Rail~Volution 2011

Perspectives on TOD Performance
Uptown Dallas 1990

Good News
• Take Control of Planning
• Design Financial Tools Up Front
Uptown Dallas 2000
Addison Circle, Addison, TX
Community Principles

Hierarchy of Streets

Neighborhood Branding

Above all...
  Market-Driven and
  Market-Sensitive
Original Vision Plan
The Result...
Ultimately, the success lies in the details of the community’s experiences.
Garland Preparation & Process

- Entitlements
- Market & Financial
- Existing conditions
- RFQ vs. RFP
Entitlements

- Form Based Code
- Increase Density
- Increase Diversity
- Integrate Multiple Uses
Commercial
- Neighborhood Services
- Restaurants
- Specialty Food
- Historical structure re-use

Residential
- 5000 People living in downtown
- Phased development near DART Station
- 1 & 2 Bedroom units
- Live/Work units

*What will the Market bear today?*
RFQ vs. RFP

- RFQ
- MOU
- DDA
- Vertical Development
A. Mixed-Use Residential with public parking
B. Infill with Mixed-Use & keep existing City Office
C. Loft Residential project
D. Mixed-Use Residential that creates entrance to college
E. 6th St. extension to connect Town Square to college
F. 5th St. link from DART to Downtown
Catalyst Project

- Collaborate with City to determine product type & mix
- Introduce multiple increments at same time to create Energy
  - High Density
  - Park Multiple Uses
- Reinvent Existing Bldgs
- Introduce Live/Work
**5th Street Crossing**

**Building & Land**
- 189 Residential Units
- 11,400 SF of Retail/Office
- 4,200 SF of Live/Work/Flex Space
- 2.40 acres
- 456 Spaces
- 60 units/acre

**Parking**
- 383 Garage Spaces
  - 203 Residential Spaces
  - 142 Civic Office Spaces
  - 38 Public Spaces
- 73 Surface Spaces

**Future Phase**
- 600 SF of Utility Office
- Future Phase
Midtown Commons –
Austin TX
Cap Metro red line
After...