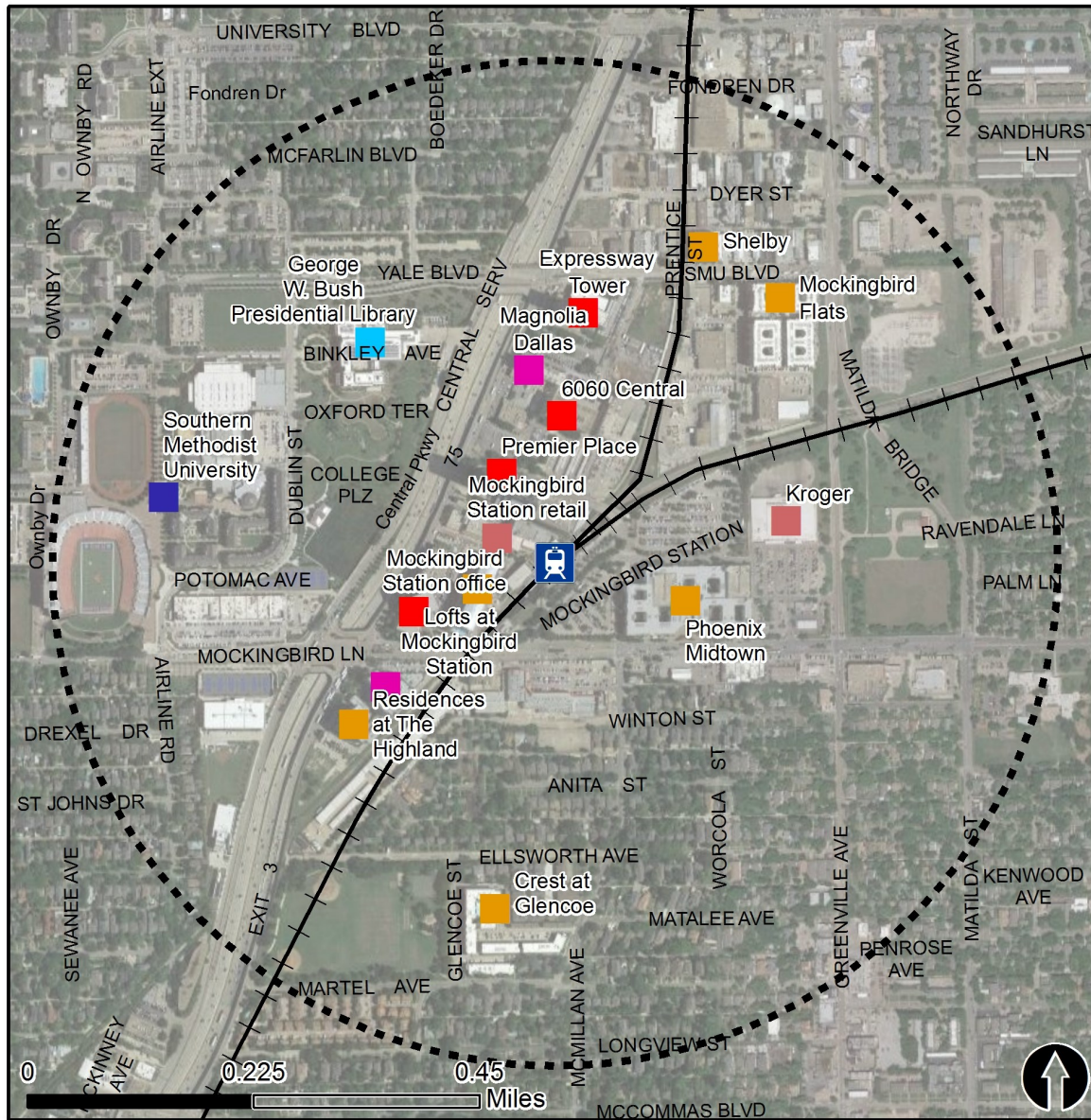


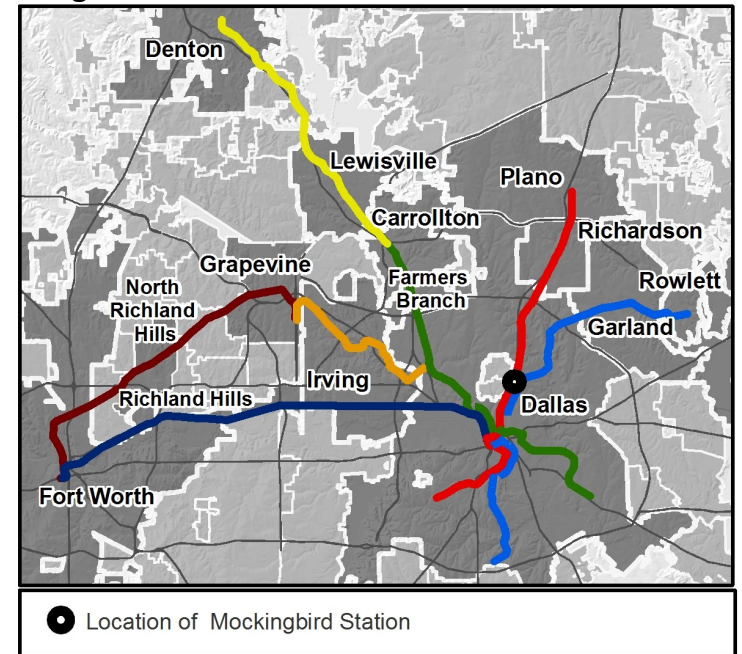
Rail Station Fact Sheet – Mockingbird Station



Station Overview

Mockingbird Station is near Mockingbird Lane and North Central Expressway across the highway from Southern Methodist University in Dallas. The station opened in 1997 and is served by the DART Rail Red, Blue, and Orange Lines.

Regional Rail Transit Lines



● Location of Mockingbird Station

0.5 Mile Station Buffer Rail Lines	Rail Stations	Key Developments					
		Education	Hotel	Institutional	Multi-Family	Office	Retail

Rail Station Fact Sheet – Mockingbird Station



Station Characteristics¹

Address	5465 E. Mockingbird Lane
City	Dallas
Agency	Dallas Area Rapid Transit
Rail Line(s)	Red Line, Blue Line, Orange Line
Corridor	North Central (NC)
Year Opened	1997
Park & Ride Spaces	712

Ridership¹

2015 Avg. Weekday	3,524
2015 Avg. Saturday	2,357
2015 Avg. Sunday	1,531

2014 On-Board Transit Survey: Access Mode to Station²

Bike	0.4%
Drive Alone	9.1%
Carpool	1.2%
Walk	43.2%
Drop Off	13.9%
Other	0.3%
Transit Transfer	31.9%

Station Area Plans and Studies

Title	
Publisher	
Year	
Web Location	

Station Area Characteristics (1/2 mile radius)

Demographics³

Total Population	13,789
Population Density (pop/sq. mile)	6,817
Average Median Age	30
Average Median Income	\$92,059.56

Housing³

Total Housing Units	6,650
Housing Density (units/sq. mile)	3,288
Percent Occupied	87%
Percent Owner-Occupied	40%
Percent Renter-Occupied	60%

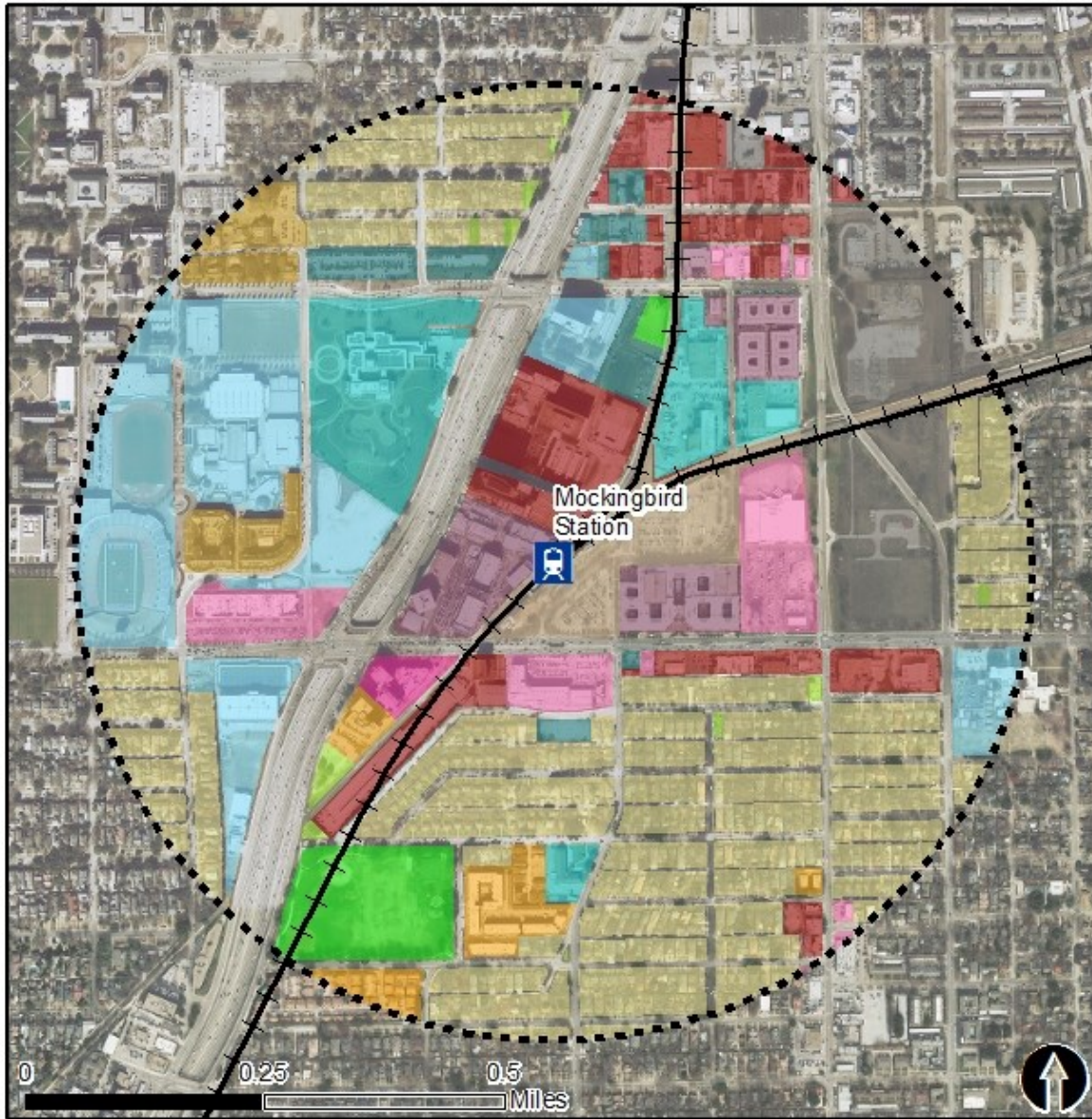
Commute To Work³

Percent Automobile	78.9%
Percent Drive Alone	75.1%
Percent Carpool	3.8%
Percent Transit	3.5%
Percent Bike	0.6%
Percent Walk	7.9%
Percent Other	1.8%
Percent Work from Home	7.3%
Percent Zero-Vehicle Households	6.4%

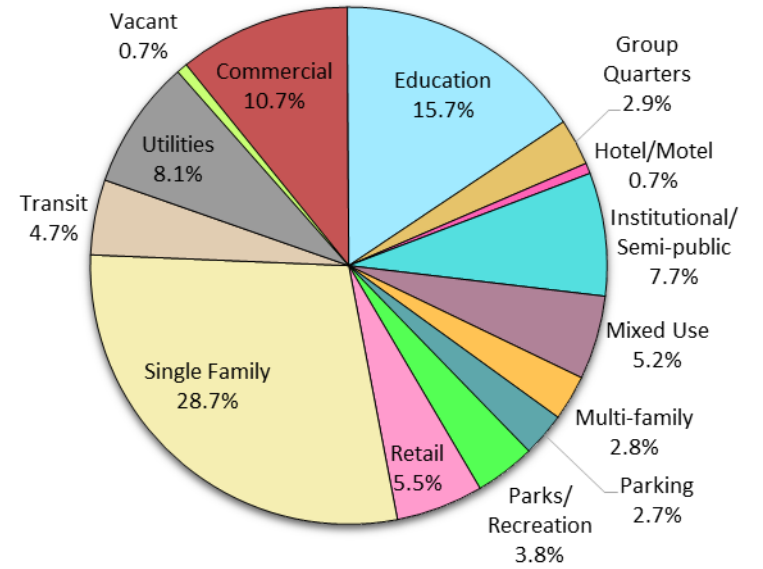
Traffic Survey Zone 2017 Employment Forecast²

Total Jobs	17,298
Job Density (jobs/sq. mile)	9,115



Land Use (2016) – Mockingbird Station



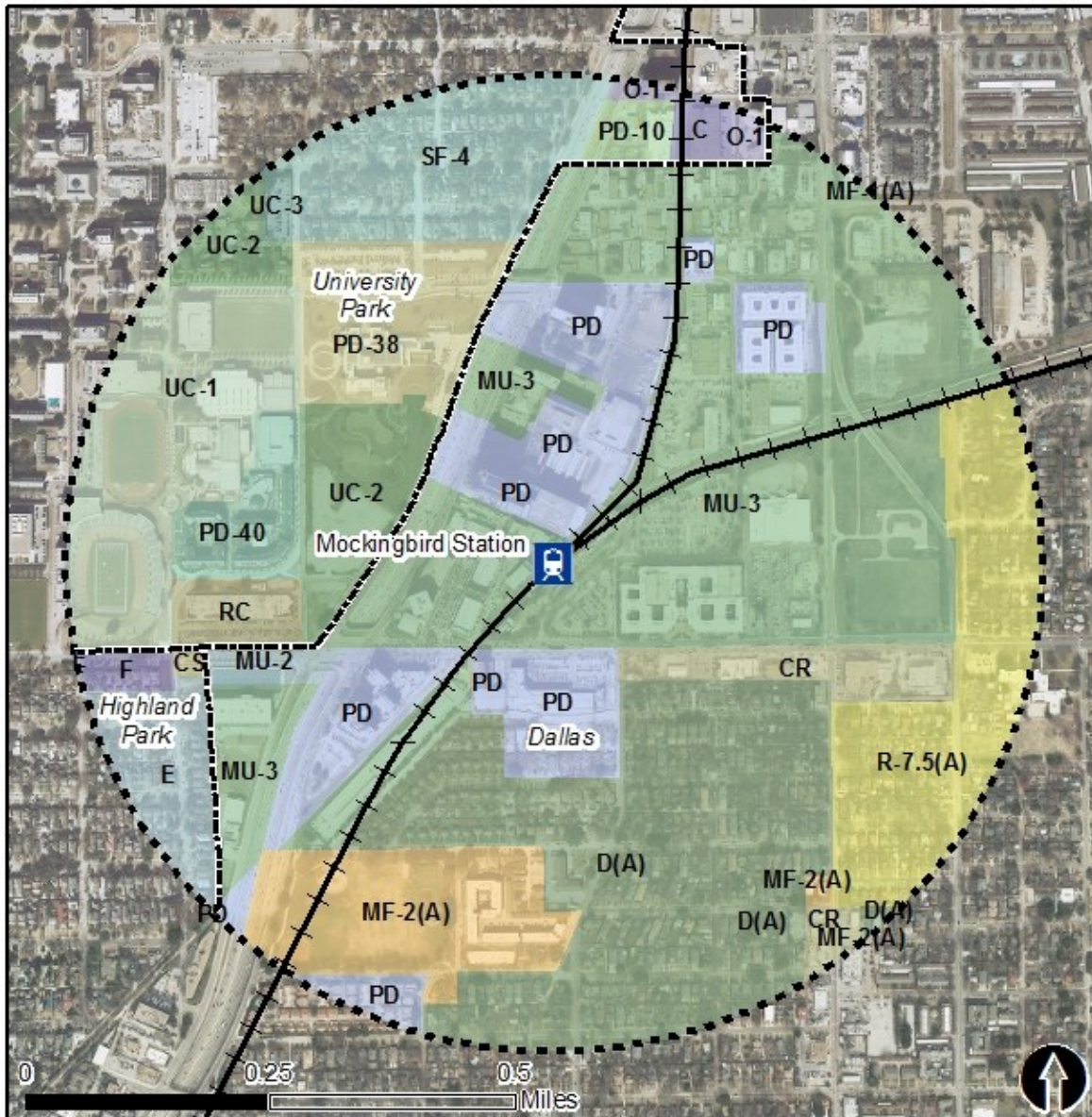
Land Use Percentages



 0.5 Mile
Station Buffer

 Rail Stations  Rail Alignment

Zoning (2016) – Mockingbird Station



Zoning Districts

Dallas

- CR – Community Retail
- D(A) – Duplex
- MF-2(A) – Multi-family
- MU-2, 3 – Mixed-Use
- PD – Planned Development
- R-7.5 – Single Family

University Park

- C – Commercial
- MF-2 – Multi-family
- PD # – Planned Development
- SF-4 – Single Family
- O-1 – Office District
- RC – Retail Center
- UC – University Campus

Highland Park

- CS – Community Service
- E – One Family Residence
- F – Two Family Residence

City of Dallas Zoning website:

<http://gis.dallascityhall.com/zoningweb/>

City of University Park Zoning website:

<https://www.uptexas.org/Government/Community-Development/Zoning>

City of Highland Park Zoning website:

<http://www.hptx.org/index.aspx?NID=237>



0.5 Mile
Station Buffer



Rail Stations



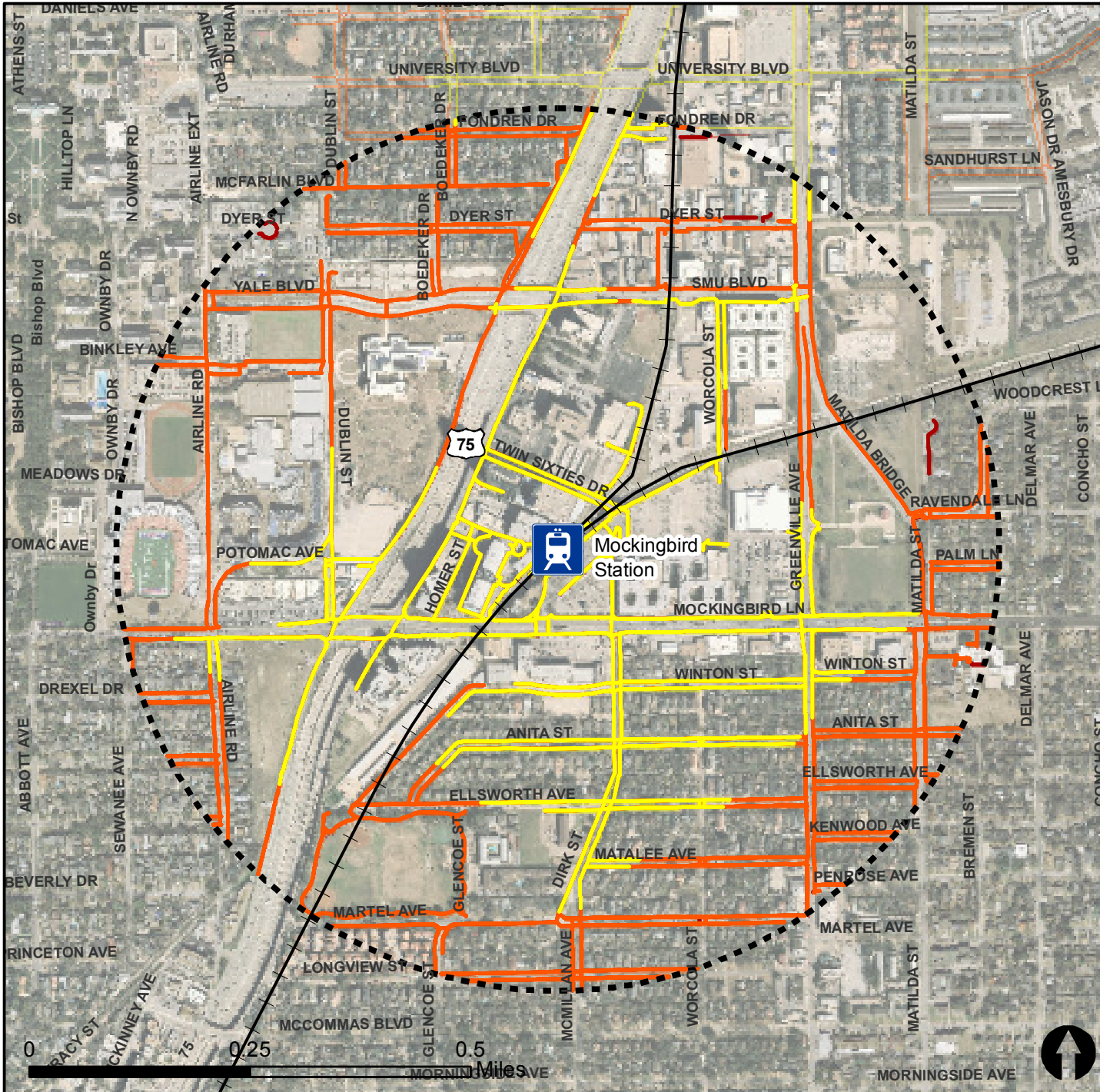
Rail Lines

Pedestrian Routes to Rail - Mockingbird Station



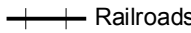



Last Updated: February 2015



North Central Texas
Council of Governments



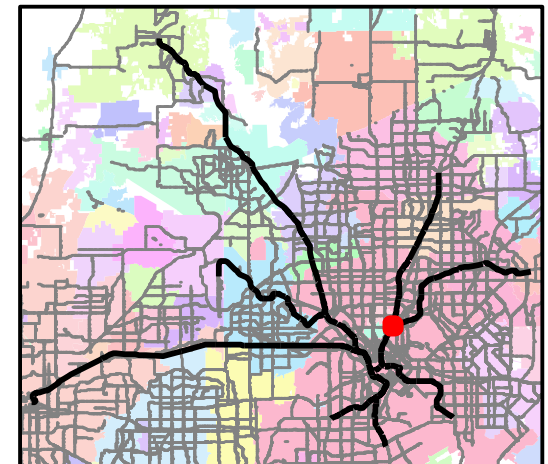
Legend

-  Rail Stations
-  0.5 Mile Station Buffer
-  Railroads
-  Existing sidewalk facilities within a 0.5 mile walk distance
-  Existing sidewalk facilities greater than a 0.5 mile walk distance
-  Existing sidewalk facilities that are disconnected due to a gap in the network

Project Overview

The Pedestrian Routes to Rail study identifies all existing pedestrian facilities within a half-mile radius of existing light rail and commuter rail stations in the Dallas-Fort Worth region based on 2014 data. ArcGIS Network Analyst tool was used to identify continuous facilities that are less than or greater than a half-mile actual walking distance to a station. The maps also reflect existing facilities that are disconnected due to gaps or other barriers not allowing a continuous pedestrian route to a station. The maps do not reflect the condition or ADA compliance of the existing infrastructure. More information on the Routes to Rail study and methodology is available at:

nctcog.org/RoutesToRail

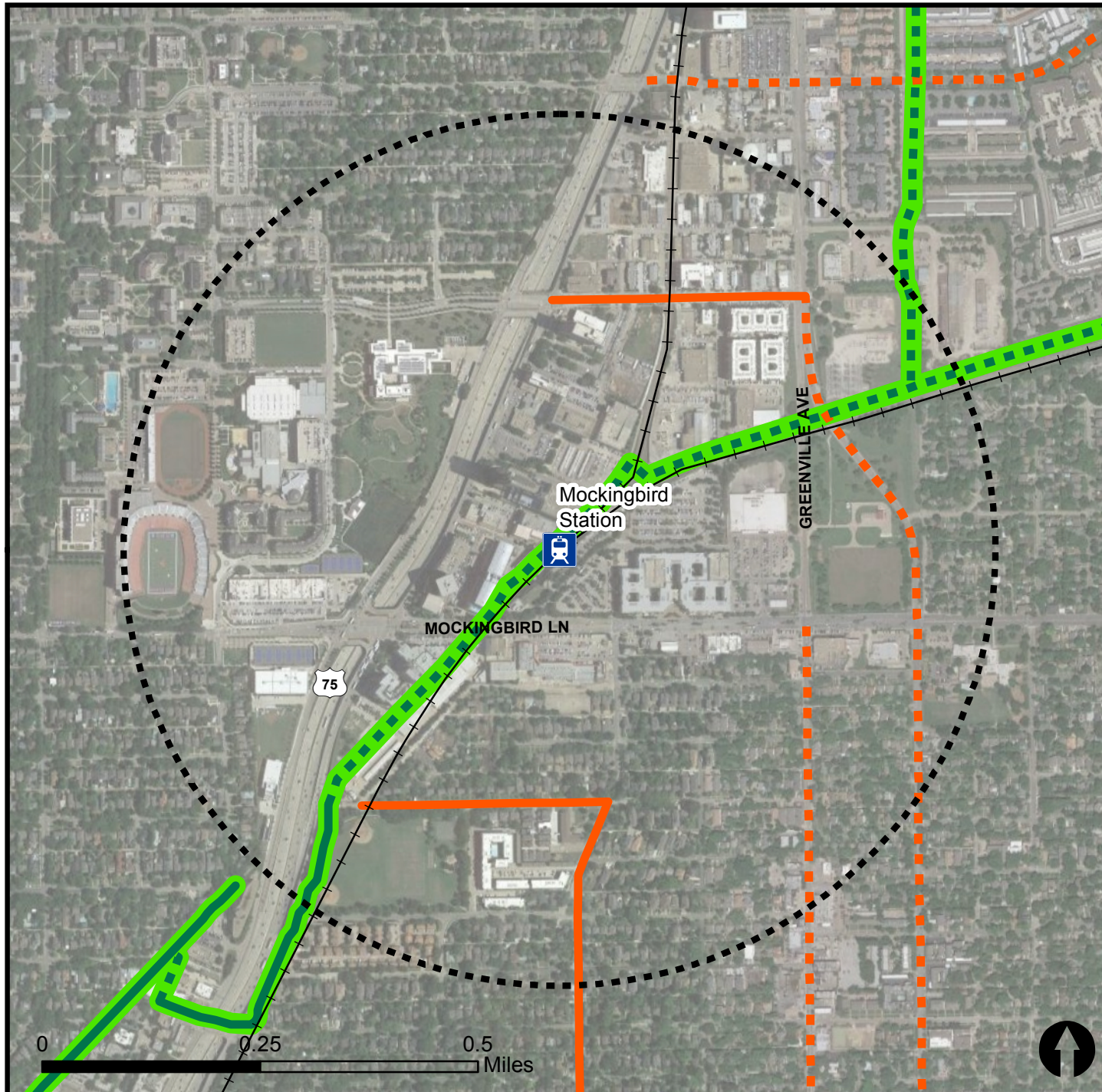


Bicycle Routes to Rail - Mockingbird Station

Last Updated: October 2016



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Legend

- Rail Stations
- 0.5 Mile Station Buffer
- Rail Lines
- On-Street Bikeway, Existing
- On-Street Bikeway, Planned
- 2040 Veloweb
- Off-Street Path, Existing
- Off-Street Path, Planned

Project Overview

The Bicycle Routes to Rail study identifies all existing and planned bikeways in proximity to existing or under-construction light rail and commuter rail stations in the Dallas / Fort Worth region based on 2016 data. The maps reflect off-street paths (trails) and streets designated by local adopted master plans for dedicated bikeways (e.g. bike lanes, cycle tracks) located on the street. In accordance with the Texas Transportation Code, bicyclists have a right to the road. As such, the map does not reflect other roadways around the station that may have signed bike routes or by state law may be used by bicyclists. More information about the Routes to Rail study and methodology is available at: nctcog.org/RoutesToRail

