

Plaza Saltillo Station

Plaza Saltillo Station is located at the southwest corner of East 5th Street and Comal Street on one acre owned by Capital Metro. This station has a stage one, split platform (stage two will double the length). It is situated within a culturally rich area that has experienced rapid growth that has an eclectic mix of small businesses, artists, and new enterprises as the downtown area expands east. Capital Metro owns 10 acres, west of the station to IH 35, it is developing with the Endeavor Real Estate Group, with plans for dense mixed-uses, including offices, retail, restaurants, and apartments and paseos. The residential component will designate 25% for affordable housing, one-half reserved for seniors. Other new projects nearby include live/work condominium units and street level commercial spaces. Imagine Austin designates this area as a Neighborhood Center; Austin's TOD ordinance defines it as a Neighborhood Center.

Station Features...

- Digital real time information display
- Shelter/Benches/Destination map/Lighting
- Capital Metro MetroBike Shelter (26 spaces, air)
- Free bike racks (24)

System Connections...

- MetroBus 4, 17, 320

Access to...

1. DiverseArts Culture Works
2. CommUnityCare
3. Huston-Tillotson University
4. Eastside Station
5. The Arnold

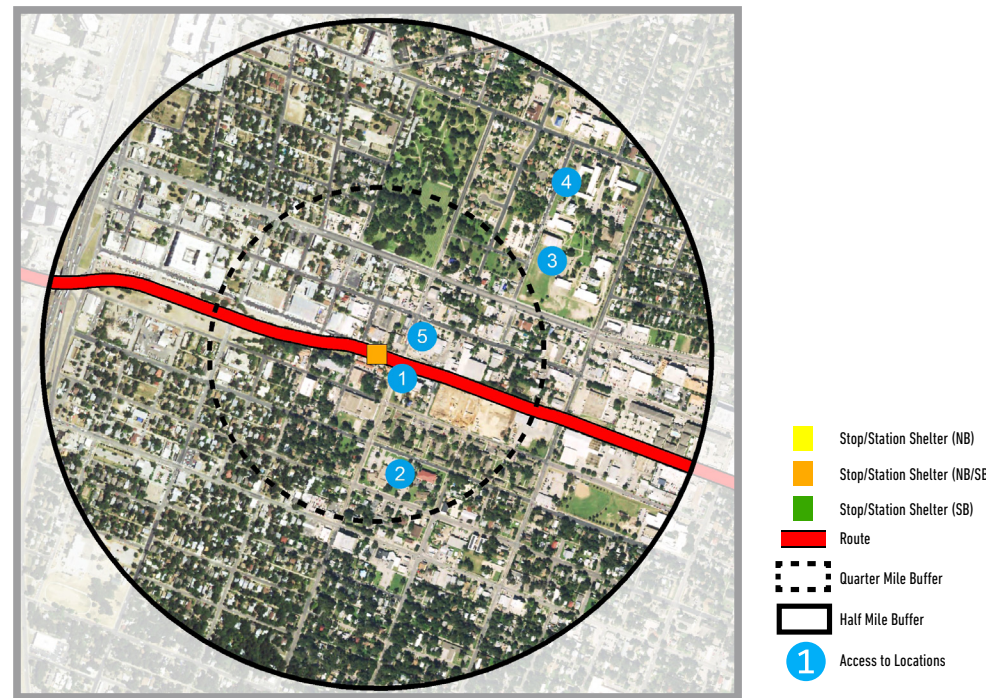
Missing Elements...

- Public Realm Improvements, including shade, pedestrian-scale lighting
- Activated plaza
- Pedestrian and bicycle connections and enhanced crossings
- Wayfinding



Ridership/Service

Weekday Ridership (April 2016)	104 on / 117 off
Saturday Ridership (April 2016)	53 on / 68 off
Sunday Ridership (April 2016)	None
Target Weekday Ridership	1,350 on
Level of Service	30 min peak/60 min off-peak



Demographics

Population (2010)	3,730
Population (2040)	8,740
Population Density (2010)	4,800 ppl / sq. mile
Employment (2010)	3,230
Employment (2040)	6,010
Employment Density (2010)	4,100 emp / sq. mile
Households (2010)	1,574
Households (2040)	3,844
Median HH Size (2010)	2.25
Housing Units (2010)	1,670
Affordable Housing (2013)	537
Median HH Income (2010)	\$45,100
Zero Car HH (2014)	67
Millennial Population Age 25-34 (2010)	880
Senior Population Age 65+ (2010)	330

Plaza Saltillo Station | MetroRail Red Line 550

FACTS

Segment	Central
Service Open	2010
Target Weekday Ridership	1,350
Profile Date	2016

PLACE TYPOLOGY

TOD Village **READINESS SCORE** **Ready**

READINESS METRICS

Connectivity	Medium
Market Strength	Medium
Land Availability	Medium
Government Support	Medium

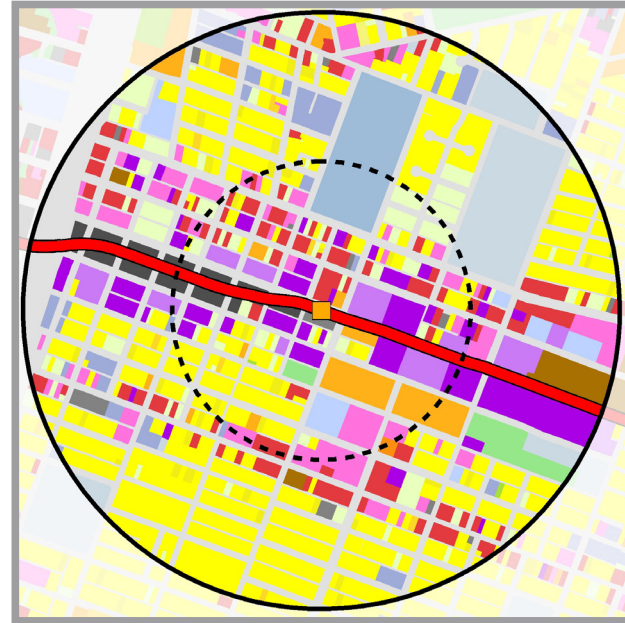
NEEDS

- **Safety and security**
 - Improved lighting on sidewalks along 4th, 5th, 6th and Comal, Onion Streets
 - Provide crosswalks where missing
 - Pedestrian-scale lighting directed to illuminate crosswalks
 - Secure the structures within the adjacent plaza to eliminate dark, unsafe areas
 - Enhance safety, visibility for pedestrian paths and bicycle routes on 4th Street and the Onion Street paseo
 - Increase in "eyes on the street" needed from the plaza and from now vacant properties on East 6th Street
 - Standard street termination signage and barricade needed at Onion Street south side of East 5th Street
- **(Re)development opportunities**
 - Redevelopment potential along 4th Street, Comal Street
 - Significant repurposing of warehousing in the area, additional potential remains
 - Opportunity for shared parking, infrastructure improvements, lighting in parking areas needed
 - Redevelopment of publicly-owned property, other properties adjacent to station
 - Infill at nearby shopping centers
 - Housing preservation interspersed with infill potential
- **Station amenities**
 - Pedestrian scale lighting recommended to remain on in plaza during hours of operation
- **Other amenities**
 - Continuance of pedestrian/bicycle trail
 - Wayfinding to note areas within a "10 minute walk"
- **Public/placemaking/art opportunity**
 - Significant placemaking opportunity
 - Potential for other functional art
 - Potential for collaboration between private/public interests
 - Safe design
- **Streetscape improvements**
 - Intersection improvements to better facilitate all travel modes
 - Sidewalk repair, replacement, and infill between gaps with proper ramp placement
 - Pedestrian-scale lighting on sidewalks leading to station and at crossings
 - Shade trees on 5th Street north side
 - Buffer between sidewalk and vehicle lanes

CATALYST PROJECTS

- Comal Pocket Park and Oswaldo A.B. Cantu Pan-Am Neighborhood Park - General Park Improvements (Parks and Recreation)
- Various water and stormwater management projects
- Saltillo Crossings and Signals (Capital Metro)
- Plaza Saltillo Station Area Plan & Regulating Plan (Planning and Zoning)

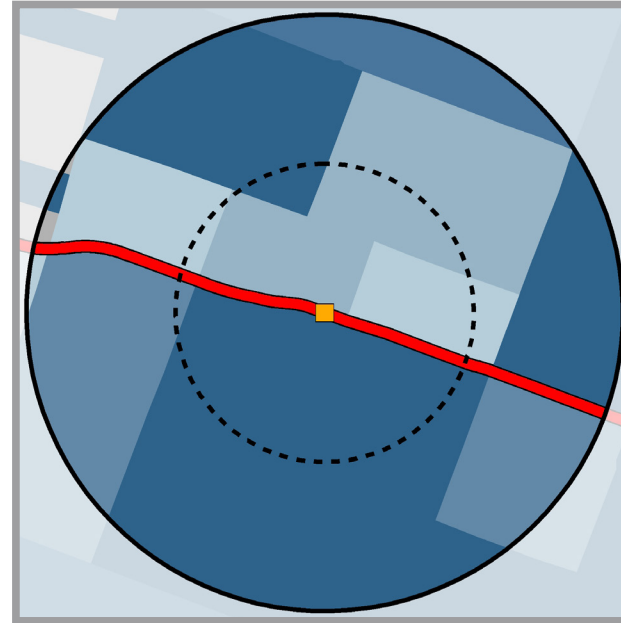
Land Use



The predominant land uses in the 1/2 mile station area include: streets and roads, and single family residential.

- | Land Use | |
|--------------|------------------------------|
| Light Green | Agricultural |
| Orange | Apartment/Condo |
| Dark Grey | Aviation Facilities |
| Green | Campgrounds |
| Light Blue | Cemeteries |
| Red | Commercial |
| Light Green | Common Areas |
| Light Blue | Cultural Services |
| Yellow | Duplexes |
| Light Blue | Educational |
| Light Green | Golf Courses |
| Light Blue | Government Services |
| Orange | Group Quarters |
| Dark Blue | Hospitals |
| Dark Purple | Landfills |
| Light Purple | Large-lot Single Family |
| Pink | Manufacturing |
| Pink | Marinas |
| Light Blue | Meeting & Assembly |
| Dark Purple | Miscellaneous Industrial |
| Dark Purple | Mixed Use |
| Light Yellow | Mobile Homes |
| Pink | Office |
| Light Green | Parking |
| Light Green | Parks/Greenbelts |
| Light Green | Preserves |
| Dark Grey | Railroad Facilities |
| Light Green | Resource Extraction (Mining) |
| Light Blue | Retirement Housing |
| Light Blue | Semi-institutional Housing |
| Yellow | Single Family |
| Light Blue | Streets & Roads |
| Yellow | Threplex/Fourplex |
| Dark Grey | Transportation Facilities |
| Light Green | Undeveloped |
| Light Green | Utilities |
| Light Purple | Warehousing |
| Light Blue | Water |

Population Density



Average population density in the 1/2 mile station area is 4,800 residents per square mile.

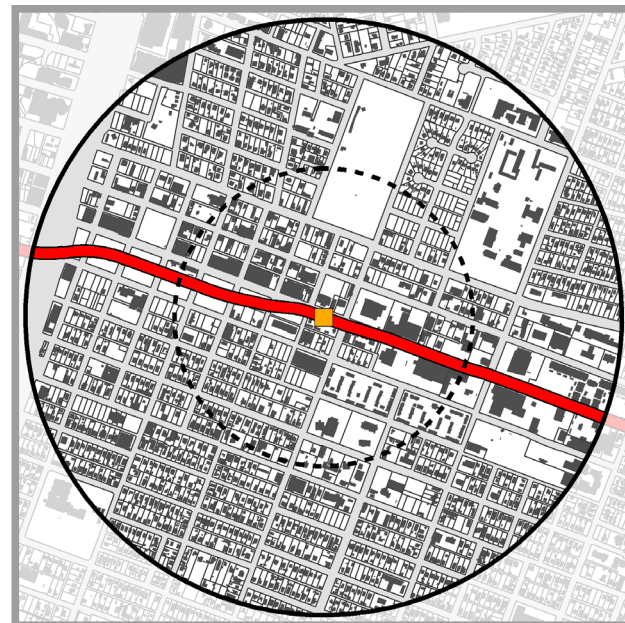
- | Persons Per SqMi |
|------------------|
| 0 |
| >0 and <1 |
| >1 and <2 |
| >2 and <3 |
| >3 and <4 |
| >4 and <5 |
| >5 and <60 |

Infrastructure-Roads



- Yellow square: Stop/Station Shelter (NB)
- Green square: Stop/Station Shelter (NB/SB)
- Red circle: Stop/Station Shelter (SB)
- Orange line: Bicycle Path
- Red line: MetroRapid Route
- Red dashed line: MetroRail Red Line
- Green line: Sidewalk
- Black line: Street

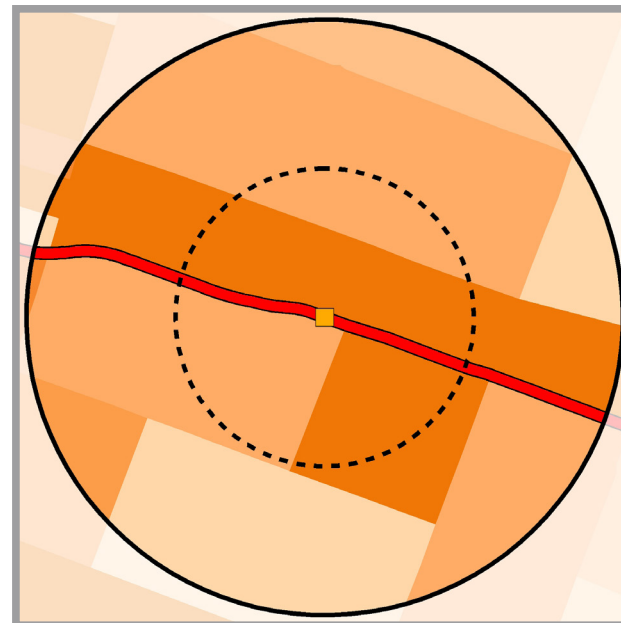
Parcels and Buildings



The 1/2 mile station area is estimated to contain 3.40 million built square feet.

- Yellow square: Stop/Station Shelter (NB)
- Orange square: Stop/Station Shelter (NB/SB)
- Green square: Stop/Station Shelter (SB)
- Red line: Route
- Dashed black circle: Quarter Mile Buffer
- Solid black circle: Half Mile Buffer

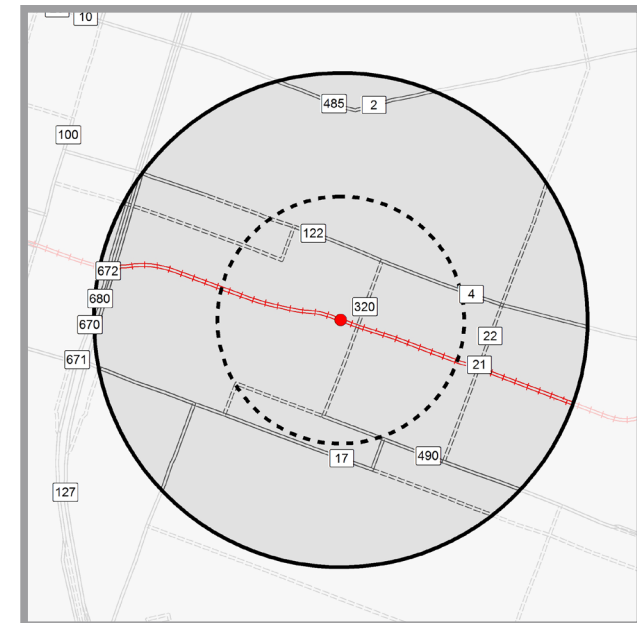
Employment Density



Average employment density in the 1/2 mile station area is 4,100 employees per square mile.

- | Employment Per SqMi |
|---------------------|
| 0 |
| >0 and <1 |
| >1 and <2 |
| >2 and <3 |
| >3 and <4 |
| >4 and <5 |
| >5 and <42 |

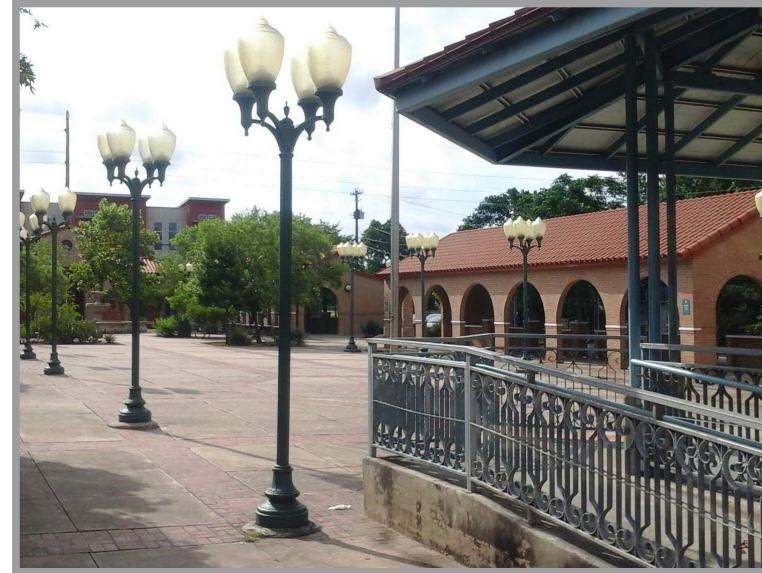
Infrastructure-Transit



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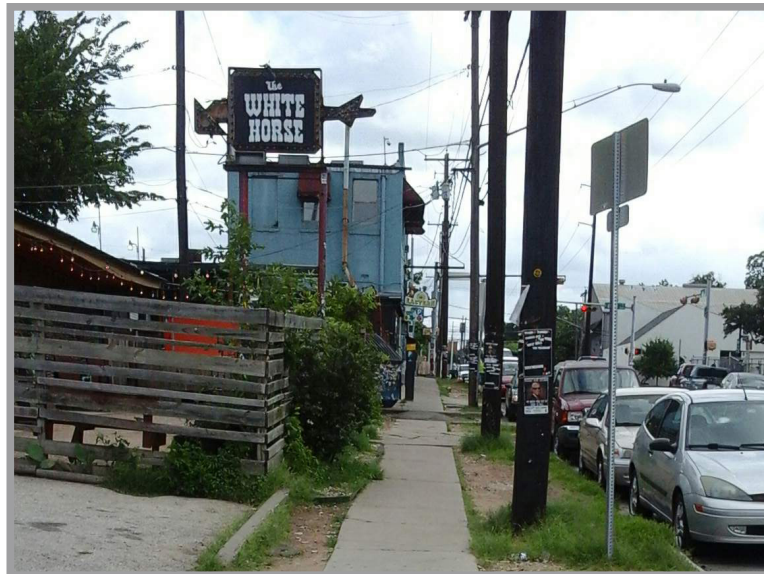
Plaza Saltillo Station is named for the adjoining plaza and the City of Saltillo, Mexico, an Austin Sister City, built in 1997



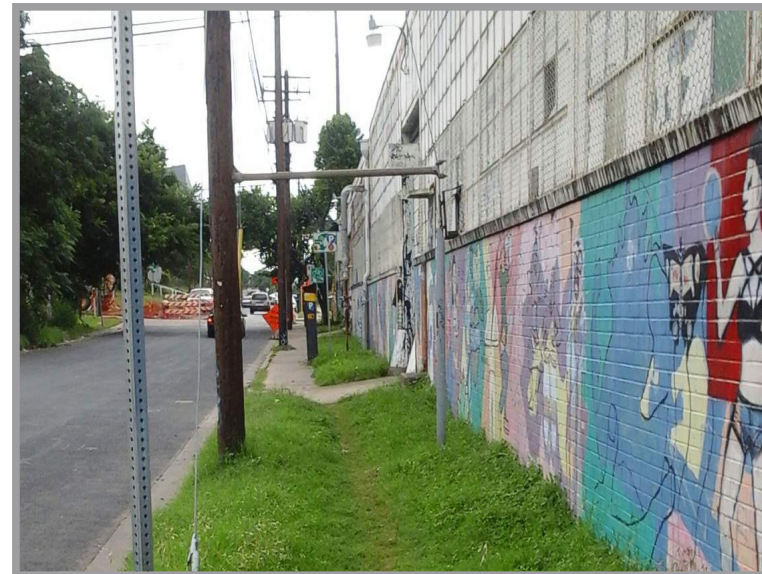
The gazebo at Plaza Saltillo looking east to the Saltillo Lofts, a mix of salons, small businesses, and multifamily on Comal Street



New, mixed use development surrounds the station area, this one on East 6th Street and Comal, The Arnold, includes offices, retail, and multi-family



Looking north from East 5th Street and Comal Street, popular eateries and bars near the station area in existing and restored buildings



Onion Street and 4th Street, looking east with opportunities for connectivity



Peddler's Bike Shop, other small businesses located near the station