

Memorandum

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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

DATE: September 9, 2010

TO: Honorable Members of the Quality of Life Committee: Vonciel Jones Hill (Vice Chair), Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David A. Neumann, Steve Salazar

SUBJECT: Quality of Life Committee Meeting

Tuesday, September 14, 2010, 12:00 p.m.

Dallas City Hall - 6ES, 1500 Marilla St., Dallas, TX 75201

The agenda for the meeting is as follows:

1. Approval of August 10, 2010 minutes (12:00 p.m. – 12:01 p.m.) Pauline Medrano, Chair
2. The Bridge – Dallas' Way Back Home (12:01 p.m. – 1:20 p.m.) Jerry Killingsworth, Director Housing/Community Services, Michael Faenza, President & CEO of MDHA
3. Garland Road Corridor Vision Study (1:20 p.m. – 2:00 p.m.) Theresa O'Donnell, Director Sustainable Development and Construction Department
4. Adjourn (2:00 p.m.) Pauline Medrano, Chair

Please let me know if you have any questions.



Pauline Medrano
Chair

cc: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
C. Victor Lander, Administrative Judge

Ryan S. Evans, First Assistant City Manager
A.C. Gonzalez, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Forest E. Turner, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Librio, Public Information Office

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.

Quality of Life Council Committee

Meeting Record

(DRAFT)

Meeting Date: 8-10-2010

Convened: 12:07 p.m.

Adjourned: 1:08 p.m.

Pauline Medrano, Chair
Sheffie Kadane
Dave Neumann
Steve Salazar
Carolyn R. Davis
Delia Jasso – non member

Briefing Presenter(s):

- Mary Morris, Assistant
Director, Court & Detention
Services
- Jimmy Martin, Assistant Director
Code Compliance

Committee members not present:

Vonciel Jones Hill, Vice Chair - out on city business
Angela Hunt- out on city business

AGENDA:

1. **Approval of May 24, 2010 minutes**

Presenter(s):

Information Only: _____

Action Taken/Committee Recommendation(s):

Motion to approve the May 24, 2010 minutes.

Motion made by: Sheffie Kadane

Item passed unanimously: __X__

Item failed unanimously: _____

Motion seconded by: Dave Neumann

Item passed on a divided vote: _____

Item failed on a divided vote: _____

2. **Illegal Dump Team**

Presenter(s): Mary Morris

Information Only: __X__

Action Taken/Committee Recommendation(s):

The purpose of the briefing was to review the significance of illegal dumping, discuss the responsibilities of the Illegal Dump Team and discuss the penalties for illegal dumping. The Illegal Dump Team consists of one sergeant, three deputy marshals and two investigators. The FY10-11 includes the addition of two IDT Deputy Marshal's funded by the Storm Drainage Management Fund. Responsibilities of the IDT include: enforce environmental laws such as Health and Safety Code (illegal dumping), Texas Clean Air Act (open burning, smoking vehicles, and vehicle idling), and Texas water Code (illegal dumping of hazardous waste, dumping of any pollutants), enforce City of Dallas Ordinances (unsecured load, scrap tire, and motor vehicle idling ordinances), monitor chronic dump sites, conduct surveillance at dump sites and provide community education. The following Internal/ external departments who partner with the IDT include: DPD, DFR Hazmat Response, Code Compliance, DWU/ Storm Water Division, and Texas Commission on Environmental Quality.

Quality of Life Council Committee

Meeting Record

(DRAFT)

Illegal dumping occurs more frequently in public right-of-ways, large parcels, isolated public or private property, city parks, flood plains, along rural road and railways. Lighting and barriers can reduce or eliminate continued dumping as well as “No Dumping” signs. Penalties under the Texas Litter Abatement Act/Health & Safety Code, Chapter 365- Illegal Dumping consist of fines up to \$10,000 and/or 180 days to 2 years in jail depending on the weight of 5 lbs. to 1000 lbs or more or volume of 5 gallons to 200 cu. feet or more. YTD 09-10 stats with a staff of one Sgt. and five Deputies indicate the following: sixty-two illegal dumping arrests, four hundred citations issued, five hundred citizen response calls, and seventy cases filed showing a decreasing amount from FY 07-08 for most of these actions.

Committee members asked that an update briefing return to the Quality of Life Committee regarding the trial camera period by the end of September or early October.

3. Proposed Amendments to the Graffiti Ordinance

Presenter(s): Jimmy Martin

Information Only: _____

Action Taken/Committee Recommendation(s):

The purpose of the briefing was to review the current process for graffiti and evaluate the new State Law Amendments affecting laws relating to graffiti to make the necessary changes to the City of Dallas ordinance. During a typical year, 5,250 graffiti cases are abated. Graffiti violations are reported through the following: 3-1-1, graffiti tip line by dialing 214-670-TIPS (8477), graffiti wipeout website (www.dallasgraffitiwipeout.com), and proactive sweeps. When handling a graffiti violation, the site is first investigated and if a violation is confirmed a Notice of Violation is then issued. After issuance of notice, there are options available for property owners such as abating the graffiti themselves, filling out a consent form and allowing the city to abate the property for free, purchase color matched paint and allow a city crew to use on property for free, or the city can drop off paint and supplies so that the property owner can abate as needed. Owners that do not abate or allow the city to abate are subject to a citation.

During the last State Legislative session, amendments were passed that affected laws related to graffiti. Three sections of the City of Dallas ordinance are in conflict with the new state law which includes: property owner removal period, exemptions, and city abatement of graffiti. The new state law requires owners to remove graffiti within 15 days after the notice. Currently the city ordinance requires owners to remove graffiti within 21 days after the notice. New state law included two exemptions not currently present in the Dallas ordinance. Current exemptions are for property owners that have graffiti located on a transportation infrastructure and if removal of the graffiti would create a hazard for the person doing the removal. In addition, under the new state law, a city may not issue a graffiti violation notice unless the city has offered to remove the graffiti free of charge, and the owner has refused the offer. The City ordinance does not state the removal service offered by the City is free of charge.

Next steps include drafting an amendment to the Dallas City Code related to reflect changes to the state law and seek council approval of the amended graffiti ordinance. A motion was made to update the ordinance to comply with the state as it relates to the graffiti abatement program and present to full council at the October 26, 2010 voting agenda.

Quality of Life Council Committee

Meeting Record (DRAFT)

Motion made by: Dave Neumann

Item passed unanimously: __X__

Item failed unanimously: _____

Motion seconded by: Sheffie Kadane

Item passed on a divided vote: _____

Item failed on a divided vote: _____

Deputy Mayor Pro Tem Pauline Medrano, Chair
Quality of Life Committee

Memorandum



DATE September 9, 2010

TO Honorable Members of the Quality of Life Committee: Pauline Medrano (Chair), Vonciel Jones Hill (Vice Chair), Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David A. Neumann, Steve Salazar

SUBJECT The Bridge – Dallas' Way Back Home Briefing

On Tuesday, September 14, 2010, you will be briefed on The Bridge – Dallas' Way Back Home by Mike Faenza, MDHA President and CEO. The briefing material is attached for your review.

If you have questions or need additional information, please let me know.


A.C. Gonzalez
Assistant City Manager

cc: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
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Forest E. Turner, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Office
Helena Stevens-Thompson, Assistant to the City Manager

The Bridge

Dallas' Way Back Home

Presented to the Quality of Life Committee
September 14, 2010



City of Dallas



METRO DALLAS HOMELESS ALLIANCE



Agenda

- **Overview**
- **History**
- **Bridge Goals and Strategies at Opening**
- **MDHA's Role in Bridge Partnership**
- **Outcomes**
- **Services Workload**
- **Finances**
- **Challenges and Risks**
- **Opportunities for Council Support**

Appendixes:

1. **Contact Information**
2. **Partner Organizations**
3. **Mission**
4. **Demographic Information**
5. **If Revenue is lost**

History



- 2004-Dallas City Council approves a plan to end chronic homelessness through the development of new services including a homeless assistance center (The Bridge) and supportive housing.
- 2005-City of Dallas voters approve a bond proposal including approximately \$24 MM to purchase land and construct the Bridge.
- 2006-The Dallas City Council designates MDHA as the “authority” on homelessness.
- 2008-The Dallas City Council establishes a contract with MDHA to further develop the homeless assistance center plan, start up the operation and manage the campus.
 - City of Dallas/MDHA contract includes a \$3.5 MM annual cap for City Funds to support Bridge operations
 - MDHA raises additional funds for The Bridge

Bridge Goals and Strategies at Opening



- Establish 24/365 central entry point for homeless: streets to services
- Increase Dallas' shelter capacity for chronically and long term homeless
- Provide an array of health and human services through co-located agencies
- Prepare homeless individuals for housing, employment and assimilation into community
- Be a Good Neighbor to Downtown

MDHA Role in the Partnership



- Management of Operations and Client Services
 - Administration and Planning
 - Financial Management
 - Fundraising
 - Contract Management of Food Services and Maintenance
 - Direct Services and case management
 - Security
 - Lead collaboration of co-located services
 - Promote coordination of community wide shelter capacity

Outcomes: Bridge Targets



- Decrease:
 - Crime Adjacent to The Bridge
 - Incarcerations
 - Psychiatric Emergency Room Visits and Hospitalizations

- Increase:
 - Success in Supportive Housing Placements
 - Number of Jobs
 - Participation in Health, Mental Health-Substance Abuse Services

Outcomes: Crime, Housing and Job Placements



- **Decreased crime in areas adjacent to Bridge:**
 - 3% crime reduction in The Bridge/Farmers Market neighborhood since the property transformed from a vacant lot into the Bridge (evaluated by comparing 2007 Dallas Police Department crime statistics to 2010 Dallas Police Department statistics).
 - 18% crime reduction in downtown Dallas last year (evaluated by comparing 2009 Dallas Police Department crime statistics to 2010 Dallas Police Department crime statistics)
- **Housing Placements**
 - 780 housing placements in 26 months
 - 90% are still stable in housing
- **Job Placements**
 - 1492 job placements in 26 months

Services Workload: Day Services, Meals, Shelter



Day Services for approximately 1,400 people per day including:

- Computer lab, educational/recreational activities, kennel, laundry, library, mail, meals, hygiene and storage.

1,600 meals per day through contract with StewPot-First Presbyterian Church

On-site night shelter for 325 people per night including emergency and transitional shelter.

Off-site night shelter referrals/placements for more than 875 people per night

- Collaboration with Austin Street Centre, Dallas Life, The Salvation Army, and Union Gospel Mission.

Services Workload: Employment, Housing, Care Mgt, Health, Mental Health, Jail Diversion



Employment services for more than 75 people per week:

- More than 600 people per year access employment through The Bridge’s employment services.

Housing Services for more than 75 people per week:

- More than 300 people per year access long-term housing through The Bridge’s housing seeker services.

Care Management services for more than 600 people per week:

Healthcare, Mental Health/Substance Abuse Services Coordination, Housing Placement, Jail Diversion/Re-entry Services.

Health/Mental Health/Substance Services for more than 600 people per week:

Screenings, Treatment, Mental Health/Chemical Dependency/Dual Diagnosis Services, and Recovery Services.

Services for more than 600 criminal justice/law enforcement involved people per week:

Shelter, Care Management, Community Service Coordination, and Probation/Parole Coordination.

Felicia

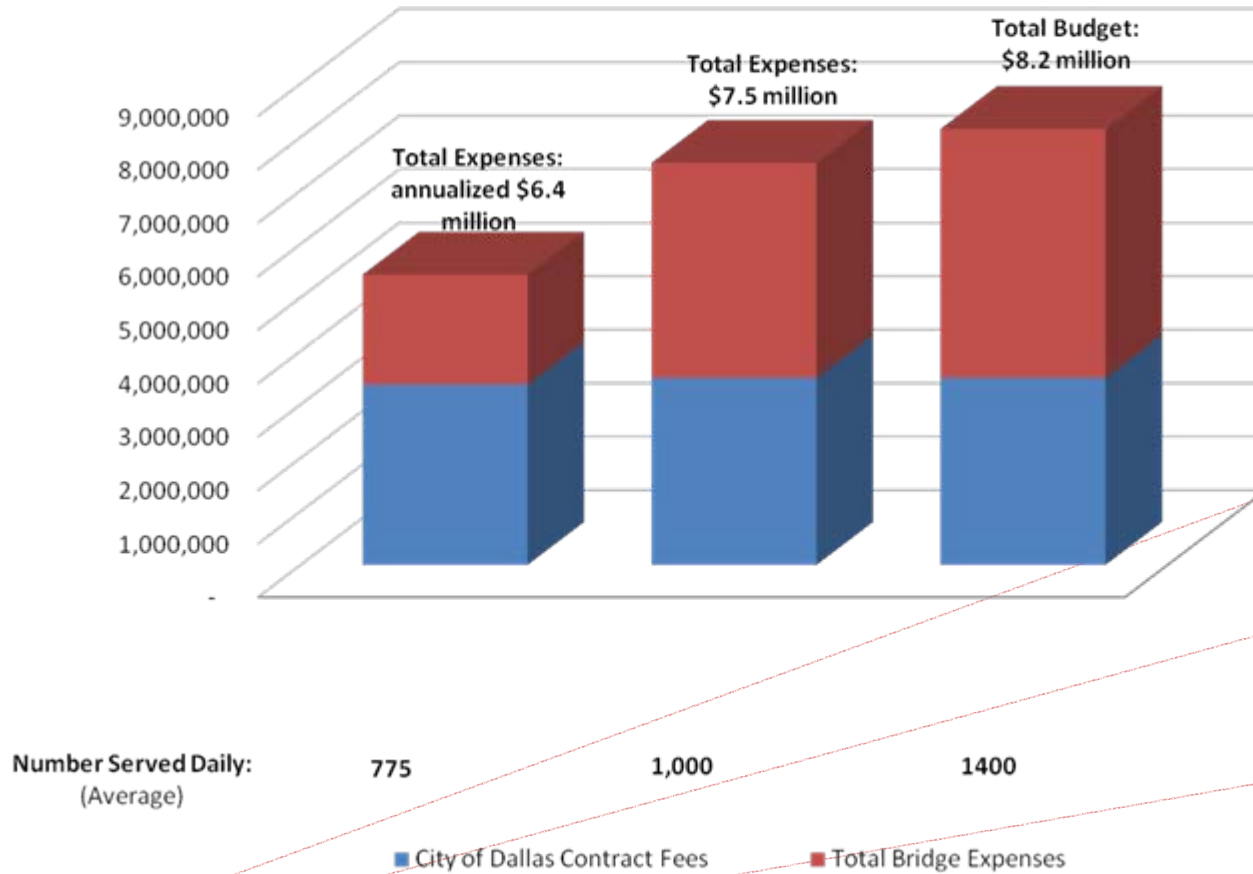


Felecia's Recovery



- Felicia, representative of hundreds of people participating in Bridge services each day, was a teacher. But, after her behavioral health deteriorated, she became homeless. Felicia panhandled for income and criminally trespassed on public and private properties to find places to sleep. She came to The Bridge after being institutionalized several times; she came to The Bridge seeking to recover from homelessness. Felicia established a shelter residency and improved her behavioral health. Now she's spending her time participating in homeless recovery services and volunteering to clean at and around The Bridge. While she's doing so, Bridge personnel are seeking supportive housing and disability income for her. Felicia's continuing to recover from homelessness, with Dallas' continuing help. Felicia's quality of life will continue to improve and the Dallas area's will continue to improve with her.

Bridge Finances: Expenses/Numbers Served 2008-2010

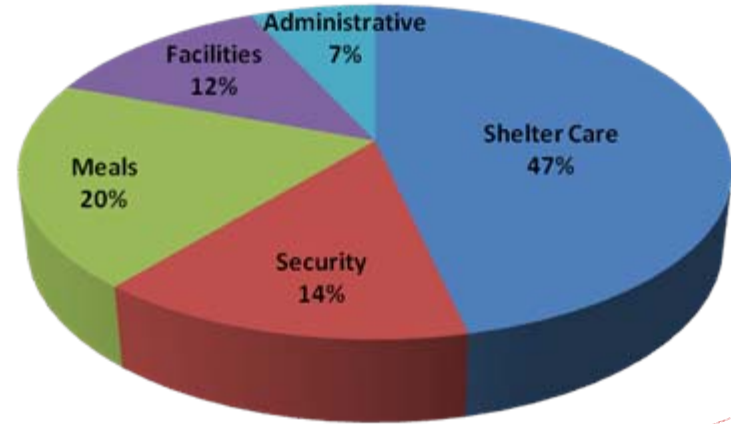


Bridge Finances: 2010 Budget by Expense Category



- 2010 Bridge Operating Budget: \$8.2 MM
- 2010 Budget by Category

- 14% Security
- 47% Shelter and Care Coordination
- 7% Administration
- 20% Food Services
(subcontracted with First Presbyterian Church, Dallas/Stewpot)
- 12% Maintenance:
(subcontracted with LifeNet Community Behavioral Health Care/supportive employment)



Bridge Finances: 2010 Revenue by Source



- City of Dallas funds (41% of 2010 Budget)
- MDHA Fundraising (33% of 2010 Budget)
- County of Dallas funds (11% of 2010 Budget)
- State of Texas funds (15% of 2010 Budget)

Bridge Finances: Expenses per Guest over Three Years



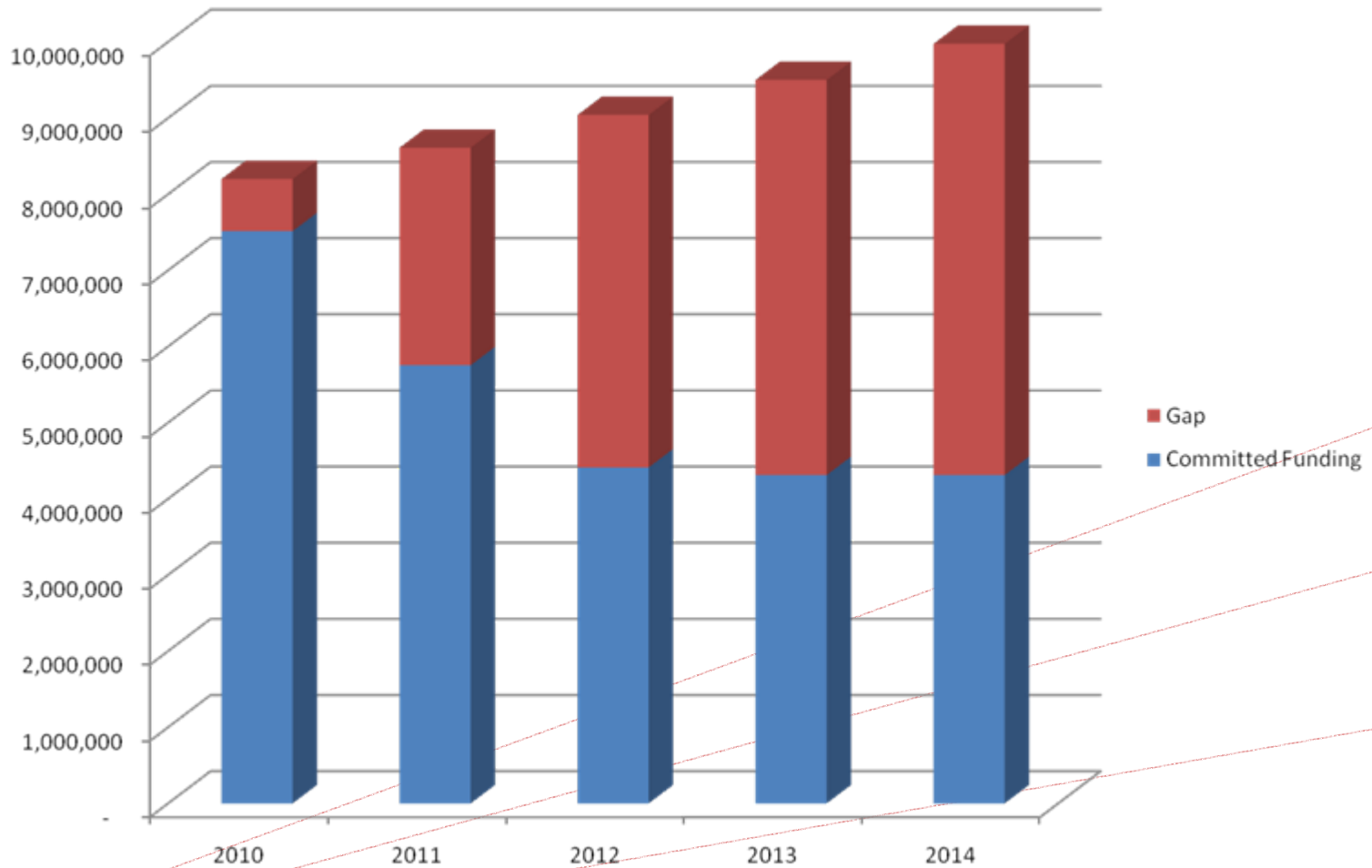
Approximate Expenses per Guest per Day



Bridge Finances: Five Year Projections



Five-Year Bridge Gap Projection



Challenges and Risks



- Poverty and Unemployment
- Funding and Strategy for Mental Health and Substance Abuse Services
- Support and Strategy for Supportive Housing
- Sustaining Government Funding
- Sustaining Private Sector Funding

Opportunities for Council Leadership and Support



- Reinforce the Success of MDHA and the Bridge: Funders hear positive and negative messages
- Support efforts to raise and contribute funds (City, County, State, and Private) for The Bridge.
- Link your web page to MDHA's web page.
- Volunteer, with your constituents, at The Bridge.
- Continue to lead and support efforts to develop and deliver supportive housing.

Appendix 1-Contact Information



- Jerry Killingsworth
 - Director, Department of Housing and Community Services
 - City of Dallas

- Michael M. Faenza, MSSW
 - President & Chief Executive Officer
 - Metro Dallas Homeless Alliance (MDHA)
 - MFaenza@MDHADallas.org
 - 214.670.1144

- Jay Dunn
 - Managing Director, The Bridge
 - Metro Dallas Homeless Alliance (MDHA)
 - JDunn@MDHADallas.org
 - 214.670.1135

Appendix 2-Bridge Partner Organizations



- Association for Persons Affected by Addictions
- City of Dallas Housing & Community Services
- Dallas MetroCare Services
- Dallas County Health and Human Care, Law & Justice
- Legal Aid of Northwest Texas
- LifeNet Community Behavioral Healthcare
- Parkland Health and Hospital System Homeless Outreach
- Social Security Administration
- Stewpot of First Presbyterian Church
- Value Options of Texas
- Workforce Solutions of Greater Dallas
- Veterans Affairs

Appendix 3-Bridge Mission



To assist adults experiencing homelessness regain hope, health, decent housing and maximum contribution to community through comprehensive health and human services delivered in a safe, wholesome environment.

Appendix 4-Demographic Information



- Sample Population: Guests Served
 - Male/Female
 - Male 75%; Female 25%
 - Race/Ethnicity
 - African American 65%; Caucasian 24%; Hispanic 9%, Asian 1%, Native American 1%
 - Mental illness/addiction
 - Behavioral Health Disability 43%
 - Criminal justice background
 - Yes 59%; No 41%
 - Last residence by location (Dallas County, other Texas Counties, out of state, etc.)
 - Dallas 82%; Tarrant 3%; Collin 1%; Other Texas Counties 7%, Outside of Texas 7%
- The U.S. Department of Housing & Urban Development (HUD) currently defines Chronic Homelessness as:
 - An individual with a disabling condition (such as serious mental illness disability, or substance abuse disorder)
 - Who has either been continuously homeless for a year or more OR has had at least four (4) episodes of homelessness in the past three (3) years.

Appendix 5-If Revenue is Lost



- The budget current revenue gap for 2010 is \$1,051,078.
 - For every \$1,000,000 funding loss, per year, The Bridge would likely serve an average of 200 less people per day.
 - If The Bridge serves less people per day, there will be many more people experiencing homelessness, without shelter, in downtown Dallas per day.
 - If The Bridge serves less people per day, homeless related incarcerations will likely increase.
 - If The Bridge serves less people per day, homeless related hospitalizations will likely increase.
 - If The Bridge serves less people per day, fewer people will transition from The Bridge to permanent supportive housing and the percentage of formerly homeless people residing in permanent supportive housing without cycling through institutions will likely decrease.

Memorandum



CITY OF DALLAS

DATE September 9, 2010

TO Honorable Members of the Quality of Life Committee: Pauline Medrano (Chair), Vonciel Jones Hill (Vice Chair), Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David A. Neumann, Steve Salazar

SUBJECT Garland Road Corridor Vision Study Briefing

On September 14, 2010, staff will brief the Quality of Life Committee on the Garland Road Corridor Vision Study. This is a neighborhood initiative undertaken as a public-private partnership planning project. The Quality of Life Committee was last briefed on this plan, concerning the project's proposed funding and scope, on June 11, 2007.

This briefing will provide the Quality of Life Committee with an update on the Garland Road Corridor Vision Study public process and draft report, which is currently under review. A copy of the PowerPoint presentation is attached.

If you need further information please call Theresa O'Donnell at 214-671-9293.



A.C. Gonzalez
Assistant City Manager

Attachments

cc: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Judge C. Victor Lander, Administrative Judge Municipal Court
Forest E. Turner, Assistant City Manager
A.C. Gonzalez, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Office
Helena Stevens-Thompson, Assistant to the City Manager

A Sustainable Development Planning Partnership

Garland Road Vision



GARLAND ROAD CORRIDOR **VISION STUDY**



Presentation Outline

1. Project Background
2. Project Focus
3. Public Events and Emerging Study Vision
4. Upcoming Events

Garland Road Vision Project Background

- The Garland Road Vision Advisory Committee (“GRV”) was formed in 2006.
- The GRV Committee is made up of individuals who represent neighborhoods and individual stakeholders which abut Garland Road in the designated stretch.



Project Background

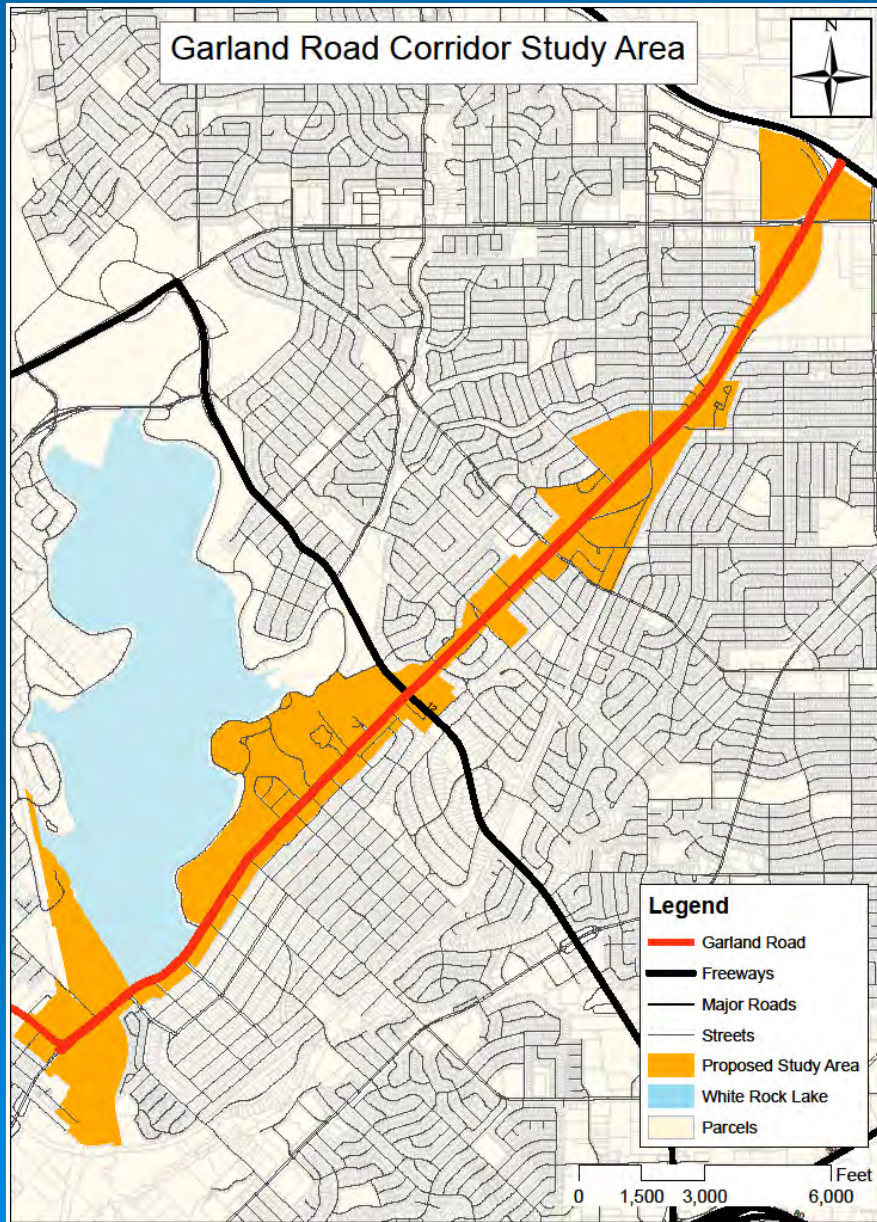
- The GRV has been the beneficiary of a Sustainable Development Program grant from the North Texas Council of Governments (NCTCOG) in the amount of \$120,000.
- The required \$30,000 match was raised by donations from GRV area individuals, companies, and neighborhood associations.
- A team led by the HOK Planning Group was hired to conduct the planning process and develop the plan.



Project Background

Garland Road Vision Study Area

- Corridor focus is from IH-635, to Gaston and East Grand Avenues.

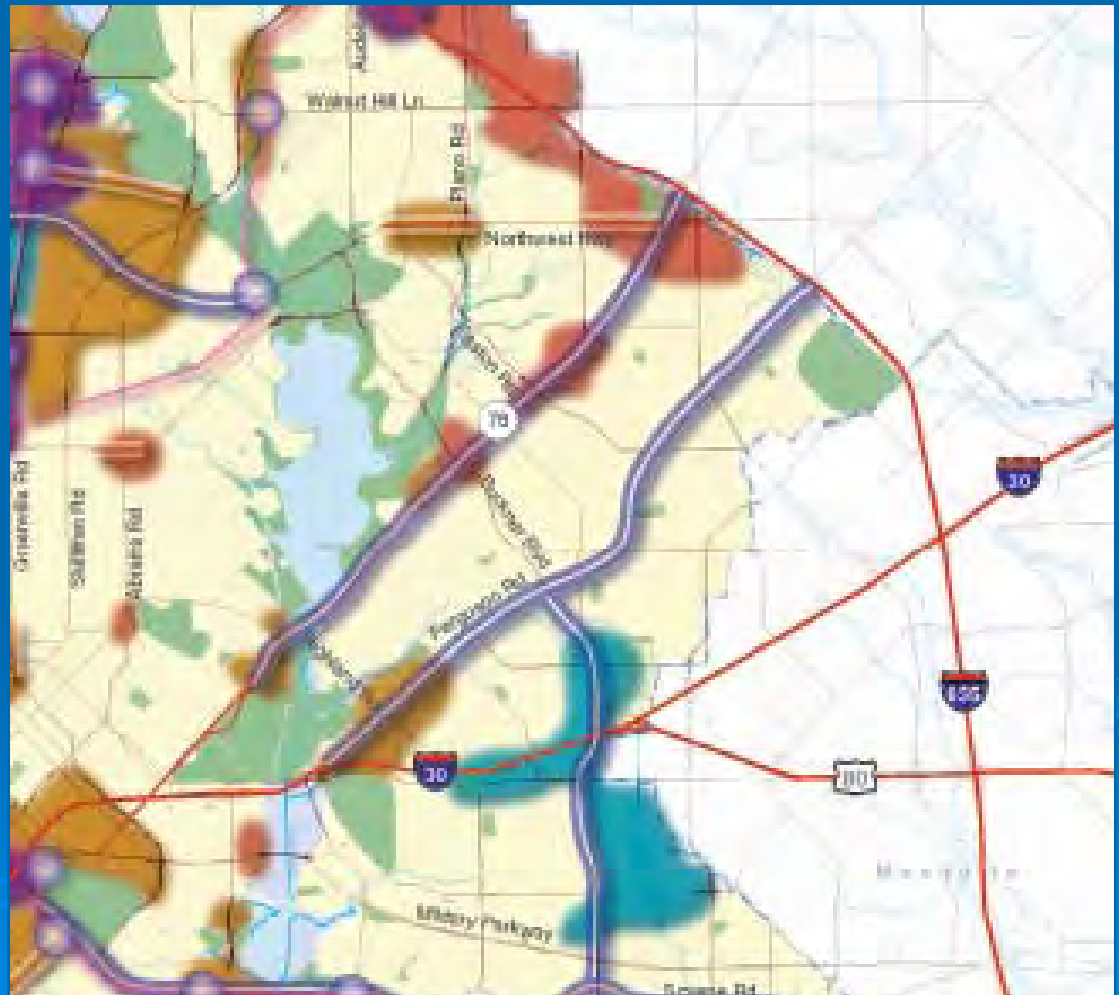


Project Background

forwardDallas! Comprehensive Plan Vision for East Dallas

Garland Road is identified as a multi-modal corridor gateway to the city.

A multi-modal corridor facilitates a mixture of transportation choices, including consideration of light rail, streetcars and bus options (express buses, bus rapid transit).



Garland Road Vision

MISSION

...”The Garland Road Vision is an initiative created for the enhancement of both operational function and aesthetic character along the Garland Road corridor from the Dallas/Garland City limits at LBJ freeway to the intersection at Gaston Avenue.”

Advisory Committee Members

Margaret Bell
Dixon Branch HOA/ Lochwood

Steve Hefner
Casa Linda Shopping Center

Bob Weiss
Lakewood

Gary Griffith
Ex officio

Mary Brinegar
The Dallas Arboretum

Shirley Loftin
Casa View Heights

Scot Williams
Little Forest Hills NA

Sheffie Kadane
Ex officio

Aren Cambre
Lake Park Estates

Bruce McShan
McShan Florist

Chakilla White
Doctors Hospital

David Schleg
City of Dallas Liaison

Susan Enarson
Lake Park Estates

Brad Rogers
Casa Linda Estates NA

Darrell Wood
Eastwood HOA

Richard Mason
TXDOT Liaison

Mary Griggs
Emerald Isle HOA

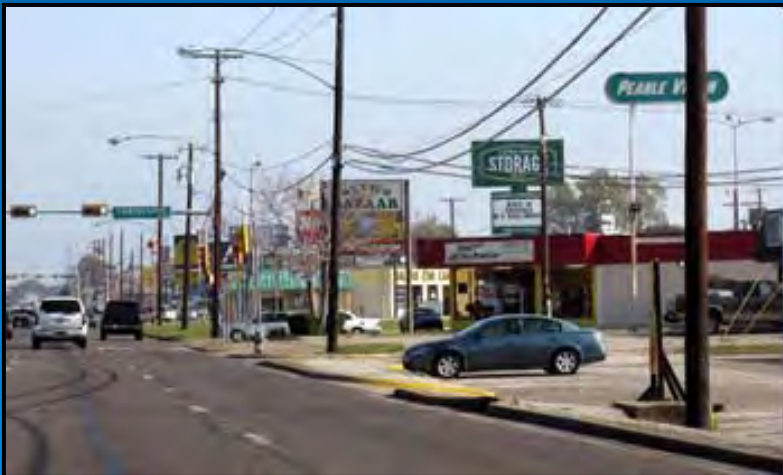
Gloria Tarpley
Forest Hills

Gerry Worrall
YMCA @ White Rock

Garland Road Vision Goals and Objectives



- To enhance operational function and aesthetic character along the Garland Road corridor.
- To establish an avenue of accessibility and attractive utility to all who live and work near Garland Road.
- To encourage resident and stakeholder participation in the visioning process.
- To achieve a vision based upon the consensus of the communities of Garland Road.
- To identify specific implementation projects that will guide the City of Dallas' future bond program projects and private development.



The Garland Road Vision Study

The GRV Study focuses on the following:

CONTEXT SENSITIVE DESIGN

Beautification within the Right of Way of Garland Road.

What is the desired approach to aesthetics utilizing landscaping, lighting, signage, planters, pedestrian paving materials and public art?

FUTURE CIRCULATION VISION

A multi-modal approach that will consider the pedestrian, cyclists, transit and alternatives to automobile.

What are the existing transportation issues and opportunities that the consultant team should explore and address?

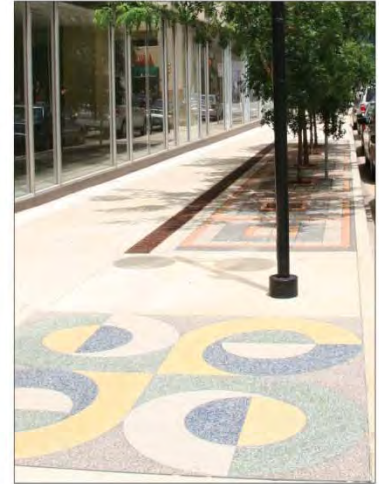
LAND USE & ECONOMIC DEVELOPMENT

Several developments in the corridor have been reinvented multiple times through the years.

What commercial uses in the corridor are currently under utilized and have potential to be reinvented?

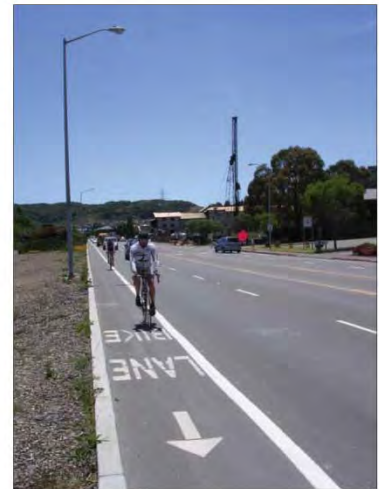
What would you like it to become?

PROJECT SCOPE | Context Sensitive Design



NOTE: The above images are examples of Context Sensitive Design and are not intended to portray design solutions for Garland Road.

PROJECT SCOPE | Transportation



NOTE: The above images are examples of Transportation improvements and are not intended to portray design solutions for Garland Road.

PROJECT SCOPE | Land Use & Economic Development



NOTE: The above images are examples of Land Use & Economic Development plans and are not intended to portray design solutions for Garland Road.

Garland Road Vision Public Events



- **Tuesday, October 8, 2009**
GRV Community Open House

First Family Church
10715 Garland Road

The focus of the October, 2009 Open House was to introduce the GRV planning project and HOK consulting team to area residents and business owners.

- **Saturday, November 14, 2009**
Concept Workshop

Tuesday, November 17, 2009
Public Meeting

First Assembly of God Church
11000 E. Northwest Highway

At the November Workshop and Public Meeting, draft conceptual designs, as well as a listing of initially-known area concerns and issues, were discussed presented to garner initial community feedback.



Garland Road Vision Public Events

Starting in late March, 2010, there were two Open Houses held, allowing the public to review the Garland Road Vision Study progress to-date;

- **Thursday, March 25, 2010**
6:30 pm – 8:00 pm
Bryan Adams High School
2101 Millmar Drive
- **Thursday, April 8, 2010**
6:30 pm – 8:00 pm
Dallas Arboretum
8525 Garland Road

These Open House events introduced area stakeholders to various conceptual solutions regarding study area issues and concerns raised at the October and November 2009 public events.



Garland Road Vision Study Emerging Vision

SUMMARY OF PUBLIC COMMENTS TO-DATE | Development

What are the places, views or activities in the Garland Road Corridor that are most distinctive and most important to emphasize?

- White Rock Lake and spillway
- Arboretum
- White Rock Market Place and Casa Linda shopping centers
- Casa Linda Shopping Center
- Long-established businesses and unique retail
(McShan; gardening stores, etc.)
- Doctors Hospital
- Existing neighborhoods
- Existing churches

Garland Road Vision Study Emerging Vision

SUMMARY OF PUBLIC COMMENTS TO-DATE | Development

What places, views or activities are most important to change or diminish?

- Fatigued buildings
- Structures with broken and boarded windows
- Unprofessional signage
- Extreme mix of business types, i.e., industrial, commercial, retail, light industrial
- Graffiti
- Overhead utilities
- Traffic
- Inconsistent building heights and uses
- No desire for Garland Road to become a canyon of low and mid-rise buildings

Garland Road Vision Study Emerging Vision

Stakeholder Vision from Workshops

STAKEHOLDER CONCEPTS | Development



Mixed Use @ White Rock Creek



Senior Living near Commercial @ Jupiter



Jupiter Mixed Use Concept



Live/Work Type Concept

Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study – Draft Corridor Vision

Figure 3.1 Garland Road Vision Plan



Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study – 4 Strategic Opportunity Areas



Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study Strategic Opportunity Area #1



White Rock Spillway Area – Garland at Gaston

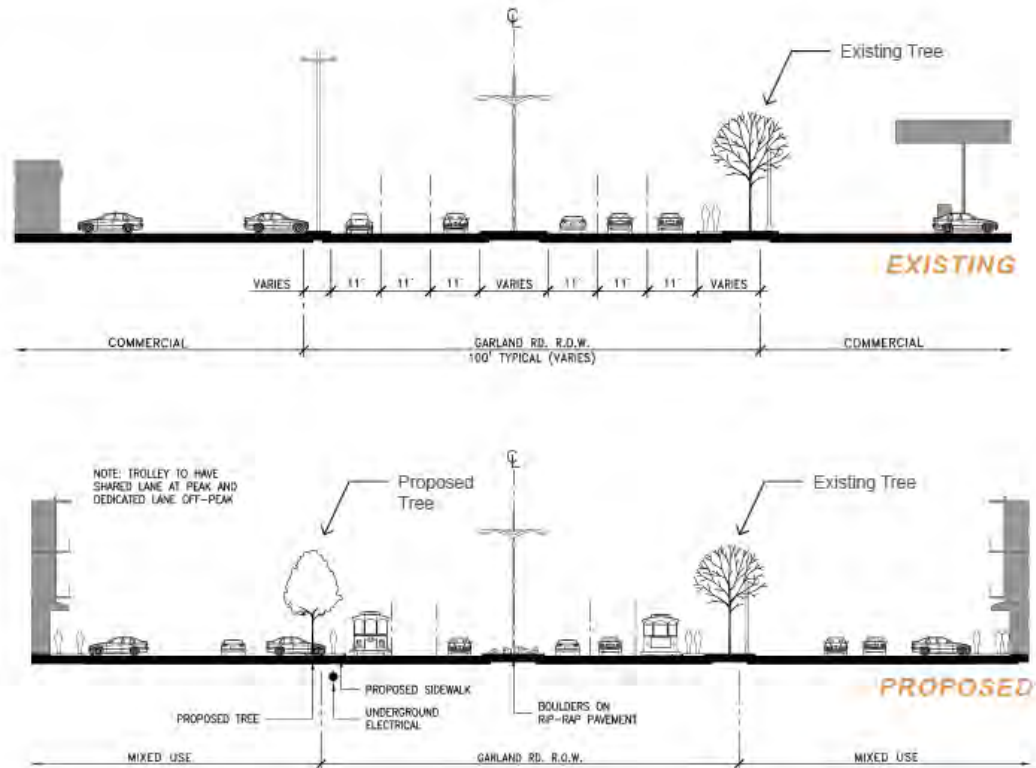
Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study Strategic Opportunity Area #1



Figure 4.2 (Top) Existing Area 1 Development
 Figure 4.3 (Bottom) Potential Future Mixed-Use Development

Figure 3.10 Section A: Garland Road at Winsted Drive



Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study Strategic Opportunity Area #2



Southeast Corner of Garland and East Centerville

Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study Strategic Opportunity Area #2

Figure 3.13 Section D: Garland Road and East Centerville Road

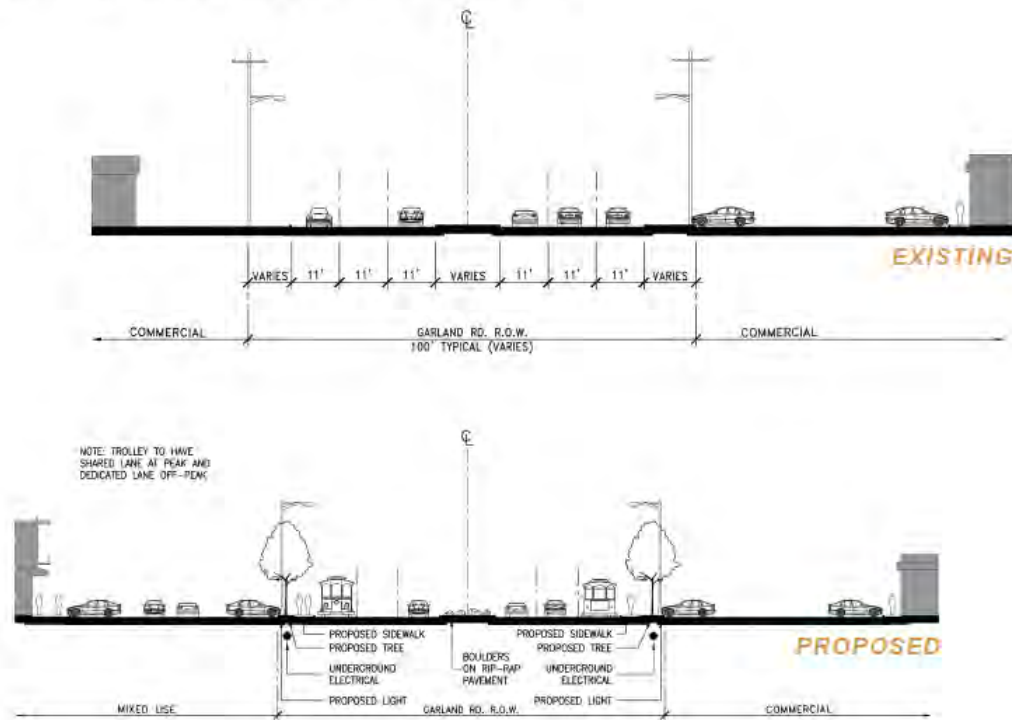


Figure 4.5 (Top) Existing Alvin Street

Figure 4.6 (Bottom) Potential Future Mixed-Use Development

Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study Strategic Opportunity Area #3

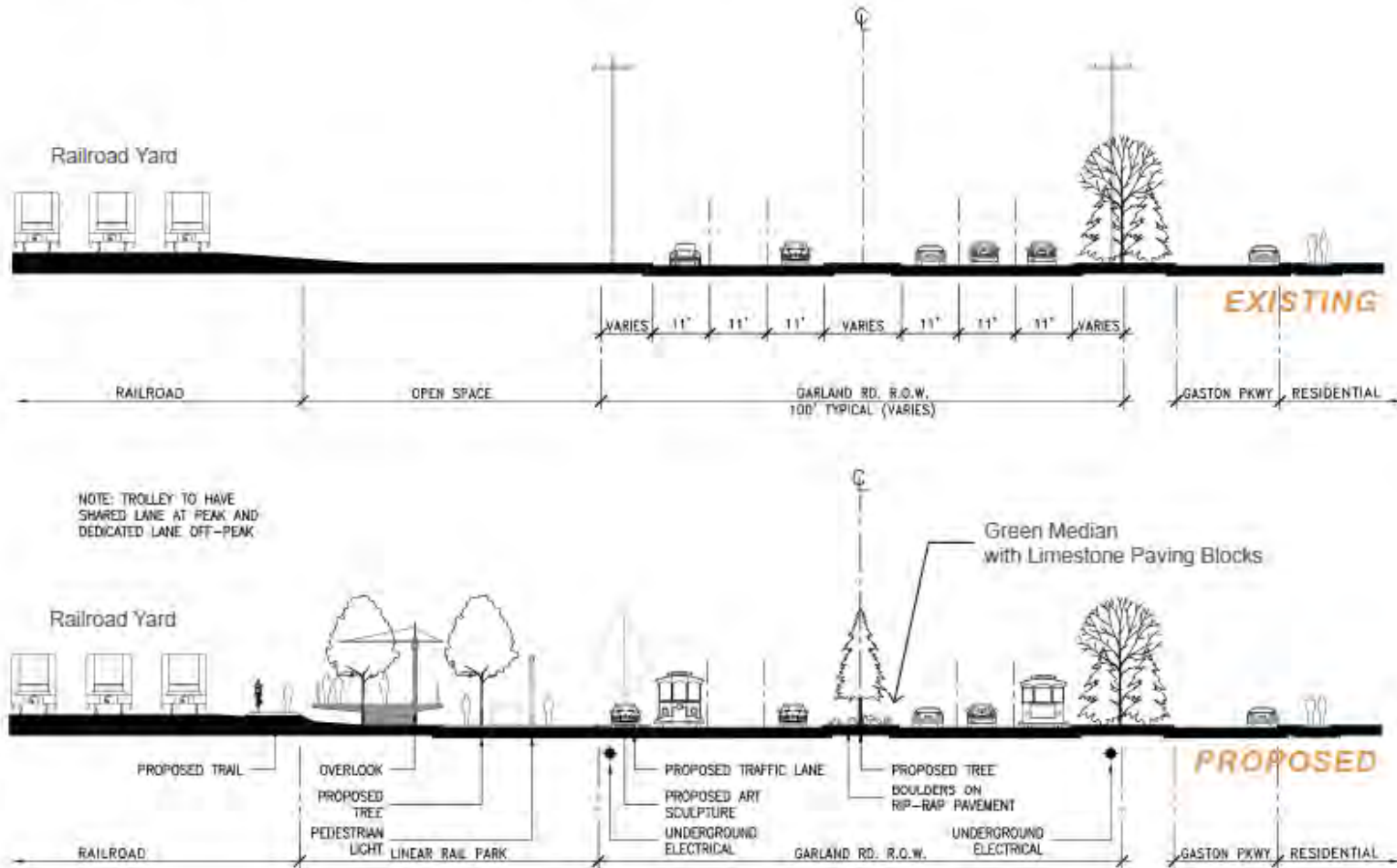


Linear Park on TxDOT Easement – Garland at Santa Anna

Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study Strategic Opportunity Area #3

Figure 3.15 Section F: Garland Road at Railroad Yard



Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study Strategic Opportunity Area #4



Samuel Garland Park Area - Garland and Northwest Hwy Intersection

Garland Road Vision Study Emerging Vision

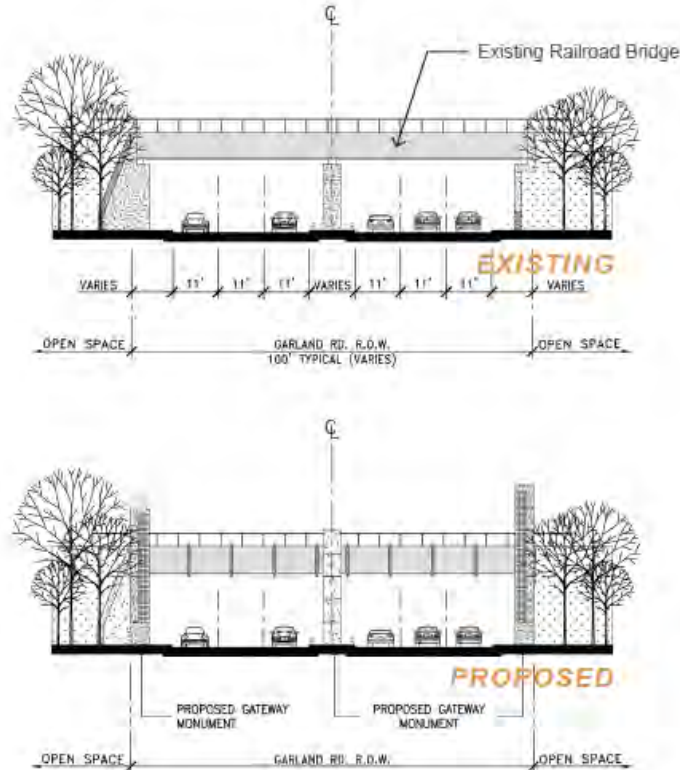
Draft Garland Road Vision Study Strategic Opportunity Area #4

Figure 3.16 Section G: Garland Road and Northwest Highway



Figure 4.11 (Top) Existing Area 4 Development

Figure 4.12 (Bottom) Existing Rail Bridge



Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study | Mobility

Trails & Bike Routes



GARLAND ROAD VISION STUDY



The Office of Strategic Planning is coordinating the Garland Road Vision Study's Trails and Bike Route Recommendations to the on-going Dallas Bike Plan update planning effort.

- Improved Way-finding to Garland Road Area Bike Trails and Bike Routes was the only clear recommendation.
- There was no apparent overall consensus for the location of additional bicycle facilities. Comments were made to suggest facilities be located both along Garland Road, and off of Garland Road on parallel, non-arterial roadways.

Garland Road Vision Study Emerging Vision

SUMMARY OF PUBLIC COMMENTS TO-DATE | Mobility

What changes would do the most to encourage people to walk or bike to destinations in the Garland Road Corridor?

- Landscape with more plantings (trees, flowers, shrubs)
- Enhanced lighting
- Provide wide, continuous sidewalks
- Provide bike trails that are separated or set back from street
- Increase pedestrian street crossing time on lights
- Increase police protection/enhance safety features
- Add more cafes, shopping and entertainment venues
- More restaurants, entertainment venues such as a nice movie theater
- Clean up corridor to make more attractive

Garland Road Vision Study Emerging Vision

SUMMARY OF PUBLIC COMMENTS TO-DATE | Mobility

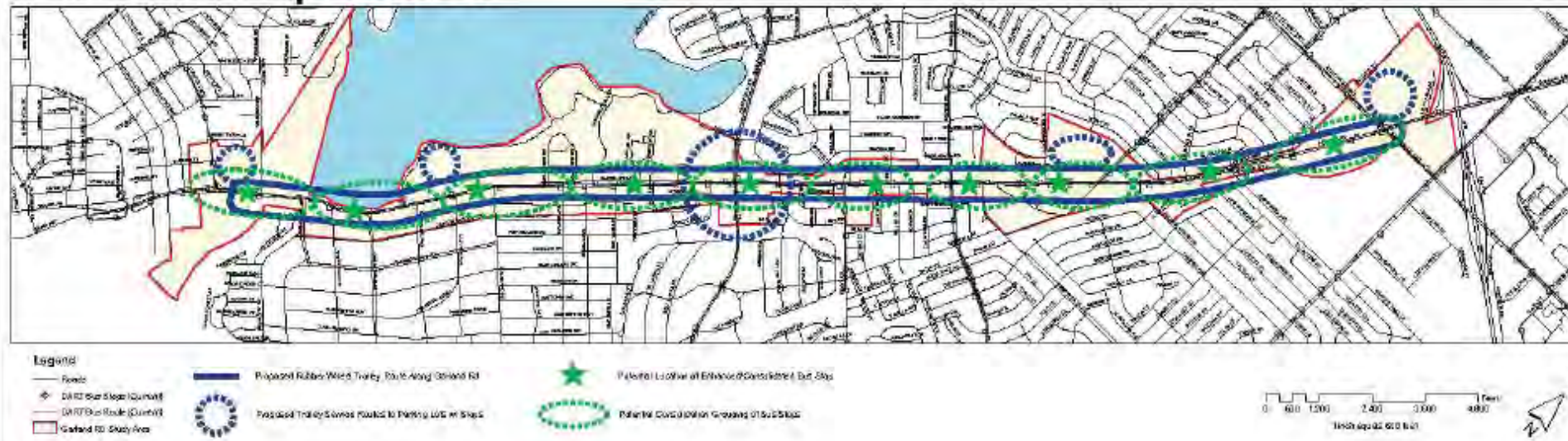
What transportation improvements would be most beneficial to the people who live, work, shop or visit in the Garland Road Corridor?

- Add left turn lanes or access lanes
- Increase bus service
- Expand DART light rail to Garland Road
- Offer trolley, tram or shuttle service along Garland Road
- Slow traffic down/introduce traffic calming
- Add stop signs on Garland Road
- Repave Garland Road
- Provide bike racks and/or bike rentals
- Discourage Garland Road as thoroughfare
- Enhanced waiting stations for transit
- Subway system
- Make pedestrian crossing lights longer to allow time for people to cross
- Provide parking alternatives for Arboretum

Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study | Mobility

Public Transportation



Draft Recommendations concerning Public Transportation include:

- Better Access Management – More Dedicated Right and Left Turn Lanes.
- DART Bus Route Efficiency and Access – Consolidate the Corridors 65+ DART Bus Stops through improved and “continuous” sidewalks, improved pedestrian access from adjacent developments and upgraded bus shelters.
- Garland Road Corridor Trolley – Servicing major shopping areas and the Arboretum.

Garland Road Vision Study Emerging Vision

SUMMARY OF PUBLIC COMMENTS TO-DATE | Beautification

Enhancements – like banners, signs, landscaping, or sitting areas – can help make a place inviting and enjoyable. What enhancements would you like to see along the Garland Road Corridor?

- Add trees, landscaping, flowers, green space
- Provide sitting areas
- Incorporate architectural enhancements/fountains/art
- Provide decorative lighting
- Encourage small shops, cafes, restaurants, boutiques
- Create pocket parks
- Provide a dog park
- Brick the streets/road
- Institute sign requirements
- Create a corridor theme
- Provide trash receptacles
- Hang attractive banners
- Decorate for holidays
- Enhance entrance gateway to corridor at both ends
- No high-rise buildings overlooking the lake
- Clean up streets and parking lots

Garland Road Vision Study Emerging Vision

SUMMARY OF PUBLIC COMMENTS TO-DATE | Beautification

What word or phrase describes the Garland Road Corridor as you would like to see it in the future?

- Dallas' Green Garland Road
- Peaceful with lots of trees.
- "A beautiful road to drive."
- Neighborhood friendly
- More self-contained
- Inviting, comfortable, safe, special
- Beautiful! Lush & green.
- Attractive. Friendly.
- Earthy upscale and artsy.
- Uniquely East Dallas. Stunning.
- Lovely, Fun. Outdoorsy.
- The Wilshire Blvd of Dallas -- The Lake District
- Eclectic, diverse, unique
- Natural, open, pedestrian friendly

Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study - Beautification

Hardscape, Landscape, Monuments/Gateways



Use Landscaping and Unique Monuments/Gateways to Beautify and Define the Corridor

Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study - Beautification

CORRIDOR PRECEDENT



Use the current Urban Design and Landscaping found at the Arboretum, Residential Neighborhoods and Santa Fe Trail/Spillway Area to create a Corridor Design "Theme" 35

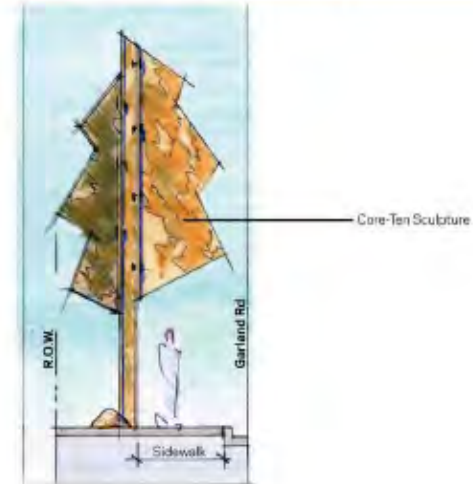
Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Study - Beautification

Median at Intersections - Typical



Public Art at Linear Rail Park

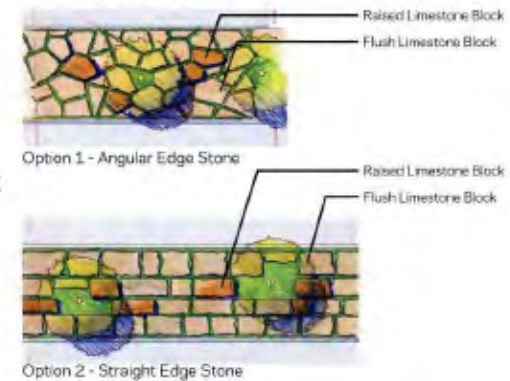


Pavement Treatment



Existing Retail Parking Treatment - Bump Outs

Pavement Treatment



Coordination of Pavement Treatment and Public Art will further define the Garland Road Corridor as a special route and destination in East Dallas.

Garland Road Vision Study Emerging Vision

Draft Garland Road Vision Corridor-wide Recommendations

LAND USE, URBAN DESIGN + ZONING

- Vision as a Land Use Guide
- Changes to Zoning Districts
- Code Enforcement Efforts
- Farmers' Markets
- Community Gardens

ECONOMIC DEVELOPMENT

- Use of Special Districts
- Other Development Incentives
- Small Business Assistance
- Creation of a Garland Road Business Coalition
- Garland Road Identity
- Expand the Partnership

Corridor-wide recommendations fall into six areas and cover a range of issues relevant to the plan.

TRANSPORTATION

- Thoroughfare Plan Amendments
- Access Management
- Continuous Sidewalks + Selected Crosswalk Improvements
- Expand Use/ Timing of Pedestrian Signals
- Consolidated Bus Stops with Enhancements
- Bicycle Facilities
- Rubber Tire Trolley
- Parking

INFRASTRUCTURE

- Relocate Utilities Underground
- Water/Waste Water Infrastructure Recommendations

HOUSING

- Neighborhood Support
- Creation of New Housing Choices
- Monitor the Corridor's Mix of Housing

ENVIRONMENTAL

- Greenways
- Gardens and Parks
- Garland Road Sustainability District

Garland Road Vision Study Emerging Vision

Next Steps

1. Final Review of Garland Road Vision Draft

Currently Underway

- HOK Consulting Team will develop a final Garland Road Vision Study draft document for City Plan Commission Review and Action.

2. Transportation and Environment Committee Presentation

November 8th, 2010 (Tentative)

3. City Plan Commission

December, 2010 (Tentative)

4. Dallas City Council

January, 2011 (Tentative)

Garland Road Vision

WEBSITE

More information about the [Garland Road Vision](http://www.garlandroadvision.org), is
available at

www.garlandroadvision.org