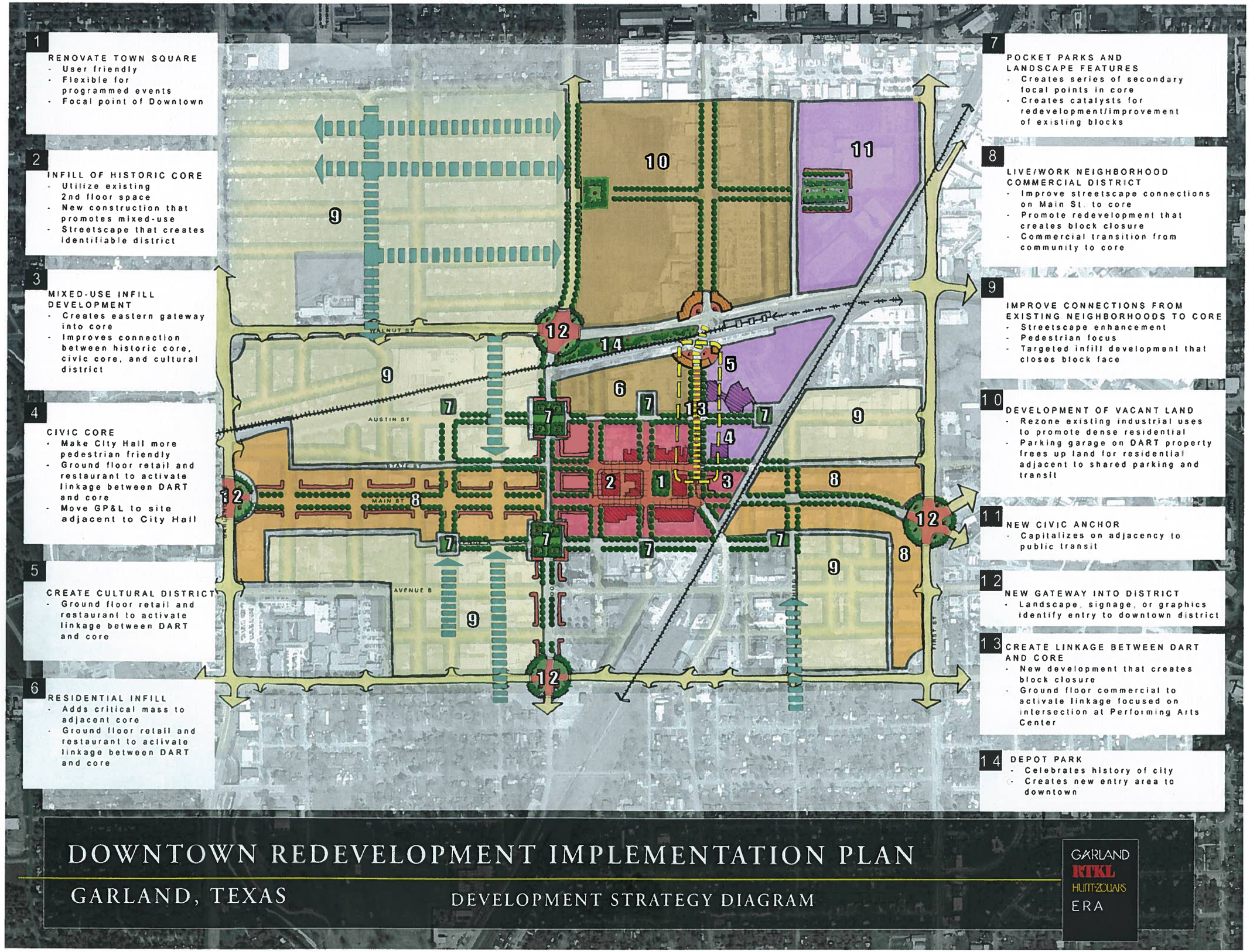

1 RENOVATE TOWN SQUARE
- User friendly
- Flexible for programmed events
- Focal point of Downtown

2 INFILL OF HISTORIC CORE
- Utilize existing 2nd floor space
- New construction that promotes mixed-use
- Streetscape that creates identifiable district

3 MIXED-USE INFILL DEVELOPMENT
- Creates eastern gateway into core
- Improves connection between historic core, civic core, and cultural district

4 CIVIC CORE
- Make City Hall more pedestrian friendly
- Ground floor retail and restaurant to activate linkage between DART and core
- Move GP&L to site adjacent to City Hall

5 CREATE CULTURAL DISTRICT
- Ground floor retail and restaurant to activate linkage between DART and core

6 RESIDENTIAL INFILL
- Adds critical mass to adjacent core
- Ground floor retail and restaurant to activate linkage between DART and core

7 POCKET PARKS AND LANDSCAPE FEATURES
- Creates series of secondary focal points in core
- Creates catalysts for redevelopment/improvement of existing blocks

8 LIVE/WORK NEIGHBORHOOD COMMERCIAL DISTRICT
- Improve streetscape connections on Main St. to core
- Promote redevelopment that creates block closure
- Commercial transition from community to core

9 IMPROVE CONNECTIONS FROM EXISTING NEIGHBORHOODS TO CORE
- Streetscape enhancement
- Pedestrian focus
- Targeted infill development that closes block face

10 DEVELOPMENT OF VACANT LAND
- Rezone existing industrial uses to promote dense residential
- Parking garage on DART property frees up land for residential adjacent to shared parking and transit

11 NEW CIVIC ANCHOR
- Capitalizes on adjacency to public transit

12 NEW GATEWAY INTO DISTRICT
- Landscape, signage, or graphics identify entry to downtown district

13 CREATE LINKAGE BETWEEN DART AND CORE
- New development that creates block closure
- Ground floor commercial to activate linkage focused on intersection at Performing Arts Center

14 DEPOT PARK
- Celebrates history of city
- Creates new entry area to downtown

DOWNTOWN REDEVELOPMENT IMPLEMENTATION PLAN

GARLAND, TEXAS

DEVELOPMENT STRATEGY DIAGRAM

GARLAND
RTKL
HUITT-ZOLLARS
ERA