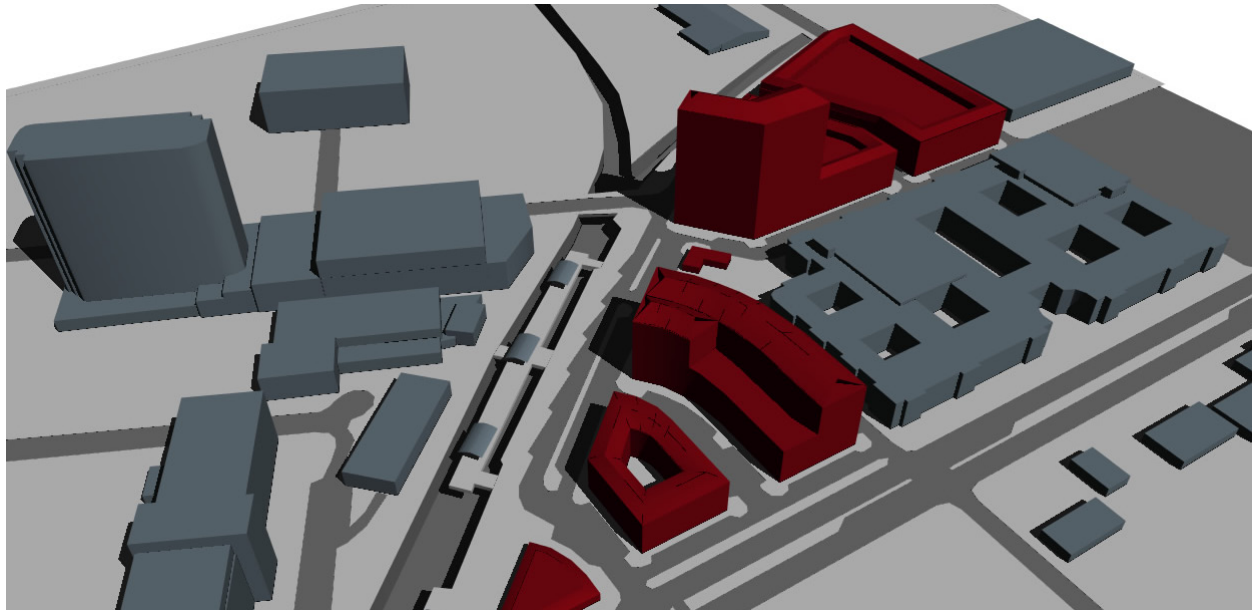


Dallas, TX

Mockingbird Station Transit-Oriented Development



The opening of Mockingbird Station in 2001 resulted in one of transit-oriented development's success stories. Developers constructed mixed-use development—including loft apartments, a multiplex movie theater, and retail—adjacent to the light rail stop, located along the Dallas Area Rapid Transit's Red and Blue Lines. Building upon the popularity of Mockingbird Station, a private developer wished to build another mixed-use complex, Mockingbird Plaza, next to the station. The plaza would contain 600 residential units along with high-end retail, parking, pedestrian, and bicycle trails, and integration with the original Mockingbird Station TOD.

The developer retained Nelson\Nygaard to organize a public workshop to gather the local community's opinions on this new development. Nelson\Nygaard chose to host a seven-day charrette, held inside Mockingbird Station, with project stakeholders. To prepare for the charrette, Nelson\Nygaard conducted site visits and stakeholder interviews, and prepared maps and renderings of how the proposed development would feel on ground level. Through the analysis of existing conditions and stakeholder input, Nelson\Nygaard developed a range of alternatives within the realm of the possible and acceptable. The same stakeholders participated in each day of the charrette, resulting in final

designs produced by all. The project team and stakeholders produced diagrams and drawings of optimal bus, pedestrian, vehicle, parking, trail, and open space conditions.

Project Duration: 2006

Total Budget: \$200,000

Nelson\Nygaard Budget: \$45,000

For more information:

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