



Walkable Main Street



GARLAND
TEXAS MADE HERE

DEVELOPMENT FOR WALKABLE MAIN STREET VILLAGE

The Walkable Main Street Village may be a proposed project best developed by a group of local citizens who form a cooperative and a coalition that includes existing business owners of this defined area, downtown merchants, and residents of the downtown apartments. That's a sizable group of folks. We all share some common goals of making this area healthier and more attractive.

Documents associated with this proposed project:

Explore a growing body of knowledge about an exciting ongoing project to create a plan for building a vibrant sustainable mixed-use neighborhood!

[DOCUMENT DIRECTORY](#)

This project is proposed to leave things in place in the area and to build around them. Furthermore, this project is dedicated to preserving as much of the currently existing green space in the area as possible, as one of its purposes is to promote urban agriculture and the value of a local plant-based economy. Yes, plants can support industry and new businesses. In fact, plants are one of the few sustainable ways to do so.

Commercial builders do not make their money by preserving green space. They make their money by building concrete and steel structures and laying down asphalt and more concrete on the ground.

What we don't need for this area is another slick development such as the one at Firewheel or the mixed-used (except for urban agriculture)

proposed for Campbell Road. We are not intended to be in competition with either of these developments. Walkable Main offers something new and entirely different. Among other things, it offers sustainable connectivity to people already living and working in and within walkable distance of the proposed area for development.

The proposed area for Walkable Main Street already has more than its fair share of concrete and asphalt. We hope to add as little as possible to this area. The only new buildings proposed for this area would primarily include the following:

- 1) Residential with the addition of approximately 30 to 50 homes—all at 1000 square feet or less (just as all but one of the homes currently in this area). In addition these home would be clustered in groups of 10 on lots sharing common green spaces and built according to the sustainable design principles of architect Ross Chapin’s pocket neighborhoods. Any parking spaces associated with these homes would be made of permeable surfaces such as crushed granite.
- 2) There would also be a few farm buildings associated with at least one urban farm proposed for this area in part of the currently available space between Austin and State Streets.
- 3) Perhaps the addition of one locally owned walkable grocery store. However this walkable grocery store could be located on the downtown Garland Square in one of the vacant storefronts and thus reinforce walkable connectivity between the Walkable Main Street Village and downtown Garland. This would not be styled after a modern convenience store but more along the lines of the old time grocery stores in look and feel—a style and charm similar to the interior of Roaches Feed and Seed of a bygone era—a style more in keeping with the exterior of the store fronts around the square.

Furthermore, we believe the preservation of a large part of this green space is important not only for the people who might move into the area as residents, it is also essential for several 100 residents currently living and slated to live in the urban apartments being built for our downtown area only a block away. Currently the people living in the downtown area of Garland have no green space of any size within walking distance of their apartments. This area is largely one huge expanse of concrete—not exactly designed for healthy living. Walkable Main Street Village would provide a walkable connection to green for them.

The careful development of Walkable Main Street Village as a sustainable mixed-use area with an emphasis on preserving and enhancing green spaces—especially using them for the development of urban agriculture—is a path that will help all (both economically and physically) who live and work in this area.