

CAPITAL METRO CONNECTS PEOPLE, JOBS, AND COMMUNITIES BY PROVIDING QUALITY TRANSPORTATION CHOICES. WE COVER A SERVICE AREA OF 522 SQUARE MILES, SERVE A POPULATION OF 936,363, AND AVERAGE 2.6 MILLION MONTHLY BOARDINGS.



## SERVICES

- MetroBus: 2700 stops. 400 buses. 83 routes. Night Owls, E-Bus, UT Shuttles.
- MetroRail: 32 miles between Leander and Downtown Austin. 9 stations.
- Vanpools & Carpools: 141
- MetroAccess Vehicles: 139
- MetroExpress
- MetroBike
- RideShare
- FreightRail

## CAPITAL METRO TOD

Transit-oriented development (TOD) creates transit-friendly walkable communities with a mix of people, jobs, and services. Capital Metro partners with its constituent communities to establish TODs in transit-rich locations. Implementing the CAMPO 2035 Activity Centers plan depends on focusing growth in walkable urban places served by transit.

Capital Metro considers TOD opportunities at several transit facilities. TOD provides increased ridership, increased revenues from development, and more choices for the community.

TOD supports affordable living. The two largest expenditures for most households are housing and transportation. Capital Metro works with the community to create more affordable living options by providing more transit and by supporting development in transit-rich locations.

## CAPITAL METRO'S STRATEGIC PLAN FY 2012 GOALS

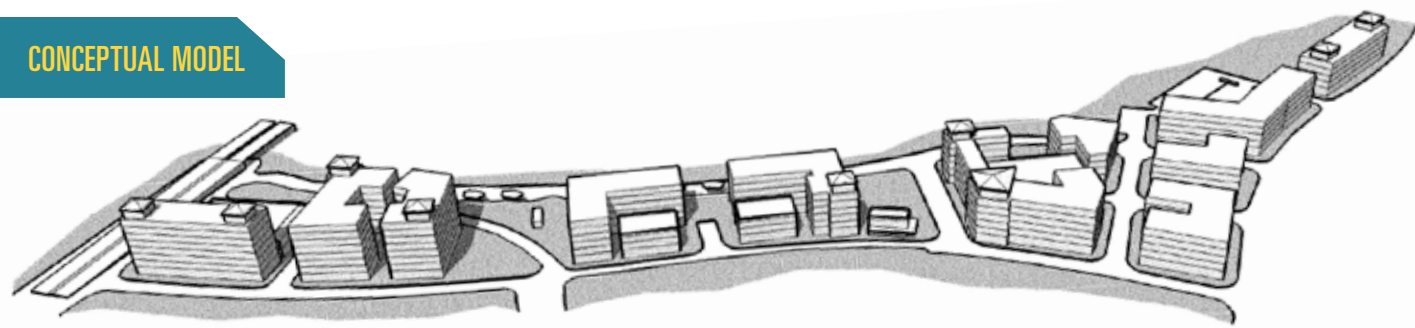
- 1 | Provide a great customer experience.
- 2 | Improve business practices.
- 3 | Demonstrate the value of public transportation to an active community.
- 4 | Be a regional leader.



CONCEPTUAL PLAN



CONCEPTUAL MODEL



Block	BUILDING			STORIES			GARAGE		PARKING				Parking Reduction 60%
	Retail	Office	Residential	Retail	Office	Residential	Spaces	Levels	On-Street	Parking Provided	Parking Required (w/60% reduction)	Parking Required (no reduction)	
A1	3,390	-	-	1	-	-	143	2	30	173	7	12	
A2	12,693	-	68	1	-	7	-	-	-	-	89	149	
B1	5,616	-	90	1	-	7	181	2	17	198	93	155	
B2	-	-	68	-	-	8	-	-	-	-	61	102	
C1	-	16,200	-	-	3	-	139	2	-	139	35	59	
C2	-	-	73	-	-	6	-	-	-	-	65	109	
D1	-	16,200	-	-	3	-	96	1	-	96	35	59	
D2	-	-	97	-	-	6	-	-	-	-	87	145	
E	3,600	-	-	2	-	-	-	-	-	-	8	13	
F1	-	-	-	-	-	-	214	3	46	260	-	-	
F2	13,581	-	84	1	-	5	-	-	-	-	105	175	
F3	-	-	37	-	-	5	-	-	-	-	33	55	
G	-	-	60	-	-	5	-	-	12	12	54	90	
H	-	-	42	-	-	5	-	-	11	11	38	63	
I	-	-	80	-	-	5	-	-	84	84	72	120	
J	-	-	50	-	-	5	-	-	30	30	45	74	
K	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Subtotal</b>	<b>38,880</b>	<b>32,400</b>	<b>748</b>	<b>6</b>	<b>6</b>	<b>64</b>	<b>772</b>	<b>10</b>	<b>230</b>	<b>1,002</b>	<b>828</b>	<b>1,381</b>	

# LAKELINE

## 13701 LYNDHURST AT LAKELINE BLVD

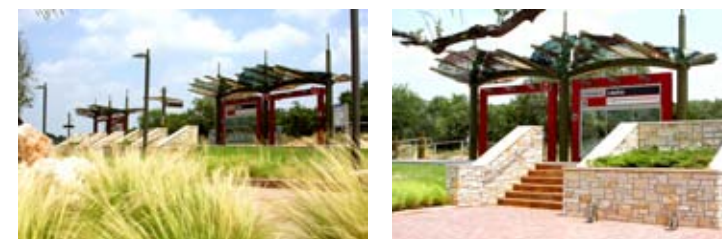


CAPITAL METRO owns 20 acres (Lot 1) on Lakeline Blvd and Lyndhurst Dr. in Austin, Texas. It is located near Lakeline Mall, three other retail centers, and has the potential to be a major activity hub of NW Austin. Located in the high growth corridor of the NW Austin MSA, with excellent public schools (Leander ISD, Round Rock ISD), it continues to attract new commerce and new residents.

Lakeline Station is the northernmost MetroRail stop within the city limits of Austin. The current facilities use the northernmost 2/3 of the tract which extends to the future Lakeline Mall Blvd. extension. This station serves commuters from Avery Ranch and surrounding communities in Anderson Mill and Cedar Park, and currently parks 400 cars and 50 bikes. The property is beautifully designed within a lush landscape of mature native Live Oak and Cedar Elm trees, Mountain Laurel, and Texas native landscaping.

Located within once State-owned land, this property is part of a State PUD, offering greater building heights and density than standard zoning might in this area. Transit Oriented Developments have been planned around the Station on approximately 400 acres.

Development potential is strong given the ongoing growth trends of Austin, combined with the area's location within the arterial/expressway grid of IH35, 45Tollway (RM620), US183 and 183ATollway, Parmer Ln, and Lakeline Blvd. Capital Metro sits in the center of this grid, with the added benefit of the rail station and associated Park & Ride, giving potential for a highly active, urban mixed-use development on this property as the unifying nexus for activity in the area.



**SITE/ ADJACENT CHARACTER**

- 20 acres, includes Lakeline Rail Station and Park & Ride; available for redevelopment that incorporates transit.
- Area is a northwest regional hub near the intersection of 45Toll (RM620) and 183AToll (US183). Lakeline Blvd connects to Parmer Ln, corporate offices on Spectrum Dr ¼ mi from rail station; Avery Ranch Planned Community

**TRANSIT CONNECTIONS**

- MetroRail Red Line: 15 trains weekdays, +6 Friday evenings & 12 Saturdays March-September
- Express Bus: 53 connections weekdays
- CARTS connections
- Vanpool connections

**RIDERSHIP**

- Rail Ridership: 1650 weekly
- Bus ridership: 604 weekly

**MAJOR EMPLOYERS**

AT&T Corporate, Health Tronics Inc., E-MDs Inc., Applied Rigaku Tech Inc., Lakeline Mall, Home Depot, Provident American Life

**ATTRACTIONS**

Lake Travis (1.5mi), Lakeline Mall, hotels, Avery Ranch, regional retail centers, Texas Hill Country

