

MAIN STREET WALKABLE PROJECT



TEXAS HOT SPOT AND WALLIS WELDING- Two businesses are located in this one building on Main Street Walkable.

Do you believe that a strip of Main Street, occupied by several used car lots and other auto-related businesses, and secondhand shops —can be turned into a beautiful area that people want to visit and walk around in? We do and that’s why we support this ambitious Main Street Walkable project that aims to blend this area all into one interesting example of sustainable urban living. This is definitely a **community soup stone project** with everyone donating his or her vegetables to make it happen. If we pool our resources together we can make this happen and make it happen fast. Garland needs it now—not five years from now when some committee finishes planning it.

We invite you to participate by taking a tour of this area yourself and making your own suggestions. Gathering ideas is the starting point. Unlike State and Federal, Local government can be as participatory as you would like it. It’s up to you as in individual to make good things happen in your community.

MAIN STREET WALKABLE PROJECT – from the tracks in

front of Roaches to the intersection at 78/First/Main. – Enhance the area so that people want to walk in the area, bring customers for businesses there and bring in new businesses to further stimulate local economy. In order to do this, 1) the area must have a clearly designed walking path; 2) **the automobile path through this area must be made secondary to the pedestrians.** The current speed of 35 miles an hour is much too fast—especially considering that most motorists seem to travel at 40 -45 miles and hour through this strip of Main. 3) The content of this space itself needs to be made more interesting. The existing places need to be beautified with landscaping and some new and interesting places need to be added. People need reasons to want to walk in a space. If you give them reasons and eye-candy they will come for a stroll and if you keep enticing them to walk further into the “forest” with some notable visual stimuli (and I’m not talking about plastic banners flapping in the wind). By making this space beautiful and walkable it’s highly likely that some people strolling through there will purchase a used car from one of the dealers who might not otherwise do so.

General Notes on My Observations and suggestions this strip of Main Street

If you walk it from the west end to the east end and back again, the potential may gradually begin to dawn on you as it did on me. My first reaction was OMG this is hopeless. But if you let your mind roam free, you’ll slowly begin to see how this could become a beautiful space. About 90% of this space is covered in either concrete or asphalt. This does not have any real implications for the crushed granite path, which has been suggested as a way to soften this harsh scape. Crushed granite can easily be rolled on top of asphalt. On concrete you use a mixture called “granitecrete” which is crushed granite mixed with concrete. We don’t have to go the horrible expense of removing all the asphalt. (Of course we can remove some of it if we want to for certain landscaping purposes.) Most of the landscaping in this area will have to be in raised bed and large containers. But we can get creative here with the containers and finding the soil and compost perhaps from the City. Walking space also needs a unifying theme. A water element would be great with terracotta Spanish styled fountains along the path. We can get citizens to donate fountains in memory of love ones. About 30 fountains for this area seems about right and a terracotta Spanish theme seems fitting.

As a kind of unifying them for this area, I also suggest making it into a Blackberry trail. We can plant about 100 blackberry bushes in large pots along this trail. These would also be tied to a month-long Blackberry festival in Garland. The thing about the blackberry is they are easily grown in Garland and are VERY low maintenance. They produce wonderful edibles from the last week in May up to about the middle of the second week in July. The young leaves of blackberries make fantastic tea. Blackberries are a high dollar grocery item and they are also used in cosmetic processes for hand creams, soap, etc. Very high in antioxidants. We need to take advantage of Garland’s ability to grow this fantastic plant.

Being a lover of irony I dig the fact that we are creating a walkable strip in the midst of a used car lot area. Just goes to show you: anything is possible if you dare to dream. Besides, used cars kind of fit in with the reuse principles of sustainable living. Also I was surprised to learn that several of the businesses along this strip are designated as nonprofit. This is good news because they may be able to apply for funding for beautifying their surrounding that commercial enterprises might not be eligible for. [NOTE: * = Business designated as nonprofit.]

WEST		
SOUTH SIDE OF STREET	MAIN STREET	NORTH SIDE OF STREET
FIFTH STREET		
<p>*1. VACANT LOT across from Roaches Feed and Seed. City Owned? Possible Reuses:</p> <ul style="list-style-type: none"> • Create a community garden here that would be used by residents who live in the apartments and in other nearby neighborhoods • Plant blackberry bushes and make this into a blackberry forest. In the month of June this area could become the focal point for a month-long blackberry festival that could generate business and revenue for the area. 		<p>2. ROACHES FEED AND SEED</p> <p>Roaches Feed and Seed is a community icon. They are a local family owned business that has been at this spot for over 80 years. The community garden across the street would be good for their business.</p> <p>The only suggestion for change might be to use part of their driveway on the east side of the building by the railroad tracks for the crushed granite path. This would connect the apartment bldgs. By city hall to the Main Street Walkable area.</p>
<p><i>Additional Suggestions for these two spaces 1 and 2:</i></p>		

WEST		
SOUTH SIDE OF STREET	MAIN STREET	NORTH SIDE OF STREET
RAILROAD TRACKS AND FOURTH STREET		
<p>*3. TEXAS HOT SPOT – 316 MAIN 972-272-6789</p> <p>Walking east on the south side of the street, you leave the green space and cross Fourth Street. There you will see what is currently the most architecturally interesting building on this strip. From the style it looks like it was once a car dealership. Texas Hot Spot carries an odd assortment of interesting things. Looks like they acquire them from liquidation sales. They also advertise their goods on EBay stores. It looks as if the second story of this building may be used as a residence.</p> <p>Portions of all sales go to social and spiritual projects in India 501(c) 3 Non-Profit IDN (India Discipleship Network). Items for sale are purchased or donated to fund the following purposes: Bethany Girls Home, India ** TPG Christian School Tadepalligudem, India ** Brookshire Children's Home, India ** Karnataka School of Preaching and Missions, India ** Fresh Water Wells in Christian Churches giving fresh water to all who ask. Towns and Villages across India.</p> <p>4. Wallis Welding & Fabricating shares this large building with Texas Hot Spot. They have been on Angie's List since May 31, 2010. Wallis Welding are listed among the top 10 welding contractors in Dallas County.</p>		<p>5. ALL WORLD TRANSMISSIONS All World Transmissions Inc. Phone is 972-487-8180.</p> <p>6. HEARTLAND CAR CARE Heartland Car Care (972-272-9041) at 315 Main. They are a local owner-operated shop. They have a Facebook page to and this shop has great reviews out of 158 they rank 4.8 out of 5 possible points for good.</p> <hr/> <p>All World Transmission and Heartland Car Care share the same long building with each business's office located at either end of the building. Heartland is on the east end of the building and All World Transmissions is on the west end of the building.</p> <p>This is perhaps the best-designed lot of the strip. It has a sidewalk and a hedge that separates its parked cars from the sidewalk.</p>

WEST		
SOUTH SIDE OF STREET	MAIN STREET	NORTH SIDE OF STREET
<p>Suggestions for 3 and 4:</p> <p>This area could use some landscaping. Something green to soften the hard bricks. Also the entire area is paved with concrete. The east side of the building has a huge concrete paved area that is about the same size as the entire building. Texas Hot Spot uses this area during the day to display the items they have for sale. I've driven by a few times and it could do with some better arranging. More people would probably stop if they merchandised their goods a little more neatly. Again this large bare space is not attractive. Some landscaping to soften it would help.</p> <p>Suggestions for 5 and 6:</p> <p>Just lay some granitecrete on top to the existing sidewalk so that it is the same as the rest of the path through the Main Street Strip.</p>		

WEST		
SOUTH SIDE OF STREET	MAIN STREET	NORTH SIDE OF STREET
<p>7. WE FINANCE</p> <p>Walking east on the South Side of the Street, WE FINANCE is the next business. This lot is relatively small compared to the lot occupies by Texas Spot and Wallis Welding. It is all paved in concrete and occupies the corner of THIRD and MAIN. I'm not sure but it looks like this business may be associated with EZ Ride, which is just east of them across THIRD Street.</p> <p>214-227-5538</p>		<p>*8. BREITLING YOUTH THEATER - a non-profit 501 C-3 organization.</p> <p>Across the street on the North Side we have the Breitling Youth Theater. This group is dedicated to providing theater and film opportunities to children ages 4-19 in the North Texas Area. Rehearsals take place here at 303 Main Street.</p> <p>Performances are at the Granville Art Centers Plaza Theatre at 521 State Street. This building could certainly use some beautification and landscaping. Perhaps since it is on the corner parking could be on the side on Third Street.</p>
<p>SUGGESTIONS FOR 7 AND 8</p> <p>Both these sites need to be softened with landscaping and beautification. The signage for We Finance needs to indicate its relationship perhaps to the other car lot across Third Street (EZ-Ride). The signage doesn't really tell what "We Finance"</p>		

WEST		
SOUTH SIDE OF STREET	MAIN STREET	NORTH SIDE OF STREET
THIRD STREET		
<p>9. EZ RIDE AUTO SALES 972-276-6870</p>		<p>10. HOUR KITCHEN www.hourkitchendallas.com 214-227-4687 Hour kitchen is a licensed shared use commercial kitchen rental facility providing food entrepreneurs the means to prepare and process their food product for the consumer market. They have three commercial kitchen spaces that are available for rent by the hour.</p>
<p>SUGGESTIONS FOR 9 AND 10</p> <p>Both are very harsh landscapes and not very inviting—especially HOUR KITCHEN which is a red brick building that is remindful of a jail in some small town in West Texas. This business especially needs sprucing up. The Hour Kitchen fits right in with LGG’s push to move Garland’s economy toward a local plant-based economy. How great to have this in the midst of possibly the “Blackberry Trail” AND a Neighborhood Community Garden at the west end of the strip along with a Feed and Seed store across the street. Urban Agriculture/Sustainable Living/Creative Art/Reusable items (including cars) all intertwine with similar sustainable goals.</p> <p>=</p>		

WEST		
SOUTH SIDE OF STREET	MAIN STREET	NORTH SIDE OF STREET
<p>11. Texas Auto Select - Pary's Auto Sales 202 Main 214-718-6954</p> <p>(Not sure if these are one and the same or two different businesses. Again the signage needs clearer messaging.)</p>		<p>12. Rose Detail 207 Main Street 972-467-6209 Auto Detailing</p> <p>13. VACANT LOT There is a large vacant lot between Rose Detail and the Garland Saw and Lawn Mower Building.</p> <p>14. GARLAND SAW AND LAWNMOWER This is appears to be a place to get lawnmowers and saws sharpened and/or repaired. Great fit for a sustainable agricultural walkable strip. Looks like part of this building is vacant.</p>
<p>SUGGESTIONS FOR 13 This area could be transformed into a great black berry area in addition to growing other edibles.</p> <p>14. Perhaps we could have a small sidewalk café in from of the long brick building (14) and serve blackberry tea and other beverages. We need to check out what appear to be empty areas in the east end of this building. Perhaps this area could become a makerspace. The building looks nice.</p>		

WEST		
SOUTH SIDE OF STREET	MAIN STREET	NORTH SIDE OF STREET
SOUTH SECOND STREET		
<p>15. SAMSONS AUTO SALES 972-205-1000</p> <p>This is an interesting corner lot. As you cross second street going south from Pary's you come to this lot. It has a large two-story residential-looking building on the property, surrounded by cars.</p>		<p>16. PREMIER 129 Main Street It appears to have once been used as gas station. It looks nice though. I think it is Premier Management Services owned by Hemant Ojha but I don't know what they manage.</p> <p>17. OCHOA MOTORCARS CAR DEALERSHIP 125 Main 972-276-0643</p>
<p>SUGGESTIONS:</p> <p>15. Perhaps we could work with Samsons to put in an eatery in the interesting building and/or at least repurpose some of this house in such as was as it would also attract customers to their lot.</p> <p>16. Premier needs some landscaping and more visibility regarding who they are and what they do.</p>		

WEST		
SOUTH SIDE OF STREET	MAIN STREET	NORTH SIDE OF STREET
<p>18. UNIVERSE AUTO SALES 138 Main 972-276-3395</p>		<p>19. AUTO REPAIR</p> <p>20. 121 MAIN STREET USED CARS</p> <p>22. PROPERTY FOR LEASE</p>
HASKELL STREET		
<p>21. STATENS USED APPLIANCES Since 1974 972-487-1948</p>		
<p>SUGGESTIONS:</p> <p>18. Universe Auto might think about removing their signage or perhaps paint it.</p> <p>22. Property for Lease looks good. It's a new brick building. There are two parts available. One is 1,800 square feet and the other one is 600 square feet. Might make a good makerspace if its not too expensive.</p> <p>21. Statens is a fine example of reuse. In fact one could even call it an iconic example. There are so many white goods in this space that it almost is like a work of art—41 years dedicated to reuse. We can also make informational signs with all kinds of interesting statistics regarding this place and how much has been saved.</p>		

