



ENVISION
GARLAND, TEXAS

**COMMUNITY
VISIONING WORKSHOP
RESULTS REPORT**
JUNE 21, 2008



ACKNOWLEDGEMENTS

CITY COUNCIL

Ronald Jones, Mayor
Douglas Athas, Council District 1
Laura Perkins Cox, Council District 2
Preston Edwards, Council District 3
Larry Jeffus, Council District 4
John Willis, Council District 5
Barbara Chick, Council District 6
Rick Williams, Mayor Pro Tem, Council District 7
Darren Lathen, Council District 8

PLAN COMMISSIONERS

Stan Luckie, At Large
Scott Roberts, District 1
Louis Moore, District 2
Craig Sheils, District 3
Brian Johnson, District 4
Jorge Morales, District 5
Lori Dodson, District 6
Scott LeMay, District 7
Vicki Faurote, District 8

CITY MANAGER'S OFFICE

Bill Dollar, City Manager
Martin Glenn, AICP, Deputy City Manager

ENVISION GARLAND TEAM (EGT)

Neil Montgomery, AICP, Senior Managing Director of Development Services
Anita Russelmann, AICP, Assistant Director of Planning
Angela Calvin, AICP, Planning Manager, Project Manager
Daniel Krzyzanowski, AICP, Senior Comprehensive Planner
Teresa Biddick, AICP, Senior Comprehensive Planner
Irena Unterstein, GIS Planner

COMMUNITY VISIONING WORKSHOP STAFF VOLUNTEERS

Tracy Allmendinger	Planning
Teresa Biddick	Planning
Angela Calvin	Planning
Felisa Conner	Planning
Maxwell Fisher	Planning
Lemuel Green	Neighborhood Services
Daniel Krzyzanowski	Planning
Neil Montgomery	Planning
Samantha Morrow	Building Inspections
Brenda Owens	Planning
Kelley Perez	Planning
Araceli Pintor	Neighborhood Services
Jim Stone	Parks and Recreation
Dorothy White	Public & Media Affairs

COMMUNITY VISIONING WORKSHOP FACILITATORS & RECORDERS

Marilyn Abbe	Neighborhood Services
Jose Alvarado	Fair Housing
John Baker	Engineering
Scott Bollinger	Organizational Development
Jeffrey Bryan	Police
Johnny Carlock	Garland Power & Light (GP&L)
Greg Conley	Police
Steve Dye	Police
Mike Gaiter	Building Inspections
Becky King	Organizational Development
Greg McDaniel	Organizational Development
Ann McGinnis	Parks and Recreation
Anita Russelmann	Planning
Roger Sexton	Planning
Heather Siemens	Garland Power & Light (GP&L)
Barry Swisher	Parks and Recreation
Mona Woodard	Grant Management
Robert Wunderlich	Transportation

CONSULTANT TEAM

Karen Walz, FAICP, Principal - Strategic Community Solutions
Dave Retzcsh, ASLA, National Manager - Jacobs Carter Burgess
Mike McAnelly, FAICP, Senior Planner - Jacobs Carter Burgess
Randy Phillips, ASLA, Senior Urban Designer - Jacobs Carter Burgess
Doug Tennant, Senior Planner - Jacobs Carter Burgess
Alexis Massaro, AICP, Planner - Jacobs Carter Burgess
Heather Bloem, Graphic Designer - Jacobs Carter Burgess
Heather Dickie, Principal - Dickie and Associates



TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
COMMUNITY VISIONING EVENTS	3
Event Design and Preparation	3
Event Objectives	3
Outreach and Participants	4
EVENT DETAILS	7
Opening Session	8
Small Group Discussions	8
Workshop Results Session	9
Open House	9
RESULTS OF COMMUNITY VISIONING EVENTS	12
Garland Today	12
Key Places and Connections	13
Vital Neighborhoods	14
Transportation & Infrastructure	14
Future Growth Opportunities	15
Vision Statement	17
Keypad Polling	19
CONCLUSIONS AND RECOMMENDATIONS	24
Implications for Garland's Future	24
Vision for 2030	27
Issues for Envision Garland	27
Recommendations for Envision Garland Process	28
NEXT STEPS	29
APPENDICES	31
Appendix A: Discussion Group Results	32
Appendix B: Discussion Group Maps	45
Appendix C: Open House Results	56
Appendix D: Keypad Polling Results	68
MAPS & FIGURES	
Figure 1: Live-Work Map A	5
Figure 2: Live-Work Map B	6
Figure 3: Workshop Agenda	7
Figure 4: Small Group Questions	10
Figure 5: Stickers Key Used by Participants	11
Figure 6: Residential Mixed Use Sketch	21
Figure 7: Waterfront Restaurants/Shops Sketch	21
Figure 8: Urgent Planning Issues	22
Figure 9: Issues for Comprehensive Plan	23
Group #1 Map	47
Group #2 Map	48
Group #3 Map	49
Group #4 Map	50
Group #5 Map	51
Group #6 Map	52
Group #7 Map	53
Group #9 Map	54
Group #10 Map	55

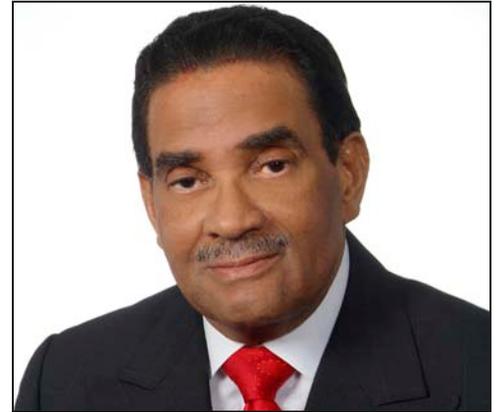
EXECUTIVE SUMMARY

The City of Garland is creating a new Comprehensive Plan, *Envision Garland*, to guide its future growth and development. Community involvement is an important part of the program the City is using to create this plan. The City chose to hold two community visioning events in the early stages of the *Envision Garland* process, so interested people and organizations can help create a community vision that will describe how Garland will look, feel and operate in the future.

A Community Visioning Workshop was designed to give participants a way to share their ideas and visions, and to work with other Garland stakeholders to begin building agreement on a vision for the community's future. About 90 people participated in this workshop. They worked in nine small groups to complete a visioning exercise, then gathered as an entire group to report on results and provide additional individual input through electronic polling. A Community Visioning Open House was designed to give participants a way to provide more specific comments or to simply learn more about *Envision Garland*. Both events were held on Saturday, June 21, 2008 at North Garland High School.

This report details the design of these events, the activities included and the results of community input. Among the most notable findings are:

- Participants identify Garland's primary assets as its location within the region, its transportation systems (DART and highway), the quality of its City services, and the availability of performing arts and special events facilities. Many participants also identified the diversity of Garland's residents and the character of its neighborhoods as important assets.
- Improvements frequently suggested by participants include support for neighborhoods, attention to revitalization and redevelopment (particularly for new, mixed use areas), and enhanced gateways and streetscapes.
- Key places in the City include public places, such as Downtown and the Duck Creek Greenbelt, as well as private developments like Harbor Point and Firewheel Town Center.



Ronald Jones, Mayor



Rick Williams, Mayor Pro Tem



Neil Montgomery, Senior Managing Director of Development Services

- Workshop groups identified many opportunities for Garland's future, ideas which also create an increasingly sustainable community. Recommendations addressed the physical form of development and revitalization; the community's character; and economic and financial issues.
- The groups' vision statements focus on Garland as a distinct destination, a diverse community and a complete city that offers both a "small town feel" and "hip, cosmopolitan" places.
- Keypad polling results showed strong support for efforts to address aging infrastructure and to revitalize existing neighborhoods and Downtown. Participants felt that encouraging mixed use development would "do the most to create the Garland I want in the future". Sustainability is an important concern to participants, as are issues such as water and energy conservation and providing open space. Fully 89% of the participants indicated they would definitely continue their involvement in *Envision Garland*.

These results will contribute to the continuing *Envision Garland* process in two ways. First, the input provided by event participants will help to shape a vision of Garland's desired future, define a set of priorities for research and provide direction for the plan's policies. Second, the community dialogue at these events will serve as the foundation for public involvement in later stages of the process. Recommendations to build on the results of these community visioning events are found in the "Conclusions and Recommendations" section of this report.



COMMUNITY VISIONING EVENTS

Envision Garland is the process through which the City of Garland is creating a new Comprehensive Plan. Initially, an opinion survey was used to gather public input for this process. Next, the City of Garland conducted two community-wide events to give interested individuals an opportunity to participate in shaping the new plan. These events – opinion survey, visioning workshop and an open house – were designed to give people choices for involvement. Both of the workshop sessions were held on Saturday, June 21, 2008, at North Garland High School.



EVENT DESIGN AND PREPARATION

The City of Garland provided the overall leadership and direction for these community visioning events through its staff Envision Garland Team (EGT) and Planning Department. The City contracted with a consultant team to provide specific expertise for these sessions. The team was led by Strategic Community Solutions; Jacobs Carter Burgess provided additional assistance and expertise for the sessions; and Dickie and Associates provided graphic support. The consultant team was responsible for designing the appropriate public involvement events, managing the preparations for the workshop and open house, training volunteer facilitators, conducting the sessions and reporting on the results. In addition to the overall direction, City of Garland staff coordinated with Garland Independent School District and caterers, organized volunteer assistance, conducted outreach before the events and worked with the consultant team on other issues before, during and after the events.



EVENT OBJECTIVES

These public involvement events provided an opportunity for Garland residents to share their ideas, hopes and concerns about Garland's future. The *Envision Garland* process will use input from this session in conjunction with the analysis and research underway by the city's professional staff. As a result, the community vision and new comprehensive plan developed through the *Envision Garland* effort will reflect the best current professional analysis and perspectives as well as the opinions and visions of the community's stakeholders.

The two community visioning events were designed so interested individuals would have a choice in the way they participated. The workshop was structured as an interactive session where participants worked together in small groups and completed a set of discussion exercises that created consensus recommendations. Three principal objectives of the workshop were:

- To hear participants' ideas about the future of Garland;
- To enable participants to share their perspectives with one another, so people could gain a better understanding of the different views stakeholders have about Garland and its future; and



- To provide a shared or consensus statement of each group’s perspectives and insights into the priorities that should shape continuing work on *Envision Garland*.

The open house session was designed for those individuals who are interested in Garland’s future but were not able to participate in a full workshop exercise with a group of other stakeholders. Its objectives related to individual input:

- To hear participants’ ideas about the future of Garland; and
- To give participants a way to provide input on just the topics of interest to them, and in as much (or as little) detail as they prefer.

Both events build on the opportunities for input that have been available since the beginning of the *Envision Garland* process – opinion survey, communication by mail, phone, fax and email with City staff, and provision of comments at organizational meetings following *Envision Garland* presentations. They mark an important milestone in the public involvement that will continue throughout the overall *Envision Garland* process.

OUTREACH AND PARTICIPANTS

In addition to the on-going outreach for *Envision Garland*, special efforts were made to invite interested individuals and organizations to participate in these community visioning events. Additional web content was designed and linked to the City of Garland site; an invitation was designed and distributed electronically, at City facilities and at organizations’ meetings; promotional flyers were also available at City sponsored meetings in addition to other organizations; posters were created and displayed at key City buildings, as well as businesses across the city, as allowed; and information was provided to the news media.

Interested participants were encouraged to register online in advance of the workshop and open house but advance registration was not required. Participants could register online or by calling the Planning Department. Additional participants registered when they arrived at the events. Approximately 90 participants from the Garland community attended the workshop or open house. Participants marked the location of their homes and jobs on large maps in the event registration area. Green dots indicate a participant’s home; red dots indicate a participant’s job or business location, if located within Garland city limits. *Figure 1: Live-Work Map A and Figure 2: Live-Work Map B*, shown on the following pages, indicate that participants live in neighborhoods throughout the city; no single neighborhood’s residents dominated. Most job and business locations are in the central part of Garland, in or near downtown.



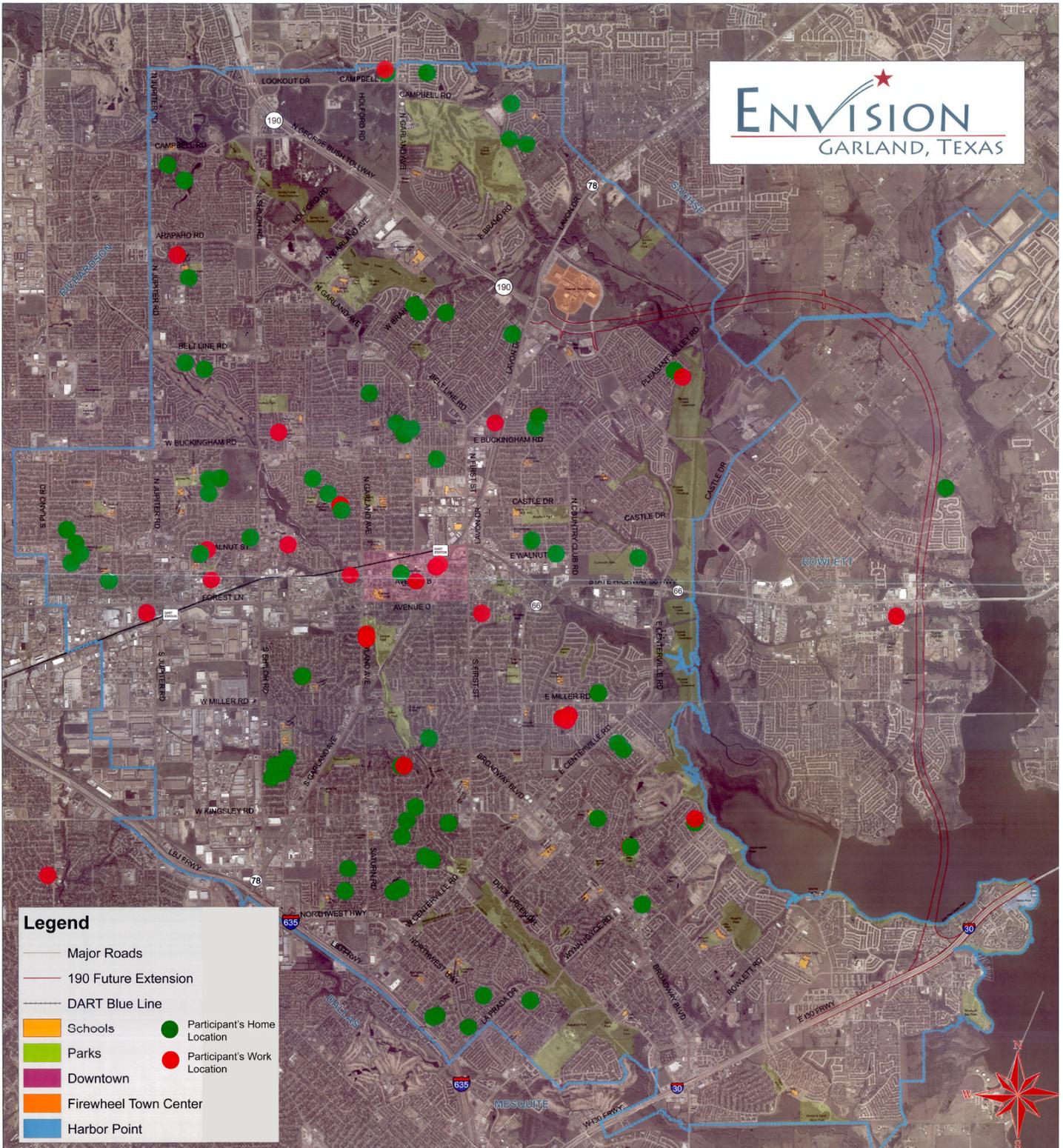


Figure 1: Live-Work Map A

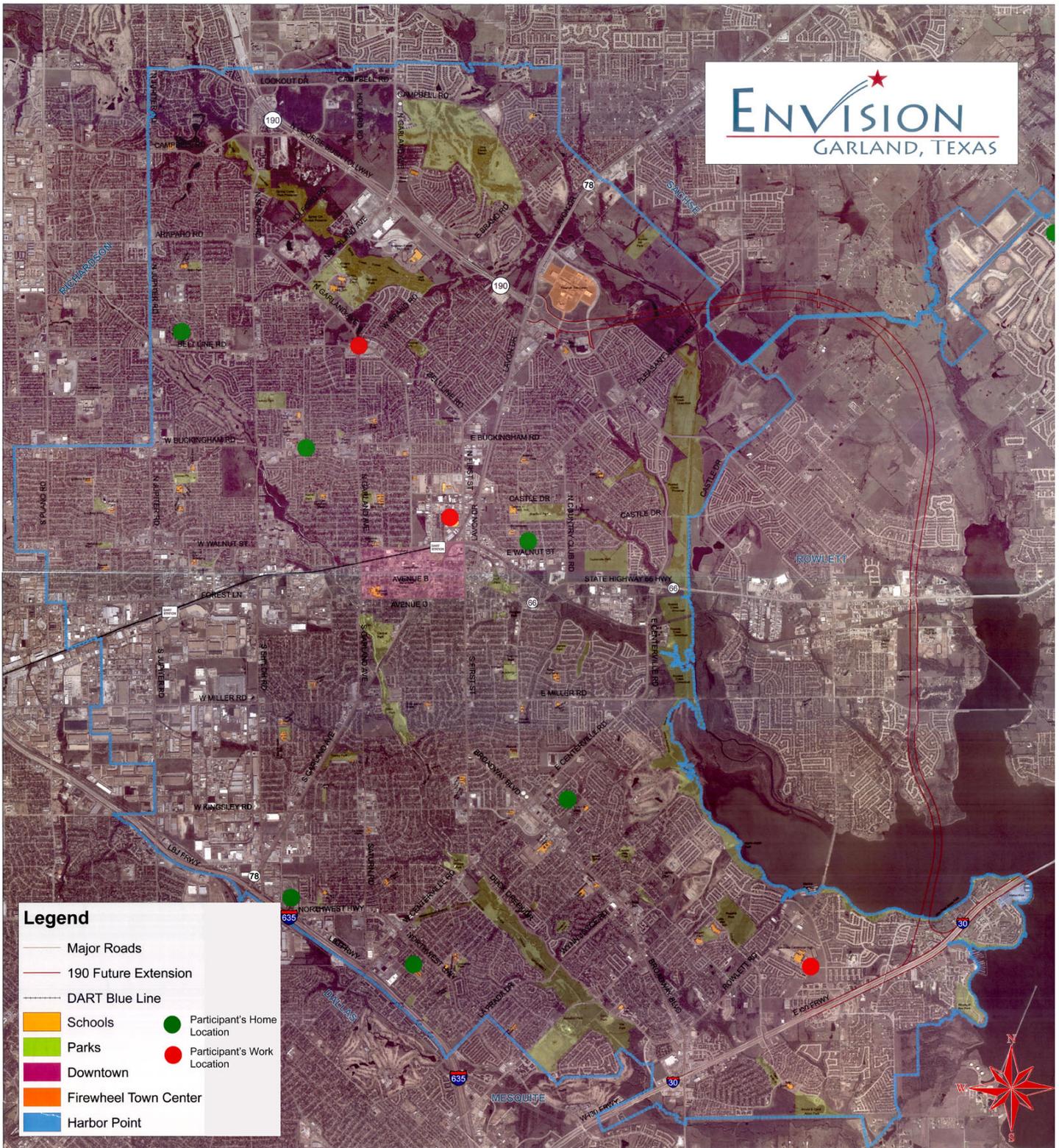


Figure 2: Live-Work Map B

EVENT DETAILS

The Community Visioning Workshop was held from 9:00 a.m. to 1:30 p.m. and the Open House was held from 1:30 to 3:00 p.m. on Saturday, June 21, 2008 at the North Garland High School. The agenda for the workshop is shown in *Figure 3: Workshop Agenda*.

Agenda for Community Visioning Events		
Time (estimated)	Activity	Location
8:30 AM	Registration begins	Registration area
Workshop		
9:00 AM	Workshop Opening Session	
	Welcoming Remarks <ul style="list-style-type: none"> • Mayor Ronald Jones • Mayor Pro Tem Rick Williams Presentations <ul style="list-style-type: none"> • Garland Today and Vision for Tomorrow, Neil Montgomery AICP, Senior Managing Director of Development Services, City of Garland • Urban Design, Dave Retzsch ASLA, Dallas Unit Manager, Jacobs Carter Burgess • Infrastructure, Mike McAnelly FAICP, Senior Transportation Planner, Jacobs Carter Burgess • Workshop Instructions, Karen Walz FAICP, Strategic Community Solutions 	
9:40 AM	Break -- go to small group discussions	
9:55 AM	Small Group Discussions (including lunch)	Classrooms
12:00 PM	Break -- go to auditorium	
12:15 PM	Workshop Results Session	
	Reports & Recommendations <ul style="list-style-type: none"> • Reports from Discussion Groups • Keypad Polling Wrap Up and Next Steps Mayor Pro Tem Rick Williams	
1:30 PM – 3:00 PM	Open House	Cafeteria

Figure 3: Workshop Agenda

OPENING SESSION

Garland Mayor Ronald Jones (via pre-recorded video) and Mayor Pro Tem Rick Williams emphasized the important role that participant input has in shaping Garland’s long range plan and encouraged participants to be creative and visionary in their thinking. Next, a series of three speakers provided informational background presentations to the audience. Neil Montgomery, AICP provided an overview of Garland’s existing conditions, its regional context, current planning initiatives and the role of public involvement in Envision Garland. Dave Retzsch, ASLA described the role of urban design in shaping communities and provided examples, from Garland and elsewhere, of urban design alternatives for gateways and signage, redevelopment, downtown, transit and streetscape. Mike McAnelly, FAICP addressed infrastructure issues facing Garland and the region. He noted the role played by the City’s Master Thoroughfares Plan and regional transportation plans, and explained the role that infrastructure investment can play in achieving a community’s vision. Finally, Karen Walz, FAICP provided participants with information on the workshop itself and the activities for the rest of the event.



SMALL GROUP DISCUSSIONS

Following this opening session, the participants were divided into small groups for working sessions held in individual classrooms. Most of the participant input for the workshop was created during these discussions, which also included a working lunch.



Small group discussions were included in this community visioning workshop because they enabled participants to provide much more detailed input than in a large meeting or public hearing setting. Also, they involve discussion among participants so their results reflect a shared agreement about the community and its future.

For this workshop, each workshop group was led by two trained City staff members who volunteered their time. One person served as a facilitator while the second person was the recorder and captured the group’s ideas and decisions on large flipchart sheets. Each small group had 8 to 10 participants, assigned at random. Other resource people – City staff and consultant team members – provided information and advice to all small groups. The workshop was designed for nine small groups discussing issues in English and one group (Group 8) holding its discussion in Spanish. The workshop participants all chose to join groups discussing issues in English, so nine groups completed these discussions. Group 8 did not meet and therefore there is no data in the “Results” section.



During the two-hour small group discussion period, all groups completed the same set of exercises. They reviewed a discussion question, discussed it and developed a response reflecting the group’s consensus. The list of discussion questions is shown in the box (*Figure 4: Small Group Questions*); most groups agreed on responses to all questions. They used flipcharts, large aerial maps of the city, markers and stickers (*Figure 5: Stickers Key Used by Participants*) to record their responses.



The “Results” section of this report summarizes the common ideas and recommendations from these small group discussions. The written notes from all small groups are found in *Appendix A* of this report, and the groups’ maps are found in *Appendix B*.

WORKSHOP RESULTS SESSION

The last segment of the workshop brought participants back together in one large group. Each discussion group presented their recommendations on selected discussion topics. Next, electronic keypad polling was used to obtain additional individual input from participants. Finally, Mayor Pro Tem Rick Williams ended the workshop with closing remarks that thanked participants, reflected on the ideas and visions created through the session and encouraged participants to continue their involvement.



OPEN HOUSE

The open house session was designed to give individuals a way to learn about *Envision Garland* and provide input in an informal setting. Instead of a formal agenda, participants could come when they chose, take part in the activities of greatest interest to them, and leave when they were finished. The results of all the workshop discussions (noted on large flipcharts and maps) were posted so open house participants could review the work completed earlier in the day. City staff and consultants were available to provide information and answer questions. For the open house, maps of the city and printed questionnaires were used to obtain input from individual participants. The open house questionnaires included the same questions used in the workshop discussions; see *Figure 4: Small Group Questions*. Written comments from open house participants are found in *Appendix C*.



SMALL GROUP DISCUSSION QUESTIONS

- 1) Garland Today
 - a) What are Garland’s greatest assets? List the four things about Garland that your group agrees are its strengths – the things that make it a good place to live and work.
 - b) What are four improvements this community needs to make so it will be a good place to live and work in the year 2030?

- 2) Key Places and Connections
 - a) What are the places that identify Garland to you – the ones you show out-of-town visitors or that you’d miss most if you moved away?
 - b) On the map, use the red marker to show the route you’d take if you were leading a tour of Garland’s most notable places.

- 3) Vital Neighborhoods
 - a) Think about the neighborhood where you live. What three things are most important to the “quality of life” in your neighborhood?
 - b) What resources can the community bring together to create the “quality of life” you want for the future?

- 4) Transportation & Infrastructure
 - a) Funding for roads, transit, water systems, sewers, parks and other infrastructure are always limited. What investments will do the most to create a successful and desirable community in the future? List items on a flipchart and use markers (green for parks, black for other infrastructure) to show these items on the map.

- 5) Future Growth Opportunities
 - a) A thriving city needs to have good jobs, housing for residents with different needs and preferences, and the services and other companies that people want or enjoy. Which opportunities will make Garland the best possible community for its future residents and businesses? List items on a flipchart and use stickers to locate places where these places should be located.
 - b) Cities must also be sustainable – they should use resources in a way that allows future generations to meet their needs too. What are the top five actions Garland should take to be a sustainable city?

- 6) Imagining Your Desired Future
 - a) Please describe, in one or two sentences, your group’s vision of Garland as you would like to see it in 2030.

Figure 4: Small Group Questions

STICKERS KEY



THE LOCATIONS OF ADDITIONAL OR NEEDED MIXED-USE OPPORTUNITIES



THE LOCATIONS OF NEIGHBORHOODS THAT NEED PROTECTION OR PRESERVATION



THE LOCATIONS OF NEIGHBORHOODS THAT ARE WALKABLE OR PEDESTRIAN FRIENDLY



THE LOCATIONS OF ADDITIONAL OR NEEDED RETAIL OPPORTUNITIES



THE LOCATIONS OF ADDITIONAL OR NEEDED JOB CENTERS



THE LOCATIONS OF REDEVELOPMENT OPPORTUNITIES FOR EXAMPLE VACANT SHOPPING CENTERS



THE LOCATIONS OF ADDITIONAL OR NEEDED ARTS AND ENTERTAINMENT FACILITIES



THE LOCATIONS OF ADDITIONAL OR NEEDED PARKS AND RECREATIONAL AMENITIES



THE LOCATIONS OF KEY PLACES OR PLACES YOU FEEL POSITIVE ABOUT

Figure 5: Stickers Used by Participants

RESULTS OF COMMUNITY VISIONING EVENTS

The Garland stakeholders who participated in the workshop and open house successfully described their visions for Garland’s desired future. Many common themes emerged from these discussions. Consensus concepts and notable ideas from these events are summarized in this section of the report. These results are organized according to the questions discussed by participants and listed in *Figure 4*. The results of the keypad polling are described after the small group discussion results. All ideas collected at these events are included in the report appendices.

GARLAND TODAY - (QUESTION 1)

TOP FOUR ASSETS:

- *Location*
- *Transportation*
- *City services*
- *Performance center*

Garland’s greatest assets reflect its good location and effective choices made by past leaders in the city and region. Garland’s location was noted frequently as an asset – that it is close to Dallas and very accessible. Almost every group identified the DART light rail system and the major regional freeway network as assets for Garland. In addition, most groups identified at least one City service that was a notable asset. Finally, groups identified the Performing Arts Center (and often other arts/entertainment facilities) as an asset.

The diversity of Garland’s people was frequently mentioned as one of the community’s strengths. The new mixed use centers at Firewheel Town Center and Harbor Point were noted as valuable assets for shopping and as notable destinations in the community. Participants appreciated the Garland community’s character, noting that it is a *‘complete city, not a suburb’* and that it enjoys *‘small town atmosphere’* and *‘uniqueness’*. Neighborhoods, housing and parks also were noted by several groups. Comments again focused on the diversity available in Garland. As one group commented, *‘there is no neighborhood left behind’*.

Three topics were most commonly noted as the areas needing the most improvements. Many groups identified challenges related to neighborhoods – continuing support for neighborhoods and assistance for neighborhoods facing decline and transition. Most groups also identified the need for revitalization of commercial areas where there are old vacant buildings and the need for new investment. Lastly, most groups identified



issues related to Garland’s appearance. Many raised issues about gateways or entries into Garland and others noted the need for a higher quality of streetscape and landscaping.

TOP THREE IMPROVEMENTS:

- *Support for neighborhoods*
- *Revitalization*
- *Gateways and Streetscape*

Several groups noted the need for a new ‘brand’ or better marketing for Garland. A number of comments also identified the need to address aging infrastructure, to improve connectivity within Garland and to make it easier to walk or bike to destinations.

KEY PLACES AND CONNECTIONS - (QUESTION 2)

The places that identify Garland to workshop participants include both public facilities and private centers. Most frequently noted are:

- Firewheel Town Center – for the shopping & movies
- Firewheel Golf Park
- Harbor Point
- Downtown, including the Downtown Square and particular locations within downtown
- The Duck Creek Greenbelt and Audubon Park
- The Granville Arts Center
- The GISD Special Events Center

More than one group noted the historic Garland High School, the Saigon Mall, and the new police and fire buildings.

Groups proposed a variety of routes to showcase Garland’s most notable places. Most groups included the destinations above on their routes.

Routes commonly mentioned included:

- SH-190 from the northern city limits to Lavon Drive and Firewheel Town Center
- Lavon Drive from Firewheel to Downtown
- S. First Street and Broadway from Downtown to IH-30
- IH-30 from Broadway to Harbor Point.



VITAL NEIGHBORHOODS - (QUESTION 3)

The groups' responses to the question of quality of life in neighborhoods ranged from very broad to quite specific. Two topics were noted most often. Security was noted by most groups as an important component. Most also stressed the importance of keeping neighborhoods up to code, through efforts to educate residents about the code and continuing existing efforts to enforce codes.

NEIGHBORHOOD QUALITY OF LIFE:

- *A sense of security*
- *Code enforcement*
- *Parks and places to walk*
- *Active involvement in neighborhood associations and other community/non-profit organizations*

After security and code enforcement, the next most common features that support quality of life are parks and places to walk; and a sense of community. Many groups felt that greenbelts, sidewalks and other connections for walking or biking were important to quality of life. Also, there was support for community engagement that creates a sense of community. The value of groups such as neighborhood associations, non-profit organizations and other civic groups was noted as an important aspect of quality of life. As one group suggested, Garland should *'tap into the resources of our diverse residents & neighborhood associations.'*



TRANSPORTATION & INFRASTRUCTURE - (QUESTION 4)

A few infrastructure projects were frequently mentioned as important ones for investment. Continuing investment in the city's park system was noted by many groups. There was interest in maintaining the parks that exist today as well as creation of new parks and open spaces that connect one part of the city to another and meet changing needs. One group noted the importance of expanded lakefront access.

Investment to create *'complete streets'* was also supported. This concept includes provisions for bicyclists and pedestrians along with those for automobiles. A number of specific locations for transportation investment were noted by individual groups. Additional investment in DART and in major highways was also supported.



Several groups listed the redesign and undergrounding of utilities as an infrastructure investment that would help create a successful and desirable community. Other notable infrastructure investments included the reuse of aging fire stations, investment in drainage and storm sewers, and investment in schools and the arts.

FUTURE GROWTH OPPORTUNITIES - (QUESTION 5)

Workshop groups discussed two aspects of growth opportunities for Garland’s future: opportunities that would “make Garland the best possible community for its future residents and businesses” and “actions Garland should take to be a sustainable city”. For many groups, these two aspects are related. Group recommendations on both issues included actions that address three broad areas: Garland’s physical form & character, its community engagement & character; and its economic & financial character. These ideas, summarized from all groups, are listed below. They provide a range of ideas that support continuation of existing city programs and suggest areas for emphasis in the new comprehensive plan.



Opportunities: Physical Form and Character

Neighborhoods

- Neighborhood revitalization to encourage live, work, & play
- Affordable/functional housing & transportation for special needs residents
- Take advantage of larger home lots
- “Family Friendly” development

Downtown

- Expand downtown core
- Address parking needs
- Redevelopment & mixed use development

Redevelopment, reinvestment & mixed use development

- Physical and economic revitalization
- Older retail locations are ripe for redevelopment – Lavon @ Buckingham, 1st Street @ Buckingham, Garland Rd @ Buckingham, Miller @ Garland, Jupiter @ Forest Lane
- Old shopping centers revitalized into mixed-use, senior housing, centers, etc.
- Used car lots/tire shops – replace or improve appearance
- Transit-oriented development near bus & rail stations
- Mixed use at Northwest Hwy/Centerville
- Mixed use along the IH-30 frontage



Streetscape & identity

- Improve entryways
- Commercial landscaping

Transportation

- Inner-city transportation
- Public transportation
 - Increased/improved mass transit
 - With parking
 - Energy efficient transit
- Ability to walk and bike on connections within the city



Other Infrastructure

- Overall investment
- City wide internet access – innovative city resources

Development process

- Consistent enforcement of building permits (despite language or cultural barriers)
- Form-based codes
- Go Green – commercial and residential regulations & building codes for energy efficiency
- Design standards for mixed-use developments

Recreation & cultural assets

- Green space/recreation
- Connect cultural/recreation opportunities to transportation/ light rail and downtown
- Amphitheater at Central Park
- Pocket parks
- Dog park

Opportunities: Community Engagement and Character

Community identity & character

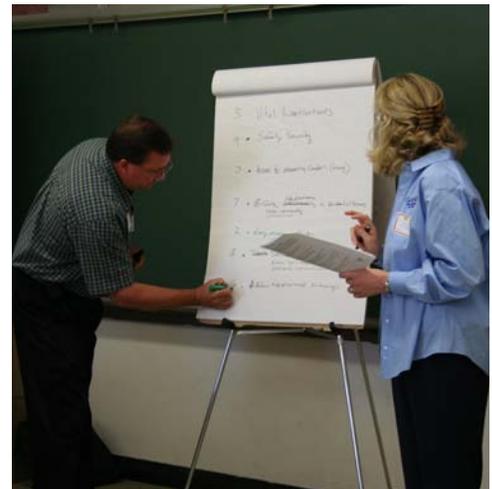
- Culture of Innovation
- Community and family opportunities
- Communication with citizens and community
- Recreation & entertainment
- Neighborhood development identity and branding
- Develop a city icon for improved city identity
- Environmental responsibility (capitalize on going green)

Education

- Good education system development
- Higher education & professional development
- Continuous education improvement
- Public education about resources (i.e. electric and water)

Diverse community (age, ethnicity)

- Address Hispanic language barrier, cultural differences, code compliance
- Provide some type of bilingual instruction, orientation to assist with knowledge of basic permits, codes
- Improve social interactions, communications, awareness
- Increase senior services



Volunteer engagement

- Create volunteer center – staffed
- Senior citizen volunteer support group through senior citizen centers
- City sponsored leadership opportunities at citizen level (economic/social)
- Recognize volunteer contributions to city
- Increase citizens’ knowledge about volunteerism; use website
- Care and feeding of community organizations



Opportunities: Economic & Financial

Economic growth opportunities

- Baylor Hospital & quality healthcare services
- Alternative energy (residential, commercial)
- Better economy
- Convention business
- Forge partnerships with businesses
- Maintain economic diversity
- Diversity in business industries
- Ethnically-diverse business
- Day labor centers (create more)

Public investments

- Neighborhood arts percentage requirement (arts rule)
- Incremental efficient progressive funding
- Tax Incentives for green rehabilitation
- Accountability for developers in terms of the value they bring

VISION STATEMENT

Each group was asked to create a brief statement describing its vision of Garland as they would like to see it in 2030. These statements are presented below, followed by a synthesis of the most frequently-expressed concepts for a vision statement.

Group 1: Vision Statement

Recognized as a unique, desirable, cost efficient, innovative city.

Group 2: Vision Statement

A strong community with a diverse population gathered together in common cause to create a destination, place to live, work, and play.

Group 3: Vision Statement

1. In 2030, we would like Garland to be ... a redeveloped, rebranded city that capitalizes on our historic, small town feel while supporting a thriving, growing sense of place and community.
2. NOT: “any old suburb” or “Carland”



Group 4: Vision Statement

Strategically located, comprehensive, self contained, highly educated and skilled, family oriented city that celebrates its diversity of people, industry and opportunities committed to growth and self-sustainability for the city and surrounding region.

Group 5: Vision Statement

1. Garland will be strategically positioned by 2030 to draw businesses and new residents to a progressive and diverse community.
2. A racially and economically diverse community that young families are eager to move to and one that seniors look forward [to] growing old in.

Group 6: Vision Statement

Garland is a richly engaged community with abundant resources that maintains a sustainable live, work, and play destination.

Group 7: Vision Statement

Garland is a destination city with beautiful, attractive neighborhoods that are cool, green, and affordable combined with hip, walkable mixed-use centers. Further notes are:

- a. Less distressed housing/businesses
- b. Active downtown
- c. Branding – Who is the new Garland?
- d. Beautiful, attractive neighborhoods that are cool, green, tree-lined and mature, affordable
- e. Hip, walkable neighborhoods, mixed use, walk your dog
- f. Garland is a destination, not a pass thru

Group 9: Vision Statement

To maintain the City of Garland’s quality of life through continuous improvement of infrastructure, focusing on transit-oriented development, attracting high-quality jobs, enhancing neighborhoods & neighborhood associations, and carefully planned commercial and residential growth with emphasis on sustainability and efficiency standards.

Group 10: Vision Statement

Garland as a multicultural town with cosmopolitan amenities and a small town atmosphere.



Consensus Vision Concepts

The visioning concepts above reflect the ideas of the stakeholders who participated in this workshop. As the *Envision Garland* process continues, an overall vision statement will be created and refined. Some of the concepts that were expressed most frequently and that should be considered in the overall vision statement are:

- Garland is a distinct destination, not a place people pass through or one of many similar suburban communities.
- Garland’s future takes advantage of its strategic location within the region.
- Garland is a community that benefits from its diversity – in terms of people, neighborhoods, and economic base.
- Garland stresses sustainability, including ‘green’ design based on its parks and open spaces and connectivity for people within the city.
- Garland has built on and expanded its multi-modal transportation assets (including public transportation, biking and walking).
- Garland has been revitalized in a way that retains its ‘small town feel’ while it also creates new places that are ‘mixed use, hip, cosmopolitan’.
- Garland’s people are engaged in the community and assist one another through community organizations and in other ways.



KEYPAD POLLING

Keypad polling was included in the Community Visioning Workshop to gain additional input from individual participants. A series of questions was displayed on the large screen in the front of the auditorium. Each participant, equipped with a handheld wireless keypad, responded to these questions based on his or her own knowledge and opinions. Responses were automatically and instantly tallied and the results were displayed on the screen. The instant results of the keypad polling provide immediate feedback to participants about the opinions of the entire group.

The keypad polling tool encourages participation and more effective communication because everyone is heard equally. The ‘voting’ is anonymous, which allows the participants to respond based on their individual preferences, which might vary from the overall consensus recorded during the small group discussions. Also, the anonymity allows participants to voice their true opinions without being affected by the other participants.

The consultant team worked with City staff to develop a list of 31 polling questions for this workshop. The questions were tailored to obtain feedback about the workshop and to gain information about participants’ views of the importance of issues that could be considered in creation of the new comprehensive plan. The first two questions were used as practice

or sample questions to help the participants get comfortable using the keypads. The remaining 29 questions dealt with a variety of topics ranging from economic development to revitalization of neighborhoods. The most notable results of the keypad polling are discussed in the following section; a complete listing of all keypad polling results is found in *Appendix D*.

Two questions tested participants' agreement with the results of the small group discussions. 85% of participants agreed that the future their own discussion group envisioned was "*very desirable*" and 11% felt the future they envisioned was "*somewhat desirable*". These results suggest that the ideas presented by the discussion groups were indeed a good reflection of consensus among group participants. When asked how desirable were the futures presented by all nine discussion groups, 46% of participants indicated that all the futures presented were very desirable and an additional 50% indicated that most of the futures presented were very desirable. Again, these results show strong support from workshop participants for the concepts and ideas reflected in the work of the small groups.

Five questions asked participants to indicate top priorities for action to address certain broad issues. Key findings from this series are:

- A ***sense of community*** was the most important issue to quality of life in neighborhoods (26% ranked it as the highest priority), with ***safety*** (24%) and the ***quality of housing*** (15%) ranked in second and third place.
- ***Attracting new businesses*** was ranked as the most important issue for Garland's economy and tax base, with 38% of participants rating it as most important. ***Enhancing Garland's attractiveness*** (28%) was the second-highest issue. ***Retaining existing businesses*** (15%) ranked third.
- A slight majority (51%) of participants felt that ***revitalizing existing shopping centers*** should be the major focus of Garland's economic development efforts. Other options received much less support.
- ***Green spaces in or near neighborhoods*** was the choice of 27% of participants when asked "what environmental issue is most important to Garland's future?" ***Linked trails*** ranked second with 16% of participants selecting this choice. ***Water conservation*** (13%) and ***places for recreation*** (11%) received comparable levels of support.
- The final question in this series asked participants "what will do the most to create the Garland I want in the future?" The top three responses were ***encourage mixed use development*** (34%), ***improve community appearance*** (30%) and ***promote community identity*** (24%). The City's new comprehensive plan can help Garland address all three of these issues.

Figure 6 and Figure 7 are two sketches that were developed during the workshop to illustrate the participant's ideas regarding mixed-use development and waterfront opportunities. They depict the mixed use development concepts supported by the participants' keypad polling results.

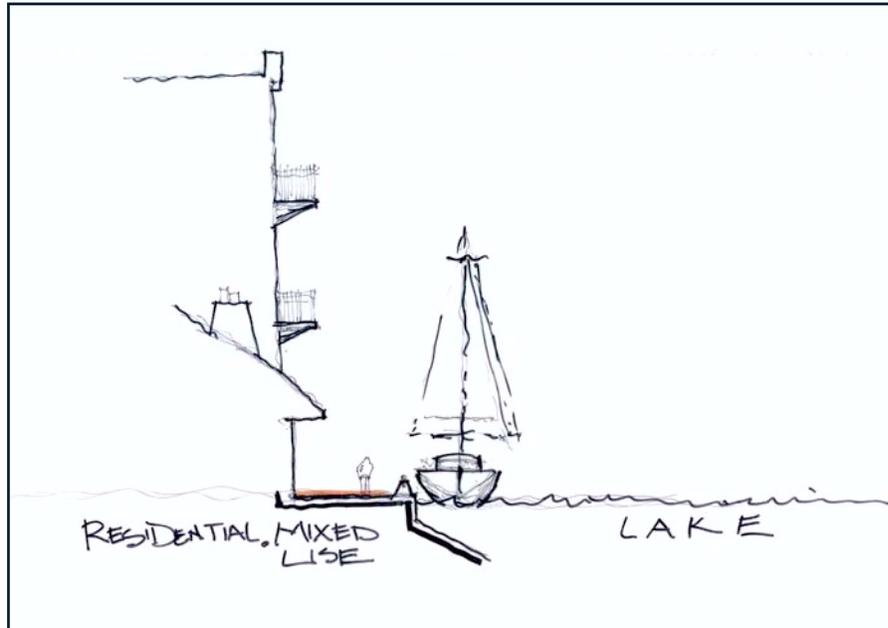


Figure 6: Residential Mixed Use Sketch

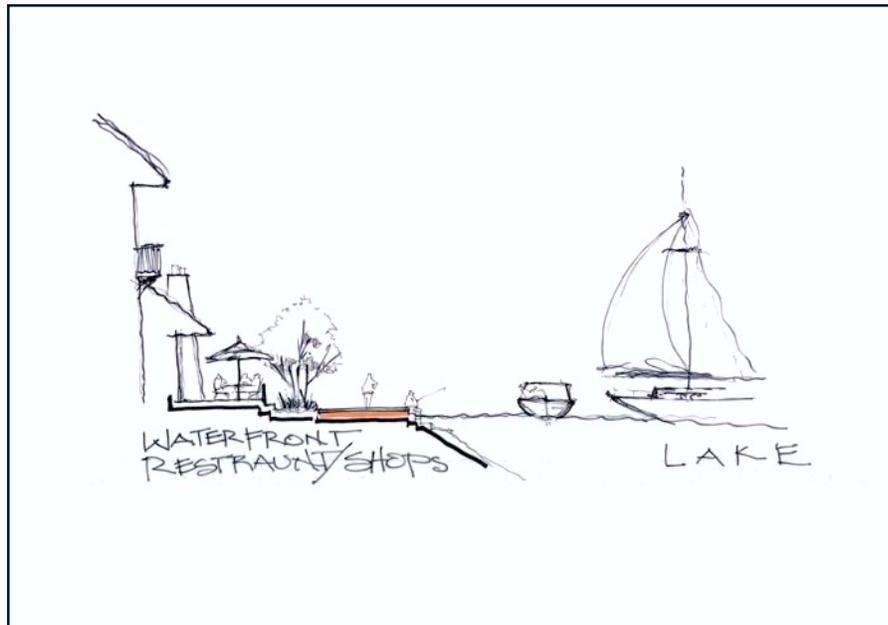


Figure 7: Waterfront Restaurants/Shops Sketch

A series of questions asked participants how important particular issues are for inclusion in the new comprehensive plan. For each of the 21 issues, participants could indicate that an issue was “essential”, “important”, “interesting but not important”, “not worth considering” or “I’m not sure”. For each issue presented there was agreement that the issue should be considered for inclusion in the comprehensive plan. In other words, more than 50% of all the participants felt that each one of the issues was *essential* or *important* as part of the new comprehensive plan.

The table below (*Figure 8: Urgent Planning Issues*) shows the percentage of participants who rated each issue as “essential”. Issues related to replacement of old infrastructure and revitalization of neighborhoods and downtown are at the top of the list. Support for new types of businesses, becoming more sustainable and attention to environmental issues (energy conservation, water conservation, open space preservation and air quality) rounded out the top ten of “essential” issues. These results indicate issues that should receive the most attention in the *Envision Garland* process as it continues.

Comprehensive Plan Issues	Top Priorities
Repairing and replacing old infrastructure	80.56%
Revitalizing existing neighborhoods	76.39%
Revitalizing Downtown Garland	62.50%
Maintaining public facilities in neighborhoods	60.87%
Becoming more sustainable	53.52%
Supporting new types of jobs and businesses	50.00%
Conserving energy	49.28%
Conserving water	44.78%
Retaining open spaces and natural areas	44.12%
Improving air quality	38.81%
Providing housing for seniors	38.57%
Enabling residents to walk or bike to work/school/shops	36.62%
Having a variety of housing choices	35.71%
Providing more choices for shopping and dining	31.88%
Reducing greenhouse gas emissions	30.88%
Minimizing traffic congestion	29.58%
Providing affordable housing	29.58%
Locating new homes & jobs near rail	25.35%
Creating new entertainment choices	19.12%
Reducing potential damage from flooding	17.39%
Locating jobs close to neighborhoods	12.68%

Figure 8: Urgent Planning Issues

The next table (*Figure 9: Issues for Comprehensive Plan*) reports the participant responses rating issues as either “essential” or “important”. This list expands the “top priorities” noted in *Figure 8* to include other topics that participants felt were important. All of these issues should be evaluated and addressed in the *Envision Garland* plan. Issues related to public infrastructure investment topped the list – “repairing and replacing old infrastructure” was ranked in one of these categories by 99% of participants and “maintaining public facilities in neighborhoods” ranked in one of these categories for 98% of participants. “Becoming more sustainable” was either “essential” or “important” to 97% of participants. Topics that ranked high as “essential”, such as downtown and neighborhood revitalization and environmental concerns, generally received over 90% support when considering these two rankings. The topic of “providing housing for seniors” was “essential” or “important” to 93% of participants.

Comprehensive Plan Issues	Include in Plan
Repairing and replacing old infrastructure	98.62%
Maintaining public facilities in neighborhoods	98.55%
Becoming more sustainable	97.18%
Revitalizing existing neighborhoods	95.83%
Conserving energy	95.66%
Revitalizing Downtown Garland	94.44%
Conserving water	94.03%
Providing housing for seniors	92.86%
Supporting new types of jobs and businesses	93.00%
Retaining open spaces and natural areas	89.71%
Improving air quality	86.57%
Minimizing traffic congestion	85.92%
Having a variety of housing choices	84.28%
Enabling residents to walk or bike to work/school/shops	81.69%
Providing affordable housing	81.69%
Reducing greenhouse gas emissions	76.47%
Creating new entertainment choices	70.59%
Locating new homes & jobs near rail	70.42%
Reducing potential damage from flooding	69.56%
Providing more choices for shopping and dining	68.11%
Locating jobs close to neighborhoods	53.53%

Figure 9: Issues for Comprehensive Plan

Both sets of rankings provide important insight into stakeholder interests and priorities. They will help shape the analysis and discussion in the continuing *Envision Garland* process.

The final keypad polling question asked whether participants were willing to stay involved with *Envision Garland*. A very strong majority (89%) said they were “definitely” willing to stay involved, and an additional 11% said they would “maybe” stay involved. No one indicated that they were unsure or not likely to continue their participation. These results show strong support for the City’s planning initiative and the way it has engaged the community. They provide an outstanding basis for the on-going involvement of Garland stakeholders as the *Envision Garland* process continues.

CONCLUSIONS AND RECOMMENDATIONS

In this section of the “Community Visioning Workshop Results Report”, the consultant team shares its perspective on the input received at these events and offers its recommendations for Garland and the *Envision Garland* process.

IMPLICATIONS FOR GARLAND’S FUTURE

The people who participated in these community visioning events were enthusiastic and thoughtful in the input they provided to the *Envision Garland* process. Based on these results, the consultant team has drawn the following eight conclusions about the perspectives of active Garland stakeholders and the implication of these stakeholder perspectives for the issues that will be considered as the *Envision Garland* process continues.

- 1) **People who participated clearly identify with their city and care about its future.** The comments made in the small group discussions and during the open house show that participants identify with the Garland community and care about what happens to it in the future. While the small group discussions noted some areas needing action by the City, they also reflected optimism about Garland’s future. The vision statements are particularly notable for their expressions of a desirable future that builds on Garland’s past and current conditions.

- 2) **Participants’ responses confirm the decision by the City to take a new approach to the comprehensive plan and related public engagement.** Participants in these events came from all parts of Garland, as indicated by the maps in *Figures 1: Live-Work Map A* and *Figure 2: Live-Work Map B*. They participated in exercises that addressed the entire city instead of particular sectors or other subareas, and responded with thoughtful and extensive input. Participant comments did not differentiate the approaches needed in one part of the community or another; they did address the larger Garland community. This response supports the approach the City is taking in creating *Envision Garland* at a citywide scale (rather than continuing to update the sector plans used in the past).

Participant comments during and after these events were also extremely positive about the approach the City is taking to engage the community. Some participants indicated that they weren’t sure what to expect when they registered for the workshop and, based on their experience, would now encourage their friends and neighbors to participate in *Envision Garland*. Such comments also confirm that the City’s decision to use an inclusive and interactive process to engage the public is one that makes sense for this community at this point in its history.



- 3) **Some of the issues identified by participants are reasonable for any ‘first ring suburban’ community. In many cases, the City has already begun to address these issues.** ‘First ring suburbs’ are usually considered to be communities that saw most of their growth in the decades after World War II and that are now largely developed.¹ They are facing challenges of reinvestment and replacement of aging infrastructure and development. They are not the center cities of their regions, so they do not have the civic institutions, corporate investment, unique identity and other assets of a center city. They must compete with center city renovation based on these assets, as well as compete with the appeal of ‘the latest designs and technologies’ offered by younger communities in outlying parts of a region.

Most research includes Garland among the ‘first ring’ or ‘inner tier’ communities of the Dallas-Fort Worth region. These analyses indicate that Garland should be facing the need to reinvest in older neighborhoods and commercial areas, to repair or replace aging infrastructure and to create a more distinctive identity that will appeal to residents with different characteristics from those who moved here during the decades of rapid suburban growth.

Workshop and open house participants identified many of these issues as important to Garland. Aging infrastructure, maintenance of neighborhoods and revitalization of downtown were all discussed by participants. Participants also recognized the need to enhance the community’s identity and image, and to use urban design, transportation improvements and other investments to create a new type of livable community. These are appropriate strategies for a ‘first ring’ community. The fact that workshop participants recognized and supported these strategies is a positive sign at this stage in the planning process.

A second positive indicator is that the City is already acting to address a number of these issues. The Strategy for Vital Neighborhoods, for example, is already being used to revitalize targeted older neighborhoods. Also, investment is underway on major downtown revitalization projects. Many workshop participants seemed to be aware of these existing initiatives. The awareness of these programs should also help support recommendations for additional steps to address these issues through *Envision Garland*.

- 4) **Recent development initiatives have already made a place for themselves in the image people have of Garland.** In many communities, when stakeholders are asked to identify key places and landmarks, they list public places or private buildings that have been recognizable icons for decades. In recent years, the City of Garland has partnered with the private sector to create new mixed use centers in this community. These projects have involved public incentives as well as private investments. Even though projects like Firewheel Town Center and Harbor Point are only a few years old, they are already becoming recognized ‘landmarks’ within this community. Many groups included them on their lists of key places within the community, along with other landmarks that have been part of the Garland community for much longer. This result shows that these public-private investments are already succeeding in changing the image people have of their community. It also suggests that participants may be open to other new initiatives that create a new or updated image of Garland.

¹ For a more detailed discussion of these issues, see “Regenerating Older Suburbs”, edited by Richard Peiser; Urban Land Institute Press; “First Ring Suburbs Symposium” report, Greater Dallas Planning Council; and “Halfway to Everywhere”, William H. Hudnut III, Urban Land Institute Press.

- 5) **Attention to the basic issues that shape daily life in Garland’s neighborhoods must continue.** As in many communities, issues like code enforcement, safety and security and infrastructure maintenance were among the concerns workshop participants voiced about their neighborhoods. People in most cities express these concerns because they are often the issues that have the greatest impact on daily life and, as a result, on a resident’s decision to stay in a current residence or to move. They are particularly important concerns for first ring communities because of the negative impacts on an older neighborhood if many residents choose to leave or disinvest. Regardless of its plans for the future, the City of Garland must continue to provide current support for activities such as street and park maintenance and code enforcement.
- 6) **The fact that participants view Garland’s diversity as an asset is a real advantage for a community in Garland’s circumstances.** Most U.S. cities are facing an increase in the ethnic and age diversity of their residents, and this trend is certainly evident in Texas and in the Dallas-Fort Worth region. Some communities have responded to this trend by resisting change, while others seem resigned to this reality. The comments from the small groups and individual participants in Garland were much more positive. These Garland stakeholders view diversity as an asset for the community’s future. This attitude is extremely valuable as Garland looks to a future that will indeed be different from the past. It should support *Envision Garland’s* consideration of strategies that build on expected diversity to support new types of economic development and new forms of civic involvement.

- 7) **There is strong support for sustainability.** Sustainability means using resources to provide a desired quality of life to current residents, while leaving enough resources to allow future generations to enjoy the same quality of life in the future. Many communities are beginning to consider the concept of sustainability as they address land use and development patterns, as well as utility demand and energy use. The stakeholders who participated in these community visioning events believe sustainability should be an important priority for Garland. As one example, the keypad polling results show over 97% of participants believe this issue is “essential” or “important” to address in *Envision Garland*.

Some of the same characteristics that make Garland a ‘first ring suburb’ also create the potential for it to be a sustainable city – a location close to major employment and other destinations in the region and the potential to accommodate growth where infrastructure and other investments are already in place. The DART stations in Garland, the City’s plans for downtown and opportunities to revitalize existing neighborhoods also promote sustainability by reducing vehicle miles traveled, lowering the resource demands related to urban expansion and continuing to use the resources that are ‘invested’ in existing neighborhoods, public facilities and business areas. The public input from these sessions supports a significant emphasis on sustainability in the *Envision Garland* plan.

- 8) **The need for mixed use development is understood and supported.** The concept of more intense, mixed use development offers a number of advantages for Garland. These areas make it possible for residents to walk or bike to nearby jobs, restaurants and shopping. They support the viability of public transportation, thus offering all residents more mobility options. They can be an economical re-use of older commercial areas along major traffic routes. They create destinations with a defined character or identity. They contribute to the City’s tax base. They offer housing choices that are desired by the people who are likely to live in Garland in the future.

All these advantages can be overwhelmed by perceptions that more intense development is less desirable, less safe or incompatible with the community in some other way. In Garland, the stakeholders who participated in these community visioning events recognized the benefits of mixed use development. The small group discussions and keypad polling both supported the inclusion of mixed use development in the plans for Garland’s future. This input supports an important planning strategy – inclusion of mixed use development areas in appropriate locations and with clear guidelines for use mix, design and other factors.

VISION FOR 2030

The vision statements created by Community Workshop participants describe many of the features they value in Garland today or that they hope will be part of Garland in the future. The concepts on page 19 are among the ideas that should be considered in creating a single statement of Garland’s vision of itself in 2030, the ‘target year’ for the *Envision Garland* plan. The draft vision statement below proposes one image of the Garland community that should result from this plan and its implementation. It describes a Garland that should exist in 2030 and might exist before then. This draft vision statement should be considered by City leaders and stakeholders and refined or modified as the *Envision Garland* process continues, so the plan includes a vision statement that describes the future Garland stakeholders want and encourages them to work together to achieve this vision.

Draft Vision Statement

In 2030, Garland is a community that blends old and new into a desirable and distinctive destination for people and businesses. The downtown and central neighborhoods that made Garland a local commercial center in 1930 provide the historic character underlying a lively and accessible center for the city in 2030. The parks and greenbelts that Garland first established in the mid-20th century are vital assets for a sustainable and healthy 21st century community. The active involvement of Garland’s diverse residents supports continuing public and private investment in the community. Garland successfully adapts to changing needs and benefits from new opportunities, strengthening its identity as an appealing hometown and a globally-connected urban hub.

ISSUES FOR ENVISION GARLAND

The workshop consultant team and the City staff structured the community visioning events to secure input on key issues that should be addressed in the *Envision Garland* process – vital neighborhoods, transportation, other infrastructure, economic development, urban design, community identity and landmarks, and sustainability. A previous section of this report (“Results of Community Visioning Events”) provides the community’s perspective on these issues. It confirms that stakeholders are interested in them and suggests specific aspects of these issues that are of greatest concern to these stakeholders. This community perspective should be considered along with the results of research and analysis of these issues by staff, consultants and other researchers who will also contribute to *Envision Garland*.

Based on experience in other communities and the stakeholder input received at these community visioning events, the workshop consultant team believes that certain aspects of these issues are particularly relevant for Garland as it develops the *Envision Garland* plan. The team recommends that the continuing process address the questions below, as the team believes they help focus on strategically important choices and will help Garland take advantage of the opportunities before it.

- **Vital Neighborhoods.** The households that will live in Dallas-Fort Worth in 2030 will have different demographic characteristics than those who lived here in the past. What policies and strategies for neighborhoods will make Garland most attractive to these future households? How can Garland capture an increasing share of these future markets?
- **Identifiable Centers.** Garland has made significant investments in revitalization of its Downtown and in support of new centers (Firewheel Town Center and Harbor Point). How can the plan’s land use and economic development policies support the long-term success of these centers as places for business locations, civic facilities and community landmarks?

- **Mobility.** The DART light rail and regional freeway systems give Garland distinct advantages in terms of transportation service. *Envision Garland's* planning for mobility can and should build on these strengths. Can this plan add to these regional systems and create a 'complete mobility network' for Garland residents and businesses – one that does an equally good job of offering systems for walking, biking, transit for in-city trips, and other mobility alternatives? What connections between land use and mobility can be included so these systems support the desired community development patterns?
- **Sustainable City.** How can Garland use its location, its community development patterns and its existing open space systems as the foundation for a plan that makes Garland highly sustainable, and a model for sustainability among 'first ring' communities?
- **Distinctive Community Design.** The identifiable centers noted above are identifiable in part because they have incorporated urban design into their development patterns. High quality urban design must be an important component of efforts to revitalize older parts of Garland (such as the underutilized strip commercial areas along major arterials). What urban design requirements, guidelines and investments must be part of plan implementation in order to achieve a distinctive community design in key locations throughout Garland?
- **Infrastructure Investment.** Workshop participants recognized that Garland needs to invest to maintain or rehabilitate aging infrastructure, as well as to support new types of desired development. Participants expressed a willingness to pay for infrastructure renovation. What policies and priorities can be included in the plan that will direct and streamline investment in the capital improvements needed to meet Garland's needs?

RECOMMENDATIONS FOR ENVISION GARLAND PROCESS

The Garland stakeholders who have participated in Envision Garland to date (through opinion surveys, attendance at the workshop or open house, and in other ways) have been very positive about this effort. The community seems ready to work together for a future that includes change. As the process continues, the workshop consultant team recommends the following four techniques for maintaining and increasing community engagement in this important effort:

- **Share these workshop results with the community.** People who could not attend these sessions should have a way to find out what happened at these events and what ideas were developed by the people who did participate. Everyone should be able to learn how the participants' ideas have been incorporated in later stages of the planning process.
- **Continue to expand community engagement.** As the process continues, the city can use a variety of techniques to keep people involved and to engage additional stakeholders. Continuing outreach and communication should help attract more people to this effort. The people who participated in these community visioning events should become 'ambassadors' to help the city reach out to additional organizations and individuals as the process continues.
- **Supplement online capabilities for on-going interaction with stakeholders.** Throughout the rest of the **Envision Garland** process, online tools can give stakeholders and the city an easy way to communicate and exchange ideas. In addition to the current web page, other interactive techniques should be considered. These might include video and images to educate stakeholders about specific issues and implications, tools for feedback on visual preference, the ability for stakeholders to contribute their own ideas (in words, pictures or videos) about issues such as community identity or landmarks, or opportunities for detailed comment on emerging policy recommendations.
- **Hold additional workshops.** As key work products are completed, the City should again engage residents and other interested individuals and organizations in sessions that present information, promote dialogue and seek feedback. Some workshops might focus on a particular issue area, while others might address an entire set of policy recommendations.

The City has successfully engaged its stakeholders in the *Envision Garland* process so far. The results have been extremely positive, in terms of participant responses to this initiative and in terms of the level of participant support for action on key issues. The *Envision Garland* process will benefit from continuing this stakeholder involvement. Ultimately, these efforts should increase support for adoption of the plan and willingness to work with the City of Garland to carry out the plan after its adoption.

NEXT STEPS

The next steps for the City's *Envision Garland* process will build on the direction and momentum the community visioning workshop garnered. The community input from this workshop should be considered, along with the results of other technical issues analysis, in defining the priority issues the plan should address. As the keypad polling results clearly demonstrated, the community wants to stay involved. As *Envision Garland* continues, future workshops and communications should let these workshop participants know how their ideas have been incorporated in the process. Continuing public involvement should provide additional opportunities for input and dialogue as the planning process moves into the consideration of development alternatives and then to more detailed recommendations for policy and action.

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDICES

APPENDIX A: WORKSHOP GROUP RESULTS

This is a record of the discussion results for each of the individual group during the small group sessions. These notes respond to the set of questions noted in *Figure 2: Small Group Questions*. Maps were also used to illustrate the groups' ideas about Garland. The set of maps is found in *Appendix B*.

GROUP 1

Garland Today – Assets

1. City Services – police, GP&L, Fire, School District, red alert system
2. Diversity – Population, Economic Base, Housing Opportunities
3. Perks of Garland – DART stations (2), Green spaces/parks, Downtown Square, Performing Arts Center
4. Location

Garland Today – Improvements Needed

1. Neighborhood Support Services – hospitals, clean neighborhoods, better lighting on Brand Rd
2. Transportation – public accessibility, multi-use routes
3. Economic Development – restaurants, good
4. Aging Infrastructure

Key Places and Connections

1. Firewheel – shopping
2. Garland High School
3. Golf Course – Firewheel
4. Bass Pro Shop
5. Duck Creek Greenbelt

Vital Neighborhoods

1. Security – lighting, police, emergency response, neighbors
2. Sense of Community – appearance, code enforcement, neighborhood groups (designate volunteer groups, neighborhood meeting places, electronic communication between neighborhoods, e-mail, phone)
3. Amenities – library, parks, grocery stores

Transportation and Infrastructure

1. Arts
2. Economic development
3. Public safety
4. Multi-functional transportation

Future Growth Opportunities

1. Located near rail stations
2. Mixed use – bus stations/rail stations
3. Mixed use – Northwest Hwy/Centerville
4. Create volunteer center – staffed
5. Improve entryways
6. Senior citizen volunteer support group through senior citizen centers
7. Incremental efficient progressive funding *
8. Culture of Innovation *

- 9. City wide internet access – innovative city resources *
- 10. Infrastructure

Vision Statement

Recognized as a unique, desirable, cost efficient, innovative city.

Additional Notes:

- 1. Keep clean neighborhoods
- 2. Street lighting – Brand Road
- 3. No follow thru on projects
- 4. Build quality neighborhood structures
- 5. More senior oriented spaces

GROUP 2

Garland Today – Assets

- 1. Police
- 2. Fire
- 3. Transport – DART, train, bus
- 4. PGBT (190)
- 5. IH 635 – seeing new exit ramps
- 6. Library system
- 7. CERT – emergency response
- 8. Granville theater
- 9. Garland senior activity center
- 10. Parks
- 11. Good hospital complex – need more access to neighborhood clinics

Garland Today - Improvements Needed

- 1. Staffing concern for hospitals and clinics
- 2. Smaller neighborhood parks and trees
- 3. Learning centers – training centers, educational, handicapped educational
- 4. Special demographic facilities, for example elderly
- 5. Transportation or shuttle service to support centers
- 6. Public venues and events with shaded areas, trees
- 7. Garland road – cement, used auto center sales
- 8. Entryways – image
- 9. Share the road – bicycles
- 10. Increase ROW
- 11. Landscape buffer
- 12. Bike paths/routes
- 13. Have to drive to walk someplace
- 14. Live, work, play - pocket cities within the city
- 15. Broken sidewalks
- 16. Restaurants- better quality, more variety in downtown and throughout city

Key Places and Connections

1. Granville Arts Center
2. Firewheel golf course
3. Fire and police – new architecture
4. Firewheel mall
5. Lake Ray Hubbard
6. Bass Pro Shop
7. Downtown Square
8. Movie theater at Firewheel
9. Special Event Center – graduations
10. Saigon Mall

Vital Neighborhoods

1. Code enforcement important to improve appearance
2. Parks/places to walk (public and private recreation)
3. “Sense of security” – important
4. Some newer neighborhoods might have a sense of place – older deteriorating do not
5. Some people don’t feel safe in front yard
6. See people walking in neighborhood
7. Sidewalks – deteriorating condition “buckling up” – who can afford the 50-50 match?
8. Alleys – not paved, not wide enough for garbage trucks
9. Pockets of problems – golden meadows area
10. Police are “reactive” most of the time
11. NPO’s [non profit organizations] – use of and communication with
12. Bulk collection each week is good, recycling also good
13. More attention needed to litter in parks especially holiday weekends
14. Presence of police in parks on holiday weekends
15. Loud noises/ noises within neighborhoods

Transportation and Infrastructure

1. Old fire station 3 into police substation
2. Storm sewer in smaller creeks, Shiloh/Miller near new fire station
3. Ugly corridors, poles, no landscape, utilities

Future Growth Opportunities

1. Social interactions, communications, awareness
2. Diversity, ethnicity
3. Hispanic language barrier, cultural differences, code compliance
4. Enforcement of building permits
5. Everyone complying with the same codes and ordinances (despite language)
6. Some type of bilingual instruction, orientation to assist with knowledge of basic permits, codes

Sidebar Issues

1. Day labor centers (create more)
2. Better economy
3. Dog park

High Points

1. Promote inner-city transportation
2. Promote walkability to interconnect the city
3. Promote community and family opportunities
4. Re-development (physical and economic)
5. City sponsored leadership opportunities at citizen level (economic/social)
6. Communication with citizens and community

Vision Statement

A strong community with a diverse population gathered together in common cause to create a destination, place to live, work, and play.

GROUP 3 (Additional comments are found on the Group's Map, Page 51)

Garland Today - Assets

1. Light rail
2. Location
 - a. DFW
 - b. Lake Ray Hubbard
 - c. 190, I-30 Development
3. Real town, not just a suburb
 - a. Diversity, small town feel
 - b. Distinguishable downtown area
4. Good Industrial Base

Vital Neighborhoods

1. Safety/security
2. Sense of Community
 - a. Know neighbors
 - b. Overcome communication barriers
3. Enforce current codes
 - a. Overcrowding
 - b. Noise
 - c. Lawn/encroachment
 - d. Junk vehicle

Vision Statement

1. *In 2030, we would like Garland to be ... a redeveloped, rebranded city that capitalizes on our historic, small town feel while supporting a thriving, growing sense of place and community.*
2. *NOT: "any old suburb" or "Carland"*

GROUP 4
Garland Today - Assets

1. Diverse community = people
2. "Complete" metro area
3. Our location = easy access
4. Great school system
5. DART rail stations

6. Hwy 190
7. Performing Arts
8. Industry Base
9. Harbor Point
10. Forward thinking government
11. Wide range of housing
12. GPL & Baylor Hospital

Garland Today – Improvements Needed

1. Downtown entrepreneurial zones
2. Need a “brand”
3. View as 1 city, not sections
4. Upscale eating facilities ALL over Garland
5. Improve investment in neighborhoods
6. More types of housing in neighborhoods/choice of type
7. Needs comprehensive approach to education
8. Form based codes

Key Places & Connections

1. William’s Stadium
2. Firewheel & Golf
3. Harbor Point
4. Downtown
5. Spring Creek Forest Preserve
6. Saigon Mall
7. Malls – Hat Factories
8. Ray Hubbard
9. Special Events Center
10. Centerville Market Place
11. Garland Road

Vital Neighborhoods

1. Increase home ownership
2. Sidewalks & Trails – pedestrian and bike “streetscape”, walkability increase
3. Low crime/safety
4. Street Lights
5. Code compliance – continue good work
6. Neighborhood association’s
7. Neighborhood “initiative” – proactive
8. Public implement district

Transportation and Infrastructure

1. Redesign/underground utilities
2. Garland Road – purchase sites for redevelopment
3. West side development = better balance development
4. Schedule improvements to public: expand times, “expand public transportation opportunities”
5. Improve parks & rec to meet expanded needs

6. Build boardwalk from Harbor Point to Holiday Inn
7. Enhance public access to lake/bike paths throughout city

Future Growth Opportunities

1. Baylor Hospital & quality healthcare services
2. Good education system development
3. Recreation & entertainment
4. Higher education & professional development
5. Convention business

Actions

1. Energy efficiency increase/building codes
2. Enhance public transportation
3. Forge partnerships with businesses
4. Promote energy efficient development
5. Form-based codes

Key Points

1. Identity
2. Connectivity
3. Sustainability
4. Marketability

Vision Statement

Strategically located, comprehensive, self contained, highly educated and skilled, family oriented city that celebrates its diversity of people, industry and opportunities committed to growth and self-sustainability for the city and surrounding region.

GROUP 5

Garland Today – Assets

1. People (diversity)
2. Location (metro area)
3. DART (buses, light rail, etc.)
4. Education, schools, community college (full range education)
5. Sanitation, libraries, city services)
6. Firewheel Town Center
7. History
8. 190 Loop (transportation access)
9. Special events center
10. Downtown area (development, growth potential)

Garland Today – Improvements Needed

1. Transportation – connectivity (Country Club Rd segments) and traffic signal timing (reduce waiting)
2. Commercial signage
3. Revitalization of older neighborhoods and shopping centers
4. Parks and greenbelts (more useful, accessible)
5. Major thoroughfare appearance (used car lots along Garland)

6. Roadway flooding, permeable pavement
7. Water quality and supply
8. Land use – smart use of open space, zoning of existing areas, parks and greenbelts
9. Energy Efficiency/New developments

Key Places and Connections

1. Harbor Point
2. Duck Creek/Audubon Park
3. Historic Garland High and Downtown
4. Firewheel Town Center
5. Firewheel golf park/residential
6. Winters Park/Hawaiian Falls

Vital Neighborhoods

1. Wide streets (traffic flow)
2. Large trees
3. Lot size (space between homes)
4. Code enforcement (existing codes and ordinances)
5. General appearance (landscaping)
6. Safety (increased/improved needs per demographics)
7. Infrastructure – streets, sidewalks, lighting
8. Money
9. Renowned professionals
10. Tap into the resources of our diverse residents/neighborhood associations
11. Civic organizations/churches
12. Enhanced partnerships with city staff, umbrella non-profit

Transportation and Infrastructure

1. Spring Creek Forest Preserve
2. Mars Ave (Naaman Forest & Pleasant Valley)
3. Redefine/Redesign parks (neighborhood parks, reduce size, better use of vast space)
4. Brand Rd (Beltline – Campbell)
5. North – Sector Major Roadways – future growth, Lavon @ Firewheel Town Center
6. Express DART Service between Downtown and Firewheel Town Center

Future Growth Opportunities

1. I-30 frontage mixed-use/retail
2. Revitalize older retail locations – Lavon @ Buckingham, 1st Street @ Buckingham, Garland Rd @ Buckingham, Miller @ Garland, Jupiter @ Forest Lane (mixed-use), Downtown
3. Energy efficient transit
4. Continuous education improvement
5. Green space/recreation
6. Alternative energy (residential, commercial)
7. Affordable/functional housing and transportation for special needs residents

Vision Statement

1. *Garland will be strategically positioned by 2030 to draw businesses and new residents to a progressive and diverse community.*
2. *A radically and economically diverse community that young families are eager to move to and one that seniors look forward growing old in.*

GROUP 6
Garland Today – Assets

1. The Arts & Entertainment, recreation, cultural facilities
2. City Services
3. Shopping: Firewheel, Bass Pro
4. Residential: Neighborhoods, affordability, price ranges
5. Mass Transit System: established street transportation system

Garland Today – Improvements Needed

1. Parks/Greenbelts/Connections (bike, walking trails): older parks need improvement (including Lyle House)
2. Streetscape/Gateway/Transportation/Infrastructure improvements
3. Improve Lake/Waterfront Development
4. Improve neighborhoods and housing revitalization

Key Places & Connections

1. Lake front
2. Bass Pro
3. 190/ Firewheel/ Golf Course
4. Downtown
5. GISD Special Events Center/City Cultural Facilities

Vital Neighborhoods

1. Eastern Hills – Country Club atmosphere, diversity (age/ethnicities), pride, low crime
2. Buckingham North – older, well maintained neighborhoods, active neighborhood association, good local schools
3. Clinton Neighborhood – central/downtown, neighborhood spirit, diverse in age
4. Others: Orchard Hills, Williams Addition

Resources to create Quality of Life

1. Grants/sponsorships to neighborhood association for improvements
2. Women’s Club – social group, activities for kids
3. Training – home maintenance
4. Enforce Ordinances – parking
5. Enforce Noise – boombox ordinance
6. Fund Amphitheater at Central Park

Transportation and Infrastructure

1. Local Parks: upgrade, develop, include soccer/ball parks, include greenbelts
2. Volunteer (sweat equity) to fix parks and maintain
3. Phase in underground power lines
4. Fund water/sewer lines
5. Re-visit, update Traffic Plan – speed bumps

Future Growth Opportunities
Opportunities for Residents & Businesses

1. Connect cultural/recreation opportunities to transportation/light rail and downtown
2. Amphitheater at Central Park
3. Expand downtown core
4. Address parking needs

Actions to achieve Sustainability

1. Go Green – commercial and residential regulations
2. Tax Incentives for green rehabilitation
3. Public Education about resources (i.e. electric and water)
4. Emphasize walking and bike riding *
5. Neighborhood Revitalization to encourage live, work, & play

Vision Statement

Garland is a richly engaged community with abundant resources that maintains a sustainable live, work, and play destination.

GROUP 7
Garland Today - Assets

1. School systems
2. Volunteer participation
3. Recreational facilities: golf course, Firewheel
4. Quality of public safety/public services: access(communication) to police/fire officials, Citizen's Academies
5. Ethnic variety, diversity: economic, people, manufacture, housing, transportation
6. Accessibility to major freeways/transportation
7. Affordability of homes: range of price level availabilities, value – more for your money
8. Diversity of manufacturing
9. No neighborhood left behind – safety, equity of services

Garland Today - Improvements Needed

1. Diversity in public participation: council meetings, race/gender
2. Entryways to Garland – trash along DART, streets/pedestrians
3. Vacant shopping centers/businesses – new and old
4. Marketing – no overall strategy; awareness in media
5. Older neighborhoods – unpaved alleys, sidewalk issues, improved walkability/driveability
6. More parking at DART
7. Lack of code knowledge, education of citizens
8. Entrance to City – especially Walnut
9. Lights timed for pedestrian

Key Places and Connections

1. Audubon Park, surf n' swim
2. Harbor Point, Bass Pro
3. Performing Arts
4. Libraries – downtown
5. Firewheel Town Center

6. Forest/Jupiter (potential)
7. Downtown Square (potential)

Vital Neighborhoods

1. Accessibility
2. Property Values
3. Nice, quiet streets
4. Attractive, mature landscape; comfortable, clean, green
5. Keeping utilities affordable
6. School accessibility
7. Senior citizens services – quality, increased need

Community Resources

1. Area implementation groups help shape new plans
2. Senior services – more widespread centers, additional advocates, kitchens

Transportation and Infrastructure

1. Clean up DART areas
2. Intra-city transportation – public, especially with aging population
3. Improve major roadways, sidewalks, pavements
4. Water/sewer challenge with increasing population: downtown redevelopment, increased density
5. Increased usability of the Square
6. Infrastructure keeping up with growth
7. Sidewalks/drainage along all streets

Future Growth Opportunities

1. Old shopping centers revitalized into mixed-use, senior housing, centers, etc.
2. Maintain economic diversity
3. Used car lots/tire shops – minimize, improve appearance, source – vacant buildings/lots, need balance, tighten code ** Major Problem!!
4. Commercial landscaping

Sustainability

1. Increased/improved mass transit with parking
2. Diversity in business industries
3. Recognize volunteer contributions to city – increase knowledge to citizens about volunteerism on website (*central source for volunteers)
4. Accountability for developers in terms of the value they bring
5. Increased senior services

Vision Statement

1. *Garland is a destination city with beautiful, attractive neighborhoods that are cool, green, and affordable combined with hip, walkable mixed-use centers.*
2. *Less distressed housing/businesses*
3. *Active downtown*
4. *Branding – Who is the new Garland?*
5. *Beautiful, attractive neighborhoods that are cool, green, tree-lined and mature, affordable*

6. *Hip, walkable neighborhoods, mixed use, walk your dog*
7. *Garland is a destination, not a pass thru*

GROUP 8

The workshop was structured so that Group 8 would conduct its discussion in Spanish, so participants who were more comfortable in that language would have the opportunity to share their ideas easily. The participants who attended the workshop did not feel that Spanish discussion was needed, so this group did not meet. For this reason, there are not results reported for Group 8.

GROUP 9

Garland Today – Assets

1. Proximity to Dallas
2. DART Rail/transportation network
3. Art district
4. Industrial/manufacturing base
5. Firewheel
6. Special events center
7. “Lifestyle” small-town feel
8. Street/highway access (78, 190, 635, 30)
9. Public safety – residents feel safe
10. Parks and recreation centers

Garland Today - Improvements Needed

1. Condition of alleys
2. Need for farmer’s market
3. Gang activity/prevention
4. Commercial revitalization
5. Streetscape/corridors

Key Places and Connections

1. Firewheel town center
2. Arts center
3. Duck Creek Greenbelt
4. Industrial district
5. Special events center
6. Downtown plaza
7. Hawaiian Falls
8. Firewheel golf course
9. Sports complex
10. Harbor Point (I-30)

Vital Neighborhoods

1. Alley condition
2. Street parking
3. Noise/nuisances
4. “Walkable” – connections, proximity to retail
5. Multiple families in single-family dwellings

6. Education of ordinances
7. Enforcement
8. Citizen groups (w/police support)

Transportation and Infrastructure

1. DART Rail & Bus
2. Electric utility
3. Continue efforts with street maintenance
4. Pedestrian walkway connections/improvements (traffic support, bike lanes)

Future Growth Opportunities

1. Design standards for mixed-use developments
2. Transit-oriented development

Vision Statement

To maintain the City of Garland's quality of life through continuous improvement of infrastructure, focusing on transit-oriented development, attracting high-quality jobs, enhancing neighborhoods & neighborhood associations, and carefully planned commercial and residential growth with emphasis on sustainability and efficiency standards.

GROUP 10

Garland Today – Assets

1. Proximity/Location
2. Workforce
3. Reasonable housing
4. Potential for growth/development
5. Small town atmosphere
6. School district
7. Multi-cultural development/awareness
8. Uniqueness
9. Healthcare

Garland Today - Improvements Needed

1. Expanding senior citizen facilities
2. Neighborhood vitality
3. Retail revitalization near neighborhoods
4. Community cohesiveness
5. Vacant buildings
6. Healthcare (assisted living) (proximity of emergency medical treatment) (comprehensive treatment)

Key Places and Connections

1. Firewheel
2. Downtown
3. Harbor Point
4. Industrial park
5. Schools
6. Older houses
7. Police and fire facilities

Vital Neighborhoods

1. Close (small) neighborhood markets
2. Better/more sidewalks
3. Public safety – higher visibility
4. Maintenance – infrastructure
5. Quality education
6. Code compliance – awareness
7. Landscaping
8. Senior Assistance to maintain property
9. Residential fence ordinance – better standards
10. Residential standards

Transportation and Infrastructure

1. “Complete” streets
2. More walking trails/dog parks in or around greenbelt area – development of entire area
3. Development of creek area
4. Handicap friendly sidewalks
5. Street repair (potholes)
6. Unimproved alleys
7. More exits from IH 635
8. Improve street aesthetics
9. Widen thru streets

Future Growth Opportunities

1. Take advantage of larger home lots
2. “Family Friendly” development
3. Ethnic diverse business
4. Neighborhood development identity and branding
5. Neighborhood arts percentage requirement (arts rule)
6. Develop a city icon for improved city identity
7. Care and feeding of community organizations
8. Pockets parks
9. Environmental responsibility (capitalize on going green)

Vision Statement

Garland as a multicultural town with cosmopolitan amenities and a small town atmosphere.

APPENDIX B: DISCUSSION GROUP MAPS

The Discussion Group Maps were used during the Small Group Discussion exercise. The maps and set of stickers (see page 14, *Figure 3: Stickers Used by Participants*) were provided to the participants so that they could indicate on the map locations of Key Places. Each map reflects the results of the groups decisions, regarding locations of Key Places (stars), Parks (trees), and locations for new developments. The red lines on the maps indicate routes the participants would take if leading a tour of Garland’s most notable places, in response to Question 2 of the Small Group Discussion Questions (see page 13, *Figure 2: Small Group Questions*).

STICKERS KEY



THE LOCATIONS OF ADDITIONAL OR NEEDED MIXED-USE OPPORTUNITIES



THE LOCATIONS OF NEIGHBORHOODS THAT NEED PROTECTION OR PRESERVATION



THE LOCATIONS OF NEIGHBORHOODS THAT ARE WALKABLE OR PEDESTRIAN FRIENDLY



THE LOCATIONS OF ADDITIONAL OR NEEDED RETAIL OPPORTUNITIES



THE LOCATIONS OF ADDITIONAL OR NEEDED JOB CENTERS



THE LOCATIONS OF REDEVELOPMENT OPPORTUNITIES FOR EXAMPLE VACANT SHOPPING CENTERS



THE LOCATIONS OF ADDITIONAL OR NEEDED ARTS AND ENTERTAINMENT FACILITIES

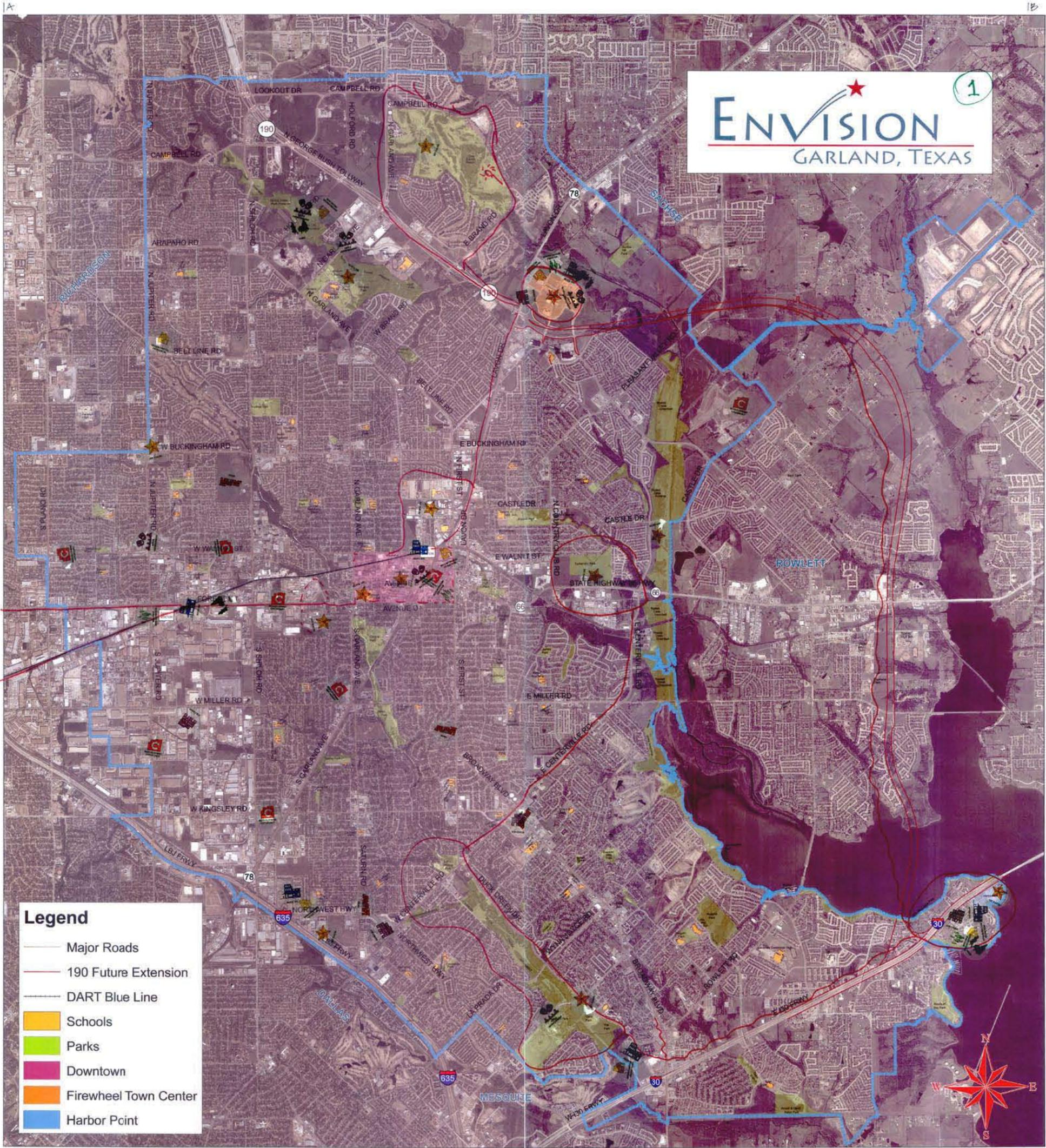


THE LOCATIONS OF ADDITIONAL OR NEEDED PARKS AND RECREATIONAL AMENITIES



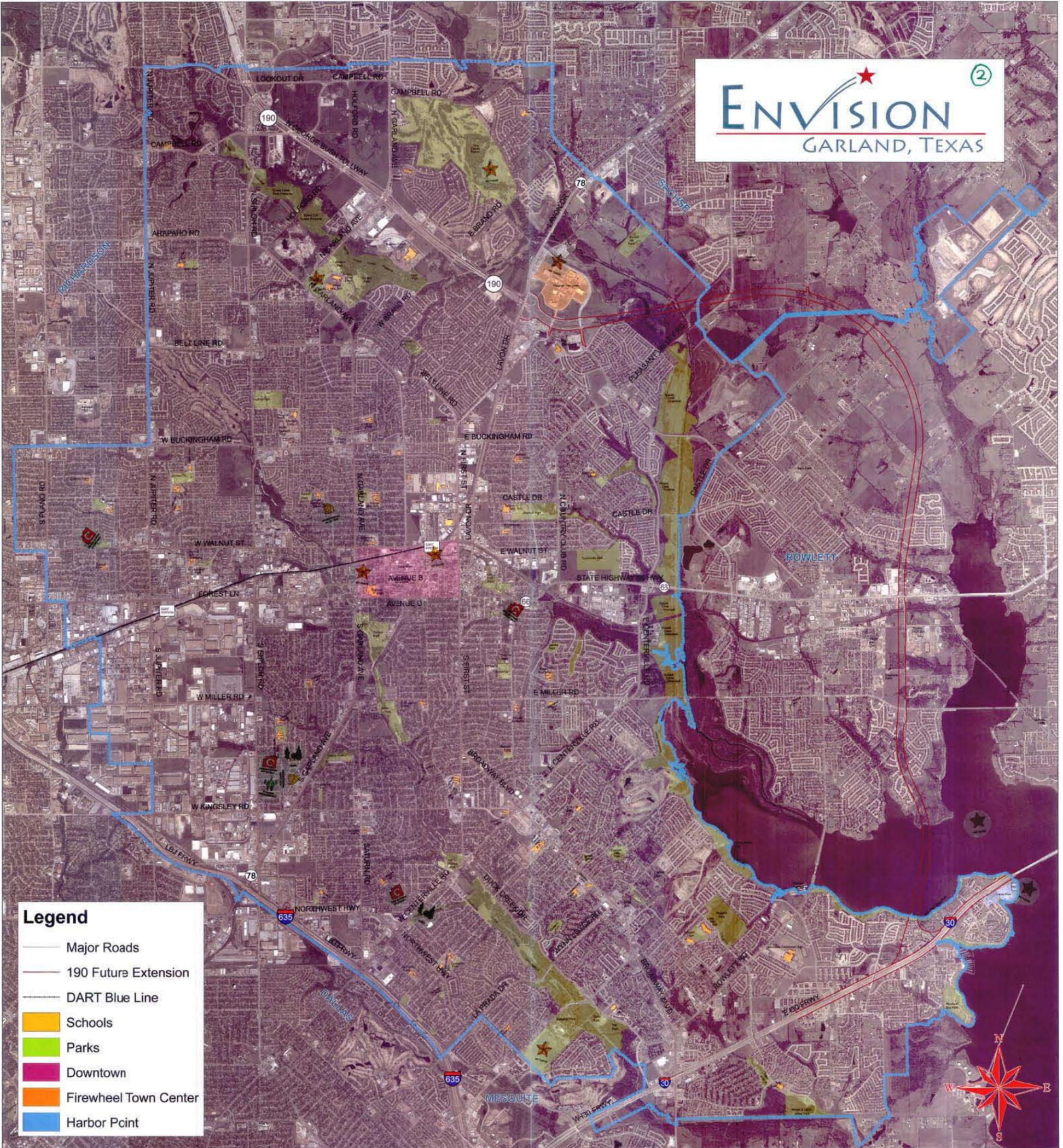
THE LOCATIONS OF KEY PLACES OR PLACES YOU FEEL POSITIVE ABOUT

THIS PAGE INTENTIONALLY LEFT BLANK



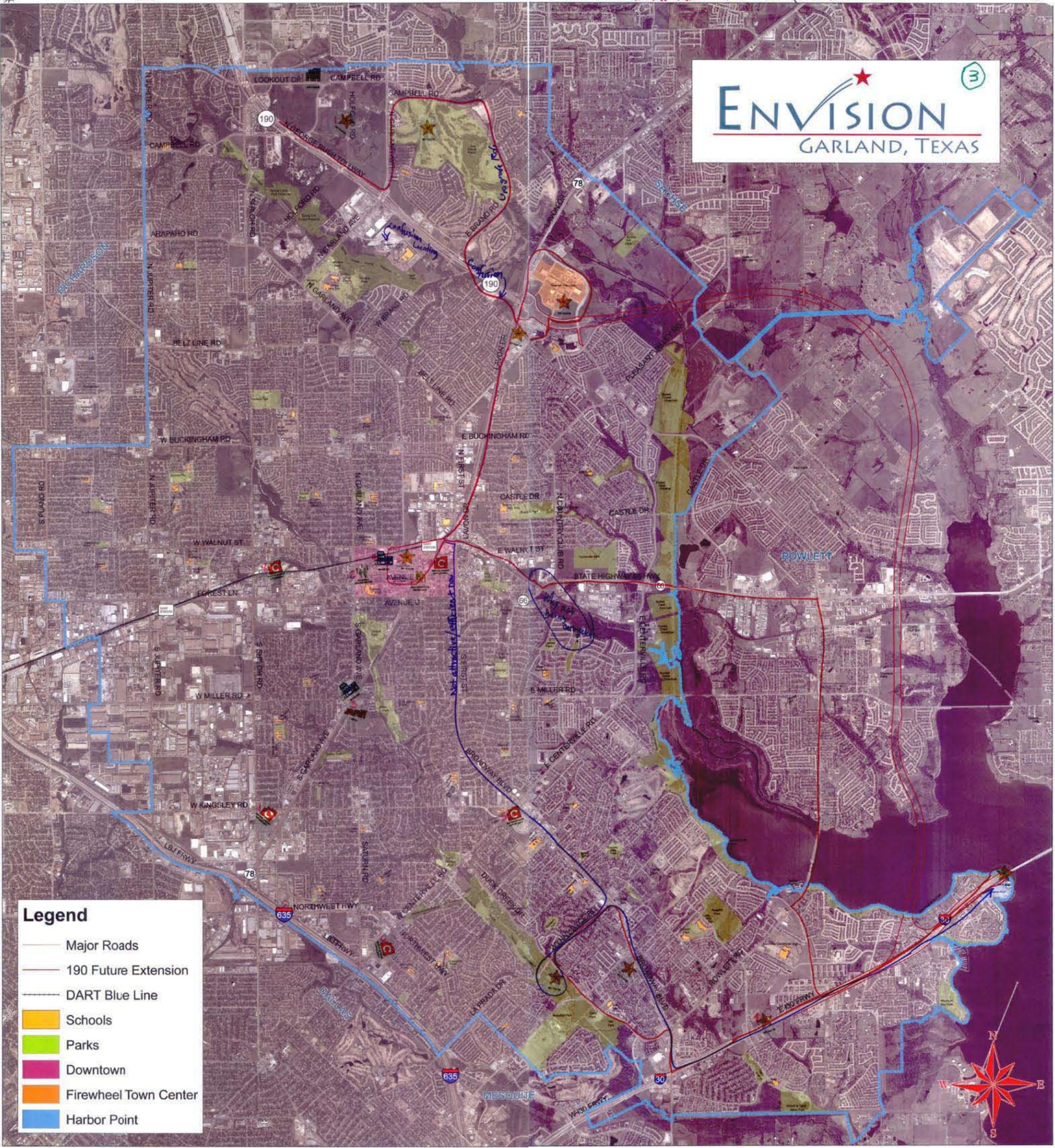
1
ENVISION
 GARLAND, TEXAS

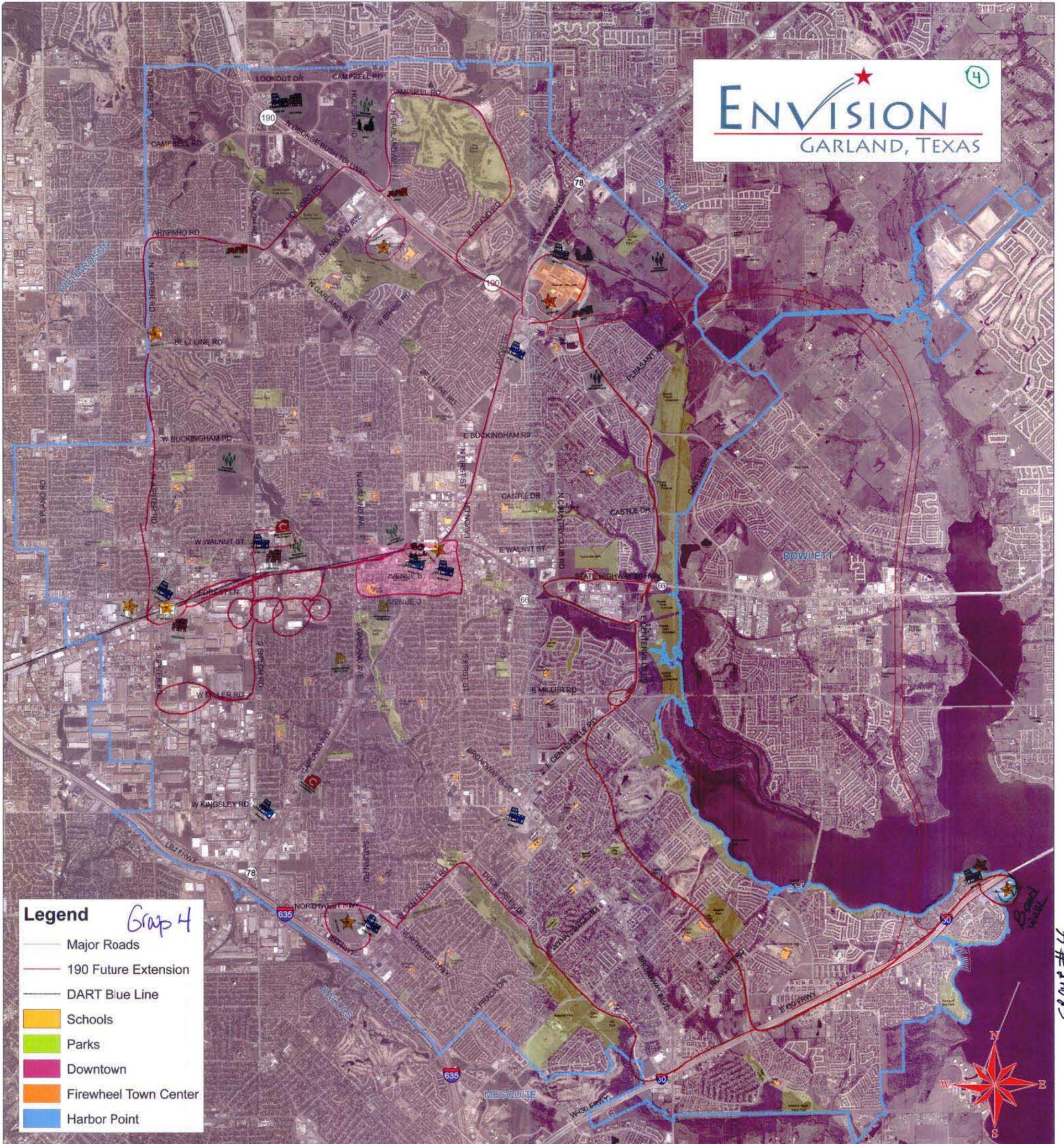
- Legend**
- Major Roads
 - 190 Future Extension
 - DART Blue Line
 - Schools
 - Parks
 - Downtown
 - Firewheel Town Center
 - Harbor Point



Group # 3

• Route we would take • Route we'd prefer to take if more appealing



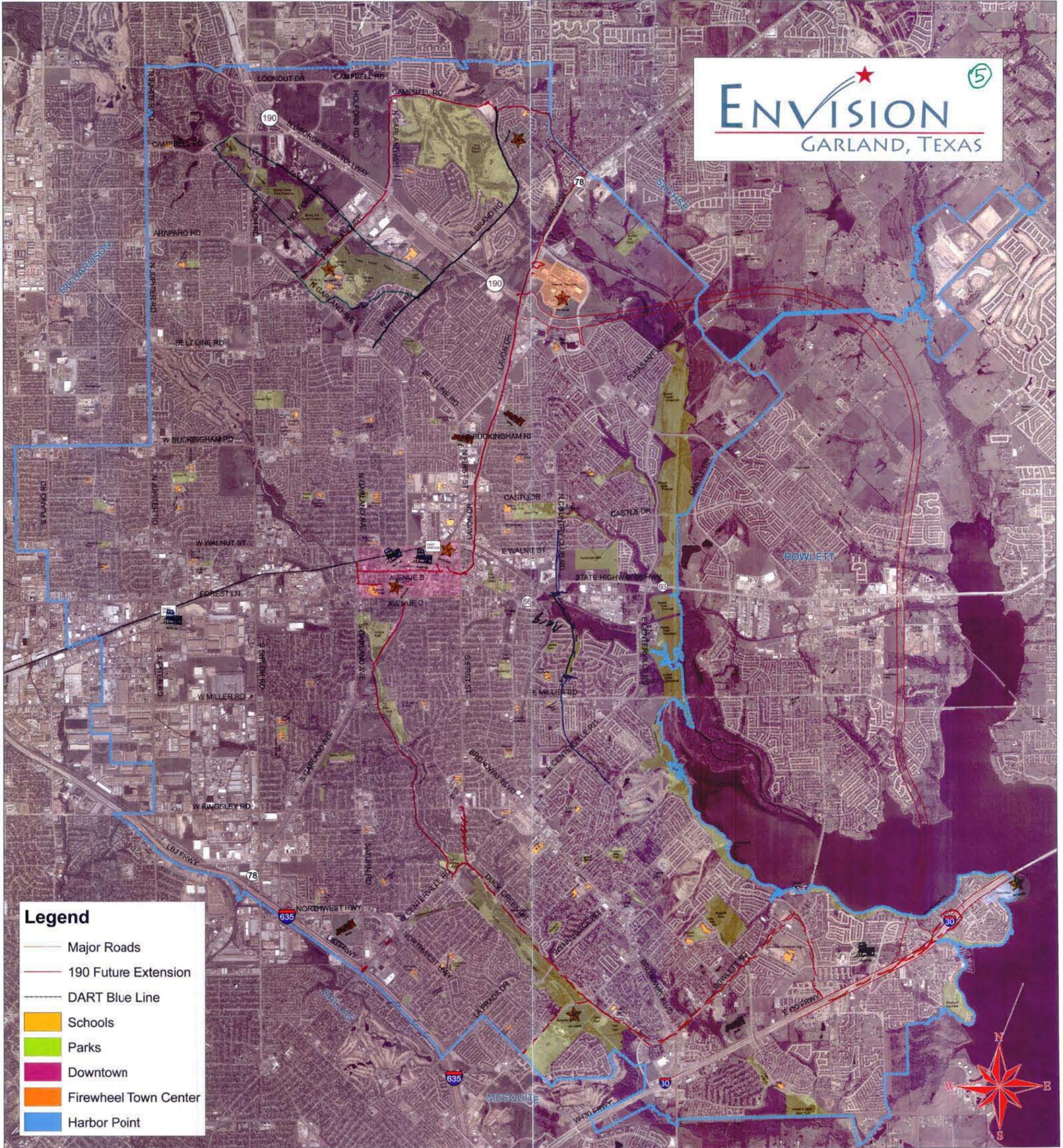


ENVISION
GARLAND, TEXAS

- Legend** *Grp 4*
- Major Roads
 - 190 Future Extension
 - DART Blue Line
 - Schools
 - Parks
 - Downtown
 - Firewheel Town Center
 - Harbor Point

Grp # 4

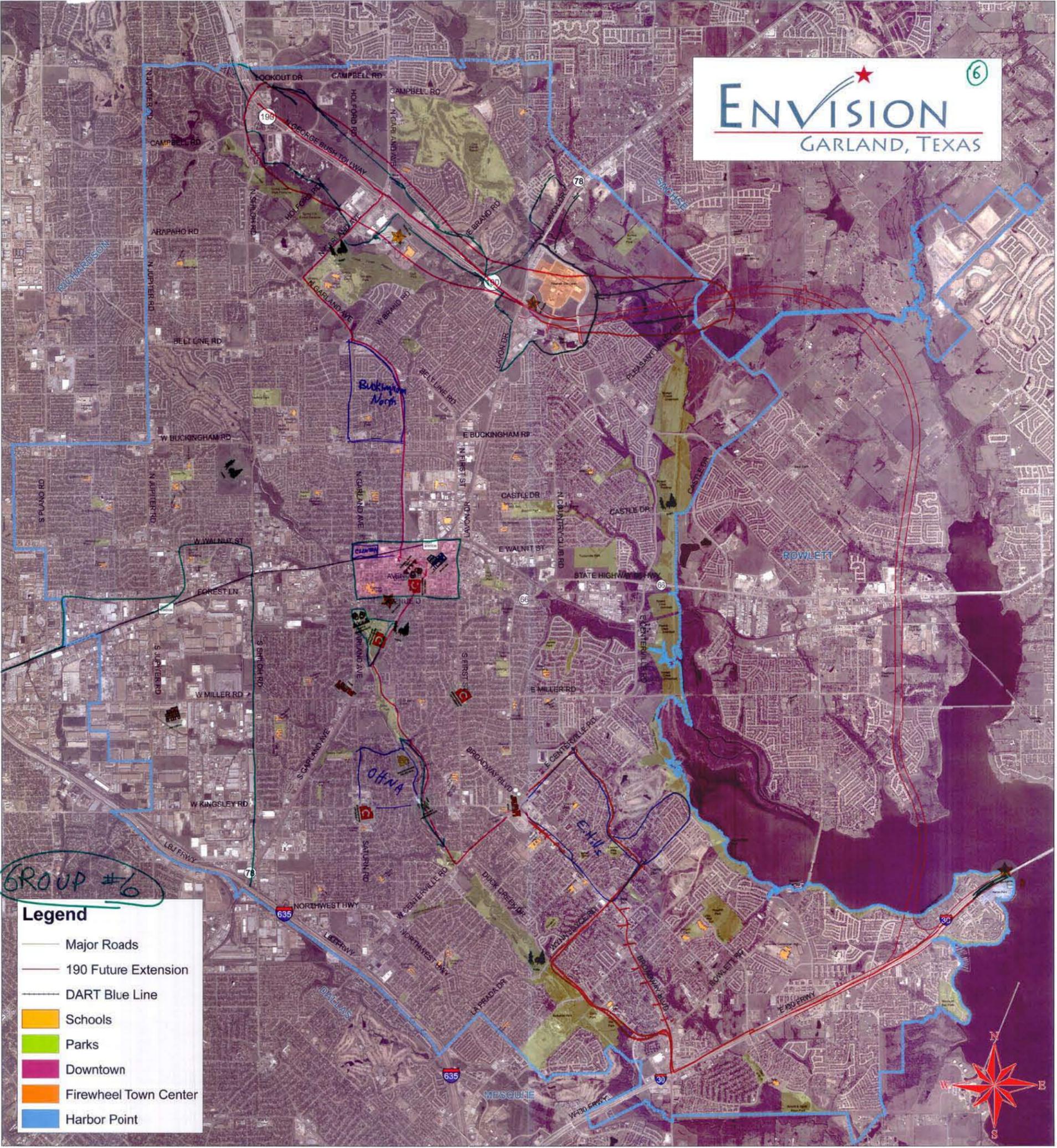
Band 4



ENVISION
GARLAND, TEXAS

Legend

- Major Roads
- 190 Future Extension
- DART Blue Line
- Schools
- Parks
- Downtown
- Firewheel Town Center
- Harbor Point





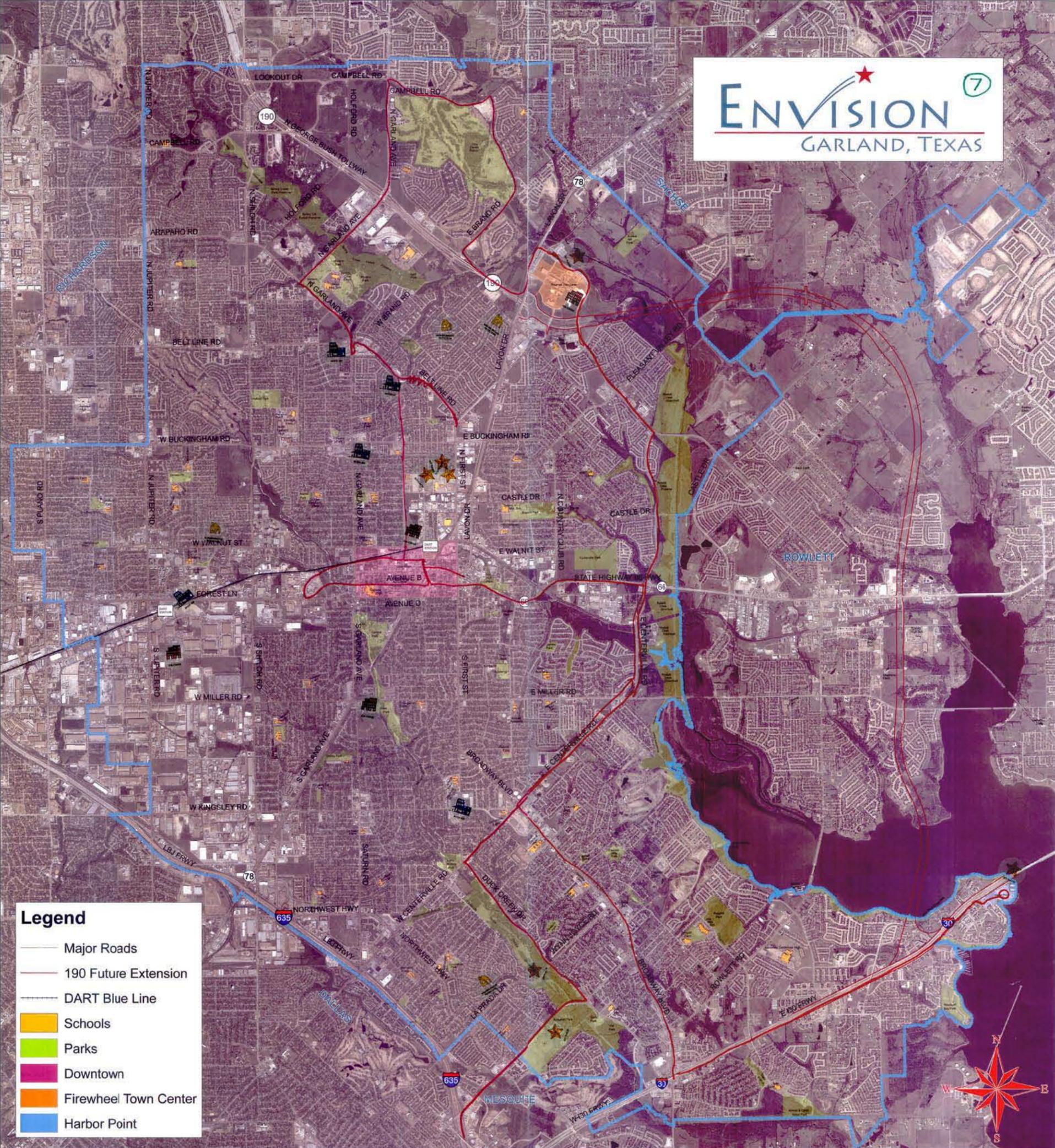
ENVISION

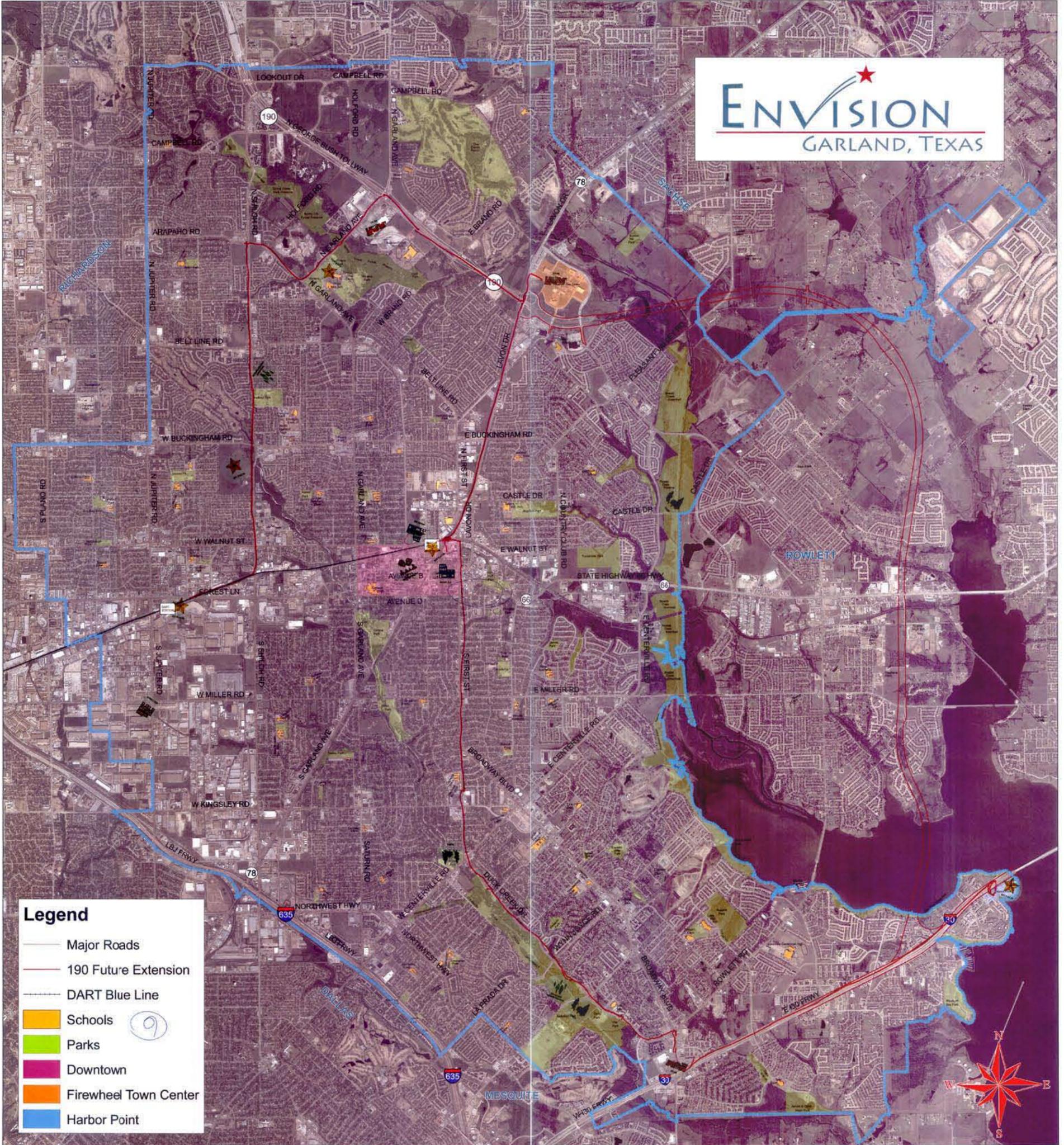
 GARLAND, TEXAS

6 GROUP #6

Legend

-  Major Roads
-  190 Future Extension
-  DART Blue Line
-  Schools
-  Parks
-  Downtown
-  Firewheel Town Center
-  Harbor Point



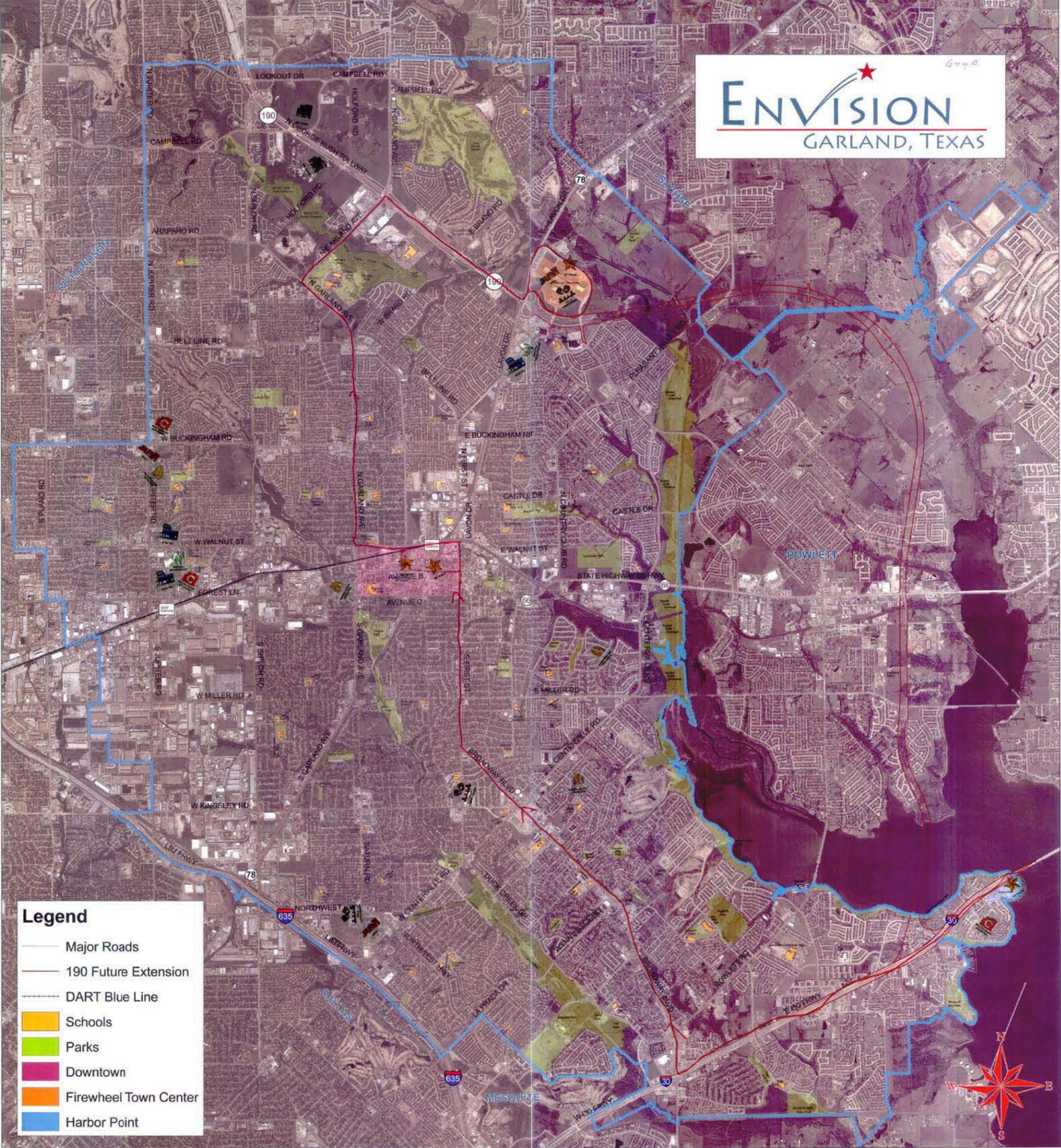


ENVISION
GARLAND, TEXAS

- Legend**
- Major Roads
 - 190 Future Extension
 - DART Blue Line
 - Schools
 - Parks
 - Downtown
 - Firewheel Town Center
 - Harbor Point



ENVISION
GARLAND, TEXAS



Legend

-  Major Roads
-  190 Future Extension
-  DART Blue Line
-  Schools
-  Parks
-  Downtown
-  Firewheel Town Center
-  Harbor Point



THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX C: OPEN HOUSE RESULTS

These are the comments provided by the individuals who participated in the Open House session.

1) Garland Today

- a) What are Garland's greatest assets? List the four things about Garland that your group agrees are its strengths – the things that make it a good place to live and work.

Population diversity, Downtown, Lakes & Greenbelts
Firewheel developments

- b) What are four improvements this community needs to make so it will be a good place to live and work in the year 2030?

Downtown Reinfatization, Job centers along PGBT corridor, Neighborhood improvement plan, High quality transit oriented developments

2) Key Places and Connections

- a) What are the places that identify Garland to you – the ones you show out-of-town visitors or that you'd miss most if you moved away?

Firewheel Town Center, Performing Arts Center, Lake areas

- b) On the map, use the red marker to show the route you'd take if you were leading a tour of Garland's most notable places.

3) Vital Neighborhoods

- a) Think about the neighborhood where you live. What three things are most important to the "quality of life" in your neighborhood?

Code enforcement, selective public improvements
such as street/sidewalk repair parks, schools, Revitalization incentives

- b) What resources can the community bring together to create the "quality of life" you want for the future?

- Cool downtown plaza and strolling sidewalks
- Sidewalk & trail networks
- Courtyards and boulevard network



4) Transportation & Infrastructure

- a) Funding for roads, transit, water systems, sewers, parks and other infrastructure are always limited. What investments will do the most to create a successful and desirable community in the future? List items on a flipchart and use markers (green for parks, black for other infrastructure) to show these items on the map.

Destination park for civic functions
Parking in redevelopment areas
Complete street renovations

5) Future Growth Opportunities

- a) A thriving city needs to have good jobs, housing for residents with different needs and preferences, and the services and other companies that people want or enjoy. Which opportunities will make Garland the best possible community for its future residents and businesses? List items on a flipchart and use stickers to locate places where these places should be located.

Commercial offices & retail along PG&BT
live work strategies for downtown, TOD & town centers
Redevelopment incentives for declining properties

- b) Cities must also be sustainable – they should use resources in a way that allows future generations to meet their needs too. What are the top five actions Garland should take to be a sustainable city?

1. Walkability 2. Compact Development 3. Transit oriented development 4. Private sector maintenance participation 5. Policy for LEED design

6) Imagining Your Desired Future

- a) Please describe, in one or two sentences, your vision of Garland as you would like to see it in 2030.

culturally diverse, continually re-inventing w/ variety of development commensurate w/ the size and culture of Garland.



Questions for Open House

1) Garland Today

- a) What are Garland's greatest assets? List the four things about Garland that your group agrees are its strengths – the things that make it a good place to live and work.

1) diverse Community 4) Health Care System
 2) location
 3) Complete Community

- b) What are four improvements this community needs to make so it will be a good place to live and work in the year 2030?

1) develop identity (brand) 4) improve investment
 2) upscale dining & recreation in neighborhoods
 3) develop more multi-use facilities/amen

2) Key Places and Connections

- a) What are the places that identify Garland to you – the ones you show out-of-town visitors or that you'd miss most if you moved away?

1) Garland High School / William Stadium

- b) On the map, use the red marker to show the route you'd take if you were leading a tour of Garland's most notable places.

3) Vital Neighborhoods

- a) Think about the neighborhood where you live. What three things are most important to the "quality of life" in your neighborhood?

1) Keeping home ownership - not rental properties

- b) What resources can the community bring together to create the "quality of life" you want for the future?

1) Neigh borhood association
 2) Continue code compliance



4) Transportation & Infrastructure

- a) Funding for roads, transit, water systems, sewers, parks and other infrastructure are always limited. What investments will do the most to create a successful and desirable community in the future? List items on a flipchart and use markers (green for parks, black for other infrastructure) to show these items on the map.

1) Develop South Garland Road

5) Future Growth Opportunities

- a) A thriving city needs to have good jobs, housing for residents with different needs and preferences, and the services and other companies that people want or enjoy. Which opportunities will make Garland the best possible community for its future residents and businesses? List items on a flipchart and use stickers to locate places where these places should be located.

1) Strong health care system

- b) Cities must also be sustainable – they should use resources in a way that allows future generations to meet their needs too. What are the top five actions Garland should take to be a sustainable city?

1) Continue working toward being a green city

6) Imagining Your Desired Future

- a) Please describe, in one or two sentences, your vision of Garland as you would like to see it in 2030.



Questions for Open House

1) Garland Today

- a) What are Garland's greatest assets? List the four things about Garland that your group agrees are its strengths – the things that make it a good place to live and work.

still some open space. Side walks golf
neighborhood grocery stores.

- b) What are four improvements this community needs to make so it will be a good place to live and work in the year 2030? SAFER

MORE WALKING / BIKE TRAILS

2) Key Places and Connections

- a) What are the places that identify Garland to you – the ones you show out-of-town visitors or that you'd miss most if you moved away?

Freshwater Mall Harbor Point

- b) On the map, use the red marker to show the route you'd take if you were leading a tour of Garland's most notable places.

3) Vital Neighborhoods

- a) Think about the neighborhood where you live. What three things are most important to the "quality of life" in your neighborhood?

open space walking to grocery walking to Mall

- b) What resources can the community bring together to create the "quality of life" you want for the future?

neighborhoods -



4) Transportation & Infrastructure

- a) Funding for roads, transit, water systems, sewers, parks and other infrastructure are always limited. What investments will do the most to create a successful and desirable community in the future? List items on a flipchart and use markers (green for parks, black for other infrastructure) to show these items on the map.

Transit to Dallas (jury Duty, Arts Center)

5) Future Growth Opportunities

- a) A thriving city needs to have good jobs, housing for residents with different needs and preferences, and the services and other companies that people want or enjoy. Which opportunities will make Garland the best possible community for its future residents and businesses? List items on a flipchart and use stickers to locate places where these places should be located.

- b) Cities must also be sustainable – they should use resources in a way that allows future generations to meet their needs too. What are the top five actions Garland should take to be a sustainable city?

Biofuels? Wind Turbines,

6) Imagining Your Desired Future

- a) Please describe, in one or two sentences, your vision of Garland as you would like to see it in 2030.

~~Living~~ Housing, apartments for seniors with nearby amenities.



Questions for Open House

1) Garland Today

- a) What are Garland's greatest assets? List the four things about Garland that your group agrees are its strengths – the things that make it a good place to live and work.

Firewhul Golf & Mall

- b) What are four improvements this community needs to make so it will be a good place to live and work in the year 2030?

City wide bicycle paths

2) Key Places and Connections

- a) What are the places that identify Garland to you – the ones you show out-of-town visitors or that you'd miss most if you moved away?

Convenient access to mall, grocery, golf

- b) On the map, use the red marker to show the route you'd take if you were leading a tour of Garland's most notable places.

3) Vital Neighborhoods

- a) Think about the neighborhood where you live. What three things are most important to the "quality of life" in your neighborhood?

Security

- b) What resources can the community bring together to create the "quality of life" you want for the future?

bicycle paths - bicycle lanes on current roads



4) Transportation & Infrastructure

- a) Funding for roads, transit, water systems, sewers, parks and other infrastructure are always limited. What investments will do the most to create a successful and desirable community in the future? List items on a flipchart and use markers (green for parks, black for other infrastructure) to show these items on the map.

Handwritten notes on lined paper, including the word "Bike" and other illegible text.

5) Future Growth Opportunities

- a) A thriving city needs to have good jobs, housing for residents with different needs and preferences, and the services and other companies that people want or enjoy. Which opportunities will make Garland the best possible community for its future residents and businesses? List items on a flipchart and use stickers to locate places where these places should be located.

Blank lined paper for handwritten notes.

- b) Cities must also be sustainable – they should use resources in a way that allows future generations to meet their needs too. What are the top five actions Garland should take to be a sustainable city?

Handwritten text: "Wind turbines along Rowlett Creek"

6) Imagining Your Desired Future

- a) Please describe, in one or two sentences, your vision of Garland as you would like to see it in 2030.

Handwritten text: "I would like to see a city with a lot of green space and a lot of parks."



Questions for Open House

- 1) Garland Today
- a) What are Garland's greatest assets? List the four things about Garland that your group agrees are its strengths – the things that make it a good place to live and work.

1) talent + number of hours provided by local forces
 2) police - fire services - communication 3) Dept
 4) variety of housing

- b) What are four improvements this community needs to make so it will be a good place to live and work in the year 2030?

1) clean up crew + cars 2) cleanup
 man streets, including Dept rail garbage, (road
 3) restrooms + reformulated implementation
 Comm

- 2) Key Places and Connections

- a) What are the places that identify Garland to you – the ones you show out-of-town visitors or that you'd miss most if you moved away?

near to visitors; ice cream parlors
 crossroads

- b) On the map, use the red marker to show the route you'd take if you were leading a tour of Garland's most notable places.

- 3) Vital Neighborhoods

- a) Think about the neighborhood where you live. What three things are most important to the "quality of life" in your neighborhood?

1) safety 2) appearance 3) streets, walkability
 express only of our neighborhood no direct road
 major street

- b) What resources can the community bring together to create the "quality of life" you want for the future?

In group report



4) Transportation & Infrastructure

- a) Funding for roads, transit, water systems, sewers, parks and other infrastructure are always limited. What investments will do the most to create a successful and desirable community in the future? List items on a flipchart and use markers (green for parks, black for other infrastructure) to show these items on the map.

more mass transit, streets to be
have drawn sidewalks

5) Future Growth Opportunities

- a) A thriving city needs to have good jobs, housing for residents with different needs and preferences, and the services and other companies that people want or enjoy. Which opportunities will make Garland the best possible community for its future residents and businesses? List items on a flipchart and use stickers to locate places where these places should be located.

mixed use in Beltline (Garland Rd) or
shopping center, some of Beltline
Garland Rd

- b) Cities must also be sustainable – they should use resources in a way that allows future generations to meet their needs too. What are the top five actions Garland should take to be a sustainable city?

in group report

6) Imagining Your Desired Future

- a) Please describe, in one or two sentences, your vision of Garland as you would like to see it in 2030.

in group report



Questions for Open House

1) Garland Today

- a) What are Garland's greatest assets? List the four things about Garland that your group agrees are its strengths – the things that make it a good place to live and work.

① City Services: police, fire, GP&L, Schools
 ② Diversity: population, economic base, housing opportunities
 ③ Parks of Garland: 2 DART stations, parks, square, PAC
 ④ LOCATION

- b) What are four improvements this community needs to make so it will be a good place to live and work in the year 2030?

① Neighborhood support services: hospitals, clean neighborhoods, better lighting (Broad Rd)
 ② Transportation: public accessibility, biking & walking routes
 ③ Economic development
 ④ Aging infrastructure fixed

2) Key Places and Connections

- a) What are the places that identify Garland to you – the ones you show out-of-town visitors or that you'd miss most if you moved away?

Inwood Shopping, golf courses, Duck Creek green belt

- b) On the map, use the red marker to show the route you'd take if you were leading a tour of Garland's most notable places.

3) Vital Neighborhoods

- a) Think about the neighborhood where you live. What three things are most important to the "quality of life" in your neighborhood?

① sense of community
 ② security: lighting, police, emergency response,
 ③ amenities: library, parks, grocery store

- b) What resources can the community bring together to create the "quality of life" you want for the future?



4) Transportation & Infrastructure

- a) Funding for roads, transit, water systems, sewers, parks and other infrastructure are always limited. What investments will do the most to create a successful and desirable community in the future? List items on a flipchart and use markers (green for parks, black for other infrastructure) to show these items on the map.

work with GISO & DART to utilize empty school buses during the middle of the day and in the evenings to fill in DART routes, help the handicapped transportation - also summer & holidays

5) Future Growth Opportunities

- a) A thriving city needs to have good jobs, housing for residents with different needs and preferences, and the services and other companies that people want or enjoy. Which opportunities will make Garland the best possible community for its future residents and businesses? List items on a flipchart and use stickers to locate places where these places should be located.

*near train stations & bus routes
mixed use NW Hwy & State*

- b) Cities must also be sustainable – they should use resources in a way that allows future generations to meet their needs too. What are the top five actions Garland should take to be a sustainable city?

1) volunteer center - staffed 2) improve entryways 3) senior citizen volunteer support group 3) small gradual tax increases along with a culture of innovation ex - citywide internet access

6) Imagining Your Desired Future

- a) Please describe, in one or two sentences, your vision of Garland as you would like to see it in 2030.

APPENDIX D: KEYPAD POLLING RESULTS

1.) Which Shakespearean character was the famous lover of Juliet? (sample question)

	Responses	
	(percent)	(count)
Romeo	98.51%	66
Othello	0%	0
Leonardo	1.49%	1
Hamlet	0%	0
Totals	100%	67

2.) How many people live in North Texas today? (sample question)

	Responses	
	(percent)	(count)
1 million	2.70%	2
3 million	21.62%	16
6 million	51.35%	38
9 million	5.41%	4
12 million	18.92%	14
Totals	100%	74

3.) How desirable is the future Garland that my discussion group envisioned?

	Responses	
	(percent)	(count)
Very desirable	84.72%	61
Somewhat desirable	11.11%	8
Somewhat undesirable	1.39%	1
Very undesirable	2.78%	2
Totals	100%	72

4.) How desirable are the futures presented by all our discussion groups?

	Responses	
	(percent)	(count)
All are very desirable	45.71%	32
Most are very desirable	50%	35
Some are very desirable	4.29%	3
None are desirable	0%	0
Totals	100%	70

5.) Which issue is most important to quality of life in neighborhoods?

	Responses	
	(percent)	(count)
Quality of housing	15.28%	11
Cost of housing	5.56%	4
Parks & open space	2.78%	2
Safety	23.61%	17
Sense of community	26.39%	19
Close to jobs & shopping	8.33%	6
Public services & facilities	11.11%	8
Good schools	4.17%	3
Lack of traffic	0%	0
Some other issue	2.78%	2
Totals	100%	72

6.) Which issue is most important to Garland's economy & tax base?

	Responses	
	(percent)	(count)
Good labor force	5.63%	4
Retaining existing businesses	15.49%	11
Attracting new businesses	38.03%	27
Providing good City services	5.63%	4
Keeping taxes low	4.23%	3
Reducing traffic congestion	1.41%	1
Enhancing Garland's attractiveness	28.17%	20
Some other issue	1.41%	1
Totals	100%	71

7.) What should be the major focus of our economic development efforts?

	Responses	
	(percent)	(count)
Revitalizing existing shopping centers	51.43%	36
Attracting new neighborhood businesses	12.86%	9
Promoting business relocation to Garland	20%	14
Something else	15.71%	11
Totals	100%	70

8.) What environmental issue is most important to Garland's future?

	Responses	
	(percent)	(count)
Stormwater & flooding	7.14%	5
Green spaces in or near neighborhoods	27.14%	19
Places for recreation	11.43%	8
Water quality & quantity in rivers & lakes	8.57%	6
Water conservation	12.86%	9
Habitat	1.43%	1
Trees & urban forests	5.71%	4
Climate change	1.43%	1
Linked trails	15.71%	11
Something else	8.57%	6
Totals	100%	70

9.) What will do the most to create the Garland I want in the future?

	Responses	
	(percent)	(count)
Encourage mixed use development	33.80%	24
Improve community appearance	29.58%	21
Improve access to parks, recreation, open space	2.82%	2
Improve traffic flow	0%	0
Promote community identity	23.94%	17
Promote alternatives to the auto	9.86%	7
Something else	0%	0
Totals	100%	71

10.) Locating jobs close to neighborhoods

	Responses	
	(percent)	(count)
Essential	12.68%	9
Important	40.85%	29
Interesting but not important	40.85%	29
Not worth considering	4.23%	3
I'm not sure	1.41%	1
Totals	100%	71

11.) Revitalizing existing neighborhoods

	Responses	
	(percent)	(count)
Essential	76.39%	55
Important	19.44%	14
Interesting but not important	4.17%	3
Not worth considering	0%	0
I'm not sure	0%	0
Totals	100%	72

12.) Revitalizing Downtown Garland

	Responses	
	(percent)	(count)
Essential	62.50%	45
Important	31.94%	23
Interesting but not important	5.56%	4
Not worth considering	0%	0
I'm not sure	0%	0
Totals	100%	72

13.) Minimizing traffic congestion

	Responses	
	(percent)	(count)
Essential	29.58%	21
Important	56.34%	40
Interesting but not important	14.08%	10
Not worth considering	0%	0
I'm not sure	0%	0
Totals	100%	71

14.) Enabling residents to walk or bike to work/school/shops

	Responses	
	(percent)	(count)
Essential	36.62%	26
Important	45.07%	32
Interesting but not important	14.08%	10
Not worth considering	2.82%	2
I'm not sure	1.41%	1
Totals	100%	71

15.) Locating new homes & jobs near rail

	Responses	
	(percent)	(count)
Essential	25.35%	18
Important	45.07%	32
Interesting but not important	26.76%	19
Not worth considering	2.82%	2
I'm not sure	0%	0
Totals	100%	71

16.) Providing affordable housing

	Responses	
	(percent)	(count)
Essential	29.58%	21
Important	52.11%	37
Interesting but not important	15.49%	11
Not worth considering	2.82%	2
I'm not sure	0%	0
Totals	100%	71

17.) Providing housing for seniors

	Responses	
	(percent)	(count)
Essential	38.57%	27
Important	54.29%	38
Interesting but not important	7.14%	5
Not worth considering	0%	0
I'm not sure	0%	0
Totals	100%	70

18.) Having a variety of housing choices

	Responses	
	(percent)	(count)
Essential	35.71%	25
Important	48.57%	34
Interesting but not important	15.71%	11
Not worth considering	0%	0
I'm not sure	0%	0
Totals	100%	70

19.) Repairing and replacing old infrastructure

	Responses	
	(percent)	(count)
Essential	80.56%	58
Important	18.06%	13
Interesting but not important	1.39%	1
Not worth considering	0%	0
I'm not sure	0%	0
Totals	100%	72

20.) Maintaining public facilities in neighborhoods

	Responses	
	(percent)	(count)
Essential	60.87%	42
Important	37.68%	26
Interesting but not important	1.45%	1
Not worth considering	0%	0
I'm not sure	0%	0
Totals	100%	69

21.) Improving air quality

	Responses	
	(percent)	(count)
Essential	38.81%	26
Important	47.76%	32
Interesting but not important	11.94%	8
Not worth considering	1.49%	1
I'm not sure	0%	0
Totals	100%	67

22.) Reducing potential damage from flooding

	Responses	
	(percent)	(count)
Essential	17.39%	12
Important	52.17%	36
Interesting but not important	28.99%	20
Not worth considering	1.45%	1
I'm not sure	0%	0
Totals	100%	69

23.) Conserving water

	Responses	
	(percent)	(count)
Essential	44.78%	30
Important	49.25%	33
Interesting but not important	4.48%	3
Not worth considering	0%	0
I'm not sure	1.49%	1
Totals	100%	67

24.) Retaining open spaces and natural areas

	Responses	
	(percent)	(count)
Essential	44.12%	30
Important	45.59%	31
Interesting but not important	7.35%	5
Not worth considering	2.94%	2
I'm not sure	0%	0
Totals	100%	68

25.) Reducing greenhouse gas emissions

	Responses	
	(percent)	(count)
Essential	30.88%	21
Important	45.59%	31
Interesting but not important	14.71%	10
Not worth considering	8.82%	6
I'm not sure	0%	0
Totals	100%	68

26.) Becoming more sustainable

	Responses	
	(percent)	(count)
Essential	53.52%	38
Important	43.66%	31
Interesting but not important	2.82%	2
Not worth considering	0%	0
I'm not sure	0%	0
Totals	100%	71

27.) Conserving energy

	Responses	
	(percent)	(count)
Essential	49.28%	34
Important	46.38%	32
Interesting but not important	4.35%	3
Not worth considering	0%	0
I'm not sure	0%	0
Totals	100%	69

28.) Providing more choices for shopping and dining

	Responses	
	(percent)	(count)
Essential	31.88%	22
Important	36.23%	25
Interesting but not important	30.43%	21
Not worth considering	1.45%	1
I'm not sure	0%	0
Totals	100%	69

29.) Creating new entertainment choices

	Responses	
	(percent)	(count)
Essential	19.12%	13
Important	51.47%	35
Interesting but not important	29.41%	20
Not worth considering	0%	0
I'm not sure	0%	0
Totals	100%	68

30.) Supporting new types of jobs and businesses

	Responses	
	(percent)	(count)
Essential	50%	35
Important	42.86%	30
Interesting but not important	5.71%	4
Not worth considering	0%	0
I'm not sure	1.43%	1
Totals	100%	70

31.) Am I willing to stay involved with Envision Garland?

	Responses	
	(percent)	(count)
Definitely	88.89%	64
Maybe	11.11%	8
Probably not	0%	0
I'm not sure	0%	0
Totals	100%	72