



ENVISION

GARLAND, TEXAS

GROWING THE VISION!

WORKSHOP RESULTS REPORT



GARLAND



MARCH 2009



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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, 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

GROWING THE VISION! WORKSHOP STAFF VOLUNTEERS

- | | |
|---------------------|----------------------------|
| Chasidy Allen | Planning |
| Tracy Allmendinger | Planning |
| Teresa Biddick | Planning |
| Scott Bollinger | Organizational Development |
| Angela Calvin | Planning |
| Felisa Conner | Planning |
| Maxwell Fisher | Planning |
| Mike Gaiter | Building Inspection |
| Becky King | Organizational Development |
| Daniel Krzyzanowski | Planning |
| Greg McDaniel | Organizational Development |
| Neil Montgomery | Planning |
| Kelley Perez | Planning |



Anita Russelmann	Planning
Roger Sexton	Planning
Laura Staley	Organizational Development
Mona Woodard	Grant Management

ECONOMIC DEVELOPMENT CONSULTANT TEAM

Bill Cunningham, Principal and Owner, Leland Consulting Group
Anne Ricker, Principal and Owner, Leland Consulting Group
Christine Maguire, Leland Consulting Group, Lead Analyst

EXECUTIVE SUMMARY

The City of Garland continues its efforts to create a new Comprehensive Plan, *Envision Garland*, which will guide the city's future growth and development into the year 2030.

The Growing the Vision! workshop was held on numerous dates during the months of October 2008 to January 2009, and was designed to delve deeper into ideas and comments generated during the summer's Community Visioning Workshop (June 2008). Through the community visioning event the following important issues were identified:

- vital neighborhoods,
- identifiable centers,
- mobility,
- sustainability,
- distinctive community design, and
- infrastructure investment.

The Growing the Vision! workshops continued the valuable community participation element that is so important for this comprehensive plan endeavor. Seven workshop sessions were held on different days and times, and at different locations throughout the city to better fit in with people's busy lifestyles. Four workshops were held in October, November, and December as part of the Growing the Vision! effort. Two sessions were held during the City's Neighborhood Summit that occurred on October 25th. Leadership Garland's 2008 Class held a workshop session in January 2009 as part of their planned curriculum. Then later in January, the Garland Youth Council co-sponsored a workshop for Garland high school youth at the Audubon Recreation Center. Around 135 residents, business owners, and other property owners participated in one of the workshops.

An open house held before the Growing the Vision! workshops allowed time for one-on-one questions of staff. Workshop participants were able to learn more about the comprehensive planning process as well as the future growth anticipated for our region. Later, after a brief presentation, they worked in small groups to complete an interactive mapping exercise.

This report details the design of workshop activities, summarizes the results and conclusions; and recommends 'next steps' so as to integrate workshop results into the *Envision Garland* Comprehensive Plan. Some of the more notable findings are:



- Participants support the concepts outlined in the **Draft Vision Statement** and believe it fairly represents the comments given during the Community Visioning Workshop. They offered suggestions to make the vision statement a broader, more concise statement that reflects citywide interests and goals.
- **Strength and vitality of neighborhoods** continues to be a major focus. Through their discussions, participants' identified commonality among the various age and family demographics in relation to lifestyles, interests, and needs. They indicated that a variety of housing types, retail, and employment opportunities are needed in close proximity to one another. They also indicated support for mixed use as a tool to achieve that goal.
- **Community aesthetics and image** continue to be primary concerns. Participants recommended an on-going focus to 'clean-up' properties, not only within neighborhoods, but also along major corridors and entrances into the city. They noted that these entrance and corridor views experienced by visitors and those passing through Garland can make a lasting impression. Workshop participants indicated that a positive impression of Garland should be the goal.
- The need for **quality education** was stressed by numerous workshop participants. In addition to basic education for youth, employment training and continuing education are also needed – for those entering and leaving the workforce.
- **Resource conservation** is a sustainability concept supported by the majority of workshop participants. Water and energy conservation, alternative modes of transportation, and parks and open space needs were all identified as elements that should be addressed in development and redevelopment programs. Air quality, water quality, and stormwater management were also noted as important sustainability issues that should be addressed.



Community involvement and the resulting dialogue generated during the Growing the Vision! workshops supports the creation of the **Envision Garland** Comprehensive Plan. It continues to help shape the vision of what residents, businesses, and other property owners want for Garland in the coming 20 years. It also helps to define the priorities and establish the foundation for policies that will guide development and redevelopment. Recommendations that can be used to build on the results of the visioning events are found in the 'Conclusions and Recommendations section of this report.



GROWING THE VISION EVENTS

DESIGN AND PREPARATION

The Growing the Vision! workshops continued the public input opportunities related to the *Envision Garland* Comprehensive Plan project. Identical presentations were given at each workshop, which was designed for both those who had participated in previous events, as well as those who were first learning about the *Envision Garland* project. The program included an orientation of the *Envision Garland* Comprehensive Plan project, an update on project activities, and an interactive mapping element intended to identify participant’s ideas and thoughts about how Garland should look and function in the next 20 years.

The Growing the Vision! workshops were programmed, coordinated, and presented by the City of Garland Planning Department, through the Envision Garland Team (EGT), with support from other City staff and Garland Independent School District (GISD) staff at each of the school locations. A representative of Leland Consulting Group also provided support at each of the workshops. The Leland Consulting Group worked with the City of Garland and the Garland Economic Development Partnership to develop economic development strategies for the Garland community.

EVENT OBJECTIVES

On-going public involvement throughout the *Envision Garland* Comprehensive Plan project is crucial for completion of a plan that addresses city-wide concerns and issues.

The purpose of this round of workshops was to:

- expand on previous comments and input; and
- focus on issue-specific topics for detailed consideration and discussion.

Previous input was gathered through the Public Opinion Survey, Community Visioning Workshop event, and interviews with elected officials and staff. A Survey Results Report (May 2008) summarizes responses to the public opinion survey. The Community Visioning Workshop Results Report outlines the process and summarizes the responses of that workshop and open house, which was held on June 21, 2008. Both reports are available for more information. As outlined in the Community Visioning Workshop report, key issues for *Envision Garland* consideration are: vital neighborhoods, identifiable centers, mobility, sustainable city, distinctive community design, and infrastructure investment.

WORKSHOPS AND PARTICIPANTS

Approximately 135 Garland residents, business owners, and other property owners participated in the Growing the Vision! workshops. Identical workshops were held on four occasions at different locations throughout the city, in an effort to accommodate participants’ busy schedules. The workshop schedule is shown to the right in Figure 1.

<p>Tuesday, October 14 6:00 to 8:30 PM South Garland High School 600 Colonel Drive</p> <p>Thursday, October 30 6:00 to 8:30 PM Naaman Forest High School 4843 Naaman Forest Boulevard</p> <p>Tuesday, November 11 6:00 to 8:30 PM Sellers Middle School 1009 Mars Drive</p> <p>Saturday, December 6 9:30 AM to 12:00 PM Bradfield Elementary School 3817 Bucknell Drive</p>

Figure 1. Growing the Vision! Workshop Schedule

In addition to the four workshops offered during the fall, other opportunities for participation were offered throughout the fall and early winter timeframe, including the Neighborhood Summit, Leadership Garland, and the Garland Youth Council.

Another workshop opportunity during the Neighborhood Summit (October 2008) included both residents and non-residents of Garland. Two sessions offered during the Summit focused on *Envision Garland* and the Growing the Vision! workshop.

In January 2009, two additional workshops were sponsored for Garland residents. The Leadership Garland program offered a workshop as a part of the curriculum for its 2008 class members. The Garland Youth Council co-sponsored a workshop for high school-aged residents where they gave their unique perspective on what Garland should be in the next 10 to 20 years.

OUTREACH

All of Garland’s residents, business owners, and other property owners were invited to participate in the workshops. Outreach efforts to publicize the Growing the Vision! workshops were similar to those used for the Community Vision Workshop and extended throughout the workshop timeframe. The print, telephone, and electronic messages were regularly updated and designed to provide the most current information.

Envision Garland information is always available via the project website (www.EnvisionGarland.org), email (EnvisionGarland@ci.garland.tx.us), and telephone newslines (972-205-2865). This contact information is publicized in all *Envision Garland* public relations pieces. Another method of receiving updates that is available to interested persons is the *Envision Garland* email contact list. By request, a person can submit their name and email address so that email updates can be sent directly to their computer.

Special efforts were made to publicize and promote opportunities for public comment, such as the opinion survey and workshops, including the Growing the Vision! workshop. In addition to the contacts listed above, displays and handouts were provided at various city buildings frequented by residents, such as City Hall, libraries, Carver Center, and Main Street Municipal Building.

Articles were published in the Garland City Press. The City Press is distributed on a bi-monthly basis to Garland



residents and businesses. Additionally, press releases were sent to area newspapers and publications by the City of Garland's Public Information Officer prior to each of the four workshops.

Frequently-issued email reminders were sent to all those on the *Envision Garland* email contact list. In addition, school marquees, signs, and/or bulletin boards at the schools were utilized to publicize the workshops.



GROWING THE VISION WORKSHOP DETAILS AND RESULTS

REGISTRATION AND OPEN HOUSE

Identical presentations and activities at each workshop ensured that all participants were given the same information, and, likewise, similar input and comments were gathered for the *Envision Garland* Comprehensive Plan. Consistent discussions and exercises enabled even comparison of participants’ diverse perspectives and resulted in a general consensus of the long-term vision for Garland on both a neighborhood and community scale. (See Figure 2. Workshop Agenda).

Pre-registration was not a requirement as walk-in participation was encouraged. Upon arrival at the workshop, each participant completed a registration form and was given a workshop packet that outlined the day’s agenda, described the discussion and exercise items, and provided the upcoming workshop dates, as well as *Envision Garland* contact information. As in the Community Visioning Workshop, the Growing the Vision! workshop participants were given colored stickers to place on a large aerial map of Garland to represent where they lived and where they worked. The Live-Work Map shows that residents from throughout the city participated in the Growing the Vision! workshops. Many participants also work within the Garland community. (See Figure 3. Live-Work Map). Handout information and open house displays illustrated previous public involvement that had been undertaken over the past months.

Workshop Agenda	
Time	Activity
6:00 p.m. – 6:15 p.m.	Registration and Open House
6:15 p.m. – 6:30 p.m.	Welcome and Envision Garland Overview
6:30 p.m. – 6:40 p.m.	Break / Go to Small Group
6:40 p.m. – 8:05 p.m.	Small Group Discussion and Exercise
8:05 p.m. – 8:30 p.m.	Wrap Up and Next Steps

Figure 2. Workshop Agenda

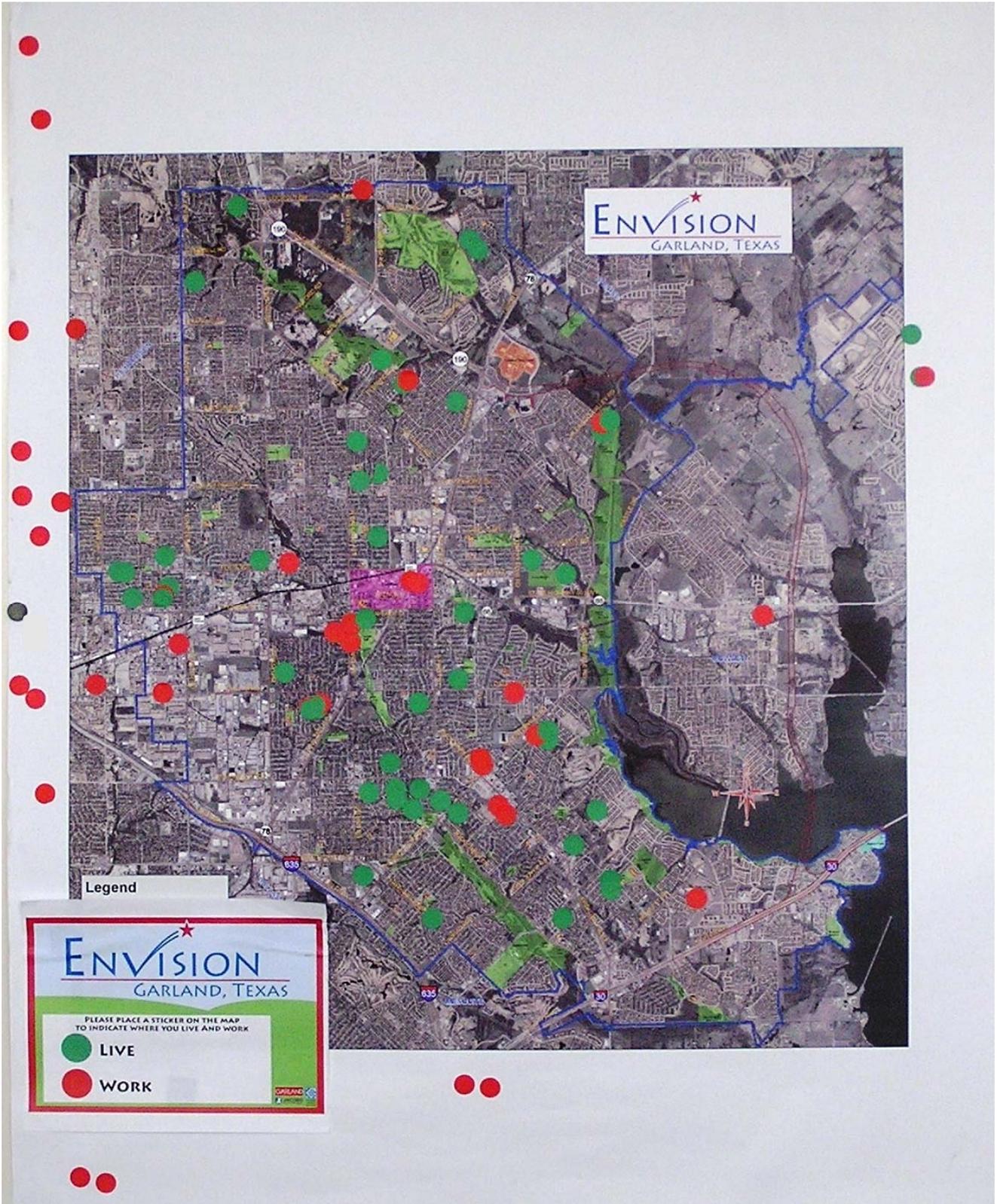


Figure 3. Live-Work Map

WELCOME AND ENVISION GARLAND OVERVIEW

The Growing the Vision! workshop opened with a brief presentation given by a Planning Department staff member. This presentation provided an overview of background information and updates related to the Envision Garland comprehensive planning project. In particular, participants heard some of the information that resulted from input gathered during the June 2008 Community Visioning Workshop.

Background information described the purpose and elements of a comprehensive plan, including past comprehensive plans created for Garland and why a new one is needed now. The current comprehensive plan was created over 20 years ago when distinct conditions were felt in the various parts of the city. Plans were independently created for the north, east, south, central, and west sectors to address development issues unique to the sector. Today, many of the issues affecting Garland are felt citywide; a truly comprehensive approach is now needed. The Envision Garland Comprehensive Plan will provide that citywide analysis and planning needed to take Garland into the year 2030.

Numerous changes are anticipated for the Dallas-Fort Worth and surrounding areas within the next 10 to 20 years. Many North Texas officials anticipate substantial growth for the region – growth of population, jobs, schools, and related development. Considering its location within the Dallas metroplex and its employment base, Garland has the opportunity to take advantage of this anticipated growth to engage positive changes for the city.

Garland and similar cities are referred to as “first tier suburbs” – they experienced growth and development as families and businesses began moving out of Dallas. While Garland’s close proximity to Dallas allows easy access to major job centers and various attractions, it also means that it is surrounded by other cities and has little area for new development (referred to as “built-out”). Additionally, much of Garland’s existing development occurred during the 1950’s through the 1980’s, resulting in numerous challenges such as obsolete, underperforming retail centers and the need to revitalize older neighborhoods.

These factors, plus urbanization and changing demographics, while challenging, also provide opportunities for redevelopment. In addition to close proximity to Dallas, Garland can build on its diverse economic base and solid sense of community.

Input by participants of the Community Visioning Workshop identified the following major issues for the Envision Garland Comprehensive Plan:

- vital neighborhoods,
- identifiable centers,
- mobility,
- sustainability,
- distinctive community design, and
- infrastructure investment.

Another product of the Community Visioning Workshop, the Envision Garland draft Vision Statement, was presented to workshop participants. Discussion of the various points within the statement was held during the next portion of the workshop (see Small Groups Discussion & Exercise).



SMALL GROUP DISCUSSION AND EXERCISE

After completion of the presentation, workshop participants gathered into small groups for a two-part discussion and interactive exercise session. Group assignments were made through use of color-coded workshop packets that were given to participants during registration. This technique ensured that each group had a variety of personalities, experience, and opinions. Group size varied between typically four and 10 people. A Planning staff member was assigned as a facilitator to take notes and lead the activities for each group. The discussion questions and interactive exercise were included in the workshop packet that each participant received during registration. (See Figure 4. Small Group Discussion and Exercise).

Results of the small group discussion and exercise are summarized in the following sub-sections. Appendix A and Appendix B list the notes from discussion questions and the results of the interactive exercise in “raw” form, that is, as written on the note pads.

Small Group Discussion and Exercise
<p><u>Discussion</u></p> <ol style="list-style-type: none"> 1) Exploring the Vision – During this summer’s Community Visioning Workshop, participant’s input created a draft vision statement. The draft Vision Statement will be explored over the next few months and will form the foundation of the new comprehensive plan. Read the draft Vision Statement and consider this future image of Garland. <ol style="list-style-type: none"> a) Does this draft Vision Statement represent your idea of Garland’s image in the future? Which parts? Is there anything missing? b) What in Garland exists today that represents the Vision we’ve established for the year 2030? 2) Creating Vital Neighborhoods – Neighborhoods are more than homes, they are distinct areas within the community offering places to live, work, and play for the variety of residents that live in them. <ol style="list-style-type: none"> a) Describe the elements of a neighborhood that represent the Vision for the year 2030. What elements are needed for every stage of life? b) Of the identified elements, which is most important to you? What might others consider important? Do these elements create a vital neighborhood for all stages of life? <p><u>Exercise</u></p> <ol style="list-style-type: none"> 3) Building the Vision <ol style="list-style-type: none"> a) Use the draft Vision Statement, including ideas generated while exploring the vision and the information gained from creating vital neighborhoods, to build your vision of Garland in the year 2030. b) Tools – Map, chips, 2 markers, glue, scissors 4) Creating Identifiable Centers <ol style="list-style-type: none"> a) Now that you’ve built your vision, identify elements to include making it uniquely Garland.

Figure 4. Small Group Discussion and Exercise Items.

EXPLORING THE VISION

The first discussion item focused on the Draft Vision Statement, which represents the combined vision statements created by participants of the Community Visioning Workshop. The Draft Vision Statement will be explored over the next few months and will be refined to form the foundation of the new comprehensive plan.

A participant within each group volunteered to read the draft Vision Statement aloud. Participants were asked to consider this future image of Garland in terms of key concepts, rather than specific verbiage. A large format sheet with the Draft Vision Statement was available for each group’s reference (see Figure 5. Draft Vision Statement). They were then asked to discuss the following questions:

Does this Draft Vision Statement represent your idea of Garland’s image in the future? Which parts? Is there anything missing?

What in Garland exists today that represents the Vision we’ve established for the year 2030?

EXPLORING THE VISION	
DRAFT VISION STATEMENT	
(from Community Visioning Workshop)	
<p>In 2030, Garland is a community that blends old and new into a desirable and distinctive destination for people and businesses.</p> <p>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.</p> <p>Garland successfully adapts to changing needs and benefits from new opportunities, strengthening its identity as an appealing hometown and a globally-connected urban hub.</p>	

Figure 5. Draft Vision Statement.

Approximately 5-10 minutes were set aside for this discussion. The group facilitator recorded individual responses on a flip chart pad. Participants’ comments relating to the draft vision statement varied greatly. While some indicated that it fully represented comments from the Community Visioning Workshop, others believed that there were too many concepts and that it should be more concise. Generally, there is a feeling that the vision statement should be a value statement that focuses on long-term goals of the city as a whole.

Many of the specific comments related to the draft vision statement could be categorized into common themes: image, people, place, parks, and open space. Not surprisingly, these themes are similar to those identified during the summer’s Community Vision Workshop. The concept of “blending old and new” overlapped several of the themes. A list of comments from each of the small groups can be found in Appendix A at the end of this report.

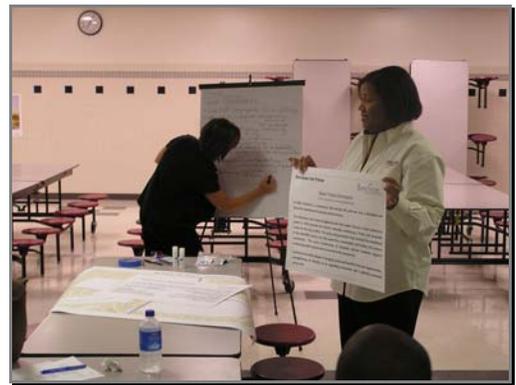
IMAGE: Garland's image continues to be a primary concern for residents. That is, image in terms of visual appearance, as well as, what others think of our community. During the Growing the Vision! workshop, participants said their own image of Garland is that of a 'hometown' – community pride and involvement; one of history, roots, character, and family values. Although workshop participants indicated that they have a positive image of the community, they don't believe it's shared by the majority of the Dallas metroplex. They believe that visual appearance plays a significant role in creating and reinforcing Garland's image, especially along major thoroughfares and entrances into the city. At the same time, participants believe that adaptability and change are important aspects for Garland's future in order to create a vibrant, attractive living and working atmosphere.

PEOPLE: Workshop participants acknowledged Garland's diversity and indicated that its residents are one of its strengths. Strong neighborhoods, involvement of residents, and the unique city organization all play a part. Participants stressed the importance of inter-relationships between all ages and cultures. Continued educational opportunities for youth, workforce, and retired residents were also noted as an important element for Garland's future.

PLACE: The group of comments that fall under the 'place' theme are as much about image and ideas, as actual locations within Garland itself. The desirable elements of this first-tier suburb – accessibility, affordability, hometown, and history – are what make Garland a desirable 'place'. It is also about those elements that will make Garland sought after in the future: commercial and neighborhood revitalization, continuing education, innovation / 'thinking outside the box', and broad industry and business growth. Workshop participants' comments focused on concepts and actions that will make Garland a self-contained community – one where residents can live, learn, work, and play together.

PARKS: Workshop participants were clear on this theme: parks, open space, recreation, and cultural amenities are important for a healthy community. To these residents, good health relates to personal as well as environmental health. It is an integral part of sustainability. Comments noted that parks and open space are important for residential and commercial neighborhoods.

A few of the existing elements in Garland that workshop participants said represent the future that they find desirable are: downtown area, Firewheel Town Center, Harbor Point, the industrial/job base, neighborhoods, parks, and the new Dallas County Community College District (DCCCD) campus.



CREATING VITAL NEIGHBORHOODS

The second discussion item focused on neighborhoods. Vital neighborhoods are more than homes; they are distinct areas within the community offering places to live, work, shop, go to school, and play for the variety of residents that inhabit them.

Participants were asked to describe the elements of a neighborhood that represent their Vision for the year 2030. A large format sheet that listed various elements of a neighborhood, along with different ages and family types, was available for each group's reference (see Figure 6. Vital Neighborhood Chart). Participants were asked the following questions:

What elements are needed for every stage of life?

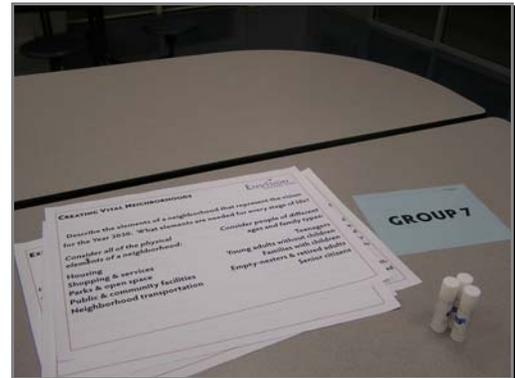
*Of the identified elements, which is most important to you?
What might others consider important? Do these elements create a vital neighborhood for all stages of life?*

Approximately 10-15 minutes were set aside for this exchange of ideas. Participants discussed the types of elements desired by each age and family type while the group facilitator recorded responses on a flip chart pad.

As with the previous discussion topic, participants offered numerous comments and suggestions related to neighborhood vitality and livability. Participants' comments reinforced those from the summer's Community Visioning Workshop and provided more detail related to types of uses and what new developments might look like in the future Garland, as well as how people might function in them. Input noted during the Growing the Vision! Workshop continued to focus on the 'important issues' from the visioning workshop:

- vital neighborhoods,
- identifiable centers,
- mobility,
- sustainability,
- distinctive community design, and
- infrastructure investment.

The majority of the workshop participants indicated that the demographic group 'Families with children' most represented Garland. Participants noted that important elements of a vital neighborhood for 'Families with children' are similar to those for teenagers, except that additional opportunities for recreation and socialization are needed for teens. For many participants, one of the interesting outcomes of this discussion was the discovery that young adults and 'empty-nesters' desired similar neighborhood elements.



CREATING VITAL NEIGHBORHOODS	
 <p>Describe the elements of a neighborhood that represent the vision for the Year 2030. What elements are needed for every stage of life?</p>	
<p><i>Consider all of the physical elements of a neighborhood:</i></p> <ul style="list-style-type: none"> Housing Shopping & services Parks & open space Public & community facilities Neighborhood transportation 	<p><i>Consider people of different ages and family types:</i></p> <ul style="list-style-type: none"> Teenagers Young adults without children Families with children Empty-nesters & retired adults Senior citizens

Figure 6. Vital Neighborhoods Chart.

Especially notable were responses from the Garland Youth Council workshop. The primary input from these workshop participants focused on ‘Teens’ and ‘Young Adults without children’; however, they did offer suggestions related to the other demographic groups. Elements of a vital neighborhood that these workshop participants indicated as important include: a variety of affordable housing types with near-by amenities and recreation opportunities, especially parks and outdoor recreation. They also indicated that crime watch, safety, and quiet neighborhoods are important neighborhood elements, along with bike and walking paths, churches, and general socialization. Although a broad variety of entertainment suggestions were noted, comments related to good schools, career training, and jobs were frequently listed as important elements to a vital neighborhood for ‘Teens’ and ‘Young adults without children’. “Stylish” and “cool” were used to describe the character and ambiance of these places.

All comments from the small groups are summarized on the following pages under the previously identified ‘important issues’. Again, detailed comments from each of the small groups can be found in Appendix A at the end of this report.

VITAL NEIGHBORHOODS ... Vital neighborhood considerations include demographic characteristics, neighborhoods, change, and growth. All workshop groups indicated that some of the more important elements of a vital neighborhood for any age group include a variety of quality housing that is also affordable; good schools and libraries; churches; shopping; jobs; and a variety of parks and recreation opportunities. Proximity of the various uses within the neighborhood was stressed by participants as being an especially important element.

Some of the important elements noted during the workshops are more perception than development related, such as, feeling safe, knowing your neighbors, low crime, and good role models.

Many participants desire a future Garland where residents can move through the different phases of life and remain in Garland, with their parents and children. Workshop participants indicated a desire to have a mix of home sizes in relative close proximity so that ‘empty-nesters’ and ‘seniors’ could live close to their children and grandchildren. They indicated that this pattern of development would support neighborhood vitality as well as their own family lifestyles.

IDENTIFIABLE CENTERS ... Identifiable centers considers land use, economic development, and business centers, as well as community landmarks and civic facilities. In addition to specific types of retail and commercial businesses, workshop participants indicated that an identifiable center would combine a variety of needed elements that would economically support one another: retail, jobs, educational, health care, socialization and entertainment, and residential. A majority of workshop participants indicated that 'mixed use' should be a part of Garland's future development. A mixed-use development typically includes residential and retail and/or office uses within one building. Again, connections and proximity to residential areas were noted as important aspects of a vital neighborhood.

Discussions related to education extended beyond the required kindergarten through twelfth-grade levels. Participants indicated that opportunities for continued education are needed for working adults and retired adults as well. Job training and associated businesses that hire high school-aged and entry-level workers was emphasized by many participants as being important to Garland's long-term economic health.

Medical facilities and health care were also frequently mentioned as important elements of a vital neighborhood. Again, proximity to housing and related retail business was frequently identified as important, especially for 'Families with children' and the older demographic groups.

MOBILITY ... Mobility is an especially important issue for Garland's future. As the North Texas population grows; increased congestion is anticipated within the area. Mobility includes not only the freeway and turnpike systems, but also the Dallas Area Rapid Transit (DART) bus and rail system, in-city transit, bicycle and pedestrians, and other transportation alternatives. Workshop participants acknowledged that alternatives to a personal automobile would be needed in the future, especially for residents in the 'senior' demographic group. Additionally, workshop participants suggested that telecommuting and other work patterns would help alleviate traffic congestion.

Along with DART bus and rail, walking and bicycling were identified as needed alternative modes of transportation; and critical for a successful future Garland. Participants indicated that bicycle lanes, sidewalks and trails serve both transportation and recreation functions and are important elements of a vital neighborhood for all age groups. Participants also noted the importance of good connections between residential



areas, schools, retail and job centers, recreation, and entertainment that would enhance safe pedestrian and bicycle use.

SUSTAINABILITY ... Sustainability is a popular concept and one that has many applications. It is used here to describe that which will survive and function over many years or generations. Sustainable applies to the environment (air, water, land), land use and development patterns, construction techniques, energy use, as well as economic conditions.

Virtually all the small groups indicated that a variety of open space and park types are needed so that Garland can remain a desirable community. This thought was emphasized considering the population growth and density increases that are anticipated over the next 10 to 20 years. Participants indicated that protection of natural areas, especially the creek corridors, and providing parks in both residential and commercial areas are important elements for vital neighborhoods, as is green spaces linking these areas. Comments from the Garland Youth Council workshop suggested a number of specific ideas, such as trails, dog parks, campgrounds, evening park activities that are safe, and lakeside parks for swimming, canoes, and paddleboats were important to ‘Teens’ and ‘Young Adults without children’.

Many comments from workshop participants indicated that recycling and energy conservation are important for a future Garland. Mixed use development, green building, mass transit, and walking to and between destinations were all noted as important sustainable practices. Minimizing stormwater runoff was also noted as an important element for future Garland.

DISTINCTIVE COMMUNITY DESIGN ... Distinctive community design relates to aesthetics and urban design; it is about “sense of place” and those elements that give identity. An older neighborhood with street trees and neat little bungalow houses from the 1940’s has a sense of place; as do downtown Garland and Firewheel Town Center. This issue also applies to aged shopping centers and what kind of revitalization might occur there.

Terms such as “look nice”, “unique” or “current, but not trendy” were noted. “Stylish” and “hip” were often used by workshop participants to describe the kinds of places / identifiable centers that they find desirable. Some participants believe that it is important to maintain a “hometown image”, but that perception and aesthetics

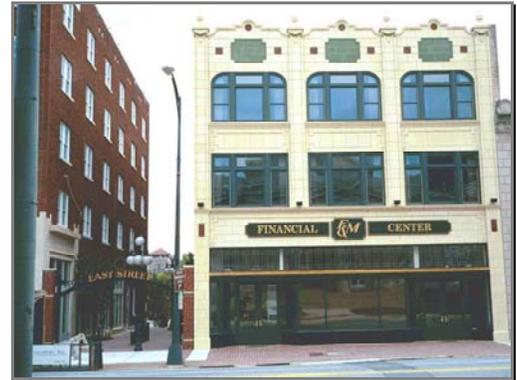


Image from Interactive Exercise.



Image from Interactive Exercise.

will affect where people go and will, ultimately, affect revenue and economic development.

Design elements that participants identified as important to a vital neighborhood include outside patios, sheltered parking, and ADA compliance (ramps, et cetera). Many workshop participants were familiar with various places in other cities and suggested images of the types of urban design that would be appropriate for Garland. Local examples of notable places included McKinney Avenue, Lakewood, The Harbor in Rockwall, and Deep Ellum. Other memorable places included San Antonio Riverwalk, Boston, Nashville, and San Francisco – for ease of getting around, activities, and history.

INFRASTRUCTURE INVESTMENT ... This issue is important to most of the communities within the Dallas metroplex that experienced significant development during the 1950's and 60's, through the 1980's. Today, in the year 2009, some of the infrastructure that forms Garland's foundation is in need of repair and/or replacement. Infrastructure includes utility systems (water, sewer, electricity), transportation network, as well as community facilities.

Virtually all discussion groups noted the importance of parks, recreation centers, libraries, and schools for neighborhood vitality. Sidewalks, bike lanes, trails, streets, and transit were also frequently noted as important elements for most demographic groups. Another frequently identified infrastructure investment that participants believe is important to a future Garland is technology – not only current wireless technology for home, office, and businesses, but also providing future technological advancement for economic health.

BUILDING THE VISION

This third item began the small group's interactive exercise portion of the Growing the Vision! workshop. Participants were asked to use the draft Vision Statement, along with ideas generated while exploring the vision and the information gained from creating vital neighborhoods, to build their vision of Garland in the year 2030.

Tools for this exercise consisted of a large-scale map, game pieces, a variety of colored markers, and glue sticks. The map extended approximately 1-mile in each direction and was a generic location meant to symbolize a typical intersection location or neighborhood area in Garland. Features on the map included:



- intersecting major roads
- creek and associated environment
- existing single-family residential areas, and
- numerous parcels and lots of various sizes, either undeveloped, or with vacant buildings that are available for redevelopment.

Game pieces were used to represent various land uses and development concepts, such as residential, commercial, mixed use, parks and open space, transportation, and public facilities. Within each of these were examples of specific types of uses, for example: single-family, townhomes, neighborhood commercial, commercial-office, bicycle/pedestrian routes, bus/trolley transit, hospitals, schools, recreation centers, and similar uses. The game pieces (land use chips) are illustrated in Figures 7a and 7b. Activity Game Pieces.

Participants were asked to work together in their small group and create a neighborhood map that reflected the group's consensus, rather than individual's ideas for a separate area. Participants were also asked to focus on the land uses rather than appearance of the development. If a desired land use game piece was not available, then participants were free to create new ones. After review and agreement, the game pieces were glued to the map. Markers were used to draw other street or trail alignments, as well as other concepts and any notes, on the map. During several workshops the participants were able to present their vital neighborhood to the other groups and describe their future vision of Garland. Maps created by each of the small groups are included in Appendix B at the end of this report.



BUILDING THE VISION

ACTIVITY GAME PIECES



Development Concept Types

Residential Chips



- Single Family Homes
- *Single family detached*
 - *New construction, consistent with existing character*
 - *Height – Up to 2 stories*



- Townhomes
- *Single family attached*
 - *Increased density, urban character*
 - *Height – Up to 3 stories*



- Multi-family homes (Apartments)
- *Multifamily including courtyard, walk-up, and elevator apartments*
 - *Increase density, multiple building*
 - *Height – Up to 3 stories*

Commercial Chips



- Neighborhood Commercial Center
- *Commercial area providing neighborhood focused retail and personal service uses*
 - *Within walking distance from residential uses*
 - *Height – Up to 3 stories*



- Commercial—Retail
- *Single use buildings, strip retail, big box*
 - *Height – Up to 3 stories*



- Commercial—Office
- *Commercial area providing a range of office types*
 - *Employment Center*
 - *Height – Up to 3 stories*



- Mixed-use development
- *Provides a mix of uses in one building, including residential, retail, office, or institutional uses*
 - *Height – 3 stories or greater*

Figure 7a. Activity Game Pieces-1

BUILDING THE VISION

ACTIVITY GAME PIECES



Development Concept Types



Parks & open space

Open space providing recreational facilities, parks, or natural areas



Transportation

Trails (bicycle / pedestrian)



Public transit (bus, trolley, et cetera)

Public facilities



School



Hospital



Library



Community Center

Figure 7b. Activity Game Pieces-2

The interactive mapping exercise produced a wide variety of visions for a future Garland. Some maps were more detailed than others; while others indicated a mix of seemingly unrelated land uses. Several factors seemed to affect the outcome of the different groups.

Limited time was a key factor that hindered full development of a group’s vision, especially during the Neighborhood Summit and Leadership Garland workshops. Typically approximately 30-35 minutes were dedicated to this portion of the interactive mapping exercise; however these two workshops were limited to roughly half that time due to other scheduled agenda items. Additional circumstances that could affect the mapping exercise are group dynamics, familiarity with the subject matter, and the general comfort level of participants working on this type of exercise.

As with the small group discussion portion of the workshop, this exercise was also evaluated with respect to the major issues identified during the summer’s Community Visioning Workshop:

- vital neighborhoods,
- identifiable centers,
- mobility,
- sustainability,
- distinctive community design, and
- infrastructure investment.



VITAL NEIGHBORHOODS ... Maps generally supported the groups’ discussion of this important issue. A variety of housing types were provided in close proximity to each other, including senior housing. Often, groups provided much denser residential areas adjacent to “jobs” or retail development. Some of the maps also show higher density housing within existing residential areas, as well as in undeveloped or redevelopment areas. Virtually all maps included community facilities such as schools, libraries, recreation centers, and churches. Parks and open space was also a common element of the neighborhoods; “dog park” was frequently noted as a specific type of park. Retail and shopping was shown within ½-mile of residential areas in all the groups’ maps. Other uses depicted within the neighborhoods during this interactive mapping exercise included medical facilities, offices, mixed use, entertainment, and transit.



IDENTIFIABLE CENTERS ... Identifiable centers considers land use and economic development, and includes commercial or business centers, as well as community landmarks and civic

facilities. Common among all the groups’ mapping exercise were several land use combinations that could be classified as *identifiable centers*.

A live-work-shop area that combines residential, retail, commercial, and office land uses was one of the most common centers envisioned by workshop participants. Medical-health was also a common theme depicted during the mapping exercise. The medical-health centers also frequently included senior living and related retail components.

Retail-entertainment centers, as well as those that incorporated education and community components, were also popular land uses that workshop participants built into their neighborhood centers. The creek corridor was frequently a focal point for the center, and would enable bicycle-pedestrian access from the adjacent residential areas to the centers, as well as between the identifiable centers.

Open space was a common element within the centers. During the youth workshop, one of the groups even envisioned a lakeside center, with residential, retail, and entertainment uses.

MOBILITY ... The majority of the groups’ neighborhood maps considered mobility in terms of transportation alternatives as well as the physical relationship of land uses. Workshop participants were aware of the importance of linkages within, as well as between, the various residential and non-residential areas. Bicycle-pedestrian and bus transit were shown on virtually every map created during the Growing the Vision! workshop.

Often the bicycle-pedestrian routes followed along the creek corridor, and were also provided along the major streets and within existing residential areas. On-street bike lanes were specifically noted on several maps. Likewise, bus facilities were typically located on the major roads; however, neighborhood routes were also shown on some maps.

SUSTAINABILITY ... The most frequent examples of sustainability that workshop participants depicted on their neighborhood maps were provision of open space areas, development patterns, and alternative transportation modes. Several group maps illustrated nature trails, “nature” school, and similar learning opportunities.

The majority of the workshop groups preserved either the entire creek corridor or the vast majority as park and open space. Additionally, parks and/or open space were



provided within new residential and non-residential developments.

Development patterns shown on the groups' maps depict clusters of related land uses that would enable a reduction of short trips, thus reducing the number of vehicles on the road. Fewer vehicles on the road could also affect environmental quality, in particular, energy use and air quality. Commercial, retail, and employment uses were located in close proximity to one another, often times along with various residential and mixed use in the immediate vicinity.

Bus, bicycle, and pedestrian modes of transportation were provided in virtually all the neighborhood maps created by the workshop participants. These transportation alternatives were often shown within both existing residential areas as well as new developments, linking various residential and non-residential land uses.

DISTINCTIVE COMMUNITY DESIGN ... The majority of the groups' maps utilized images or sketches to illustrate design ideas. Workshop participants chose a variety of urban design and architectural styles to represent their vision of a future Garland. Selected images illustrate a wide variety of traditional and contemporary styles in both suburban and somewhat denser urban settings. New developments included revitalized buildings as well as new construction. Parks and open space included natural areas and structured, hard-surfaced plazas.

For more information about the images used in this exercise, see the following report section, *Creating Identifiable Centers*.

INFRASTRUCTURE INVESTMENT ... Much of the infrastructure shown on the groups' maps was in the form of civic facilities. Schools, libraries, and community centers were common. Parks, bicycle-pedestrian trails, and sidewalks were also improvements typically found within workshop participants' neighborhood maps, as were on-street bicycle paths and transit facilities. Another investment noted by many groups was wireless accessibility (wi-fi), which was shown in commercial, residential, and park locations.



CREATING IDENTIFIABLE CENTERS

This second part of the interactive exercise (also, the last part of the small group session) considered site and building design that would create an identifiable center, or neighborhood. After identifying land uses to build their vision

of a vital neighborhood, participants were asked to identify elements that would make it uniquely Garland. Approximately 25 minutes were set aside for this portion of the mapping exercise; however, this part of the activity was occasionally undertaken simultaneously with the previous Building the Vision activity.

This exercise used a different set of game pieces that depicted images of buildings and community scenes. The image illustrated each of the development concept types discussed in the previous *Building the Vision* exercise. For each development type, several styles and intensities of development were shown. For example, 1-2 story buildings, 4-6 story buildings, new construction, reuse of existing buildings, wide urban-type sidewalks with minimal landscape, and sidewalks within landscape buffers were among the numerous options. These images also illustrate the Distinctive Community Design topics discussed above in the *Building the Vision* section. The most frequently used images of the set are depicted in Appendix C.

The most frequently selected images illustrate that workshop participants are comfortable with a combination of traditional design, as well as more contemporary urban design. They depict a variety of acceptable development styles and intensities – for residential developments, commercial and office, and parks, including different types of bicycle and pedestrian transportation facilities. The images also show that green open space, parks, and landscape are important parts of all types of developments.



WRAP-UP AND NEXT STEPS

At the conclusion of the interactive mapping exercises, if sufficient time was available, the groups were given the opportunity to present their Garland 2030 map to the other workshop participants. Otherwise, participants were able to view the maps on their own at the conclusion of the workshop.

Results and analysis of the Growing the Vision! workshop presented in this report is available in electronic format for public information. Branch libraries have CD-ROM copies of this Results Report for viewing and a link on the Envision Garland website allows for download of the report.

Comments gathered during the workshop, along with other Envision Garland research and public input, will be used in writing the *Envision Garland* Comprehensive Plan document during the spring and summer months. A draft comprehensive plan is anticipated later this fall for public review.

Related to the *Envision Garland* Comprehensive Plan, the 'next steps' consist of using the input gathered during the Growing the Vision! workshop sessions, along with research and other input from staff and the general public, to create a draft comprehensive plan.

CONCLUSIONS AND RECOMMENDATIONS

In this section of the Growing the Vision! Workshop Results Report, input received during these events and offers recommendations for Garland and the *Envision Garland* process. In addition to comments contained in this report, previous stakeholder input is published in the Public Opinion Survey summary and the Community Visioning Workshop Results Report.

THOUGHTS ON GARLAND'S FUTURE

Participants in these Growing the Vision! workshops were attentive and involved during the day's events. They provided insightful commentary, especially during the discussions and interactive mapping sessions. As previously noted, the Garland Youth Council workshop also offered the opportunity to hear from those high school-aged residents who will become Garland's future – future leaders, future business owners, and future homeowners.

Some participants also contributed to the summer's Community Visioning Workshop; however, for the majority, the Growing the Vision! workshop was their first interaction with the Envision Garland Comprehensive Plan process. Results of the small group exercises show that participants in the Growing the Vision! workshop share similar thoughts, beliefs, and ideas as those who responded to the Public Opinion Survey and Community Visioning Workshop.

- Participants possess strong identity with Garland as their home, and care deeply about its future. While some aspects of the city are in need of attention, participants are generally optimistic about Garland's future as a desirable place to live and work.
- Concerns addressed by participants can be classified as typical "first-ring" suburb issues. Reinvestment in both residential and commercial areas affects not only the economic viability of Garland, but also the aesthetics and visual appeal.
- Basic issues related to neighborhoods continue to be a primary focus for Garland's stakeholders. In addition to reinvestment and aesthetic concerns, amenities and services that affect daily life also affect residents' desire to stay within the community.
- Participants expressed strong support for a variety of sustainability concepts. Alternative modes of transportation (such as walking, bicycling, and transit) for young and old alike, as well as shopping and entertainment opportunities in close proximity to neighborhoods were some of the most frequently noted options.

VISION FOR 2030

Formation of Garland's Vision for 2030 is an inclusive process. Vision statements created by Community Visioning workshop participants led to the formulation of a draft Vision Statement, which was a part of the small group discussion session during this Growing the Vision! workshop. The draft Vision Statement reflects the valued aspects of Garland today – and those desired for the future. It is important that residents, city leaders, and other stakeholders work together to refine this vision statement. The concepts contained in the Vision Statement will become the foundation of the Envision Garland Comprehensive Plan and the shared direction for what Garland will become.

Based on workshop participants' comments, the following revised Draft Vision Statement is suggested:

Draft Vision Statement – revised

In 2030, Garland is a community that blends old and new into a distinctive destination for people and businesses. Garland successfully adapts to changing needs and benefits from new opportunities; strengthening its identity as an appealing hometown with vital, desirable neighborhoods; and a sustainable, globally-connected urban hub.

ISSUES FOR THE ENVISION GARLAND COMPREHENSIVE PLAN

A number of key issues for the Envision Garland Comprehensive Plan were identified during the summer's Community Visioning workshop – vital neighborhoods, identifiable centers, mobility, sustainable city, distinctive community design, and infrastructure investment. The Growing the Vision! workshop activities were structured to expand on those issues and gain more detailed ideas and specific suggestions.

Stakeholders' input during these recent workshops supported the previously identified issues and provided suggestions as to incorporating them into the Envision Garland Comprehensive Plan.

- 1.) **Vital neighborhoods** should include a blend of land uses that accommodate the needs of a variety of residents: mix of housing types, parks and open space, retail & commercial (shopping, restaurants, services), employment (offices), and civic (churches, recreation centers, libraries, schools), including alternative modes of transportation (transit, bicycle, pedestrian) to and between these land uses. Housing types should include single-family, townhomes, multifamily, and senior housing close to traditional single-family. Community and interaction of residents are important considerations for all ages, cultures, interests. Education opportunities for youth and adults remain a strong focus.
- 2.) Higher density residential and retail-commercial developments are needed in order to accommodate the anticipated growth and demographic changes. **Identifiable centers** are those places known for business locations, civic facilities, and community landmarks. 'Mixed use' development is seen as one of the tools that can create those desirable places and provide live-work-shop-play components. Redevelopment of vacant and/or out-dated shopping centers offers opportunities to create identifiable centers and revitalize neighborhoods.
- 3.) Transportation alternatives are needed to address local **mobility** issues as much as, or more so, than regional issues. While public transit and highways are available for travel throughout the Dallas metroplex, cross-town travel within Garland can be difficult. A complete mobility network would include more convenient (intra-city) bus transit and safe bicycle and pedestrian facilities (bike lanes, sidewalks) that would provide routes to and between residential, parks and schools, retail, and commercial areas.
- 4.) **Sustainable communities** are concerned with the ability to meet present needs without compromising those of future generations. Sustainability relates to the continuity of economic, social, institutional and environmental aspects of human society, as well as the non-human [natural] environment. For Garland, it involves incorporating a variety of practices that work together to reinforce sustainable concepts, such as revitalization of existing neighborhoods and commercial buildings; or providing supporting land use patterns that provide connections and limit short trips, thereby encouraging transportation modes that do not contribute to poor air quality. Sustainability also affects water quality by reducing impermeable surfaces to reduce stormwater runoff and by providing open space areas to detain stormwater and allow it to seep back into the ground.
- 5.) For workshop participants and Garland stakeholders, image continues to rank on upper end of scale as to importance; style can vary but order and attractive community lead the list. **Distinctive community design** is critical for creating the identifiable centers at key locations throughout Garland.

New development, as well as revitalization, should incorporate those urban design standards that create memorable places and provide the amenities that encourage people to gather in those places.

- 6.) **Infrastructure investment** in the community includes both public investment and private investment. Ensuring quality and maintenance of public infrastructure components can provide a spark for private investment. Workshop participants indicated support for typical public improvements such as parks and trails, libraries, and provisions for fire/police. Other noted infrastructure components included streets and sidewalks, as well as providing connections that enable walking and bicycling to various places. Suggestions related to private developments include sustainability and energy efficiency for buildings, technology updates, and entertainment venues, especially at Lake Ray Hubbard.



APPENDICES



APPENDIX 'A' – SMALL GROUP DISCUSSION NOTES (RAW DATA)

Growing the Vision! October 14, 2008 S. Garland High School
Group 1 (only group that night)

1. EXPLORING THE VISION – Draft Vision Statement

- Identity in the region
 - negative;
 - visitors liked neighborhood though;
 - negative view of entrances [into city]
- Keep “home town” image
- Image is a major problem
- Homogeneous statement
 - what is unique about Garland
 - covers too much
 - not ‘2030’
 - too bland
 - all first tier suburbs could be this
- History
 - Important
 - A major aspect of other cities’ promotion; should happen here
 - Heritage Park, maintenance
 - Downtown history threatened by new development; keep history;
 - Railroad town
- Economic development
 - SH 190
 - Support 635
- Gateways into Garland
 - Important
 - Improve infrastructure
- Take care of old
- Doesn’t mention outlying areas [only central part]
- Protect historic character
- “Lively & accessible” – seems to focus on center as the crucial area

2. CREATING VITAL NEIGHBORHOODS

Teens

- Ballfields
- Already a family area
- Not trendy currently
- Multi-unit living
- Close to social life
 - restaurants
 - clubs
 - lower Greenville
 - Village
 - West End
 - Trendy

Young adults w/out children

- Do they have the money?

- Getting outside
- Activity around them
- “age-appropriate” restaurants
- Records/music
- Bike trails; tennis courts
- Money for civic center & entertainment/sports venues (American Airlines-type)

Families with children

- This group is Garland
- We have baseball/football – group sports exist
- Garland is a family-oriented community
- Revolution of how we create & change our identity
- Hometown image, but we still need revenue

Empty-nesters

- Medical infrastructure needed
- We can make a name for ourselves with medical facilities
- Perception, aesthetics of [existing] area may cause residents to go elsewhere
- Evolution should start now; city should buy land

Seniors

- Quality single-family for retired people
- A nice place to ‘down-size’

3. BUILDING THE VISION

See also: model neighborhood map

- Look at recruiting manufacturing to Garland
- Baring back Texas Main Street program

4. CREATING IDENTIFIABLE CENTERS

See also: model neighborhood map

Growing the Vision!

October 30, 2008

Naaman Forest HS

Group 3 (one of two groups at 10/30/08 event)

1. EXPLORING THE VISION – Draft Vision Statement

- Value statement
- Wordy
- Sustainable = trendy word
- Healthy means more than sustainable
- Diversity adds interest & opportunity
- Defined values at visioning workshop

2. CREATING VITAL NEIGHBORHOODS

25 yrs old and single:

- Bars/restaurants
- Outdoor activities, expand bike trails
- Places to meet
- Urban lofts, “cool” places
- Artsy
- Pubs, local hangout in neighborhood

- McKinney Avenue (example)
- Cheers (example)
- Coffee shops
- Train, easy access to places outside garland, needs to run later
- Keep within close proximity, key point
- Safety
- Free wireless/IT hot spots
- Pet park
- Fitness center
- The Village @ Skillman / NW Hwy (example), well maintained
- Katy Trail (example)
- Lake activities

Married with kids:

- Good schools, support for home-school network
- Parks / open space
- Larger house
- Soccer fields
- Daycare
- Safety, kids can play
- Neighborhood layout supports kids playing
- Sidewalks
- Offer larger lots in new development
- Encourage investment in neighborhood to add on to small homes
- Make it easier to make changes (zoning, etc), density in neighborhoods
- Courtyards
- Shopping for kids
- Lake activities
- Library
- Grocery store
- Nature
- Recreation
- Assets: old houses with large lots, add-on with courtyard
- Meeting space, neighborhood, clubs, recreation centers, churches

Empty Nesters:

- Low maintenance housing
- Zero lot
- Back to 25s (hangouts)
- Church
- Doctor office / hospital
- Volunteers
- Shopping
- Spend \$ different than 20s age group
- Same needs as moms / family focus
- Does ethnicity influence needs for this age group?
- Close by to kids
- Opportunity to stay close to family
- Golf course
- Spa

- Arts / crafts
- Events

Retirement:

- Hospital
- Senior center / community center
- Retirement community, not isolated from activity/integrated, near DART, near church
- Near downtown

Other comments:

- Lake Ray Hubbard, natural public space, access
- "Lost opportunity"
- Consider young couples without kids, want mixture from all age groups

3. BUILDING THE VISION

See also: model neighborhood map

4. CREATING IDENTIFIABLE CENTERS

See also: model neighborhood map

- Access points from neighborhood to trail
- Restaurants with patio along trail
- Apartments at 5th & Kingsley, mixture of bright colors add character, "face lift" five years ago; Hispanic influence
- Duck Creek, pedestrian walkway in the middle of the creek
- Dog park

Growing the Vision!**October 30, 2008****Naaman Forest HS****Group 5** (one of two groups at 10/30/08 event)

1. EXPLORING THE VISION – Draft Vision Statement

- Blends old & new, some old things we want to keep
- Don't abandon your roots (work ethic, family values)
- Diversity of work force
- Destination center (live, work, play)
- Central city identity
- Identity different from other places (cities)
- Large city buy feels like a small town
- Accessibility
- Disconnection between parks/neighborhoods
- Introduce new high tech (clean) industry
- Cultural activities are missing from statement, like arts etc
- No vibrancy, pride
- A place where residents are proud
- History of Garland important
- Diversity
- Affordability

What in Garland do you see in the vision statement?

- Downtown area
- Recreation facilities
- Parks (greenbelt, preserve)

- Town Center
- DCCCD
- Neighborhoods
- Harbor Point
- Industrial base
- GP&L
- City Staff
- Neighborhood vitality
- Recycling

2. CREATING VITAL NEIGHBORHOODS

For all age/family groups:

- Safety (overall)
- Accessibility & connectivity
- Bike trails

Teenagers:

- Connect to park, fast food, gathering points
- Recreation centers (in neighborhood)
- Ease the way people get around
- Skating rink

Young adults without children:

- Convenience
- Walk-able community
- Things to do
- Restaurants / movie theaters
- Theme / identity
- Unique to Garland
- Low maintenance
- Close to people like themselves
- Shopping

Married with kids:

- Schools
- Safety
- Amenities: parks, pocket parks, playground
- Activities for parents & kids
- Churches
- Library
- Internet access (wi-fi in buildings)
- Walk-able location (one-stop shop)

Empty Nesters:

- Smaller houses
- Townhouse
- Connectivity
- Activities (bingo, et cetera)
- Transportation for seniors (golf carts)

Seniors:

- Mixed use

- Health care facilities
- Good sidewalks
- ADA compliance
- Retirement communities / assisted living
- Walking paths
- Grocery stores
- Affordable restaurants
- Senior center
- Services for independent seniors

Other comments:

- Energy efficiency

3. BUILDING THE VISION

See also: model neighborhood map

4. CREATING IDENTIFIABLE CENTERS

See also: model neighborhood map

Growing the Vision!

November 11, 2008

Sellers Middle School

Group 1 (only one group at 11/11/08 event)

1. EXPLORING THE VISION – Draft Vision Statement

- Like it all, language from Vision Workshop
- Work, go to school, live & work, not necessarily destination, self-contained community
- Good 2nd paragraph, good, but too long
- Historic & parks, not really part of vision; reality might change
- Parks should be open for residents to use, i.e. baseball fields, so people can stay home, not join other teams/out-of-town
- Diverse population, what does that mean? How does it apply to growth? Need to clarify statement
- Seems each concept supports a Vision Statement
- Need focus on education center, for jobs, continuing education, job training/youth; continuing education for seniors life-long learning
- Create “education factory”, provide infrastructure

2. CREATING VITAL NEIGHBORHOODS

Families with children:

- Environmentally safe, green
- Smaller lots, more homes in same/smaller area
- Good sized home in smaller lot area
- Each area like a small town (walk-able, parks/amenities, grocery/services, community school), i.e. Addison Circle
- Smaller schools, smaller class size; emphasize quality
- Dense green space near townhomes w/ walking path to schools, retail/day-to-day (services), park
- Housing with front porch, single-family w/ small yard and some w/ larger yard
- Variety of house types
- Know your neighbor
- Infrastructure, car or other transit to access retail
- Concentrated but not wrapped around retail
- Bicycle paths

Empty-nester:

- Similar community type as family
- Pedestrian friendly
- Single level housing independent, not senior housing
- Opportunities to maintain skills, i.e. social skills / social network, (opportunity to give back)

Senior citizens:

- Single-family “build walls”, don’t reach out for needs
- “Mother-in-law” suite/quarters
- Social integration
- Housing & transportation close to education facility; for learning, socialization
- Medical care, convenient / accessible

Young adults with no children:

- Deep Ellum, South Side at Lamar; convert abandoned / empty building to lofts
- Garland’s 5th Street Crossing needs shopping & ambience of home
- Mixed use
- Single-family homes, integrate into community
- Amenities that appeal to a variety of age groups (wine tasting, gym, sushi)
- Older homes / revitalized (“M” Streets, Swiss Avenue, Kessler Park)
- “Neighborhood” feel
- Deliberate training for diverse
- Dog park
- Churches in community

3. BUILDING THE VISION

See also: model neighborhood map

4. CREATING IDENTIFIABLE CENTERS

See also: model neighborhood map

Growing the Vision!

December 6, 2008

Bradfield Elementary School

Group 1 (one of three groups at the workshop)

1. EXPLORING THE VISION – Draft Vision Statement

- Home feel – what people want, not just new
- Parks & greenbelts – people need more space than just their yard

2. CREATING VITAL NEIGHBORHOODS

All age & family groups:

- Need green space
- Break up urban environment with green space / water
- Walking distance to parks & shopping
- Recreation centers close by, place to gather for all
- Walk-ability driven by “going green”
- Too much cement

Families with children:

- Bike trails, parking for use is needed, but may not be wanted by neighbors
- Have walking / meet neighbors events strongly promoted by the city
- Skateboarding, need to give them place to get them off sidewalks

- Like place to drop off pedestrians that is easy, enjoyable to use: shopping, parks, restaurants
- Without “connections” to elements, no reason to meet neighbors
- Locations with broad appeal: sit-down restaurants, convenient things that we use (medical shopping)
- Bowling alleys, fun family attractions
- Skating (do they still do that?)
- Safe places for kids to play when parents are not present, limited adult supervision
- Kids playing electronics, parents tell children to put them down and go outside!
- Need kid-based activities

Homes:

- Start in apartments
- As you gain possessions, they look for bigger space
- Next they look for amenities: yards, parks
- Younger people want a more “hip” place, doesn’t need to be uptown (restaurants, train to downtown)
- Small ponds, greenspace, water run-off minimized; connected greenspace, not islands

3. BUILDING THE VISION

See also: model neighborhood map

4. CREATING IDENTIFIABLE CENTERS

See also: model neighborhood map

- Environmental issues at strip malls: run-off capture, trees & landscaping
- Run DART late & on weekends, to major employers (hospital, SH190 area)

Growing the Vision!

December 6, 2008

Bradfield Elementary School

Group 3 (one of three groups at the workshop)

1. EXPLORING THE VISION – Draft Vision Statement

- Keeping what you have (blending old & new)
- Building on our strengths
- Adaptation
- Diverse residents
- Hometown
- Urban hub
- Strengthening identity

2. CREATING VITAL NEIGHBORHOODS

Teens:

- Place to recreate
- Downtown recreation for kids
- Libraries (in every neighborhood)
- Know your neighbors (sense of community, belonging)

Young couples with no kids:

- Affordable housing
- No yard (condos, apartments)
- Restaurants
- Movies / entertainment
- Cultural area (museums, etc)
- Continuing education
- Knowing older residents in the community

- Bikes
- Bus
- Walking trails

Couples with kids:

- Medical facilities
- Schools
- Daycare
- Kid-friendly restaurants
- After school care
- Single-family houses
- Duplexes
- Quadrplexes w/ open space (courtyard)
- Street trees
- Family entertainment
- Uniqueness

Seniors:

- Easily accessible medical
- Smaller new housing
- Transportation for seniors
- Zero lot housing (low maintenance yards)
- Golf courses
- Library
- Community gardening
- Senior community centers
- Assisted living facilities
- Wheelchair accessible buildings / sidewalks

Other notes:

- Lighting / security on trails
- Sprouts (store)
- Granny lofts, allow
- Green areas for each neighborhood
- Unique identity
- Grocery store in neighborhood
- Miniature golf, bowling
- Wi-fi (internet)
- Wider sidewalks

3. BUILDING THE VISION

See also: model neighborhood map

4. CREATING IDENTIFIABLE CENTERS

See also: model neighborhood map

Growing the Vision!

December 6, 2008

Bradfield Elementary School

Group 7 (one of three groups at the workshop)

1. EXPLORING THE VISION – Draft Vision Statement

- Children: concern for victory over violence

- Vision Statement should be broad, reflect long-term goals, not specific
- Include in vision statement: revitalization link between old and new
- History is important
- Blending ethnic groups & needs adapting to change
- Respect & responsibility, add to end of Vision Statement?
- Hometown

2. CREATING VITAL NEIGHBORHOODS

Young adults without children:

- Mixed-use
- Apartments & condos
- Low-maintenance housing
- Convenient, needs met quickly
- Accommodate home office, telecommuting
- Social interaction opportunities
- Recreation & fitness facilities, parks, open space
- Libraries, bookstores
- Higher education opportunities
- Efficient housing & development: energy, land use, transportation, mixed-use, sustainable, flexibility
- Create destination for trips, vacation: quality hotels, lake development, fun stuff!
- Security / public safety

Families with children:

- Quality single-family homes with yards
- Good schools, facilities & education
- Transportation: public, transportation for kids (school), connections (trails, sidewalks); well lit, safe
- Convenient shopping (convenience stores / gas station)
- Healthcare (accessible)
- Activities for kids as housing type & density changes (more MF, higher density) & open space
- Quality & affordable day care for kids & seniors
- Jobs
- Community gardens
- Local food sources
- Technology-friendly housing
- Update older housing to meet modern needs, do upon sale for energy & technology; City needs to have role in making this happen (upgrades on sale)
- City of Austin is an example (by 2020, zero energy)
- Retrofit houses, green building

Empty-nesters & Retired:

- Accommodate grandkids
- Downsizing
- Similar to young adults
- Personal safety
- Access to: health care, assisted living; mass transit
- Mixed-use

Seniors:

- Security, safety
- Health care, rehab
- Recreation & parks

- Good sidewalks
 - Access to transportation
 - Opportunity for social interaction, interaction with younger people & different ages
3. BUILDING THE VISION
See also: model neighborhood map
 4. CREATING IDENTIFIABLE CENTERS
See also: model neighborhood map

Neighborhood Summit October 25, 2008

Group 1 (one of two groups at the workshop)

1. EXPLORING THE VISION – Draft Vision Statement
 - No recorded comments
2. CREATING VITAL NEIGHBORHOODS

Teens

- Did not discuss; no notes

Young adults w/out children

- Small house
- Apartments
 - small
 - diverse
 - pet friendly
- Entertainment
 - Lower Greenville
- Fitness centers
- Starbuck’s
- Bookstore
- Wal-Mart
- Arts/culture/shows
- Bus line
- Close parking rail
- Coffee shop
- 24/7 living
- Bars
- School
- Convenience store
- Neighborhood grocery
- pizza

Families w/ children

- day care
- parks
- good schools
- rec center
- hospital
- medical facilities
- friends/playmates

- safe
 - communities
 - streets
- cost effective
- larger homes
 - multi bedrooms
 - multi baths
 - back yards
- townhomes
- duplex
- downtown schools

Empty-nesters

- down-size/small yards
- affordable housing
- retirement community
- quiet neighborhoods
- activities/places to walk
- programs/library
- arts
- pocket parks – activities for grandchildren
- health care
- fitness activities
- sidewalks in neighborhoods
- accessible transportation
- convenience

Seniors

- did not discuss; no notes

3. BUILDING THE VISION
See *also*: model neighborhood map
4. CREATING IDENTIFIABLE CENTERS
See *also*: model neighborhood map

Neighborhood Summit October 25, 2008

Group 2 (one of two groups at the workshop)

1. EXPLORING THE VISION – Draft Vision Statement
 - No recorded comments
2. CREATING VITAL NEIGHBORHOODS

Teens

- did not discuss; no notes

Young adults w/out children

- Uptown
- Downtown
- Loft
- Close to transit
- Walk-able

- Entertainment
- Higher education
- Shopping
 - Basic
 - High-end
 - grocery
- redevelopment
- eating
- coffee shop
- services

Families w/ children

- yard
- multiple bedrooms
- park
- school
- groceries
- car/parking
- sports/recreation
- family entertainment

Empty-nesters

- low maintenance housing
- smaller yards
- affordable
- townhouse
- mixed use
- senior living
- library
- health care accessibility – for families too
- transportation

Seniors

- indoor shopping

Other comments

- development “pushed back” – beautify corridors & intersections
- Milwaukee – example for highway off-ramp/access roads

3. BUILDING THE VISION
See also: model neighborhood map
4. CREATING IDENTIFIABLE CENTERS
See also: model neighborhood map

Leadership Garland January 8, 2009

Green Group (one of five groups at the workshop)

1. EXPLORING THE VISION – Draft Vision Statement
 - Emphasize diversity
 - Stay cutting edge
 - Safe

- Clean
- Aesthetically pleasing
- Blend of old & new
- Character
- Destination, identifiable reputation
- Globally connected

2. CREATING VITAL NEIGHBORHOODS

Families with Children

- Schools
- Safe neighborhoods
- Day care
- Church
- Parks
- Movies
- Museum
- Shopping (access / nearby)
- Fire safe houses, smoke alarms
- Jobs
- Single-family detached (out of rental, owner-occupied)
- Townhouses
- Apartments

Young adults with no children

- Bars
- Good restaurant
- Jobs
- Other 20s gender
- Affordable housing (lofts, apartments)
- Live music, nightlife
- Cultural events
- Music festivals
- "Riverwalk"
- Patio, sit outside

Retired adults / "empty nesters"

- Smaller houses, low maintenance, townhouse
- Home Depot
- Safe
- Exclusive neighborhood
- Restaurant, higher end
- Museum, culture, *time*
- Land for homes, activity
- Travel
- Mass transit

Senior citizens

- Assisted living
- Closer services
- Hospital
- Nursing home

- Specific communities & activities
- Florida / NW Drive & 30

Youth / Teens

- Entertainment
 - Theater
 - Arcades
 - Skateboarding
 - Water park
 - Mall
- Sports venue
- High school
- Social group
- Bus
- Bike
- Trail
- Jobs
- Neighborhood schools
- Community recreation (tennis, parks)

Memorable Places – elements that make people want to be there:

- Lake Tahoe: beauty, nature, casino
- Nashville: music, history honored
- Boston
- San Francisco: easy to get around, trolley, piers, walking
- New York: energy, people out
- Lakewood, Dallas: theater, food, commercial walkable, shopping, coffee shop, family
- Rockwall lake area: restaurants, shops

3. BUILDING THE VISION
See also: model neighborhood map
4. CREATING IDENTIFIABLE CENTERS
See also: model neighborhood map

Leadership Garland January 8, 2009

Orange Group (one of five groups at the workshop)

1. EXPLORING THE VISION – Draft Vision Statement
 - “Leading” – best at something
 - Industry & business growth & strength
 - Need more emphasis on innovation, not mass manufacturing
 - Arts & community
 - Diverse
 - Places that lived up to vision: Firewheel, Harbor Point, Downtown
 - Need more done in south Garland

2. CREATING VITAL NEIGHBORHOODS

All groups want

- Transportation methods: use less gas, more alternatives
- More telecommuting, more electronic access

- Parks, shopping, restaurants, arts, churches

Families with Children

- Schools (in neighborhood, quality)
- Choose to live with other families w/ kids
- Parks / yards / trails
- Convenience (especially grocery stores)
- Daycare / after school care
- Bus routes (to school)
- Not too close
- Sidewalks in good repair
- Family recreation

Young adults with no children

- Zero-lot homes, no yards
- Apartments & condos
- Nightlife
- More projects like Trammel Crow
- High-rise housing (like on Turtle Creek)
- Walking distance
- Buy groceries daily (more often)
- Trails, dog parks
- Valet parking, sheltered parking
- Coffeehouses
- Social gathering places
- Lower income individuals in this group:
 - Economic housing (apts)
 - Grocery store
 - DART routes
- Key issue to consider: some cultures, habits, and cost keep children at home instead of making own household

Retired adults

- Affordable retirement housing; diversity in housing type, services, amenities
- Less responsibilities, but still independent
- Entertainment: quiet conversation (including earlier times, musicals, golf course)
- Wellness center, travel programs
- Health care access (including transportation) that is affordable
- Affordable living for those who can't afford home health or long-term care

3. BUILDING THE VISION – mapping exercise

See also: model neighborhood map

4. CREATING IDENTIFIABLE CENTERS

See also: model neighborhood map

Leadership Garland

January 8, 2009

White Group (one of five groups at the workshop)

1. EXPLORING THE VISION – Draft Vision Statement

- Too long, too wordy
- Should be more concise / brief

- First and last sentences/paragraphs encompass all
- Key points: sustainable & healthy, globally
- Key: downtown green open space
- Add: education, values (to explain “desirable”)

2. CREATING VITAL NEIGHBORHOODS

Families with Children

- Education, good schools
- Child care
- Public safety (police, fire, EMS)
- Parks & recreation
- Family-oriented, kid-friendly, community entertainment
- Community affairs & celebrations (fireworks, parades)
- Cultural arts, within city and access to (elsewhere)
- Sidewalks
- Single-family detached with yards, ideal, with access to parks; housing options needed
- More controlled neighborhood streets, safe
- Golf courses, adult recreation
- Youth & adult recreation programs, YMCA or City
- Shopping, neighborhood or close by

Young adults with no children

- Condo / townhouses
- Low maintenance
- Apartment
- Zero lot line
- Entertainment / activity
- Starbucks
- Fitness (indoor / outdoor)
- Recreation, socialize, sports
- Technology
- Good transport access to other venues (here and within metro area)
 - Music
 - Sports
 - Restaurants
 - Health care
- Hip churches
- Jobs / employment
- Retail
- Continuing education

Retired adults / “empty nesters”

- Low maintenance
- Smaller yards
- Single story
- Smaller homes
- Medical facilities
- Churches
- Continuing education
- Volunteer opportunities

- Recreation opportunities (golf, tennis)
 - Arts / culture
 - Entertainment
 - Affordable housing (need by a lot of populations)
 - Options for flexible lifestyles
 - Part-time employment opportunities
 - Good tv reception
 - Technology connections
 - Public transport
 - Access to air (connections via rail)
 - Walking trails
3. BUILDING THE VISION – mapping exercise
See also: model neighborhood map
 4. CREATING IDENTIFIABLE CENTERS
See also: model neighborhood map

Leadership Garland January 8, 2009

Blue Group (one of five groups at the workshop)

1. EXPLORING THE VISION – Draft Vision Statement
 - No comments.
2. CREATING VITAL NEIGHBORHOODS
 - Families with Children
 - YMCA
 - One-stop shopping
 - Recreation
 - Young adults with no children
 - Bars
 - Entertainment district
 - Retired adults / “empty nesters”
 - Parks (low-key)
 - Ramps
 - Doctor’s offices (rehab)
 - Senior citizens
 - Housing
 - Youth
 - Theaters
 - Shopping
 - Restaurants for young people
 - Park (soccer, skate parks)
3. BUILDING THE VISION – mapping exercise
See also: model neighborhood map
4. Creating Identifiable Centers
See also: model neighborhood map

Leadership Garland**January 8, 2009****Yellow Group** (one of five groups at the workshop)

1. EXPLORING THE VISION – Draft Vision Statement

- Wordy
- Comfort in tradition mixed with younger residents
- Cultural diversity
- Unique city organization (ex: GP&L, GISD)
- Thinking outside the box
- Sustainable but also changing (w/ economy, environment, etc)
- Diverse residents

2. CREATING VITAL NEIGHBORHOODS

Undesignated comments:

- Urban living spaces (walkable to shops, DART)
- Leisure activities (karaoke)
- Wi-Fi areas including outdoor areas
- Libraries
- Upscale apts
- Mixed-use
- Jobs
- Recreation
- Access to health care
- Programs for trade / skills (learn technical skills)
- Day care (near housing or jobs)
- Schools
- Playgrounds / parks
- Libraries
- Health care (hospitals, doctors)
- Starter homes (affordable housing)
- Bike paths
- Greenbelt buffer zones
- Accommodations for “multi-generational” households

Empty Nesters / Retired

- Recreation / fitness facilities
- RV parking
- Walkable neighborhoods
- Upscale housing (smaller products)
- Patio homes
- Low maintenance
- Health care
- Golf courses
- Access to internet (Wi-Fi)
- Public transportation

Senior citizens

- Socialization centers (dispersed throughout city)
- Public transportation
- Indoor pool
- Access to health care (easy & larger)

- Volunteer programs (meals on wheels, home health aid)
- Independent / assisted living facilities
- Skilled health care facilities
- More door-to-door transportation
- Churches (all groups)
- Senior appreciation
- Outdoor mall (ex: Firewheel)
- Open space

Youth / Teens

- Recreation center
 - Parks & open space
 - More malls
 - Public transportation
 - Bike paths / trails
 - Role models
3. BUILDING THE VISION – mapping exercise
See also: model neighborhood map
 4. CREATING IDENTIFIABLE CENTERS
See also: model neighborhood map

Youth Workshop January 20, 2009

Blue Group (one of four groups at the workshop)

1. EXPLORING THE VISION – Draft Vision Statement
 - Wordy
 - Doesn't represent the future
 - City hasn't changed
 - Parks & greenbelt
 - History
 - Change
 - Economically successful (financially successful)
 - Welcoming
 - Environmentally friendly independently successful
 - Diverse
 - Blend of old & new
2. CREATING VITAL NEIGHBORHOODS

Suggestions for Youth / teens in community

- Restaurants / eateries
- Parks / green space
- Shopping center
- Gym / recreation center / swimming
- Gas station
- Schools (good ones)
- Bus stop
- Businesses that support schools, hire teens (like fast food)
- Houses
 - Big ones, 3-4 bedrooms / bath

- Large yards
- 1 bedroom efficiency – easy to keep clean, when I live alone, less space
- Affordable
- Good maintenance
- Bowling, Main Event
- Driving school
- Churches, different places of worship
- Neighborhood association / HOA, friendly – support
- Car dealership not near house
- Look nice / organized
- Crime watch
- Low crime rate

Suggestions for young adults (in 20s)

- Apartment
- Restaurants
- Houses (affordable, 1st house)
- Place to meet new people / clubs
- Coffee house
- Quiet neighborhood
- Jobs
- Recording studio
- Good grocery store
- Walmart / Target / Sams
- Independent stores
- Mall
- Good crime rates / watch
- Library
- Bike paths
- Dog park
- Hospitals / private health care
- Offices
- School
- Movie theater
- Bookstore

Suggestions for married with children families

- Parks
- Schools
- Day care / baby sitter
- Fancy restaurants
- Career jobs / businesses
- Kid-friendly community
- Shopping centers
- Signs
- Church (for different religions)
- Colleges
- Hospitals / public & private health care / orthodontist
- Grocery
- Libraries

- Retirement community for parents
- Affordable housing
 - Good streets
 - Big house with two cars
 - Larger apts
 - Duplex
- Affordable entertainment
- Pools / wading
- Water park
- Museums
- Bus
- DART
- Taxis

Suggestions for empty nesters

- Nice restaurants
- Churches
- Good grocery
- Mall
- Movies
- Quiet neighborhood
- Library
- What you had when you first moved in
 - History, still good
 - Institutions of the community
 - Small businesses
- Museums
- Retirement communities
 - Smaller homes
 - Not necessarily assisted living
 - Same neighborhood
- Recreation centers
- Good crime rate & streets
- Nature walk areas
- Gated community (sense of safety)
- People of the same age
- Mix of ages, sense of community

Suggestions for senior citizens

- Eateries w/ senior menus
- Quiet
- Fancy restaurants
- Places to take grandkids
- Museums
- Library
- Volunteer options
- Movies
- What other previous two groups have, quieter

3. BUILDING THE VISION – mapping exercise

See also: model neighborhood map

4. CREATING IDENTIFIABLE CENTERS

See also: model neighborhood map

Youth Workshop

January 20, 2009

Daniel's Group (one of four groups at the workshop)

1. EXPLORING THE VISION – Draft Vision Statement

- Good: lively & active, a place people like to come to
- Good: healthy (air)
- Good: active involvement (people meeting, involved in neighborhoods)
- Missing: schools
- Missing: appearance, not dirty, visually appealing
- Missing: secure
- Missing: places to walk, like restaurants

2. CREATING VITAL NEIGHBORHOODS

Suggestions for Youth / teens in community

- Shopping: clothes, purses
- Food: one of everything!
- Entertainment
 - Movies
 - Starbucks
 - Playground
 - Skating / skate park
 - Teen club / hangout
 - Gym
 - Amusement park (like Hawaiian Falls)
 - Park (for sports)
 - Public pool (need another)
- Library
- Driving schools
- Corner stores (for drinks, snacks, etc)
- Transportation
 - Parents drive
 - Teen bus (better directions, go where we want)
 - Walk (to school, to hangout, to restaurants)

Suggestions for young adults (& college students age)

- Library
- College campus
- Sporting events
- Gym
- Living:
 - Co-ed dorm
 - Apartments (safe, diverse population = fun, good services at apts, elevator)
- Transportation
 - Own car
 - Walking

- After college: need a job, hospitals, grocery stores
- 3. BUILDING THE VISION – mapping exercise
See also: model neighborhood map
- 4. CREATING IDENTIFIABLE CENTERS
See also: model neighborhood map

Youth Workshop January 20, 2009

Orange Group (one of four groups at the workshop)

1. EXPLORING THE VISION – Draft Vision Statement
 - Blend old / new, history
 - Interactive / ages / diversity
 - Strengthening identity (who we are)
 - Liveliness / entertainment / fun
 - Intelligence
 - Health & clean environment
 - Friendliness / humanity
 - Adaptability to changing times
 - Last sentence in 2nd paragraph
2. CREATING VITAL NEIGHBORHOODS

Suggestions for Youth / teens in community

- Shopping / malls
- Driving / transportation
- Bike lanes / trails
- Lakes / paddleboat, canoe, swim
- Parks (campgrounds)
- Apts/affordable
- Libraries
- Schools
- Grocery
- Restaurants
- Video rental
- Career / training schools (art)
- Better access to athletic facilities
 - Pools
 - Basketball
 - Soccer
 - Football

Suggestions for young adults

- Affordable homes (apartment, small house, condos, townhouses)
- Jobs
- Training / career
- Friends / socialization
- Parks
- Nightclubs, dancing
- Drive-in movie theater

- Businesses offering jobs (business mgmt, drama, culinary arts)
 - Internet cafes
 - Fitness centers
 - Day care
 - Public safety
 - Public transit (double-decker buses)
3. BUILDING THE VISION – mapping exercise
See also: model neighborhood map
4. CREATING IDENTIFIABLE CENTERS
See also: model neighborhood map

Youth Workshop January 20, 2009

Roger's Group (one of four groups at the workshop)

1. EXPLORING THE VISION – Draft Vision Statement
- Old & new is fine, gives residents a choice
 - Historic downtown areas are positive, everything is close
 - Keep one part of Garland a downtown area
 - [parks & greenways are important
 - All residents should be involved in City planning process
 - Safer
 - Better roads
 - Better landscaping, flowers & plants on roadside
2. CREATING VITAL NEIGHBORHOODS
- Suggestions for Youth / teens in community
- Housing*
- Nice neighborhoods
- Shopping*
- Firewheel is where they shop
 - Firewheel is appropriate for teens
 - Convenient
 - Variety of stores is important
 - Ross, Kohl's
 - Prefer indoor malls
 - Mockingbird Station = stylish
 - Like shopping areas where they can meet friends, congregate
- Parks*
- Space to play
 - More locations & activities in parks
 - Bonfires for group activities
 - More places to hang out that are safe
 - Things to do at night
 - More running areas
 - More sidewalks for rollerblading, etc.
- Public facilities*
- No comments.

Neighborhood transportation

- DART working well
- Buses need to be more attractive for riders, be more like DART train to be attractive
- Ability to walk to location more
- Security issue (kidnapping)
- More sidewalks @ Lakeview Centennial H.S.
- Bike lanes in streets (limited #)

Suggestions for young adults

- Entertainment district w/ more bars
- Nice apartments w/ nearby amenities
- Designated spaces for people to study & relax

Suggestions for families with children

- Community centers within subdivision (like HOAs)

Suggestions for empty nesters

- More YMCAs
- Entertainment areas
- Seniors: nice safe areas to live & play chess

3. BUILDING THE VISION – mapping exercise

See also: model neighborhood map

4. CREATING IDENTIFIABLE CENTERS

See also: model neighborhood map



APPENDIX 'B' – SMALL GROUP MAPS (RAW DATA)



October 14, 2008 Workshop – Group 1

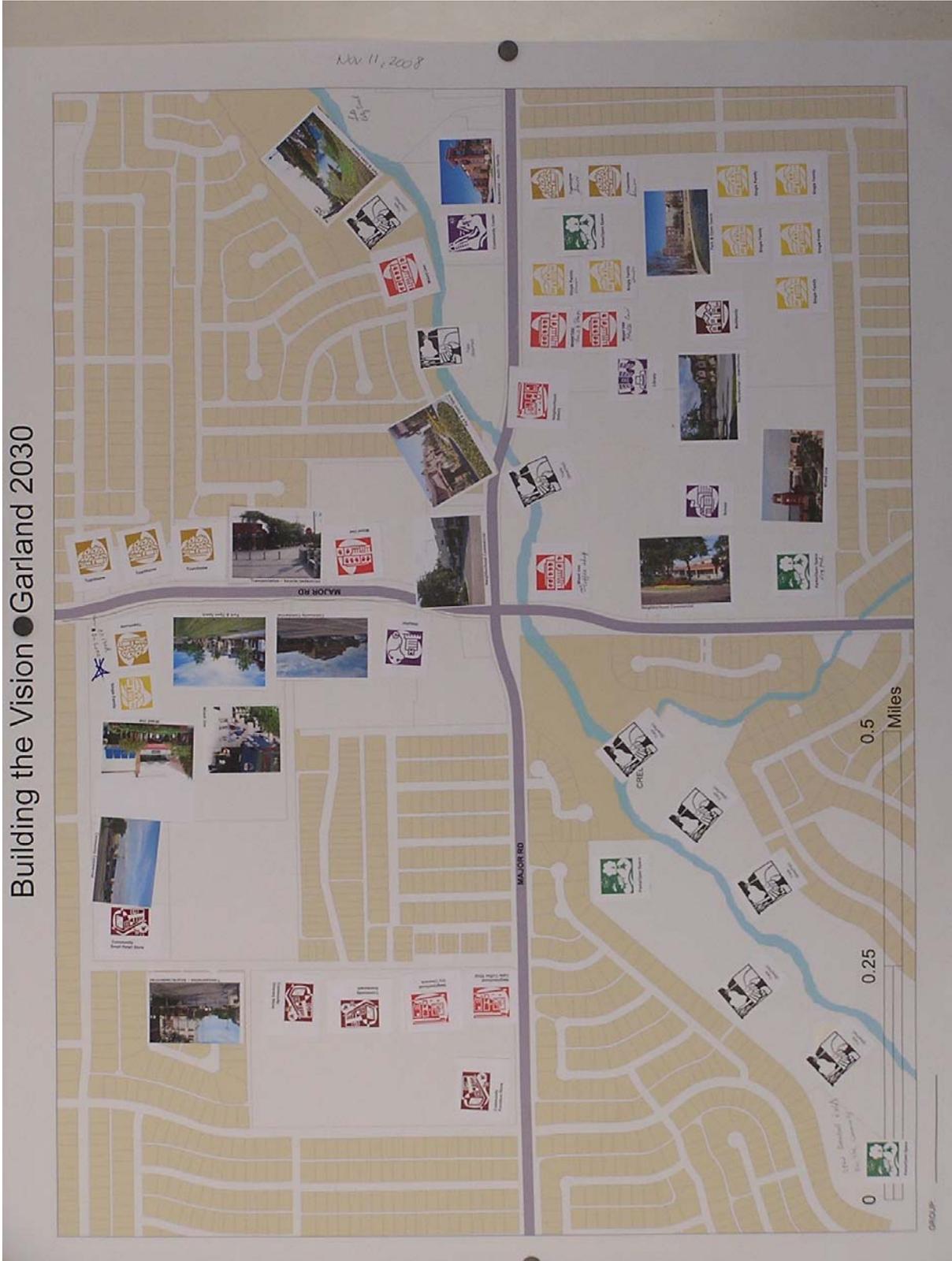


October 30, 2008 Workshop – Group 3



October 30, 2008 Workshop – Group 5

Building the Vision • Garland 2030



November 11, 2008 Workshop – Group 1



December 6, 2008 Workshop – Group 1



December 6, 2008 Workshop – Group 3



December 6, 2008 Workshop – Group 7



October 25, 2008 – Neighborhood Summit Group 1



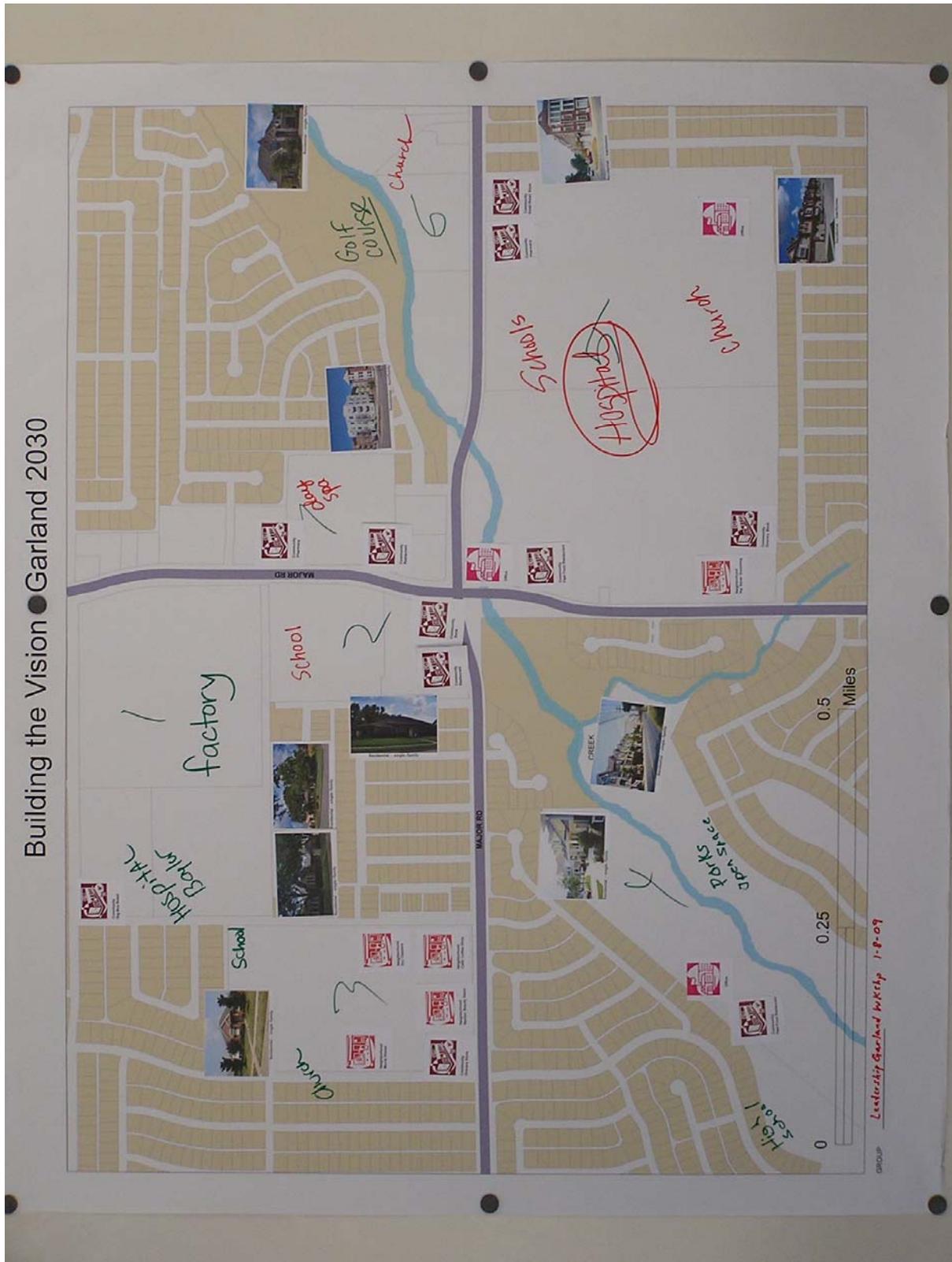
October 25, 2008 – Neighborhood Summit Group 2



January 8, 2009 – Leadership Garland Group Orange



January 8, 2009 – Leadership Garland Group Green



January 8, 2009 – Leadership Garland Group Blue



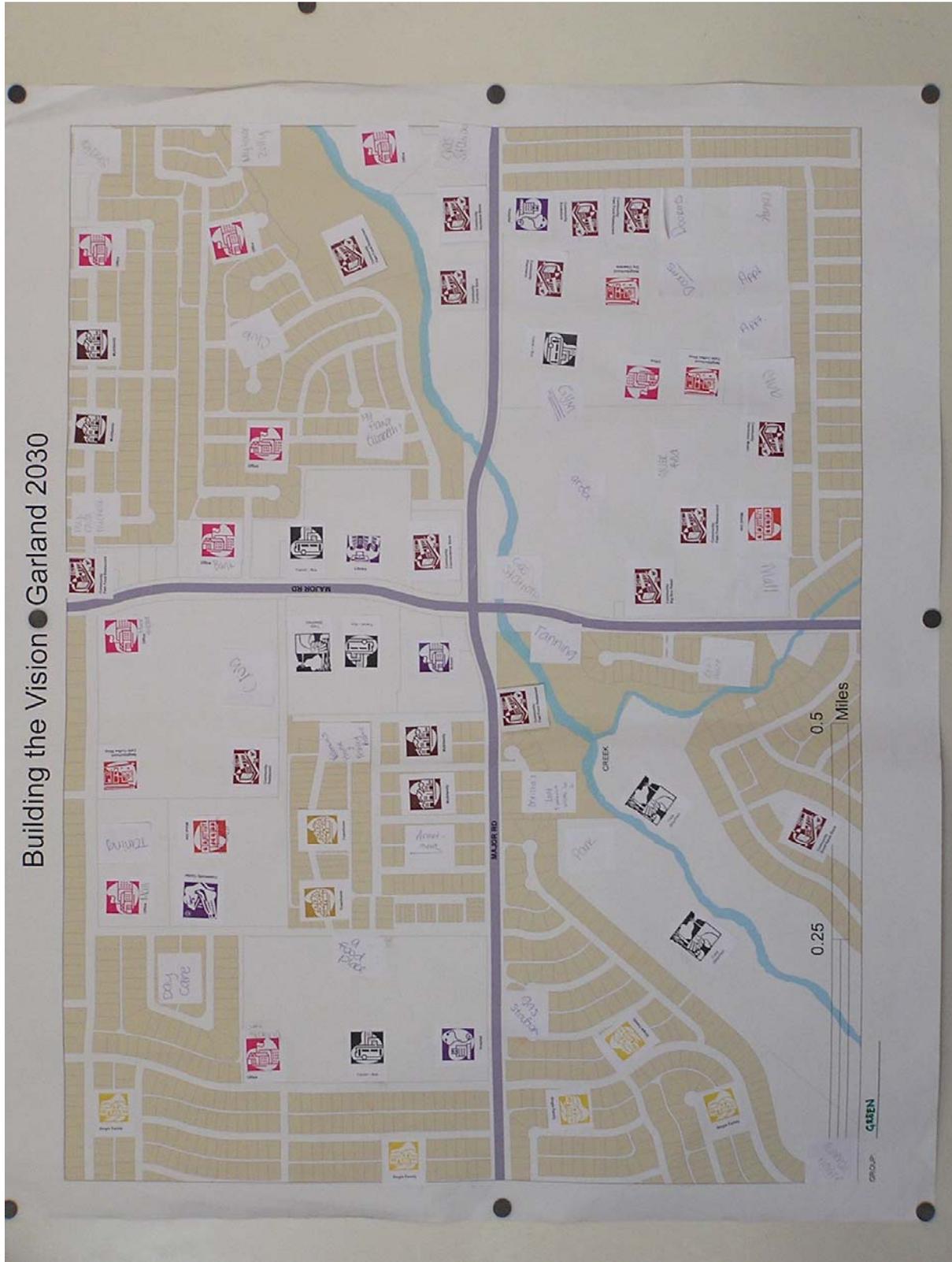
January 8, 2009 – Leadership Garland Group White



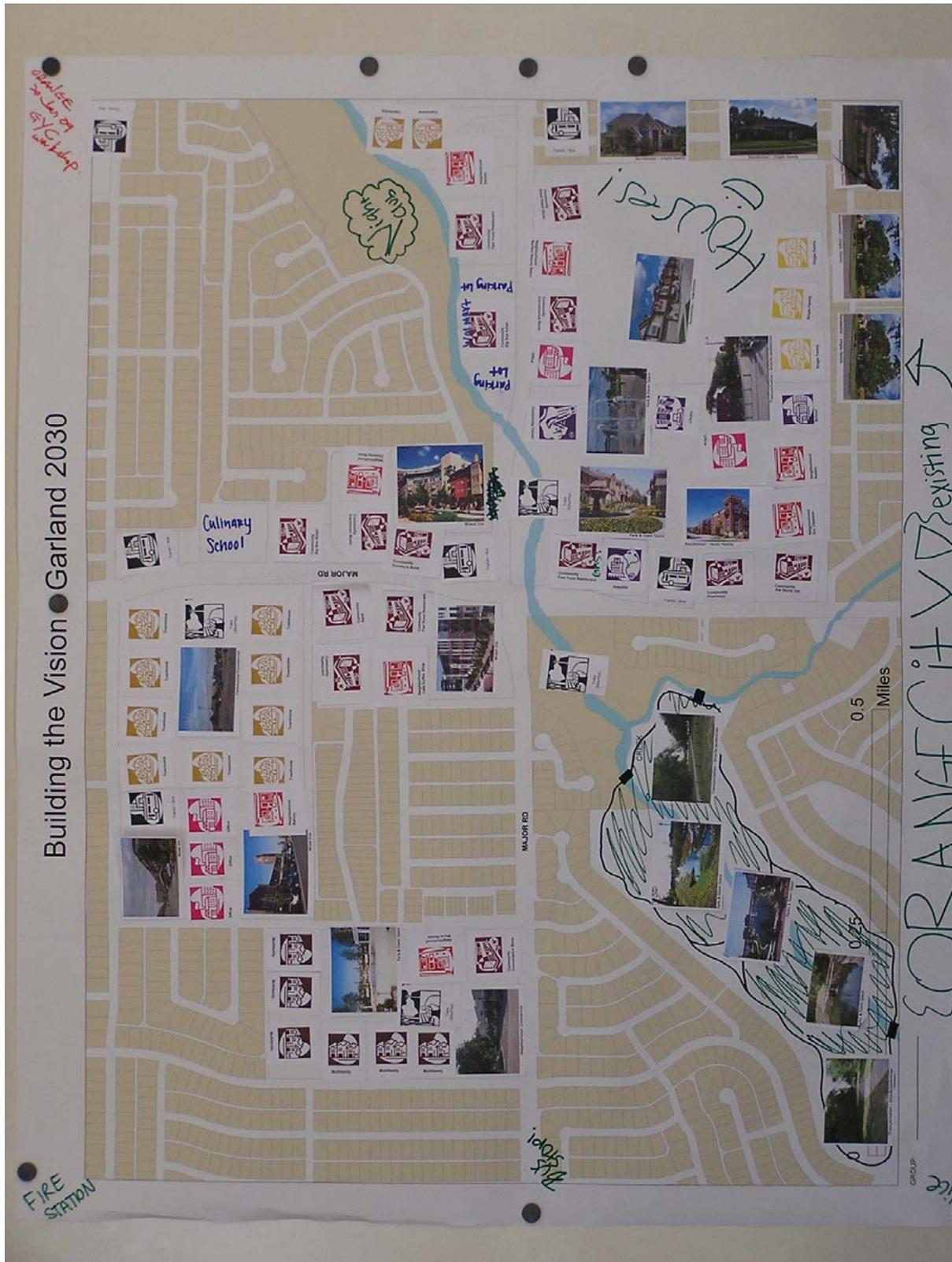
January 8, 2009 – Leadership Garland Group Yellow



January 20, 2009 – Garland Youth Council Group Blue



January 20, 2009 – Garland Youth Council Group Green



January 20, 2009 – Garland Youth Council Group Orange



January 20, 2009 – Garland Youth Council Group Yellow



APPENDIX 'C' – FREQUENTLY USED IMAGES



Frequently-Used Images: Residential – single-family.



Frequently-Used Images: Residential – townhomes.



Frequently-Used Images: Residential – multi-family



Frequently-Used Images: Mixed Use



Frequently-Used Images: Neighborhood and Community Commercial



Frequently-Used Images: Commercial-Office



Frequently-Used Images: Park & Open Space



Frequently-Used Images: Transportation - Bicycle/Pedestrian