

What are the Benefits of TOD?



Transportation Benefits

More destinations near transit mean more mode choices for more commuters.

- **The cost of congestion delay for North Texas is forecast to reach \$25 billion by 2040.**

Economic Benefits

Investments around transit stations have high returns for businesses and taxpayers.



- **Rent on office space near stations in North Texas has a 13.9% premium versus offices elsewhere.**
- **Compact TOD is more fiscally-efficient and reduces long-term public service costs, saving taxpayers money.**
- **Individuals can save close to \$10,000 a year using transit in place of car ownership.**



Health Benefits

Transit-oriented development creates opportunities for healthier and safer travel.

- **Walking just 30 minutes, three times a week can produce a 26% reduction in the risk of heart disease and a 20% reduction in overall death rate.**
- **TOD can improve air quality by providing opportunities for more transit trips that generally emit less pollution on a per person basis.**



North Central Texas
Council of Governments

For more TOD resources and project details,
please visit:

NCTCOG.org/TOD



What Is Transit Oriented Development (TOD)?

TODs are developments designed so that people can conveniently walk to many destinations from a transit station.



TODs are walking and bicycling friendly

TODs are dense and mixed-use (retail/office/housing)



TODs are built around high-frequency transit



Transit Oriented Development

Creating Communities with
More Commuting Choice
for North Texans

North Texas Transit Agencies



dcta.net



fwta.org



dart.org

Cover photos courtesy of Dallas Area Rapid Transit



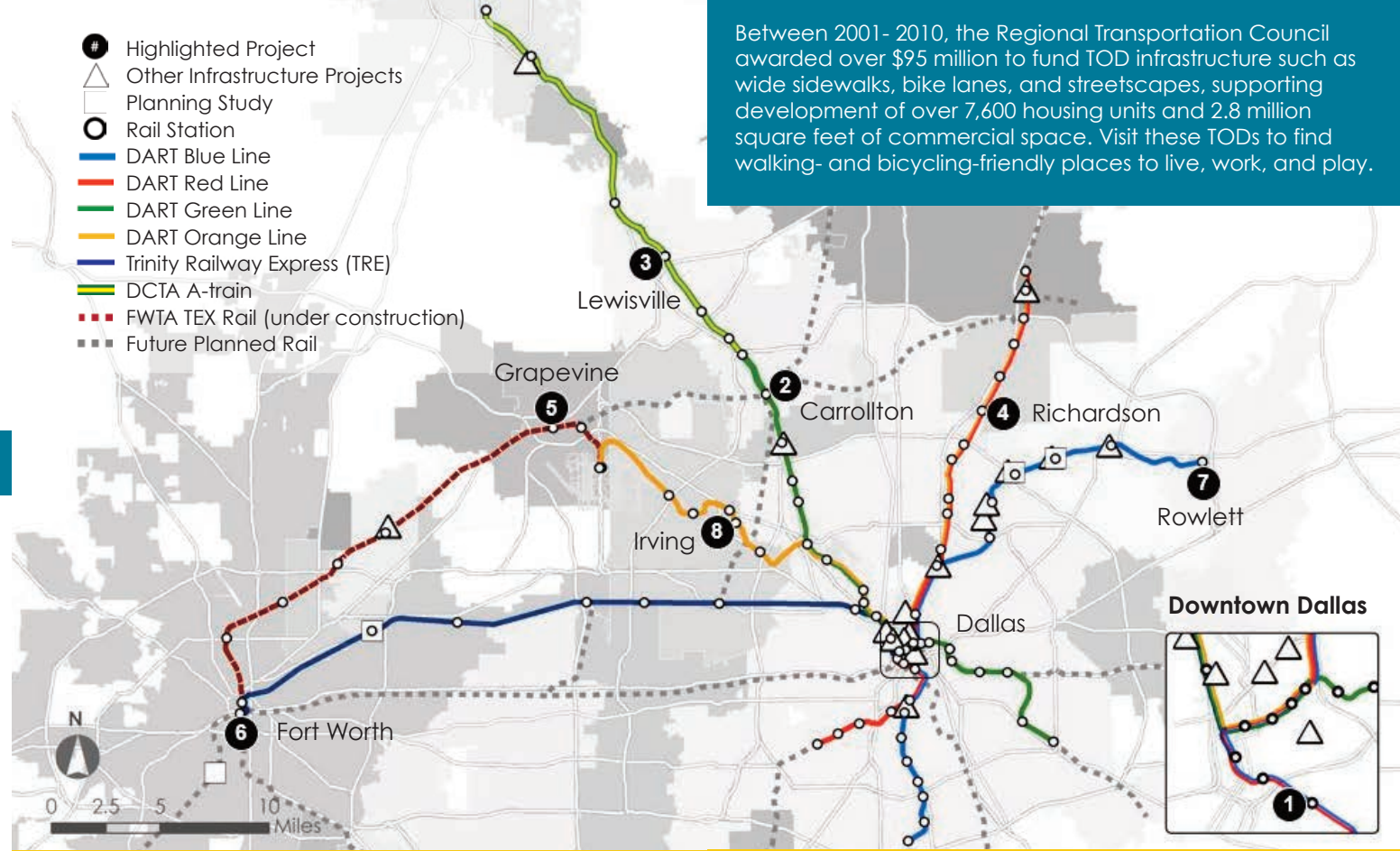
Why is TOD Important to North Texas?

Growth: North Texas' population is projected to reach over 10 million people by 2040. TODs can provide more commuting capacity combined with housing options to ease traffic, improve air quality, and help with other rapid growth challenges.

Choice: North Texans want more transportation choices. A 2015 survey of North Texas residents found:

- Over 67% would like their community to add or improve access to public transportation
- 72% would consider options besides driving alone to work if it were more convenient

Supporting TOD Across North Texas



Between 2001- 2010, the Regional Transportation Council awarded over \$95 million to fund TOD infrastructure such as wide sidewalks, bike lanes, and streetscapes, supporting development of over 7,600 housing units and 2.8 million square feet of commercial space. Visit these TODs to find walking- and bicycling-friendly places to live, work, and play.

Station Area Attractions

- Live
- Work
- Play
- Shop
- Dine
- Bike Trails/Lanes
- Historic Downtown

1. Cedars DART Station

Dallas South Side District Lamar Street pedestrian improvements



- Dallas Police Headquarters
- South Side Ball Room
- Alamo Draffthouse Cinema
- NYLO Dallas South Side hotel
- New apartments, condos, and townhomes

2. Downtown Carrollton DART Station

Downtown Carrollton TOD Catalyst street connections and enhancements



- Historic Downtown Carrollton shops and dining
- Union at Carrollton Square Apartments
- Carrollton Plaza Arts Center
- Carrollton Green Trail

3. Old Town Lewisville DCTA A-train Station

Old Town TOD complete streets and plaza



- New townhomes
- Wayne Ferguson Plaza
- Lewisville Grand Theatre and Art Center
- Main Street dining and shopping
- Lewisville Trinity Trail

4. Spring Valley DART Station

Richardson Brick Row TOD pedestrian connections



- Brick Row Apartments
- New townhomes
- McKamy Springs Park
- Local restaurants
- Richardson Central Trail

5. Grapevine Main Street FFTA TEX Rail Station

Main Street pedestrian-friendly development



- Resort at 925 Main Apartments
- Grapevine Main Street shops and restaurants
- Palace Arts Center
- Cotton Belt Trail

8. Las Colinas Urban Center DART Station

Pedestrian connection from DART to Las Colinas Transit



- Crest at Las Colinas Station
- Water Street mixed-use center
- Irving Music Factory
- Urban center office towers
- Campion Trail

7. Downtown Rowlett DART Station

Downtown Rowlett TOD walkable streets



- Rowlett City Hall
- Village of Rowlett mixed-use development
- Veterans Park
- Rowlett Public Library

6. Texas & Pacific TRE/ FFTA TEX Rail Station

Fort Worth South Main Street complete street retrofit



- Texas & Pacific Lofts
- Amphibian Stage Productions
- Renovated industrial loft apartments
- Moncrief Medical Center at Fort Worth