

# Richardson at a Glance

The City of Richardson is a first-ring suburb located 12 miles north of downtown Dallas. Originally a small farming community, Richardson has evolved into a regional employment powerhouse where more people work in the city than reside there. The 2020 US Census shows Richardson's resident population at 119,469 as of April 1, 2020.

Richardson is 28.7 square miles in area—18.4 square miles in Dallas County, the remainder in Collin County. The city is served by two nationally-acclaimed public schools systems, an exemplary State university, a flourishing hospitality industry, a renowned orchestra, a thriving arts and culture community, and two campuses of a regional hospital system, all of which work together to enhance the City's quality of life and business environment.

## Rail Transit in Richardson

- Commencement of service—2002.

### CityLine/Bush

- Northern-most Richardson station
- Light rail extends north into Plano
- 1,193 parking spaces beneath turnpike lanes

### Galatyn Park

- Destination station; no parking provided
- Serves Galatyn Park Urban Center

### Arapaho Center

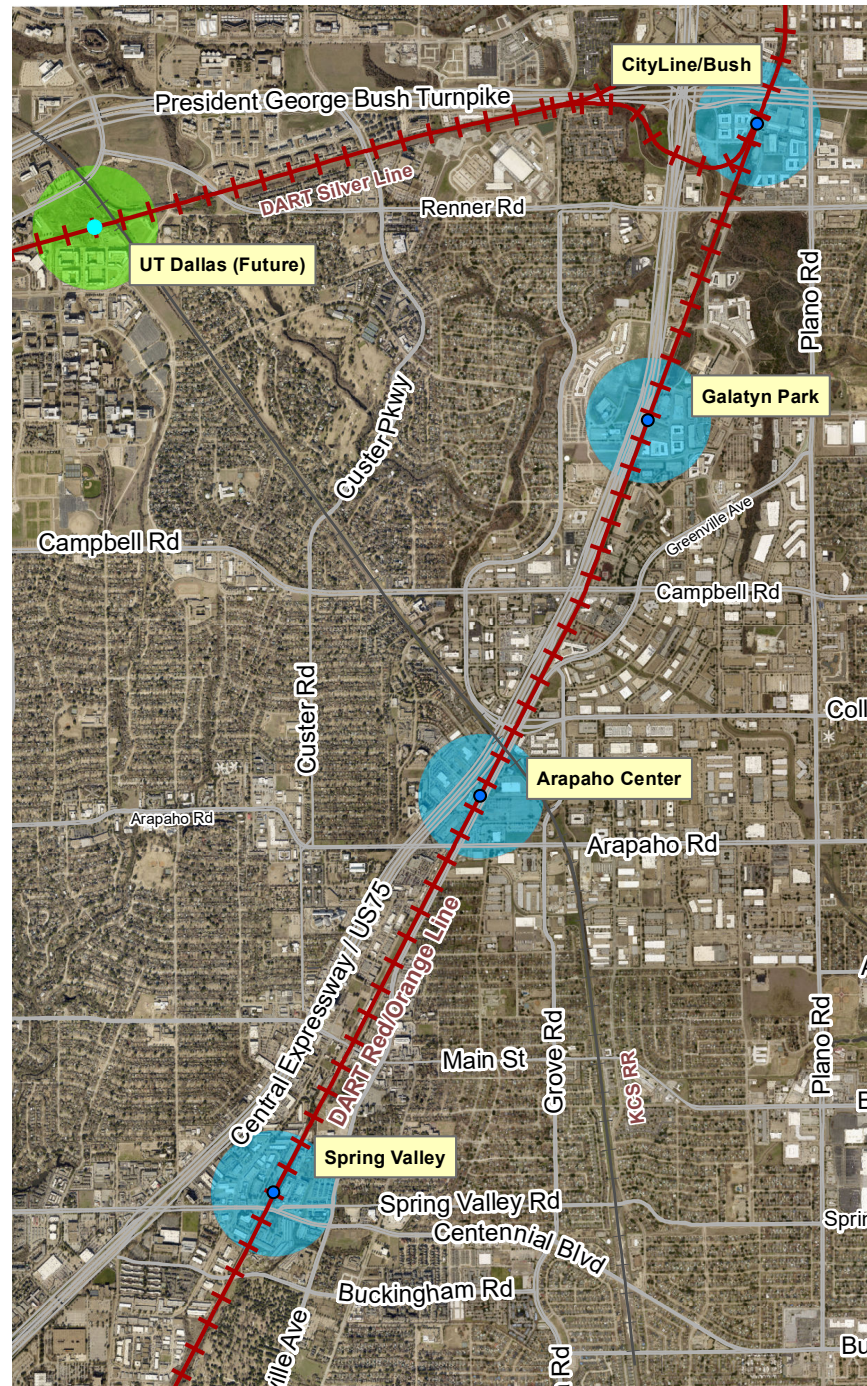
- 15-acre multi-modal transit center
- 1,120 parking spaces
- Pedestrian underpass connects parking lot to rail station

### Spring Valley

- Southern-most Richardson station
- Light rail extends south into Dallas
- Elevated station
- 550 parking spaces
- Brick Row, Richardson's first TOD, adjacent to the east

### UT Dallas Station

- Future station on the DART Silver Line
- Will serve the University of Texas at Dallas and surrounding area
- Northside campus-oriented mixed-use development adjacent to station



# Galatyn Park Station

Richardson, Texas

Located east of North Central Expressway (US75) and south of Lookout Drive in the heart of the Telecom Corridor, the Galatyn Park Station serves Richardson's first Transit-Oriented Development. The station location and the development surrounding it are the direct result of multiple successful public/private collaborations.

### Galatyn Park Urban Center

The Galatyn Park Urban Center provides for a complementary mix of uses with a variety of public gathering places and open spaces to create an iconic destination. Public/private cooperation has been a hallmark of the development throughout its history. The master plan has evolved over time, but the vision for a distinctive district with a mix of private development and civic spaces has been consistent.

### The Telecom Corridor® and More

Since the 1960s, high-tech companies have sustained Richardson's employment centers. At its height, 600+ tech firms were located in Richardson, the majority in the 11-square mile Telecom Corridor®. While technology is still strong in Richardson, the City continues to experience a diversification of its economy with growth in finance, insurance, and other industries. The Galatyn Park Urban Center has seen its share of diversification with the addition of the Bank of America and Blue Cross Blue Shield of Texas corporate campuses.

### Spring Creek Nature Area Expansion

In late 2014, the City took steps to preserve 60 acres of hardwood forest to more than double the size of the Spring Creek Nature Area. The added acreage now includes expanded hike and bike trails providing greater connectivity to the regional trail system and nearby mixed use and single-family neighborhoods. Development rights for 1,850 multi-family units formerly associated with the acquired acreage were also transferred to other properties in proximity to the Galatyn Park Station. This transaction advanced the City's goals for responsible development, including transit-oriented development, and bolsters sustainability of the Galatyn Park Urban Center.





### 1. Corporate Campus

- 800,000 square feet of office space, three parking garages
- Public parking partnership to accommodate evening/ weekend activities at Eisemann Center and special events
- Campus design coordinated with Urban Center plan for aligned view and design axis

### 2. The Eisemann Center

- Performing arts and corporate presentation facility; three venues
  - 1,550 seat performance hall
  - 350 seat theater
  - 3,150 square foot multi-use facility
- Capital enhancement gift from Richardson resident Charles W. Eisemann
- Land donation from Galatyn Park Corporation; main venue named Margaret & Al Hill Performance Hall
- 750-space, City-built/financed parking garage shared with the Renaissance Hotel

### 3. Public Plaza

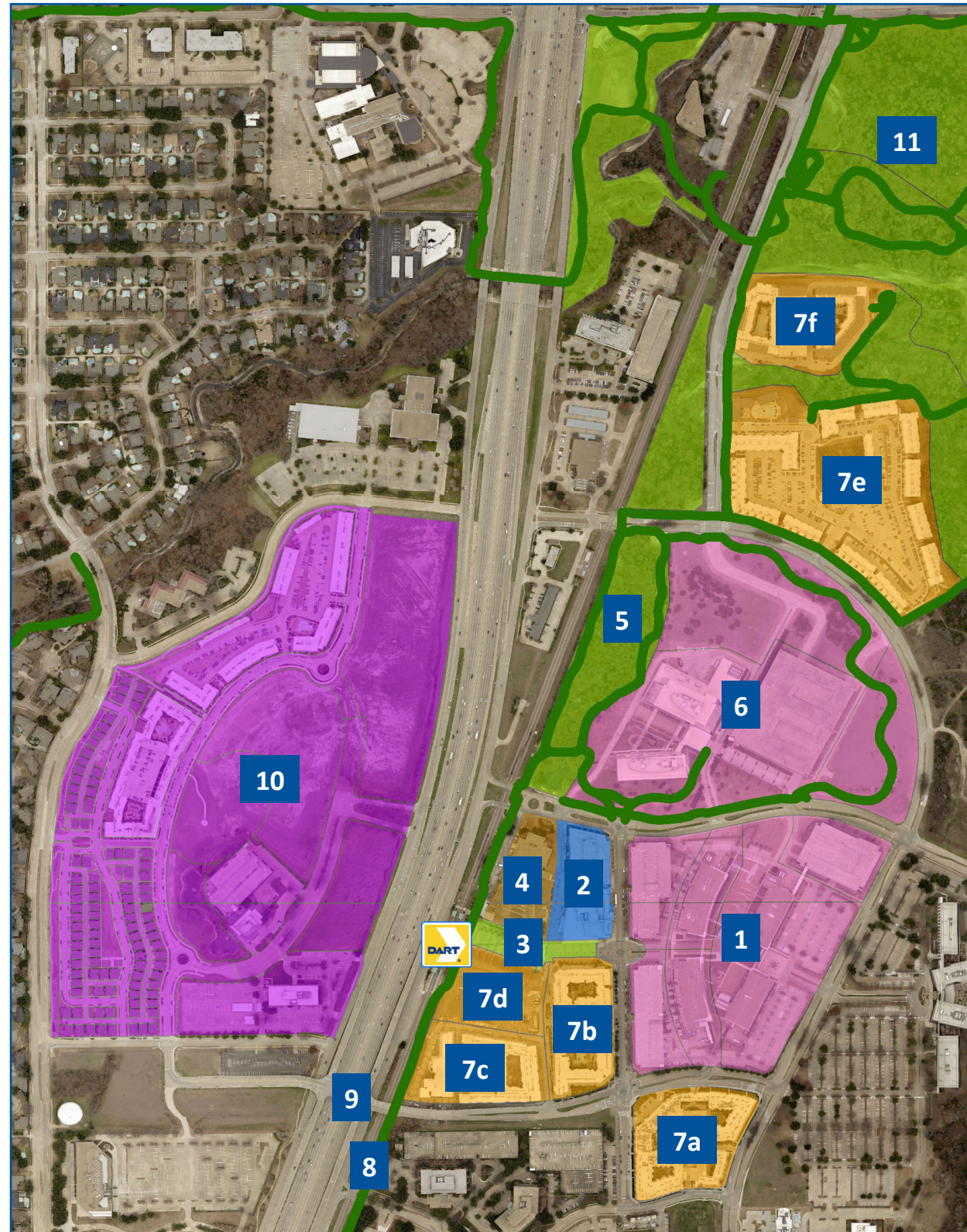
- Two acre public plaza
- Land donation from Galatyn Park Corporation
- Site of annual Wildflower Festival, attracting over 70,000 people
- Texas Instruments Foundation Community Fountain designed by WET Design as plaza focal point
- Design links adjacent development with DART station and the Central Trail

### 4. The Renaissance Hotel

- Full-service Renaissance Hotel by Marriott International, owned and operated by John Q. Hammons Hotels
- 12 stories; 336 rooms, including 42 suites
- 30,000 square feet of meeting space, including 12,000 square foot ballroom
- Conference center financed by City; debt service paid annually by hotel; ownership transferred to hotel

### 5. Woodland Preserve/Nature Trails

- Eight acres donated by Galatyn Park Corporation
- Wetlands mitigation area for urban center
- Multi-use trail, picnic areas, animal sculpture playground, boardwalk for bird-watching, wetland ponds, horseshoe pits



### 6. Blue Cross Blue Shield of Texas

- One million square foot headquarters for Blue Cross and Blue Shield on 34 acres
- Current employment of 3,100 (capacity 5,000 employees)
- 15-story building, 7-story building, parking garage

### 7. Urban Residential

- a. Junction at Galatyn Park – 379 units
- b. Galatyn Station – 285 units; 6,800 square feet of ground-floor retail, restaurant
- c. Cue Galatyn Station – 372 units
- d. Legacy Galatyn Park Station – 361 units (under construction)
- e. Reserve at Spring Creek – 456 units
- f. Vantage at Spring Creek – 420 Units

### 8. Central Trail

- Multi-purpose trail located within DART right-of-way
- Traverses Richardson from north to south functioning as the main spine for over 40 miles of trails and walkways
- Future connections to Dallas and Plano trails

### 9. Galatyn Park Interchange

- Ingress and egress from US75 to Galatyn Park Urban Center and properties west of US 75.
- Facilitates joint DART/City of Richardson shuttle service, providing convenient “last mile” transportation for Galatyn Park Urban Center and Palisades.
- \$11 million project combining DART/CMAQ/City funding and TxDOT administration

### 10. Palisades

- Mixed-use development, with zoning for:
  - 2,000,000 SF office (457,000 SF existing)
  - 200,000 SF retail/restaurant
  - 110 single-family homes (under construction)
  - 1,400 multi-family units (575 units completed)
  - Up to 300 hotel rooms

### 11. Spring Creek Nature Area

- Over 110 acre hardwood forest.
- Acquired by City in 1990 with major expansion in 2014. Property acquisition included multi-family development rights transfer to parcels close to Galatyn Park Station.
- Hike and bike trails and nature trails throughout the park.
- Provides natural respite for Richardson residents with direct access from the Central Trail.