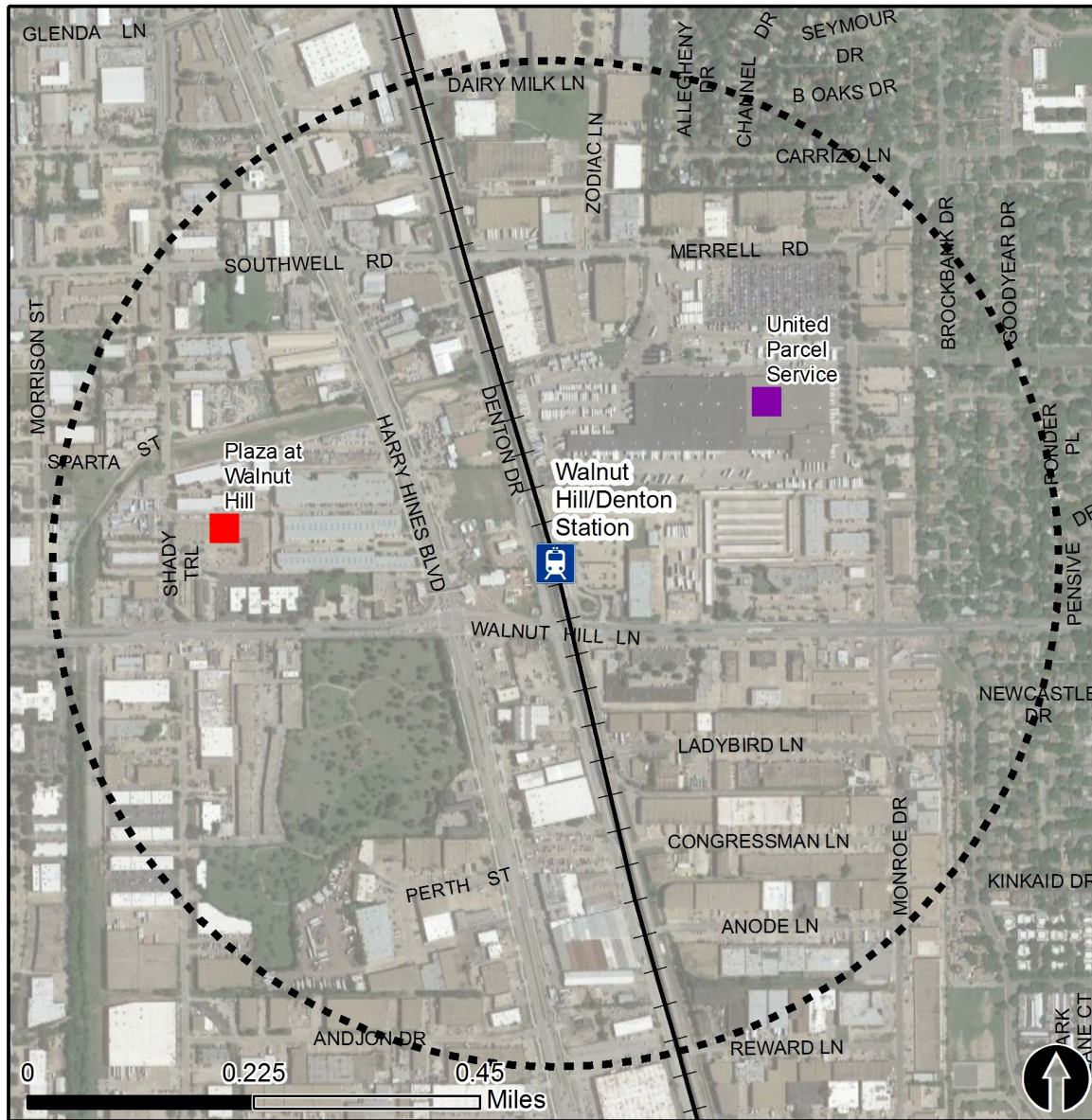


Rail Station Fact Sheet – Walnut Hill/Denton Station



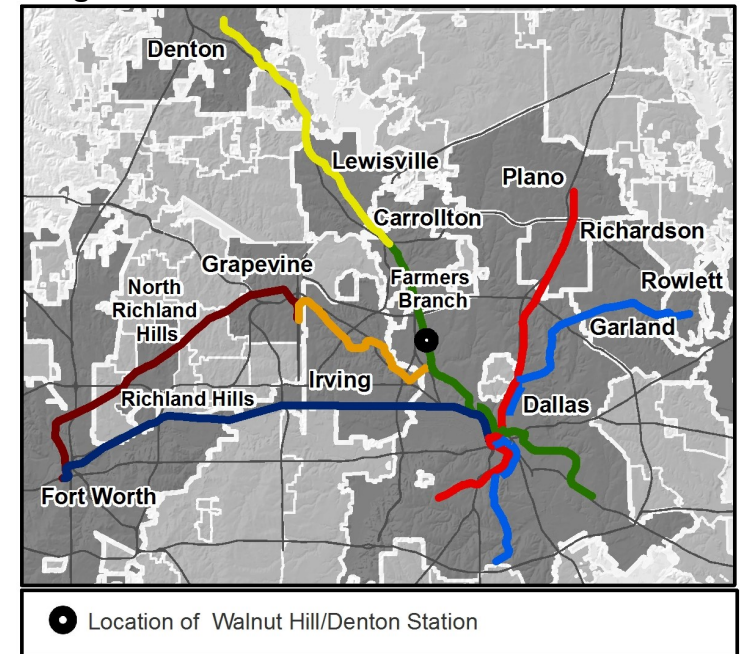
North Central Texas
Council of Governments



Station Overview

Walnut Hill/Denton Station is located north of Walnut Hill Lane on the east side of Denton Drive in Dallas. The station opened in 2010 and is served by the DART Rail Green Line.

Regional Rail Transit Lines



0.5 Mile
Station Buffer



Rail Stations



Rail Lines

Key Developments



Industrial



Office

Rail Station Fact Sheet – Walnut Hill/Denton Station



North Central Texas
Council of Governments

Station Characteristics¹

Address	2815 Walnut Hill Lane
City	Dallas
Agency	Dallas Area Rapid Transit
Rail Line(s)	Green Line
Corridor	Northwest (NW)
Year Opened	2010
Park & Ride Spaces	269

Ridership¹

2015 Avg. Weekday	459
2015 Avg. Saturday	234
2015 Avg. Sunday	201

2014 On-Board Transit Survey: Access Mode to Station²

Bike	0.0%
Drive Alone	11.1%
Carpool	0.0%
Walk	77.5%
Drop Off	5.7%
Other	0.0%
Transit Transfer	5.8%

Station Area Plans and Studies

Title	forwardDallas! Vision and Policy Plan: Stemmons Corridor
Publisher	City of Dallas
Year	2010
Web Location	

Station Area Characteristics (1/2 mile radius)

Demographics³

Total Population	8,905
Population Density (pop/sq. mile)	912
Average Median Age	31
Average Median Income	\$49,709.67

Housing³

Total Housing Units	2,957
Housing Density (units/sq. mile)	303
Percent Occupied	93%
Percent Owner-Occupied	49%
Percent Renter-Occupied	51%

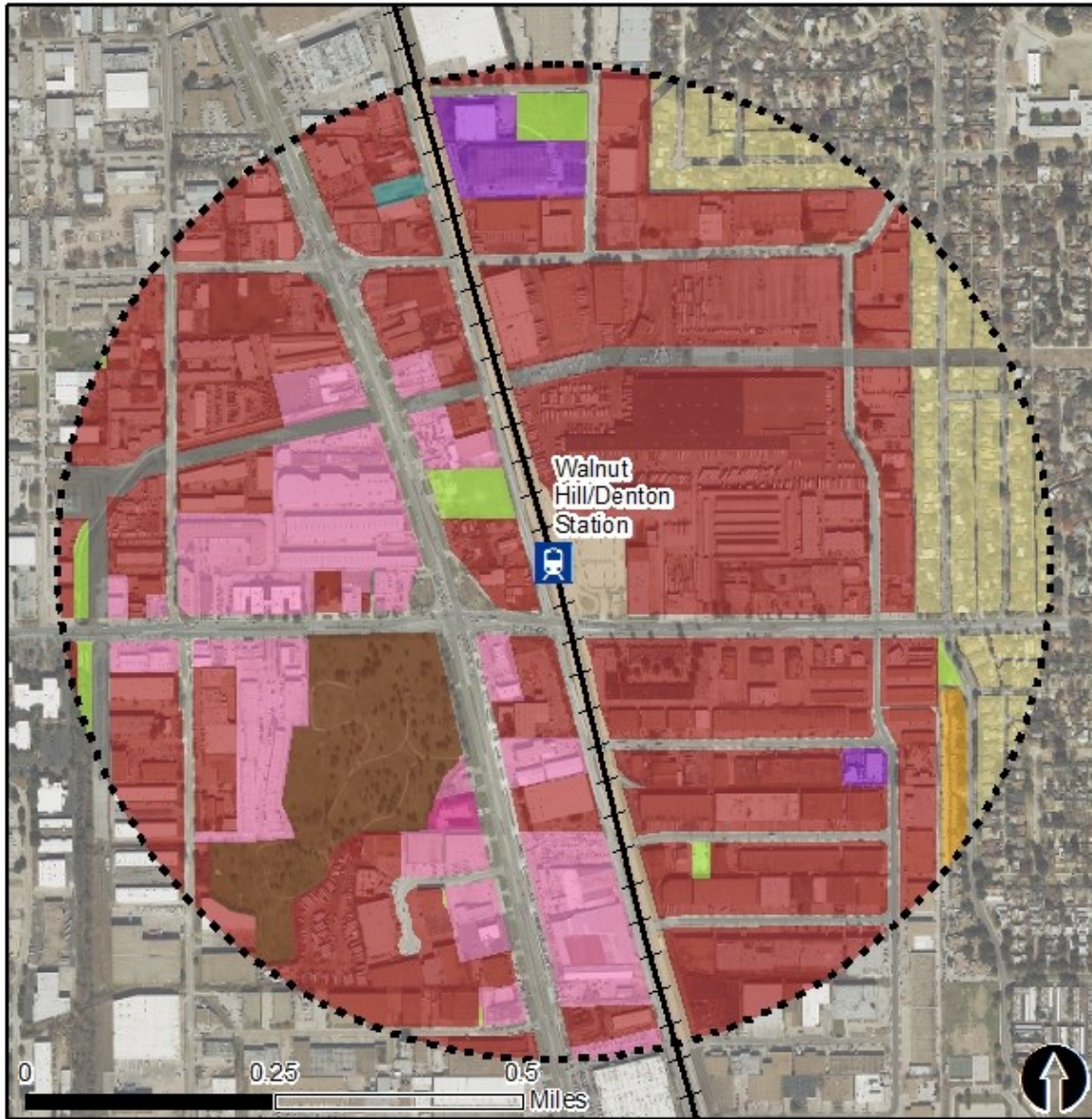
Commute To Work³

Percent Automobile	91.5%
Percent Drive Alone	70.5%
Percent Carpool	21.0%
Percent Transit	2.1%
Percent Bike	0.4%
Percent Walk	2.6%
Percent Other	1.0%
Percent Work from Home	2.4%
Percent Zero-Vehicle Households	4.0%

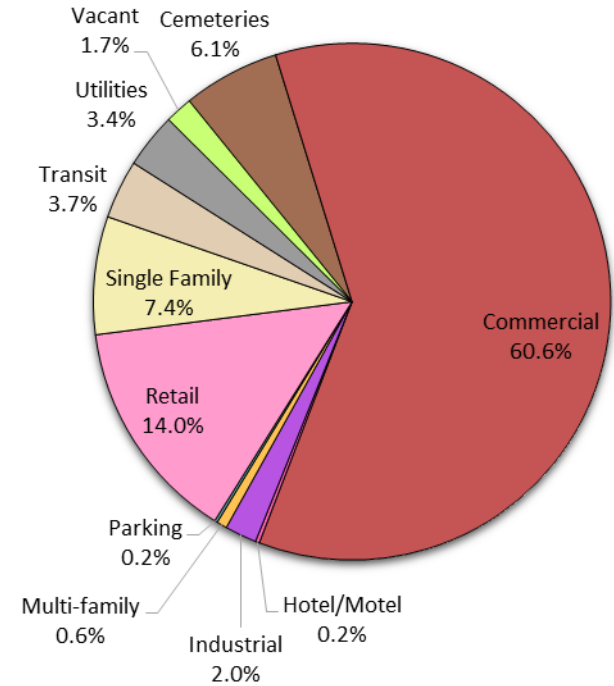
Traffic Survey Zone 2017 Employment Forecast²

Total Jobs	28,397
Job Density (jobs/sq. mile)	11,235

Land Use (2016) – Walnut Hill/Denton Station



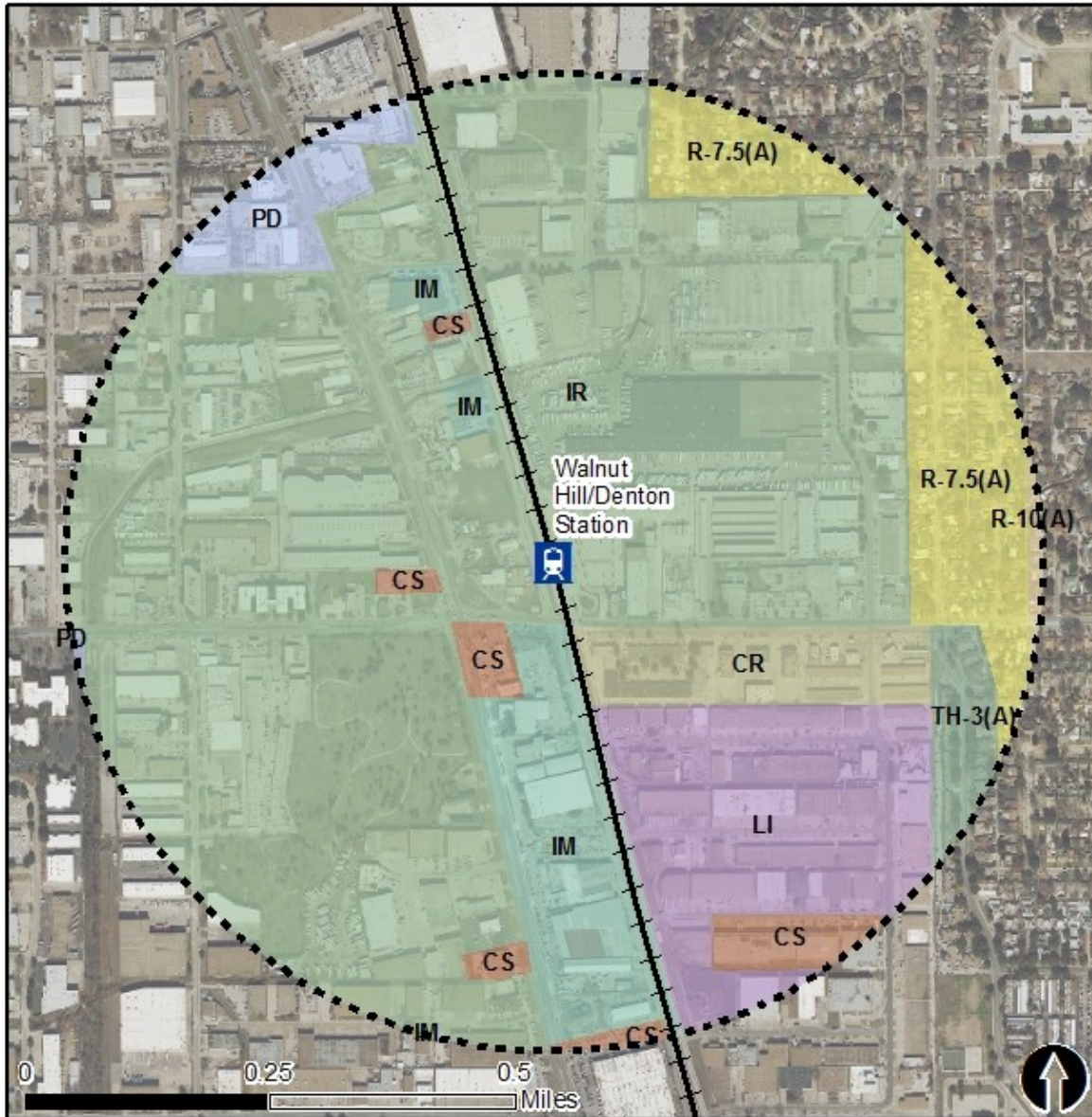
Land Use Percentages



0.5 Mile
Station Buffer

Rail Stations Rail Lines

Zoning (2016) – Walnut Hill/Denton Station

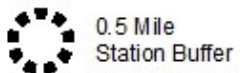


Zoning Districts

- CS – Commercial Service
- IM – Industrial Manufacturing
- LI – Light Industrial
- PD – Planned Development
- R-7.5(A), R-(10)A – Single Family
- RR – Regional Retail
- TH-3 (A) – Townhouse

For more information on zoning, please visit the City of Dallas Zoning website at:

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



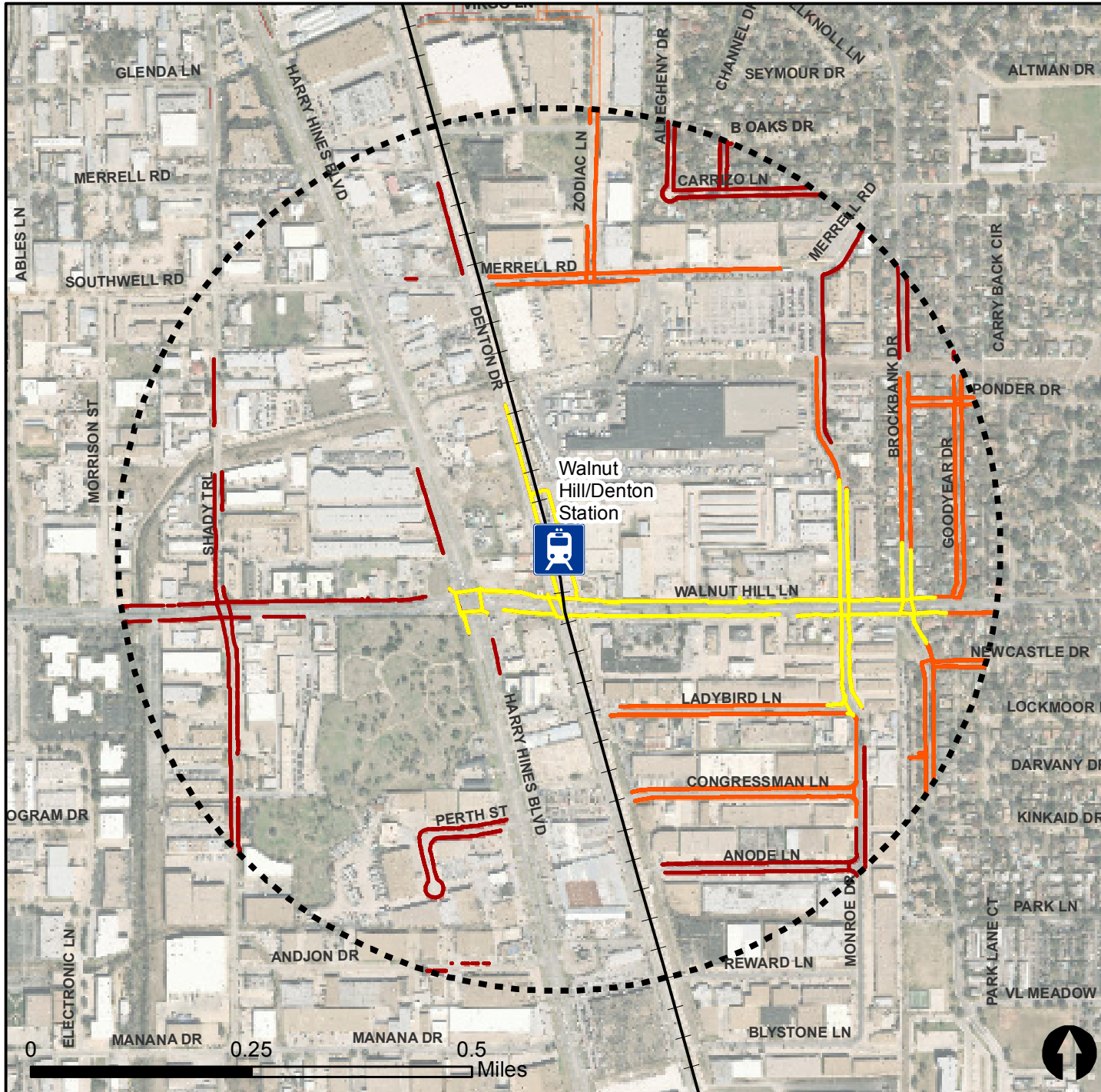
Rail Stations —+— Rail Lines

Pedestrian Routes to Rail - Walnut Hill/Denton Station

Last Updated: February 2015



North Central Texas
Council of Governments

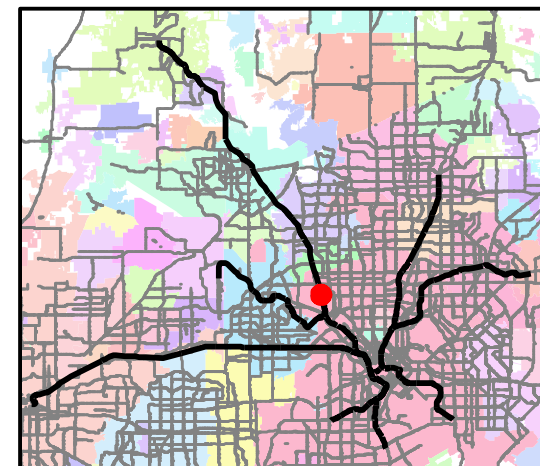


Legend

- 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

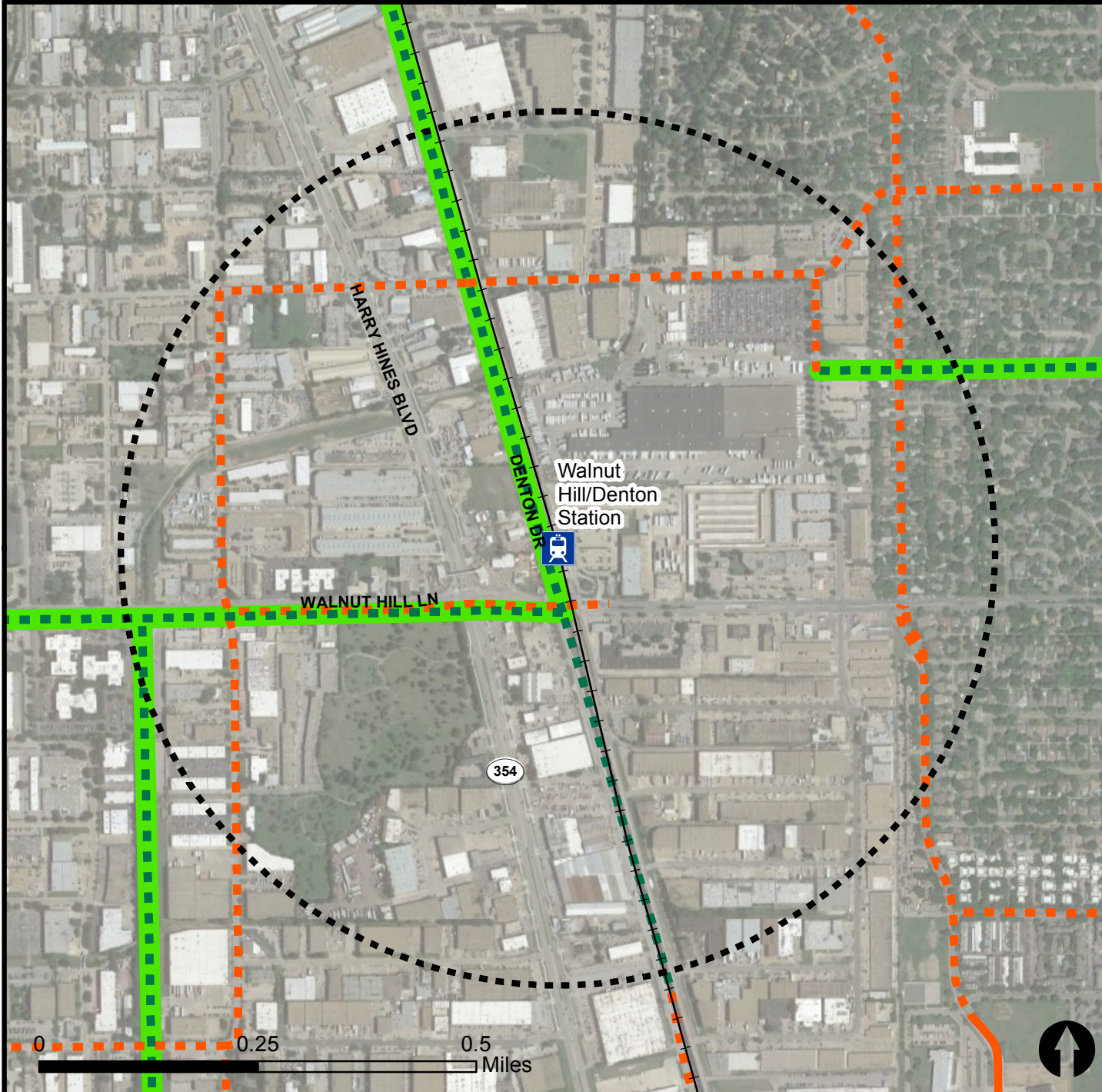


Bicycle Routes to Rail - Walnut Hill/Denton Station

Last Updated: October 2016



North Central Texas
Council of Governments



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

