

# 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



# CityLine/ Bush Station Richardson, Texas

Located east of North Central Expressway (US75) and south of the President George Bush Turnpike (PGBT), the CityLine/Bush Station is DART's northern portal into Richardson. An extensive planning process, visionary thinking, and innovative development regulations supplemented key partnerships and resourceful project financing to yield impressive development results in proximity to this station.

## Transit-Oriented Development Planning

Since the arrival of light rail transit in Richardson, the City worked towards attracting quality transit-oriented development to the CityLine/Bush Station area. Several studies commissioned in the past, including an Urban Land Institute Advisory Panel Report, demonstrated great potential for development that would leverage the availability of transit to create an important destination at this key location.

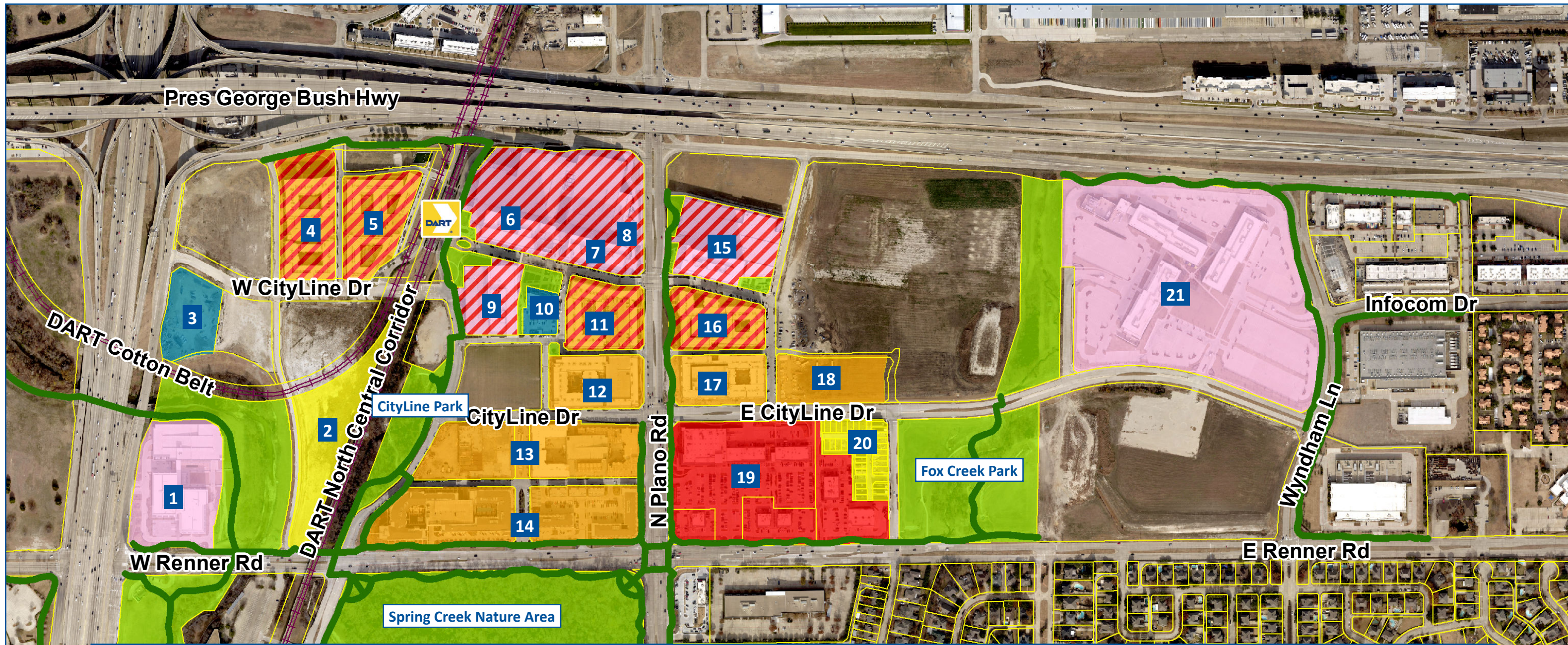
With the promise of one day delivering significant transit-oriented development, the Richardson City Council in February 2011 approved two separate, but complementary, form-based codes for vacant land flanking the CityLine/Bush Station. The strategic regional context of these properties, the DART station, and excellent access afforded by neighboring highways and arterial roadways further contributed to the allure of this location as an ideal site for development of one of the most significant destinations in North Texas. The station's link to DART's east/west Silver Line regional rail in 2023, connecting to UT-Dallas, DFW International Airport, and the City of Fort Worth, further enhances the area's appeal and its prospects of sustainable success for generations to come.

## CityLine

Emerging from one of the last remaining greenfield tracts in the City of Richardson, CityLine is a dynamic transit-oriented development comprising a regional employment center; thousands of urban-style homes; extensive retail, restaurant and entertainment options; and a diversity of recreational amenities. CityLine is woven together by a coherent network of walkable streets and multi-use trails enriched by a variety of civic spaces. CityLine's physical form is organized as two distinct districts—a compact, walkable urban core of approximately 120 acres and a more conventionally suburban periphery, about 80 additional acres, that buttresses the urban center while accommodating a less dense transition to nearby single-family neighborhoods.







#	Building	Office	Retail/Rest.	Multi-Family	Other
1	3400 at CityLine	319,318 SF			
2	Cityline Townhomes*				58 units
3	Drury Hotel				204 rooms
4	Alexan Crossings		11,872 SF	354 units	
5	Axis 110		9,280 SF	351 units	
6	CityLine 2 – State Farm	360,549 SF	16,197 SF		
7	CityLine 3 – State Farm	713,456 SF	22,902 SF		
8	CityLine Wellness	46,181 SF			
9	CityLine 1– State Farm	448,620 SF	25,009 SF		
10	Aloft Hotel				148 rooms
11	Anthem CityLine		32,398 SF	233 units	

\*Under Construction

#	Building	Office	Retail/Rest.	Multi-Family	Other
12	Windsor CityLine			299 units	
13	The Standard – Phase 2			435 units	
14	The Standard – Phase 1			403 units	
15	CityLine 4 – State Farm	537,291 SF	32,398 SF		
16	The Riley		22,985 SF	262 units	
17	The Lyla			237 units	
18	The Register			306 units	
19	CityLine Market		102,924 SF		
20	CityLine Single-Family				32 units
21	Raytheon	486,209 SF			
	Totals	2,911,624 SF	275,965 SF	2,880 units	