What is Transit Oriented Development (TOD)?

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

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

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.

For more TOD resources and project details, please visit:
NCTCOG.org/TOD

North Texas Transit Agencies

Cover photos courtesy of Dallas Area Rapid Transit

dcta.net dart.org fwta.org
### 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.

#### 1. Cedars DART Station
- Dallas Police Headquarters
- South Side Ball Room
- Alamo Drafthouse Cinema
- NYLO Dallas South Side hotel
- New apartments, condos, and townhomes

#### 2. Downtown Carrollton DART Station
- 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
- New townhomes
- Wayne Ferguson Plaza
- Lewisville Grand Theatre and Art Center
- Main Street dining and shopping
- Lewisville Trinity Trail

#### 4. Spring Valley DART Station
- Brick Row Apartments
- New townhomes
- McCormick Springs Park
- Local restaurants
- Richardson Central Trail

#### 5. Grapevine Main Street FWTA TEX Rail Station
- Resort at 925 Main Apartments
- Grapevine Main Street shops and restaurants
- Palace Arts Center
- Cotton Belt Trail

#### 6. Texas & Pacific TRE / FWTA TEX Rail Station
- Texas & Pacific Lofts
- Amphibian Stage Productions
- Renovated industrial loft apartments
- Moncrief Medical Center at Fort Worth

#### 7. Downtown Rowlett DART Station
- Rowlett City Hall
- Village of Rowlett mixed-use development
- Veterans Park
- Rowlett Public Library

#### 8. Las Colinas Urban Center DART Station
- Crest at Las Colinas Station
- Water Street mixed-use center
- Irving Music Factory
- Urban center office towers
- Campion Trail

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### Station Area Attraction

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

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### Planned Rail Stations

- Fort Worth South Main Street
- Richardson
- Lewisville
- Grapevine
- Carrollton
- Dallas
- Richardson
- Lewisville
- Grapevine
- Carrollton
- Dallas
- Richardson
- Lewisville
- Grapevine
- Carrollton
- Dallas
- Richardson
- Lewisville
- Grapevine
- Carrollton
- Dallas