

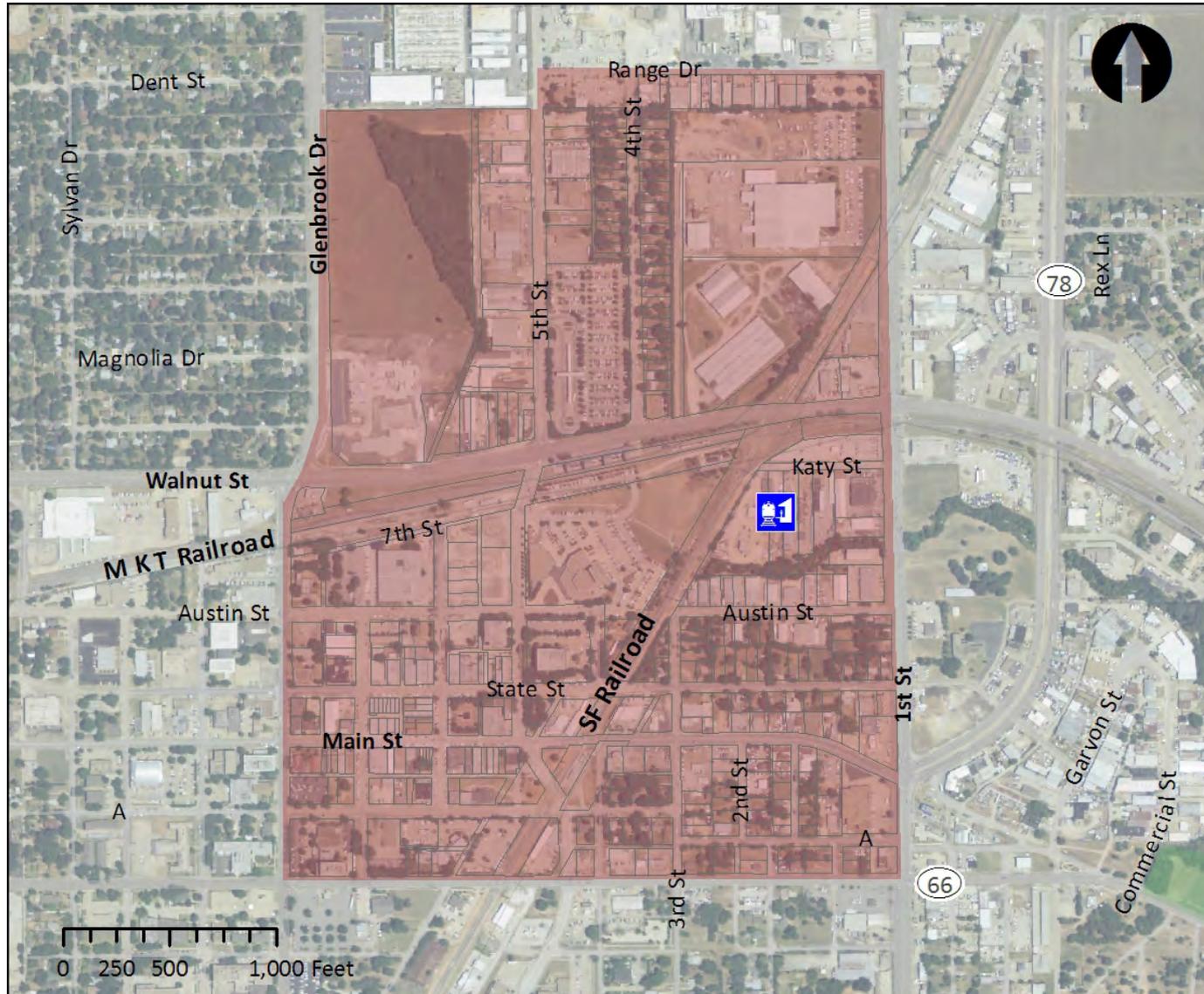


# Downtown Master Plan and Projects



**Envision Garland –  
Downtown Catalyst Area Study**

# Downtown Catalyst Area - Boundaries



# Making Downtown a Destination

- Encourage street-fronting, pedestrian-friendly design in this Area through design and development standards.
- In conjunction with the Citywide branding process, develop a unique image for Downtown and a mechanism to market that image.
- Explore worker- and resident-friendly, small-scale placemaking opportunities throughout the Area.

Key Assets of the Downtown Catalyst Area include:

- Garland's Central Business District
- DART light rail station and developing TOD
- Hub for City Services
- Historic Square and public gathering place
- Arts and Entertainment destination
- Educational facilities
- Hub of faith-based activity
- Connections to parks and recreational facilities
- Emerging Urban Living

# **Downtown Master Plan**

## **By RTKL**

# Key Ingredients

## Downtown Revitalization

### *Downtown Redevelopment Implementation Plan (2005):*

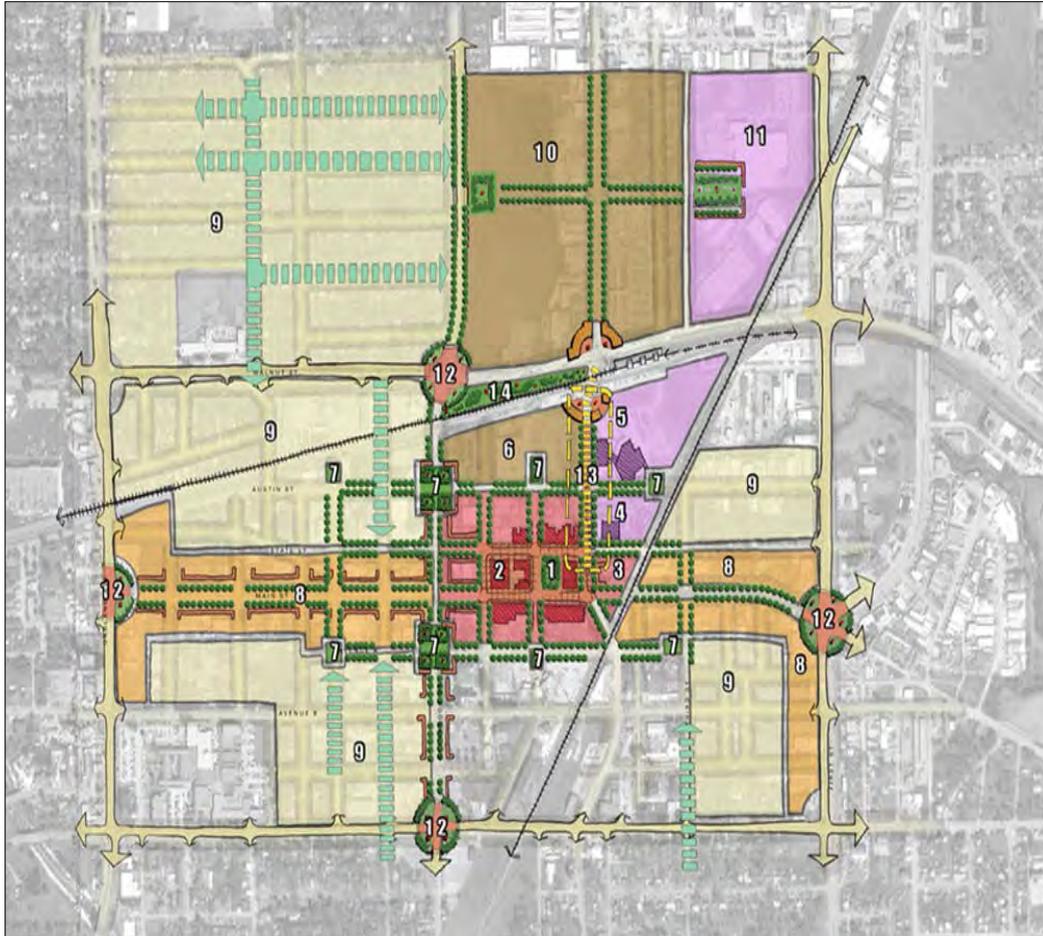
- Priority should be given to the Downtown's Core
- Facilitate vertical mixed use (apartments over retail)
- Target infill development in specific locations
- Assemble key pieces of land
- Encourage the development of structured parking
- DART Light Rail Station as a catalyst for development
- Invest in Public Infrastructure



Square

# The Core

## Downtown Revitalization



- Activate public buildings
- Residential infill
- Pocket parks & landscape
- Renovate Square as a focal point

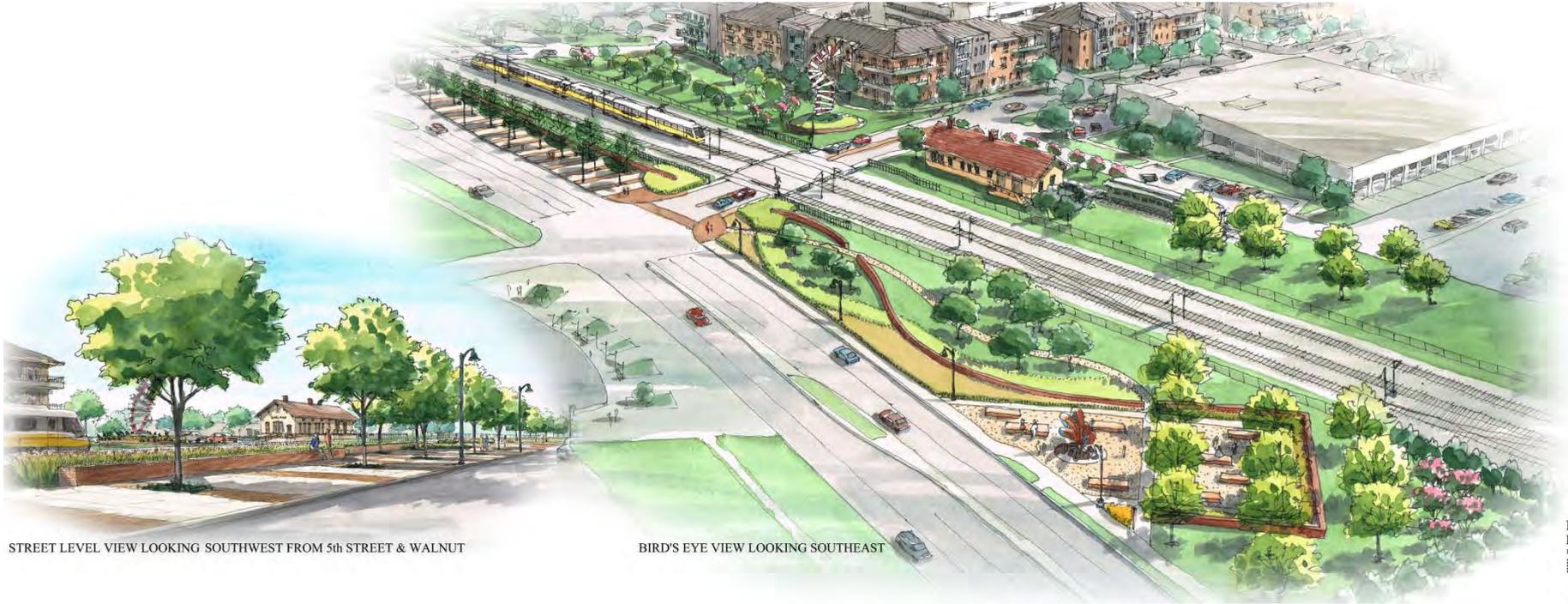
# Phased Implementation Plan

- **Phase I: Pioneer Project** (Focus on TOD-adjacent development)
  - Mixed Use development (189 Multi-family units; 24,000 sq. ft. Retail)
  - Duckworth and Remote Payment Facilities
  - Sixth Street Extension
  - Burial of utilities
  - New Urban Design Standards
- **Phase II: Settler's Project** (Drawing TOD activity to Downtown Core)
  - Public Infrastructure Improvements
  - City Center Project
  - Walnut Pedestrian Corridor
- **Phase III: Square & Streetscape Improvements** (Core Enhancements)
- **Phase IV: Infrastructure Enhancements** (Finish-out/connections)

# Walnut Pedestrian Corridor



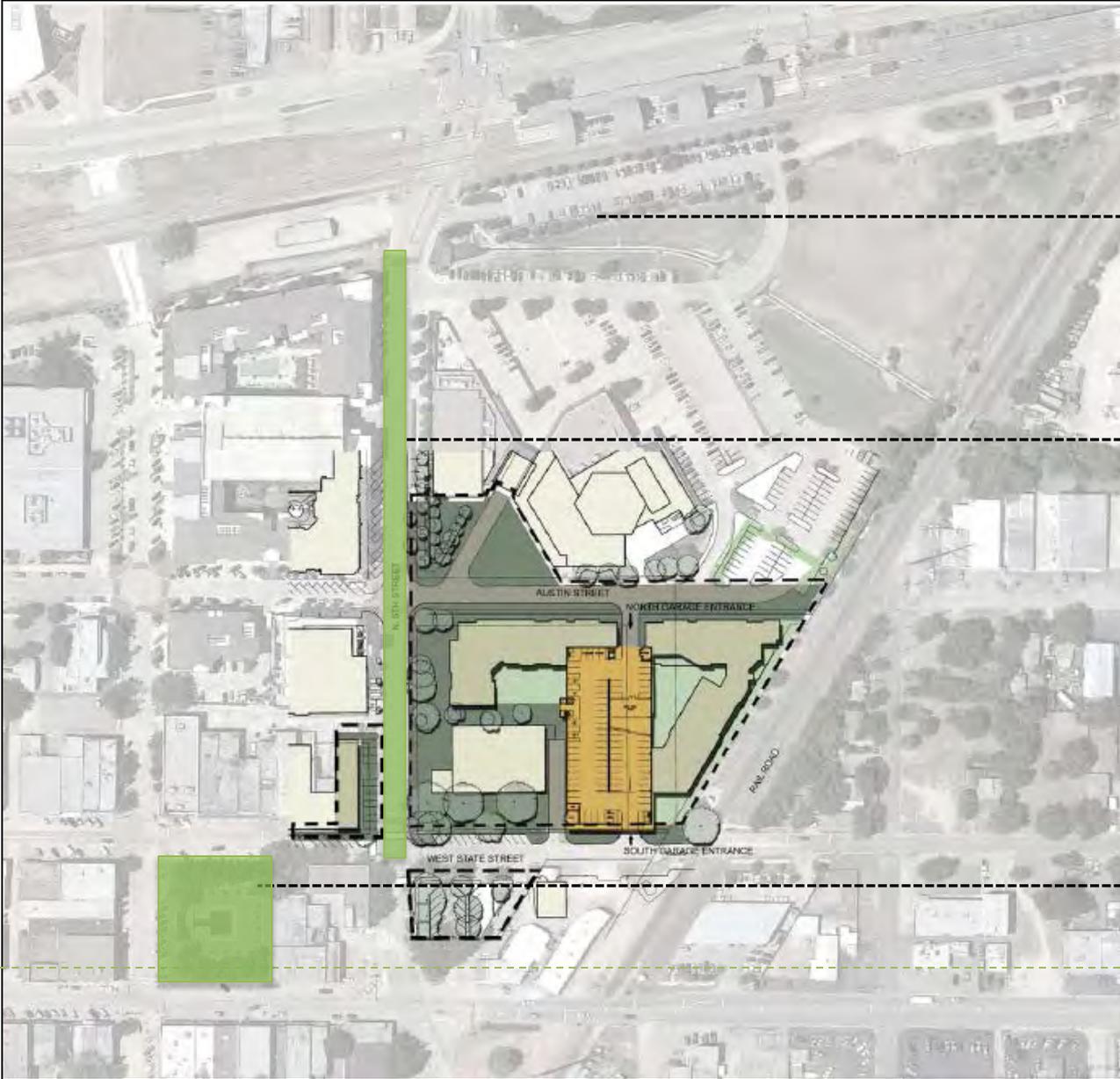
# Bird's Eye View of Walnut Pedestrian Corridor



STREET LEVEL VIEW LOOKING SOUTHWEST FROM 5th STREET & WALNUT

BIRD'S EYE VIEW LOOKING SOUTHEAST

# Connecting Transit Center to the Square



DART Station

Continuity of Streetscape

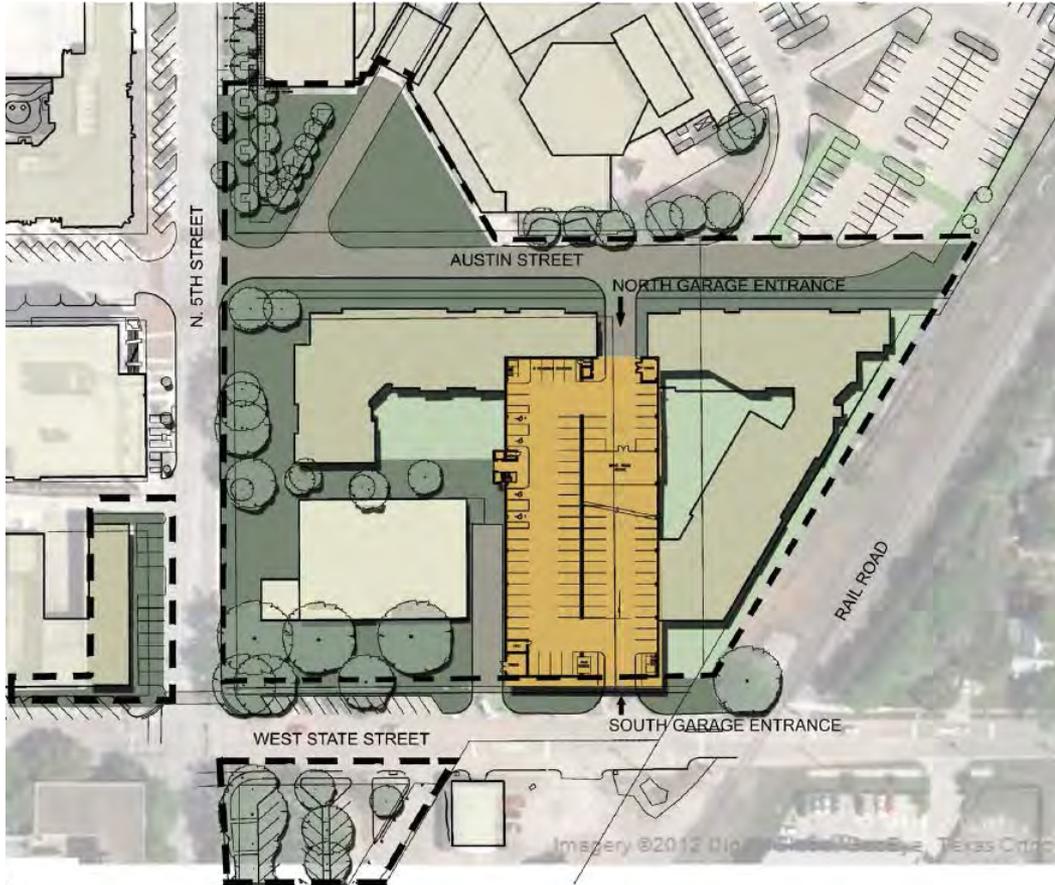
Garland Downtown Plaza

# Streetscape Standards Applied to Sixth & State



# City Center Project

Catalyst Projects



## Partnership

Oaks Properties, LLC

City of Garland

VAI Architects

JHP Architecture

## Scope

158 rental units

Ground floor flex-space along Fifth Street

Shared parking structure

Update City Hall exterior

Streetscape enhancements

Arts Plaza enhancements



**Conceptual View of Fifth Street at Austin Street**

# Current View of City Hall from 217 North Fifth



# Conceptual Rendering of Re-skinned City Hall



# View from State/Fifth Street Intersection Today



203 N. Fifth – “The Annex”



504 W. State – “Old GP&L Admin Building”

# Future Phase III

## Downtown Square Renovation

- 1970s vintage design not conducive for public gatherings
- Voter approval in 2005 for bonds to renovate
- Recent planning process results in several scenarios
- Goal: Serve as a catalyst for redevelopment



Alternative 1A

# Implementing Phase II



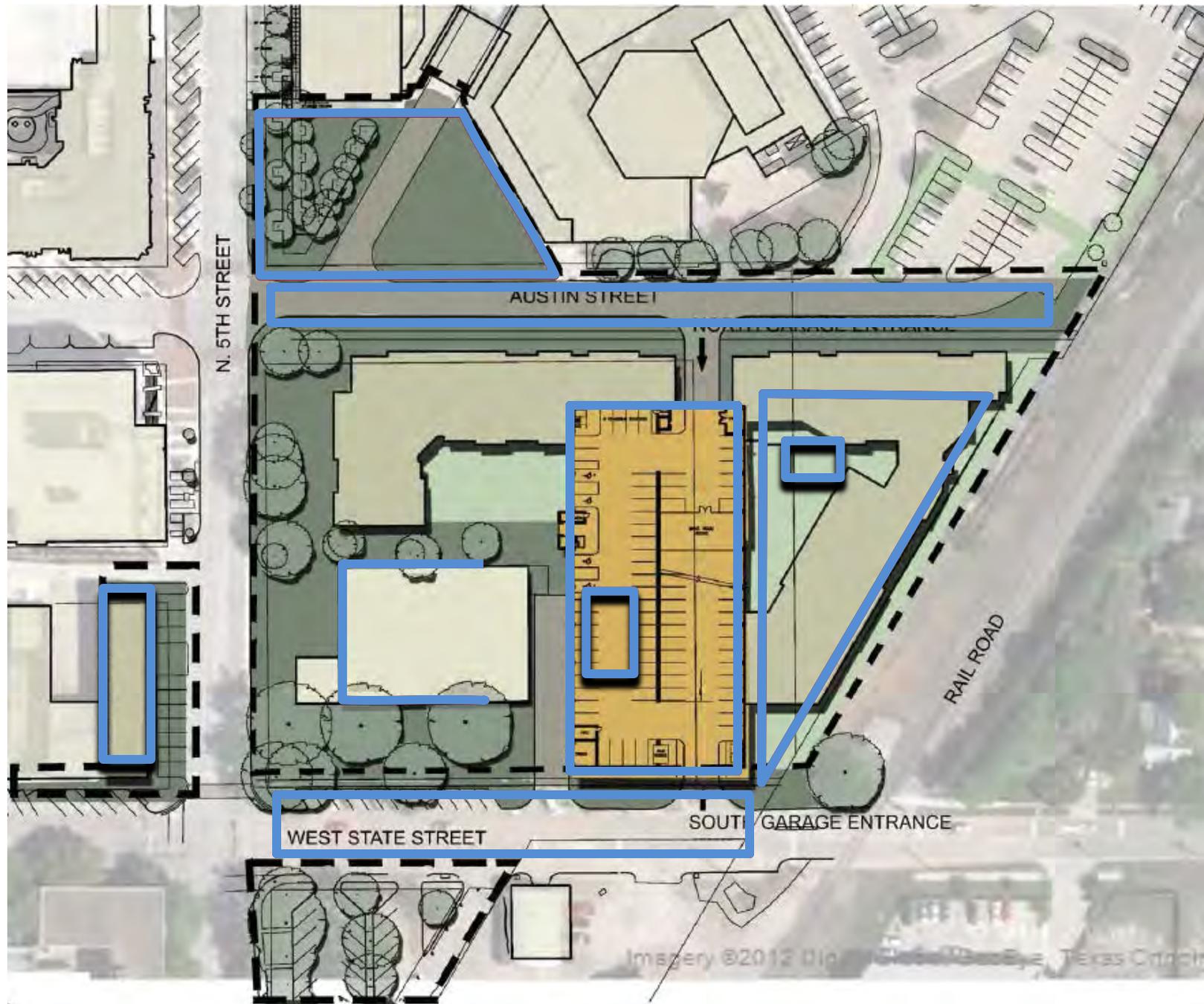
- Approach to Funding Projects in Downtown Catalyst Area
- Public Relations Plan
- Dedicated Section on City Website for Updates



# Major Phase II Project Elements

- **City Center Development—activities associated with public-private partnership**
- **Infrastructure—improvements to utilities (water, sewer, stormwater, electric), streets, and greenspace**
- **City Facilities Improvements—updates to Library, City Hall, and other facilities**

# City Center Development



N. 5TH STREET

AUSTIN STREET

WEST STATE STREET

SOUTH GARAGE ENTRANCE

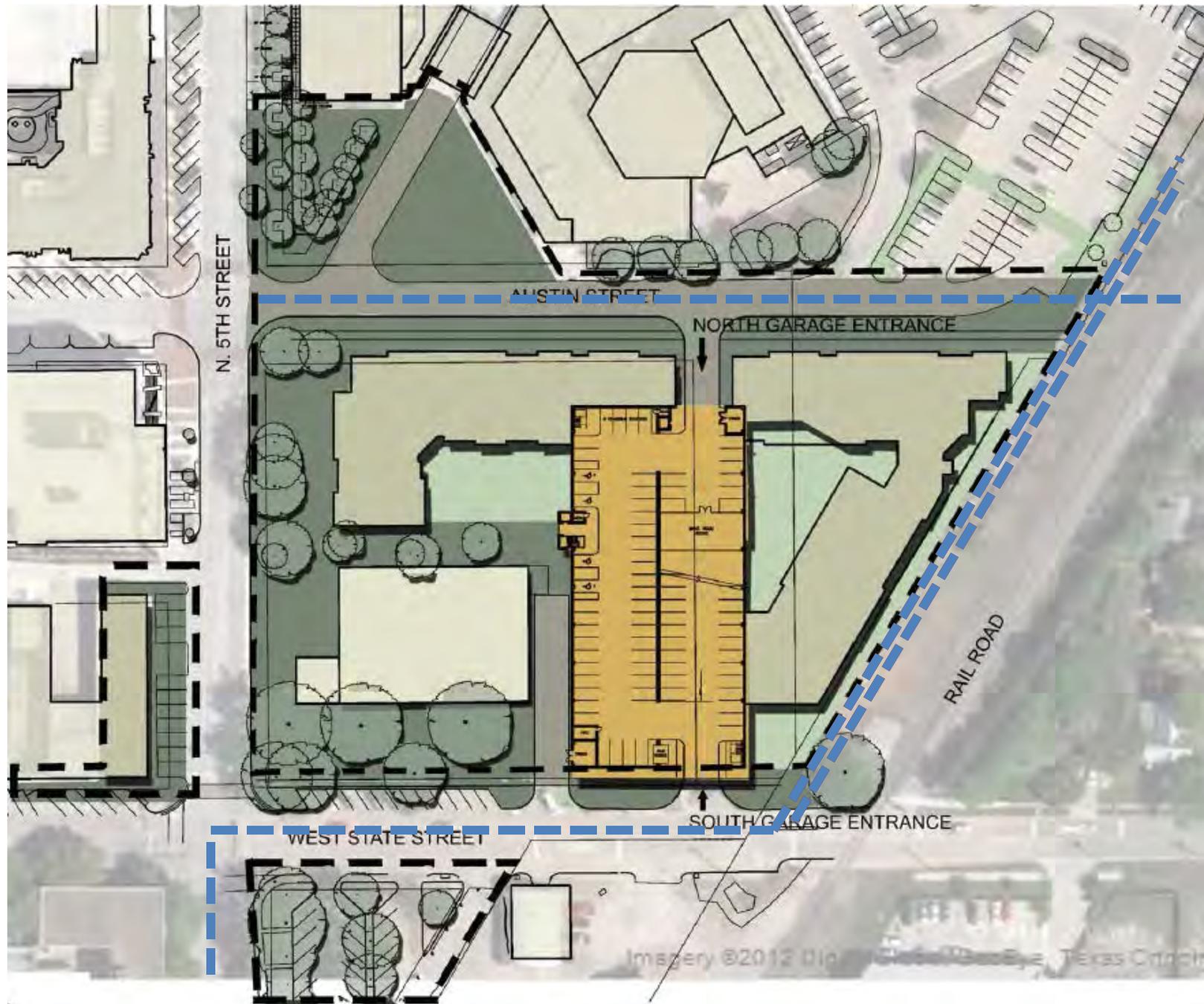
RAIL ROAD

Imagery ©2012 DigitalGlobe, GeoEye, Texas Cr...

# Phase II Project Funding – City Center Development

City Center Development	In Millions
Parking Structure	\$ 7.487
Relocation of Heritage Park	1.230
City Hall Façade	6.230
Downtown Streetscape for Austin/State	0.265
Site Preparation	0.165
Arts Plaza	0.500
SUB-TOTAL CITY CENTER	\$15.877

# Infrastructure



N. 5TH STREET

AUSTIN STREET

NORTH GARAGE ENTRANCE

RAIL ROAD

WEST STATE STREET

SOUTH GARAGE ENTRANCE

Imagery ©2012 Digipix GlobalEye, Texas Central

# Walnut Pedestrian Corridor



# Phase II Project Funding – Infrastructure

Infrastructure	In Millions
Water Improvements	\$ 0.611
Street and Drainage Improvements	1.363
Walnut Pedestrian Corridor	1.065
Relocate Electric Corridor	0.817
<b>SUB-TOTAL INFRASTRUCTURE</b>	<b>\$ 3.856</b>

# **City Facility Improvements**



# Phase II Project Funding – City Facilities

City Facilities Improvements	In Millions
Library Parking Lot Lighting	\$ 0.350
City Hall UPS Upgrade / Data Center	0.420
Sound Studio / CGTV Upgrades	1.090
City Hall Code/Safety Upgrades	2.245
Streetscape for Fifth Street	0.395
Demolition of Facilities (DGNO and 504 State)	0.250
<b>SUB-TOTAL CITY FACILITIES</b>	<b>\$ 4.750</b>

# Total Downtown Phase II Program Funding Request

Capital Project Categories	In Millions
City Center Development	\$15.877
Public Infrastructure in Downtown	3.856
City Facilities in Downtown	4.750
<b>TOTAL PHASE II FUNDING REQUEST</b>	<b>\$24.483</b>