



**NCTCOG TRANSPORTATION
DEPARTMENT**

Trinity Railway Express Station Areas Development Plan

**Pre-Proposal Conference
10/20/2026**



Agenda

NCTCOG Safety Briefing

Introductions & Agenda Overview

TRE TOD Project Background

Overview of Purpose and Scope of Work

Consultant Selection Criteria and Submittal Requirements

Schedule

Questions and Answers



TRE TOD Project Background

FTA TOD Planning Pilot Grant

- Federal Transit Administration (FTA) Pilot Program for Transit-Oriented Development (TOD) FY 2024 – Awarded funding to NCTCOG
- As required by statute, plans must:
 - Study improving economic development and enabling mixed-use near transit stations
 - Plan to increase ridership potential
 - Examine multimodal connectivity, accessibility, and pedestrian and bicycle transit access
 - Engage the private sector
 - Identify infrastructure needs
- Must have partnership between transit agencies and cities



TRE TOD Project Background

Double Tracking and Existing Conditions

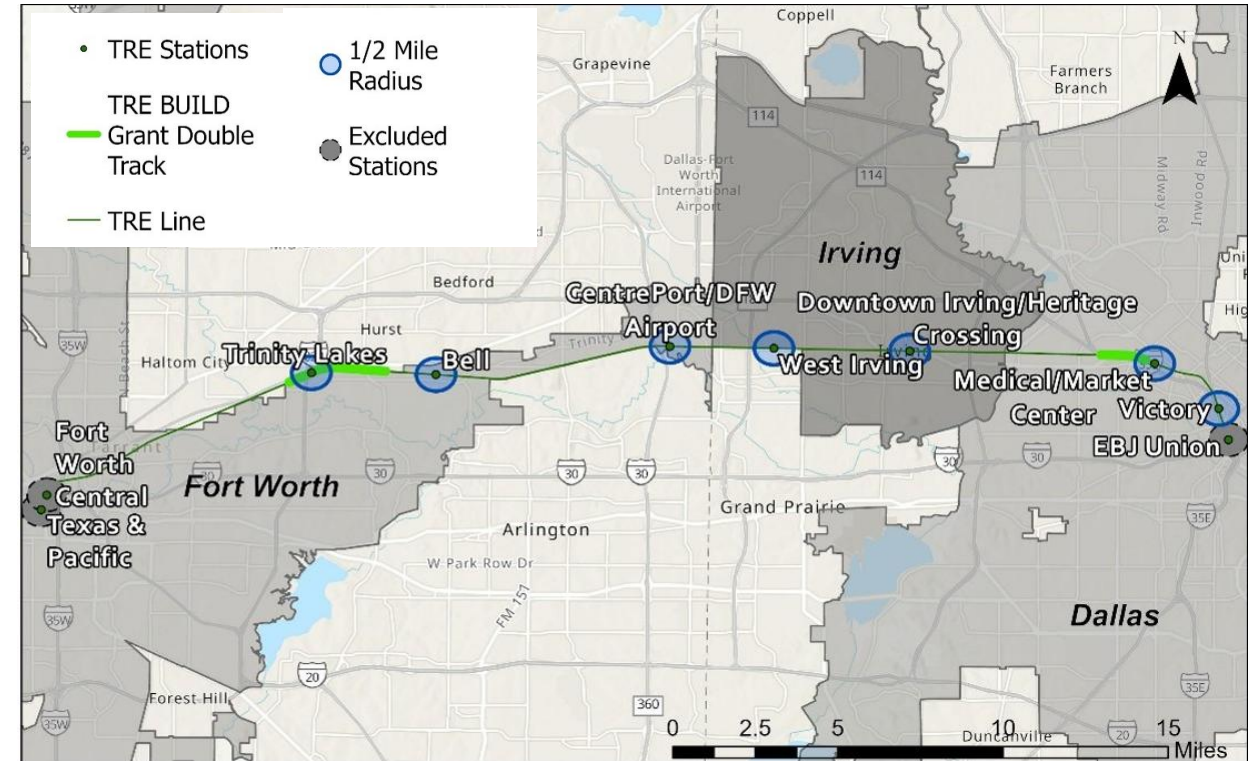
Double tracking of TRE sections ongoing.
Made corridor eligible for grant.

Existing Conditions

- Limited existing TOD or plans for more
- Most of corridor is dominated by low density and underutilized land
- Currently 51% of land is not zoned for TOD by-right. Zones that do allow TOD have seen limited to no development.

Read Existing Conditions Report:

[NCTCOG.org/TOD](https://nctcog.org/TOD)



Seven stations in scope of TRE TOD Plan



TRE TOD Project Background

Trinity Railway Express TOD Strategic Plan – Overview

Plan Component	Status	Responsible Entity
Existing Conditions Memorandum	Complete- NCTCOG.org/TOD	NCTCOG Staff
Sidewalk First/Last Mile Route to Rail Stations	In progress – estimated complete Feb 2027	NCTCOG Staff
Trinity Railway Express Station Areas Development Plan	Current Procurement	Consultant 1
Bikeways to Trinity Railway Express Rail Stations Study	Future Procurement	Consultant 2



TRE Station Areas Development Plan Purpose



Create recommendations for advancing TOD around the TRE Stations that lead to improved transportation connections and catalytic TOD opportunities. Should support:

- Economic development
- Multi-modal choices
- Increased ridership



Scope Tasks Overview

1. Study Administration
2. Market Study
3. Utilities Infrastructure Assessment
4. Individual Station Area Planning
 - 4.1 – Trinity Lakes Station Area Plan
 - 4.2 – CentrePort/DFW Airport Station Area Plan
 - 4.3 – West Irving Community Village Plan
 - 4.4 – Downtown Irving/Heritage Crossing Station Area Plan
 - 4.5 – Medical/Market Center Station Area Plan
5. Corridor-Wide Evaluation and Executive Summary



Scope Tasks By Station

	TRE TOD Strategic Plan Other Scopes			TRE Station Areas Development Plan Scope			
Station	Existing Conditions [#]	Sidewalk Study [#]	Bikeways [*]	Market Study	Utilities Assessment	Station Area Plan	Corridor Summary
Trinity Lakes	x	x	x	X	X	X	X
Bell	x	x		X			X
CentrePort/DFW Airport	x	x	x	X	X	X	X
West Irving	x	x		X	X	X	X
Downtown Irving/ Heritage Crossing	x	x	x	X	X	X	X
Medical/Market Center	x	x		X	X	X	X
Victory	x	x		X			X

[#] completed by NCTCOG staff

^{*} completed by separate consultant for bikeways study



Task 1. Study Administration

- NCTCOG will be consultant manager and support all coordination with Project Review Committee
- Coordination Meetings
 - NCTCOG Kick-off (billing/management overview)
 - Monthly project management check-in meetings
 - Project Review Committee (PRC) Kick-off meeting (Fort Worth, Irving, Dallas, Trinity Metro, DART)
 - Plan for 3 to 5 PRC meetings at key points in study
- Monthly billings and progress reports



Task 2. Market Study

Goal/Need

- Understand competitive market of each station for development
- Real estate market context to set development expectations and inform station area plans

Sub Tasks

2.1 – Key Stakeholder Engagement (qualitative information from developers, property owners, investors, etc.)

2.2 – Station Area Market Specifications (quantitative data such as rents, vacancy rates, industry/employment statistics, etc.)

2.3 - Current Station Area Market Assessment (Synthesis of 2.1 and 2.2 evaluating what this means for future growth, public investment, total corridor, etc.)



Task 3. Utilities Infrastructure Assessment

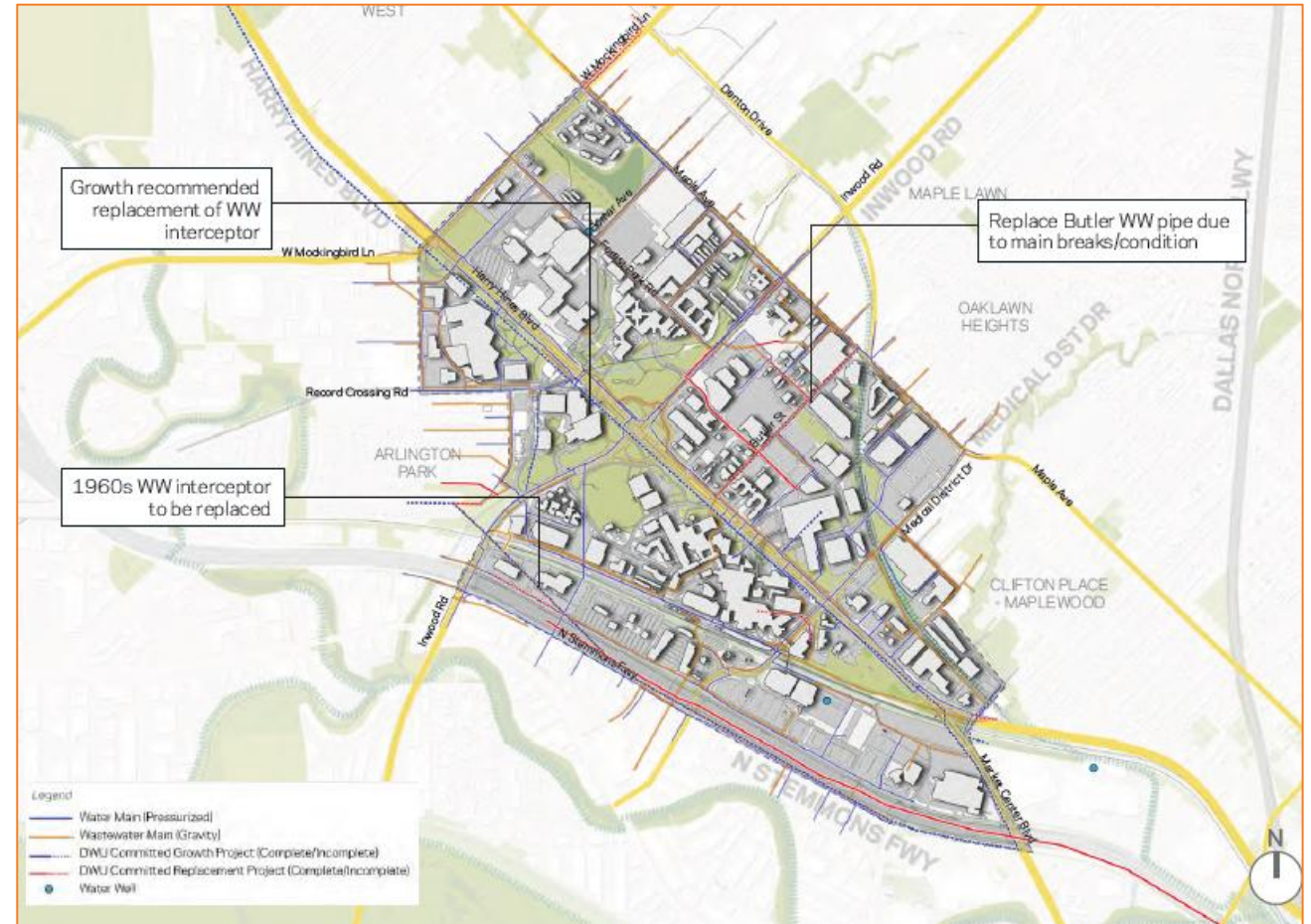
Goal/Need

Non-transportation utilities (stormwater, water/sewer, electric distribution, natural gas, etc.) often limit/impact site development. This will inform station area plans so known challenges are better identified to enable development.

Sub Tasks

3.1 – Existing Conditions Mapping

3.2 – Impact Estimations (identify limits and impacts on future land development)



Southwest Medical District 2024 Master Plan – Water and Wastewater Utilities analysis map



Task 4. Individual Station Area Planning

Task	Trinity Lakes	CentrePort/ DFW Airport	West Irving	Downtown Irving/ Heritage Crossing	Medical/ Market Center
Development Vision and Plan	X	X	X		X
Zoning Review	X	X		X	
Park and Ride Lot Redevelopment / Activation		X	X	X	X
Placemaking and Urban Design			X		
Build-Out Analysis				X	
Implementation Plan	X	X	X	X	X



Task 4. Individual Station Area Planning

Development Vision and Plan

Future land use redevelopment vision informed by existing data, input, and best practices supporting TOD

Public engagement

Website content – can use NCTCOG Public Input platform

At least Spanish translation (PRC review for other languages)

Public meetings, surveys, key stakeholder interviews are minimum expectation

Deliverables: concept map, renderings, summary document.



Task 4. Individual Station Area Planning

Park and Ride Lot Redevelopment / Activation

Redevelopment: Centreport/DFW Airport and Downtown Irving/Heritage Crossing Stations

1. Conceptual development plan and specifications
2. Public-Private Partnership Process Roadmap
3. Funding and Financing Plan (USDOT RRIF and TIFIA loan programs)

Deliverables: Concept site plan, renderings, summary of specifications, process roadmap, and funding/ financing.

Activation: West Irving and Medical/Market Center Station

- No land redevelopment. Activity programming/ placemaking.
- May have minor modification to site for lower intensity activity

Deliverables: Concept site plan, renderings, summary of specifications



Park and Ride Lot Redevelopment at SMU/Mockingbird Station (image source: DART)



Task 4. Individual Station Area Planning

Implementation Plans

Outline and prioritize recommendations. Highest priority recommendations need high level details on implementation steps and possible funding.

Implementation Plan Table Example:

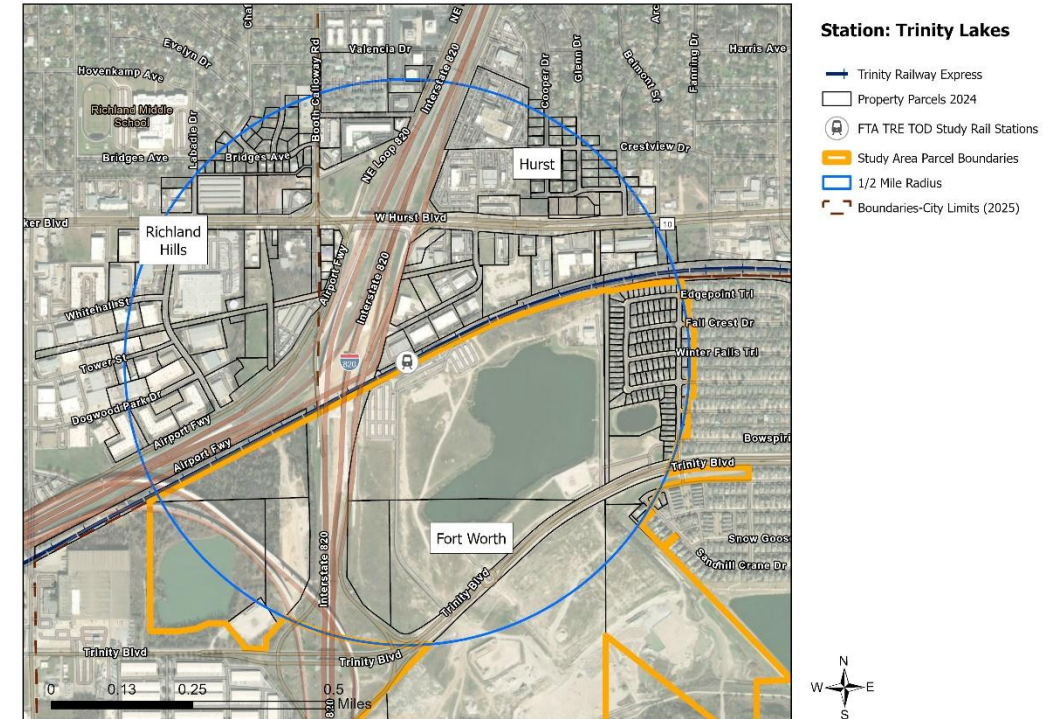
Recommendation	Time Frame	Priority Level	Responsible Party	Cost
<i>Recommendation 1</i>	<i>Medium Term</i>	<i>High</i>	<i>City</i>	<i>\$500,000 to \$1M</i>
<i>Recommendation 2</i>	<i>Long Term</i>	<i>Low</i>	<i>Transit Agency</i>	<i>\$2M - \$4M</i>



Task 4. Individual Station Area Planning

4.1 – Trintiy Lakes Station

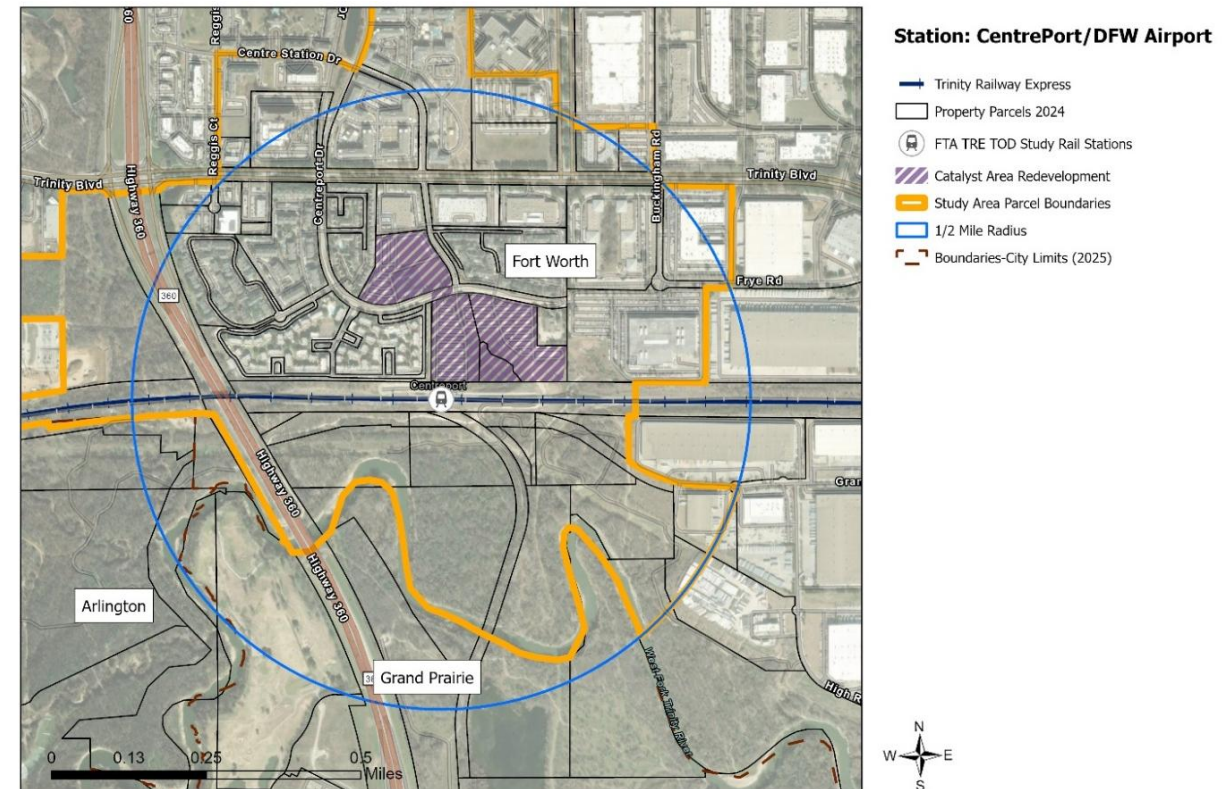
- Development Vision and Concept Map
- Zoning Evaluation – Update Form-Based Code?
- Implementation Plan



Task 4. Individual Station Area Planning

4.2 – CentrePort/DFW Airport

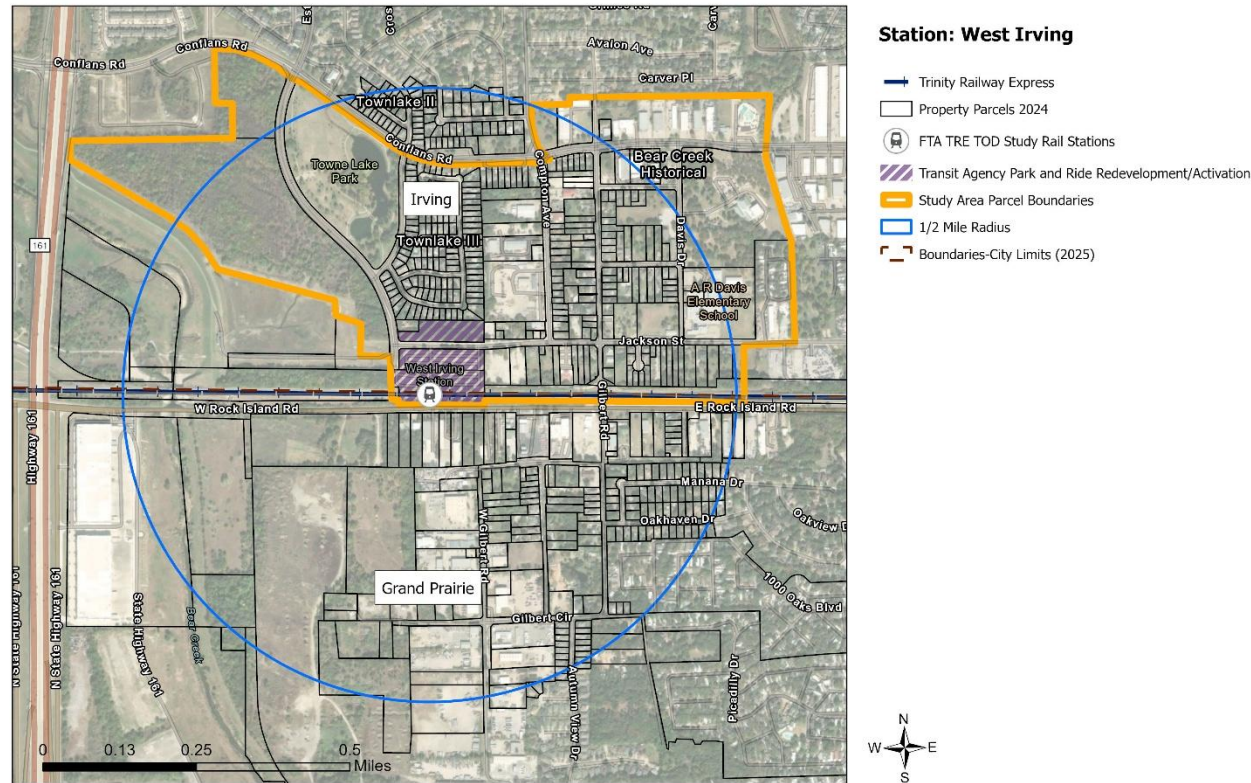
- Development Vision and Concept Map
 - Park and Ride Lot redevelopment catalytic project plus one mostly vacant private site
- Zoning Evaluation – high level review
- Implementation Plan



Task 4. Individual Station Area Planning

4.3 – West Irving Community Village Plan

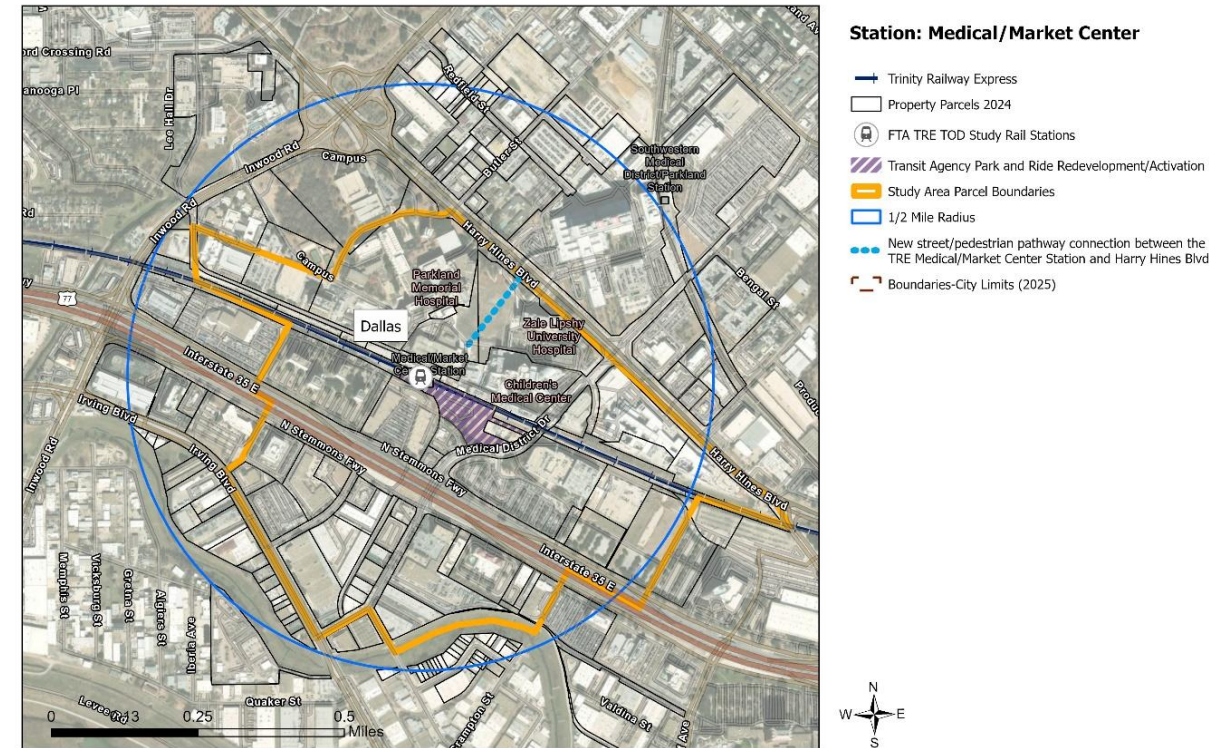
- Development Vision and Concept Map
 - Emphases on engaging Bear Creek Community
- Placemaking and Urban Design Guidance
 - Activation placemaking of West Irving Station parking lot
- Implementation Plan



Task 4. Individual Station Area Planning

4.5 – Medical/Market Center

- Development Vision and Plan
 - Key partners: Southwest Medical District and Texas Trees Foundation
- Zoning Support – high level design focused addition to Dallas zoning
- Catalytic Public Projects
 - Parkland Blvd Extension
 - DART Bus bay and property activation
- Implementation Plan



Task 5. Corridor-Wide Evaluation and Executive Summary

Corridor Priority Action Plan – a summary of all the station area action plans with emphasis on shared priorities

Impact Evaluation – quantify and describe benefits of implementing recommendations

Executive Summary – Should include findings of NCTCOG products (Existing Conditions, Sidewalk report, Bikeways tasks) in addition to Station Areas Development Plan.



Roles Recap

↓ Today's procurement ↓

	(Separately by other)			TRE Station Areas Development Plan Scope			
	TRE TOD Strategic Plan	Other Scopes		Market Study	Utilities Assessment	Station Area Plan	Corridor Summary
Station	Existing Conditions [#]	Sidewalk Study [#]	Bikeways [*]				
Trinity Lakes	x	x	x	X	X	X	X
Bell	x	x		X			X
CentrePort/DFW Airport	x	x	x	X	X	X	X
West Irving	x	x		X	X	X	X
Downtown Irving/ Heritage Crossing	x	x	x	X	X	X	X
Medical/Market Center	x	x		X	X	X	X
Victory	x	x		X			X

[#] completed by NCTCOG staff

^{*} completed by separate consultant for bikeways study



Recap: Major Deliverables

Task 1: Study Administration

- Management meeting materials and summaries
- Monthly check-in meetings
- Monthly billings and progress reports

Task 2: Market Study

- Market qualitative findings and quantitative data
- Summary memorandum or report on corridor and station areas markets

Task 3: Utilities Infrastructure Assessment

- Data collected for applicable utility layers (GIS database)
- Summary memorandum or report on utilities conditions and impact findings



Recap: Major Deliverables (Cont.)

Task 4: Individual Station Areas Plans

- 5 station area plan documents: Trinity Lakes, CentrePort/DFW Airport, West Irving, Downtown Irving/Heritage Crossing, and Medical/Market Center Stations.
- Public engagement, maps, renderings, implementation plan
- Catalytic project concepts (transit park and ride lots)

Task 5: Corridor-Wide Evaluation and Executive Summary

- Corridor-Wide Station Area Plan Summary
- Executive Summary Document



Consultant Selection Criteria (Planning)

Project Understanding	25%
Scope of Services	25%
Project Manager/Staff Qualifications	20%
Project Cost	15%
Firm Qualifications/Consultant References	10%
Schedule	5%



Submittal Requirements

Proposals must be submitted in Bidnet Direct no later than **5:00 p.m., Central Time, on Friday, November 6, 2026**. Proposals submitted after that time will not be permitted by the system.

Provide an individual cost estimated by plan for all station area plans (Tasks 4.1 to 4.5) in the body of your proposal.

<https://www.bidnetdirect.com/texas/nctcog>



SCHEDULE

Project duration:
approximately 18 months

October 9
RFP Published

October 16
Written questions due

October 20
Pre-proposal meeting

October 23
NCTCOG response to
questions posted

November 6
Proposals due to NCTCOG

Week of December 7, 2026
Consultant Interviews (if needed)

December/January 2026
Negotiations/contract
development

January 28, 2027
NCTCOG Executive Board contract approval

Early February 2027
Contract executed



Questions?

Responses to questions will be posted by
close of business on
Friday, October 23, 2026, in Bidnet Direct.



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