

Station Location Pros and Cons

In order to select the best location for a future Cedar Hill rail station, a “Pros and Cons” analysis can help determine whether Old Town or Midtown is the best fit for the City. Using the City Center Vision & Goals, the Comprehensive Plan goals, and the technical station requirements as indicators, these charts were prepared as a means to show both the benefits and drawbacks of each site. At the December 10 meeting, we will talk through these charts to reach a station location decision.

For both sites, an in-town circulator system is envisioned along with the commuter rail station, in order to achieve the City Center Vision. In addition, both potential station locations would require rezoning to achieve the desired station area development capacity.

OLD TOWN

Pros	Cons
One site in Old Town meets the technical station length requirements	Potential station is the lumber yards site, which would have to be acquired
High level of interest in locating station in Old Town to build on historic character	Station location would be at the far southern end of City Center
Connected street grid	The high-capacity economic development associated with TOD would be significantly hampered by Old Town’s small parcel sizes, low land availability, dominant single family pattern, and scattered lot ownership
	The necessary rezoning (and scale of new development) required to meet anticipated employment requirements will likely not be in scale with the existing historic pattern
	The commuter type of transit service may generate more parking than would be compatible with the historic nature of Old Town
	Major need for infrastructure improvements and significant drainage issues
	Poor streetscape conditions
	With regard to an in-town circulator, Old Town is not centrally located to all three districts, and as such will add travel time for riders to their final destinations



MIDTOWN

Pros	Cons
Two sites in Midtown meet the technical station length requirements	Potential station locations would require minor realignment/potential acquisition along Cedar Hill Road
A Midtown station is centrally located within City Center and allow easier access to all three City Center districts	Street grid needs major enhancements
Availability of large vacant parcels is ideal for high-capacity economic development	Possible development constraints along Bentle Branch
The existing scale and character of development is more amenable to rezoning to achieve the anticipated levels of employment requirements	Current suburban development form does not support walkability
Focusing TOD in Midtown builds upon recent Cedar Hill development trends	
There are fewer property owners	
Commuter parking can be co-located with mixed use development projects	
Potential location sites can use regional drainage	
With regard to an in-town circulator, a Midtown location would offer shorter trips and a flexible operating plan	