

# Westgate Station

Westgate Station is located on the back side of Westgate Mall on Western Trails Boulevard at Sagebrush Trail. The station is east of US 290 (South Lamar), just off of Westgate Boulevard, at Westgate Cinema Theatres. From US 71 (Ben White), it is accessed from Pack Saddle Pass. The anchor use is the redeveloped Westgate Mall, containing a full service, specialty grocery store and large collection of shops, restaurants, and cinema complex. Businesses in the station area include a variety of uses in strip office parks that include independent office space, offices services, and health clinics. There are multi-family residential areas that transition from retail office into established areas consisting of single-family detached residences, with public schools. The station area has good shade and sidewalks. However, parking separates the sidewalks from building fronts, resulting in isolated walk space.

### Station Features...

- Digital real-time information display
- Shelter/Bench/Destination Map/Lighting
- Free bike racks (2)

### System Connections...

- MetroBus 5, 30, 238, 311, 338

### Access to...

1. Regal Cinemas Westgate 11
2. Central Market
3. South Austin Medical Clinic
4. Allergies and Asthma Clinic
5. Austin Telco Federal Credit Union

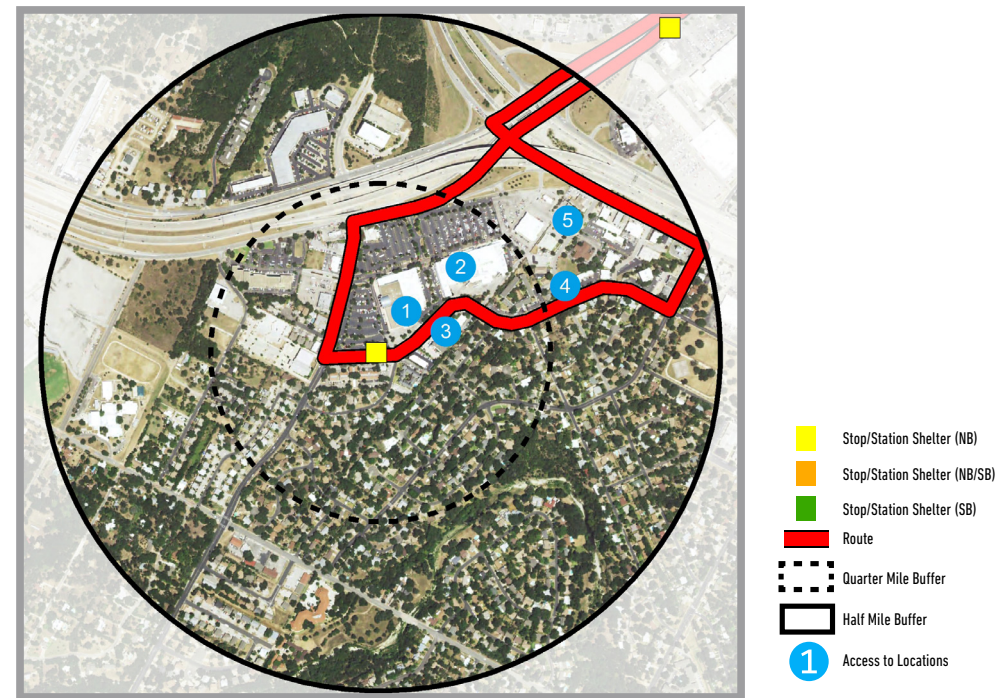
### Missing Elements...

- Dense, compact mix of uses
- Pedestrian-scale lighting
- Ped/bike enhanced connections and crossings
- Grid streets
- Wayfinding



### Ridership/Service

Weekday Ridership (April 2016)	268 on / 271 off
Saturday Ridership (April 2016)	137 on / 126 off
Sunday Ridership (April 2016)	92 on / 89 off
Target Weekday Ridership	560-690 on
Level of Service	15 min peak/30 min off-peak



### Demographics

Population (2010)	1,980
Population (2040)	3,640
Population Density (2010)	2,500 ppl / sq. mile
Employment (2010)	2,270
Employment (2040)	3,960
Employment Density (2010)	2,900 emp / sq. mile
Households (2010)	924
Households (2040)	1,759
Median HH Size (2010)	2.10
Housing Units (2010)	970
Affordable Housing (2013)	198
Median HH Income (2010)	\$58,600
Zero Car HH (2014)	0
Millennial Population Age 25-34 (2010)	330
Senior Population Age 65+ (2010)	380

## Westgate Station | MetroRapid 803

<b>FACTS</b>	Segment	South
	Service Open	2014
	Target Weekday Ridership	560-690
	Profile Date	2016

<b>PLACE TYPOLOGY</b>	<b>TOD Village</b>
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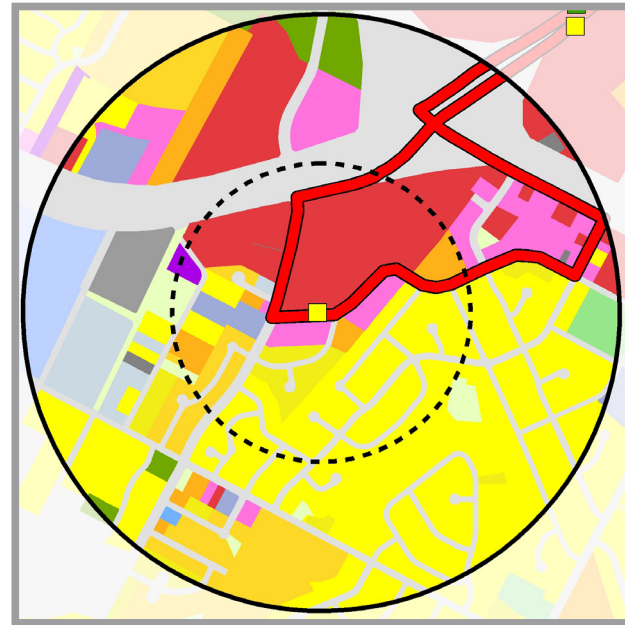
<b>READINESS SCORE</b>	<b>Emerging</b>
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<b>READINESS METRICS</b>	Connectivity	Medium
	Market Strength	Medium
	Land Availability	Medium
	Government Support	Low

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|---|--|
| <p><b>Safety and security</b></p> <ul style="list-style-type: none"> <li>▪ 'Dark Sky' lighting needed to illuminate parking connections and crosswalks</li> <li>▪ Enhanced safety visibility for pedestrian paths and bicycle routes</li> <li>▪ Development that offers more 'eyes on the street'</li> </ul> <p><b>Streetscape improvements</b></p> <ul style="list-style-type: none"> <li>▪ Intersection improvements to better facilitate all travel modes</li> <li>▪ Bicycle connections, no bike lanes on West Gate Boulevard, Western Trails Boulevard, or Sagebrush Trail</li> <li>▪ Improved sidewalks on Westgate Boulevard</li> <li>▪ Pedestrian-scale lighting at pedestrian crossing: Western Trails Boulevard at Westgate Boulevard</li> <li>▪ Traffic calming, increasing pedestrian/bicycle safety at stations</li> </ul> | <p><b>(Re)development opportunities</b></p> <ul style="list-style-type: none"> <li>▪ Surface parking potential in shared/structured parking</li> <li>▪ Redevelopment of strip commercial</li> <li>▪ Infill at nearby shopping centers</li> </ul> <p><b>Station amenities</b></p> <ul style="list-style-type: none"> <li>▪ Shade: trees or shade structure</li> <li>▪ Pedestrian scale lighting</li> </ul> <p><b>Other amenities</b></p> <ul style="list-style-type: none"> <li>▪ Continuance of pedestrian/bicycle trail</li> <li>▪ Wayfinding to note areas within a "10 minute walk"</li> </ul> <p><b>Public/placemaking/art opportunity</b></p> <ul style="list-style-type: none"> <li>▪ Potential for other functional art</li> <li>▪ Potential for collaboration between private/public interests</li> <li>▪ Safe design</li> </ul> |
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<b>CATALYST PROJECTS</b>	<ul style="list-style-type: none"> <li>▪ WMS Creek Flood Hazard Mitigation Study: Cherry Creek to S. Congress (Watershed Protection)</li> </ul>
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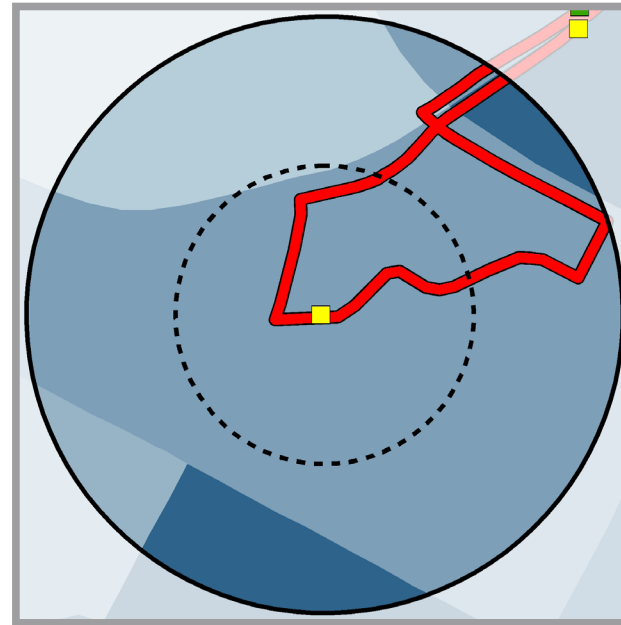
Land Use



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

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

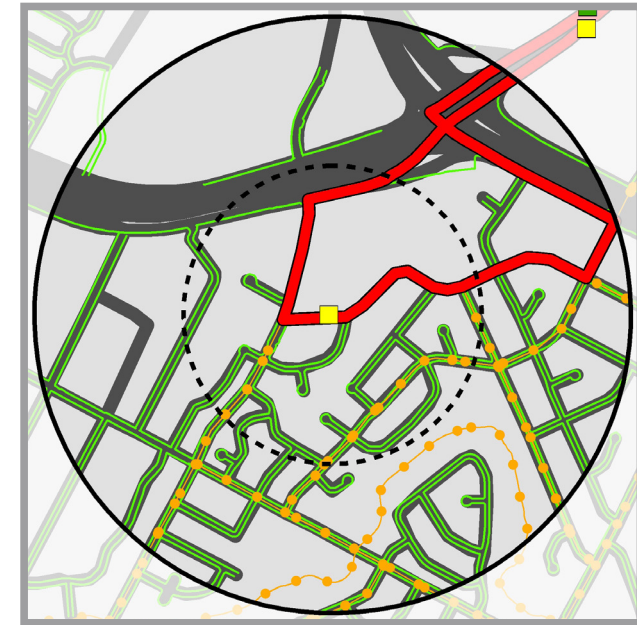
Population Density



Average population density in the 1/2 mile station area is 2,500 residents per square mile.

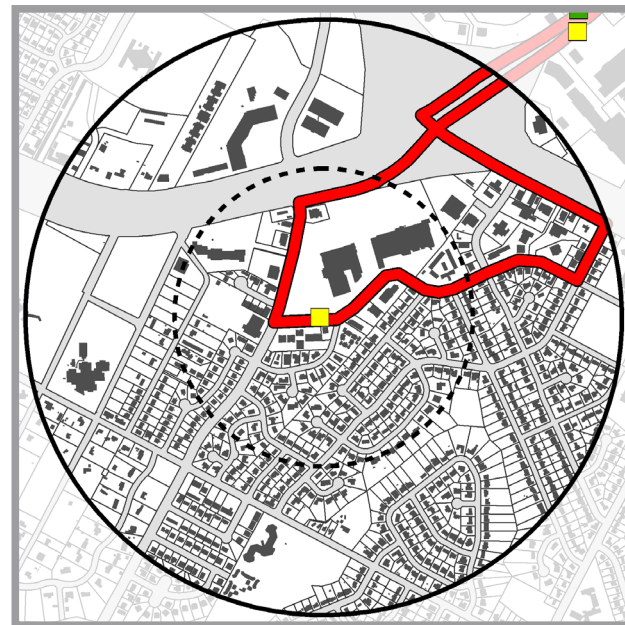
- Persons Per SqMi**
- 0
  - >0 and <1
  - >1 and <2
  - >2 and <3
  - >3 and <4
  - >4 and <5
  - >5 and <60

Infrastructure-Roads



- Stop/Station Shelter (NB)
- Stop/Station Shelter (NB/SB)
- Stop/Station Shelter (SB)
- Bicycle Path
- Route
- Sidewalk
- Street

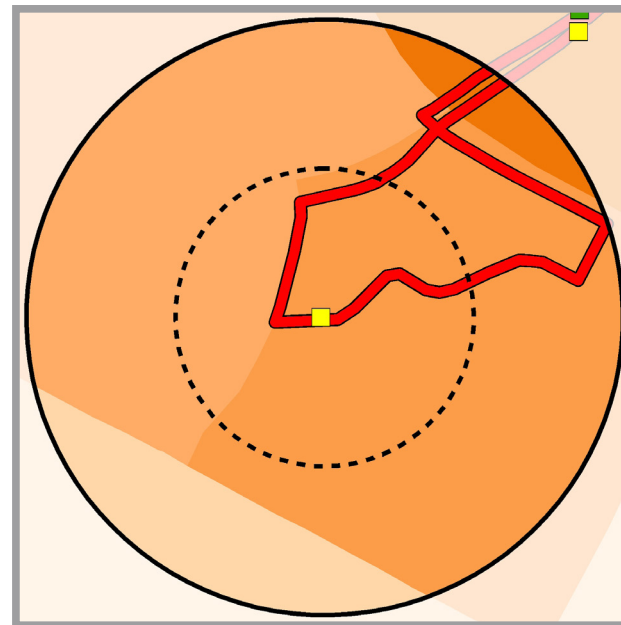
Parcels and Buildings



The 1/2 mile station area is estimated to contain 2.77 million built square feet.

- Stop/Station Shelter (NB)
- Stop/Station Shelter (NB/SB)
- Stop/Station Shelter (SB)
- Route
- Quarter Mile Buffer
- Half Mile Buffer

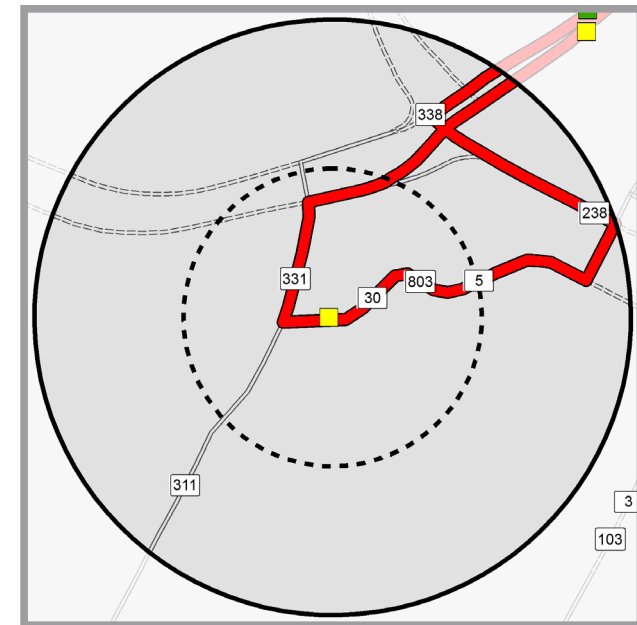
Employment Density



Average employment density in the 1/2 mile station area is 2,900 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



- Stop/Station Shelter (NB)
- Stop/Station Shelter (NB/SB)
- Stop/Station Shelter (SB)
- Route
- Quarter Mile Buffer
- Half Mile Buffer



Westlake Boulevard station (SB) adjacent to the Westlake Cinema



East entrance of the Westgate Mall, main entry from South Lamar Boulevard



Looking east from Westlake Boulevard, east side at Westgate station



Looking east on Westlake Boulevard, a mix of multifamily, offices, and medical transitions to predominately single-family detached suburban residential



Medical centers line Westgate Boulevard from Pack Saddle Pass to Westgate Boulevard



East side of Western Trails Blvd across from Westgate Mall