

RICHLAND HILLS TRANSIT-ORIENTED DEVELOPMENT PLAN

Updated: 2017

FACT SHEET

Project: Richland Hills Transit-Oriented Development Plan (2009)

Type: Transit-Oriented Development

Regional Partners



North Central Texas
Council of Governments

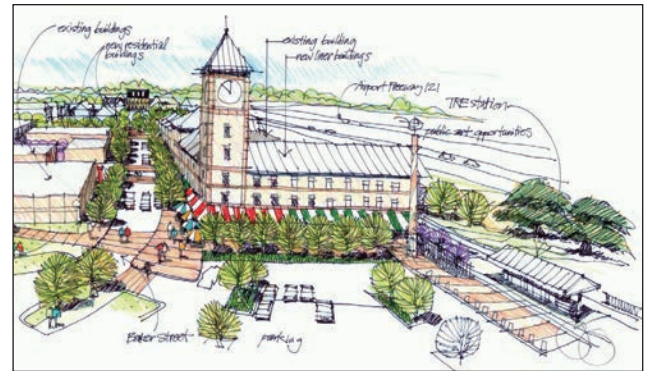
Key Elements:

- Transit-oriented development principles
- Station area analysis
- Cost estimates

Findings:

This plan looked at the redevelopment of light industrial uses near the Richland Hills Trinity Railway Express (TRE) station. Scenarios for station area redevelopment were created and used to analyze which particular structures could be readapted, and which areas would require total redevelopment for residential, retail, and office uses.

- Cost estimates
- Analysis of potential return on investment
- Phased approach for infrastructure improvements
- Market analysis for redevelopment strategies
- Station typology (type of transit and expected development)



TRE Station Conceptual

Unique Takeaways:

The planning process included a workshop where developers were asked to take a site visit to the station area and provide feedback on development potential and the types of developments that could be expected in the area. Smart Growth America was invited to provide context and expertise in the area of transit-oriented developments.

- Developers workshop
- Partnership with Smart Growth America
- Commercial building inventory
- Detailed inventory of funding sources

Implementation Status:

- City rezoned the station area for mixed-use in 2014
- City developed a marketing plan for redevelopment of properties near the station in 2015
- City is realigning area streets to provide access from the station area to nearby neighborhoods

