












North Texas Regional

Transit-Oriented Development Progress Report

Appendices

Regional Transportation Council

November 2026

Appendices - Table of Contents

		Page
1	Data Source Listing by Measure	*1*
2	Density Summary	*5*
3.1	Walking Indicators: ACS Commute Mode Split	*8*
3.2	Walking Indicators: NCTCOG On Board Transit Survey First Mile Access	*11*
3.3	Walking Indicators: NCTCOG On Board Transit Survey Last Mile Access	*14*
4	Average FY 25 Station Ridership	*18*
5	Select Demographics	*21*
6	Select Housing Characteristics	*24*
7	Land Use	*27*
8	Rail Transit Trip Purpose	*30*
9	Area Plans	*33*
10	Corridor and Special TOD Planning Studies	*36*
11	Station Area Plan Evaluation Table	*39*
12	Station Area Plan Evaluation Methodology	*46*
13	TOD By-Right Zoning	*47*
14	Zoning Evaluation Methodology	*51*
15	Sidewalk and Bicycle Conditions	*54*
16	Sidewalk Editing Methodology	*56*
17	Partnerships and Economic Incentives	*58*
18	Station Area Planning Needs Prioritization Evaluation Table	*61*
19	Station Area Planning Needs Prioritization Evaluation Method	*64*

Appendix 1 - Data Source Listing by Measure					
Data Source Category	**Data Measure**	**Source Name**	**Source Description & Notes**	**Source Year**	**Link**
Economic Development	NCTCOG Regional TOD Inventory	Regional TOD Inventory	NCTCOG created database of built and under construction TOD projects across DART, Trinity Metro, and DCTA rail transit stations identified by NCTCOG Staff.	2024	https://nctcog.org/trans/plan/lumo/land-use/tod/tod-data-products
Economic Development	Population Density	NCTCOG Demographic Forecast	NCTCOG Demographic Forecast used by Mobility 2050, the Region's Metropolitan Transportation Plan. For this report, data for the forecast year of 2026 was available to NCTCOG Staff at 30 by 30-meter grid cell.	2025	https://rdc.dfwmaps.com/pdfs/NCTCOG%202050%20Forecast%20Methodology.pdf
Economic Development	Housing Unit Density	NCTCOG Station Area Parcels	NCTCOG Station Area Parcles starts with input data from Dallas, Tarrant, Denton, and Collin counties appraisal district property level parcel data. NCTCOG staff preforms significant quality control to update missing values for housing units, and building square feet using multiple additional data sources. Additionally each parcel is joined with NCTCOG's Land Use Inventory and land uses are mannual updated and edited to further refine housing unit or commercial space estimates.	2025	A
Economic Development	Commercial Building Square Feet (sqft) Density	NCTCOG Station Area Parcels	See Housing Unit Density for Source Description	2025	N/A
Economic Development	Jobs Density	NCTCOG Demographic Forecast	See Population Density for Source Description	2025	https://rdc.dfwmaps.com/pdfs/NCTCOG%202050%20Forecast%20Methodology.pdf
Walking Commute Mode	Walking Commute Mode Split	ACS Commute Mode Split	Census American Community Survey Commute Mode Split is derived from the ACS Census Data Table: Means of Transportation to Work	2020-2024	https://data.census.gov/

Appendix 1 - Data Source Listing by Measure					
Data Source Category	**Data Measure**	**Source Name**	**Source Description & Notes**	**Source Year**	**Link**
Walking Commute Mode	Transit Trip First/Last Mile Travel	2022-2023 NCTCOG Transit On-Board Survey	From Fall 2022 to Spring 2023, NCTCOG partnered with DART, DCTA, and Trinity Metro to conduct an onboard, Origin-Destination Transit Survey, to understand the travel patterns and demographics of transit riders in North Central Texas. For the TOD report, the Transit On-Board Survey data was isolated to transit trips where the passenger either boarded or alighted from a rail transit station. Stations under construction along the DART Silver Line were not in this survey.	2022-2023	https://www.nctcog.org/trans/data/info/travel-surveys
Rail Ridership	Average Daily Weekday and Weekend Ridership	Fiscal Year 2021 to Fiscal Year 2025 Average Daily Weekday and Weekend Ridership	NCTCOG Staff obtained ridership data from DART, DCTA, and Trinity Metro between Fiscal Year 2021 to Fiscal Year 2025. Stations under construction along the DART Silver Line do not have ridership data since these stations were not operational during the timeframe.	2021-2025	N/A
Demographics	Population, Household, and Housing Demographics	Census ACS 2020-2024 Data Tables and NCTCOG Fair Access in Communities Tool (FACT)	Select Population, Household, and Housing Demographics were obtained from Census ACS 2020-2024 survey data. Additionally, NCTCOG FACT tool supplied data on percent minority and zero car households.	2020-2024	https://data.census.gov/ & https://www.nctcog.org/trans/plan/mtp/fact
Land Use	Land Use	NCTCOG Station Area Parcels	See Housing Unit Density for description of how land use was combined with parcel data. For the TOD report NCTCOG staff manually updated land use designations based on observed new development. Additionally extra detail was added to include vertically mixed use sites with that land use type.	2025	https://rdc.dfwmaps.com/MethodologyDocs/NCTCOG%202020%20Land%20Use%20Description.pdf
Transit Trip Purpose and Destinations	Transit Trip Purpose and Destinations	2022-2023 NCTCOG Transit On-Board Survey	See Transit Trip First/Last Mile Travel for Source Description	2022-2023	https://www.nctcog.org/trans/data/info/travel-surveys
Planning & Zoning	Station Area Plans	Multiple Online Station Area Planning Documents from Cities with Rail Transit Stations	From online City websites, NCTCOG Staff compiled a list of known, adopted station area plans. Station area plans were evaluated on the plan's ability to advance regional TOD goals and promote development within the station area.	2003-2025	N/A

Appendix 1 - Data Source Listing by Measure					
Data Source Category	**Data Measure**	**Source Name**	**Source Description & Notes**	**Source Year**	**Link**
Planning & Zoning	Zoning	Multiple Online Zoning Documents from Cities with Rail Transit Stations	From online City websites, NCTCOG Staff reviewed available zoning information on TOD-supportiveness. Staff obtained zoning data on certain planned developments from city staff.	2025	N/A
Active Transportation Infrastructure	Sidewalk Facilities	NCTCOG Sidewalk Data and Walkshed	NCTCOG maintains sidewalk data derived from various sources built upon over time including GIS layers shared by cities, purchased from aerial imagery analysis, and edited by NCTCOG staff. Performing a GIS Network Analysis to identify a station's associated walkable area (walkshed), staff edited the data to ensure the most up to date sidewalks were included and the data met the basic criteria to perform the Network Analysis.	2025	N/A
Active Transportation Infrastructure	Bicycle Facilities	NCTCOG Trails and Bikeways Database	NCTCOG maintains the NCTCOG Trails and Bikeways database composed of the Regional Veloweb, community paths, and on-street bikeways. The data is regularly updated by staff. For this report, bikeway data focused on facilities included in the database prior to December 8th, 2025 and excluded "paved shoulders" and "shared lane markings" facility types	2025	https://nctcog.org/trans/plan/lumo/bikeped/veloweb
Partnerships & Incentives	Tax Increment Financing (TIF)/Tax Increment Reinvestment Zones (TIRZ)	TIF	Data was obtained from city websites where reports were available online. NCTCOG staff also obtained maps from county appraisal districts, cities, and other resources to create a GIS Layer of TIF districts that intersect with the station area half-mile radius.	2024	N/A

Appendix 1 - Data Source Listing by Measure					
Data Source Category	**Data Measure**	**Source Name**	**Source Description & Notes**	**Source Year**	**Link**
Partnerships & Incentives	Public-Private Partnerships (P3) and Other Incentives	P3 and Other Economic Incentives	NCTCOG informally requested P3 and Economic Incentive data from city staff with rail transit stations, focusing on the use within their station areas. Most cities provided staff with information; however, inconsistencies in interpretation of the request impacted the data received. For this report, staff used the data provided to highlight economic incentive use across North Texas TOD Areas. This IS NOT a comprehensive dataset but rather a large sample.	2025	N/A

Appendix 2 - Density Summary							
Station Name	**City**	**Population Estimate**	**Housing Units Estimate**	**Commercial Sqft Estimate**	**Jobs Estimate**	**Parcel Acreage**	**Parcel Count**
12th Street	Plano	3,577	3,239	6,246,323	6,928	449	917
8th & Corinth	Dallas	2,753	1,504	2,014,932	1,085	443	1,507
Addison	Addison	5,145	4,678	8,412,953	19,842	438	258
Akard	Dallas	9,176	22,961	42,210,747	124,106	362	819
Arapaho Center	Richardson	1,913	1,818	4,974,160	12,696	394	351
Bachman	Dallas	4,179	3,066	3,384,868	3,073	361	177
Baylor University Medical Center	Dallas	6,264	7,660	13,464,749	34,270	370	842
Bell	Fort Worth	577	413	2,456,842	5,447	464	224
Belt Line	Irving	-	-	4,749,349	7,674	381	57
Buckner	Dallas	2,970	944	2,866,569	2,816	388	853
Burbank	Dallas	1,325	388	2,713,706	15,131	445	453
Camp Wisdom	Dallas	2,099	1,162	1,556,915	503	430	620
Cedars	Dallas	3,253	2,655	7,443,183	5,598	386	701
CentrePort/DFW Airport	Fort Worth	3,651	2,843	4,890,599	7,643	442	64
CityLine/Bush	Richardson	6,659	4,660	8,344,619	28,468	362	251
Cityplace/Uptown	Dallas	11,960	14,095	10,992,298	12,561	376	681
Convention Center	Dallas	1,374	12,997	11,814,062	29,454	372	453
Cypress Waters	Dallas	660	252	1,711,814	1,816	496	287
Dallas Zoo	Dallas	2,932	2,035	2,492,474	2,322	379	1,156
Deep Ellum	Dallas	11,121	11,236	18,827,005	25,069	359	1,173
DFW North	Grapevine	16	417	1,419,560	747	456	68
Downtown Carrollton	Carrollton	4,893	2,296	4,965,966	6,274	369	708
Downtown Denton Transit Center	Denton	3,589	1,975	6,643,000	4,238	398	1,122
Downtown Garland	Garland	1,612	1,235	4,178,934	5,402	390	805
Downtown Irving/Heritage Crossing	Irving	2,872	1,180	3,935,183	12,077	402	1,096
Downtown Plano	Plano	5,014	4,425	5,618,763	2,399	445	1,160
Downtown Rowlett	Rowlett	1,454	2,070	3,574,049	46,476	403	574
EBJ Union	Dallas	1,372	13,798	19,131,535	3,849	301	392
Fair Park	Dallas	2,403	1,119	3,221,576	4,923	439	793
Farmers Branch	Farmers Branch	2,036	1,481	4,701,793	4,981	361	626
Forest Lane	Dallas	2,523	2,321	4,474,043	9,475	472	777
Forest/Jupiter	Garland	3,140	1,936	7,059,555	37,976	435	325

Appendix 2 - Density Summary							
Station Name	**City**	**Population Estimate**	**Housing Units Estimate**	**Commercial Sqft Estimate**	**Jobs Estimate**	**Parcel Acreage**	**Parcel Count**
Fort Worth Central	Fort Worth	2,676	5,798	19,918,379	23,234	284	450
Galatyn Park	Richardson	5,028	3,897	8,918,240	6,551	386	337
Grapevine/Main Street	Grapevine	2,070	1,593	4,042,808	1,256	424	749
Hampton	Dallas	5,332	1,717	2,659,685	2,203	382	1,786
Hatcher	Dallas	4,317	2,889	3,449,016	1,543	396	1,700
Hebron	Lewisville	4,213	2,637	4,095,470	17,938	465	65
Hidden Ridge	Irving	1,570	3,594	5,057,949	169	394	98
Highland Village/Lewisville Lake	Lewisville	2,080	786	1,846,963	715	410	519
Illinois	Dallas	3,830	1,345	2,210,882	3,420	371	1,615
Inwood/Love Field	Dallas	8,666	7,896	10,791,909	10,828	454	863
Irving Convention Center	Irving	7,382	7,018	10,744,026	1,403	507	408
Kiest	Dallas	4,698	1,844	3,150,092	18,725	387	1,689
Knoll Trail	Dallas	8,306	8,754	11,052,213	1,358	446	411
Lake Highlands	Dallas	5,552	4,066	5,007,277	597	387	1,200
Lake June	Dallas	4,063	1,842	2,550,715	18,610	374	1,226
Las Colinas Urban Center	Irving	9,962	8,830	10,698,916	288	459	208
Lawnview	Dallas	1,804	589	900,696	6,014	436	608
LBJ/Central	Dallas	4,333	4,546	4,982,743	6,739	424	472
LBJ/Skillman	Dallas	5,709	7,783	7,772,222	673	373	352
Ledbetter	Dallas	1,674	859	1,144,249	12,806	430	800
Lovers Lane	Dallas	6,260	5,858	8,180,256	11,532	397	1,013
Market Center	Dallas	3,093	8,756	12,491,496	57,496	370	835
Medical/Market Center	Dallas	521	1,062	10,305,341	4,692	430	205
MedPark	Denton	2,120	2,031	4,929,894	5,064	441	133
Mercantile Center	Fort Worth	704	249	4,323,483	3,207	448	304
MLK, Jr.	Dallas	2,296	1,739	2,837,878	1,545	451	995
Morrell	Dallas	4,318	2,788	2,855,455	3,631	438	1,935
North Carrollton/Frankford	Carrollton	1,029	646	3,958,066	4,959	428	74
North Lake College	Irving	4,593	3,962	5,253,660	3,324	490	189
North Richland Hills/Iron Horse	North Richland Hills	3,749	2,155	3,884,087	1,692	416	657
North Richland Hills/Smithfield	North Richland Hills	2,544	1,559	2,901,336	1,659	397	1,165
North Side	Fort Worth	2,959	1,596	2,215,159	6,081	375	1,114

Appendix 2 - Density Summary							
Station Name	**City**	**Population Estimate**	**Housing Units Estimate**	**Commercial Sqft Estimate**	**Jobs Estimate**	**Parcel Acreage**	**Parcel Count**
Old Town	Lewisville	11,137	1,474	4,913,052	21,534	433	679
Park Lane	Dallas	5,427	7,205	12,791,167	8,088	473	260
Parker Road	Plano	2,666	1,779	5,434,893	77,773	408	544
Pearl/Arts District	Dallas	12,225	13,896	32,708,163	3,753	336	797
Royal Lane	Dallas	1,820	1,814	8,330,662	10,224	429	406
Shiloh	Plano	3,595	1,334	7,779,188	7,408	432	396
SMU/Mockingbird	Dallas	4,169	3,597	7,462,394	13,624	402	1,031
Southwestern Medical District/Parkland	Dallas	4,716	4,496	10,088,394	42,000	513	675
Spring Valley	Richardson	2,419	2,231	4,749,942	13,086	398	758
St. Paul	Dallas	10,832	14,739	39,180,794	110,307	346	821
Texas & Pacific	Fort Worth	4,188	5,052	14,423,217	23,599	314	531
Trinity Lakes	Fort Worth	746	483	2,817,027	3,027	370	285
Trinity Mills	Carrollton	1,814	1,027	2,234,037	3,796	328	98
Tyler/Vernon	Dallas	4,719	1,642	2,746,509	343	387	1,664
University of Dallas	Irving	710	1,087	1,185,186	2,835	366	112
UNT Dallas	Dallas	202	10	267,271	654	482	111
UT Dallas	Richardson	3,175	1,268	4,697,683	9,957	428	86
VA Medical Center	Dallas	2,996	1,434	3,080,739	5,963	430	1,253
Victory	Dallas	9,293	9,508	18,657,107	24,769	336	573
Walnut Hill	Dallas	5,278	8,266	10,542,846	27,950	454	311
Walnut Hill/Denton	Dallas	589	299	7,058,177	10,696	431	454
West End	Dallas	5,986	19,250	35,198,119	84,760	385	630
West Irving	Irving	2,523	866	1,940,702	1,669	418	568
Westmoreland	Dallas	4,113	2,302	4,978,278	4,280	412	893
White Rock	Dallas	2,017	1,136	2,112,291	799	410	732

Appendix 3.1 - Walking Indicators : ACS Commute Mode Split								
Station Name	**City**	**ACS Commute Mode Split**						
		Drove Alone	**Carpooled**	**Public Transit**	**Walk**	**Bike**	**Taxi, Motorcycle, Other**	**Work From Home**
12th Street	Plano	67%	5%	1%	1%	1%	2%	23%
8th & Corinth	Dallas	65%	18%	0%	10%	0%	0%	7%
Addison	Addison	63%	4%	1%	1%	0%	4%	26%
Akard	Dallas	49%	3%	4%	14%	0%	1%	28%
Arapaho Center	Richardson	64%	10%	4%	2%	0%	2%	19%
Bachman	Dallas	60%	19%	7%	5%	0%	1%	7%
Baylor University Medical Center	Dallas	60%	5%	4%	10%	0%	1%	20%
Bell	Fort Worth	77%	8%	1%	0%	0%	3%	12%
Belt Line	Irving	63%	0%	0%	0%	0%	1%	37%
Buckner	Dallas	85%	10%	3%	0%	0%	0%	2%
Burbank	Dallas	79%	0%	7%	0%	0%	1%	13%
Camp Wisdom	Dallas	62%	22%	2%	1%	0%	0%	13%
Cedars	Dallas	64%	6%	5%	6%	0%	2%	17%
CentrePort/DFW Airport	Fort Worth	71%	7%	1%	1%	0%	2%	19%
CityLine/Bush	Richardson	61%	5%	1%	3%	0%	0%	30%
Cityplace/Uptown	Dallas	64%	3%	1%	4%	0%	1%	26%
Convention Center	Dallas	57%	6%	5%	12%	0%	1%	19%
Cypress Waters	Dallas	66%	0%	0%	5%	0%	1%	28%
Dallas Zoo	Dallas	57%	31%	5%	0%	0%	2%	6%
Deep Ellum	Dallas	58%	4%	4%	10%	0%	0%	23%
DFW North	Grapevine	75%	1%	0%	0%	0%	1%	23%
Downtown Carrollton	Carrollton	70%	11%	1%	1%	0%	1%	15%
Downtown Denton Transit Center	Denton	62%	14%	0%	4%	0%	2%	18%
Downtown Garland	Garland	79%	12%	1%	1%	0%	0%	7%
Downtown Irving/Heritage Crossing	Irving	67%	17%	2%	1%	0%	3%	11%
Downtown Plano	Plano	60%	9%	1%	4%	1%	2%	24%
Downtown Rowlett	Rowlett	74%	5%	1%	1%	0%	0%	19%
EBJ Union	Dallas	50%	3%	5%	13%	0%	1%	28%
Fair Park	Dallas	67%	12%	3%	5%	0%	1%	12%
Farmers Branch	Farmers Branch	64%	8%	3%	2%	0%	1%	21%

Appendix 3.1 - Walking Indicators : ACS Commute Mode Split								
Station Name	**City**	**ACS Commute Mode Split**						
		Drove Alone	**Carpooled**	**Public Transit**	**Walk**	**Bike**	**Taxi, Motorcycle, Other**	**Work From Home**
Forest Lane	Dallas	69%	9%	2%	2%	0%	2%	17%
Forest/Jupiter	Garland	70%	20%	1%	2%	0%	2%	5%
Fort Worth Central	Fort Worth	67%	4%	1%	7%	0%	2%	19%
Galatyn Park	Richardson	59%	6%	1%	2%	1%	1%	31%
Grapevine/Main Street	Grapevine	75%	1%	0%	0%	0%	1%	22%
Hampton	Dallas	74%	10%	1%	2%	0%	2%	11%
Hatcher	Dallas	63%	20%	6%	2%	0%	0%	9%
Hebron	Lewisville	65%	10%	2%	1%	0%	4%	18%
Hidden Ridge	Irving	62%	5%	0%	1%	0%	5%	26%
Highland Village/Lewisville Lake	Lewisville	72%	5%	1%	0%	1%	4%	17%
Illinois	Dallas	65%	13%	7%	1%	0%	4%	10%
Inwood/Love Field	Dallas	61%	7%	3%	12%	1%	2%	15%
Irving Convention Center	Irving	64%	6%	1%	2%	0%	3%	24%
Kiest	Dallas	77%	15%	4%	0%	0%	2%	3%
Knoll Trail	Dallas	63%	2%	1%	1%	0%	8%	25%
Lake Highlands	Dallas	67%	4%	1%	0%	0%	1%	27%
Lake June	Dallas	68%	19%	3%	1%	0%	0%	9%
Las Colinas Urban Center	Irving	64%	5%	1%	2%	0%	2%	26%
Lawnview	Dallas	70%	12%	5%	1%	0%	1%	12%
LBJ/Central	Dallas	71%	11%	3%	3%	0%	3%	10%
LBJ/Skillman	Dallas	64%	11%	5%	1%	2%	2%	15%
Ledbetter	Dallas	65%	16%	4%	2%	0%	0%	13%
Lovers Lane	Dallas	65%	3%	3%	4%	0%	1%	24%
Market Center	Dallas	60%	9%	2%	4%	1%	2%	23%
Medical/Market Center	Dallas	62%	11%	2%	8%	1%	2%	13%
MedPark	Denton	72%	12%	0%	0%	1%	1%	14%
Mercantile Center	Fort Worth	73%	17%	0%	1%	0%	2%	7%
MLK, Jr.	Dallas	73%	13%	1%	6%	0%	1%	6%
Morrell	Dallas	64%	20%	4%	7%	0%	0%	5%
North Carrollton/Frankford	Carrollton	65%	9%	1%	3%	0%	1%	21%

Appendix 3.1 - Walking Indicators : ACS Commute Mode Split								
Station Name	**City**	**ACS Commute Mode Split**						
		Drove Alone	**Carpooled**	**Public Transit**	**Walk**	**Bike**	**Taxi, Motorcycle, Other**	**Work From Home**
North Lake College	Irving	58%	11%	1%	0%	0%	2%	28%
North Richland Hills/Iron Horse	North Richland Hills	75%	7%	1%	4%	0%	2%	12%
North Richland Hills/Smithfield	North Richland Hills	69%	13%	0%	0%	0%	1%	16%
North Side	Fort Worth	74%	19%	0%	2%	0%	0%	5%
Old Town	Lewisville	76%	13%	0%	0%	0%	2%	8%
Park Lane	Dallas	66%	12%	5%	6%	0%	0%	11%
Parker Road	Plano	59%	16%	1%	3%	1%	4%	17%
Pearl/Arts District	Dallas	56%	5%	4%	12%	0%	1%	23%
Royal Lane	Dallas	60%	26%	1%	1%	0%	0%	13%
Shiloh	Plano	72%	10%	2%	2%	0%	2%	11%
SMU/Mockingbird	Dallas	61%	3%	1%	7%	0%	1%	27%
Southwestern Medical District/Parkland	Dallas	57%	8%	3%	14%	0%	3%	15%
Spring Valley	Richardson	65%	3%	7%	1%	0%	1%	22%
St. Paul	Dallas	54%	4%	4%	12%	0%	1%	24%
Texas & Pacific	Fort Worth	68%	4%	1%	9%	0%	2%	15%
Trinity Lakes	Fort Worth	76%	12%	0%	1%	0%	0%	11%
Trinity Mills	Carrollton	62%	11%	1%	4%	0%	1%	21%
Tyler/Vernon	Dallas	67%	16%	2%	1%	0%	1%	12%
University of Dallas	Irving	59%	16%	3%	8%	1%	2%	12%
UNT Dallas	Dallas	72%	20%	1%	2%	0%	0%	6%
UT Dallas	Richardson	58%	5%	3%	8%	0%	1%	26%
VA Medical Center	Dallas	66%	16%	5%	2%	0%	2%	9%
Victory	Dallas	51%	3%	3%	12%	0%	0%	31%
Walnut Hill	Dallas	69%	6%	2%	3%	0%	0%	20%
Walnut Hill/Denton	Dallas	64%	23%	0%	1%	0%	0%	11%
West End	Dallas	50%	3%	4%	14%	0%	1%	28%
West Irving	Irving	70%	20%	1%	0%	0%	0%	9%
Westmoreland	Dallas	70%	17%	4%	1%	0%	1%	7%
White Rock	Dallas	67%	3%	4%	0%	0%	2%	24%

Appendix 3.2 - Walking Indicators : NCTCOG On-Board Transit Survey - First Mile Access (Trip Production)								
Station Name	**City**	**NCTCOG On-Board Transit Survey - First Mile Access (Trip Production)**						
		Walk & Bike	**Mode Transfer**	**Drove Alone**	**Rideshare, Taxi, Drop Off**	**Carpool**	**Other**	**Park & Ride Spaces**
12th Street	Plano							
8th & Corinth	Dallas	44%	37%	10%	9%	0%	0%	196
Addison	Addison							
Akard	Dallas	67%	21%	4%	8%	0%	0%	0
Arapaho Center	Richardson	29%	45%	16%	8%	2%	0%	1121
Bachman	Dallas	53%	28%	9%	10%	1%	0%	458
Baylor University Medical Center	Dallas	69%	31%	0%	0%	0%	0%	0
Bell	Fort Worth	8%	0%	68%	7%	17%	0%	407
Belt Line	Irving	33%	0%	46%	19%	2%	0%	597
Buckner	Dallas	43%	34%	7%	16%	0%	0%	499
Burbank	Dallas	79%	0%	3%	12%	6%	0%	0
Camp Wisdom	Dallas	29%	60%	2%	6%	3%	0%	117
Cedars	Dallas	77%	7%	6%	7%	3%	0%	0
CentrePort/DFW Airport	Fort Worth	51%	7%	10%	19%	14%	0%	1001
CityLine/Bush	Richardson	41%	34%	19%	5%	1%	0%	1193
Cityplace/Uptown	Dallas	71%	12%	7%	11%	0%	0%	0
Convention Center	Dallas	66%	17%	6%	11%	0%	0%	0
Cypress Waters	Dallas							
Dallas Zoo	Dallas	81%	16%	0%	3%	0%	0%	0
Deep Ellum	Dallas	60%	28%	4%	8%	0%	0%	0
DFW North	Grapevine	0%	0%	58%	42%	0%	0%	208
Downtown Carrollton	Carrollton	78%	9%	2%	6%	4%	0%	251
Downtown Denton Transit Center	Denton	55%	8%	17%	20%	0%	0%	63
Downtown Garland	Garland	39%	27%	21%	11%	2%	0%	540
Downtown Irving/Heritage Crossing	Irving	41%	24%	22%	7%	5%	0%	406
Downtown Plano	Plano	78%	9%	4%	9%	1%	0%	0
Downtown Rowlett	Rowlett	32%	2%	45%	16%	5%	0%	750
EBJ Union	Dallas	29%	26%	18%	24%	4%	0%	0
Fair Park	Dallas	63%	24%	2%	11%	0%	0%	0
Farmers Branch	Farmers Branch	65%	22%	6%	4%	2%	0%	164
Forest Lane	Dallas	55%	27%	9%	9%	0%	0%	253
Forest/Jupiter	Garland	29%	59%	4%	8%	0%	0%	563
Fort Worth Central	Fort Worth	27%	28%	12%	24%	8%	0%	0
Galatyn Park	Richardson	70%	7%	6%	17%	0%	0%	0
Grapevine/Main Street	Grapevine	64%	0%	21%	10%	5%	0%	149
Hampton	Dallas	46%	34%	11%	9%	0%	0%	455
Hatcher	Dallas	85%	3%	2%	10%	0%	0%	0
Hebron	Lewisville	41%	11%	18%	16%	15%	0%	344

Appendix 3.2 - Walking Indicators : NCTCOG On-Board Transit Survey - First Mile Access (Trip Production)								
Station Name	**City**	**NCTCOG On-Board Transit Survey - First Mile Access (Trip Production)**						
		Walk & Bike	**Mode Transfer**	**Drove Alone**	**Rideshare, Taxi, Drop Off**	**Carpool**	**Other**	**Park & Ride Spaces**
Hidden Ridge	Irving	75%	4%	5%	15%	0%	0%	136
Highland Village/Lewisville Lake	Lewisville	30%	0%	16%	31%	22%	0%	134
Illinois	Dallas	36%	57%	2%	3%	2%	0%	345
Inwood/Love Field	Dallas	82%	7%	4%	5%	3%	0%	385
Irving Convention Center	Irving	62%	26%	6%	6%	0%	0%	0
Kiest	Dallas	85%	10%	0%	4%	0%	0%	20
Knoll Trail	Dallas							
Lake Highlands	Dallas	44%	41%	8%	5%	0%	1%	64
Lake June	Dallas	25%	71%	1%	3%	1%	0%	434
Las Colinas Urban Center	Irving	96%	3%	0%	1%	0%	0%	0
Lawnview	Dallas	27%	68%	3%	2%	1%	0%	370
LBJ/Central	Dallas	69%	13%	6%	11%	1%	0%	553
LBJ/Skillman	Dallas	71%	17%	7%	3%	3%	0%	654
Ledbetter	Dallas	43%	44%	0%	13%	0%	0%	399
Lovers Lane	Dallas	63%	8%	1%	22%	6%	0%	0
Market Center	Dallas	73%	0%	6%	20%	1%	0%	238
Medical/Market Center	Dallas	55%	14%	7%	23%	1%	0%	0
MedPark	Denton	49%	5%	12%	21%	13%	0%	716
Mercantile Center	Fort Worth	20%	11%	31%	21%	17%	0%	318
MLK, Jr.	Dallas	82%	14%	0%	4%	0%	0%	200
Morrell	Dallas	90%	1%	0%	9%	0%	0%	0
North Carrollton/Frankford	Carrollton	33%	1%	45%	14%	8%	0%	1677
North Lake College	Irving	37%	48%	3%	10%	3%	0%	269
North Richland Hills/Iron Horse	North Richland Hills	29%	0%	32%	32%	7%	0%	386
North Richland Hills/Smithfield	North Richland Hills	40%	0%	39%	18%	4%	0%	580
North Side	Fort Worth	38%	16%	8%	18%	20%	0%	125
Old Town	Lewisville	28%	1%	17%	18%	35%	0%	348
Park Lane	Dallas	64%	29%	2%	5%	0%	0%	320
Parker Road	Plano	30%	7%	40%	17%	5%	0%	2020
Pearl/Arts District	Dallas	44%	28%	10%	14%	4%	0%	0
Royal Lane	Dallas	80%	6%	5%	8%	2%	0%	221
Shiloh	Plano							
SMU/Mockingbird	Dallas	55%	33%	3%	8%	1%	0%	712
Southwestern Medical District/Parkland	Dallas	54%	40%	1%	4%	1%	0%	0
Spring Valley	Richardson	45%	44%	6%	3%	1%	0%	393
St. Paul	Dallas	67%	13%	8%	11%	2%	0%	0
Texas & Pacific	Fort Worth	14%	3%	55%	21%	6%	0%	351
Trinity Lakes	Fort Worth	11%	10%	38%	21%	20%	0%	500

Appendix 3.2 - Walking Indicators : NCTCOG On-Board Transit Survey - First Mile Access (Trip Production)								
Station Name	**City**	**NCTCOG On-Board Transit Survey - First Mile Access (Trip Production)**						
		Walk & Bike	**Mode Transfer**	**Drove Alone**	**Rideshare, Taxi, Drop Off**	**Carpool**	**Other**	**Park & Ride Spaces**
Trinity Mills	Carrollton	19%	16%	31%	21%	12%	0%	494
Tyler/Vernon	Dallas	69%	24%	0%	8%	0%	0%	0
University of Dallas	Irving	45%	32%	7%	17%	0%	0%	0
UNT Dallas	Dallas	43%	0%	6%	46%	5%	0%	474
UT Dallas	Richardson							
VA Medical Center	Dallas	91%	2%	1%	4%	2%	0%	0
Victory	Dallas	72%	1%	12%	10%	5%	0%	0
Walnut Hill	Dallas	73%	11%	0%	9%	8%	0%	170
Walnut Hill/Denton	Dallas	52%	0%	16%	29%	3%	0%	269
West End	Dallas	44%	43%	3%	9%	1%	0%	0
West Irving	Irving	50%	1%	16%	14%	20%	0%	537
Westmoreland	Dallas	33%	47%	9%	9%	2%	0%	672
White Rock	Dallas	55%	32%	3%	10%	0%	0%	496

Appendix 3.3 - Walking Indicators :NCTCOG On-Board Transit Survey - Last Mile Egress (Trip Attraction)								
Station Name	**City**	**NCTCOG On-Board Transit Survey - Last Mile Egress (Trip Attraction)**						
		Walk & Bike	**Mode Transfer**	**Drove Alone**	**Rideshare, Taxi, Drop Off**	**Carpool**	**Other**	**Park & Ride Spaces**
12th Street	Plano							
8th & Corinth	Dallas	64%	19%	0%	14%	2%	0%	196
Addison	Addison							
Akard	Dallas	94%	4%	0%	2%	0%	0%	0
Arapaho Center	Richardson	59%	25%	0%	12%	3%	0%	1121
Bachman	Dallas	60%	25%	0%	14%	1%	0%	458
Baylor University Medical Center	Dallas	93%	7%	0%	0%	0%	0%	0
Bell	Fort Worth	73%	0%	0%	14%	13%	0%	407
Belt Line	Irving	67%	5%	0%	28%	0%	0%	597
Buckner	Dallas	66%	23%	1%	10%	0%	0%	499
Burbank	Dallas	92%	2%	2%	5%	0%	0%	0
Camp Wisdom	Dallas	45%	48%	0%	3%	4%	0%	117
Cedars	Dallas	92%	3%	0%	5%	0%	0%	0
CentrePort/DFW Airport	Fort Worth	41%	36%	0%	16%	7%	0%	1001
CityLine/Bush	Richardson	52%	32%	2%	14%	0%	0%	1193
Cityplace/Uptown	Dallas	82%	12%	0%	6%	0%	0%	0
Convention Center	Dallas	93%	6%	0%	1%	0%	0%	0
Cypress Waters	Dallas							
Dallas Zoo	Dallas	94%	3%	0%	3%	0%	0%	0
Deep Ellum	Dallas	93%	7%	0%	0%	0%	0%	0
DFW North	Grapevine	0%	0%	0%	0%	100%	0%	208
Downtown Carrollton	Carrollton	64%	17%	0%	19%	0%	0%	251
Downtown Denton Transit Center	Denton	75%	5%	2%	15%	3%	0%	63
Downtown Garland	Garland	57%	28%	0%	12%	2%	0%	540
Downtown Irving/Heritage Crossing	Irving	52%	45%	0%	3%	0%	0%	406
Downtown Plano	Plano	85%	11%	2%	3%	0%	0%	0
Downtown Rowlett	Rowlett	64%	0%	1%	24%	11%	0%	750
EBJ Union	Dallas	72%	12%	1%	13%	2%	0%	0
Fair Park	Dallas	79%	16%	0%	6%	0%	0%	0

Appendix 3.3 - Walking Indicators :NCTCOG On-Board Transit Survey - Last Mile Egress (Trip Attraction)								
Station Name	**City**	**NCTCOG On-Board Transit Survey - Last Mile Egress (Trip Attraction)**						
		Walk & Bike	**Mode Transfer**	**Drove Alone**	**Rideshare, Taxi, Drop Off**	**Carpool**	**Other**	**Park & Ride Spaces**
Farmers Branch	Farmers Branch	65%	22%	0%	11%	1%	0%	164
Forest Lane	Dallas	52%	35%	0%	12%	2%	0%	253
Forest/Jupiter	Garland	61%	35%	0%	3%	0%	0%	563
Fort Worth Central	Fort Worth	70%	18%	0%	6%	7%	0%	0
Galatyn Park	Richardson	77%	5%	1%	15%	2%	0%	0
Grapevine/Main Street	Grapevine	82%	0%	0%	16%	2%	0%	149
Hampton	Dallas	41%	46%	1%	11%	0%	0%	455
Hatcher	Dallas	94%	4%	0%	2%	0%	0%	0
Hebron	Lewisville	41%	2%	0%	44%	12%	0%	344
Hidden Ridge	Irving	86%	0%	0%	14%	0%	0%	136
Highland Village/Lewisville Lake	Lewisville	37%	0%	0%	63%	0%	0%	134
Illinois	Dallas	72%	28%	0%	0%	0%	0%	345
Inwood/Love Field	Dallas	43%	54%	1%	2%	0%	0%	385
Irving Convention Center	Irving	64%	27%	0%	6%	3%	0%	0
Kiest	Dallas	95%	1%	0%	2%	2%	0%	20
Knoll Trail	Dallas							
Lake Highlands	Dallas	64%	28%	0%	8%	0%	0%	64
Lake June	Dallas	35%	62%	0%	3%	0%	0%	434
Las Colinas Urban Center	Irving	85%	0%	0%	15%	0%	0%	0
Lawnview	Dallas	35%	62%	0%	3%	0%	0%	370
LBJ/Central	Dallas	59%	22%	0%	18%	1%	0%	553
LBJ/Skillman	Dallas	58%	35%	1%	5%	1%	0%	654
Ledbetter	Dallas	51%	45%	0%	4%	0%	0%	399
Lovers Lane	Dallas	84%	3%	3%	10%	0%	0%	0
Market Center	Dallas	77%	1%	0%	21%	0%	0%	238
Medical/Market Center	Dallas	89%	4%	0%	8%	0%	0%	0
MedPark	Denton	69%	13%	2%	15%	2%	0%	716
Mercantile Center	Fort Worth	66%	21%	0%	13%	0%	0%	318
MLK, Jr.	Dallas	87%	10%	0%	3%	0%	0%	200

Appendix 3.3 - Walking Indicators :NCTCOG On-Board Transit Survey - Last Mile Egress (Trip Attraction)								
Station Name	**City**	**NCTCOG On-Board Transit Survey - Last Mile Egress (Trip Attraction)**						
		Walk & Bike	**Mode Transfer**	**Drove Alone**	**Rideshare, Taxi, Drop Off**	**Carpool**	**Other**	**Park & Ride Spaces**
Morrell	Dallas	76%	0%	0%	18%	6%	0%	0
North Carrollton/Frankford	Carrollton	75%	0%	1%	20%	4%	0%	1677
North Lake College	Irving	63%	32%	0%	5%	0%	0%	269
North Richland Hills/Iron Horse	North Richland Hills	65%	0%	0%	21%	13%	0%	386
North Richland Hills/Smithfield	North Richland Hills	91%	0%	0%	9%	0%	0%	580
North Side	Fort Worth	42%	34%	0%	24%	0%	0%	125
Old Town	Lewisville	73%	0%	0%	14%	12%	0%	348
Park Lane	Dallas	69%	24%	0%	5%	1%	0%	320
Parker Road	Plano	65%	18%	1%	13%	3%	0%	2020
Pearl/Arts District	Dallas	85%	8%	1%	5%	1%	0%	0
Royal Lane	Dallas	80%	2%	0%	13%	5%	0%	221
Shiloh	Plano							
SMU/Mockingbird	Dallas	74%	16%	1%	8%	0%	0%	712
Southwestern Medical District/Parkland	Dallas	83%	16%	0%	1%	0%	0%	0
Spring Valley	Richardson	57%	31%	0%	8%	3%	0%	393
St. Paul	Dallas	88%	6%	1%	5%	0%	0%	0
Texas & Pacific	Fort Worth	71%	2%	8%	13%	6%	0%	351
Trinity Lakes	Fort Worth	62%	4%	0%	13%	21%	0%	500
Trinity Mills	Carrollton	42%	26%	2%	26%	4%	0%	494
Tyler/Vernon	Dallas	60%	38%	0%	2%	0%	0%	0
University of Dallas	Irving	78%	15%	0%	8%	0%	0%	0
UNT Dallas	Dallas	75%	1%	4%	16%	4%	0%	474
UT Dallas	Richardson							
VA Medical Center	Dallas	99%	0%	0%	0%	0%	0%	0
Victory	Dallas	96%	0%	0%	3%	1%	0%	0
Walnut Hill	Dallas	91%	4%	0%	6%	0%	0%	170
Walnut Hill/Denton	Dallas	95%	0%	0%	4%	1%	0%	269
West End	Dallas	74%	20%	0%	5%	0%	0%	0
West Irving	Irving	82%	0%	0%	8%	10%	0%	537

Appendix 3.3 - Walking Indicators :NCTCOG On-Board Transit Survey - Last Mile Egress (Trip Attraction)								
Station Name	**City**	**NCTCOG On-Board Transit Survey - Last Mile Egress (Trip Attraction)**						
		Walk & Bike	**Mode Transfer**	**Drove Alone**	**Rideshare, Taxi, Drop Off**	**Carpool**	**Other**	**Park & Ride Spaces**
Westmoreland	Dallas	40%	51%	1%	7%	0%	0%	672
White Rock	Dallas	55%	37%	1%	6%	0%	0%	496

Appendix 4 - Average FY 25 Station Ridership			
Station Name	**City**	**FY 25 Average Weekday Ridership**	**FY 25 Average Weekend Ridership**
12th Street	Plano		
8th & Corinth	Dallas	1,265	884
Addison	Addison		
Akard	Dallas	3,892	2,317
Arapaho Center	Richardson	561	301
Bachman	Dallas	2,099	1,452
Baylor University Medical Center	Dallas	828	631
Bell	Fort Worth	267	157
Belt Line	Irving	332	186
Buckner	Dallas	1,372	988
Burbank	Dallas	223	157
Camp Wisdom	Dallas	472	295
Cedars	Dallas	736	469
CentrePort/DFW Airport	Fort Worth	447	269
CityLine/Bush	Richardson	720	348
Cityplace/Uptown	Dallas	1,345	1,124
Convention Center	Dallas	551	468
Cypress Waters	Dallas		
Dallas Zoo	Dallas	289	239
Deep Ellum	Dallas	383	432
DFW North	Grapevine	41	29
Downtown Carrollton	Carrollton	421	309
Downtown Denton Transit Center	Denton	334	204
Downtown Garland	Garland	761	432
Downtown Irving/Heritage Crossing	Irving	399	262
Downtown Plano	Plano	614	445
Downtown Rowlett	Rowlett	1,106	624
EBJ Union	Dallas	1,902	1,322
Fair Park	Dallas	907	1,121
Farmers Branch	Farmers Branch	549	325
Forest Lane	Dallas	1,405	1,055
Forest/Jupiter	Garland	553	335
Fort Worth Central	Fort Worth	860	818
Galatyn Park	Richardson	280	166
Grapevine/Main Street	Grapevine	299	430

Appendix 4 - Average FY 25 Station Ridership			
Station Name	**City**	**FY 25 Average Weekday Ridership**	**FY 25 Average Weekend Ridership**
Hampton	Dallas	430	269
Hatcher	Dallas	727	570
Hebron	Lewisville	84	51
Hidden Ridge	Irving	191	135
Highland Village/Lewisville Lake	Lewisville	49	31
Illinois	Dallas	1,018	701
Inwood/Love Field	Dallas	1,006	762
Irving Convention Center	Irving	155	105
Kiest	Dallas	691	420
Knoll Trail	Dallas		
Lake Highlands	Dallas	375	229
Lake June	Dallas	563	346
Las Colinas Urban Center	Irving	238	156
Lawnview	Dallas	547	346
LBJ/Central	Dallas	1,145	938
LBJ/Skillman	Dallas	629	399
Ledbetter	Dallas	873	543
Lovers Lane	Dallas	623	580
Market Center	Dallas	569	463
Medical/Market Center	Dallas	337	103
MedPark	Denton	103	61
Mercantile Center	Fort Worth	140	119
MLK, Jr.	Dallas	1,293	1,128
Morrell	Dallas	481	384
North Carrollton/Frankford	Carrollton	943	776
North Lake College	Irving	405	274
North Richland Hills/Iron Horse	North Richland Hills	192	184
North Richland Hills/Smithfield	North Richland Hills	246	264
North Side	Fort Worth	114	130
Old Town	Lewisville	68	40
Park Lane	Dallas	1,510	1,211
Parker Road	Plano	2,223	1,307
Pearl/Arts District	Dallas	4,378	3,453
Royal Lane	Dallas	440	301
Shiloh	Plano		

Appendix 4 - Average FY 25 Station Ridership			
Station Name	**City**	**FY 25 Average Weekday Ridership**	**FY 25 Average Weekend Ridership**
SMU/Mockingbird	Dallas	2,016	1,508
Southwestern Medical District/Parkland	Dallas	2,068	1,105
Spring Valley	Richardson	865	566
St. Paul	Dallas	2,922	1,984
Texas & Pacific	Fort Worth	764	663
Trinity Lakes	Fort Worth	276	177
Trinity Mills	Carrollton	946	517
Tyler/Vernon	Dallas	301	188
University of Dallas	Irving	177	118
UNT Dallas	Dallas	771	468
UT Dallas	Richardson		
VA Medical Center	Dallas	449	180
Victory	Dallas	2,174	1,719
Walnut Hill	Dallas	699	444
Walnut Hill/Denton	Dallas	367	242
West End	Dallas	6,182	4,037
West Irving	Irving	217	139
Westmoreland	Dallas	1,771	1,285
White Rock	Dallas	402	257

Appendix 5 - Select Demographics by Station							
Station Name	**City**	**Percent HS Diploma or Higher**	**Percent Bachelor's degree or higher**	**Estimated Median household**	**Estimated Average household size**	**Percent Zero Car Households**	**Estimated Median gross rent**
12th Street	Plano	80%	39%	$ 72,767	2.1	10%	$ 1,535
8th & Corinth	Dallas	58%	17%	$ 49,760	2.9	15%	$ 1,274
Addison	Addison	96%	67%	$ 76,563	1.7	4%	$ 1,845
Akard	Dallas	95%	71%	$ 129,454	1.4	11%	$ 2,168
Arapaho Center	Richardson	83%	45%	$ 87,980	2.4	4%	$ 1,828
Bachman	Dallas	65%	24%	$ 58,887	2.4	22%	$ 1,389
Baylor University Medical Center	Dallas	91%	62%	$ 72,353	1.5	11%	$ 1,725
Bell	Fort Worth	90%	44%	$ 102,392	3.1	4%	$ 1,392
Belt Line	Irving	99%	98%	$ 250,001	3.4	0%	
Buckner	Dallas	48%	7%	$ 60,870	3.6	6%	$ 1,384
Burbank	Dallas	62%	5%	$ 33,819	1.9	31%	$ 1,026
Camp Wisdom	Dallas	85%	20%	$ 67,327	3.0	7%	$ 1,543
Cedars	Dallas	71%	33%	$ 94,801	1.5	9%	$ 1,878
CentrePort/DFW Airport	Fort Worth	92%	50%	$ 78,524	1.9	4%	$ 1,682
CityLine/Bush	Richardson	92%	60%	$ 103,293	2.1	4%	$ 1,802
Cityplace/Uptown	Dallas	97%	74%	$ 106,058	1.6	5%	$ 2,002
Convention Center	Dallas	78%	42%	$ 97,618	1.4	15%	$ 1,924
Cypress Waters	Dallas	99%	77%	$ 166,772	2.4	0%	$ 1,947
Dallas Zoo	Dallas	90%	43%	$ 85,007	2.1	10%	$ 1,809
Deep Ellum	Dallas	58%	14%	$ 55,524	2.7	16%	$ 1,193
DFW North	Grapevine	95%	67%	$ 88,024	1.5	9%	$ 1,910
Downtown Carrollton	Carrollton	84%	51%	$ 83,386	2.5	4%	$ 1,733
Downtown Denton Transit Center	Denton	79%	30%	$ 56,705	2.3	7%	$ 1,181
Downtown Garland	Garland	61%	14%	$ 64,887	3.1	3%	$ 1,847
Downtown Irving/Heritage Crossing	Irving	55%	13%	$ 68,638	3.3	9%	$ 1,417
Downtown Plano	Plano	84%	39%	$ 83,088	2.3	8%	$ 1,515
Downtown Rowlett	Rowlett	86%	33%	$ 90,078	2.6	8%	$ 1,872
EBJ Union	Dallas	81%	48%	$ 101,148	1.3	13%	$ 2,002
Fair Park	Dallas	70%	25%	$ 66,797	2.4	15%	$ 1,447
Farmers Branch	Farmers Branch	90%	57%	$ 89,145	2.5	6%	$ 1,606
Forest Lane	Dallas	91%	48%	$ 103,328	2.1	9%	$ 1,997
Forest/Jupiter	Garland	50%	6%	$ 50,349	3.6	14%	$ 1,264
Fort Worth Central	Fort Worth	77%	33%	$ 67,873	1.9	12%	$ 1,564
Galatyn Park	Richardson	98%	73%	$ 128,412	2.4	3%	$ 1,842
Grapevine/Main Street	Grapevine	91%	45%	$ 95,748	2.1	7%	$ 2,055
Hampton	Dallas	58%	17%	$ 72,912	3.3	2%	$ 1,579
Hatcher	Dallas	67%	10%	$ 44,989	3.1	17%	$ 1,294
Hebron	Lewisville	92%	49%	$ 81,604	2.0	1%	$ 1,839

Appendix 5 - Select Demographics by Station							
Station Name	**City**	**Percent HS Diploma or Higher**	**Percent Bachelor's degree or higher**	**Estimated Median household**	**Estimated Average household size**	**Percent Zero Car Households**	**Estimated Median gross rent**
Hidden Ridge	Irving	95%	72%	$ 140,356	2.4	7%	$ 1,836
Highland Village/Lewisville Lake	Lewisville	94%	40%	$ 116,954	2.9	2%	$ 2,114
Illinois	Dallas	62%	11%	$ 56,822	2.8	9%	$ 1,204
Inwood/Love Field	Dallas	86%	55%	$ 69,882	1.9	9%	$ 1,556
Irving Convention Center	Irving	95%	73%	$ 105,280	1.8	8%	$ 1,905
Kiest	Dallas	57%	6%	$ 42,229	3.2	13%	$ 1,349
Knoll Trail	Dallas	97%	59%	$ 80,034	1.6	8%	$ 1,783
Lake Highlands	Dallas	87%	24%	$ 61,056	2.6	7%	$ 1,543
Lake June	Dallas	82%	36%	$ 75,249	2.4	12%	$ 1,274
Las Colinas Urban Center	Irving	94%	68%	$ 126,086	2.4	3%	$ 1,988
Lawnview	Dallas	55%	8%	$ 71,324	3.6	8%	$ 1,301
LBJ/Central	Dallas	96%	74%	$ 105,561	1.8	6%	$ 1,963
LBJ/Skillman	Dallas	54%	8%	$ 54,226	2.5	6%	$ 1,079
Ledbetter	Dallas	72%	15%	$ 57,542	3.2	8%	$ 1,502
Lovers Lane	Dallas	98%	81%	$ 119,725	1.9	7%	$ 2,139
Market Center	Dallas	76%	17%	$ 59,604	2.3	19%	$ 1,043
Medical/Market Center	Dallas	91%	57%	$ 82,271	1.6	8%	$ 1,718
MedPark	Denton	84%	33%	$ 80,475	2.9	7%	$ 1,670
Mercantile Center	Fort Worth	86%	45%	$ 69,049	1.8	2%	$ 1,696
MLK, Jr.	Dallas	68%	8%	$ 67,623	3.2	4%	$ 1,520
Morrell	Dallas	57%	12%	$ 58,000	2.6	17%	$ 1,276
North Carrollton/Frankford	Carrollton	93%	58%	$ 117,355	2.4	8%	$ 1,989
North Lake College	Irving	95%	61%	$ 115,337	2.6	8%	$ 1,680
North Richland Hills/Iron Horse	North Richland Hills	82%	23%	$ 84,294	2.2	3%	$ 1,612
North Richland Hills/Smithfield	North Richland Hills	91%	38%	$ 108,130	2.6	6%	$ 2,362
North Side	Fort Worth	43%	5%	$ 57,531	3.4	1%	$ 1,499
Old Town	Lewisville	74%	26%	$ 89,444	3.0	1%	$ 1,757
Park Lane	Dallas	79%	39%	$ 62,337	2.2	18%	$ 1,340
Parker Road	Plano	77%	29%	$ 89,186	2.9	5%	$ 1,726
Pearl/Arts District	Dallas	95%	67%	$ 91,285	1.5	11%	$ 1,837
Royal Lane	Dallas	67%	28%	$ 88,841	2.9	2%	$ 1,469
Shiloh	Plano	98%	85%	$ 143,038	2.1	3%	$ 2,239
SMU/Mockingbird	Dallas	78%	34%	$ 95,563	3.3	5%	$ 1,843
Southwestern Medical District/Parkland	Dallas	89%	57%	$ 67,121	1.8	11%	$ 1,541
Spring Valley	Richardson	90%	48%	$ 89,430	2.2	7%	$ 1,784
St. Paul	Dallas	96%	69%	$ 120,860	1.4	8%	$ 2,059
Texas & Pacific	Fort Worth	76%	29%	$ 67,450	1.9	11%	$ 1,474
Trinity Lakes	Fort Worth	85%	33%	$ 95,887	2.9	4%	$ 1,476

Appendix 5 - Select Demographics by Station							
Station Name	**City**	**Percent HS Diploma or Higher**	**Percent Bachelor's degree or higher**	**Estimated Median household**	**Estimated Average household size**	**Percent Zero Car Households**	**Estimated Median gross rent**
Trinity Mills	Carrollton	87%	53%	$ 85,219	2.3	10%	$ 2,037
Tyler/Vernon	Dallas	61%	19%	$ 76,852	2.9	8%	$ 1,540
University of Dallas	Irving	81%	16%	$ 65,967	2.8	6%	$ 1,366
UNT Dallas	Dallas	97%	64%	$ 72,834	1.9	8%	$ 1,875
UT Dallas	Richardson	74%	36%	$ 75,627	2.5	13%	$ 1,428
VA Medical Center	Dallas	55%	6%	$ 38,126	3.1	21%	$ 1,262
Victory	Dallas	97%	79%	$ 134,939	1.4	6%	$ 2,361
Walnut Hill	Dallas	92%	55%	$ 77,241	1.8	13%	$ 1,651
Walnut Hill/Denton	Dallas	76%	37%	$ 83,169	2.8	6%	$ 1,576
West End	Dallas	86%	57%	$ 124,386	1.4	11%	$ 2,147
West Irving	Irving	67%	18%	$ 64,600	3.1	5%	$ 1,351
Westmoreland	Dallas	54%	9%	$ 48,372	3.3	6%	$ 1,267
White Rock	Dallas	98%	73%	$ 164,084	2.1	7%	$ 1,817

Appendix 6 - Select Housing Characteristics by Station							
Station Name	**City**	**Estimated Median value (dollars)**	**Percent Renter Occupied**	**Percent Single family, detached**	**Percent Single family, attached**	**Percent Multi-family**	**Percent Other**
12th Street	Plano	$ 363,567	81%	20%	3%	77%	0%
8th & Corinth	Dallas	$ 131,867	45%	71%	2%	27%	0%
Addison	Addison	$ 424,933	93%	4%	2%	94%	0%
Akard	Dallas	$ 793,414	89%	2%	2%	97%	0%
Arapaho Center	Richardson	$ 345,729	63%	46%	5%	49%	0%
Bachman	Dallas	$ 322,600	89%	14%	1%	84%	1%
Baylor University Medical Center	Dallas	$ 486,050	90%	3%	5%	92%	0%
Bell	Fort Worth	$ 338,700	37%	68%	0%	26%	6%
Belt Line	Irving	$ 698,700	2%	86%	1%	13%	0%
Buckner	Dallas	$ 144,186	47%	63%	2%	28%	8%
Burbank	Dallas	$ 322,600	50%	55%	0%	45%	0%
Camp Wisdom	Dallas	$ 204,775	28%	88%	1%	6%	4%
Cedars	Dallas	$ 494,000	87%	6%	5%	89%	0%
CentrePort/DFW Airport	Fort Worth	$ 455,950	80%	18%	4%	78%	0%
CityLine/Bush	Richardson	$ 426,567	79%	20%	3%	77%	0%
Cityplace/Uptown	Dallas	$ 502,980	82%	4%	11%	84%	0%
Convention Center	Dallas	$ 479,650	84%	5%	3%	93%	0%
Cypress Waters	Dallas	$ 662,700	49%	55%	1%	43%	0%
Dallas Zoo	Dallas	$ 357,100	71%	33%	1%	65%	0%
Deep Ellum	Dallas	$ 208,517	42%	73%	5%	21%	1%
DFW North	Grapevine	$ 625,913	86%	4%	5%	90%	0%
Downtown Carrollton	Carrollton	$ 359,940	66%	33%	4%	61%	1%
Downtown Denton Transit Center	Denton	$ 253,067	69%	45%	5%	49%	0%
Downtown Garland	Garland	$ 214,750	43%	80%	1%	18%	1%
Downtown Irving/Heritage Crossing	Irving	$ 253,325	57%	50%	6%	44%	0%
Downtown Plano	Plano	$ 360,480	68%	33%	4%	63%	0%
Downtown Rowlett	Rowlett	$ 319,100	38%	73%	0%	27%	1%
EBJ Union	Dallas	$ 872,075	91%	2%	1%	97%	0%
Fair Park	Dallas	$ 170,300	78%	33%	2%	62%	3%
Farmers Branch	Farmers Branch	$ 380,925	50%	39%	8%	51%	2%

Appendix 6 - Select Housing Characteristics by Station							
Station Name	**City**	**Estimated Median value (dollars)**	**Percent Renter Occupied**	**Percent Single family, detached**	**Percent Single family, attached**	**Percent Multi-family**	**Percent Other**
Forest Lane	Dallas	$ 445,329	71%	30%	5%	64%	1%
Forest/Jupiter	Garland	$ 229,050	70%	34%	0%	66%	0%
Fort Worth Central	Fort Worth	$ 362,850	78%	10%	3%	87%	0%
Galatyn Park	Richardson	$ 552,767	51%	44%	0%	56%	0%
Grapevine/Main Street	Grapevine	$ 396,500	65%	41%	2%	58%	0%
Hampton	Dallas	$ 229,686	19%	91%	3%	5%	0%
Hatcher	Dallas	$ 171,857	58%	68%	2%	30%	0%
Hebron	Lewisville	$ 473,800	89%	11%	0%	88%	0%
Hidden Ridge	Irving	$ 809,600	85%	14%	3%	83%	0%
Highland Village/Lewisville Lake	Lewisville	$ 401,750	23%	84%	4%	11%	0%
Illinois	Dallas	$ 194,956	26%	89%	2%	9%	0%
Inwood/Love Field	Dallas	$ 392,800	86%	8%	3%	89%	0%
Irving Convention Center	Irving	$ 754,275	90%	7%	1%	91%	1%
Kiest	Dallas	$ 152,338	36%	86%	1%	13%	0%
Knoll Trail	Dallas	$ 341,429	81%	4%	3%	93%	0%
Lake Highlands	Dallas	$ 200,700	86%	19%	0%	81%	0%
Lake June	Dallas	$ 370,286	72%	16%	7%	77%	0%
Las Colinas Urban Center	Irving	$ 564,500	40%	52%	5%	44%	0%
Lawnview	Dallas	$ 204,200	37%	76%	7%	17%	0%
LBJ/Central	Dallas	$ 636,920	87%	11%	1%	88%	1%
LBJ/Skillman	Dallas	$ 182,925	38%	71%	8%	14%	7%
Ledbetter	Dallas	$ 170,657	28%	89%	0%	9%	2%
Lovers Lane	Dallas	$ 923,017	71%	16%	4%	80%	0%
Market Center	Dallas	$ 195,300	63%	63%	2%	35%	0%
Medical/Market Center	Dallas	$ 305,525	90%	6%	4%	90%	0%
MedPark	Denton	$ 384,450	62%	34%	1%	55%	9%
Mercantile Center	Fort Worth	$ 268,500	96%	14%	1%	86%	0%
MLK, Jr.	Dallas	$ 219,720	50%	86%	1%	12%	1%
Morrell	Dallas	$ 139,975	34%	81%	2%	16%	0%
North Carrollton/Frankford	Carrollton	$ 515,533	63%	35%	4%	60%	1%

Appendix 6 - Select Housing Characteristics by Station							
Station Name	**City**	**Estimated Median value (dollars)**	**Percent Renter Occupied**	**Percent Single family, detached**	**Percent Single family, attached**	**Percent Multi-family**	**Percent Other**
North Lake College	Irving	$ 881,975	82%	20%	3%	77%	0%
North Richland Hills/Iron Horse	North Richland Hills	$ 299,800	51%	53%	2%	44%	1%
North Richland Hills/Smithfield	North Richland Hills	$ 374,486	31%	75%	11%	11%	3%
North Side	Fort Worth	$ 189,540	43%	86%	5%	7%	2%
Old Town	Lewisville	$ 186,633	56%	40%	9%	34%	18%
Park Lane	Dallas	$ 578,750	91%	6%	1%	92%	0%
Parker Road	Plano	$ 369,500	55%	54%	3%	41%	2%
Pearl/Arts District	Dallas	$ 613,250	86%	3%	4%	92%	0%
Royal Lane	Dallas	$ 363,100	61%	41%	2%	56%	0%
Shiloh	Plano	$ 927,645	62%	29%	7%	64%	0%
SMU/Mockingbird	Dallas	$ 296,067	59%	45%	3%	45%	6%
Southwestern Medical District/Parkland	Dallas	$ 397,225	91%	5%	3%	92%	0%
Spring Valley	Richardson	$ 371,460	63%	39%	8%	53%	0%
St. Paul	Dallas	$ 678,700	86%	3%	2%	95%	0%
Texas & Pacific	Fort Worth	$ 362,000	76%	12%	3%	84%	0%
Trinity Lakes	Fort Worth	$ 311,283	37%	74%	1%	25%	1%
Trinity Mills	Carrollton	$ 423,650	61%	35%	3%	60%	2%
Tyler/Vernon	Dallas	$ 277,200	30%	75%	4%	20%	0%
University of Dallas	Irving	$ 224,300	33%	85%	2%	8%	6%
UNT Dallas	Dallas	$ 475,650	73%	25%	2%	72%	0%
UT Dallas	Richardson	$ 345,300	76%	21%	0%	68%	11%
VA Medical Center	Dallas	$ 160,867	38%	81%	0%	17%	2%
Victory	Dallas	$ 1,097,540	91%	1%	1%	99%	0%
Walnut Hill	Dallas	$ 430,860	84%	9%	1%	90%	0%
Walnut Hill/Denton	Dallas	$ 376,200	67%	34%	0%	65%	1%
West End	Dallas	$ 793,414	89%	2%	1%	97%	0%
West Irving	Irving	$ 216,517	40%	26%	3%	33%	39%
Westmoreland	Dallas	$ 211,867	39%	67%	2%	31%	0%
White Rock	Dallas	$ 698,683	29%	67%	5%	29%	0%

Appendix 7 - Land Use by Station														
Station Name	**City**	**Road**	**Single family**	**Multi-family**	**Office**	**Retail**	**Indstrl.**	**Edu.**	**Inst./ public**	**Parking**	**Parks/ rec.**	**Mixed use**	**Vacant**	**Other**
(*Other Land use include Cemeteries, Communication, Flood Control, Railroad, Transit, Utilities, Venue)														
12th Street	Plano	16%	10%	6%	4%	8%	28%	1%	6%	2%	2%	3%	7%	7%
8th & Corinth	Dallas	15%	15%	5%	0%	1%	3%	3%	1%	0%	28%	0%	17%	11%
Addison	Addison	18%	0%	7%	13%	11%	4%	0%	2%	0%	3%	3%	5%	34%
Akard	Dallas	36%	0%	1%	4%	1%	1%	1%	8%	14%	9%	22%	1%	4%
Arapaho Center	Richardson	22%	8%	6%	19%	10%	12%	0%	5%	5%	1%	0%	5%	7%
Bachman	Dallas	28%	1%	10%	5%	10%	6%	0%	10%	3%	5%	0%	3%	19%
Baylor University Medical Center	Dallas	33%	0%	9%	6%	7%	3%	2%	20%	8%	3%	5%	2%	2%
Bell	Fort Worth	8%	5%	2%	0%	0%	28%	0%	0%	1%	1%	0%	45%	10%
Belt Line	Irving	24%	0%	0%	23%	0%	14%	0%	3%	0%	0%	0%	5%	31%
Buckner	Dallas	23%	34%	3%	2%	9%	12%	0%	3%	2%	0%	0%	9%	4%
Burbank	Dallas	12%	12%	1%	17%	2%	5%	0%	0%	3%	0%	0%	2%	47%
Camp Wisdom	Dallas	15%	15%	7%	0%	0%	0%	1%	4%	1%	20%	0%	36%	2%
Cedars	Dallas	28%	1%	5%	2%	3%	15%	1%	3%	8%	4%	3%	18%	9%
CentrePort/DFW Airport	Fort Worth	12%	0%	15%	14%	1%	5%	0%	0%	3%	7%	0%	34%	7%
CityLine/Bush	Richardson	31%	0%	9%	8%	10%	4%	0%	4%	0%	7%	6%	12%	8%
Cityplace/Uptown	Dallas	25%	2%	26%	2%	10%	2%	5%	2%	1%	2%	10%	5%	8%
Convention Center	Dallas	41%	0%	1%	1%	3%	3%	0%	3%	14%	6%	5%	8%	13%
Cypress Waters	Dallas	7%	23%	0%	2%	0%	8%	0%	1%	0%	14%	0%	28%	18%
Dallas Zoo	Dallas	26%	22%	5%	1%	2%	5%	2%	6%	2%	20%	0%	8%	3%
Deep Ellum	Dallas	38%	2%	15%	6%	6%	2%	1%	6%	11%	3%	7%	2%	2%
DFW North	Grapevine	10%	0%	0%	1%	1%	6%	0%	0%	0%	0%	0%	78%	3%
Downtown Carrollton	Carrollton	27%	16%	6%	11%	2%	16%	0%	2%	2%	2%	0%	7%	9%
Downtown Denton Transit Center	Denton	21%	19%	6%	2%	7%	7%	1%	11%	4%	3%	0%	11%	8%
Downtown Garland	Garland	22%	13%	1%	3%	9%	20%	0%	15%	4%	1%	0%	4%	7%
Downtown Irving/Heritage Crossing	Irving	20%	20%	7%	1%	8%	9%	3%	9%	3%	5%	0%	7%	8%
Downtown Plano	Plano	20%	19%	8%	7%	10%	3%	4%	9%	3%	2%	3%	5%	7%
Downtown Rowlett	Rowlett	20%	15%	4%	3%	16%	6%	2%	5%	2%	5%	1%	15%	6%
EBJ Union	Dallas	43%	0%	1%	1%	2%	2%	0%	5%	15%	8%	7%	5%	11%
Fair Park	Dallas	26%	3%	4%	3%	5%	9%	1%	2%	2%	26%	0%	10%	9%
Farmers Branch	Farmers Branch	28%	15%	3%	9%	2%	11%	2%	3%	1%	15%	0%	5%	6%
Forest Lane	Dallas	19%	28%	3%	1%	7%	9%	3%	5%	2%	7%	0%	2%	15%

Appendix 7 - Land Use by Station														
Station Name	**City**	**Road**	**Single family**	**Multi-family**	**Office**	**Retail**	**Indstrl.**	**Edu.**	**Inst./ public**	**Parking**	**Parks/ rec.**	**Mixed use**	**Vacant**	**Other**
(*Other Land use include Cemeteries, Communication, Flood Control, Railroad, Transit, Utilities, Venue)														
Forest/Jupiter	Garland	13%	5%	9%	9%	3%	47%	0%	3%	3%	0%	0%	2%	5%
Fort Worth Central	Fort Worth	46%	0%	7%	3%	0%	4%	2%	4%	9%	2%	7%	3%	13%
Galatyn Park	Richardson	24%	7%	7%	29%	1%	0%	4%	1%	2%	7%	1%	11%	7%
Grapevine/Main Street	Grapevine	17%	21%	3%	7%	8%	8%	5%	11%	4%	2%	3%	8%	3%
Hampton	Dallas	24%	61%	0%	0%	3%	0%	2%	3%	0%	2%	0%	1%	4%
Hatcher	Dallas	21%	28%	7%	0%	5%	7%	1%	4%	0%	7%	0%	12%	8%
Hebron	Lewisville	8%	0%	21%	3%	3%	0%	0%	0%	2%	20%	0%	7%	35%
Hidden Ridge	Irving	25%	0%	6%	25%	2%	0%	0%	0%	1%	6%	0%	22%	12%
Highland Village/Lewisville Lake	Lewisville	18%	19%	1%	0%	1%	0%	0%	0%	1%	33%	0%	4%	23%
Illinois	Dallas	26%	48%	1%	0%	3%	0%	0%	4%	1%	4%	0%	7%	6%
Inwood/Love Field	Dallas	15%	17%	21%	3%	7%	7%	7%	8%	6%	3%	0%	5%	1%
Irving Convention Center	Irving	19%	14%	17%	8%	5%	0%	0%	0%	4%	8%	1%	6%	19%
Kiest	Dallas	23%	53%	4%	0%	9%	0%	1%	4%	1%	0%	0%	4%	2%
Knoll Trail	Dallas	16%	0%	33%	15%	12%	0%	0%	1%	0%	14%	2%	2%	5%
Lake Highlands	Dallas	23%	42%	13%	0%	3%	0%	2%	0%	0%	10%	1%	1%	5%
Lake June	Dallas	26%	41%	2%	1%	6%	2%	2%	3%	0%	2%	0%	10%	7%
Las Colinas Urban Center	Irving	18%	0%	17%	8%	3%	0%	0%	0%	1%	23%	8%	3%	18%
Lawnview	Dallas	13%	25%	1%	0%	0%	0%	2%	0%	2%	26%	0%	26%	5%
LBJ/Central	Dallas	23%	14%	13%	3%	2%	22%	2%	0%	2%	0%	0%	6%	12%
LBJ/Skillman	Dallas	26%	4%	18%	5%	7%	26%	0%	0%	2%	0%	0%	5%	6%
Ledbetter	Dallas	16%	29%	1%	0%	3%	0%	0%	5%	2%	16%	0%	21%	8%
Lovers Lane	Dallas	25%	29%	17%	6%	10%	2%	0%	1%	1%	1%	1%	0%	7%
Market Center	Dallas	28%	9%	8%	15%	8%	4%	2%	2%	3%	0%	1%	6%	14%
Medical/Market Center	Dallas	23%	0%	0%	10%	8%	8%	2%	29%	10%	0%	0%	2%	8%
MedPark	Denton	12%	0%	6%	1%	1%	2%	0%	20%	2%	0%	0%	29%	26%
Mercantile Center	Fort Worth	11%	8%	0%	0%	1%	51%	0%	0%	3%	0%	0%	19%	7%
MLK, Jr.	Dallas	21%	11%	5%	1%	5%	3%	5%	6%	0%	27%	0%	13%	4%
Morrell	Dallas	19%	35%	9%	0%	1%	4%	7%	1%	1%	1%	0%	15%	6%
North Carrollton/Frankford	Carrollton	16%	0%	3%	2%	8%	26%	0%	1%	4%	25%	0%	9%	6%
North Lake College	Irving	10%	2%	17%	11%	1%	8%	23%	0%	1%	17%	0%	6%	3%
North Richland Hills/Iron Horse	North Richland Hills	17%	20%	11%	2%	11%	4%	0%	5%	1%	12%	2%	11%	3%

Appendix 7 - Land Use by Station														
Station Name	**City**	**Road**	**Single family**	**Multi-family**	**Office**	**Retail**	**Indstrl.**	**Edu.**	**Inst./ public**	**Parking**	**Parks/ rec.**	**Mixed use**	**Vacant**	**Other**
(*Other Land use include Cemeteries, Communication, Flood Control, Railroad, Transit, Utilities, Venue)														
North Richland Hills/Smithfield	North Richland Hills	21%	25%	11%	2%	7%	5%	3%	4%	3%	1%	0%	13%	5%
North Side	Fort Worth	25%	22%	2%	0%	3%	17%	1%	1%	3%	5%	0%	13%	7%
Old Town	Lewisville	14%	4%	6%	2%	6%	29%	0%	4%	3%	0%	0%	22%	10%
Park Lane	Dallas	17%	1%	15%	7%	27%	1%	3%	11%	2%	1%	7%	2%	6%
Parker Road	Plano	21%	12%	7%	8%	32%	3%	0%	2%	3%	0%	0%	4%	7%
Pearl/Arts District	Dallas	39%	0%	7%	6%	2%	1%	1%	7%	11%	4%	18%	1%	3%
Royal Lane	Dallas	16%	3%	6%	13%	18%	38%	0%	1%	1%	0%	0%	2%	2%
Shiloh	Plano	14%	11%	12%	2%	2%	45%	0%	5%	1%	1%	0%	3%	5%
SMU/Mockingbird	Dallas	24%	14%	9%	2%	6%	4%	9%	4%	5%	5%	9%	1%	8%
Southwestern Medical District/Parkland	Dallas	15%	7%	12%	2%	7%	8%	2%	29%	6%	0%	1%	6%	6%
Spring Valley	Richardson	21%	13%	5%	14%	9%	4%	2%	11%	2%	0%	1%	3%	14%
St. Paul	Dallas	38%	0%	2%	5%	2%	1%	0%	7%	14%	5%	21%	1%	3%
Texas & Pacific	Fort Worth	41%	0%	7%	3%	3%	7%	2%	5%	9%	2%	5%	5%	13%
Trinity Lakes	Fort Worth	26%	6%	1%	2%	8%	10%	0%	1%	0%	0%	0%	40%	5%
Trinity Mills	Carrollton	37%	0%	0%	2%	2%	15%	0%	4%	3%	0%	1%	23%	11%
Tyler/Vernon	Dallas	23%	63%	2%	1%	1%	0%	1%	1%	0%	3%	0%	2%	2%
University of Dallas	Irving	27%	2%	1%	0%	0%	0%	20%	0%	0%	12%	0%	36%	1%
UNT Dallas	Dallas	4%	4%	0%	0%	0%	2%	10%	1%	1%	19%	0%	41%	18%
UT Dallas	Richardson	15%	1%	5%	11%	2%	0%	21%	6%	1%	7%	3%	19%	9%
VA Medical Center	Dallas	16%	40%	1%	1%	2%	0%	5%	22%	0%	1%	1%	10%	1%
Victory	Dallas	35%	0%	8%	19%	3%	6%	0%	2%	7%	2%	13%	1%	7%
Walnut Hill	Dallas	17%	1%	17%	14%	12%	1%	2%	20%	1%	0%	1%	4%	10%
Walnut Hill/Denton	Dallas	17%	6%	0%	15%	9%	40%	0%	0%	0%	0%	0%	3%	10%
West End	Dallas	42%	0%	1%	4%	0%	2%	0%	5%	13%	5%	18%	2%	7%
West Irving	Irving	17%	20%	0%	5%	0%	10%	1%	2%	1%	6%	0%	20%	19%
Westmoreland	Dallas	18%	25%	6%	3%	8%	21%	5%	4%	3%	2%	0%	2%	3%
White Rock	Dallas	19%	26%	5%	0%	1%	0%	1%	4%	2%	0%	0%	0%	43%

Appendix 8 - Rail Transit Trip Purpose								
Station Name	**City**	**Why are transit riders traveling to the station?**						
		Work	**Social & Recreation**	**Personal Business**	**Dining & Shopping**	**School & University**	**Travel**	**Other**
12th Street*	Plano							
8th & Corinth	Dallas	43%	16%	9%	15%	16%	0%	0%
Addison*	Addison							
Akard	Dallas	61%	14%	14%	9%	1%	1%	0%
Arapaho Center	Richardson	70%	16%	2%	10%	2%	0%	0%
Bachman	Dallas	61%	15%	9%	7%	0%	5%	2%
Baylor University Medical Center	Dallas	55%	11%	22%	9%	2%	1%	0%
Bell	Fort Worth	60%	2%	24%	0%	13%	0%	0%
Belt Line	Irving	79%	7%	6%	0%	0%	8%	0%
Buckner	Dallas	45%	14%	13%	6%	17%	2%	3%
Burbank	Dallas	72%	10%	9%	4%	0%	5%	0%
Camp Wisdom	Dallas	58%	36%	0%	0%	6%	0%	0%
Cedars	Dallas	48%	17%	22%	12%	1%	0%	0%
CentrePort/DFW Airport	Fort Worth	70%	11%	3%	7%	4%	4%	0%
CityLine/Bush	Richardson	78%	11%	3%	7%	2%	0%	0%
Cityplace/Uptown	Dallas	58%	10%	12%	13%	6%	0%	0%
Convention Center	Dallas	67%	11%	21%	1%	0%	0%	0%
Cypress Waters*	Dallas							
Dallas Zoo	Dallas	34%	63%	2%	1%	0%	0%	0%
Deep Ellum	Dallas	72%	9%	7%	8%	0%	5%	0%
DFW North	Grapevine	35%	0%	0%	0%	0%	65%	0%
Downtown Carrollton	Carrollton	60%	24%	7%	9%	0%	0%	0%
Downtown Denton Transit Center	Denton	16%	3%	1%	6%	74%	0%	0%
Downtown Garland	Garland	61%	12%	19%	5%	4%	0%	0%
Downtown Irving/Heritage Crossing	Irving	70%	8%	12%	9%	0%	1%	0%
Downtown Plano	Plano	44%	24%	8%	22%	0%	3%	0%
Downtown Rowlett	Rowlett	54%	33%	7%	5%	1%	1%	0%
EBJ Union	Dallas	50%	15%	22%	8%	3%	3%	0%
Fair Park	Dallas	45%	27%	12%	13%	2%	0%	0%
Farmers Branch	Farmers Branch	71%	11%	17%	0%	2%	0%	0%
Forest Lane	Dallas	42%	12%	27%	17%	1%	0%	0%
Forest/Jupiter	Garland	59%	18%	11%	11%	0%	2%	0%
Fort Worth Central	Fort Worth	51%	13%	15%	13%	3%	6%	0%
Galatyn Park	Richardson	75%	7%	5%	6%	3%	3%	0%
Grapevine/Main Street	Grapevine	39%	17%	10%	28%	0%	5%	0%
Hampton	Dallas	44%	20%	12%	9%	16%	0%	0%
Hatcher	Dallas	29%	36%	20%	13%	0%	1%	0%

Appendix 8 - Rail Transit Trip Purpose								
Station Name	**City**	**Why are transit riders traveling to the station?**						
		Work	**Social & Recreation**	**Personal Business**	**Dining & Shopping**	**School & University**	**Travel**	**Other**
Hebron	Lewisville	67%	9%	4%	20%	0%	0%	0%
Hidden Ridge	Irving	51%	22%	0%	26%	0%	1%	0%
Highland Village/Lewisville Lake	Lewisville	58%	25%	0%	17%	0%	0%	0%
Illinois	Dallas	46%	16%	24%	14%	0%	0%	0%
Inwood/Love Field	Dallas	64%	15%	4%	8%	2%	6%	1%
Irving Convention Center	Irving	10%	34%	17%	24%	0%	14%	0%
Kiest	Dallas	40%	17%	23%	18%	1%	1%	0%
Knoll Trail*	Dallas							
Lake Highlands	Dallas	66%	31%	3%	0%	0%	0%	0%
Lake June	Dallas	37%	23%	25%	3%	6%	0%	4%
Las Colinas Urban Center	Irving	49%	23%	0%	21%	1%	6%	0%
Lawnview	Dallas	87%	13%	0%	0%	0%	0%	0%
LBJ/Central	Dallas	51%	19%	10%	10%	10%	0%	0%
LBJ/Skillman	Dallas	58%	13%	21%	8%	0%	1%	0%
Ledbetter	Dallas	42%	31%	8%	19%	0%	0%	0%
Lovers Lane	Dallas	62%	9%	6%	17%	7%	0%	0%
Market Center	Dallas	58%	6%	7%	6%	1%	22%	0%
Medical/Market Center	Dallas	81%	2%	15%	0%	2%	0%	0%
MedPark	Denton	96%	1%	0%	2%	0%	0%	0%
Mercantile Center	Fort Worth	79%	11%	0%	10%	0%	0%	0%
MLK, Jr.	Dallas	25%	31%	23%	14%	7%	0%	0%
Morrell	Dallas	60%	10%	2%	18%	11%	0%	0%
North Carrollton/Frankford	Carrollton	73%	21%	2%	3%	1%	0%	0%
North Lake College	Irving	50%	4%	6%	0%	41%	0%	0%
North Richland Hills/Iron Horse	North Richland Hills	49%	8%	6%	29%	0%	8%	0%
North Richland Hills/Smithfield	North Richland Hills	55%	18%	7%	20%	0%	0%	0%
North Side	Fort Worth	30%	25%	15%	0%	8%	22%	0%
Old Town	Lewisville	100%	0%	0%	0%	0%	0%	0%
Park Lane	Dallas	48%	12%	8%	30%	2%	0%	0%
Parker Road	Plano	53%	24%	4%	15%	3%	1%	0%
Pearl/Arts District	Dallas	73%	7%	6%	7%	3%	4%	0%
Royal Lane	Dallas	61%	6%	11%	11%	4%	7%	0%
Shiloh*	Plano							
SMU/Mockingbird	Dallas	49%	25%	6%	10%	10%	1%	0%
Southwestern Medical District/Parkland	Dallas	58%	2%	36%	2%	0%	1%	1%
Spring Valley	Richardson	32%	33%	23%	4%	7%	0%	0%
St. Paul	Dallas	70%	10%	9%	7%	1%	2%	0%

Appendix 8 - Rail Transit Trip Purpose								
Station Name	**City**	**Why are transit riders traveling to the station?**						
		Work	**Social & Recreation**	**Personal Business**	**Dining & Shopping**	**School & University**	**Travel**	**Other**
Texas & Pacific	Fort Worth	49%	16%	14%	6%	4%	11%	0%
Trinity Lakes	Fort Worth	69%	12%	11%	1%	7%	0%	0%
Trinity Mills	Carrollton	68%	6%	16%	8%	2%	0%	0%
Tyler/Vernon	Dallas	11%	28%	16%	35%	10%	0%	0%
University of Dallas	Irving	44%	8%	5%	7%	36%	0%	0%
UNT Dallas	Dallas	39%	11%	2%	2%	46%	0%	0%
UT Dallas*	Richardson							
VA Medical Center	Dallas	40%	7%	53%	0%	0%	0%	0%
Victory	Dallas	30%	62%	2%	3%	1%	1%	0%
Walnut Hill	Dallas	54%	9%	28%	4%	0%	4%	0%
Walnut Hill/Denton	Dallas	85%	4%	2%	8%	1%	1%	0%
West End	Dallas	35%	24%	15%	8%	17%	1%	0%
West Irving	Irving	82%	8%	0%	8%	0%	1%	0%
Westmoreland	Dallas	46%	16%	25%	7%	3%	0%	2%
White Rock	Dallas	75%	11%	4%	6%	3%	0%	0%

**new Silver Line stations not includded in 2022/2023 survey*

Appendix 9 - Area Plans by Station			
Station Name	**City**	**Latest Plan Name**	**Year of Adoption**
12th Street	Plano	Silver Line Station Areas Plan	2025
8th & Corinth	Dallas	The Bottom: Urban Structure & Guidelines	2015
Addison	Addison	Addison Circle Special Area Study	2018
Akard	Dallas	Downtown Dallas 360 Plan	2017
Arapaho Center	Richardson	Collins/Arapaho TOD & Innovation District Study	2018
Bachman	Dallas	Bachman Lake Area Planning Study	2022
Baylor University Medical Center	Dallas	Downtown Dallas 360 Plan	2017
Bell	Fort Worth		
Belt Line	Irving		
Buckner	Dallas	Buckner Station Area Plan	2013
Burbank	Dallas	Bachman Lake Area Planning Study	2022
Camp Wisdom	Dallas	The UNT - Dallas Area Plan	2011
Cedars	Dallas	Downtown Dallas 360 Plan	2017
CentrePort/DFW Airport	Fort Worth		
CityLine/Bush	Richardson		
Cityplace/Uptown	Dallas	Downtown Dallas 360 Plan	2017
Convention Center	Dallas	Kay Bailey Hutchison Convention Center Master Plan	2023
Cypress Waters	Dallas		
Dallas Zoo	Dallas		
Deep Ellum	Dallas	Downtown Dallas 360 Plan	2017
DFW North	Grapevine		
Downtown Carrollton	Carrollton	Downtown Carrollton Master Plan	2025
Downtown Denton Transit Center	Denton		
Downtown Garland	Garland		
Downtown Irving/Heritage Crossing	Irving		
Downtown Plano	Plano	Downtown Plano Vision & Strategy	2019
Downtown Rowlett	Rowlett	Downtown Rowlett Strategic Plan	2024
EBJ Union	Dallas	Downtown Dallas 360 Plan	2017
Fair Park	Dallas	South Dallas/Fair Park Area Plan	2025
Farmers Branch	Farmers Branch	Farmers Branch Station Area Conceptual Master Plan	2012
Forest Lane	Dallas		

Appendix 9 - Area Plans by Station			
Station Name	**City**	**Latest Plan Name**	**Year of Adoption**
Forest/Jupiter	Garland	Forest-Jupiter Transit-Oriented Redevelopment Plan	2013
Fort Worth Central	Fort Worth	Plan 2033: Downtown Fort Worth	2023
Galatyn Park	Richardson		
Grapevine/Main Street	Grapevine		
Hampton	Dallas	West Oak Cliff Area Plan	2022
Hatcher	Dallas	Hatcher Station Area Plan	2013
Hebron	Lewisville	Lewisville Southern Gateway Plan	2015
Hidden Ridge	Irving		
Highland Village/Lewisville Lake	Lewisville		
Illinois	Dallas		
Inwood/Love Field	Dallas	The Southwestern Medical District 2024 Master Plan	2024
Irving Convention Center	Irving	Las Colinas Urban Center Master Plan	2013
Kiest	Dallas	Lancaster Corridor Station Area Plan	2013
Knoll Trail	Dallas		
Lake Highlands	Dallas		
Lake June	Dallas		
Las Colinas Urban Center	Irving	Las Colinas Urban Center Master Plan	2013
Lawnview	Dallas		
LBJ/Central	Dallas		
LBJ/Skillman	Dallas	LBJ/Skillman Urban Planning Initiative Study	2014
Ledbetter	Dallas		
Lovers Lane	Dallas		
Market Center	Dallas	The Southwestern Medical District 2024 Master Plan	2024
Medical/Market Center	Dallas	The Southwestern Medical District 2024 Master Plan	2024
MedPark	Denton		
Mercantile Center	Fort Worth		
MLK, Jr.	Dallas	South Dallas/Fair Park Area Plan	2025
Morrell	Dallas		
North Carrollton/Frankford	Carrollton		
North Lake College	Irving		
North Richland Hills/Iron Horse	North Richland Hills		

Appendix 9 - Area Plans by Station			
Station Name	**City**	**Latest Plan Name**	**Year of Adoption**
North Richland Hills/Smithfield	North Richland Hills		
North Side	Fort Worth		
Old Town	Lewisville	Old Town Transit Oriented Development Master Plan	2022
Park Lane	Dallas	Vickery Meadow Station Area Plan	2013
Parker Road	Plano	Downtown Plano Vision & Strategy	2019
Pearl/Arts District	Dallas	Downtown Dallas 360 Plan	2017
Royal Lane	Dallas		
Shiloh	Plano	Silver Line Station Areas Plan	2025
SMU/Mockingbird	Dallas		
Southwestern Medical District/Parkland	Dallas	The Southwestern Medical District 2024 Master Plan	2024
Spring Valley	Richardson		
St. Paul	Dallas	Downtown Dallas 360 Plan	2017
Texas & Pacific	Fort Worth	Plan 2033: Downtown Fort Worth	2023
Trinity Lakes	Fort Worth		
Trinity Mills	Carrollton		
Tyler/Vernon	Dallas	West Oak Cliff Area Plan	2022
University of Dallas	Irving		
UNT Dallas	Dallas	The UNT - Dallas Area Plan	2011
UT Dallas	Richardson	The University of Texas at Dallas Campus Master Plan	2018
VA Medical Center	Dallas	Lancaster Corridor Station Area Plan	2013
Victory	Dallas	Downtown Dallas 360 Plan	2017
Walnut Hill	Dallas	Vickery Meadow Station Area Plan	2013
Walnut Hill/Denton	Dallas	Bachman Lake Area Planning Study	2022
West End	Dallas	Downtown Dallas 360 Plan	2017
West Irving	Irving		
Westmoreland	Dallas	Westmoreland DART Station Area Plan	2013
White Rock	Dallas		

Appendix 10 - Corridor and Special TOD Planning Studies					
Type	**Name of Station Area Plan**	**City or Agency Originator**	**Year Completed**	**Applicable Rail Stations**	**Link**
Special	City of North Richland Hills Transit Oriented Development Code	City of North Richland Hills	2009	North Richland Hills/Iron Horse; North Richland Hills/Smithfield	https://www.nrhtx.com/DocumentCenter/View/576/NRH_TOD
Special	Cypress Waters Master Plan	Billingsley Company, City of Dallas	2020	Cypress Waters	https://www.cypresswaters.com/master-plan
Special	Design Downtown Denton	City of Denton	2024	Downtown Denton Transit Center	https://www.cityofdenton.com/1185/Design-Downtown-Denton
Special	DFW Airport Commercial Land Use Plan	Dallas-Fort Worth International Airport	2022	DFW North; DFW Terminal A; DFW Terminal B	https://www.dfwairport.com/business/opportunities/commercial-development/
Special	Downtown Historic District Revitalization Program	City of Garland	2005	Downtown Garland	https://www.garlandtx.gov/3643/Downtown-Revitalization-Program
Special	Fort Worth Northside TEXRail Station TOD Area Technical Assistance Panel Report	City of Fort Worth, ULI	2019	North Side	https://ulidigitalmarketing.blob.core.windows.net/ulidcnc/sites/11/2020/07/NorthSide_TAPsReport.pdf
Special	Heritage Crossing Vision	City of Irving	2014	Downtown Irving/Heritage Crossing	https://irvingtx.gov/heritage-neighborhood
Special	Lewisville Northern Gateway Framework Plan	City of Lewisville	2015	Highland Village/Lewisville Lake	https://www.cityoflewisville.com/home/showpublisheddocument/9362/636143101235270000
Special	Trinity Mills Station Market Overview Report	Koa Partners and Integral Group, DART, City of Carrollton	2013	Trinity Mills	https://www.trinitymillsstation.com/

Appendix 10 - Corridor and Special TOD Planning Studies					
Type	**Name of Station Area Plan**	**City or Agency Originator**	**Year Completed**	**Applicable Rail Stations**	**Link**
Special	Urban Transit Design Guidelines	City of Dallas	2017	8th & Corinth; Akard; Bachman; Baylor University Medical Center; Buckner; Burbank; Camp Wisdom; Cedars; Cityplace/Uptown; Convention Center; Dallas Zoo; Deep Ellum; EBJ Union; Fair Park; Forest Lane; Hampton; Hatcher; Illinois; Inwood/Love Field; Kiest; Lake Highlands; Lake June; Lawnview; LBJ/Central; LBJ/Skillman; Ledbetter; Lovers Lane; Market Center; Medical/Market Center; MLK, Jr.; Morrell; Park Lane; Pearl/Arts District; Royal Lane; SMU/Mockingbird; Southwestern Medical District/Parkland; St. Paul; Tyler/Vernon; UNT Dallas; VA Medical Center; Victory; Walnut Hill; Walnut Hill/Denton; West End; Westmoreland; Cypress Waters; Knoll Trail	https://dallascityhall.com/departments/pnv/Pages/Urban-Transit-Design-Guidelines-new.aspx
Special	DCTA A-Train Routes-to-Rail Stations	NCTCOG	2023	Downtown Denton Transit Center; MedPark; Highland Village/Lewisville Lake; Old Town; Hebron; Trinity Mills	https://www.nctcog.org/trans/plan/lumo/bikeped/dcta-a-train-routes-to-rail-stations
Special	Tornado Recovery Emphasizing Urban and Climate Resilience around the Walnut Hill/Denton Drive Dallas Rapid Transit Station	City of Dallas, ULI	2020	Walnut Hill/Denton	https://knowledge.uli.org/-/media/files/advisory-service-panels/uli-vasp_report_dallas_fin_lores.pdf?rev=c73dd304d0094ed0908774298bb56654&hash=55C59878DB4410B2EC0F8BA066ED3766

Appendix 10 - Corridor and Special TOD Planning Studies					
Type	**Name of Station Area Plan**	**City or Agency Originator**	**Year Completed**	**Applicable Rail Stations**	**Link**
Corridor	DART Red Line and Blue Line TOD Planning Study	NCTCOG	2021	Parker Road; Downtown Plano; CityLine/Bush; Galatyn Park; Arapaho Center; Spring Valley; LBJ/Central; Forest Lane; Walnut Hill; Park Lane; Lovers Lane; SMU/Mockingbird; Downtown Garland; Forest/Jupiter; LBJ/Skillman; White Rock; Cityplace/Uptown; Convention Center; Cedars; 8th & Corinth; Dallas Zoo; Tyler/Vernon; Hampton; Westmoreland; Morrell; Illinois; Kiest; VA Medical Center	https://www.nctcog.org/trans/plan/land-use/tod/planning-studies/fta-pilot
Corridor	Silver Line Corridor TOD Planning Study	NCTCOG	2025	DFW North; Cypress Waters; Downtown Carrollton; Addison; Knoll Trail; CityLine/Bush; 12th Street; Shiloh	https://www.nctcog.org/trans/plan/lumo/land-use/tod/planning-studies/fta-pilot-2021
Corridor	Trinity Railway Express TOD Strategic Plan	NCTCOG	In Progress	Trinity Lakes; Bell; CentrePort/DFW Airport; West Irving; Downtown Irving/Heritage Crossing; Medical/Market Center; Victory	https://www.nctcog.org/trans/plan/lumo/land-use/tod/planning-studies/trinity-railway-express-tod-strategic-plan
Corridor	TEXRail TOD Planning Study	Trinity Metro	In Progress	Medical District (planned); Texas & Pacific; Fort Worth Central; North Side; Mercantile Center; North Richland Hills/Iron Horse; North Richland Hills/Smithfield; DFW North	https://www.procuretm.org/procurements/339

Appendix 11 - Station Area Plan Evaluation											
Name of Station Area Plan:	**City or Agency Originator**	**Year Complete**	**Applicable Rail Stations**	**Existing Cond.**	**Public Engmnt.**	**Plan Vision**	**Maps**	**Implmntn. Recs.**	**TOD Focus?**	**Score**	**Link**
Silver Line Station Areas Plan	City of Plano	2025	12th Street; Shiloh Road	Yes	Yes	Yes	Yes	Yes	Yes	6	https://www.planocompplan.org/362/Silver-Line-Station-Areas-Plan
Downtown Carrollton Master Plan	City of Carrollton	2025	Downtown Carrollton;	Yes	Yes	Yes	Yes	Yes	Yes	6	https://www.cityofcarrollton.com/departments/departments-g-p/planning/downtown-master-plan
South Dallas Fair Park	City of Dallas	2025	Fair Park; MKL, Jr.;	Yes	Yes	Yes	No	Yes	No	4	https://dallascityhall.com/departments/pnv/Pages/SDFP-AreaPlanning.aspx
Downtown Rowlett Strategic Plan	City of Rowlett	2024	Downtown Rowlett	Yes	Yes	Yes	Yes	Yes	Yes	6	https://www.rowletttx.gov/2152/Downtown-Rowlett-Strategic-Plan
The Southwestern Medical District 2024 Master Plan	Southwestern Medical District	2024	Inwood/Love Field; Market Center; Medical/Market Center; Southwestern Medical District/Parkland	Yes	Yes	Yes	No	Yes	No	4	https://swmeddistrict.org/wp-content/uploads/2025/01/southwestern-medical-district-2024-master-plan.pdf
Kay Bailey Hutchison Convention Center Master Plan	City of Dallas	2023	Convention Center	Yes	Yes	Yes	Yes	Yes	Yes	6	https://www.dallasccmasterplan.com/

Appendix 11 - Station Area Plan Evaluation											
Name of Station Area Plan:	**City or Agency Originator**	**Year Complete**	**Applicable Rail Stations**	**Existing Cond.**	**Public Engmnt.**	**Plan Vision**	**Maps**	**Implmntn. Recs.**	**TOD Focus?**	**Score**	**Link**
Plan 2033: Downtown Fort Worth	City of Fort Worth	2023	Fort Worth Central; Texas & Pacific	Yes	Yes	Yes	No	Yes	Yes	5	https://issuu.com/downtownfortworthinc/docs/plan_2033
West Oak Cliff Area Plan	City of Dallas	2022	Hampton; Tyler/Vernon	Yes	Yes	Yes	Yes	Yes	Yes	6	https://dallascityhall.com/departments/pnv/Pages/WOCAP.aspx
Old Town Transit Oriented Development Master Plan	City of Lewisville	2022	Old Town;	Yes	Yes	Yes	Yes	Yes	Yes	6	https://www.cityoflewisville.com/home/showpublisheddocument/27667/638406535912300000
Bachman Lake Area Planning Study	NCTCOG	2022	Bachman; Burbank; Walnut Hill/Denton	Yes	Yes	No	No	Yes	No	3	https://www.nctcog.org/trans/plan/lumo/land-use/land-use-projects/bachman-lake-area-planning-study
Downtown Plano Vision & Strategy	City of Plano	2019	Downtown Plano; 12th Street; CityLine/Bush*; Parker Road *CityLine/Bush station is in Richardson, but part of the half-mile is in Plano. The plan only covers the part of the station area in Plano	Yes	Yes	Yes	Yes	Yes	Yes	6	https://content.civicplus.com/api/assets/fc5501c3-2211-4a40-9375-4709dead31c5?cache=1800

Appendix 11 - Station Area Plan Evaluation											
Name of Station Area Plan:	**City or Agency Originator**	**Year Complete**	**Applicable Rail Stations**	**Existing Cond.**	**Public Engmnt.**	**Plan Vision**	**Maps**	**Implmntn. Recs.**	**TOD Focus?**	**Score**	**Link**
Collins/Arapaho TOD & Innovation District Study	City of Richardson	2018	Arapaho Center	Yes	Yes	Yes	Yes	Yes	Yes	6	https://www.cor.net/home/showpublisheddocument/25304
Addison Circle Special Area Study	City of Addison	2018	Addison	Yes	Yes	Yes	Yes	Yes	Yes	6	https://developmentservices.addisontx.gov/Data-Reports/Special-Area-Studies/Addison-Circle-Special-Area-Study
The University of Texas at Dallas Campus Master Plan	University of Texas at Dallas	2018	UT Dallas	Yes	Yes	Yes	No	Yes	No	4	https://masterplan.utdallas.edu/
Downtown Dallas 360 Plan	Downtown Dallas, Inc. and City of Dallas	2017	Akard; Baylor University Medical Center; Cedars; Cityplace/Uptown; Convention Center; Deep Ellum; EBJ Union; Fair Park; MLK, Jr.; Pearl/Arts District; St. Paul; Victory; West End	Yes	Yes	Yes	No	Yes	Yes	5	https://dallascityhall.com/departments/pnv/Pages/The-360-Plan---landing-page.aspx
The Bottom: Urban Structure & Guidelines	City of Dallas	2015	8th & Corinth	Yes	Yes	Yes	No	Yes	No	4	https://dallascityhall.com/departments/pnv/Pages/The-Bottoms-area-plan-landing-page.aspx

Appendix 11 - Station Area Plan Evaluation											
Name of Station Area Plan:	**City or Agency Originator**	**Year Complete**	**Applicable Rail Stations**	**Existing Cond.**	**Public Engmnt.**	**Plan Vision**	**Maps**	**Implmntn. Recs.**	**TOD Focus?**	**Score**	**Link**
Lewisville Southern Gateway Plan	City of Lewisville	2015	Hebron	No	No	Yes	Yes	No	Yes	3	https://www.cityoflewisville.com/home/showpublisheddocument/15168/636644751783470000
LBJ/Skillman Urban Planning Initiative Study	NCTCOG and City of Dallas	2014	LBJ/Skillman	Yes	Yes	Yes	Yes	Yes	Yes	6	https://dallascityhall.com/departments/pnv/Pages/LBJSkillman-UPI-Landing-page.aspx
Westmoreland DART Station Area Plan	City of Dallas	2013	Westmoreland	Yes	Yes	Yes	Yes	Yes	Yes	6	https://dallascityhall.com/departments/pnv/Strategic%20Planning%20Division%20Documents/pdf/WestmorelandDART.pdf
Vickery Meadow Station Area Plan	City of Dallas	2013	Park Lane; Walnut Hill	Yes	Yes	Yes	Yes	Yes	Yes	6	https://dallascityhall.com/departments/pnv/Pages/TOD-Vickery-Meadow-station-area-landing-page.aspx
Martin Luther King, Jr. Station Area Plan	City of Dallas	2013	MLK, Jr.	Yes	Yes	Yes	Yes	Yes	Yes	6	https://dallascityhall.com/departments/pnv/Pages/MLK-Area-Plan-landing-pages.aspx

Appendix 11 - Station Area Plan Evaluation											
Name of Station Area Plan:	**City or Agency Originator**	**Year Complete**	**Applicable Rail Stations**	**Existing Cond.**	**Public Engmnt.**	**Plan Vision**	**Maps**	**Implmntn. Recs.**	**TOD Focus?**	**Score**	**Link**
Las Colinas Urban Center Master Plan	City of Irving and Las Colinas Association	2013	Irving Convention Center; Las Colinas Urban Center	Yes	Yes	Yes	Yes	Yes	Yes	6	https://www.lascolinas.org/wp-content/uploads/2023/02/2013-03-22_Sasaki_Urban_Center_Report.pdf
Lancaster Corridor Station Area Plan	City of Dallas	2013	Kiest; VA Medical Center	Yes	Yes	Yes	Yes	Yes	Yes	6	https://dallascityhall.com/departments/pnv/Pages/Lancaster-Area-Plan-landing-page.aspx
Hatcher Station Area Plan	City of Dallas	2013	Hatcher	Yes	Yes	Yes	Yes	Yes	Yes	6	https://dallascityhall.com/departments/pnv/Pages/Hatcher-station-area-landing-page.aspx

Appendix 11 - Station Area Plan Evaluation											
Name of Station Area Plan:	**City or Agency Originator**	**Year Complete**	**Applicable Rail Stations**	**Existing Cond.**	**Public Engmnt.**	**Plan Vision**	**Maps**	**Implmntn. Recs.**	**TOD Focus?**	**Score**	**Link**
Forest-Jupiter Transit-Oriented Redevelopment Plan	City of Garland and NCTCOG	2013	Forest/Jupiter	Yes	Yes	Yes	Yes	Yes	Yes	6	https://www.bing.com/search?pglt=2083&q=Forest-Jupiter+Transit-Oriented+Redevelopment+Plan&cvid=aa9f9f3965d94e41b8304c384faaa302&gs_lcrp=EgRlZGdlKgYIABBFGDkyBggAEEUYOTIICAEQ6QcY_FXSAQgxMzEyajBqN6gCALACAA&FORM=ANNAB1&PC=U531
Buckner Station Area Plan	City of Dallas	2013	Buckner;	Yes	Yes	Yes	Yes	Yes	Yes	6	https://dallascityhall.com/departments/pnv/Pages/Buckner-Station-Area-landing-page.aspx
Farmers Branch Station Area Conceptual Master Plan	City of Farmers Branch	2012	Farmers Branch	Yes	Yes	Yes	Yes	Yes	Yes	6	https://www.farmersbranchtx.gov/station-area-master-plan
The UNT - Dallas Area Plan	City of Dallas	2011	Camp Wisdom; UNT Dallas	Yes	Yes	Yes	Yes	Yes	Yes	6	https://dallascityhall.com/departments/pnv/Pages/The-UNTDallas-Area-Plan.aspx

Appendix 11 - Station Area Plan Evaluation											
Name of Station Area Plan:	**City or Agency Originator**	**Year Complete**	**Applicable Rail Stations**	**Existing Cond.**	**Public Engmnt.**	**Plan Vision**	**Maps**	**Implmntn. Recs.**	**TOD Focus?**	**Score**	**Link**
Stemmons Corridor - Southwestern Medical District Area Plan	City of Dallas	2010	Market Center; Southwestern Medical District/Parkland; Inwood/Love Field	Yes	Yes	Yes	Yes	Yes	No	5	https://dallascityhall.com/departments/pnv/Pages/Stemmons-Corridor---SWMD-landing-page.aspx
South Main Urban Village Master Plan	City of Fort Worth	2007	Texas & Pacific	Yes	Yes	Yes	Yes	Yes	Yes	6	https://www.fortworthtexas.gov/files/assets/public/v/2/city-manager/documents/planning/urban-villages/south-main-master-plan-final-05-06-2008.pdf
Spring Valley and Main Street Station Area Plans	City of Richardson	2003	Spring Valley	Yes	Yes	Yes	Yes	Yes	Yes	6	https://www.cor.net/Home/ShowDocument?id=429

NCTCOG Station Area Plan Evaluation Criteria:

1. Name of Station Area Plan/Planning Document: (enter name)
2. What station/stations does the plan/planning document apply to? (choose stations)
3. Does the Station Area Plan/Planning Document examine Existing Conditions of Station Area/Areas? (yes/no)
4. Was public outreach and community engagement incorporated in the planning process? (yes/no)
5. Does the Station Area Plan/Planning Document include a Station Area Vision
6. Does the Station Area Plan/Planning Document include Station Area Map/Maps that focus on the area within the ½ mile radius of the station/stations? (yes/no)
7. Does the Station Area Plan/Planning Document include Recommended Strategies and/or possible Implementation Plan? (yes/no)
8. Does the Station Area Plan/Planning Document have a transit-oriented development (TOD) focus? (yes/no)

Appendix 13- TOD-By Right Zoning						
Station Area	**City**	**TOD-by-Right Acres**	**TOD-by-Right (%)**	**Non-TOD-by-Right Acres**	**Non-TOD-by-Right (%)**	**Largest Zoning Category**
12th Street	Plano	111	22%	392	78%	Industrial
8th and Corinth	Dallas	69	14%	433	86%	Special Zoning Approvals
Addison	Addison	130	32%	276	68%	Industrial
Arapaho Center	Richardson	206	51%	202	49%	Special Zoning Approvals
Bachman	Dallas	19	4%	484	96%	Industrial
Baylor	Dallas	493	98%	9	2%	Special Zoning Approvals
Bell	Fort Worth	6	1%	480	99%	Special Zoning Approvals
Belt Line	Irving	-	0%	502	100%	Special Zoning Approvals
Buckner	Dallas	53	11%	449	89%	Single Family
Burbank	Dallas	0	0%	502	100%	Industrial
Camp Wisdom	Dallas	115	23%	388	77%	Single Family
Ceders	Dallas	475	95%	27	5%	Special Zoning Approvals
Centerport	Fort Worth	169	34%	333	66%	Special Zoning Approvals
CityLine/Bush	Richardson	256	57%	197	43%	Special Zoning Approvals
Cityplace/Uptown	Dallas	363	72%	139	28%	Special Zoning Approvals
Cypress Waters	Dallas	242	48%	260	52%	Planned Development
Dallas CBD*	Dallas	1,393	98%	30	2%	Special Zoning Approvals
Dallas Zoo	Dallas	69	14%	434	86%	Single Family
Deep Ellum	Dallas	497	99%	5	1%	Special Zoning Approvals
DFW Airport North	Grapevine	268	61%	174	39%	Mixed Use
Downton Irving	Irving	252	51%	245	49%	Urban Core/TOD
Downtown Carrollton	Carrollton	190	38%	312	62%	Single Family
Downtown Garland	Garland	329	66%	173	34%	Urban Core/TOD
Downtown Grapevine	Grapevine	167	33%	335	67%	Urban Core/TOD
Downtown Plano	Plano	139	28%	364	72%	Single Family
Downtown Rowllett	Rowllet	273	54%	229	46%	Mixed Use
Dowtown Denton	Denton	169	42%	229	58%	Special Zoning Approvals
Fair Park	Dallas	205	41%	297	59%	Special Zoning Approvals
Farmers Branch	Farmers Branch	248	50%	254	51%	Single Family
Forest / Jupiter	Garland	93	18%	409	82%	Industrial
Forest Lane	Dallas	144	29%	358	71%	Urban Core/TOD
Fort Worth Central	Fort Worth	330	66%	172	34%	Industrial

Appendix 13- TOD-By Right Zoning						
Station Area	**City**	**TOD-by-Right Acres**	**TOD-by-Right (%)**	**Non-TOD-by-Right Acres**	**Non-TOD-by-Right (%)**	**Largest Zoning Category**
Fort Worth T&P	Fort Worth	431	86%	71	14%	Single Family
Galatyn Park	Richardson	144	33%	298	67%	Single Family
Hampton	Dallas	2	0%	500	100%	Special Zoning Approvals
Hatcher	Dallas	92	18%	410	82%	Mixed Use
Heborn	Lewisville	224	48%	241	52%	Special Zoning Approvals
Hidden Ridge	Irving	31	8%	329	89%	Commercial
Highland Village/Lewisville Lake	Lewisville	6	2%	271	98%	Single Family
Illionios	Dallas	1	0%	501	100%	Special Zoning Approvals
Inwood/ Love Field	Dallas	161	32%	341	68%	Special Zoning Approvals
Iron Horse	North Richland Hills	70	15%	412	86%	Single Family
Irving Convention Center	Irving	105	23%	346	77%	Special Zoning Approvals
Irving Urban Center	Irving	158	33%	326	67%	Single Family
Kiest	Dallas	5	1%	497	99%	Single Family
Knoll	Dallas	311	65%	167	35%	Commercial
Lake Highlands	Dallas	127	25%	376	75%	Single Family
Lake June	Dallas	13	3%	489	97%	Industrial
Lawnview Station	Dallas	-	0%	502	100%	Industrial
LBJ/Central	Dallas	187	38%	308	62%	Single Family
LBJ/Skillman	Dallas	207	41%	295	59%	Single Family
Ledbetter	Dallas	0	0%	502	100%	Special Zoning Approvals
Lovers Lane	Dallas	272	54%	230	46%	Mixed Use
Market Center	Dallas	359	72%	142	28%	Mixed Use
Medical/Market Center	Dallas	325	65%	178	35%	Industrial
MedPark	Denton	386	90%	41	10%	Special Zoning Approvals
Mercantile Center	Fort Worth	-	0%	488	100%	Single Family
MLK	Dallas	250	50%	252	50%	Commercial
Morell	Dallas	17	3%	485	97%	Special Zoning Approvals
North Carrollton/Frankford	Carrollton	70	14%	432	86%	Single Family
North Lake Collage	Irving	88	19%	381	81%	Urban Core/TOD
Northside	Fort Worth	41	8%	461	92%	Single Family
Old Town	Lewisville	112	24%	359	76%	Industrial
Park Lane	Dallas	282	56%	220	44%	Mixed Use

Appendix 13- TOD-By Right Zoning						
Station Area	**City**	**TOD-by-Right Acres**	**TOD-by-Right (%)**	**Non-TOD-by-Right Acres**	**Non-TOD-by-Right (%)**	**Largest Zoning Category**
Parker Road	Plano	5	1%	497	99%	Agricultural
Royal Lane	Dallas	33	7%	469	93%	Industrial
Shiloh Road	Plano	-	0%	503	100%	Industrial
Smithfiled	North Richland Hills	254	51%	245	49%	Mixed Use
SMU/Mocking Bird	Dallas	272	54%	229	46%	Special Zoning Approvals
Southwest Medical District/Parkland	Dallas	282	56%	221	44%	Special Zoning Approvals
Spring Valley	Richardson	308	68%	143	32%	Urban Core/TOD
Trinity Lakes	Fort Worth	180	44%	231	56%	Mixed Use
Trinity Mills	Carrollton	119	24%	384	76%	Commercial
Tyler Vernon	Dallas	5	1%	497	99%	Single Family
University of Dallas	Irving	230	60%	156	40%	Special Zoning Approvals
UNT Dallas	Dallas	100	22%	361	78%	Single Family
UT Dallas	Richardson	245	51%	233	49%	Single Family
VA Medical Center	Dallas	16	3%	487	97%	Single Family
Victory	Dallas	446	89%	56	11%	Special Zoning Approvals
Walnut Hill	Dallas	-	0%	502	100%	Special Zoning Approvals
Walnut Hill	Dallas	392	78%	110	22%	Industrial
West Irving	Irving	-	0%	464	100%	Industrial
Westmoreland	Dallas	14	3%	489	97%	Industrial
White Rock	Dallas	12	2%	490	98%	Single Family
System	**System**	**13,098**	**34%**	**25507**	**66%**	**Special Zoning Approvals**

**Akard, Convention Center, EBJ Union, Pearl/Arts District, St. Paul, and West End stations were combined as one area, Dallas CBD. The total acreage of these stations totals 1,423 acres.*

Appendix 15 - Sidewalk and Bicycle Conditions							
Station Name	**City**	**Miles of Existing Sidewalk**	**Walkshed Area (Acres)**	**Intersecting Parcel Acreage**	**Intersecting Housing Unit Count**	**Percent of Station Parcels Connected**	**Bikeway Connectivity Score**
12th Street	Plano	20.8	74.6	146	2,517	18%	2
8th & Corinth	Dallas	16.5	64.5	248	849	21%	0
Addison	Addison	17.1	111	291	2,819	43%	2
Akard	Dallas	46.3	300.4	256	14,692	69%	0
Arapaho Center	Richardson	14.5	50	144	410	9%	4
Bachman	Dallas	7.8	42.9	172	1,012	21%	0
Baylor University Medical Center	Dallas	34.2	220.6	241	3,980	58%	0
Bell	Fort Worth	3.1	8.2	122	-	2%	0
Belt Line	Irving	5.1	2.7	108	-	5%	0
Buckner	Dallas	12.6	51.5	123	153	23%	1
Burbank	Dallas	11.5	40.2	337	145	37%	0
Camp Wisdom	Dallas	7.8	17.5	193	531	4%	2
Cedars	Dallas	22	126.5	179	2,245	56%	0
CentrePort/DFW Airport	Fort Worth	4.9	15.9	106	994	17%	2
CityLine/Bush	Richardson	15.6	105.6	205	3,842	27%	4
Cityplace/Uptown	Dallas	27.9	131.6	214	5,273	15%	0
Convention Center	Dallas	24.4	150.7	222	22,113	39%	0
Cypress Waters	Dallas	3.6	4.4	78	-	1%	0
Dallas Zoo	Dallas	17.9	34.4	124	500	8%	0
Deep Ellum	Dallas	37.9	256.6	225	12,223	41%	0
DFW North	Grapevine	1.2	3.2	161	-	4%	0
Downtown Carrollton	Carrollton	14.5	77.2	138	1,755	28%	3
Downtown Denton Transit Center	Denton	21.5	74.2	159	1,048	18%	2
Downtown Garland	Garland	16.6	84	137	882	29%	0
Downtown Irving/Heritage Crossing	Irving	23	114.4	174	185	27%	0
Downtown Plano	Plano	28.8	174.1	240	3,227	42%	1
Downtown Rowlett	Rowlett	15.8	36.4	72	364	17%	0
EBJ Union	Dallas	26.5	118.2	159	23,342	39%	0
Fair Park	Dallas	20	108.6	237	866	41%	4
Farmers Branch	Farmers Branch	13.3	78.4	150	884	23%	1

Zoning Standardization Methodology

To support a regional-level summary and comparison, municipal zoning districts within a half-mile radius of North Texas rail stations were consolidated into standardized zoning categories, as shown in **Table 1**. This framework allows zoning conditions to be compared across municipalities that use different district names, definitions, and regulatory structures for similar development types. The standardized categories are used solely for analytical purposes and do **NOT** replace or alter the zoning classifications formally adopted by each municipality.

Table 1: Grouping City Zoning Districts into Regional Standard Groups

Grouping City Zoning Districts Into Regional Standard Groups

City Code	Regional Group
Agricultural	Agricultural
Commercial	Commercial
Heavy Commercial	
Corridor Commercial	
Multiple Commercial	
Light Commercial	
Business Park	
Freeway District	
Commercial General	
Commercial Limited	
Light Industrial	Industrial
Airport	
Research Technology	
Extra-Territorial Jurisdiction	Institution
Public Facilities	
Community Service	
University Campus District	
School	
Church	
Institution	
Conservation District	
Public Use	

City Code	Regional Group
Mixed-Use	Mixed-Use
DFW Mixed-Use	
Duplexes	Multifamily
Town Homes/ Attached Homes	
Multifamily	
Retail/Office	Office
Office	
Open Space / Parks / Flood Plain	Open Space
Planned Development / Planned Unit Development	Special Zoning Approvals
Special Use	
Site Plan	
Local Retail	Retail
Regional Retail	
Community Retail	
Single Family	Single Family
Residential Districts	
Transit Centers	Urban Core /TOD
Central Business Districts / Downtowns	

Zoning Evaluation Method

Base zoning districts within a half-mile radius of each station were evaluated for their potential to allow Transit-Oriented Development (TOD) by right. This assessment focused on zoning elements that influence development intensity and scale. The evaluation criteria were guided by the NCTCOG Sustainable Development Guidebook[1], which identifies key zoning metrics associated with walkable, transit-supportive design:

- **Higher Density:** Zoning districts that permit greater residential or mixed-use intensity (≥15 dwelling units per acre or floor area ratio (FAR) ≥1).
- **High Lot Coverage:** Allowable lot coverage of 59 percent or higher, promoting compact, space-efficient development.
- **Greater Building Height:** Minimum height standards encouraging transit-supportive density (e.g., at least two stories).
- **Minimal Setbacks:** Small or zero-foot setbacks that position buildings close to sidewalks, enhancing the pedestrian environment.

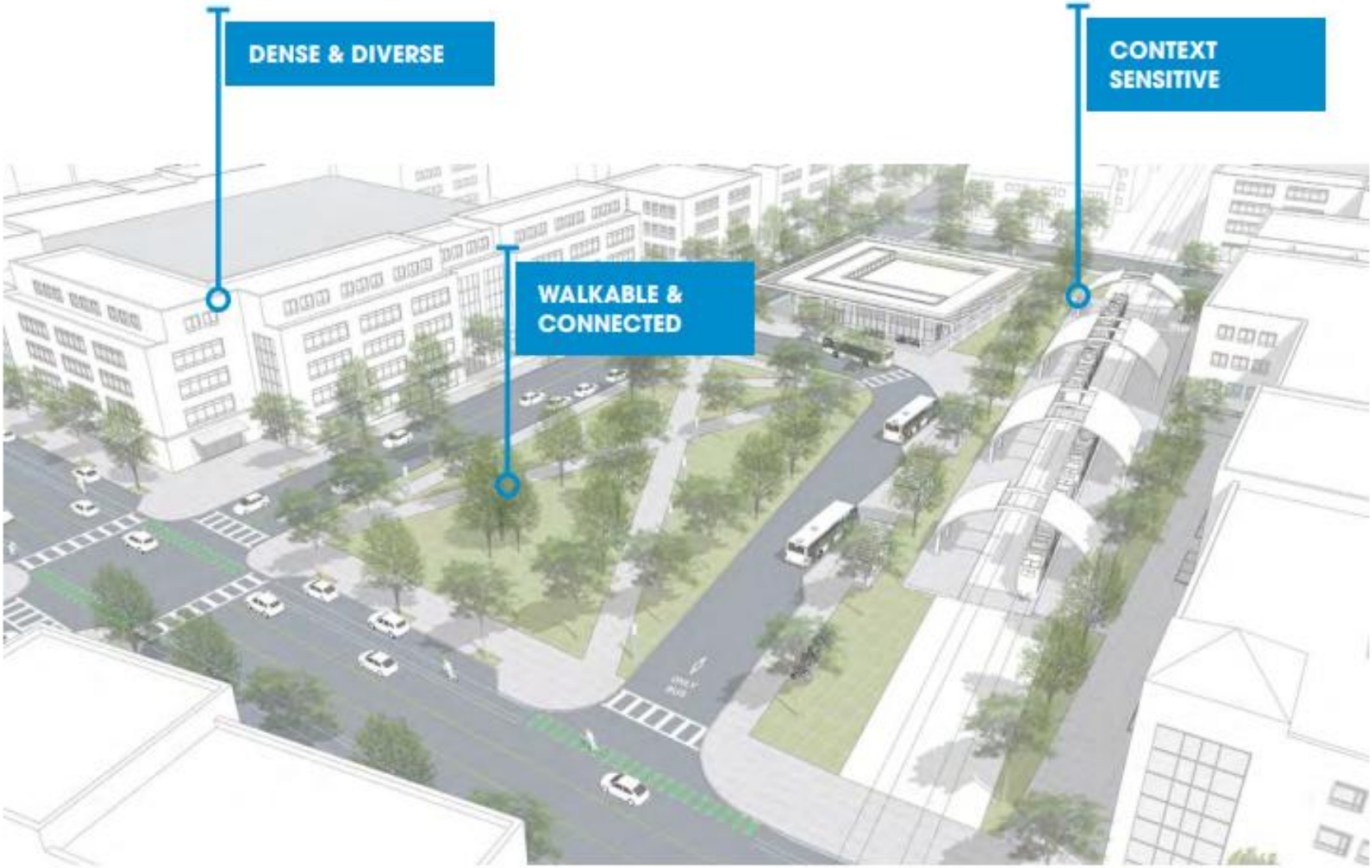
For classification purposes:

- Zoning districts meeting **three or more** of the four metrics were categorized as **TOD-by right**.
- Districts meeting **two or fewer** metrics were categorized as **non–TOD-by-right**.

Identifying a zoning district as *likely to allow TOD-by-right* does not guarantee that TOD will occur. The analysis considers only where zoning *permits*, but does not *require*, development consistent with TOD urban design principles, seen in **Figure 1.** Planned Unit Developments (PUDs)—also referred to as Planned Developments (PDs)—were reviewed individually where documentation was available, as the extent of TOD allowed by right varies depending on specific requirements and design provisions.

[1] https://www.nctcog.org/getmedia/4b65ba4e-fae5-4868-87cb-1aaa88a2b6de/Guidebook_FINAL_121316.pdf

Figure 1: Dallas Area Rapid Transit (DART) Transit-Oriented Development Design Guidelines



Source: Dallas Area Rapid Transit, Transit Oriented Development Guidelines, https://www.dart.org/docs/default-source/tod-docs/darttodguidelines2020.pdf

Appendix 15 - Sidewalk and Bicycle Conditions							
Station Name	**City**	**Miles of Existing Sidewalk**	**Walkshed Area (Acres)**	**Intersecting Parcel Acreage**	**Intersecting Housing Unit Count**	**Percent of Station Parcels Connected**	**Bikeway Connectivity Score**
Forest Lane	Dallas	18	72.9	247	1,367	32%	2
Forest/Jupiter	Garland	8.9	33.7	124	1,319	26%	0
Fort Worth Central	Fort Worth	28.4	119.7	123	4,142	40%	0
Galatyn Park	Richardson	18.5	100.4	155	1,615	9%	2
Grapevine/Main Street	Grapevine	19.1	113.2	243	707	36%	2
Hampton	Dallas	25.6	68.5	108	322	20%	0
Hatcher	Dallas	26.3	154.2	192	1,167	46%	0
Hebron	Lewisville	7.4	48.7	194	2,637	29%	1
Hidden Ridge	Irving	8	30	93	2,759	24%	0
Highland Village/Lewisville Lake	Lewisville	13.5	29.2	271	326	7%	1
Illinois	Dallas	23	99.4	148	492	38%	2
Inwood/Love Field	Dallas	20.8	132	272	4,608	45%	1
Irving Convention Center	Irving	17.9	73.1	220	5,797	13%	0
Kiest	Dallas	26	96.6	173	792	34%	0
Knoll Trail	Dallas	13.6	67.8	206	4,613	16%	2
Lake Highlands	Dallas	26.6	67.6	163	2,437	14%	2
Lake June	Dallas	15.5	33.3	82	141	13%	2
Las Colinas Urban Center	Irving	15.9	122.7	249	6,957	62%	0
Lawnview	Dallas	9	25	68	151	25%	2
LBJ/Central	Dallas	10.2	43	229	2,154	40%	0
LBJ/Skillman	Dallas	9.7	88.3	133	5,020	10%	0
Ledbetter	Dallas	15	42	97	114	23%	0
Lovers Lane	Dallas	26	140.5	207	3,163	32%	0
Market Center	Dallas	15.7	60	93	402	43%	0
Medical/Market Center	Dallas	10.2	41.6	218	265	18%	0
MedPark	Denton	11.3	102.5	314	887	55%	1
Mercantile Center	Fort Worth	4.6	13.1	61	-	2%	0
MLK, Jr.	Dallas	21.2	140.8	278	1,098	37%	3
Morrell	Dallas	21.3	149.1	218	1,850	45%	1
North Carrollton/Frankford	Carrollton	1.9	19.1	115	204	22%	0

Appendix 15 - Sidewalk and Bicycle Conditions							
Station Name	**City**	**Miles of Existing Sidewalk**	**Walkshed Area (Acres)**	**Intersecting Parcel Acreage**	**Intersecting Housing Unit Count**	**Percent of Station Parcels Connected**	**Bikeway Connectivity Score**
North Lake College	Irving	11.9	79	272	2,332	61%	0
North Richland Hills/Iron Horse	North Richland H	12.1	19.7	102	875	5%	0
North Richland Hills/Smithfield	North Richland H	11.5	29	87	58	6%	2
North Side	Fort Worth	8.3	16.4	44	3	4%	0
Old Town	Lewisville	12.8	46.7	151	864	34%	2
Park Lane	Dallas	13.9	70.7	225	2,793	30%	0
Parker Road	Plano	15.6	86	215	902	14%	1
Pearl/Arts District	Dallas	40.2	236.5	196	10,842	45%	0
Royal Lane	Dallas	13.6	66.1	209	1,303	29%	1
Shiloh	Plano	9.6	45.2	212	930	16%	3
SMU/Mockingbird	Dallas	24.9	153.8	251	2,840	33%	2
Southwestern Medical District/Parkland	Dallas	17.6	120.7	254	3,374	16%	3
Spring Valley	Richardson	17.7	102.8	195	1,569	44%	2
St. Paul	Dallas	43.4	276.9	230	15,099	63%	3
Texas & Pacific	Fort Worth	28.7	170.8	179	2,511	44%	2
Trinity Lakes	Fort Worth	4.8	2.7	93	-	1%	1
Trinity Mills	Carrollton	8.4	31.8	85	430	21%	1
Tyler/Vernon	Dallas	20.8	112.1	164	597	37%	3
University of Dallas	Irving	6.6	21.5	124	-	4%	0
UNT Dallas	Dallas	3.9	21	180	2	12%	1
UT Dallas	Richardson	12.2	76.9	264	1,240	20%	3
VA Medical Center	Dallas	17.2	47.8	146	573	9%	0
Victory	Dallas	24.4	90.8	140	5,910	21%	0
Walnut Hill	Dallas	14.6	103.7	253	5,019	32%	0
Walnut Hill/Denton	Dallas	12.9	43.8	193	112	21%	3
West End	Dallas	38	245.6	215	28,995	64%	0
West Irving	Irving	10.5	46.4	89	145	30%	1
Westmoreland	Dallas	16.6	37.3	123	656	12%	0
White Rock	Dallas	12.5	27.7	257	368	5%	4

North Texas TOD Station Areas Sidewalk Mapping Methods

The sidewalk data used in the report was sourced from NCTCOG's regional sidewalk geospatial database with additional edits. Staff used 2025 6-inch aerial imagery to manually identify sidewalks that did not already exist in the sidewalk database. An example of this aerial imagery to digitize new sidewalks can be seen in **Figure 1**. For areas that were not easily visible via aerial imagery, for example areas with dense tree cover, or sidewalks in underpasses, staff used Google Street View to identify sidewalks. Sidewalks that had numerous deformities, such as cracks and uneven terrains, were not digitized for this report. This builds on standards from NCTCOG's past Routes to Rail work: https://www.nctcog.org/trans/plan/lumo/bikeped/active-transportation-routes-to-rail

Sidewalks Mapping Standards

Staff focused on digitizing sidewalks that served public right-of-way. This included facilities such as trails that also serve as off-street bikeways. Private sidewalks around areas such as shopping centers or apartment complexes were not included, unless that sidewalk is also serving a public connection. Special attention was paid to gates or other barriers that restrict walkways that may otherwise appear public.



Figure 1: 2025 6-inch Aerial Imagery with Sidewalks (pink)

Three types of features are considered for this report: Sidewalks, Crosswalks, and Unmarked Crossings. Sidewalks are defined as any sidewalk that serves a public road. Crosswalks are defined as any clearly marked crossing that would allow pedestrians to safely cross a roadway. Unmarked Crossings are areas that cross a road of no more than two lanes but are not clearly marked. An example of this would be a four way stop in a neighborhood that does not have any markings. Even though the area is not clearly marked, it is assumed that pedestrians will cross the street if there is sidewalk connectivity on both sides of the roadway, and the conditions are safe. Digitizing these areas was necessary for the sidewalk walkshed analysis as described in the "Data Quality Control for Network Analysis" section below.

It is important to note that driveways were counted as sidewalks as long as there are existing sidewalks on both sides of the driveway. **Figure 2** below shows a marked crossing on the south side of the intersection and an unmarked crossing on the north side of the intersection. The unmarked crossing is digitized as it is two lanes or less and in an area with a safe speed limit for a neighborhood street (less than 35 miles per hour). This report did not account for ADA design issues. It focuses on the presence of the sidewalk and crossing infrastructure.

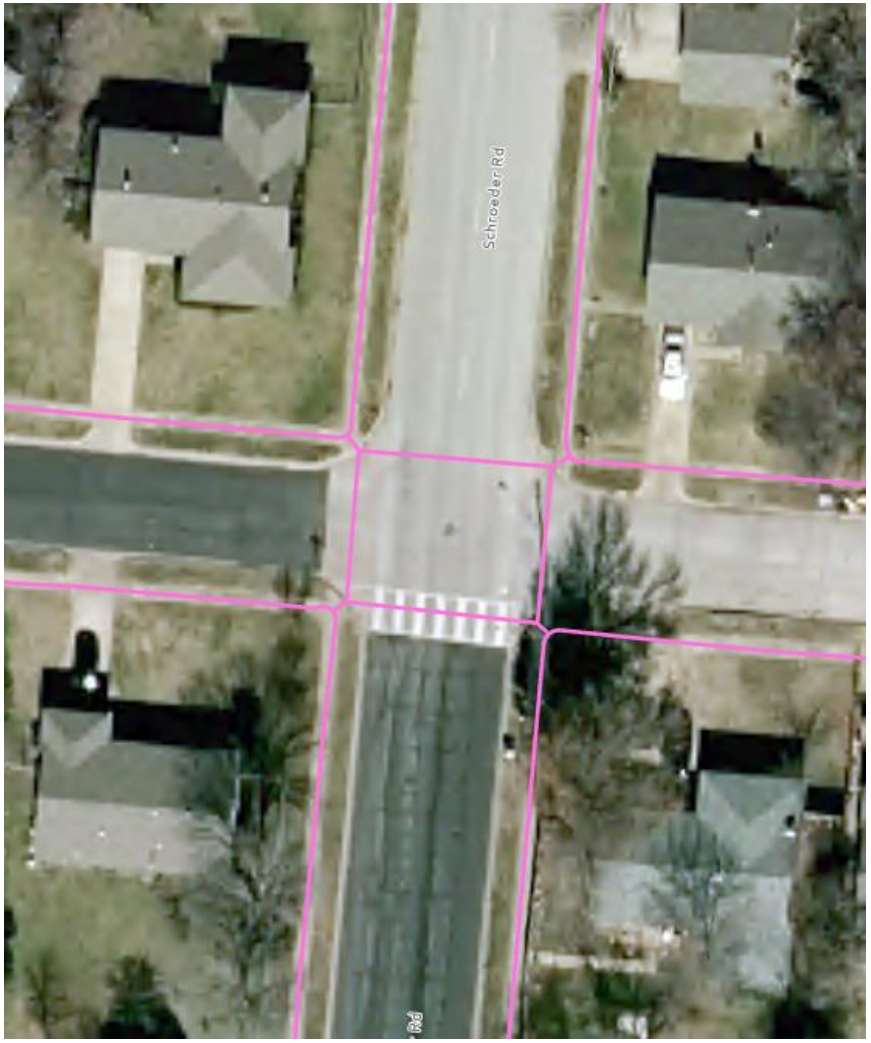


Figure 2: Unmarked Crossing and Marked Crossing in residential neighborhood

Network Analysis for Walksheds

Staff used ArcGIS Topology Rules to ensure data quality when editing the sidewalk data. Detailed mapping such as the precise connections at all four corners of the intersection in Figure 2 was required to make the ESRI ArcGIS Network Analysis tool function properly. This allows creation of a modeled continuous sidewalk walkshed to show extent of area accessible in a giving walking distance of 0.5 miles. Each TOD station area was examined manually with rounds of review and edits featuring multiple staff members to ensure quality of estimated walkable area.

Appendix 17 - Partnerships and Economic Incentives									
Station Name	**City**	**TIF**	**Total Projects***	**TIF/TIRZ Projects**	**380 Agrmt. Projects**	**Tax Abtmnt. Projects**	**P3/PPP Projects**	**HFC /PFC Projects#**	**Other Type Projects^**
Addison	Addison	Yes	5	3	0	0	1	0	2
Downtown Carrollton	Carrollton	Yes	7	0	4	1	2	0	0
North Carrollton/Frankford	Carrollton	No	0	0	0	0	0	0	0
Trinity Mills	Carrollton	Yes	2	1	0	0	1	0	0
8th & Corinth	Dallas	Yes	0	0	0	0	0	0	0
Akard	Dallas	Yes	12	10	0	0	0	1	1
Bachman	Dallas	No	0	0	0	0	0	0	0
Baylor University Medical Center	Dallas	Yes	3	3	0	0	0	0	0
Buckner	Dallas	No	2	0	1	0	2	1	1
Burbank	Dallas	No	0	0	0	0	0	0	0
Camp Wisdom	Dallas	Yes	3	0	0	0	0	2	1
Cedars	Dallas	Yes	4	2	0	1	0	1	0
Cityplace/Uptown	Dallas	Yes	0	0	0	0	0	0	0
Convention Center	Dallas	Yes	3	2	0	1	0	0	0
Cypress Waters	Dallas	Yes	0	0	0	0	0	0	0
Dallas Zoo	Dallas	Yes	3	1	0	0	0	0	2
Deep Ellum	Dallas	Yes	6	5	0	0	0	1	0
EBJ Union	Dallas	Yes	3	3	0	0	0	0	0
Fair Park	Dallas	Yes	3	0	0	0	0	2	1
Forest Lane	Dallas	No	1	0	0	0	0	1	0
Hampton	Dallas	No	1	0	0	0	1	0	0
Hatcher	Dallas	No	0	0	0	0	0	0	0
Illinois	Dallas	Yes	0	0	0	0	0	0	0
Inwood/Love Field	Dallas	Yes	3	1	0	0	0	2	0
Kiest	Dallas	Yes	1	1	0	0	0	0	0
Knoll Trail	Dallas	No	0	0	0	0	0	0	0
Lake Highlands	Dallas	Yes	0	0	0	0	0	0	0
Lake June	Dallas	No	1	0	0	0	1	0	0
Lawnview	Dallas	No	0	0	0	0	0	0	0
LBJ/Central	Dallas	No	1	0	0	0	0	0	1
LBJ/Skillman	Dallas	Yes	0	0	0	0	0	0	0

Appendix 17 - Partnerships and Economic Incentives									
Station Name	**City**	**TIF**	**Total Projects***	**TIF/TIRZ Projects**	**380 Agrmt. Projects**	**Tax Abtmnt. Projects**	**P3/PPP Projects**	**HFC /PFC Projects#**	**Other Type Projects^**
Ledbetter	Dallas	Yes	0	0	0	0	0	0	0
Lovers Lane	Dallas	Yes	0	0	0	0	0	0	0
Market Center	Dallas	Yes	0	0	0	0	0	0	0
Medical/Market Center	Dallas	Yes	0	0	0	0	0	0	0
MLK, Jr.	Dallas	Yes	1	0	0	0	0	0	1
Morrell	Dallas	Yes	1	0	0	0	0	1	0
Park Lane	Dallas	Yes	0	0	0	0	0	0	0
Pearl/Arts District	Dallas	Yes	8	5	0	0	0	2	1
Royal Lane	Dallas	No	2	0	0	0	1	1	0
SMU/Mockingbird	Dallas	Yes	1	1	0	0	0	0	0
Southwestern Medical District/Parkland	Dallas	Yes	0	0	0	0	0	0	0
St. Paul	Dallas	Yes	10	7	0	0	0	2	1
Tyler/Vernon	Dallas	No	0	0	0	0	0	0	0
UNT Dallas	Dallas	Yes	1	1	0	0	0	0	0
VA Medical Center	Dallas	Yes	1	0	0	0	0	1	0
Victory	Dallas	Yes	2	1	0	0	0	0	1
Walnut Hill	Dallas	No	2	0	0	0	0	0	2
Walnut Hill/Denton	Dallas	No	0	0	0	0	0	0	0
West End	Dallas	Yes	7	6	0	0	0	0	1
Westmoreland	Dallas	No	2	0	0	0	1	1	0
White Rock	Dallas	No	0	0	0	0	0	0	0
Downtown Denton Transit Center	Denton	No	5	5	0	0	0	0	0
MedPark	Denton	No	0	0	0	0	0	0	0
Farmers Branch	Farmers Branch	Yes	1	0	0	0	1	0	0
Bell	Fort Worth	Yes	0	0	0	0	0	0	0
CentrePort/DFW Airport	Fort Worth	Yes	0	0	0	0	0	0	0
Fort Worth Central	Fort Worth	Yes	12	9	3	0	1	0	2
Mercantile Center	Fort Worth	No	0	0	0	0	0	0	0
North Side	Fort Worth	Yes	0	0	0	0	0	0	0
Texas & Pacific	Fort Worth	Yes	7	5	3	0	1	0	1
Trinity Lakes	Fort Worth	Yes	1	0	0	0	1	0	0

Appendix 17 - Partnerships and Economic Incentives									
Station Name	**City**	**TIF**	**Total Projects***	**TIF/TIRZ Projects**	**380 Agrmt. Projects**	**Tax Abtmnt. Projects**	**P3/PPP Projects**	**HFC /PFC Projects#**	**Other Type Projects^**
Downtown Garland	Garland	Yes	2	0	2	0	0	0	0
Forest/Jupiter	Garland	Yes	2	0	2	0	0	0	0
DFW North	Grapevine	No	0	0	0	0	0	0	0
Grapevine/Main Street	Grapevine	Yes	2	1	2	0	1	0	0
Belt Line	Irving	Yes	0	0	0	0	0	0	0
Downtown Irving/Heritage Crossing	Irving	Yes	10	0	0	0	0	0	10
Hidden Ridge	Irving	Yes	0	0	0	0	0	0	0
Irving Convention Center	Irving	Yes	0	0	0	0	0	0	0
Las Colinas Urban Center	Irving	Yes	0	0	0	0	0	0	0
North Lake College	Irving	Yes	0	0	0	0	0	0	0
University of Dallas	Irving	Yes	0	0	0	0	0	0	0
West Irving	Irving	No	0	0	0	0	0	0	0
Hebron	Lewisville	No	1	1	0	0	0	0	1
Highland Village/Lewisville Lake	Lewisville	No	1	0	1	0	0	0	0
Old Town	Lewisville	No	8	0	6	0	1	0	1
North Richland Hills/Iron Horse	North Richland Hills	Yes	3	0	0	0	3	0	0
North Richland Hills/Smithfield	North Richland Hills	Yes	3	0	3	0	0	0	0
12th Street	Plano	Yes	11	11	0	0	0	0	0
Downtown Plano	Plano	Yes	12	12	0	0	0	0	0
Parker Road	Plano	Yes	1	1	0	0	0	0	0
Shiloh	Plano	No	0	0	0	0	0	0	0
Arapaho Center	Richardson	Yes	5	0	4	0	1	0	0
CityLine/Bush	Richardson	Yes	2	2	0	0	0	0	0
Galatyn Park	Richardson	No	14	0	14	0	0	0	0
Spring Valley	Richardson	Yes	8	1	6	0	0	0	1
UT Dallas	Richardson	No	3	0	3	0	0	0	0
Downtown Rowlett	Rowlett	Yes	0	0	5	0	1	0	0

** Each project may use more than one funding incentive*

 # Housing Finance Corporation (HFC) and Public Facilities Corporation (PFC)

^ Other Incentive types include items such as denisty bonus, community developmetn block grants programs, or infrastructure grants

Appendix 18 - Station Area Planning Needs Prioritization Evaluation														
Station Name	**City**	**Walk**	**Bikes**	**Zone**	**TODs**	**HH Inc**	**No Car**	**Rent**	**Home$**	**Ridership**	**Density**	**Flood %**	**Market**	**Score**
Mercantile Center	Fort Worth	5	1	3	3	2	2	2	2	3	4	2	2	31
West Irving	Irving	4	0	3	3	2	2	2	3	3	4	2	2	30
Burbank	Dallas	4	1	2	3	4	3	3	2	3	2	2	0	29
University of Dallas	Irving	5	1	0	3	2	2	2	3	3	4	2	2	29
VA Medical Center	Dallas	4	1	2	2	3	3	3	3	3	3	2	0	29
North Side	Fort Worth	5	1	2	3	2	1	3	3	3	3	2	0	28
Camp Wisdom	Dallas	5	0	2	2	2	2	2	3	3	5	2	0	28
Hatcher	Dallas	2	1	2	2	3	3	3	3	2	4	2	0	27
Ledbetter	Dallas	4	1	2	3	2	3	3	3	2	3	1	0	27
Hampton	Dallas	3	1	2	3	1	2	2	3	3	4	2	0	26
North Richland Hills/Iron Horse	North Richland Hills	5	1	2	2	1	2	2	2	3	4	2	0	26
Westmoreland	Dallas	4	1	2	2	3	2	3	3	1	3	2	0	26
8th & Corinth	Dallas	3	1	2	2	3	3	3	3	1	4	1	0	26
Dallas Zoo	Dallas	4	1	2	2	1	3	2	2	3	4	2	0	26
Forest/Jupiter	Garland	4	1	2	2	3	3	3	3	2	1	2	0	26
Kiest	Dallas	3	1	2	2	3	3	3	3	2	2	2	0	26
Belt Line	Irving	5	1	3	3	0	0	3	0	3	3	2	2	25
Bell	Fort Worth	5	1	2	3	0	2	1	2	3	4	0	2	25
Hidden Ridge	Irving	4	1	2	3	0	2	1	0	3	5	2	2	25
Lake Highlands	Dallas	3	0	1	2	2	2	3	3	3	4	2	0	25
Lawnview	Dallas	5	0	3	3	2	2	2	3	2	3	0	0	25
LBJ/Skillman	Dallas	3	1	1	3	2	2	2	3	2	4	2	0	25
Trinity Lakes	Fort Worth	5	0	1	3	0	2	1	2	3	4	2	2	25
DFW North	Grapevine	5	1	0	3	1	3	2	0	3	5	2	0	25
Illinois	Dallas	3	0	2	3	2	3	2	3	1	4	2	0	25
UNT Dallas	Dallas	5	0	2	2	1	3	3	0	2	5	2	0	25
Bachman	Dallas	4	1	2	2	2	3	2	2	1	4	1	0	24
Buckner	Dallas	3	0	2	3	2	2	2	3	1	4	2	0	24
Medical/Market Center	Dallas	4	1	0	3	1	2	2	2	3	4	2	0	24
Walnut Hill/Denton	Dallas	4	0	3	3	1	2	2	1	3	3	2	0	24
Fair Park	Dallas	3	0	1	2	2	3	2	3	2	4	2	0	24
Tyler/Vernon	Dallas	3	0	2	2	1	3	2	2	3	4	2	0	24

Appendix 18 - Station Area Planning Needs Prioritization Evaluation														
Station Name	**City**	**Walk**	**Bikes**	**Zone**	**TODs**	**HH Inc**	**No Car**	**Rent**	**Home$**	**Ridership**	**Density**	**Flood %**	**Market**	**Score**
CentrePort/DFW Airport	Fort Worth	5	0	1	3	1	2	2	0	3	3	1	2	23
Downtown Garland	Garland	3	1	0	1	2	2	3	3	2	4	2	0	23
Downtown Irving/Heritage Crossing	Irving	3	1	0	2	2	3	2	2	3	3	2	0	23
Lake June	Dallas	4	0	2	3	1	3	2	2	2	2	2	0	23
Morrell	Dallas	2	0	2	2	2	3	2	3	2	3	2	0	23
North Carrollton/Frankford	Carrollton	5	1	2	2	0	3	2	0	2	4	1	1	23
North Lake College	Irving	3	1	2	3	0	2	1	0	3	3	2	2	22
Downtown Carrollton	Carrollton	3	0	1	2	1	2	2	2	3	3	2	0	21
Downtown Denton Transit Center	Denton	3	0	1	1	2	2	2	2	3	3	2	0	21
Highland Village/Lewisville Lake	Lewisville	4	0	2	2	0	2	2	0	3	5	1	0	21
MLK, Jr.	Dallas	2	0	1	2	2	2	2	3	1	4	2	0	21
Royal Lane	Dallas	3	0	2	2	1	2	1	2	3	3	2	0	21
Market Center	Dallas	3	1	0	2	2	3	2	3	2	1	2	0	21
Trinity Mills	Carrollton	4	0	2	2	1	3	2	0	2	4	1	0	21
Old Town	Lewisville	4	0	2	1	1	1	2	3	3	1	2	0	20
Arapaho Center	Richardson	4	0	0	2	1	2	2	2	2	3	2	0	20
MedPark	Denton	3	0	0	2	1	2	2	1	3	4	2	0	20
North Richland Hills/Smithfield	North Richland Hills	4	0	0	2	0	2	2	1	3	4	2	0	20
White Rock	Dallas	4	0	2	2	0	2	1	0	3	5	1	0	20
Downtown Plano	Plano	2	0	1	1	1	3	2	2	2	4	2	0	20
Fort Worth Central	Fort Worth	3	1	0	2	2	3	2	2	2	1	2	0	20
Irving Convention Center	Irving	3	1	2	1	0	3	2	0	3	3	2	0	20
Farmers Branch	Farmers Branch	3	0	1	1	1	2	2	1	2	4	2	0	19
Grapevine/Main Street	Grapevine	3	0	1	1	0	2	2	0	3	5	2	0	19
12th Street	Plano	3	0	2	1	1	3	2	2	No Data	3	2	0	19
Deep Ellum	Dallas	1	1	0	1	2	3	2	3	3	1	2	0	19
Cypress Waters	Dallas	5	1	1	3	0	0	1	0	No Data	5	2	0	18
LBJ/Central	Dallas	4	1	1	2	0	2	2	0	1	3	2	0	18
Parker Road	Plano	3	0	2	2	1	2	2	2	1	1	2	0	18
Shiloh	Plano	4	0	3	3	0	2	1	0	No Data	3	2	0	18
Spring Valley	Richardson	3	0	0	2	1	2	2	2	2	2	2	0	18
EBJ Union	Dallas	3	1	0	2	0	3	2	0	1	4	2	0	18

Appendix 18 - Station Area Planning Needs Prioritization Evaluation														
Station Name	**City**	**Walk**	**Bikes**	**Zone**	**TODs**	**HH Inc**	**No Car**	**Rent**	**Home$**	**Ridership**	**Density**	**Flood %**	**Market**	**Score**
Forest Lane	Dallas	3	0	1	3	0	3	2	0	1	3	2	0	18
Park Lane	Dallas	3	1	0	1	2	3	2	0	1	3	2	0	18
Downtown Rowlett	Rowlett	4	1	0	2	0	2	2	2	1	1	2	0	17
Texas & Pacific	Fort Worth	2	0	0	1	2	3	2	2	2	1	2	0	17
UT Dallas	Richardson	3	0	0	1	1	3	2	2	No Data	3	2	0	17
Hebron	Lewisville	4	0	1	2	1	1	2	0	3	2	0	0	16
Galatyn Park	Richardson	3	0	1	1	0	2	1	0	3	3	2	0	16
Knoll Trail	Dallas	3	0	0	1	1	2	2	2	No Data	3	2	0	16
Las Colinas Urban Center	Irving	3	1	1	1	0	2	1	0	3	3	1	0	16
Cedars	Dallas	2	1	0	1	0	3	2	0	2	3	2	0	16
Inwood/Love Field	Dallas	2	0	1	1	2	3	2	0	1	2	2	0	16
Walnut Hill	Dallas	3	1	0	1	1	3	2	0	2	1	2	0	16
Baylor University Medical Center	Dallas	2	1	0	1	1	3	2	0	2	1	2	0	15
Convention Center	Dallas	2	1	0	2	0	3	2	0	2	1	2	0	15
Southwestern Medical District/Parkland	Dallas	3	0	0	1	2	3	2	0	1	1	2	0	15
Addison	Addison	3	0	1	1	1	2	2	0	No Data	2	2	0	14
Lovers Lane	Dallas	2	1	0	1	0	2	2	0	2	2	2	0	14
SMU/Mockingbird	Dallas	2	0	0	1	0	2	2	2	1	2	2	0	14
Pearl/Arts District	Dallas	2	1	0	1	0	3	2	0	1	2	2	0	14
CityLine/Bush	Richardson	3	0	0	1	0	2	2	0	2	1	2	0	13
Cityplace/Uptown	Dallas	2	1	0	1	0	2	2	0	1	2	2	0	13
Victory	Dallas	3	1	0	1	0	2	2	0	1	1	2	0	13
West End	Dallas	2	1	0	1	0	3	2	0	1	1	2	0	13
Akard	Dallas	1	1	0	1	0	3	2	0	1	1	2	0	12
St. Paul	Dallas	1	0	0	1	0	3	2	0	1	1	2	0	11

Walkshed Area (Acres)	Walk	**Avg Median Home Value ($)**	Home$
Connected bikeways (Yes/No)	Bikes	**Avg Daily Weekday Ridership (#)**	Ridership
Zoning TOD by-right (%)	Zoning	**Pop and Job Density Est (#)**	Density
Amount of TOD (#)	TODs	**Station area in flood plain (%)**	Flood %
Avg Median HH Income ($)	HH Inc	**No plan, but TOD occuring**	Market
Zero Car HH (%)	No Car	**Total Score**	Score
Avg Median Gross Rent ($)	Rent		

Planning Needs Background

Many rail station areas may benefit from new planning. Those without area plans and those with older or less TOD focused plans may benefit from new station area plans. Still, stations with stronger real estate markets like Grapevine Main Street and Galatyn Park may not need new planning even though they don't have a plan. This section will use performance data and measures from across the report to create list of stations that may need new planning. While this method will use a data driven evaluation to identify likely planning need, input from the cities and transit agencies on need for a station plan is the main determinate in future plans.

Planning Evaluation Method

NCTCOG staff used a data driven method to identify stations which may benefit from some level of planning. This assessment focused on a selection of the performance, informative, and action data measures examined in the Regional TOD Report. The evaluation was guided by examining several overarching implementation areas associated with station area planning. **Table 1** on the next pages outlines the assessment questions, applicable data variables, and scoring method.

Table 1: Station Planning Needs Evaluation Criteria

Access and Connectivity Deficiencies

Question	Measurement	Scoring Method
How far can someone travel by connected sidewalks from the station?	Walkshed Area (acres)	Less than 5% = 5 5%-10% = 4 10%-25% = 3 25%-50% = 2 More than 50% =1
Does the station have bicycle facilities that directly connect to the station?	Connected bikeway facilities (yes/no)	Yes = 0 No = 1

Land Use and Development Opportunities

Question	Measurement	Scoring Method
Does station area zoning support TOD by-right?	Portion of zoning supportive of TOD by-right (%)	No TOD by-right zoning = 3 Less than 25% = 2 25%-50% = 1 More than 50% = 0
Has TOD occurred within the station area?	Amount of TOD projects (#)	Less than 5 projects = 1 More than 5 projects = 0

Station Activity

Question	Measurement	Scoring Method
What is ridership performance for the station?	Average Daily Weekday Ridership (#)	Less than 500 = 3 500-1,000 = 2 More than 1,000 = 1
Does the current population and employment support transit service?	Population and Employment Densities (people/acre)	Less than 7 = 5 8-15 = 4 15-30 = 3 30-50 = 2 More than 50 = 1

Table 1: Station Planning Needs Evaluation Criteria Cont.

Community Need

Question	Measurement	Scoring Method
Is the station area likely low-income?	Average Median Household Income ($)	More than North Texas Median Income ($89,718) = 0 80%-100% Median Income = 1 60%-80% Median Income = 2 40%-60% Median Income = 3 20%-40% Median Income = 4 Less than 20% North Texas Median Income = 5
Are there a notable proportion of transit-dependent households?	Portion of Zero Car Households (%)	No Zero Car Households = 0 Less than 2% = 1 8%-2% = 2 More than 8% = 3
What are housing costs related to area income?	Average Median Gross Rent ($)	Compared to Station's Average Median Household Income: Less than 10% monthly income = 0 10%-20% monthly income = 1 20%-30% monthly income = 2 More than 30% monthly income = 3
	Average Median Home Value (%)	More than North Texas Region ($385,554) = 0 Between North Texas TOD Area Average ($371,881) and North Texas Region = 1 Between North Texas TOD Area and $250,000 = 2 Less than $250,000 = 3

Barriers to Planning

Question	Measurement	Scoring Method
Does the flood plain cover a significant portion of the station area, limiting development?	Portion of station area within flood plain (%)	Less than 25% = 2 25%-50% = 1 More than 50% = 0
Has significant TOD occurred without planning intervention?	Amount of TOD projects (#) at stations with no plan	No TOD and No Plan = 2 Less than 5 TOD projects and No Plan = 1 More than 5 TOD projects and No Plan = 0