

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

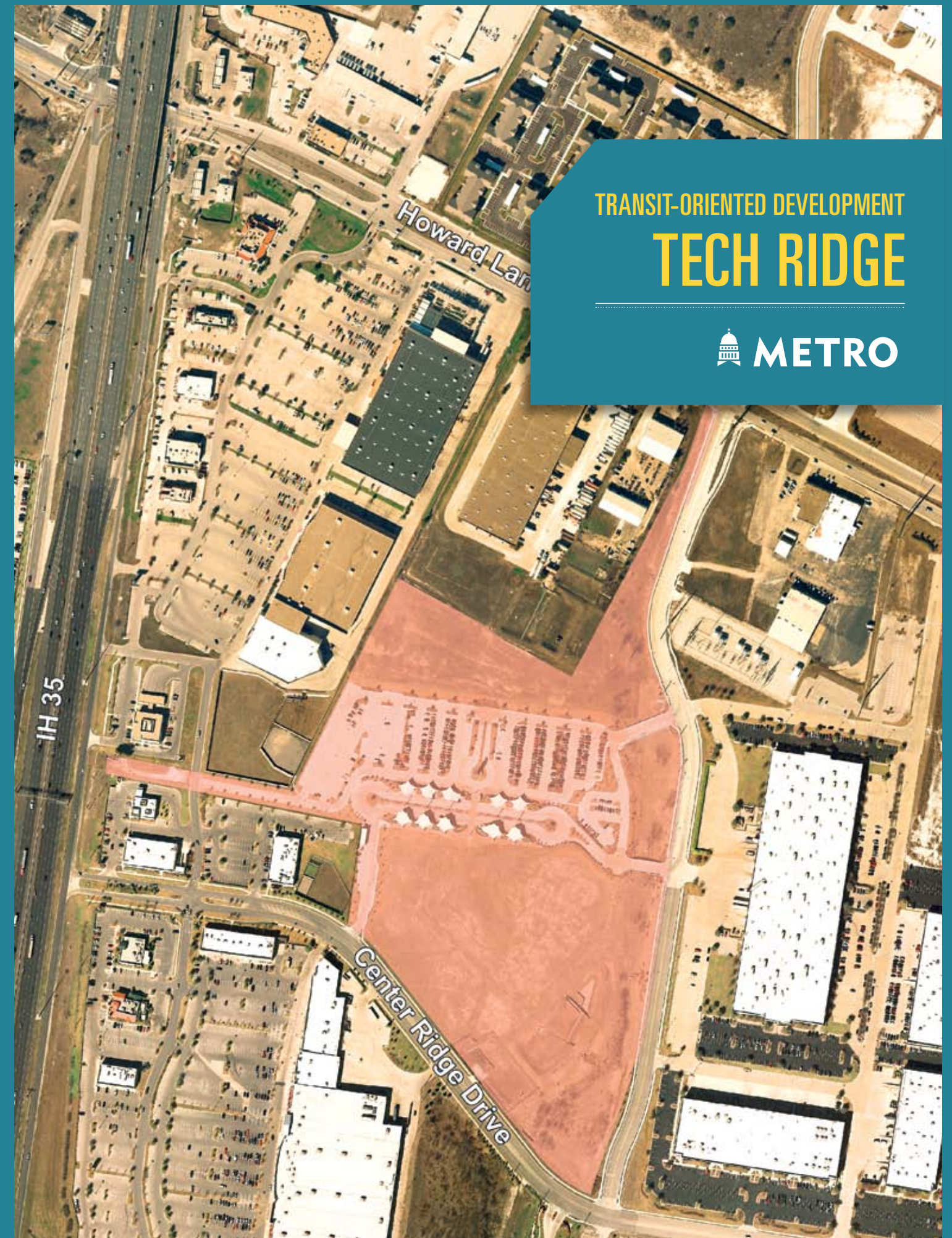
Transit-oriented development (TOD) creates transit-friendly walkable communities with a mix of people, jobs, and services. Capital Metro partners with its constituent communities to establish TODs in transit-rich locations. Implementing the CAMPO 2035 Activity Centers plan depends on focusing growth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



MARKET STUDIES done before the economic downturn for the 1/2 mile circle around Tech Ridge showed strong potential for multifamily rental units. Estimates suggested that Tech Ridge could capture 150-400 units at this site. Residential development would depend on having an urban village environment, insulating such development from the large box retail, large office campuses, and IH 35.

Given the site's location within a growing employment cluster, the study estimated that there would be some potential for some office development in the area.

Tech Ridge was considered to be a strong support retail site, focusing on targeting smaller, floor-plate retail uses that draw customers primarily during evening hours and weekends. This may include more transit-supportive uses, such as cleaners and other convenience services, sit-down restaurants, brew-pubs, sports bars, and potentially some retail entertainment uses. The 2006 estimate for the 1/2 mile circle found potential for between 8,000 and 22,000 sq. ft of retail supported by on-site residents, and might also include a tenant mix including a restaurant, gym, or fitness center. There are 2 hotels in the area, and the site was considered ideal for a small 80 to 100 room hotel targeting the business market.

TECH RIDGE HAS BEEN IDENTIFIED BY CAMPO AS ONE OF THE ACTIVITY CENTERS TARGETED FOR SIGNIFICANT DEVELOPMENT IN THE 2035 REGIONAL TRANSPORTATION PLAN.



TECH RIDGE

900 CENTER RIDGE DRIVE IH-35 AT HOWARD LANE



CAPITAL METRO owns 33 acres on the east side of IH 35, just south of Howard Lane in Austin, Texas. The Park & Ride facility covers one half of the available property, with undeveloped land both north and south of the Park & Ride.

Tech Ridge Transit Facility opened in 2007, and is one of our most heavily used facilities. The Park & Ride parks 476 cars and 10 bikes. Tech Ridge is located near several large employers, including Dell and US Farathene.

Tech Ridge Transit Facility connects patrons commuting both to and from Round Rock, Georgetown, and with CARTS from other towns and cities in Williamson County to all parts of Austin, including the University of Texas and Downtown. It will soon be the northernmost stop for MetroRapid (BRT), a premium bus service scheduled to start in 2014.

Within the jurisdiction of the City of Austin, the property is zoned TOD with a base zoning of Commercial Service (CS). The primary roadway infrastructure and utility infrastructure is in place and relatively new. Retail centers and restaurants are numerous in the area in response to 45Toll and 130Toll construction and a number of recent subdivisions that were built in recent years.



SITE/ ADJACENT CHARACTER

- 33 acres, includes Tech Ridge Park & Ride; available for redevelopment that incorporates transit.
- Highest volume transit facility with regional access

TRANSIT CONNECTIONS

- Express Bus: 25 connections weekdays
- Fixed Route Bus: 358 connections
- Vanpool connections

RIDERSHIP

- Express Bus & Fixed Route Bus: 2500+ weekly

MAJOR EMPLOYERS

Dell, US Farathene, regional retail power centers

EMPLOYMENT/ATTRACTIONS

Access to the region; minutes from Round Rock, Georgetown, North Austin, Pflugerville, Downtown

