### The Vital Neighborhood Building Block

#### Traditional Neighborhoods offer residential areas of typical suburban density within a conventional neighborhood setting.

- single-family detached homes typically found through Garland; arranged along a conventional network of collector and neighborhood streets
- daily goods and services and other non-residential uses are found at the perimeter of the neighborhoods, while schools, parks, and churches are generally the only non-residential uses within the neighborhood's interior

### Compact Neighborhoods offer medium-density housing options within a conventional neighborhood setting.

- can include patio homes, duplexes, townhomes, and other small-lot housing types; accommodates other compatible, neighborhood scale needs and uses
- expands housing options while preserving neighborhood development patterns and character; useful option for infill development
- provides appropriate transition from traditional neighborhoods to urban neighborhoods or activity centers

### Urban Neighborhoods are vibrant higher-density neighborhoods offering urban amenities and a concentration of activities.

- provides a variety of high-density housing types, including single-family attached and multifamily
- may include compatible non-residential uses, such as shopping, restaurants, offices, entertainment and daily services, in a vertical mixed-use development
- higher level of urban amenities, including public and semi-public gathering areas, walkable neighborhoods and transit services
- residential density complements higher-intensity activity centers and employment centers offering a local residential customer-base
- frequently located along major transportation corridors and/or community amenities, such as parks, greenways, and major shopping or entertainment areas

### The Activity Center Building Block

### Neighborhood Centers serve the needs of the nearby residents and are compatible in a neighborhood setting.

- offers a mix of shops, services, amenities and gathering places
- primarily non-residential uses, but may include a small proportion of residential use in a vertical mixed-use development
- overall area, scale and architectural style blends with adjacent residential areas
- incorporates mobility options: by foot, bicycle, transit and private automobile

### Community Centers serve as a community-wide needs and are frequently adjacent to higher density residential areas and places of employment.

- mix of uses, such as retail, services, restaurants, entertainment, and offices
- may include a small proportion of residential use in a vertical mixed-use development
- incorporates compact, walkable site design; public gathering areas; landscape plantings and street furniture; and other elements of the public realm
- incorporates mobility options that serve pedestrians, bicyclists and automobiles, as well as local and regional transit
- provides amenities for the various modes of transit: bike racks, bus shelters, and benches, including parking for stops by commuters

# Regional Centers provide a higher concentration of activity and contain a central focus or amenity that serves as a destination.

- Regional amenity is visually and physically integrated
- Mix of uses, includes retail, services, entertainment, and employment uses, as well as a residential component and public gathering or open space
- Includes compact, walkable site design; landscape plantings and street furniture; along with other elements of the public realm
  - Incorporates pedestrian and transit as a part of internal circulation and provides amenities for their use: bike rack, bus shelters, and benches

# <u>Transit-Oriented Centers</u> provide relatively high-density, coordinated development designed to maximize access to public transportation.

- Mix of uses consisting of residential, retail and office employment, restaurants, and entertainment, frequently within the same or nearby buildings
- Walkable sites and outdoor areas within the public realm; site amenities are provided and are designed to enhance transit ridership
- Located within 1/4 to 1/2 mile of a bus and/or rail transit station

# The Employment Center Building Block

### Business Centers represent clusters of business offices and/or low-impact industry whose development and operations result in minimal negative effects to adjacent **Development Types.**

- includes supporting land uses (retail, services, restaurants, meeting facilities, and entertainment); may include a residential component within a coordinated development
- appropriate safeguards and buffers are provided for any negative effects
- development ranges in scale and intensity; architectural character, scale, and intensity is compatible with adjacent Development Types
- incorporates high-quality design and materials; includes compact, walkable site design, public gathering areas, landscape plantings and street furniture, and other elements of the public realm
- includes routes and connections that serve all mobility options and provides amenities for their use, such as bike racks, bus shelters, and benches

# Implementation Strategies

Implementation Strategies

<u>Distinctive Community Design</u> – create neighborhoods that meet the

Redevelopment and Revitalization - introduce new desirable housing types through infill and redevelopment of vacant or obsolete non-

needs of current and future residents by investing in housing and

infrastructure, revitalizing nearby shopping areas, and enhancing

Strategic Investment – encourage investment in the community's

housing stock to enhance the desirability and value of Garland's

Enhanced Mobility Options - focus compact development at key

centers for pedestrian, bicycles, motorized vehicles, and transit.

locations; provide connections between neighborhoods and activity

Implementation Strategies

standards to enhance gateways and corridors, and to provide attractive,

modern developments that create desirable destinations within the city.

Enhanced Mobility Options – provide routes and connections between

neighborhoods and activity centers for pedestrians, bicycles, motorized

<u>Distinctive Community Design</u> – update design and development

Redevelopment and Revitalization - use tools such as zoning and

development standards, financial incentives, and public-private partnerships to redevelop outdated and underused sites.

Strategic Investment - identify target areas for revitalization and reinvestment that maximize the use of existing infrastructure and fiscal

neighborhood amenities.

residential properties.

neighborhoods.

investments.

vehicles, and transit.

<u>Distinctive Community Design</u> - plan for concentrated clusters of commercial activities that include major employers, business support services, and employee services.

Redevelopment & Revitalization – provide support and incentives to business and industry to facilitate expansion and redevelopment of commercial and industrial sites.

Strategic Investment - work aggressively to attract jobs & employers to Garland through a comprehensive economic development strategy that expands the business and industrial base and attracts growth industries.

Enhanced Mobility Options – continue to invest in roads, highways, rail,

# <u>Industry Centers</u> represent clusters of trade and industry, whose development

# and/or operations typically require substantial infrastructure or result in greater negative effects to adjacent Development Types.

- includes diverse combination of supporting land uses, such as retail, offices, and restaurants
- provides appropriate safeguards and buffers for operational effects by all trade and industry developments
- ranges in scale and intensity; architectural character, scale and intensity is compatible with surrounding Development Types, as well as those in the vicinity
- incorporates high-quality design elements and building materials
- incorporates routes and connections that serve all mobility options; and provides amenities for their use, such as bike racks, bus shelters, and benches

# The Parks and Open Space Building Block

### Parks and Open Space (Public) represents the vast array of publicly-owned park, recreation, and open space lands typical of a medium to large community.

- Consists of a variety of public parks, plazas, and natural areas for passive and active recreation, as well as informal gathering places, including development that contributes to their desirability
- Incorporates high-quality design elements and construction materials appropriate for the area and development scale
- Interconnected by a network of roads, sidewalks, pathways and transit to encourage residents and visitors to move about for mobility, recreational, social, and health purposes

### Parks and Open Space (Private) represents a variety of privately-owned plazas, parks, open space, and related amenities throughout the community.

- Consists of landscaped entryways and medians, plazas, picnic areas, parks, and recreation facilities within residential developments, retail centers and places of
- Private lands play an essential role by contributing to the overall community park and open space system
- Incorporates high-quality design elements and construction materials appropriate for the area and relative scale of development Typically includes internal pathways and roads; however, external connections enable travel outside the immediate area.

# employment, including cemeteries, lakes, and other natural areas

# and transit to further connect Garland to the North Texas region.

# Implementation Strategies

<u>Distinctive Community Design</u> – provide a variety of park and open space types that offer places for recreational activity, socializing, and respite.

Redevelopment & Revitalization – identify needed improvements and expansion opportunities in response to neighborhood needs, facility condition, and changes in community development patterns.

Strategic Investment – identify opportunities for coordination among public, private, and non-profit entities to support the provision and longterm-management of the community's park and open space network.

Enhanced Mobility Options – incorporate walking and bicycling routes that connect neighborhoods, schools, parks, retail centers, and other important community destinations.

