

# North Texas TOD Inventory

## Summary and Methodology



The North Texas Transit-Oriented Development (TOD) Inventory is an identification of developments at the property or building level in the half-mile radius of Dallas Area Rapid Transit, Denton County Transportation Authority, or Trinity Metro rail transit stations. It is intended to serve as a regional resource for TOD planning, evaluation, and provides examples of implementation. An initial draft of the inventory was completed in 2021 by NCTCOG staff using the process described below.

### Methodology

Potential TODs were identified through staff observation and consideration of the following TOD characteristics:

- **Location:** The TOD is located within a half-mile of regional rail stations
- **Timing:** The development was constructed within the planning time frame for the transit project (generally five years but longer when documented such as the TEXRail project with station area planning occurring around 2007 but actual construction in 2019)
- **Form/Density:** The development has building placement with minimal setback and density giving it an overall urban or pedestrian friendly form upon initial observation.

Developments that may not meet TOD form and density requirements but are known to have been planned with TOD intent, are also included in the inventory. Additionally older buildings that have been retrofitted from historic or existing structures with a goal of making them more transit-oriented are included and noted as retrofits.

After identifying TODs, it's recognized, some in this inventory may be more or less "transit-oriented" as compared to an ideal definition of a TOD and be uniquely built to North Texas context. "Ideal" TOD criteria were developed from a summary of national transit-oriented and pedestrian-oriented design guidelines, including *Pedestrian and Transit-Oriented Design*<sup>1</sup> and *The ITDP TOD Standard*<sup>2</sup>.

A detailed list of TOD design criteria used to review North Texas transit-orientation patterns and examples are described in Table 1 below.

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<sup>1</sup> Bartholomew, K., Ewing, R. H. (2013). *Pedestrian- & Transit-oriented Design*. United States: Urban Land Institute.

<sup>2</sup> Institute for Transportation & Development Policy. (2017) *ITDP TOD Standard*. 3<sup>rd</sup> ed.

<https://www.itdp.org/publication/tod-standard/>

TOD Design Criteria	Description
<b>Façade and Architecture</b>	<ul style="list-style-type: none"> <li>• Articulation and texture of physical elements are dynamic and human scaled</li> <li>• Multiple windows/transparency</li> <li>• Generally, not fenced off</li> </ul>
<b>Streetscapes</b>	<ul style="list-style-type: none"> <li>• Wide sidewalks</li> <li>• Limited driveway interruptions</li> <li>• Sidewalk is buffered by trees/landscaping in context to roadway</li> <li>• Has street trees, lighting, and vertical elements</li> <li>• Good streetscape on most sides of development with pedestrian access</li> </ul>
<b>Entrances</b>	<ul style="list-style-type: none"> <li>• Entrances are oriented to the station or pedestrian paths</li> <li>• Create multiple points of access to the building as needed</li> <li>• Have visible paths of entry</li> <li>• Pedestrian entrance is easy to find and architecturally distinct from rest of façade</li> </ul>
<b>Setback</b>	<ul style="list-style-type: none"> <li>• Minimal setbacks</li> <li>• Setback area used for enhanced pedestrian experience appropriate to context</li> </ul>
<b>Parking Design</b>	<ul style="list-style-type: none"> <li>• Off-street parking is garage parking or behind building/screened from pedestrian street frontages</li> <li>• Not occupying large portion of lot</li> <li>• Driveways present minimal pedestrian conflict</li> </ul>
<b>Connectivity and Sidewalks</b>	<ul style="list-style-type: none"> <li>• Connected to station</li> <li>• Sidewalks are continuous around the development and connect to pedestrian entrances</li> <li>• Connect to the existing adjacent pedestrian network</li> <li>• Free from barriers and significant quality issues</li> <li>• Developments include safe crossing infrastructure for pedestrians, where possible</li> </ul>
<b>Density</b>	<ul style="list-style-type: none"> <li>• Generally, 3 stories or more</li> <li>• Estimated FAR is generally greater than or equal to 1</li> </ul>

Developments were scored for how well they met the “ideal” TOD criteria on scale of 3 to 1:

Score

- |                  |   |
|------------------|---|
| <b>3 - best</b>  | Meets all noted elements of a design criterion          |
| <b>2</b>         | Meets some elements of a design criterion               |
| <b>1 - worst</b> | Meets few or none of the elements of a design criterion |

Each criterion was scored separately such that buildings may have good setbacks but at the same time score low for density. All seven scores were totaled to provide a “TOD Score”, where a score of 21 would indicate a development meeting the national criteria definition. The list of TODs and their score details are included in the Appendix and online in the interactive map at [www.NCTCOG.org/TOD](http://www.NCTCOG.org/TOD).

## Findings

Within a half-mile of the region’s 85 stations, 238 sites were determined to meet the density, form, and building age requirements – qualifying them as TODs. Through staff assessment, 25 of the qualifying TODs met all standard national TOD design criteria. The tables below and on the next page provide details on those TODs.

### Carrollton

#### *Downtown Carrollton Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit
Lux on Main	1011 S Main St	Apartment	Yes	2018	No
Olympus on Broadway	1415 S Broadway St	Apartment	Yes	2019	No

### Dallas

#### *Cityplace/Uptown Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit
Flats at the Sawyer	3636 McKinney Ave	Apartment	Yes	2006	No
Lennox West Village	3700 Cole Ave	Apartment	Yes	2002	No
Residences at the Grove	3330 Oak Grove Ave	Apartment		2021	No
South Side Flats by Jefferson	1210 S Lamar St	Apartment	Yes	2015	No
West Side at State Thomas	2411 N Hall St	Townhome		2007	No

#### *Inwood/Love Field Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit
Inwood Station Apartments	2727 Inwood Rd	Apartment		2017	No

#### *Lake Highlands Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit
The Lookout	9330 Lookout Point	Apartment	Yes	2018	No

#### *SMU/Mockingbird Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit
Eastline Dallas	6050 N Central Expy	Apartment	Yes	2021	No

### Denton

#### *Downtown Denton Transit Center - DCTA*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit
Hickory Street Lofts	311 E Hickory St	Apartment	Yes	2010	No

### Farmers Branch

#### *Farmers Branch Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit
Mustang Station	2500 Pepperwood St	Apartment		2015	No

**Fort Worth***Texas & Pacific Station - TEXRail/TRE*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit
South 400	400 S Jennings Ave	Apartment	Yes	2017	No

**Garland***Downtown Garland Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit
Oaks 5th Street Crossing	351 N 5th St	Apartment	Yes	2009	No
Oaks 5th Street Crossing at City Center	250 N 5th St	Apartment		2015	No

**Grapevine***Grapevine Main Street Station - TEXRail*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit
Resort at 925 Main	925 S Main St	Apartment	Yes	2008	No

**Plano***Downtown Plano Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit
Bel Air Downtown	1410 K Ave	Apartment	Yes	2013	No
Morada Plano	1009 14th St	Apartment	Yes	2019	No

**Richardson***CityLine/Bush Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit
Alexan Central	110 W CityLine Dr	Apartment	Yes	2017	No
Alexan Crossing	120 W CityLine Dr	Apartment	Yes	2017	No
Aloft Hotel	1160 State St	Hotel		2016	No
CityLine Park	1130 CityLine Dr	Apartment		2019	No
One Cityline	1150 State St	Office	Yes	2015	No
Three Cityline	1251 State St	Office	Yes	2014	No
Two Cityline	1201 State St	Office	Yes	2014	No

## Examples of Scores 1 and 3 for each Design Criteria

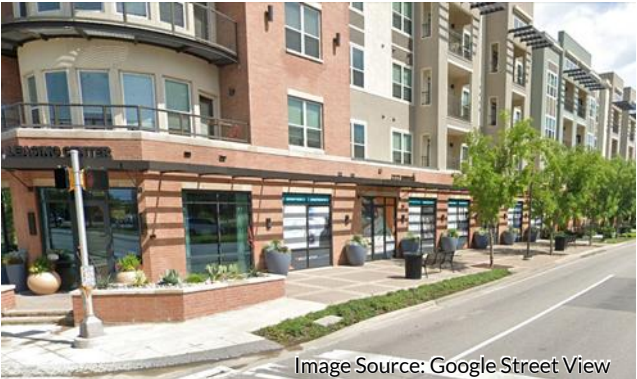
### Façade and Architecture

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Score Description

Example

- 3 Articulation and texture of physical elements are dynamic and human scaled.
- Multiple windows/transparency
- Generally, not fenced off



- 1 Limited human scaled texture or physical variation (blank, flat walls)
- Few to no windows
- Has a restrictive fence



**Streetscapes**

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Score Description

3 Wide sidewalks  
Limited driveway interruptions  
Sidewalk is buffered by trees/landscaping in context to roadway  
Has street trees, lighting, and vertical elements  
Good streetscape on most sides of development with pedestrian access

Example



1 Narrow sidewalks  
Lack of buffer from larger street  
Lack of street trees, lighting  
Good streetscape on only one or two sides/limited section of development





**Entrances**

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Score Description

Example

- 3 Entrances are oriented to the station or pedestrian paths
- Create multiple points of access to the building as needed
- Have visible paths of entry
- Pedestrian entrance is easy to find and architecturally distinct from rest of façade



- 1 Entrance is in /facing a parking lot
- Not generally oriented towards pedestrians traveling from the station
- Limited number of entrances
- Pedestrian entrance is difficult to find and blends in with façade



**Setback**

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Score Description

3 Minimal setbacks

Setback area used for enhanced pedestrian experience appropriate to context

Example



1 Larger setback, over 10 feet

Setback area not programmed with pedestrian amenities or appropriate context





**Parking Design**

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Score Description

Example



- 3 Off-street parking is garage parking or behind building/screened from pedestrian street frontages
- Not occupying large portion of lot
- Driveways present minimal pedestrian conflict



- 1 Off-street parking is a surface lot
- Parking is in front of building and visible from pedestrian street frontages
- Occupies a large portion of lot
- Driveways present conflicts with pedestrians



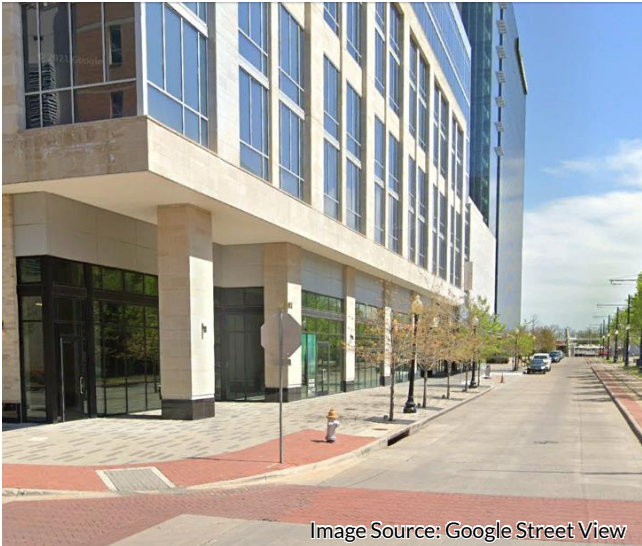
**Connectivity and Sidewalks**

Score	Description	Example
3	<p>Connected to station</p> <p>Sidewalks are continuous around the development and connect to pedestrian entrances</p> <p>Connect to the existing adjacent pedestrian network</p> <p>Free from barriers and significant quality issues</p> <p>Developments include safe crossing infrastructure for pedestrians, where possible</p>	 <p>Image Source: Google Street View</p>
1	<p>Not fully connected to station</p> <p>Sidewalks are not continuous around development and/or disconnected from pedestrian entrances</p> <p>Disconnected from existing neighborhood sidewalk network</p> <p>Have barriers or significant quality issues</p> <p>Safe crossings infrastructure to development is minimal or non-existent</p>	 <p>Image Source: Google Street View</p>

Density

Score Description  
3 Generally, 3 stories or more  
Estimated FAR must be greater than or equal to 1

Example



1 Generally, 2 stories or less  
Estimated FAR is less than 1



## Appendix: All Developments by City and Station (2021)

Abbreviations	Criteria
Fac	Façade and Architecture
Sts	Streetscapes
Ent	Entrances
Stb	Setback
Prk	Parking Design
C&S	Connectivity and Sidewalks
Den	Density

\* Arranged alphabetically by city, then station area, then by TOD score.

### Carrollton

#### Downtown Carrollton Station - DART

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Lux on Main	1011 S Main St	Apartment	Yes	2018	No	3	3	3	3	3	3	3	21
Olympus on Broadway	1415 S Broadway St	Apartment	Yes	2019	No	3	3	3	3	3	3	3	21
Union at Carrollton Square	1111 S Main St	Apartment	Yes	2012	No	3	3	3	3	3	3	2	20
The Switchyard	1199 N Broadway St	Apartment	Yes	2018	No	3	3	2	3	2	2	3	18
Thomas Place	1025 Thomas Place	Townhome		2021	No	3	3	3	2	3	2	2	18

#### North Carrollton/Frankford Station - DART

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Frankford Station Apartments	1700 W Frankford Rd	Apartment		2020	No	3	2	2	1	1	2	2	13
The Flats at Frankford Station	1652 W Frankford Rd	Apartment		2015	No	2	1	2	1	1	1	2	10

### Dallas

#### 8th & Corinth Station - DART

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Sphinx at Fiji	1596 Fiji St	Townhome		2017	No	3	2	3	1	2	2	1	14
Fiji Senior Villas	201 Fran Way	Senior Living Facilities		2010	No	2	1	2	1	1	1	2	10

#### Camp Wisdom Station - DART

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
New Singing Hills Recreation Center	6805 Patrol Way	Community Center		2021	No	3	3	2	2	2	3	1	16
Magnolia Trace Senior Community	2111 Crouch Rd	Senior Living Facilities		2011	No	2	2	3	2	2	2	2	15

#### Cedars Station - DART

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
The Beat	1001 Belleview St	Condominium		2007	No	2	2	3	3	3	3	3	19
The Belleview	1400 Belleview St	Apartment		2014	No	3	3	3	2	3	2	3	19
DCCCD Office Bldg	1601 Botham Jean Blvd	Education Administration		2009	Yes	3	2	3	3	2	3	2	18

South Side on Lamar	1409 S Lamar St	Apartment	Yes	2000	Yes	2	3	3	2	2	3	3	18
NYLO Hotel Dallas South Side	1325 Botham Jean Blvd	Hotel		2012	Yes	2	2	3	3	2	3	2	17
Digit 1919	1919 S Akard St	Apartment		2017	No	2	2	2	3	2	3	2	16
Browder Park Place	1815 Browder St	Townhome		2015	No	1	1	2	3	3	2	3	15
Dallas Police Headquarters	1400 Botham Jean Blvd	Police		2001	No	3	2	1	1	2	3	3	15
Miller's Ferry Row	1823 S Ervay St	Townhome		2007	No	3	1	3	2	3	2	1	15
Urban Lofts	1203 Urban Lofts Dr	Townhome		2007	No	1	1	1	2	2	1	3	11
McKee Street Townhomes	1203 Silver Mill Dr	Townhome		2017	No	1	1	1	2	2	1	2	10

*Cityplace/Uptown Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Flats at the Sawyer	3636 McKinney Ave	Apartment	Yes	2006	No	3	3	3	3	3	3	3	21
Lennox West Village	3700 Cole Ave	Apartment	Yes	2002	No	3	3	3	3	3	3	3	21
Residences at the Grove	3330 Oak Grove Ave	Apartment		2021	No	3	3	3	3	3	3	3	21
South Side Flats by Jefferson	1210 S Lamar St	Apartment	Yes	2015	No	3	3	3	3	3	3	3	21
West Side at State Thomas	2411 N Hall St	Townhome		2007	No	3	3	3	3	3	3	3	21
3700M	3700 McKinney Ave	Condominium	Yes	2014	No	3	2	3	3	3	3	3	20
Canopy By Hilton Dallas Uptown	2950 Cityplace W Blvd	Hotel		2019	No	3	2	3	3	3	3	3	20
Lofts at the Sawyer	3839 McKinney Ave	Apartment	Yes	2006	No	3	2	3	3	3	3	3	20
Manchester State Thomas	3108 State St	Townhome		2000	No	2	3	3	3	3	3	3	20
Moderata Howell	3400 Howell St	Apartment		2019	No	3	2	3	3	3	3	3	20
Post Coles Corner	3096 N Hall St	Apartment	Yes	1996	No	2	3	3	3	3	3	3	20
Post Katy Trail	3223 Lemmon Ave	Apartment	Yes	2009	No	3	3	2	3	3	3	3	20
The Mondrian Cityplace	3000 Blackburn St	Apartment	Yes	2003	No	3	2	3	3	3	3	3	20
Thomas Ave	3200 Thomas	Townhome		2007	No	2	3	3	3	3	3	3	20
Alara Uptown	2990 Blackburn St	Apartment		2011	No	2	2	3	3	3	3	3	19
M-Line Tower	3200 McKinney Ave	Apartment		2018	No	3	2	3	2	3	3	3	19
Post Heights	3015 State St	Apartment		1998	No	2	2	3	3	3	3	3	19
Valencia at West Village	3815 Haskell Dr	Townhome		2006	No	3	2	3	2	3	3	3	19
Ardan	2975 Blackburn St	Apartment		2018	No	3	2	1	3	3	3	3	18
McKinney Uptown	3324 McKinney Ave	Apartment		2002	No	2	2	2	3	3	3	3	18
Oakwood Dallas Uptown	2901 Cityplace W Blvd	Apartment		2002	No	2	2	2	3	3	3	3	18
Portobello by the Creek	3312 Blackburn St	Townhome		1997	No	3	2	3	2	3	3	2	18
The Monterey by Windsor	3930 McKinney Ave	Apartment		2007	No	2	2	3	2	3	3	3	18
Cityplace Heights	4030 N Central Expy	Apartment		2012	No	2	2	2	3	3	2	3	17
Hall/Howell	3463 Howell St	Townhome		2004	No	3	1	3	2	3	2	3	17
One Oak Grove	3411 Oak Grove Ave	Apartment		2016	No	2	2	2	2	3	3	3	17
Cityplace II	2711 N Haskell Ave	Retail	Yes	2009	No	1	1	3	2	3	3	3	16
Deere Park	2315 N Carroll Ave	Townhome		2015	No	2	2	2	2	2	3	3	16
L2 Uptown	2828 Lemmon Ave E	Apartment		2013	No	1	2	2	2	2	3	3	15
Southside Place	918 Powhattan St	Zero-lot-line Homes		2019	No	1	2	2	2	3	3	2	15
The Richards Group	2801 N Central Expy	Office		2013	No	2	2	2	2	2	2	3	15
2660 at Cityplace	2660 N Haskell Ave	Apartment		2011	No	2	2	2	2	2	2	2	14
Buzz Lofts	1111 S Akard St	Condominium		2007	No	2	2	1	2	2	2	3	14
Dwellings at Ashby	4402 Deere St	Condominium		2016	No	1	1	3	2	2	3	2	14
Cedars Corners	1114 S Akard St	Apartment		2019	Yes	1	1	3	3	2	3	1	14
Roseland	1949 N Washington Ave	Townhome		2005	No	2	1	3	2	3	2	1	14
Gables Turtle Creek Cityplace	3711 Cole Ave	Apartment		1995	No	1	2	2	2	2	2	2	13

Roseland Gardens	2255 N Washington Ave	Senior Living Facilities		2002	No	2	1	1	1	2	3	3	13
Southside Ballroom	1135 S Lamar St	Other Entertainment		2003	Yes	1	2	2	3	2	2	1	13
Travis Terrace	3900 Travis St	Townhome		2000	No	2	2	2	1	1	2	3	13
Loft + Row	2110 N Peak St	Apartment		2014	No	1	1	2	1	2	2	3	12
The Grand at Turtle Creek	3303 Blackburn St	Condominium		2003	No	2	1	1	1	3	1	3	12
The Nox	4211 Delano Pl	Condominium		2016	No	1	1	2	2	2	2	2	12
Delano Place	4115 Delano Pl	Condominium		2016	No	1	1	1	2	2	1	2	10

*Fair Park Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Urban Woods on Commerce	3819 Commerce St	Townhome		2003	No	1	2	2	2	3	3	3	16
Villas of Commerce	3707 Commerce St	Townhome		2006	No	1	2	2	2	3	3	2	15

*Hatcher Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Hatcher Gardens	4002 Hatcher St	Apartment		2014	No	3	2	3	2	3	3	1	17
Hatcher Station Health Center	4600 Scyene Rd	Medical		2015	No	3	2	3	2	1	3	1	15

*Inwood/Love Field Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Inwood Station Apartments	2727 Inwood Rd	Apartment		2017	No	3	3	3	3	3	3	3	21
Century Medical District	6162 Maple Ave	Apartment		2014	No	3	3	2	3	3	3	3	20
Alta Maple Station	5522 Maple Ave	Apartment		2014	No	2	3	2	3	3	3	3	19
Lenox Maplewood	5490 Denton Dr Cut Off	Apartment		2021	No	3	2	3	2	3	3	3	19
2321 Stutz Dr	2321 Stutz Dr	Townhome		2013	No	2	3	2	2	3	3	3	18
Maple District Lofts	5415 Maple Ave	Apartment		2013	No	2	2	3	2	2	3	3	17
Park 5940 MD	5940 Forest Park Rd	Apartment		2015	No	3	2	3	2	2	2	3	17
Villas at Kimsey Place	2523 Kimsey Dr	Zero-lot-line Homes		2017	No	1	2	3	2	3	2	3	16
AMLI on Maple	6008 Maple Ave	Apartment		2011	No	3	1	3	1	2	2	3	15
Inwood on the Park	5720 Forest Park Rd	Apartment		2001	No	2	1	2	2	3	2	3	15
Maple Grove Acres	2316 Stutz Rd	Condominium		2006	No	2	1	1	3	2	1	3	13
Kimsey Place	2703 Kimsey Dr	Townhome		2019	No	1	1	1	2	3	1	3	12
Plaza at Forest Park	2326 Stutz Dr	Condominium		2008	No	2	1	1	2	3	1	2	12
The Southwestern	5959 Maple Ave	Apartment		2013	No	3	1	2	1	1	1	3	12
Inwood Commons	2415 Stutz Dr	Condominium		2005	No	1	1	1	2	2	1	3	11
Stutz Road	2407 Stutz Dr	Condominium		2006	No	1	1	1	2	2	1	2	10

*Kiest Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Serenity Place	3124 S Denley Dr	Apartment		2015	No	2	1	1	1	2	2	2	11



*Lake Highlands Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
The Lookout	9330 Lookout Point	Apartment	Yes	2018	No	3	3	3	3	3	3	3	21
Haven Lake Highlands	7077 Watercrest Pkwy	Apartment	Yes	2012	No	3	3	2	3	2	3	3	19

*LBJ/Central Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
LBJ Station	8997 Vantage Point Dr	Apartment		2017	No	2	1	1	2	1	2	2	11

*Lovers Lane Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
The Atwood	6010 Milton St	Apartment		2017	No	3	1	3	2	3	3	3	18
The Ellison	5065 Amesbury Dr	Apartment		2017	No	3	1	3	2	3	3	3	18
Energy Square	4925 Greenville Ave	Office		2018	Yes	3	2	2	2	2	2	3	16
Landmark on Lovers Apartments	5201 Amesbury Dr	Apartment		2014	No	2	1	2	2	3	3	3	16
The Tradition	5850 E Lovers Lane	Senior Living Facilities		2015	No	2	1	1	1	2	1	3	11

*MLK Jr. Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Grand Park Place	3223 Elihu St	Apartment		2014	No	2	2	2	3	2	2	3	16

*Park Lane Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Shops at Park Ln - SW	8040 Park Ln	Retail	Yes	2009	No	3	3	3	3	3	2	3	20
The Shops at Park Ln - Old Navy	8170 Park Ln	Office	Yes	2009	No	3	3	3	3	3	2	3	20
The Heights at Park Lane	8066 Park Ln	Apartment	Yes	2009	No	3	2	3	3	3	2	3	19
The Shops at Park Ln - NW	8020 Park Ln	Office	Yes	2016	No	3	2	3	3	3	2	3	19
The Shops at Park Ln - SE	8080 Park Ln	Retail	Yes	2009	No	2	3	3	3	3	2	3	19
Galleries at Park Lane	8110 Park Ln	Apartment	Yes	2017	No	2	2	3	2	3	2	3	17
Sam Tasby Middle	7001 Fair Oaks Ave	Secondary Education		2006	No	2	2	2	2	1	2	1	12

*SMU/Mockingbird Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Eastline Dallas	6050 N Central Expy	Apartment	Yes	2021	No	3	3	3	3	3	3	3	21
Mockingbird Station Retail (Angelika)	5321 E Mockingbird Ln	Retail	Yes	2001	No	3	3	3	2	3	3	3	20
Offices at Mockingbird Station (The)	5307 E Mockingbird Ln	Office	Yes	2008	Yes	3	2	3	3	3	3	3	20
Lofts at Mockingbird Station	5331 E Mockingbird Ln	Apartment	Yes	2000	Yes	3	3	3	2	2	3	3	19
Shelby	5609 SMU Blvd	Condominium	Yes	2009	No	2	2	3	3	3	3	3	19
Mockingbird Flats	5600 SMU Blvd	Apartment	Yes	2011	No	2	2	3	3	2	3	3	18
5 Mockingbird	5555 E Mockingbird Ln	Apartment		1998	No	2	2	3	2	3	2	3	17
Crest at Glencoe	3736 Glencoe St	Apartment		2014	No	2	2	2	2	2	2	3	15

Robson and Lindley Aquatic Center	5550 SMU Blvd	Recreation		2018	No	1	2	2	2	2	3	2	14
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*Southwestern Medical District/Parkland - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Cedar Branch Townhomes	2220 Alterbrook Ln	Townhome		2020	No	2	2	3	3	3	3	3	19
Vibe Medical District	2140 Medical District Dr	Apartment		2008	No	3	2	2	3	3	3	3	19
Colonial Reserve at Medical District	2222 Medical District Dr	Apartment	Yes	2007	No	3	3	3	2	2	2	3	18
Moody Center for Breast Health	5151 Maple Ave	Medical		2021	No	2	3	2	2	3	3	3	18
The Link on Maple	5219 Maple Ave	Apartment		2010	No	2	2	2	1	1	2	3	13

*Tyler/Vernon Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Tyler Station	1300 S Polk St	Retail		2018	Yes	2	1	3	2	2	2	1	13

*UNT Dallas Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
University of North Texas Dallas	7300 University Hills Blvd	Higher Education		2011	No	2	3	2	2	1	3	2	15

*VA Medical Center Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Lancaster Urban Village	4417 S Lancaster Rd	Apartment	Yes	2013	No	3	2	3	2	3	2	3	18

*Walnut Hill Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Preston Hollow Village (Office)	Walnut Hill Ln & North Central Expy	Office		2014	No	3	3	3	3	2	3	3	20
Preston Hollow Village (Retail)	Walnut Hill Ln & North Central Expy	Retail	Yes	2015	No	3	3	3	3	2	3	3	20
The Nash	8213 Meadow Rd	Apartment		2018	No	3	2	3	3	3	3	3	20
Hanover Midtown Park	8250 Meadow Rd	Apartment		2018	No	2	2	3	3	2	3	2	17
Adora Midtown Park	8130 Meadow Rd	Senior Living Facilities		2016	No	2	2	1	2	2	2	3	14
Modena	8275 Walnut Hill Ln	Apartment		2017	No	2	1	1	2	2	2	3	13

*White Rock Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
The Parc at White Rock	7545 E Northwest Hwy	Apartment		2017	No	2	1	1	1	3	2	3	13

## Denton

### Downtown Denton Transit Center - DCTA

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Hickory Street Lofts	311 E Hickory St	Apartment	Yes	2010	No	3	3	3	3	3	3	3	21
Hickory/Russell - Retrofit	314 E Hickory St	Office	Yes	2019	Yes	3	2	3	3	3	3	3	20
Victoria Station	214 S Bell Ave	Apartment		2011	No	3	2	3	3	2	3	3	19
Industrial/Mulberry Street	213 E Mulberry St	Townhome		2011	No	2	1	3	3	3	3	3	18
CityPlace	210 E Sycamore St	Apartment		2013	No	3	1	3	2	2	3	3	17
Locust 210 Lofts	210 S Locust St	Apartment		2012	No	3	1	2	3	2	3	3	17
North Central Texas College - FSB Exchange	334 E Mulberry	Higher Education		2018	Yes	3	1	3	3	1	3	3	17
East End Lofts at the Railyard	608 E Hickory St	Apartment		2015	No	3	2	2	2	1	2	3	15
Wainwright Street	316 Wainwright St	Apartment		2013	No	2	2	2	2	1	3	2	14
404 Industrial Park	404 Industrial St	Apartment		2017	No	1	1	1	1	2	3	3	12
Victoria Heights	417 S Locust St	Apartment		2008	No	2	1	1	2	1	2	3	12

## Farmers Branch

### Farmers Branch Station - DART

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Mustang Station	2500 Pepperwood St	Apartment		2015	No	3	3	3	3	3	3	3	21
The Hive Townhomes	13224 Bee St	Townhome		2018	No	2	2	3	3	3	2	3	18
The Victoria Restaurant	13435 Bee St	Restaurant		2012	No	3	3	3	3	2	2	1	17
Rosecreek Townhomes	2620 Valley View Ln	Townhome	Yes	2020	No	3	1	3	3	3	1	2	16
The Shops at Mustang Station	2518 Valley View Ln	Retail	Yes	2020	No	3	3	3	2	1	3	1	16
Children's Health StarCenter	12700 N Stemmons Fwy	Recreation	Yes	2004	No	1	2	2	1	1	2	1	10

## Fort Worth

### Texas & Pacific Station - TEXRail/TRE

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
South 400	400 S Jennings Ave	Apartment	Yes	2017	No	3	3	3	3	3	3	3	21
Broadstone Southside	200 W Daggett Ave	Apartment		2021	No	2	3	3	3	3	3	3	20
Broadway Chapter	401 Hemphill St	Apartment		2021	No	3	2	3	3	3	3	3	20
The Bowery at Southside	220 E Broadway Ave	Apartment		2018	No	3	3	3	3	2	3	2	19
UT Southwestern Monty and Tex Moncrief Medical Center	600 S Main St	Medical		2017	No	2	3	3	3	2	3	3	19
Magnolia Lofts at Vickery	801 W Vickery Blvd	Apartment		2015	Yes	2	2	2	3	3	2	3	17

## Garland

### Downtown Garland Station - DART

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Oaks 5th Street Crossing	351 N 5th St	Apartment	Yes	2009	No	3	3	3	3	3	3	3	21
Oaks 5th Street Crossing at City Center	250 N 5th St	Apartment		2015	No	3	3	3	3	3	3	3	21
City Square Lofts	705 W Ave B	Office		2018	Yes	3	2	3	3	2	2	2	17
DCCCD Richland College Garland Campus	675 W Walnut St	Higher Education		2009	No	2	2	2	2	2	2	1	13
Granville Arts Center	300 N 5th St	Fine Arts		2002	Yes	3	2	1	1	1	3	1	12

## Grapevine

### Grapevine Main Street Station - TEXRail

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Resort at 925 Main	925 S Main St	Apartment	Yes	2008	No	3	3	3	3	3	3	3	21
101 S Main St	101 S Main St	Retail	Yes	2015	No	3	3	3	3	3	3	2	20
Aura Four44	444 E Dallas Rd	Apartment		2017	No	3	3	3	3	2	3	3	20
Grapevine Convention and Visitors Bureau	636 S Main St	Convention Center		2011	No	3	3	3	3	3	3	1	19
Grapevine Main/Harvest Hall/Hotel Vin	815 S Main St	Restaurant	Yes	2021	No	3	3	3	2	3	3	2	19
DLR Annex	306 E Dallas Rd	Office		2020	No	2	2	2	3	3	3	1	16

## Irving

### Downtown Irving/Heritage Crossing Station - TRE

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Heritage Senior Center	200 S Jefferson St	Senior Living Facilities		2002	No	3	1	2	1	1	3	1	12
Irving Library	601 Schulze Dr	Library		2014	No	2	2	2	2	1	1	2	12

### Irving Convention Center Station - TRE

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Jefferson Eastshore	1100 Lake Carolyn Pkwy	Apartment		2019	No	3	3	2	3	3	3	3	20
Fountain Pointe Las Colinas	5225 Las Colinas Blvd	Apartment		2013	No	3	2	2	3	3	3	3	19
Jefferson Riverside	600 W Northwest Hwy	Apartment		2017	No	3	3	3	3	2	2	3	19
Promenade at Las Colinas	555 Promenade Pkwy	Apartment		2020	No	3	2	2	3	3	3	3	19
Irving Convention Center	500 W Las Colinas Blvd	Convention Center		2011	No	2	1	3	1	2	3	2	14
Lakepointe at Las Colinas	5353 Las Colinas Blvd	Apartment		2012	No	3	1	1	2	1	3	2	13
The Westin Irving Convention Center at Las Colinas	400 W Las Colinas Blvd	Hotel		2019	No	2	1	1	1	3	1	3	12
Texican Hotel	501 W Las Colinas Blvd	Hotel	Yes	2019	No	2	1	1	2	1	1	2	10
Toyota Music Factory	316 W Las Colinas Blvd	Other Entertainment	Yes	2018	No	2	1	2	1	1	1	2	10

### Las Colinas Urban Center Station - TRE

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Crest at Las Colinas	871 Lake Carolyn Pkwy	Apartment		2017	No	3	3	3	2	3	3	3	20
IMT Lakeshore Lofts	800 Lake Carolyn Pkwy	Apartment		2008	No	3	3	2	3	3	3	3	20
Lakeside Urban Center	850 Lake Carolyn Pkwy	Apartment		2012	No	3	3	2	3	3	3	3	20
Olympus Las Colinas	692 Lake Carolyn Pkwy	Apartment		2004	No	3	3	2	3	2	3	3	19
The Carolyn	907 Lake Carolyn Pkwy	Apartment		2018	No	3	3	2	3	2	3	3	19
Alexan Las Colinas	1071 Lake Carolyn Pkwy	Apartment		2017	No	3	3	2	2	2	3	3	18
AMLI Champion Trail	777 Lake Carolyn Pkwy	Apartment		2013	No	3	3	2	2	2	3	3	18
801 LasCo	801 Lake Carolyn Pkwy	Apartment		2017	No	3	3	1	2	2	3	3	17
Gables Water Street	5270 N O'Connor Blvd	Apartment	Yes	2018	No	3	3	2	3	2	2	2	17
Delante	1001 Lake Carolyn Pkwy	Apartment		2007	No	3	2	1	2	2	3	3	16

## Lewisville

### Hebron Station - DCTA

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Hebron 121 Station	1 Hebron Station Cir	Apartment	Yes	2021	No	3	3	2	2	1	2	2	15

### Highland Village/Lewisville Lake Station - DCTA

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
The Tower Bay Lofts	3000 N Stemmons Fwy	Apartment		2019	No	3	1	2	1	2	2	3	14

### Old Town Station - DCTA

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Main Street Mercantile - Retrofit	105W Main St	Retail	Yes	2018	Yes	3	2	3	3	3	3	3	20
Aura Old Town Station	502 E College St	Apartment		2019	No	3	3	3	2	3	2	3	19
E Main Street	399 E Main St	Townhome		2012	No	2	1	3	3	3	2	3	17
Main Street Village	350 E Main St	Townhome		2006	No	3	2	3	2	2	2	2	16
Sundquist Plaza	140 E Main St	Office	Yes	2007	No	3	2	2	2	2	1	2	14

## North Richland Hills

### Iron Horse Station - TEXRail

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Iron Horse Commons	6576 Northern Dancer Dr	Townhome		2021	No	3	2	3	3	3	2	2	18
Iron Horse Village	Iron Horse Blvd.	Apartment		2022	No	3	2	2	3	2	2	2	16
Cavalli at Iron Horse Station	6490 Iron Horse Blvd	Apartment		2021	No	3	2	2	2	2	2	2	15

### Smithfield Station - TEXRail

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Peyton Lane Townhomes	6290 Peyton Ln	Townhome		2020	No	3	2	3	3	3	3	2	19
Urban Trails Townhomes	6301 Reis Ln	Townhome		2021	No	2	3	3	3	3	3	2	19
Keyworth Brewery	6428 Davis Blvd	Restaurant		2022	No	3	2	3	3	2	2	1	16

## Plano

### CityLine/Bush Station - DART

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Aura One90	680 Executive Dr	Apartment		2016	No	2	2	1	2	3	3	2	15

### Downtown Plano Station - DART

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Bel Air Downtown	1410 K Ave	Apartment	Yes	2013	No	3	3	3	3	3	3	3	21
Morada Plano	1009 14th St	Apartment	Yes	2019	No	3	3	3	3	3	3	3	21
At Fifteenth	1200 E 15th St	Apartment		2021	No	3	3	3	3	3	3	2	20
Junction 15	930 E 15th St	Apartment	Yes	2013	No	3	2	3	3	3	3	3	20
Eastside Village	1013 15th Pl	Apartment	Yes	2001	No	2	3	2	3	3	3	3	19
Urban Core	1104 14th St	Restaurant	Yes	2019	No	3	2	2	3	3	3	3	19

Lexington Park at Rice Field	1608 Carpenter Dr	Townhome		2018	No	2	1	3	3	3	3	3	3	18
Urban Rio	1000 14th St #100	Restaurant	Yes	2012	No	3	2	3	3	2	2	3	3	18
15th St Village	1440 Clarinet Ln	Townhome		2004	No	2	2	3	2	3	3	2	3	17
Patriot Park Apartments	701 13th/14th Connector	Apartment		2021	No	2	1	2	3	2	3	3	3	16
15th St Village	800 E 15th St	Condominium		2005	No	1	2	1	3	2	3	3	3	15

## Richardson

### Arapaho Station - DART

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
GreenVue	1350 N Greenville Ave	Apartment		2014	No	2	2	2	1	1	3	2	13

### CityLine/Bush Station - DART

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Alexan Central	110 W CityLine Dr	Apartment	Yes	2017	No	3	3	3	3	3	3	3	21
Alexan Crossing	120 W CityLine Dr	Apartment	Yes	2017	No	3	3	3	3	3	3	3	21
Aloft Hotel	1160 State St	Hotel		2016	No	3	3	3	3	3	3	3	21
CityLine Park	1130 CityLine Dr	Apartment		2019	No	3	3	3	3	3	3	3	21
One Cityline	1150 State St	Office	Yes	2015	No	3	3	3	3	3	3	3	21
Three Cityline	1251 State St	Office	Yes	2014	No	3	3	3	3	3	3	3	21
Two Cityline	1201 State St	Office	Yes	2014	No	3	3	3	3	3	3	3	21
The Register	3520 Wilshire Wy	Apartment		2021	No	3	3	2	3	3	3	3	20
Four Cityline	1415 State St	Office		2016	No	3	3	3	3	2	3	3	20
Anthem CityLine	1250 State St	Apartment	Yes	2016	No	3	3	2	2	3	3	3	19
The Riley	3551 Wilshire Way	Apartment		2017	No	2	3	2	2	3	3	3	18
Windsor CityLine	1250 Hunt St	Apartment	Yes	2016	No	2	2	2	3	3	3	3	18
The Lyla	3521 Wilshire Way	Apartment		2019	No	2	2	2	2	3	3	3	17
The Standard at Cityline	1125 E Renner Rd	Apartment		2015	No	2	2	2	2	3	3	3	17
Drury Plaza Hotel	165 W CityLine Dr	Hotel		2021	No	2	2	2	2	3	2	3	16
3400 at CityLine	3400 N Central Expy 1000	Office		2016	No	3	1	2	2	3	2	2	15

### Galatyn Park Station - DART

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Cue Galatyn Station Apartments	2305 Plaza Blvd	Apartment		2020	No	3	2	3	3	3	3	3	20
AMLI Galatyn Station	2301 Performance Dr	Apartment	Yes	2008	No	2	2	3	3	3	3	3	19
Galatyn Commons Building C	2380 Performance Dr	Office		1997	No	2	2	3	3	3	2	2	17
Galatyn Commons Building D	1011 Galatyn Pkwy	Office		2000	No	2	2	3	3	3	2	2	17
Jefferson Galatyn Park	1050 Galatyn Pkwy	Apartment		2016	No	2	2	2	2	3	3	3	17
Renaissance Hotel	900 E Lookout Dr	Hotel		2000	No	2	3	2	2	3	3	2	17
Galatyn Commons Building A	2375 N Glenville Dr	Office		1997	No	2	2	2	2	2	3	2	15
Eisemann Center	2351 Performance Dr	Fine Arts		2002	No	1	2	1	2	3	3	2	14
Galatyn Commons Building B	2375 N Glenville Dr	Office		1997	No	1	2	1	2	2	3	2	13



*Spring Valley Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Brick Row	744 Brick Row	Townhome		2015	No	2	3	3	3	3	2	3	19
Brick Row Urban Village	744 Brick Row Dr	Apartment	Yes	2010	No	3	3	2	3	3	2	3	19

**Rowlett**

*Downtown Rowlett Station - DART*

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
Village of Rowlett Apartments	4500 Southridge Dr	Apartment		2018	No	3	3	3	3	3	3	2	20
Rowlett Station	3601 Melcer Dr	Apartment		2021	No	3	3	3	3	2	3	2	19
Bankhead Brewing	3840 Main St	Restaurant		2016	No	3	3	3	2	2	3	1	17