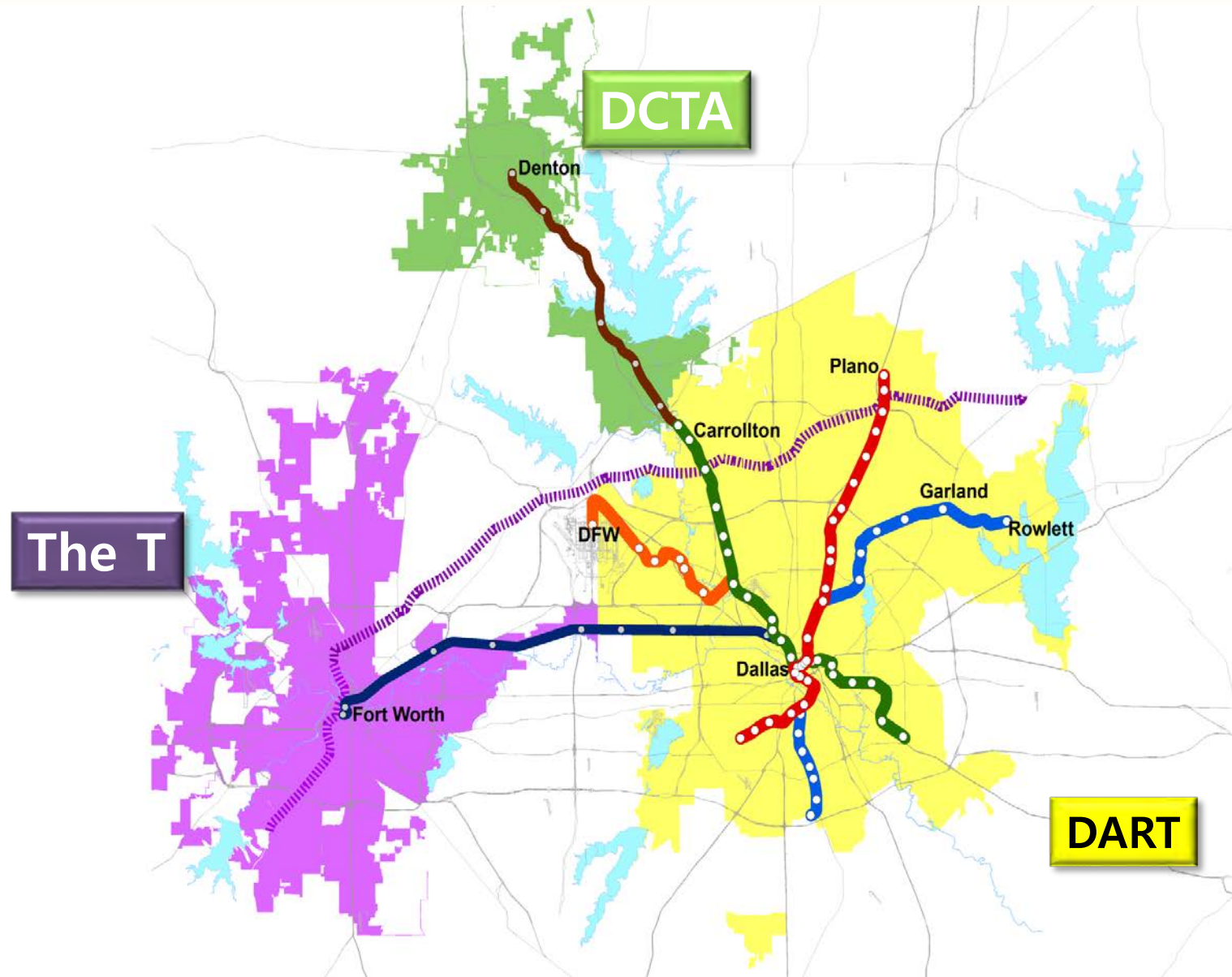




# DART, DCTA, and The T Service Areas



**With DFW Regional Rail Network**

## DART's Role in TOD

- Lead the way in early stages of LRT Planning
- Incorporate TOD objectives into station area planning: transit, land use, pedestrians, cars
- Leverage DART real property assets to:
  - ✓ Develop future revenue streams with TOD
  - ✓ Direct and concentrate TOD and urban infill around transit facilities, develop new ridership
  - ✓ Enhance value and maximize function of transit facilities
- Identify potential funding sources for added amenities: TIFs, PIDs, bond projects, grants

## TOD Policy – October 2015

### Purpose

**.... DART seeks to work in close partnership with its service area cities to identify and implement TOD opportunities. Promoting quality Transit Oriented Development on or near the DART transit system can impact the quality of life, attract riders and generate new opportunities to create direct and indirect revenue for DART.....**



# Member City/DART Partnership

- **Objectives**

- Attract economic development
- Plan for TOD

- **Relationship**

- Establish development process
- Establish & maintain communication: City, DART, Developer
- Coordinate land use goals with transportation goals
- Zoning/development approvals
- Funding
  - **TIF Districts**
  - **PID**
  - **Grant Sources: COG, FTA, FHWA**
    - **STEP, CMAQ, EPA, HUD**



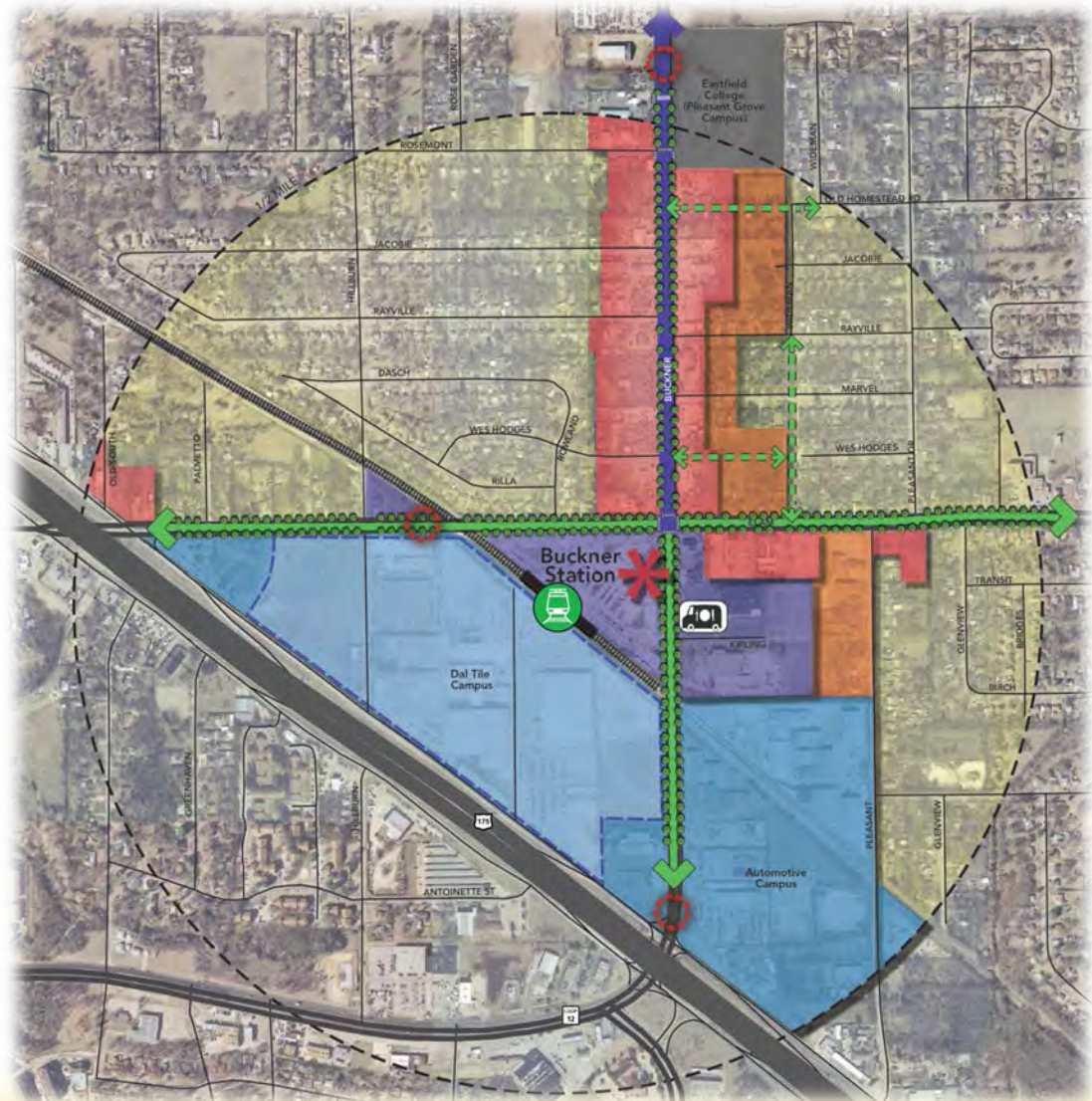
# **Joint DART City of Dallas Request for Proposal for TOD in the Buckner Station Area**



# Buckner Station Area

## Buckner Land Use Concept Plan

- Buckner Station 
- 1/2 mile station 
- Priority Intersection/Crosswalk 
- Complete Streets Priority Area 
- Secondary Streetscape Area 
- Proposed Street Connection 
- Gateway 
- Food Cart Pod 
- Example Catalyst Sites 
- Commercial Corridor 
- Urban Mixed-Use 
- Urban Neighborhood 
- Industrial Area 
- Residential Neighborhood 
- Campus District 
- Del Tile Campus 







ELAM

BUCKNER

Buckner  
Station





# DART and City Responsibilities

- City of Dallas allocated \$50,000 of HUD Grant for refinement of the development plan and Pro Forma.
- The developer's preference is to develop on a large portion of the station site, rezone for mixed use – apartments and retail. Proposing a 25% reduction of the currently 520 available spaces. FTA must concur.
- DART will negotiate a Development Agreement with the development team.
- City of Dallas will negotiate with the selected developer based on the refined development plan and proposed zoning changes.



# Buckner Site Plan Concept





# Concept Plan – Buckner Station

ERN

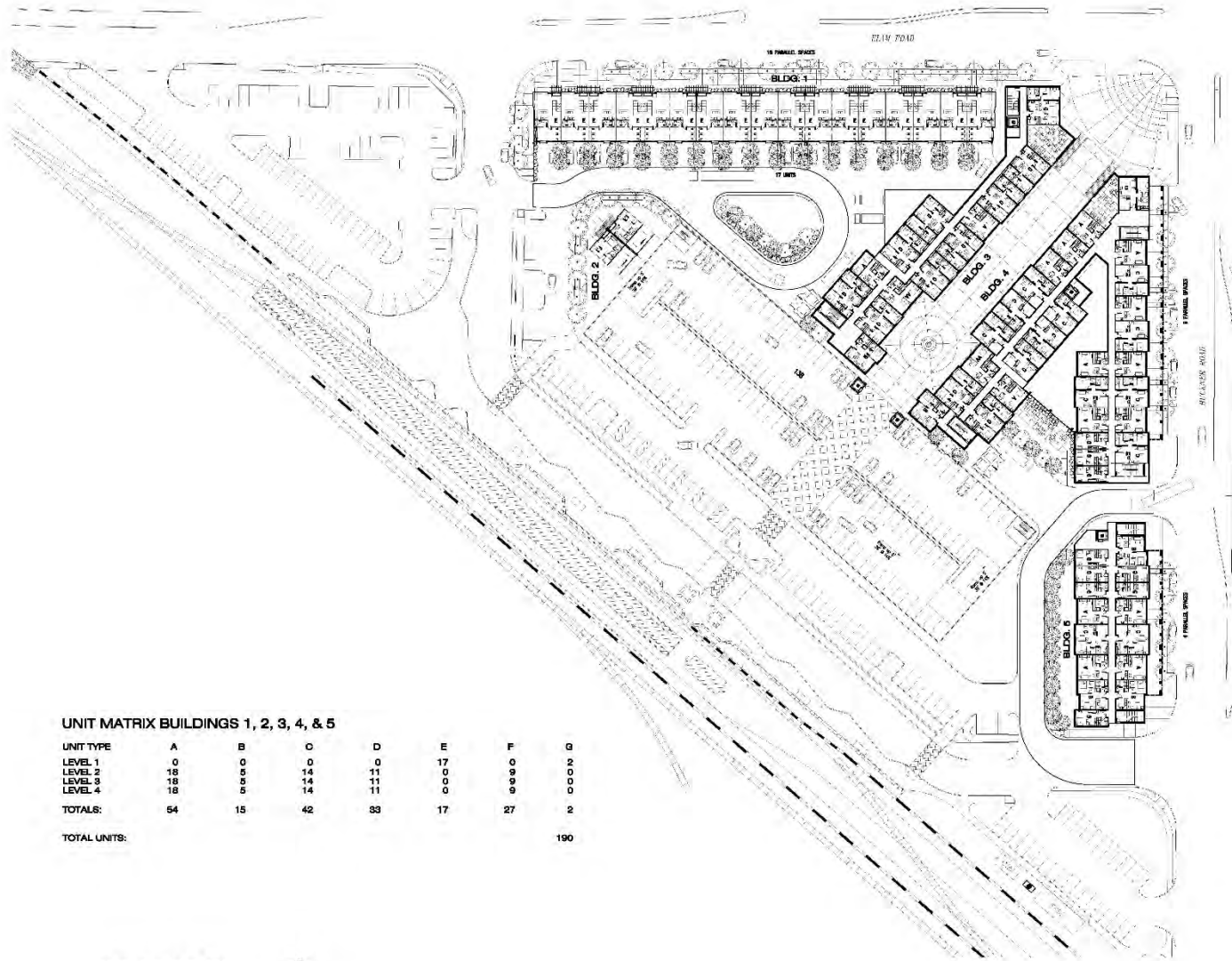
PROGRESS SET  
NOT FOR  
REVISION  
APPROVAL  
PERMITTING OR  
CONSTRUCTION

LOVEL AND SCHNEIDER  
1120 SOUTH PERRY  
CARROLLTON, TEXAS 75006

SOUTH BUCKNER STATION TOD  
8008 ELAM ROAD  
DALLAS, TEXAS 75212

CONCEPT DESIGN  
ENLARGED UNIT  
PLANS  
REVISIONS

2.02





# **Joint DART City of Carrollton Request for Proposal for TOD in the Trinity Mills Station Area**





City Property  
1.7 acres

City Property  
14.6 acres

DART  
Property  
11.5 acres

DART/DCTA  
Station

Future  
Connection







# Trinity Mills - Joint RFP

- 27-acre parcel consisting of approximately 11.5 acres of DART's former Park and Ride and 16 acres of land assembled by the City of Carrollton.
- RFQ advertised May 21, 2013 - 3 development teams interviewed August 20<sup>th</sup>; 2 teams selected to receive a Request For Proposal, Trammell Crow and Prescott Realty.
- Intent is to select one developer to develop a long-term development, phasing, and financing plan for a 27-acre, mixed-use project focused on employment, residential, and retail uses.
- DART drafted the RFP with City of Carrollton input.



# DART and City Responsibilities

- DART, City of Carrollton staff, and the Carrollton City Council TOD Committee evaluated proposals from Prescott Realty and Trammell Crow and received presentations from both teams. After discussion, Trammell Crow was selected by the Committee.
- City of Carrollton Council selected Trammell Crow on February 4, 2014.
- DART will negotiate a Development Agreement for the lease and/or sale of the former North Carrollton Transit Center site with the selected development team.
- City of Carrollton will negotiate with the selected developer to finalize a development plan, phasing, incentive program, and disposition of their property.



# Prescott Realty



TRINITY  
MILLS



# Prescott Realty



TRINITY  
MILLS

# Trammell Crow Company



TRINITY  
MILLS



# Trammell Crow Company

PROJECT DATA:	
OFFICE	940,000 SF 3,807 GARAGE SPACES
MULTI-FAMILY	541 UNITS
RETAIL/REST	16,500 SF
HOTEL	300 ROOMS



TRINITY  
MILLS



# Next Steps – RFQ Process

## Why an RFQ?

- Provides pre-screening step
- Prequalifies short list based on:
  - Experience
  - Expertise & financial strength
- Identifies other partners within specific area

## Carrollton's Experience:

- Master Developer for the Downtown and Trinity Mills Station sites
- 2012/2013 RFQ and RFP process

# Next Steps

Proposed Timeline	
Finalize MOU with DART	October – December 2016
Dickerson Parkway Completion	December 2016
RFQ Drafting, Review and Marketing	October 2016 – January 2017
RFQ Release	Early February 2017
RFQ Submission Deadline	Late March 2017 (60 days)
Review and Selection Process	April 2017

City would like to continue its partnership with DART on the development of the Trinity Mills TC district, and formalize the relationship with a Memorandum of Understanding.

# **Cedars Southside Sustainable Development Grant – DART, City of Dallas, Mathews Southwest**





# Cedars/South Side Sustainable Development Grant

- North Central Texas Council of Governments initiated in 2001 using CMAQ Grant funds.
- 80 % FHWA 20% local Developer match - \$5.8 million awarded. DART sponsored the Grant.
- Regional Grant program to develop public-private partnerships that positively address:
  - Existing system capacity
  - Rail access
  - Mixed or integrated land use



**Cedars South Side - Sustainable Development Grant**



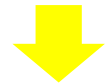




# South Side on Lamar Sustainable Development Project



Before



# Lamar – South Side, Nylo Hotel, Commercial Space – Pedestrian improvements and open space.





# Cedars Station, Open Space

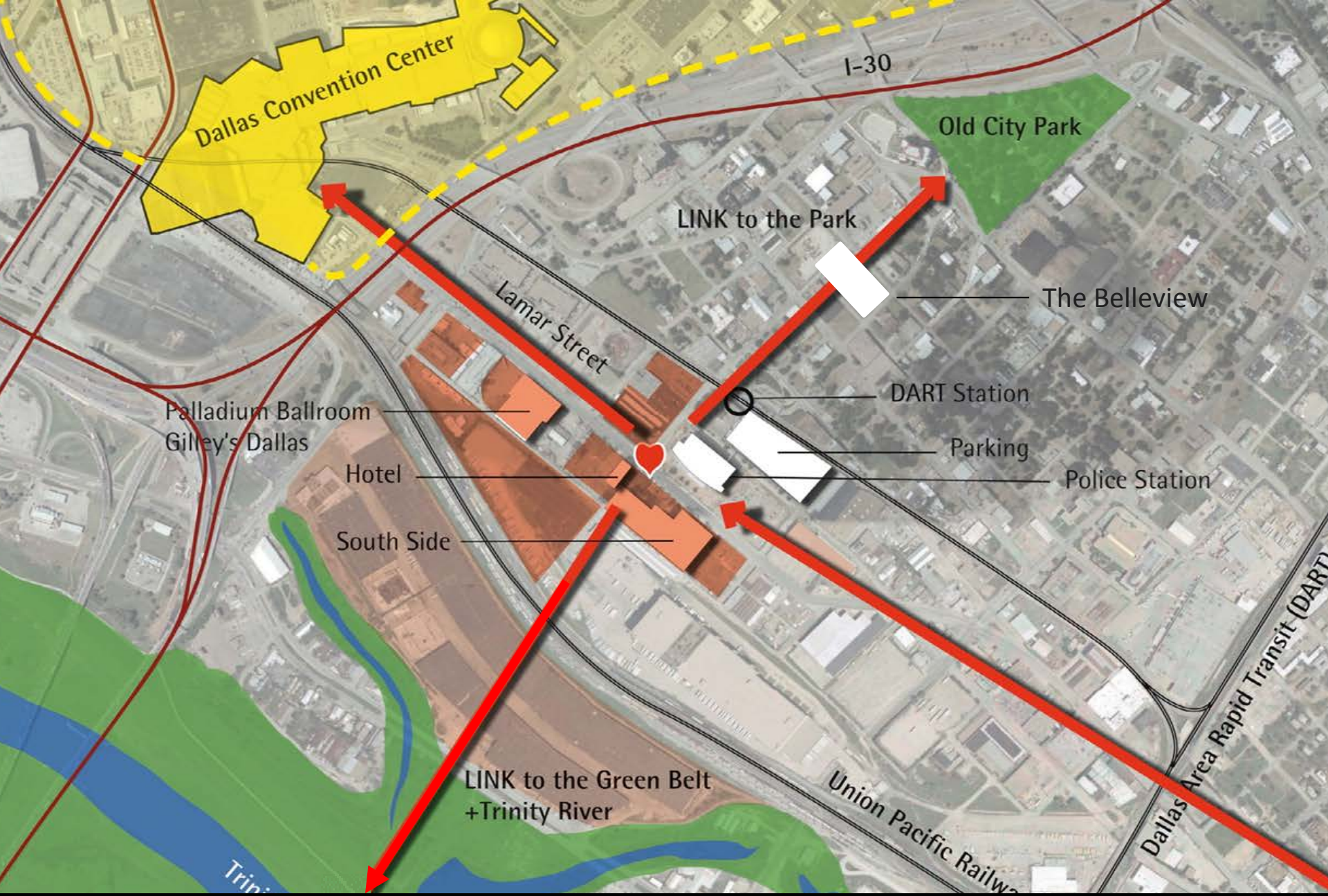




# Bellview Pedestrian Access and Open Space







***Connecting South Side to Downtown Dallas***