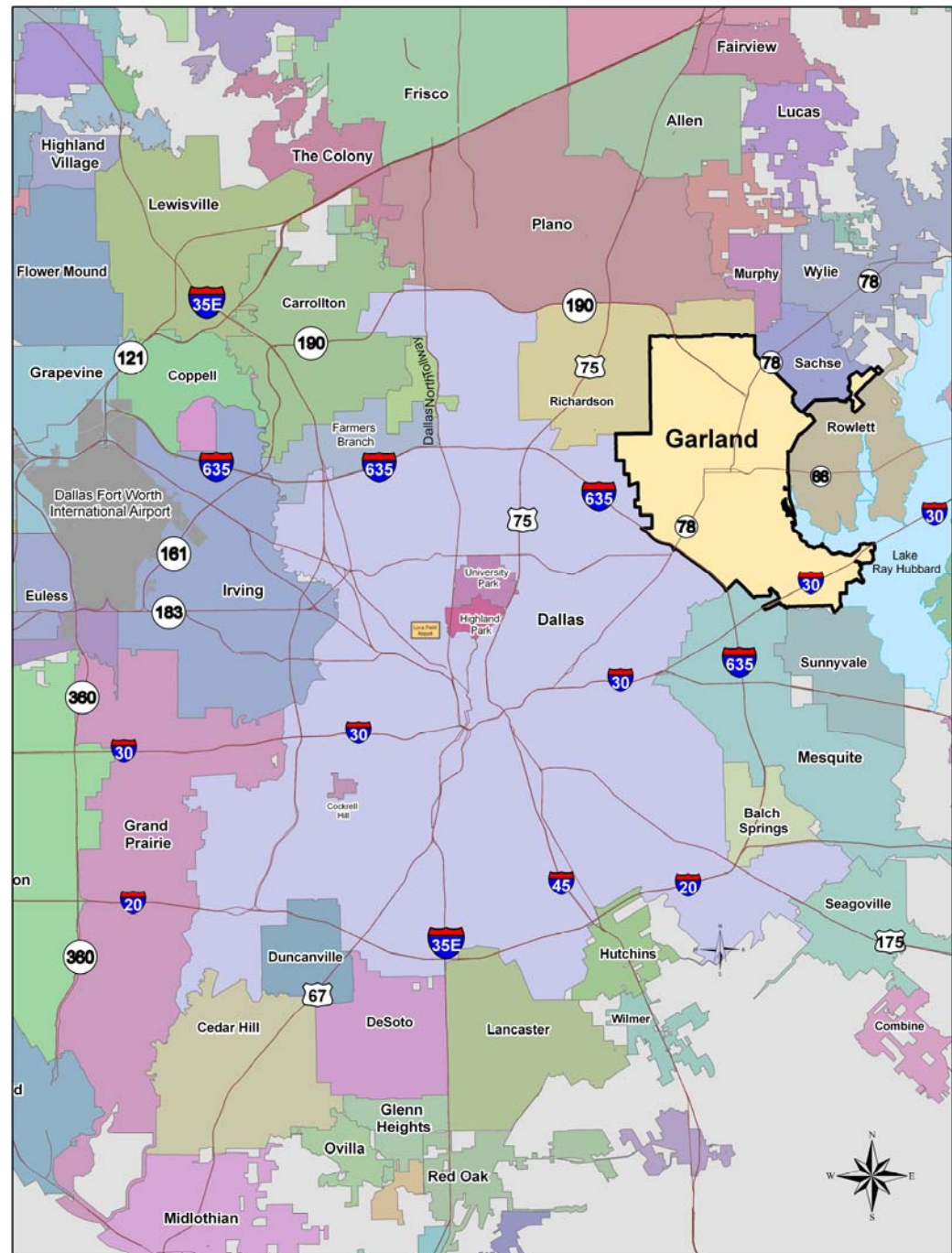
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Principal Planner  
City of Garland

# Purpose of the Presentation

- Brief Biography of Garland
  - Downtown Efforts
- Transit Oriented Development
- Other Initiatives in Sustainability

# Garland, TX

- Population: 227,000
- Land Area: 57 sq. miles
- First-Tier Suburb with Aging Infrastructure
  - Significant Industrial Base
- Three Expressways



# DART Light Rail System – Blue Line



## 2030 Transit System Plan

- Light Rail Blue Line & Station (Existing)
- Light Rail Red Line & Station (Existing)
- Trinity Railway Express **TRE** Commuter Rail & Station (Existing)
- Light Rail Orange Line & Station (Committed)
- Light Rail Green Line & Station (Committed)

### 2030 Rail

- Express Rail
- Rapid Rail

### 2030 Bus

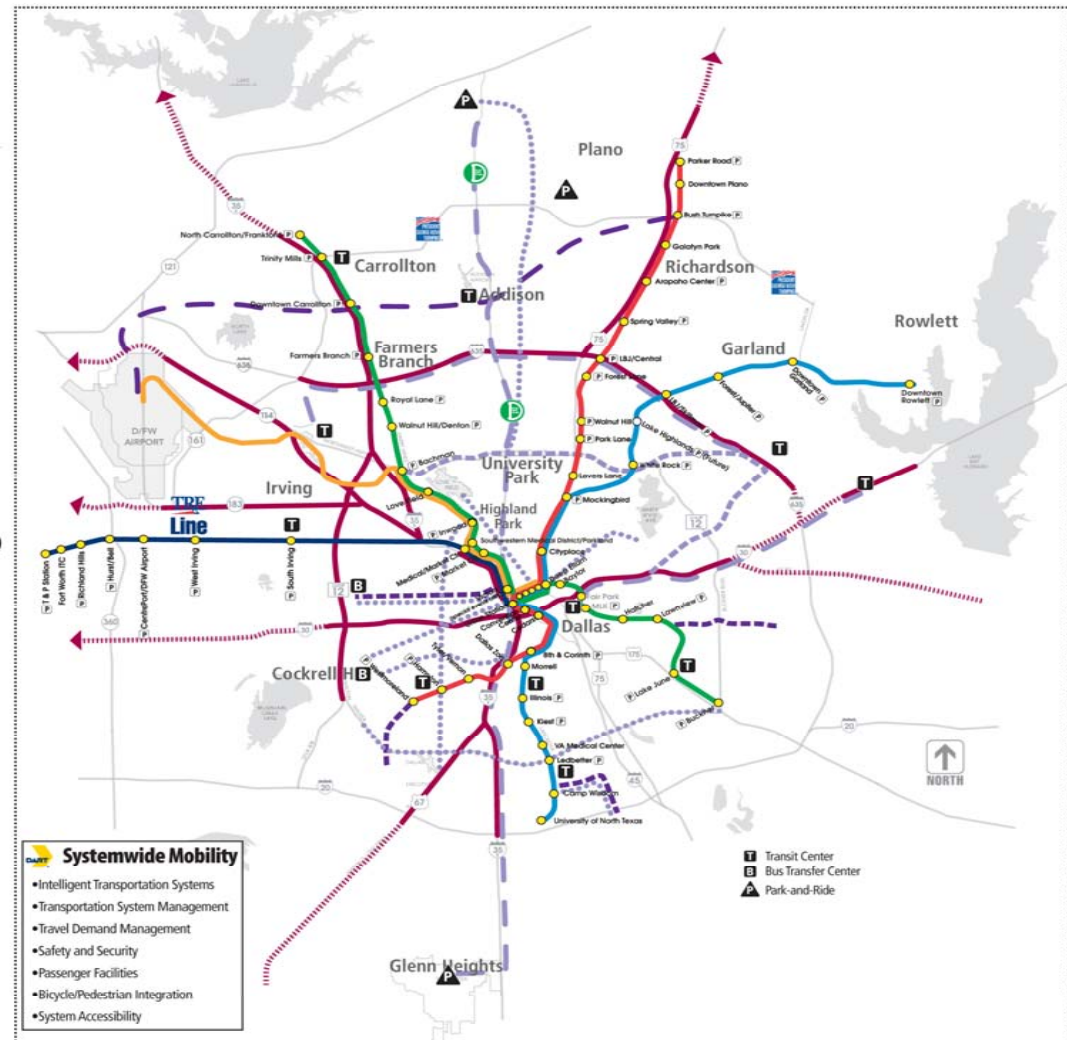
- Express Bus
- Enhanced Bus
- Rapid Bus

### 2030 Managed HOV Lanes

- DART Participation
- No DART Participation

### 2030 Paratransit (service provided systemwide)

### 2030 Systemwide Mobility







RANGE DR

GLENBROOK DR

Richland College  
Campus

DART Park  
and Ride

Downtown Rail Station

W WALNUT ST

Post Office

D.A.R.T. RAIL LINE

Central  
Library

5th Street  
Crossing

Granville  
Arts Center

AUSTIN ST

City  
Hall

Heritage  
Park

STATE ST

Downtown  
Plaza

MAIN ST

Main Street  
Municipal  
Building

Senior  
Center

KANSAS SOUTHERN RAILROAD

FIRST ST

GARLAND AVE

TWELFTH ST

AVENUE D

County Offices



# Downtown Garland

## Challenges

- Low-Density
- Obsolete Buildings
- Lack of Restaurants, Retail, Residential
- Nighttime Ghost Town
- Automobile Oriented



# Downtown Garland

## Strengths/Opportunities

- Historic Core
- City Offices, Businesses
- DART Light Rail, Bus Station
- Performing Arts Facilities

# Downtown Garland

## Goals

- Diversify Housing Types
- Diversify Retail & Restaurant Options
- 24/7 Activity Center
- Improve Pedestrian Infrastructure,  
Public Space



# DART LRT Station – Downtown Garland

## Ridership

- Light Rail: 2,000 per weekday
- Eight (8) minute walk to any point in Downtown
- DART Bus Transit Center



# Focus Area: Garland Downtown Core Initiatives

- DART LRT Station
- TOD Catalyst Project: 5<sup>th</sup> Street Crossing; and 6<sup>th</sup> Street Extension
- Downtown Plaza Renovation
- Additional Higher Density Multi-Family Development





# DCCCD: Richland College



BEFORE

AFTER





# Building 217 - Duckworth Building (City Offices)



BEFORE



AFTER



# 5<sup>th</sup> Street Crossing: Public/Private Partnership



**GARLAND**

TEXAS MADE HERE



High Street  
RESIDENTIAL<sup>SM</sup>



# 5<sup>th</sup> Street Crossing (TOD)



BEFORE



AFTER

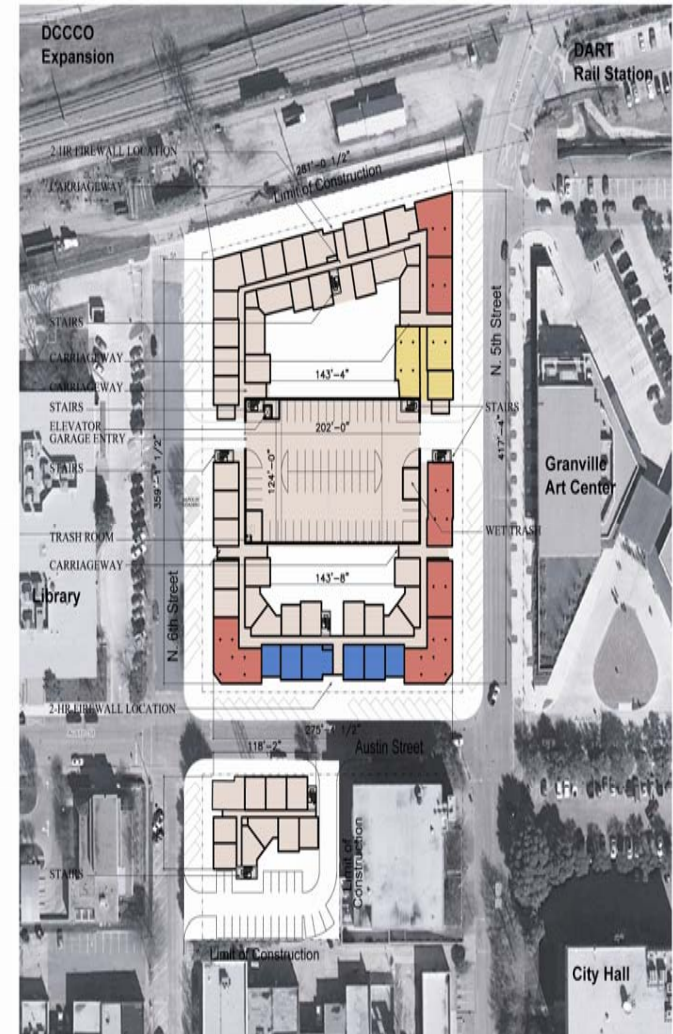




# 5<sup>th</sup> Street Crossing: Mixed Use

- Residential: 189 units or 60/acre
- Retail/Office: 11,000 s.f.
- Encapsulated Parking Garage
  - \*City owned
  - \*389 parking spaces
  - \* Serves Residents and City Staff

Residential	
Flex Retail	
Incubator	
Leasing	





# 5<sup>th</sup> Street Crossing – Catalyst Project





# 5<sup>th</sup> Street Crossing





# 5<sup>th</sup> Street at DART Rail Line



- Internal Courtyard
- Eastern Elevation/5<sup>th</sup> Street





# Retail/Office Uses





# Street Improvements



BEFORE

- Street Width: 44 to 32 feet and 4 to 3 lanes
- On-street, angled parking

AFTER



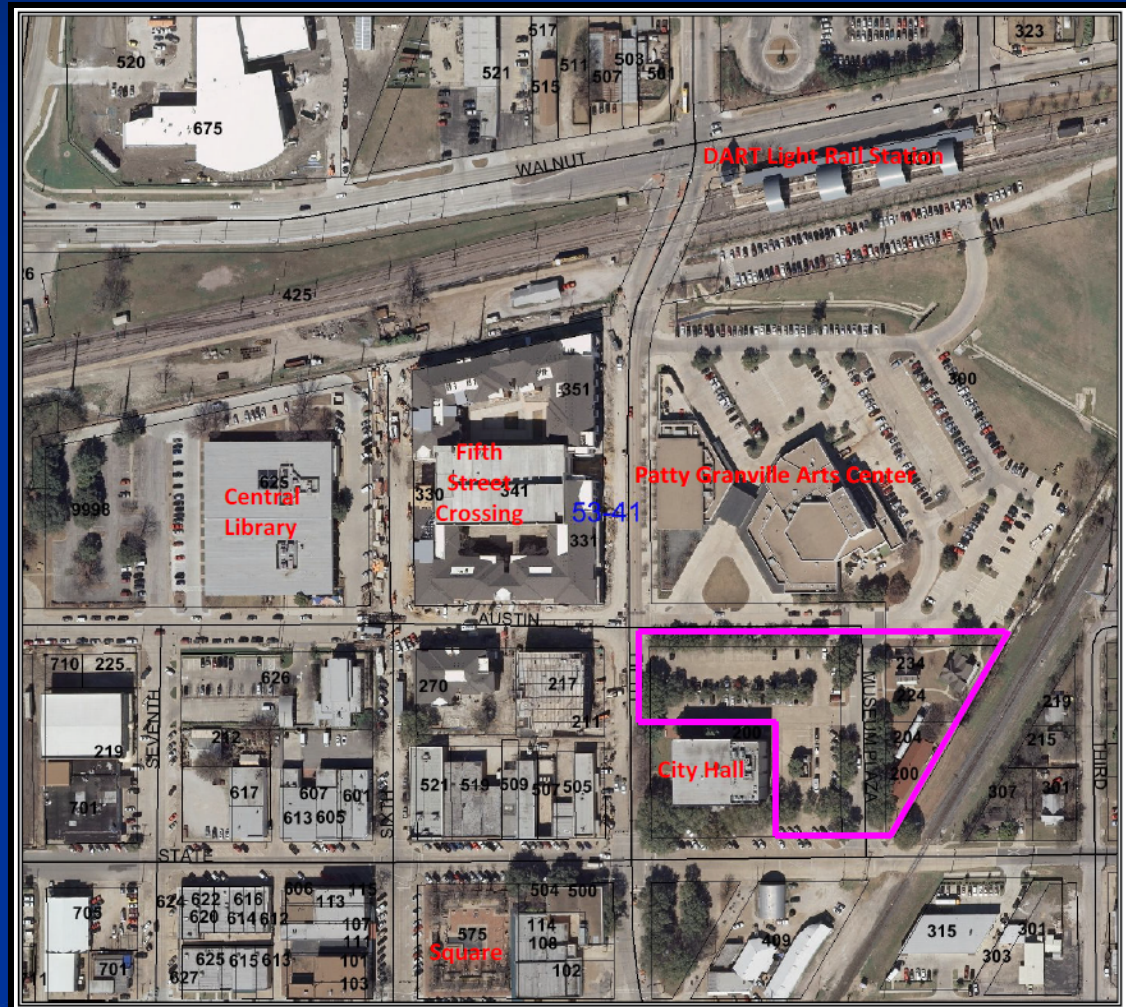
# Streetscape Improvements





# High Density Development

- Multi-level Apts.
- Parking Garage



# City of Garland – Other Initiatives in Sustainability

## Office of Environmental Sustainability

- Plug-in Hybrid Electric City Vehicles:  
GM Volt: 170 mpg
- Climate Action Plan: 500,000 s.f. Energy Audit Plan
  - Greenhouse Gas Inventory
- Demo Lab and Educational Resources



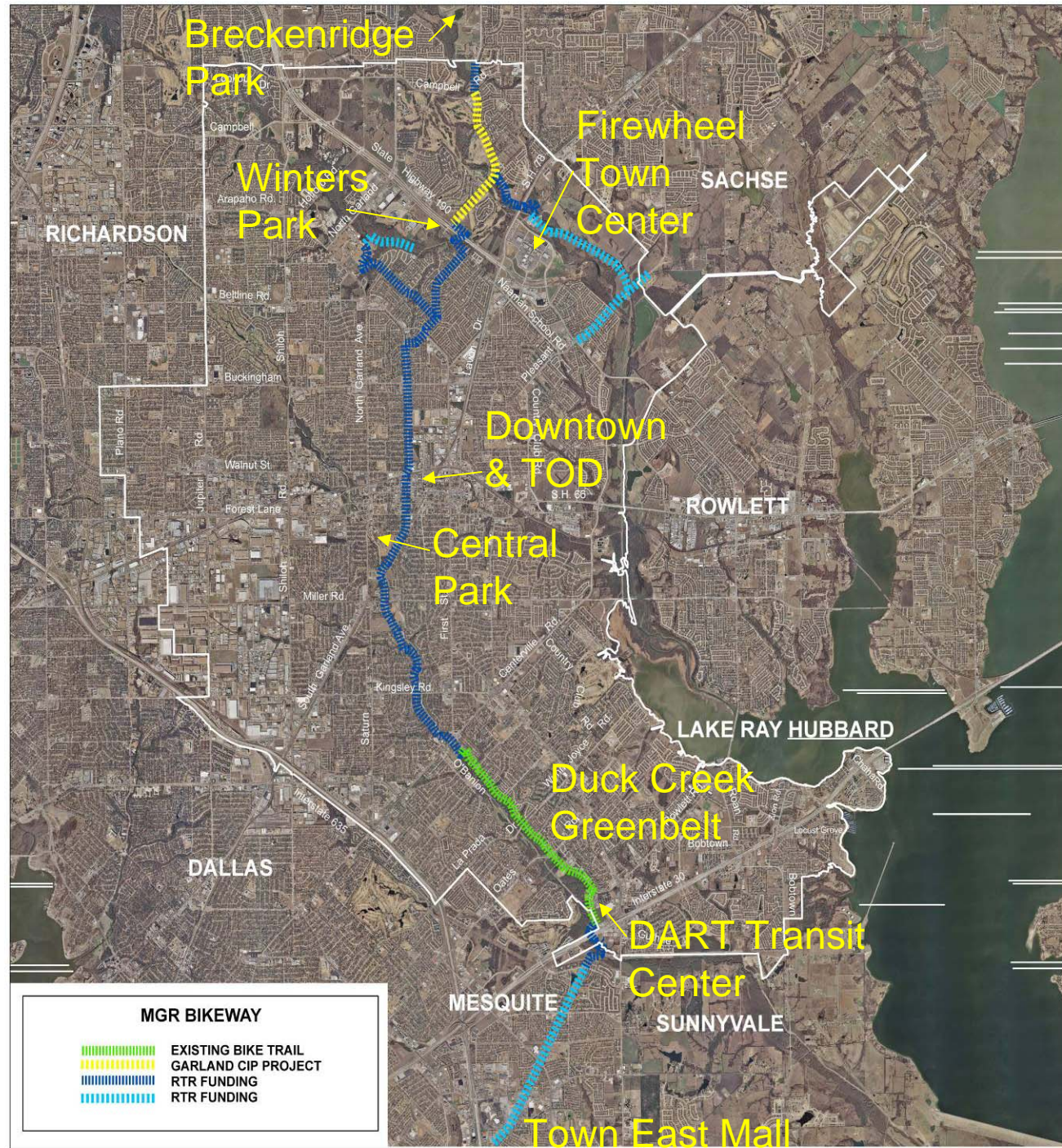
## Other Initiatives

- Wind Energy Ordinance
- Unified Development Code
- LEED Certified: Richland College and 217 Office Building





# Mesquite-Garland-Richardson Bikeway





# Firewheel Town Center





# Harbor Point/ Bass Pro

