Transit Oriented Development: How It Changed North Texas

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DART Board of Directors
DART Facts

• Established in 1983
• 13 Member Cities
• 700 Square Miles
• Local Funding: $.01 sales tax
• Current Population: 3.1 million
Mission Statement

• To build and operate a safe, efficient and effective transportation system that, within the DART Service Area, provides mobility, improves the quality of life and stimulates economic development.
Basics of Transit Oriented Development

• Transit Oriented Development is
  - Is a mix of uses
  - Uses the public property as the highest and best use
  - Is not an “island unto itself”
  - Must fit in with the surrounding neighborhood/city/area
  - Each site is unique
  - Integrates pedestrian uses
$3.3 Billion in Transit-Oriented Development
RAIL-SERVED PROPERTIES:

Residential: 39% greater increase
Office: 53% greater increase
Economic Impact

• 1999
  - 25% increase in value of commercial property
• 2002
  - Continued increase in value of commercial property as well as residential
• 2005
  - Total value of development around light rail: $3.3 billion
• 2007
  - Local Tax revenue from TOD: $78,002,000
Transit Oriented Development

Downtown Plano: Before and After
Transit Oriented Development

Galatyn Park
Transit Oriented Development

Mockingbird Station
Mockingbird Station
Transit Oriented Development

Cedars Station:
South Side on Lamar
Transit Oriented Development

Cedars Station: South Side on Lamar
Member City Initiatives

Transit oriented development (TOD) is a key component of forwardDallas! as it pairs real estate development with a transportation system that can support the addition of jobs and housing. This TOD style of development ensures that residents, workers and visitors have transportation options, including rail or bus.
Transit Oriented Development

Spring Valley Station: New Development
Transit Oriented Development

Park Lane Station: Pedestrian Connection to aerial rail station
Transit Oriented Development

City of Irving: Texas Stadium Redevelopment area
Summary

• Get organized to cultivate TOD relationships
• Internally
  - Cities
  - Developers
• Look for development opportunities
  - System plan level
  - Project development level
  - After the fact
• All players have different objectives
  - Sometimes objectives can be complementary
  - Maximize the potential for “win-win” solutions
For More Information

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