Rail Station Fact Sheet – Lovers Lane Station

North Central Texas Council of Governments
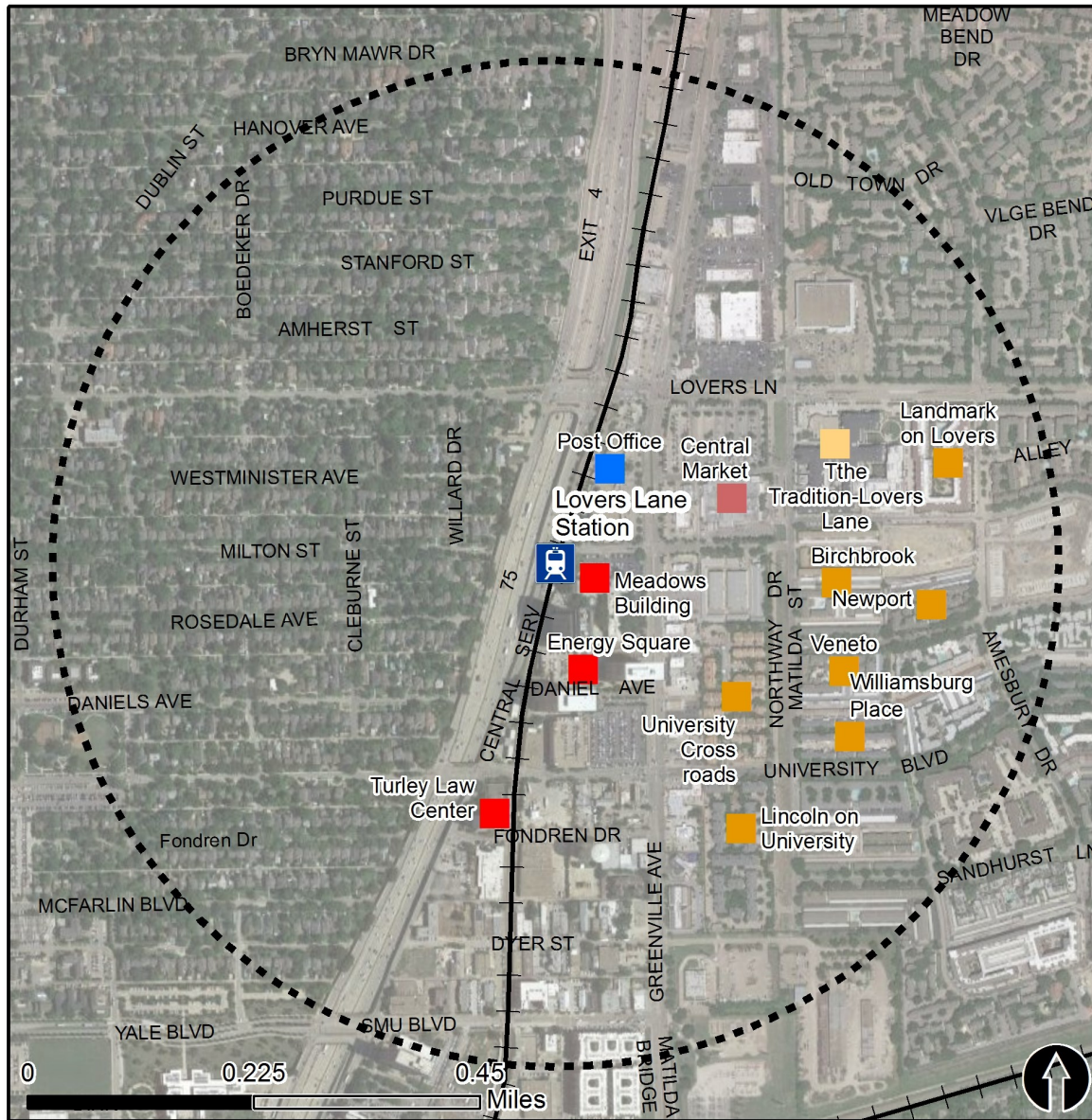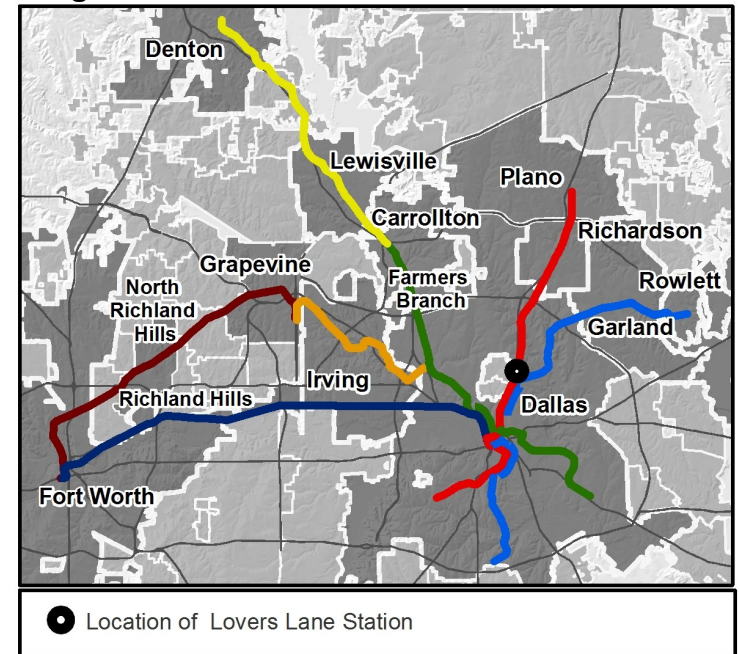
Station Overview

Lovers Lane Station is located along the North Central Expressway near Lovers Lane in Dallas. The station opened in 1997 and is served by the DART Rail Red and Orange Lines.

Regional Rail Transit Lines

Map labels (station area):
BRYN MAWR DR, MEADOW BEND DR, DUBLIN ST, HANOVER AVE, PURDUE ST, STANFORD ST, BOEDEKER DR, AMHERST ST, OLD TOWN DR, VLGE BEND DR, EXIT 4, LOVERS LN, WESTMINISTER AVE, WILLARD DR, Post Office, Central Market, Landmark on Lovers, ALLEY, Lovers Lane Station, Tthe Tradition-Lovers Lane, MILTON ST, CLEBURNE ST, 75, Meadows Building, Birchbrook, NORTHWAY DR, MATILDA ST, Newport, ROSEDALE AVE, Energy Square, Veneto, AMESBURY DR, DURHAM ST, CENTRAL SERV, DANIEL AVE, Williamsburg Place, DANIELS AVE, University Cross roads, UNIVERSITY BLVD, Turley Law Center, Lincoln on University, MCFARLIN BLVD, Fondren Dr, FONDREN DR, GREENVILLE AVE, SANDHURST LN, DYER ST, YALE BLVD, SMU BLVD, MATILDA BRIDGE

Regional map labels:
Denton, Lewisville, Carrollton, Plano, Richardson, Grapevine, Farmers Branch, North Richland Hills, Rowlett, Garland, Irving, Richland Hills, Dallas, Fort Worth

Location of Lovers Lane Station

Key Developments

- 0.5 Mile Station Buffer
- Rail Stations
- Rail Lines
- Government (blue)
- Group Quarters (tan)
- Multi-Family (orange)
- Office (red)
- Retail (dark red)

Scale: 0   0.225   0.45 Miles

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Station Characteristics[1]

Address	5603 Milton Street
City	Dallas
Agency	Dallas Area Rapid Transit
Rail Line(s)	Red Line, Orange Line
Corridor	North Central (NC)
Year Opened	1997
Park & Ride Spaces	0

Ridership[1]

2015 Avg. Weekday	1,398
2015 Avg. Saturday	1,229
2015 Avg. Sunday	669

2014 On-Board Transit Survey: Access Mode to Station[2]

Bike	2.4%
Drive Alone	3.5%
Carpool	0.2%
Walk	45.4%
Drop Off	16.2%
Other	0.0%
Transit Transfer	32.3%

Station Area Plans and Studies

Title	
Publisher	
Year	
Web Location	

Station Area Characteristics (1/2 mile radius)

Demographics[3]

Total Population	14,107
Population Density (pop/sq. mile)	7,822
Average Median Age	33
Average Median Income	$117,855.15

Housing[3]

Total Housing Units	7,102
Housing Density (units/sq. mile)	3,938
Percent Occupied	93%
Percent Owner-Occupied	43%
Percent Renter-Occupied	57%

Commute To Work[3]

Percent Automobile	82.6%
Percent Drive Alone	76.9%
Percent Carpool	5.7%
Percent Transit	3.9%
Percent Bike	0.7%
Percent Walk	2.4%
Percent Other	1.1%
Percent Work from Home	9.3%
Percent Zero-Vehicle Households	3.7%

Traffic Survey Zone 2017 Employment Forecast[2]

Total Jobs	14,195
Job Density (jobs/sq. mile)	7,898

Sources: 1.Dallas Area Rapid Transit (DART), 2. NCTCOG, 3. U.S. Census American Community Survey 5 year estimates (2010-2014) by block group

Land Use (2016) – Lovers Lane Station

North Central Texas
Council of Governments

Land Use Percentages

- Group Quarters 0.2%
- Institutional/ Semi-public 1.5%
- Utilities 4.8%
- Education 0.4%
- Mixed Use 0.4%
- Under Construction 0.1%
- Vacant 1.0%
- Commercial 10.6%
- Multi-family 25.8%
- Transit 0.7%
- Single Family 40.8%
- Parking 0.7%
- Retail 12.3%
- Parks/ Recreation 0.7%
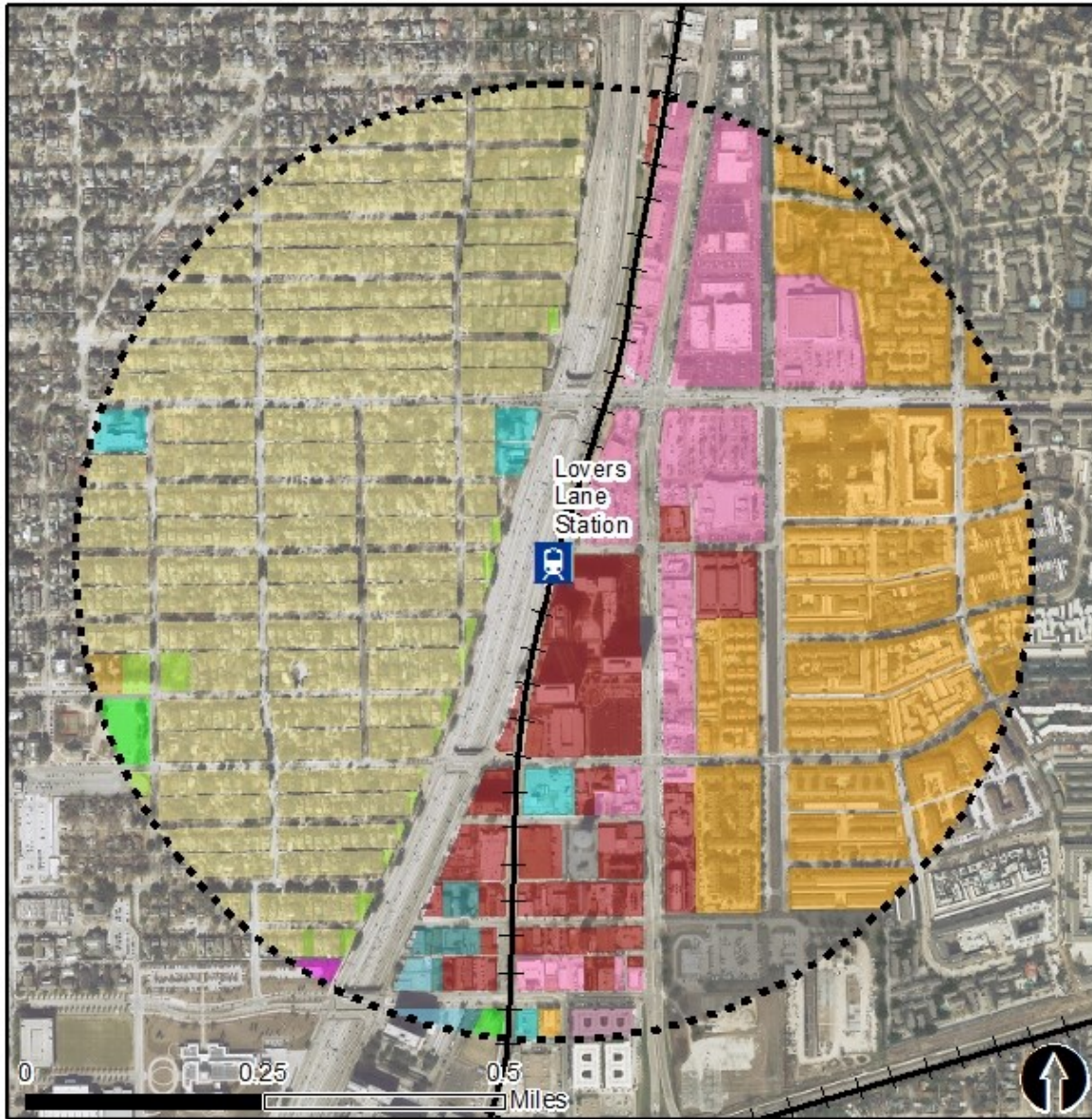
Lovers Lane Station

0   0.25   0.5
Miles
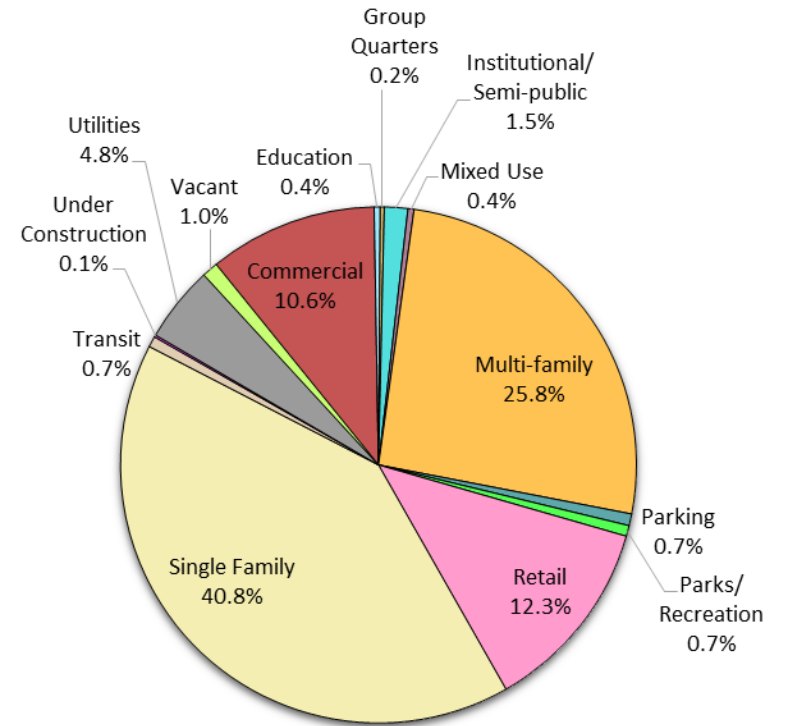
0.5 Mile Station Buffer   Rail Stations   Rail Alignment

Zoning (2016) – Lovers Lane Station

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Map labels:
- SF-2
- R-7.5(A)
- SF-3
- CR
- MU-3(SAH)
- MF-1(A)
- PD-30
- MF-1(A)
- PD
- PD-27
- PD
- MF-1(A)
- PD
- PD
- Lovers Lane Station
- PD
- PD
- Dallas
- University Park
- UC-2
- MU-3
- SF-4
- MF-1(A)
- UC-2
- CS
- O-1
- C
- O-1
- PD-10
- PD
- PD
- PD
- PD
- 0   0.25   0.5   Miles

Legend:
- 0.5 Mile Station Buffer
- Rail Stations
- Rail Lines
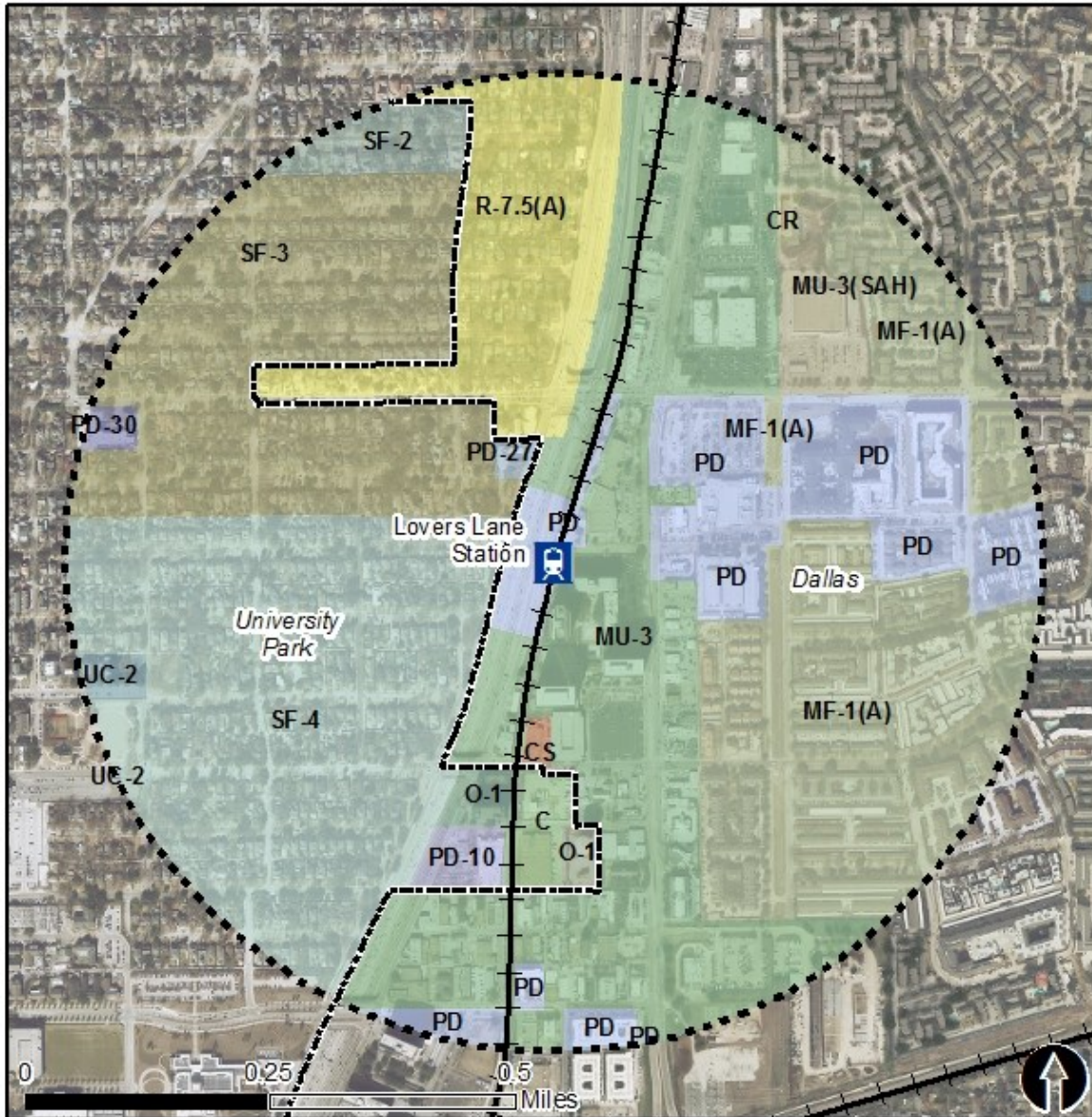
Zoning Districts

CR – Community Retail

MF-2(A) – Multi-family

MU-1, 2, 3 – Mixed-Use

PD – Planned Development

<u>University Park (2014)</u>

C – Commercial

PD -# – Planned Development

SF-2, 3, 4 – Single Family

O-1 – Office District

UC-2 – University Campus

For more information on zoning, please visit the

City of Dallas Zoning website at:

http://gis.dallascityhall.com/zoningweb/

City of University Park Zoning website at:

https://www.uptexas.org/Government/Community-Development/Zoning

Pedestrian Routes to Rail - Lovers Lane Station

Last Updated: February 2015
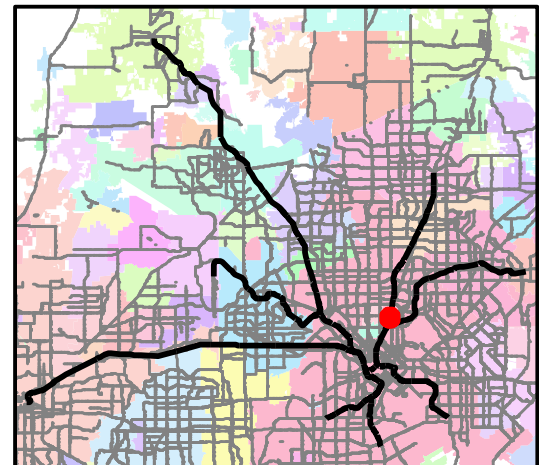
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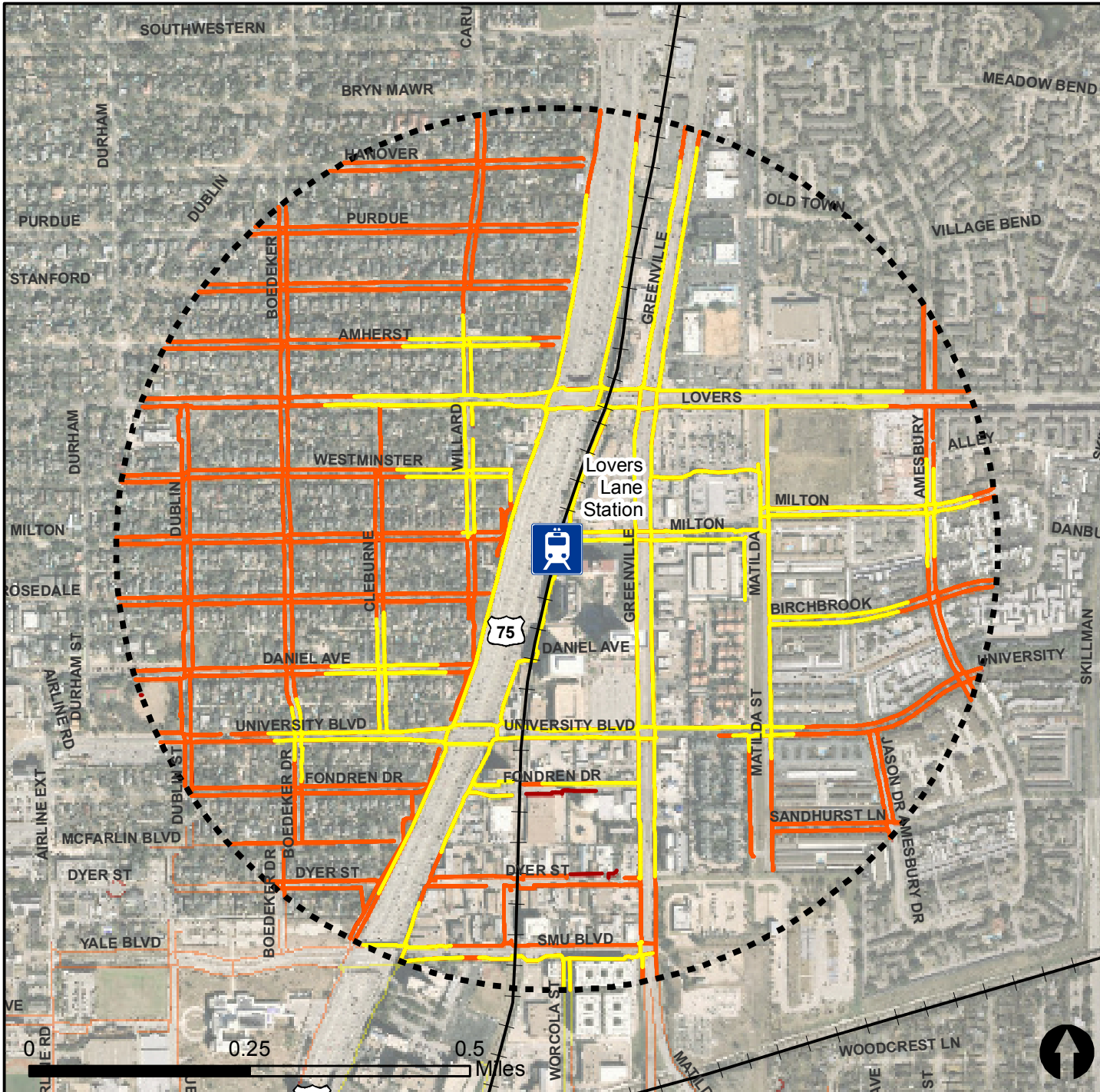
Legend

🚈 Rail Stations

⊙ 0.5 Mile Station Buffer

+--+ Railroads

Existing sidewalk facilities within a 0.5 mile walk distance

Existing sidewalk facilities greater than a 0.5 mile walk distance

Existing sidewalk facilites that are disconnected due to a gap in the network

Project Overview

The Pedestrian Routes to Rail study identifies all existing pedestrian facilities within a half-mile radius of existing light rail and commuter rail stations in the Dallas-Fort Worth region based on 2014 data. ArcGIS Network Analyst tool was used to identify continuous facilities that are less than or greater than a half-mile actual walking distance to a station. The maps also reflect existing facilities that are disconnected due to gaps or other barriers not allowing a continuous pedestrian route to a station. The maps do not reflect the condition or ADA compliance of the existing infrastructure. More information on the Routes to Rail study and methodology is available at:
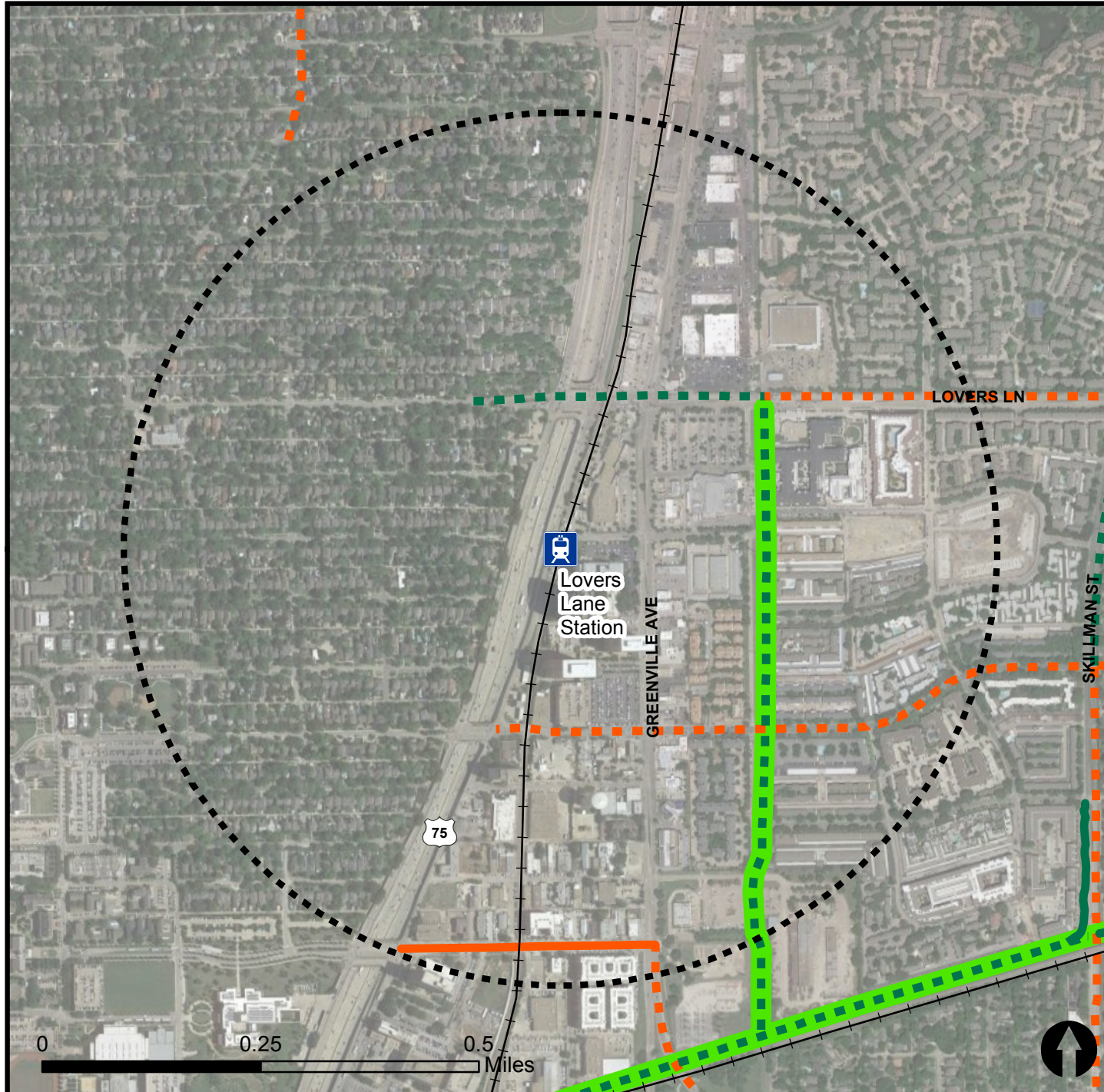
nctcog.org/RoutesToRail

Lovers Lane Station

0   0.25   0.5
Miles

Bicycle Routes to Rail - Lovers Lane Station

Last Updated: October 2016

North Central Texas Council of Governments

Legend

- Rail Stations
- 0.5 Mile Station Buffer
- Rail Lines
- On-Street Bikeway, Existing
- On-Street Bikeway, Planned
- 2040 Veloweb
- Off-Street Path, Existing
- Off-Street Path, Planned

Project Overview

The Bicycle Routes to Rail study identifies all existing and planned bikeways in proximity to existing or under-construction light rail and commuter rail stations in the Dallas / Fort Worth region based on 2016 data. The maps reflect off-street paths (trails) and streets designated by local adopted master plans for dedicated bikeways (e.g. bike lanes, cycle tracks) located on the street. In accordance with the Texas Transportation Code, bicyclists have a right to the road. As such, the map does not reflect other roadways around the station that may have signed bike routes or by state law may be used by bicyclists. More information about the Routes to Rail study and methodology is available at: nctcog.org/RoutesToRail

LOVERS LN

SKILLMAN ST

Lovers Lane Station

GREENVILLE AVE

75

0   0.25   0.5

Miles