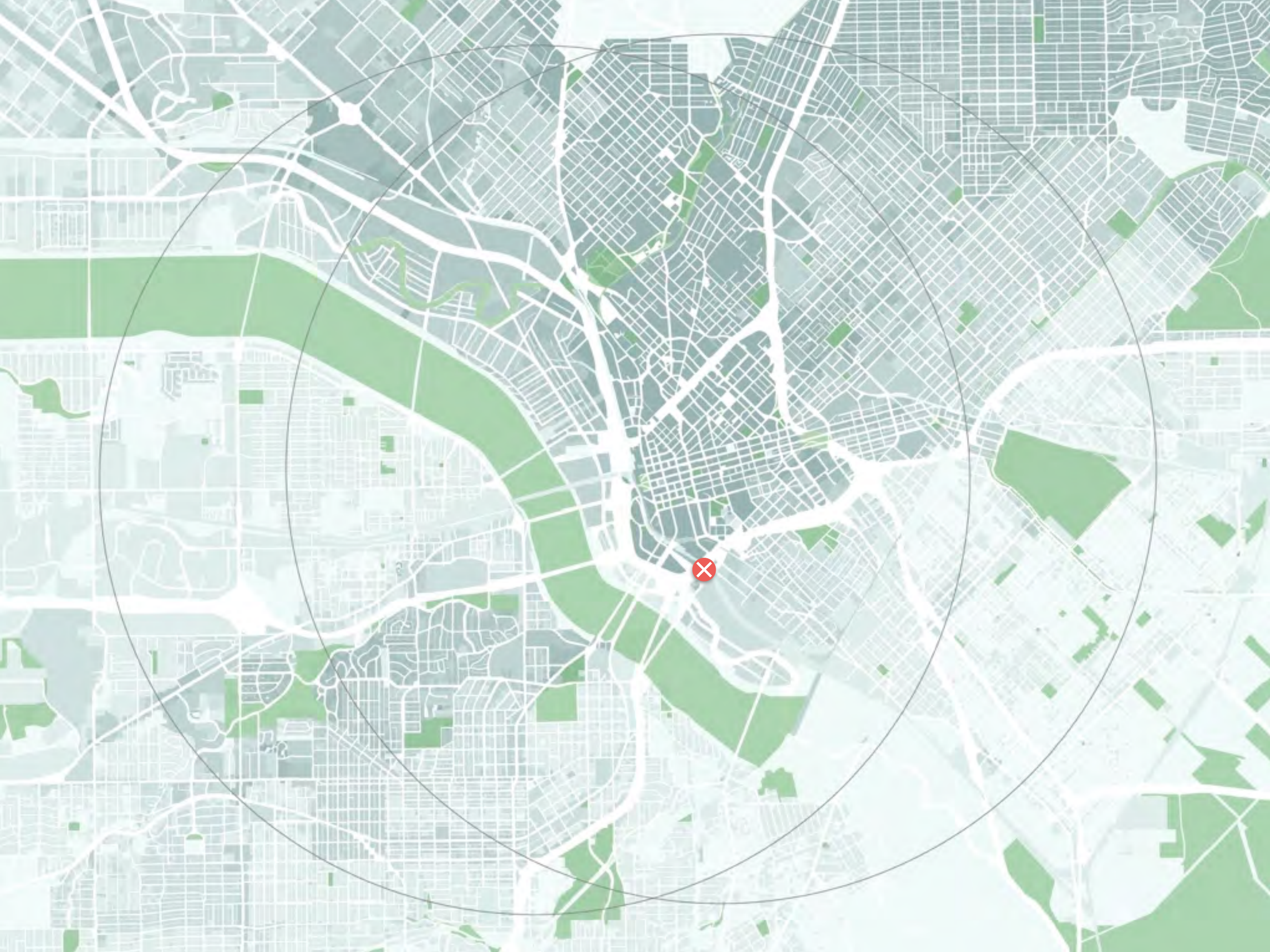


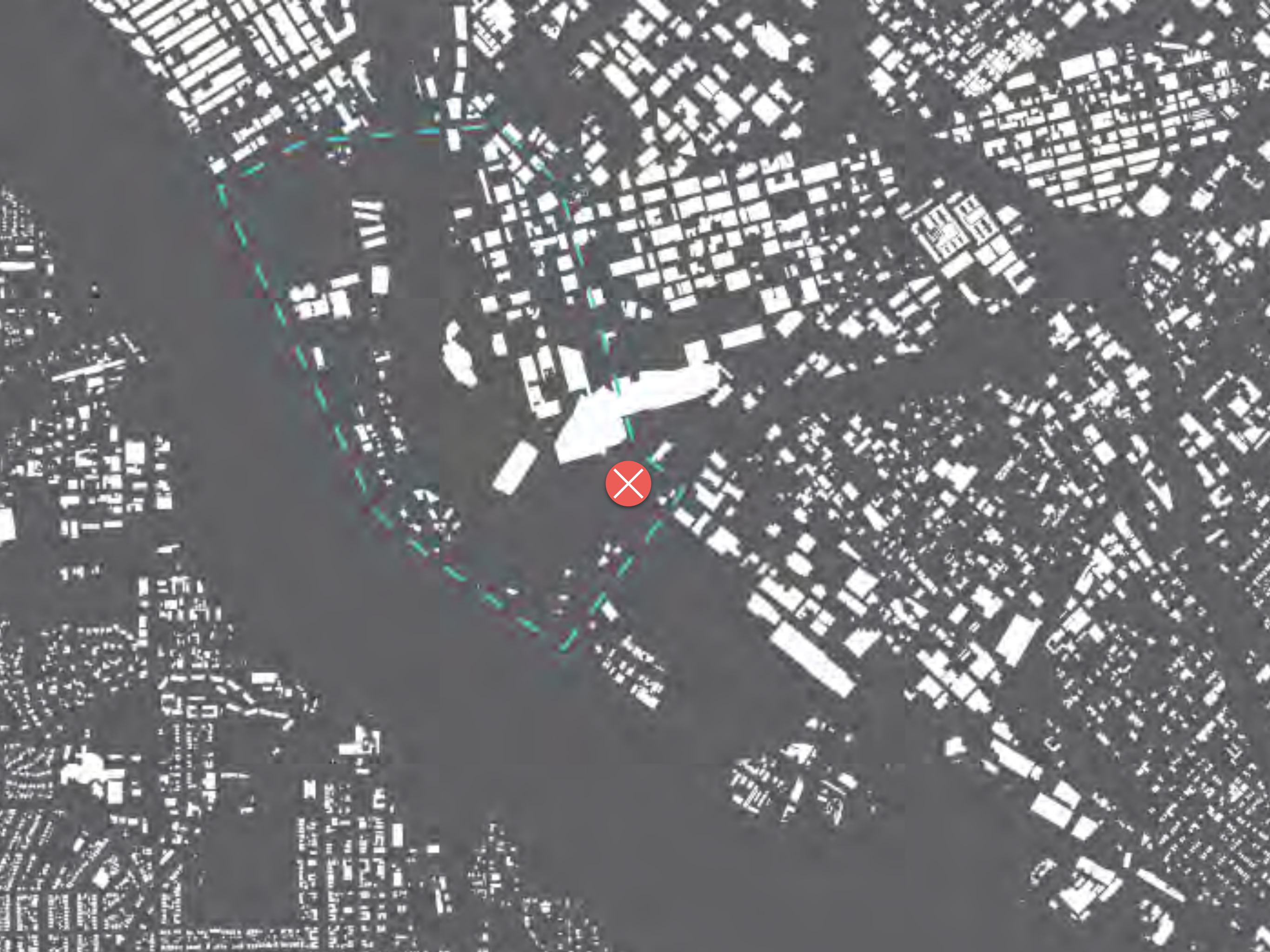
On the Tracks: How Converging Rail Impacts Development in Dallas

NCDA Conference
June 24, 2015











The Connected City®



HOW TO
CONNECT THE RIVER TO THE CITY?



EXTEND
THE CITY

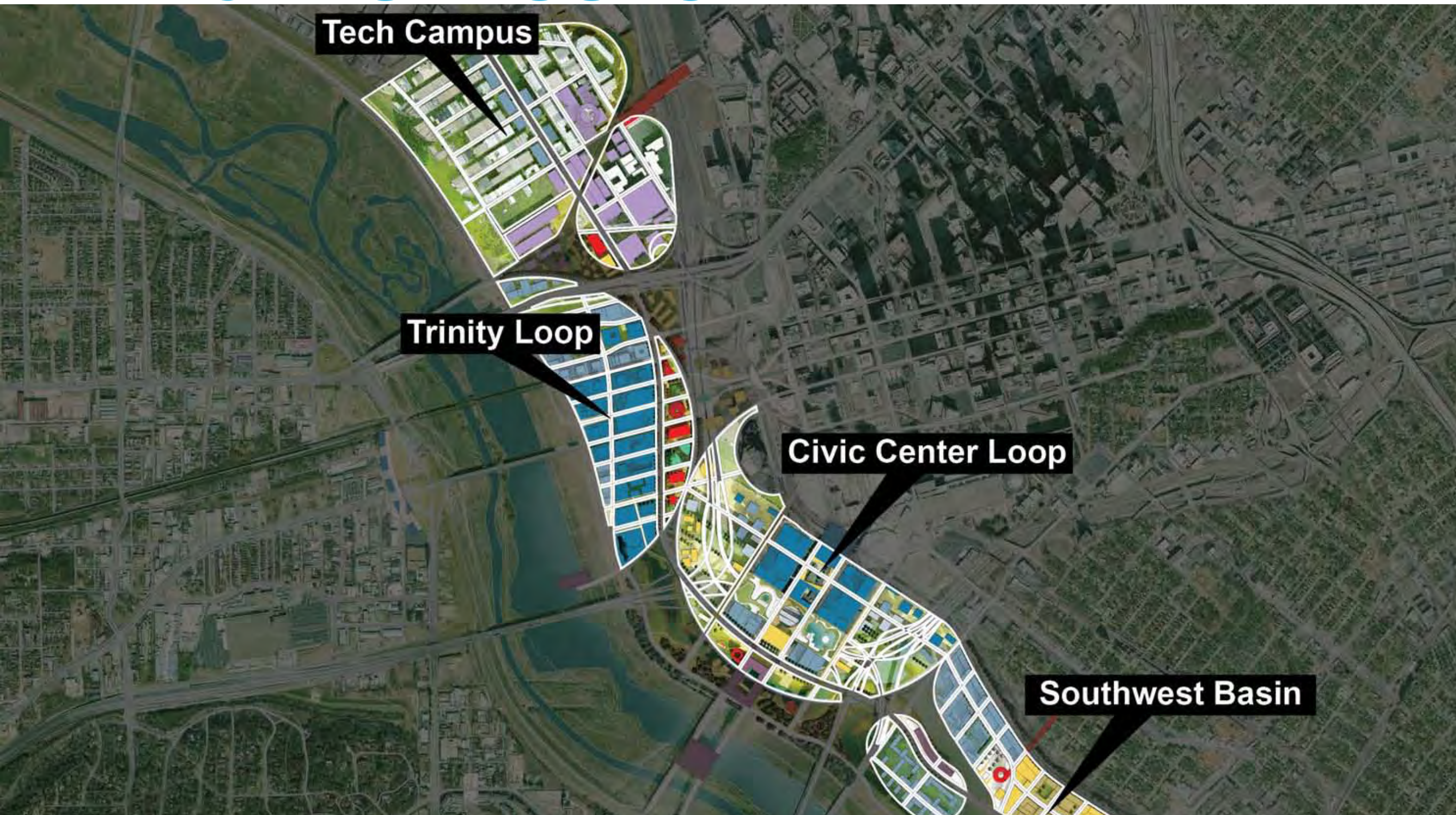


EXTEND
THE LANDSCAPE



REVIVE
THE OLD RIVER

NEIGHBORHOODS



HYPERDENSITY / HYPERLANDSCAPE

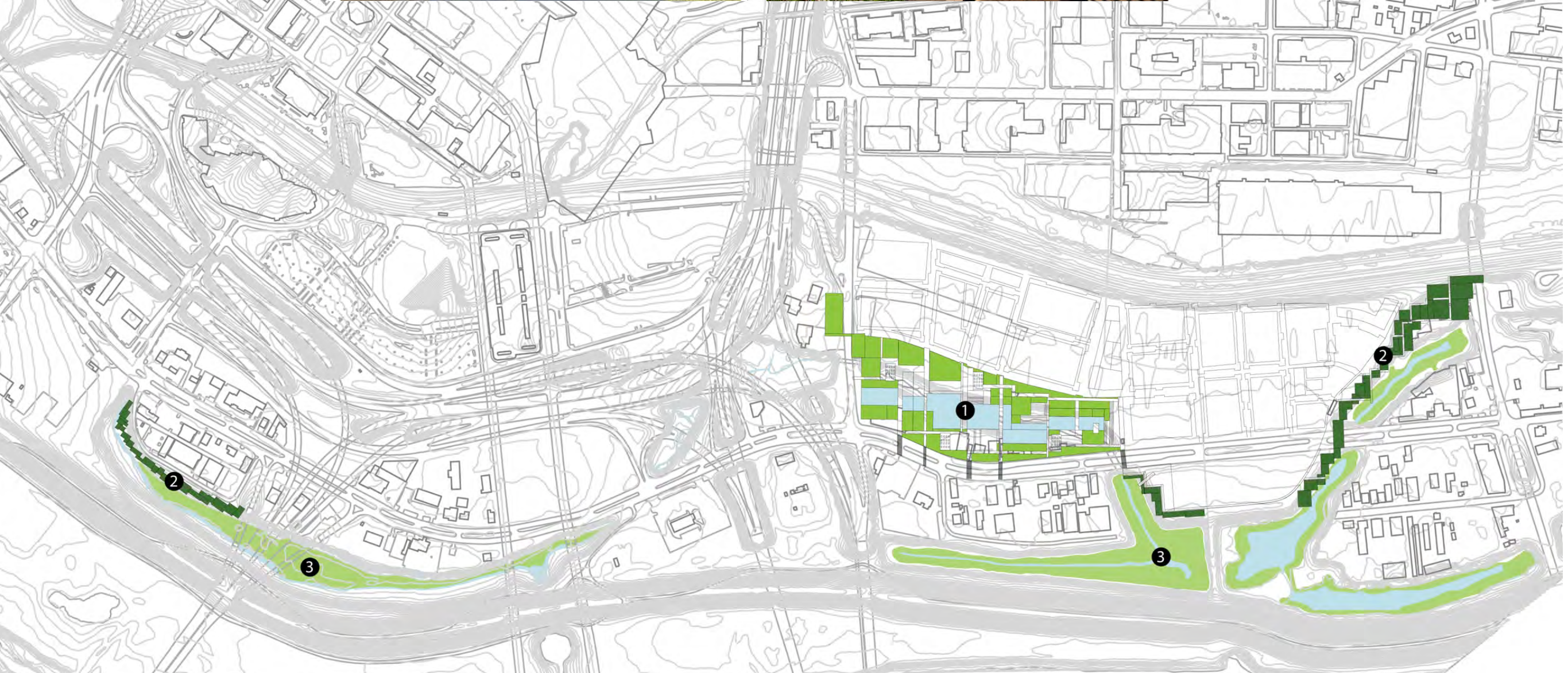


NEW WATER SPINE



WETLAND TYPES

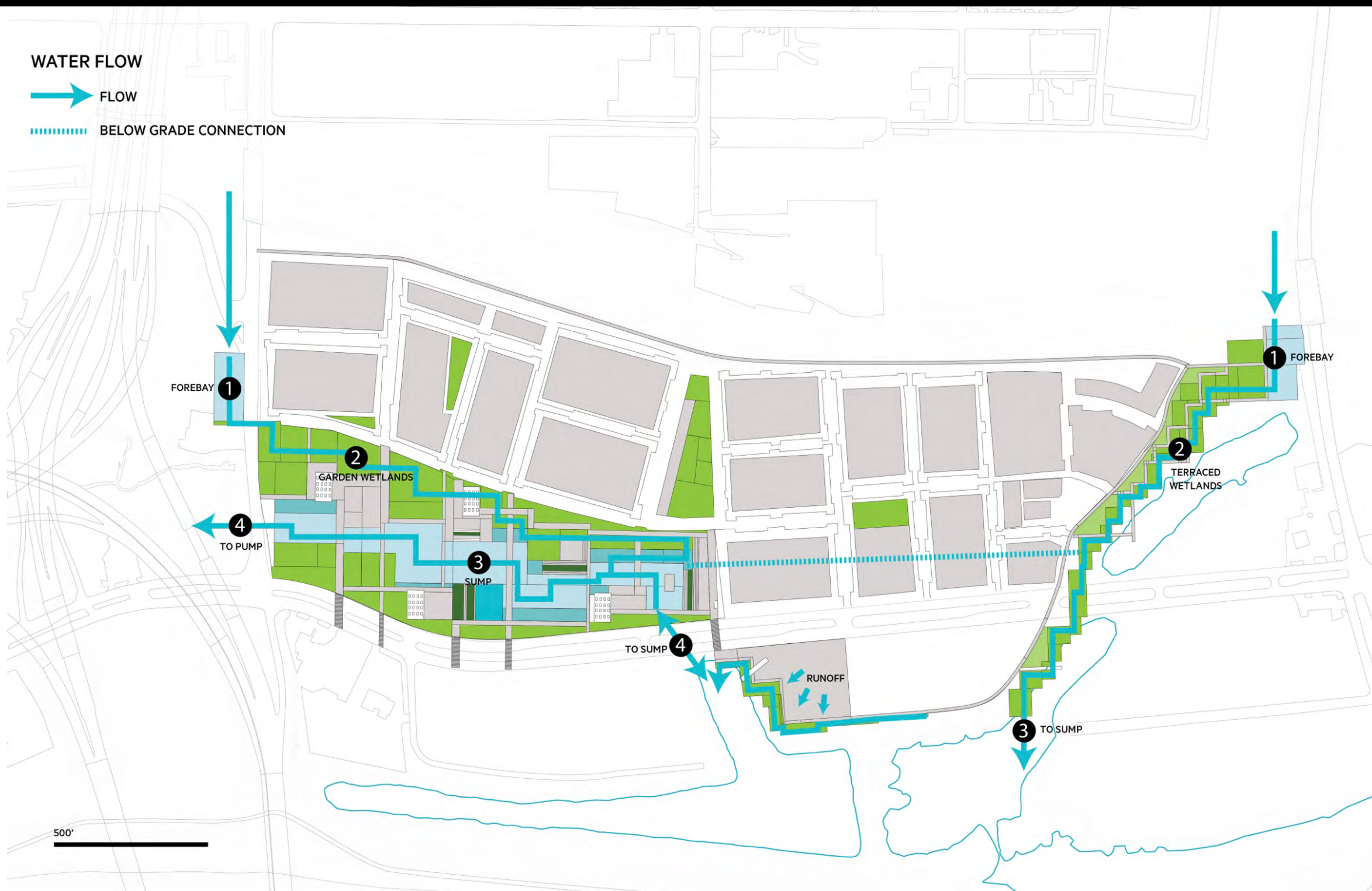
- ① WATER GARDENS
- ② CLEANSING WETLANDS
- ③ NATURALIZED WETLANDS
- STANDING WATER



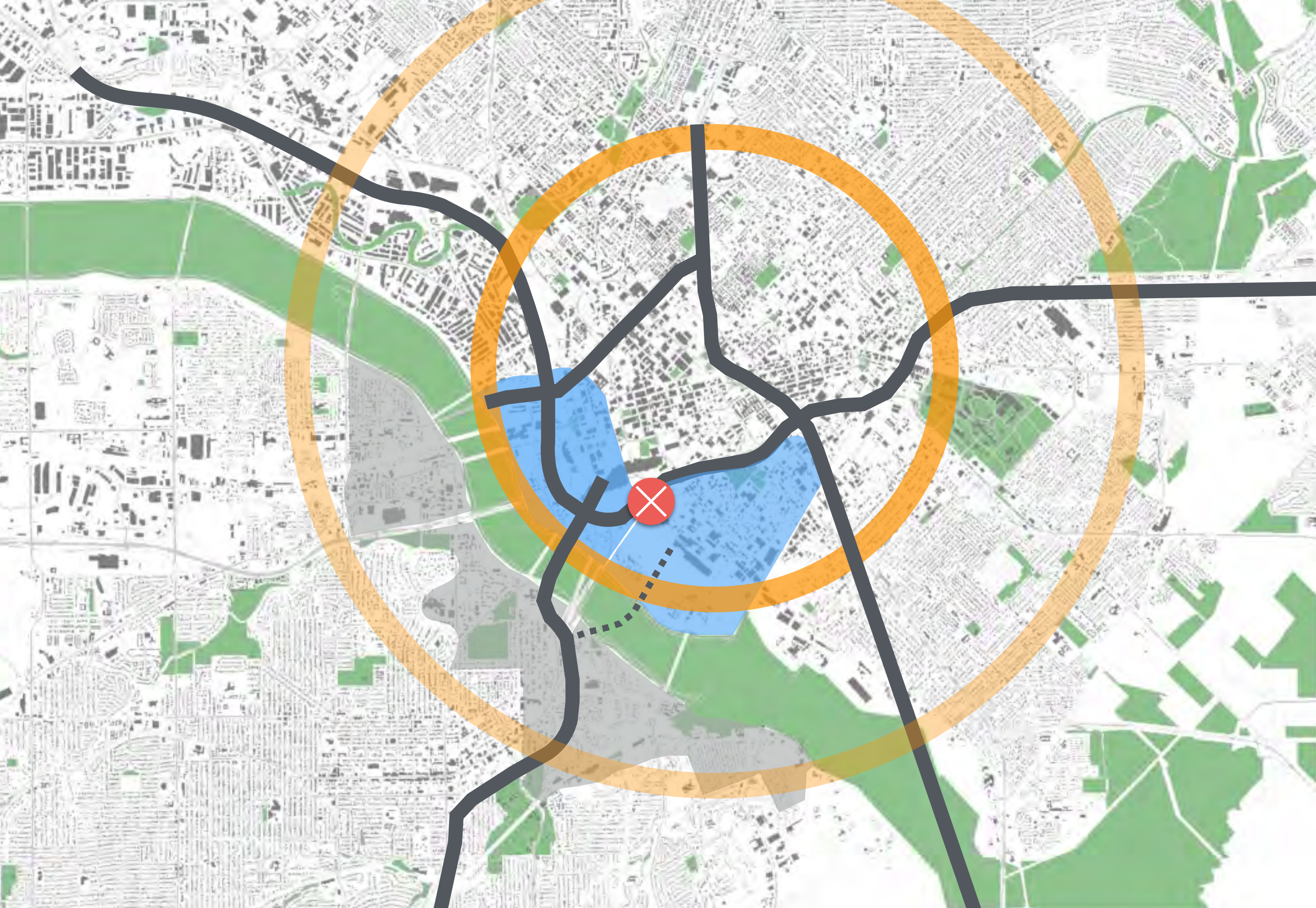
WATER FLOW



BELOW GRADE CONNECTION







High Speed Rail

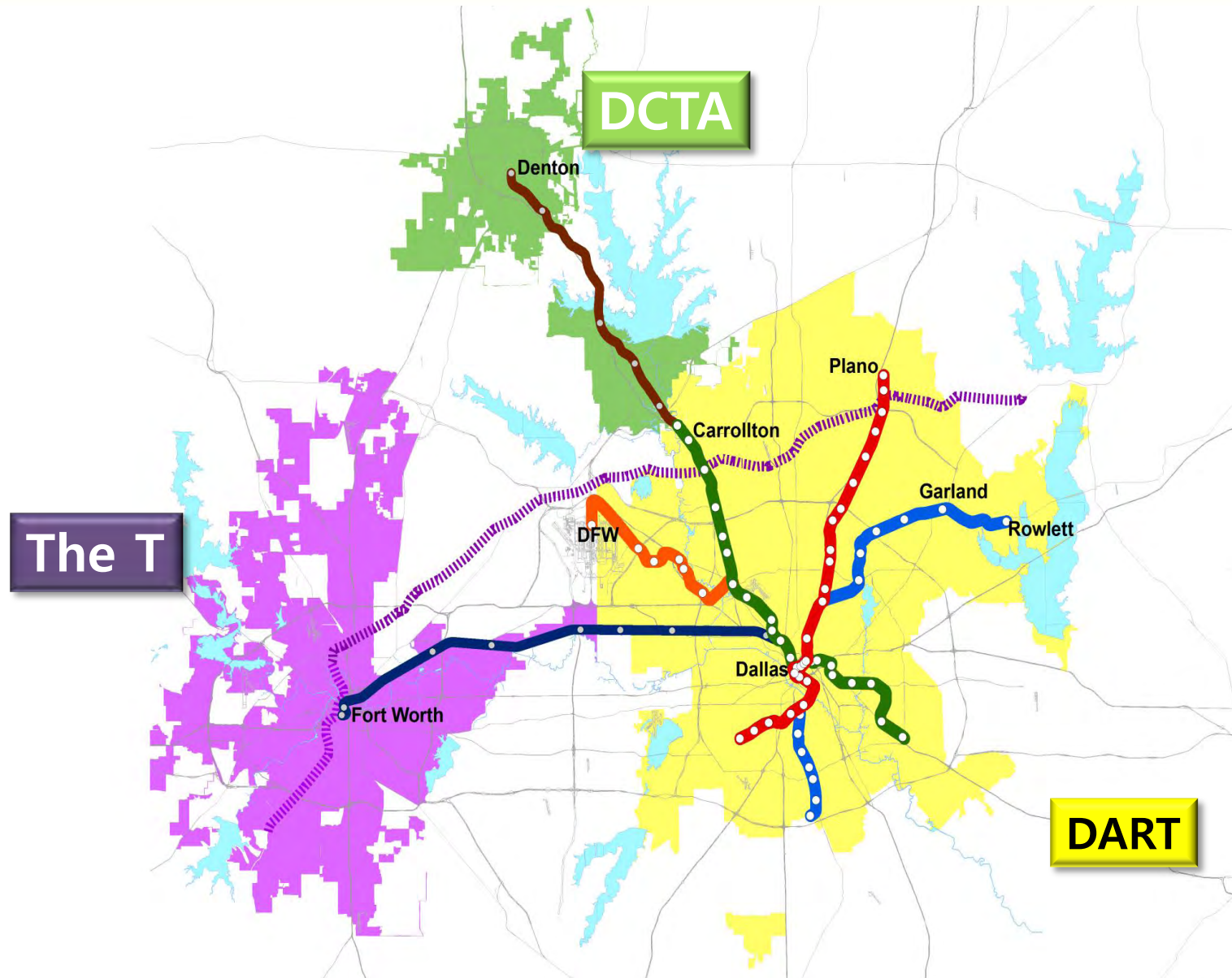
Riverfront, Southside and Cedars

360 Plan

cityMAP



DART, DCTA, and The T Service Areas



With DFW Regional Rail Network



The Multimodal DART System

90 Miles of Light Rail



62 Stations

130 Bus Routes



35 Miles of Commuter Rail



Paratransit, Rideshare, ITS



Light Rail Expansion through 2018

Northwest Corridor
2010

Irving/DFW Corridor
2011-2014

2nd Downtown Alignment
TBD

64+ Stations

Rowlett Corridor
2012

Southeast Corridor
2009-10

South Oak Cliff Extension
2016

-  Light Rail Blue Line & Station (Existing)
-  Light Rail Red Line & Station (Existing)
-  Trinity Railway Express **TRE** Commuter Rail & Station (Existing)
-  Future Irving/DFW Light Rail Line
-  Future NW/SE Light Rail Line
-  Future Light Rail Expansion

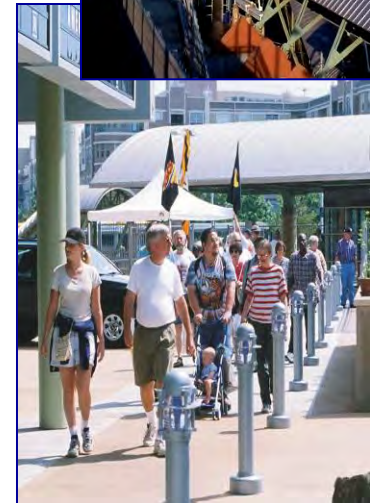


\$5.4 Billion (built, under construction, announced within ¼ mile of stations)



- \$5.4 billion in TOD as of 2013 (excludes public projects such as hospitals, universities, government buildings)
- Estimated \$127 million annually returned in property tax, sales tax, and state tax on non-DART properties. (2007 UNT TOD Study)

➤ University of North Texas Center for Economic Development and Research



Total Value of Existing, Under-Construction and Planned Development

Projects		Estimated Value
Existing (on the ground)		\$ 1,534,165,214
Under-Construction		\$ 3,589,000,228
Planned		\$ 284,500,000
Total		\$ 5,408,665,442

Property Values of Development Built in 1993 through early 2013 (2013 Certified Valuations)

Property Type	DART	Control	Differential
Industrial	\$ 23,473,050	\$ 19,481,050	\$ 3,992,000
Multi-Family	\$ 751,646,900	\$ 169,555,466	\$ 582,091,434
Office	\$ 224,798,649	\$ 45,121,010	\$ 179,677,639
Retail	\$ 393,286,515	\$ 300,039,538	\$ 93,246,977
Single Family	\$ 140,960,100	\$ 67,550,410	\$ 73,409,690
Totals	\$ 1,534,165,214	\$ 601,747,474	\$ 932,417,740

Station Area Office Lease Rate Premiums 2003 - 2013

Year	Market Area Avg	TOD Premium Avg	Premium
2003	\$15.86	\$1.03	6.5%
2004	\$15.76	\$1.11	7.0%
2005	\$16.13	\$1.58	9.8%
2006	\$16.44	\$2.39	14.5%
2007	\$16.84	\$2.94	17.5%
2008	\$17.58	\$2.71	15.4%
2009	\$17.47	\$3.24	18.5%
2010	\$16.98	\$3.33	19.6%
2011	\$16.83	\$2.68	15.9%
2012	\$16.66	\$2.31	13.9%
2013	\$16.42	\$2.36	14.4%



Cedars Station

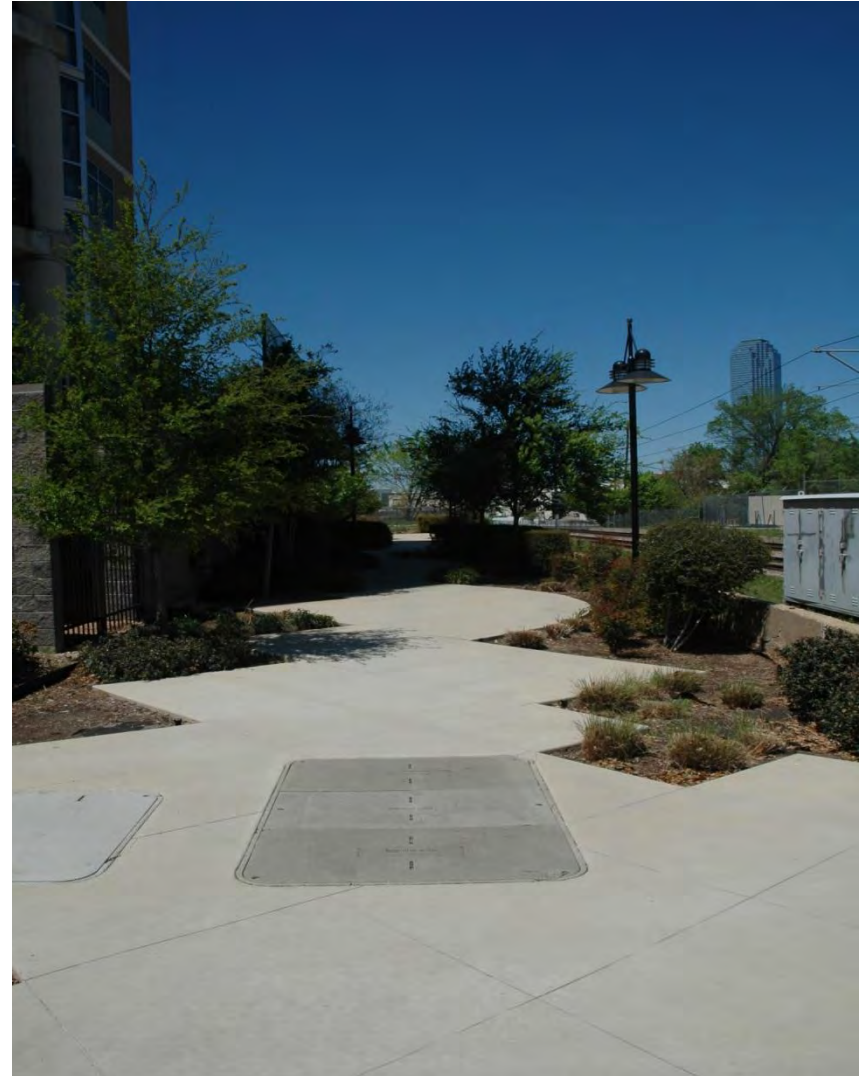
South Side on Lamar Sustainable Development Project



Before



Bellview Pedestrian Access and Open Space



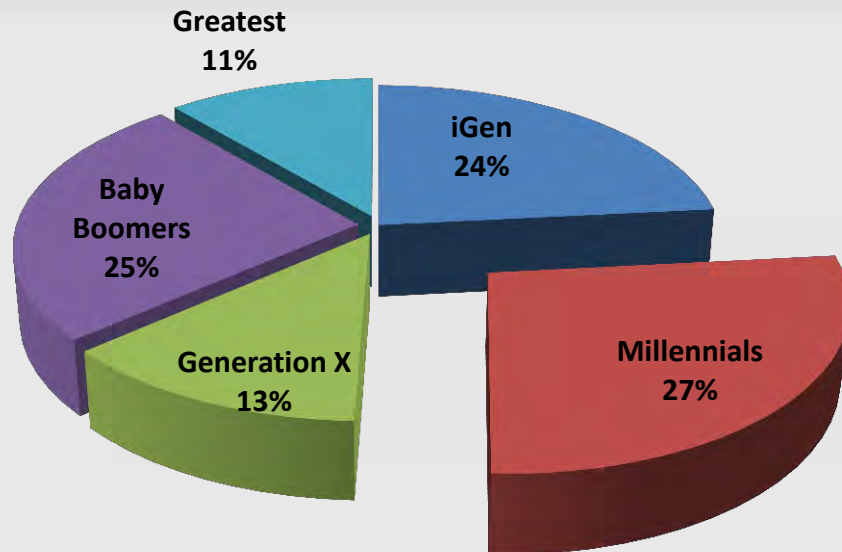
Lamar/Powhattan – Open Space



Millennials

- ▶ Millennials are the largest population
 - They will have the biggest impact on the economy and infrastructure

Population Size by Generation



Generation	Ages
iGen	0-17
Millennials	18-37
Generation X	38-47
Baby Boomer	48-67
Greatest	68+

U.S. Census projections for 2013 based on 2010 Census

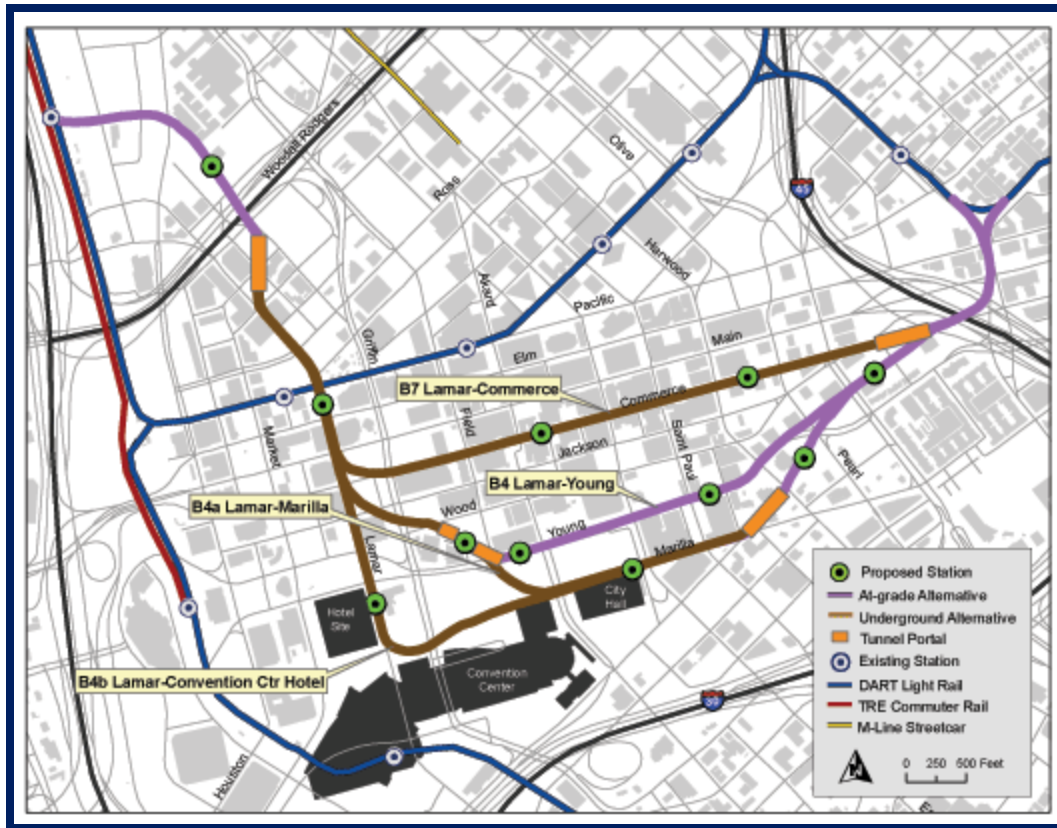
Millennials

- 62% of millennials favor mixed-use developments with shops, restaurants and offices
- 52% like pedestrian-friendly neighborhoods
- 55% said close proximity of their home to public transportation is important
- 77% of Millennials plan to live in the Urban Core



Source: ULI survey and RCLCO Research (Robert Charles Lesser)

Downtown Dallas Transit Study “D2”



- **DART is proceeding with planning**
- **Locally Preferred Alternative to be determined**

For More Information

Jack Wierzenski, AICP

Director, Economic Development & Planning

Dallas Area Rapid Transit (DART)

PO Box 660163/1401 Pacific

Dallas TX 75266-7213

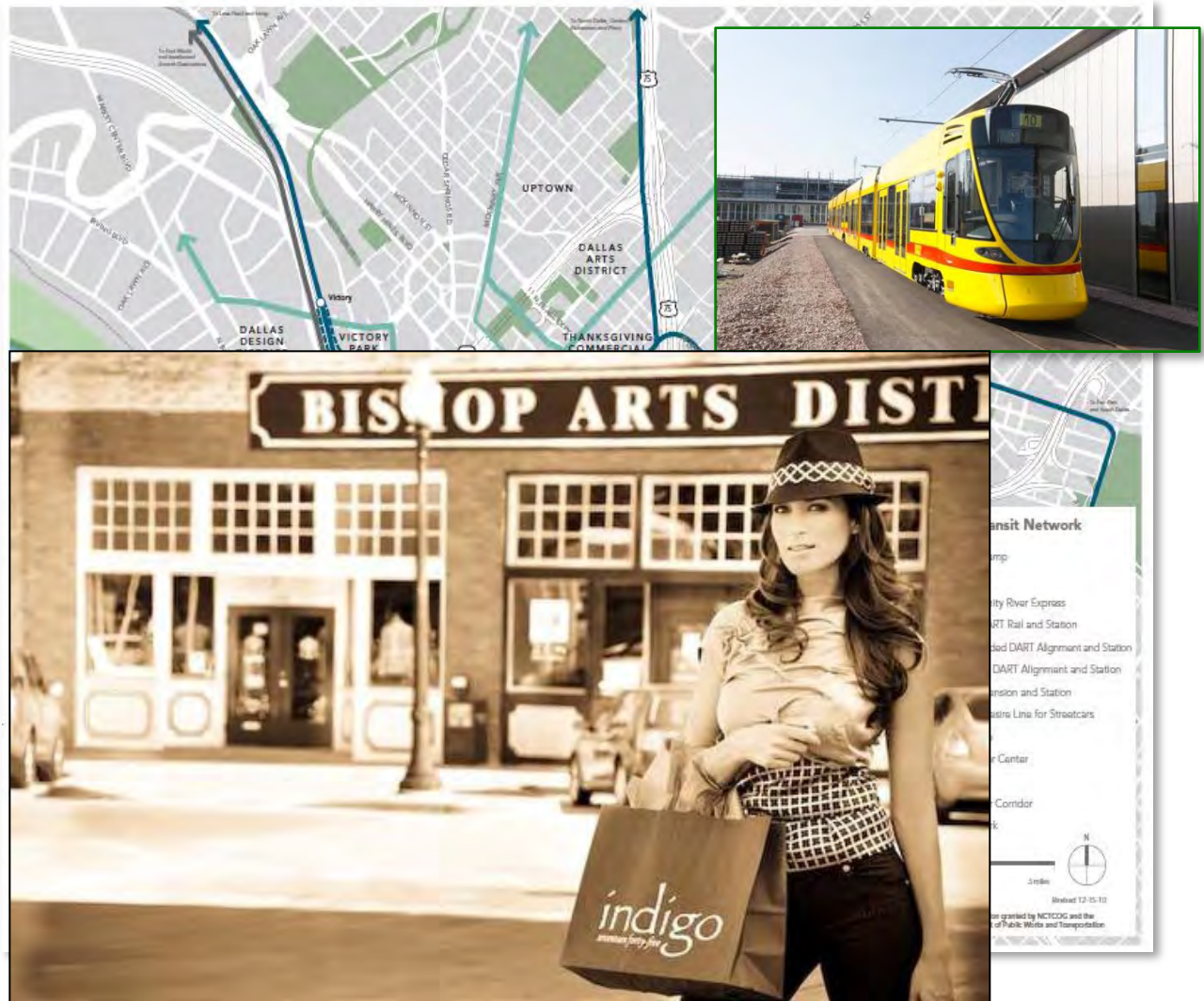
Wierzens@dart.org

www.dart.org/economicdevelopment



Dallas Streetcar

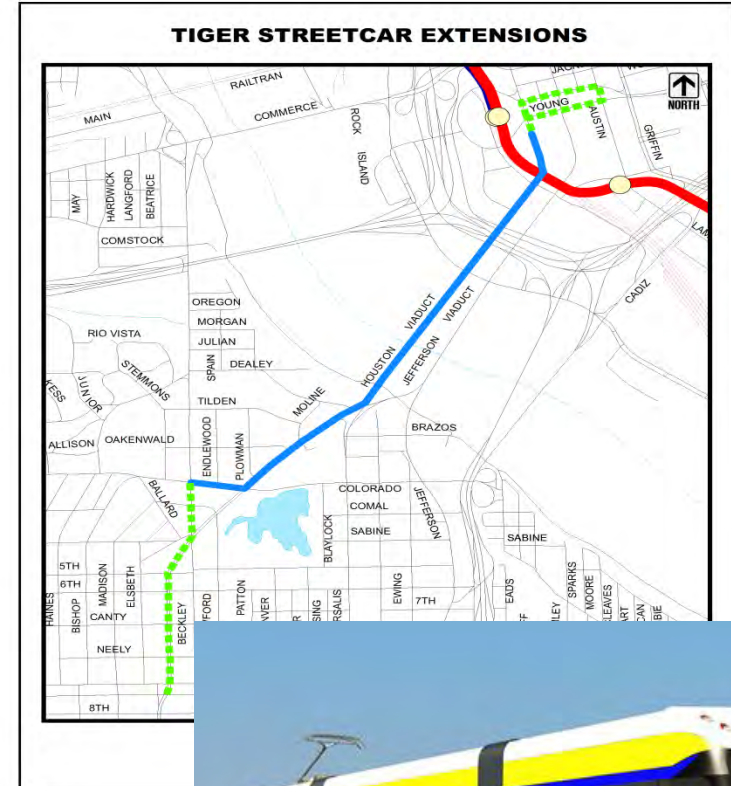
Dallas is building a 1.6-mile streetcar line that will ultimately serve the Bishop Arts District.



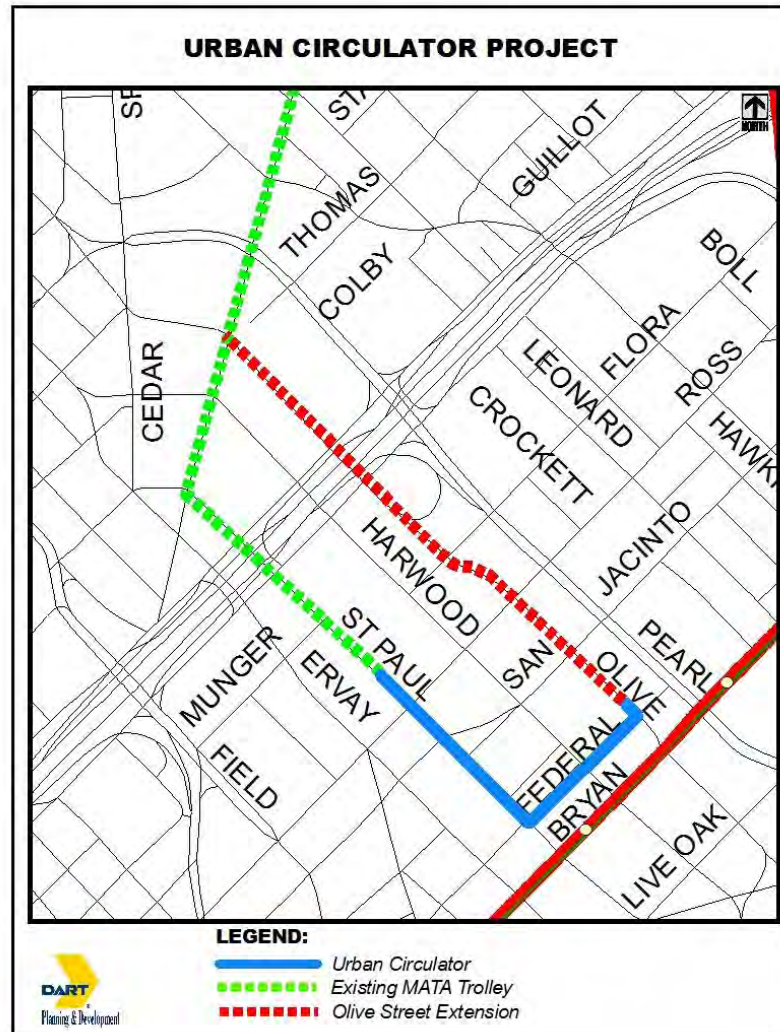
source: Dallas 360 Plan

Union Station to Oak Cliff Streetcar Project

- **Extensions under consideration**
 - ✓ **Union Station to Omni Hotel/ Convention Center**
 - ✓ **Bishop Arts to Jefferson**
- **Streetcar system expansion**
 - ✓ **Under study**



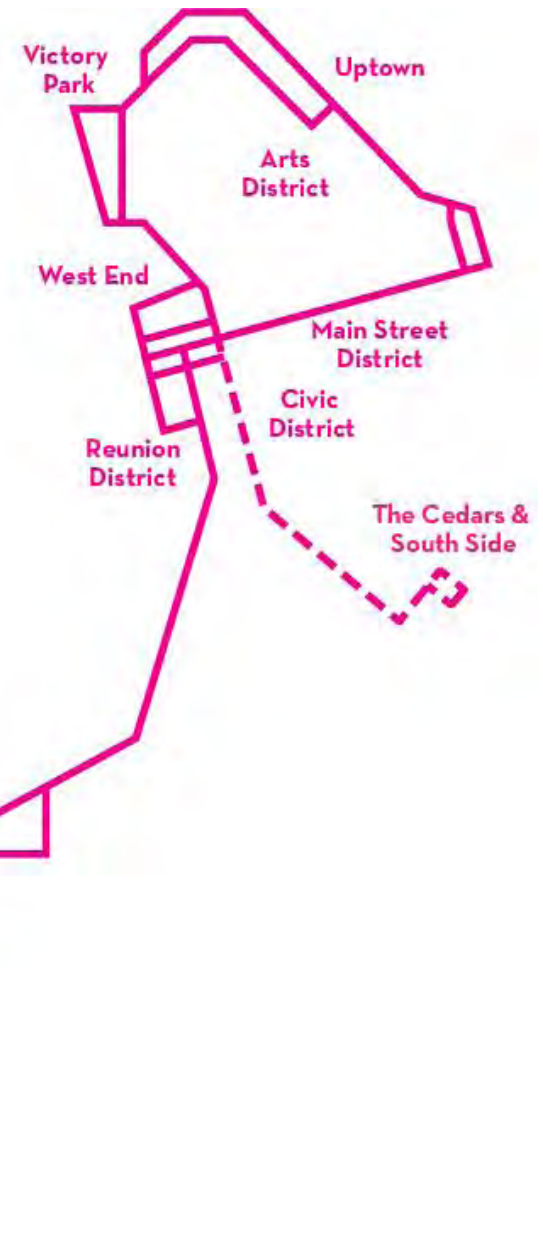
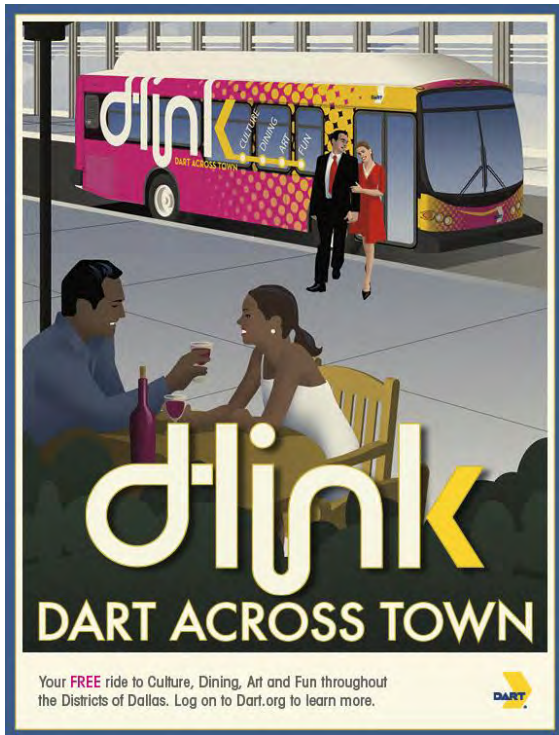
Urban Circulator Project



D-Link



15 x 24



For More Information

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