

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.



LEANDER STATION IS THE NORTHERNMOST STOP OF THE METRORAIL RED LINE, A 32-MILE COMMUTER ROUTE CONNECTING THE RAPIDLY-GROWING NORTHWEST SECTOR OF THE REGION TO CENTRAL AUSTIN.



This property has an approved Form Base Code and Regulating Plan. Transit Village Investments, Ltd. (Leander Transit Development, Ltd.) has worked closely with Capital Metro, and owns the property north and south of Capital Metro's, however the developments remain independent. The ACC property is within 1/4 mile from the station.

The City, with Williamson County and area land owners (including Capital Metro), has created a supportive street grid for optimizing regional access to Leander Station and the development from nearby suburban and rural areas. Built or under construction is Hero Way (RM 269) and San Gabriel Parkway (RM274).

Entitlements approved (ultimate build-out):

COMBINED PLAN

- 414,000 sq ft retail
- 700,000 sq ft
- 54,000 flex
- 600-2521 DU (residential)
- 4 public areas
- 3,200 parking spaces (+80% in structures)
- 2-8 story building heights w/ 4 towers
- Transit ridership from Leander, nearby towns including Liberty Hill, Bertram, Georgetown, Round Rock, & Cedar Park

CAPITAL METRO SITE ONLY

- 120,000 sq ft retail
- 250,000 sq ft office not listed separately
- 200-973 DU (residential)
- 2 public areas
- 1500-2000 parking spaces
- 2-8 story building heights w/ 1 tower

LEANDER

800 US183 AT METRO DRIVE



CAPITAL METRO owns approximately 14 acres on US183 and Metro Drive in Leander, Texas. It is located less than 1/2 mile from downtown Leander, and is the center of the planned Leander TOD. Leander has a population of 15,705, a 107% increase since 2000. Located in the high growth corridor of the NW Austin MSA, with excellent public schools, Leander continues to attract new commerce and new residents.

Leander Station hosts both a MetroRail and MetroExpress service. Beautiful native landscaping and a gazebo plaza serve the transit area.

The City of Leander adopted a Smart Code in 2005 to encourage denser, walkable development. A TIRZ for the TOD was set up in 2006. Capital Metro and Leander Transit Development obtained full approval for a dense, mixed use development on the Capital Metro tract and adjacent 50 acres. Transit service and the planned TOD were principal considerations for the 100 acre purchase by Austin Community College (ACC) for a future campus in the TOD.

Capital Metro has partnered with area jurisdictions and property owners to build the primary roadways serving this area: CR 269, CR274, and CR273. Engineering work includes an exemption to detention requirements for new development.



SITE/ ADJACENT CHARACTER

- 14 acres, includes Leander Rail Station and Park & Ride; available for redevelopment that incorporates transit.
- 100 acre future ACC Campus adjacent, CR269 complete 2012, CR274 complete 2012, CR273 complete 2014, 183A Toll.

TRANSIT CONNECTIONS

- MetroRail Red Line: 8 trains weekdays, 6am peak/2pm peak; +6 Friday evenings March-September
- Express Bus: 53 connections weekdays
- Vanpool connections

RIDERSHIP

- Rail Ridership: 850 weekly
- Express Bus ridership: 290 weekly

MAJOR EMPLOYERS

HEB, City of Leander, Construction Trades, Manufacturing

ATTRACTIONS

Crystal Falls Golf Club, Hill Country, Leander ISD rated excellent

