

A teal ribbon graphic with a folded end on the left side, containing the text "FM 969 CORRIDOR" and "APPENDIX B".

FM 969 CORRIDOR

APPENDIX B

A teal circle with a white border containing the letter "B".

B

LAND USE ASSUMPTIONS

LAND USE ASSUMPTIONS
CITY OF AUSTIN
CORRIDOR DEVELOPMENT PROGRAM
FM 969 CORRIDOR



Character District 1: US 183 to SH 130



Character District 2: SH 130 to Dunlap Road



Character District 3: Dunlap Road to Webberville

Prepared by McCann Adams Studio for URS Corporation

January 17, 2012

LAND USE ASSUMPTIONS

McCann Adams Studio (MAS), as part of the URS team, has been retained to develop estimates of future land uses for the FM969 corridor, the purpose of which is to provide the basis for travel demand forecasting within the study influence area, generally bounded by US 71 on the south, US 290 on the north, US 183 on the west and the Village of Webberville on the east. This memorandum documents the methods and assumptions utilized in developing the future land use projections set forth in Table 1.

Table 1
FM 969 FUTURE LAND USE PROJECTIONS
Resident and Employee Populations 2010, 2015 & 2025
 DRAFT: Revised 1.17.12
 Prepared by MAS for URS

CHARACTER DISTRICT(S)	TAZ #	TOTAL ACRES	2010 ¹		2015 ¹		2025					
			RESIDENTS	EMPLOYEES	RESIDENTS	EMPLOYEES	HIGH ²		MODERATE ³		LOW ⁴	
							RESIDENTS	EMPLOYEES	RESIDENTS	EMPLOYEES	RESIDENTS	EMPLOYEES
1	211	462.59	1,090	296	--	--	30	44	18	26	9	13
1	267	290.17	16	594	--	--	0	1,211	0	727	0	363
1	268	498.66	92	708	21	--	139	681	104	409	70	204
1	269	924.49	914	278	42	--	303	810	223	486	147	243
1	270	977.80	189	248	--	--	1,559	0	935	0	468	0
2	271	1,835.01	1,141	44	--	--	2,133	2,100	1,250	1,260	735	840
2	272	326.03	447	736	--	--	93	132	46	66	0	0
1	300	382.02	1,940	163	19	--	128	819	96	491	64	246
1	301	541.72	941	327	--	--	0	180	0	108	0	54
1	302	1,372.49	5,615	598	7	--	1,474	163	873	82	451	49
1	303	987.76	5,451	244	139	--	1,253	131	897	78	564	39
1	304	4,043.65	10	79	--	--	252	479	151	287	76	144
1	398	1,187.19	602	1,381	--	--	12	479	7	287	4	144
1	399	2,731.48	302	104	--	--	1,553	88	932	44	466	26
1	400	1,662.75	1,478	155	87	--	2,026	2,057	1,663	1,234	904	617
2	401	1,790.77	2,395	40	126	--	1,587	664	1,034	355	542	91
1	429	496.69	64	236	31	--	452	706	303	423	177	212
1	445	2,411.34	22	88	--	--	2,899	0	1,739	0	870	0
1	447	1,340.71	385	6	24	--	1,744	829	1,014	449	556	249
1	500	1,153.41	3,134	341	7	--	1,599	950	967	570	489	285
1, 2	501	1,791.59	252	45	--	--	413	1,436	248	861	165	574
2, 3	524	3,874.65	299	33	--	--	1,605	278	730	133	0	0
3	561	1,913.11	129	6	--	--	579	44	231	17	0	0
2	562	4,245.69	98	0	--	--	7,936	1,667	4,446	920	1,912	347
1, 2	563	2,282.67	300	9	7	--	621	784	359	436	128	131
3	564	2,202.12	67	36	--	--	1,298	287	680	166	322	100
3	565	4,005.53	454	112	--	--	445	34	178	13	0	0
3	603	3,483.67	1,371	28	--	--	440	33	176	13	0	0
1	610	1,078.25	426	470	--	--	1,413	267	848	160	424	80
2, 3	614	4,313.38	2,513	51	509	--	4,398	135	3,022	65	1,698	0
3	615	4,475.48	300	4	--	--	502	38	201	15	0	0
3	616	5,398.19	2,154	24	--	--	1,331	100	532	40	0	0
3	617	1,639.82	496	0	--	--	403	30	161	12	0	0
2	618	2,880.15	2,508	116	--	--	2,331	150	1,166	75	0	0
3	619	3,991.02	406	27	--	--	1,157	87	463	35	0	0
2	620	1,065.69	968	289	--	--	658	104	329	52	0	0
3	621	3,796.20	1,883	120	--	--	1,446	109	579	44	0	0
2	1099	358.74	738	285	--	--	0	174	0	87	0	0
3	1101	2,421.69	184	38	--	--	376	28	150	11	0	0
2	1338	2,246.10	2,134	101	--	--	1,682	480	841	240	256	81
1	1339	622.92	9	2	--	--	862	803	500	434	259	241
1	1340	1,526.54	14	0	--	--	2,168	1,603	1,301	962	650	481
TOTAL		85,129.82	43,925	8,450	1,020	0	51,910	21,188	29,393	12,166	12,404	5,853
PERCENT INCREASE FROM 2010					2%	0%	110%	251%	67%	144%	28%	69%

Notes:

- 2010 Resident and Employee numbers from CAMPO model.
- 2015 Resident and Employee numbers assume development/implementation of 15% of Active Projects, and no completion of approved or proposed projects or projects on developable land.
- 2025 High Resident and Employee numbers assume development/implementation of 50% of Developable Land in Character District 1, 20% of Developable Land in Character District 2, 5% Developable Land in Character District 3, 100% of Active Projects, 25% of Approved Projects, and 10% Proposed Projects.
- 2025 Moderate Resident and Employee numbers assume development/implementation of 30% of Developable Land in Character District 1, 10% of Developable Land in Character District 2, 2% Developable Land in Character District 3, 75% of Active Projects, 15% of Approved Projects, and 5% Proposed Projects.
- 2025 Low Resident and Employee numbers assume development/implementation of 15% of Developable Land in Character District 1, 50% of Active Projects, 10% of Approved Projects, and 3% Proposed Projects. No completion of Developable Land in Character Districts 2 and 3.

Land Use Data Collection

MAS prepared a map analyzing land utilization within the study influence area (Figure 1). The map describes existing land utilization, identifying emerging projects, lands unlikely to develop, and undeveloped land that could be available for development in the future. More specifically:

- a. Existing Land Uses: MAS obtained 2011 Land Use files through the City of Austin, which describe existing land uses within the City boundaries of the study influence area. Using Google Earth and Maps, existing land uses within the City's extraterritorial jurisdiction (ETJ) were also mapped.
- b. Emerging Projects: MAS used the City of Austin's description of Emerging Projects (dated April, 2011), to map three categories of projects within the study influence area: active, approved and proposed. Sixteen planned developments in these various stages of implementation were identified and mapped. In addition MAS and URS conducted research to identify projects that were not on the Emerging Projects list, and identified existing subdivisions, which were platted but not yet developed.
- c. Properties Not Likely to Develop: Properties not likely to develop were mapped, including: all land within the 100-year floodplain, properties currently in, and projected to be, used for resource extraction over the next 15 years (based on information in the Draft Lower Colorado River Corridor Plan), publicly-owned parcels and public utilities, and existing and planned parks and open spaces.
- d. Developable Land: Remaining properties (i.e., not including existing land uses, emerging projects and properties not likely to develop) were identified as undeveloped but potentially available for future development. A total of 23,111 acres of such developable land is indicated on Figure 1.

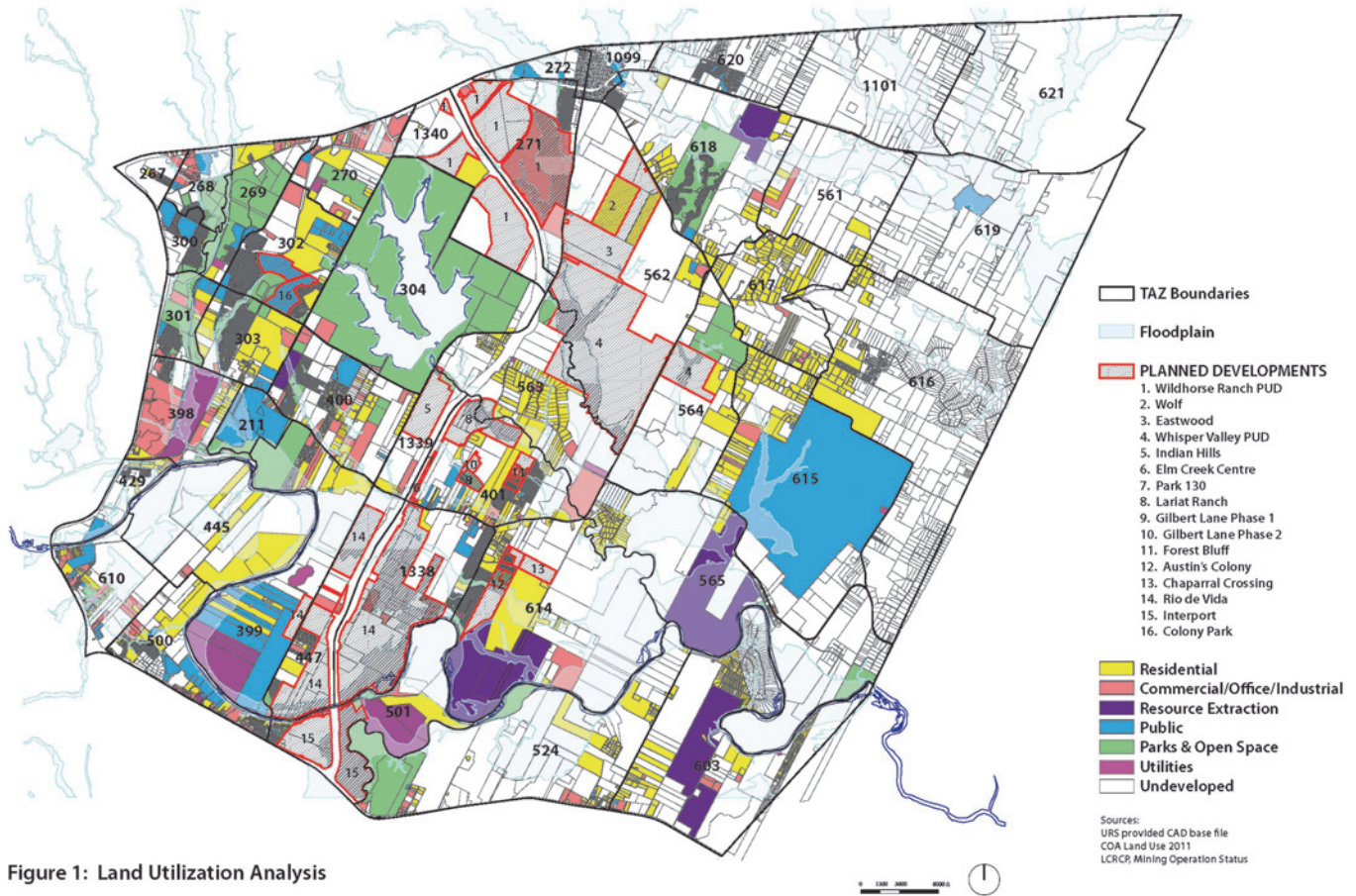


Figure 1: Land Utilization Analysis

Character Districts and Traffic Analysis Zones

In undertaking the land use reconnaissance, the study influence area was divided into three “character districts”, representing from west to east decreasing levels of urbanization along the FM 989 corridor (Figure 2). These include:

- **Character District 1:** the area between US 183 and SH 130, much of which is within the city limits of Austin and that includes a diverse mix of existing residential, commercial, industrial and civic uses. Approximately 4,300 acres of undeveloped land is available in this portion of the study influence area, which represents about 19% of the developable land.
- **Character District 2:** the area between SH 130 and Taylor Lane and Dunlap Road has experienced some growth over the past decade (e.g., Austin’s Colony, Forest Bluff, Kennedy Ridge Estates, etc.). Significant growth is projected in this portion of the study influence area, since it is the location of 15 of the 16 emerging projects representing well over 8,000 acres of land (e.g., Wildhorse Ranch, Whisper Valley, Rio de Vida, etc.). In addition, approximately 4,700 acres of undeveloped land with the potential for future development is identified within this character district.

- **Character District 3:** the area between Taylor Lane/Dunlap Road and the easternmost edge, is the most rural portion of the study influence area, with open agricultural land, small ranches and large lot single-family homes. It is also the site of the City of Austin's solar energy farm. Approximately 14,100 acres of undeveloped land with the potential for future development is identified within this character district, which represents more than 60% of the undeveloped land within the study influence area.

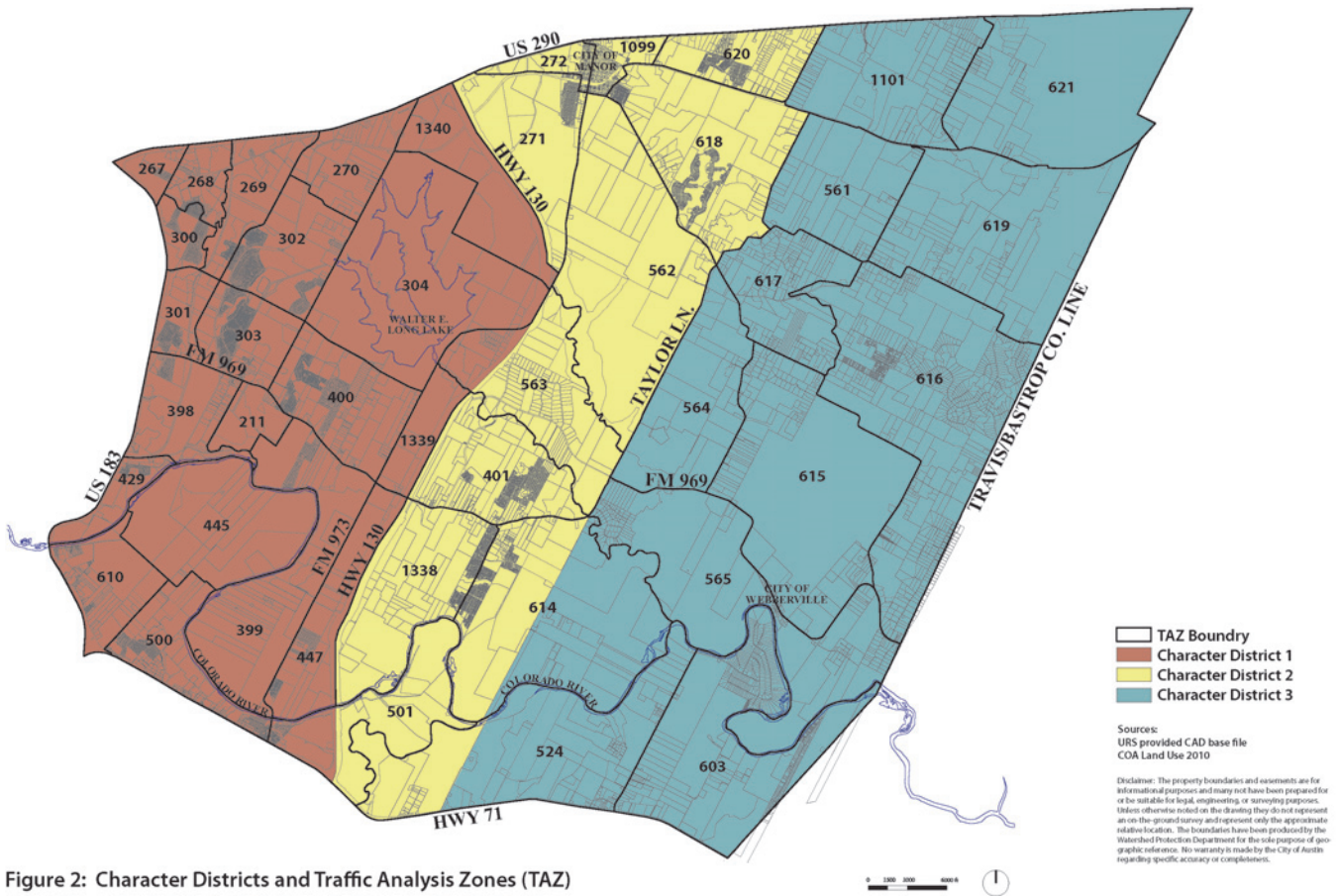


Figure 2: Character Districts and Traffic Analysis Zones (TAZ)

The study influence area includes 40 Traffic Analysis Zones (TAZs), geographic areas established in the Capital Area Metropolitan Planning Organization's (CAMPO's) travel demand model. For the purpose of modeling, all land use projections were aggregated for each TAZ, some of which span the three character districts described above. The TAZs are shown in both Figures 1 and 2.

Future Land Use Projections

Table 1 provides a breakdown of future land use projections by TAZ. Resident and employee population projections are provided for the year 2015 and 2025 based on the following assumptions:

- a. 2010 Projections: 2010 resident and employee projections were provided by URS. These are derived from the CAMPO model with adjustments made based on the US 290 Manor Expressway Traffic and Revenue Study undertaken by URS in 2011.
- b. 2015 Projections: 2015 resident and employee projections assume that 15% of the development programs of active projects (Table 2A) will be constructed over the next four years. It is assumed that no project currently approved or proposed will be “in the ground”, and that no construction will be completed on developable land during this relatively short period.
- c. 2025 Projections: 2025 resident and employee projections are provided as a range including high, moderate and low levels of growth. Over the subsequent ten years (i.e., 2015 to 2025), the high range assumes development of:
 - 50% of developable land in Character District 1, 20% of developable land in Character District 2 and 5% of land in Character District 3;
 - It assumes that 100% of the development program of active projects (Table 2A), 25% of approved projects (Table 2B) and 10% of proposed projects (Table 2C) will be completed over this ten-year period.

The moderate range assumes development of:

- 30% of developable land in Character District 1, 10% of developable land in Character District 2 and 2% of land in Character District 3;
- It assumes that 75% of the development program of active projects (Table 2A), 15% of approved projects (Table 2B) and 5% of proposed projects (Table 2C) will be completed over this ten-year period.

The low range assumes development of:

- 15% of developable land in Character District 1 and no development of developable land in Character Districts 2 and 3;

Table 2A
FM 969 FUTURE LAND USE PROJECTIONS
Active Project Programs¹
 DRAFT: Revised 1.17.12
 Prepared by MAS for URS

CHARACTER DISTRICT	EXISTING/PLANNED PROJECT	STATUS	TAZ	PROGRAM PER TAZ		RESIDENTS/EMPLOYEES	NOTES
CHARACTER DISTRICT 1	Existing Single Family Lots*	Active	268	Single Family (lots)	60	139	Number of available SF lots is approximate.
			269	Single Family (lots)	120	278	
			300	Single Family (lots)	55	128	
			302	Single Family (lots)	20	46	
			303	Single Family (lots)	400	928	
			400	Single Family (lots)	250	580	
			429	Single Family (lots)	90	209	
			447	Single Family (lots)	70	162	
			500	Single Family (lots)	20	46	
	563	Single Family (lots)	10	23			
CHARACTER DISTRICT 2	Existing Single Family Lots*	Active	563	Single Family (lots)	20	46	same as above
	Gilbert Lane Phase I	Active	401	Single Family (lots)	60	139	
				Multi-Family (units)	-	-	
				Non-Residential (sf)	-	-	
				Industrial (sf)	-	-	
				Hotel (sf)	-	-	
	Forest Bluff	Active	401	Single Family (lots)	301	690	
				Multi-Family (units)	-	-	
				Non-Residential (sf)	-	-	
				Industrial (sf)	-	-	
				Hotel (sf)	-	-	
	Austin's Colony	Active	614	Single Family (lots)	942	2,185	
				Multi-Family (units)	-	-	
				Non-Residential (sf)	-	-	
				Industrial (sf)	-	-	
				Hotel (sf)	-	-	
	Chaparral Crossing	Active	614	Single Family (lots)	522	1,211	
Multi-Family (units)				-	-		
Non-Residential (sf)				-	-		
Industrial (sf)				-	-		
Hotel (sf)				-	-		
TOTAL ACTIVE: Single Family				2,940	6,821		
TOTAL ACTIVE: Multi-Family				-	-		
TOTAL ACTIVE: Non-Residential				-	-		
TOTAL ACTIVE: Industrial				-	-		
TOTAL ACTIVE: Hotel				-	-		

1. Active Projects defined by City of Austin's *Emerging Projects - Austin April 2011*, and by consultant team based on information.

* Project is in multiple TAZ or Character Districts.

Table 2B
FM 969 FUTURE LAND USE PROJECTIONS
Approved Project Programs²
DRAFT: Revised 1.17.12
 Prepared by MAS for URS

CHARACTER DISTRICT	PLANNED PROJECT	STATUS	TAZ	PROGRAM PER TAZ		RESIDENTS/ EMPLOYEES	NOTES
CHARACTER DISTRICT 1	Wild Horse Ranch PUD*	Approved	1340	Single Family (lots)	962	2,232	800 Room hotel assigned to TAZ 1340. Assumed 500 sf/room and .6 employees per thousand sf of development. No detailed site plan/program available for this PUD. Program prorated with TAZ 271 in Character District 2. Residential Units split 50/50 SF/MF.
				Multi-Family (units)	962	1,443	
				Non-Residential (sf)	2,100,000	4,200	
				Industrial (sf)	-	-	
				Hotel (sf)	540,000	324	
	Interport*	Approved	501	Single Family (lots)	-	-	Assumed .15 FAR for LPDA & Commercial, and 20 du/acre for Multi-Family Sites. Program prorated into both Character District 1 and Character District 2.
				Multi-Family (units)	1,040	1,560	
				Non-Residential (sf)	539,708	1,079	
Industrial (sf)				688,683	1,377		
Hotel (sf)				-	-		
CHARACTER DISTRICT 2	Interport*	Approved	501	Single Family (lots)	-	-	
				Multi-Family (units)	60	90	
				Non-Residential (sf)	101,930	203	
				Industrial (sf)	1,542,024	3,084	
				Hotel (sf)	-	-	
	Wild Horse Ranch PUD*	Approved	271	Single Family (lots)	1,923	4,461	Development Program prorated with TAZ 2340. Residential Units split 50/50 SF/MF. No detailed site plan/program available for this PUD.
				Multi-Family (units)	1,923	2,885	
				Non-Residential (sf)	4,200,000	8,400	
				Industrial (sf)	-	-	
				Hotel (sf)	-	-	
	Wolf	Approved	562	Single Family (lots)	719	1,668	
				Multi-Family (units)	-	-	
				Non-Residential (sf)	-	-	
				Industrial (sf)	-	-	
				Hotel (sf)	-	-	
	Eastwood	Approved	562	Single Family (lots)	2,262	5,248	.15 FAR for Commercial sites.
				Multi-Family (units)	256	304	
				Non-Residential (sf)	237,000	474	
Industrial (sf)				-	-		
Hotel (sf)				-	-		
Whisper Valley PUD*	Approved	562	Single Family (lots)	3,800	8,816	.15 FAR for Commercial sites.	
			Multi-Family (units)	2,000	3,000		
			Non-Residential (sf)	1,500,000	3,000		
			Industrial (sf)	-	-		
			Hotel (sf)	-	-		
	Approved	563	Single Family (lots)	-	-	Small amount of program for this PUD in this TAZ is undentifiable from available information.	
			Multi-Family (units)	-	-		
			Non-Residential (sf)	-	-		
			Industrial (sf)	-	-		
			Hotel (sf)	-	-		

CHARACTER DISTRICT 2	Elm Creek Centre	Approved	401	Single Family (lots)	-	-	.15 FAR for Commercial sites.
				Multi-Family (units)	-	-	
				Non-Residential (sf)	58,000	116	
				Industrial (sf)	-	-	
				Hotel (sf)	-	-	
	Park 130	Approved	401	Single Family (lots)	-	-	.15 FAR for Commercial sites.
				Multi-Family (units)	-	-	
				Non-Residential (sf)	71,874	143	
				Industrial (sf)	-	-	
				Hotel (sf)	-	-	
	Lariat Ranch*	Approved	401	Single Family (lots)	-	-	.15 FAR for Commercial sites.
				Multi-Family (units)	638	957	
				Non-Residential (sf)	326,831	653	
				Industrial (sf)	-	-	
				Hotel (sf)	-	-	
			563	Single Family (lots)	6	14	
				Multi-Family (units)	-	-	
				Non-Residential (sf)	-	-	
				Industrial (sf)	-	-	
				Hotel (sf)	-	-	
Gilbert Lane Phase II	Approved	401	Single Family (lots)	120	278		
			Multi-Family (units)	-	-		
			Non-Residential (sf)	-	-		
			Industrial (sf)	-	-		
			Hotel (sf)	-	-		
CHARACTER DISTRICT 3	Whisper Valley PUD*	Approved	564	Single Family (lots)	1,000	2,320	
				Multi-Family (units)	600	900	
				Non-Residential (sf)	500,000	1,000	
				Industrial (sf)	-	-	
				Hotel (sf)	-	-	
TOTAL APPROVED: Single Family				10,792	25,037		
TOTAL APPROVED: Multi-Family				7,479	11,219		
TOTAL APPROVED: Non-Residential				9,635,943	19,270		
TOTAL APPROVED: Industrial				2,230,707	4,461		
TOTAL APPROVED: Hotel				540,000	324		

2. Approved Projects defined by City of Austin's Emerging Projects - Austin April 2011, and by consultant team based on information.

* Project is in multiple TAZ or Character Districts.

Table 2C
FM 969 FUTURE LAND USE PROJECTIONS
Proposed Project Programs³
DRAFT: Revised 1.17.12
Prepared by MAS for URS

CHARACTER DISTRICT	PLANNED PROJECT	STATUS	TAZ	PROGRAM PER TAZ		RESIDENTS/ EMPLOYEES	NOTES
CHARACTER DISTRICT 1	Colony Park	Proposed	302	Single Family (lots)	350	812	Used Mueller Program to determine. (208 Acres/711 Acres) x Mueller Program x .6
				Multi-Family (units)	650	975	
				Non-Residential (sf)	816,000	1,632	
				Industrial (sf)	-	-	
				Hotel (sf)	-	-	
	Indian Hills	Proposed	1339	Single Family (lots)	-	-	Project Program per John Song, URS.
				Multi-Family (units)	1,160	1,740	
				Non-Residential (sf)	1,660,000	3,320	
				Industrial (sf)	747,000	1,494	
	Rio de Vida*	Proposed	399	Single Family (lots)	-	-	Only Light Industrial, assumed at .15 FAR, and 500 sf per job.
				Multi-Family (units)	-	-	
	Rio de Vida*	Proposed	447	Single Family (lots)	630	1,462	Assumed 500 sf per job.
Multi-Family (units)				2,780	4,170		
Non-Residential (sf)				2,708,500	5,417		
Industrial (sf)				-	-		
Hotel (sf)				-	-		
CHARACTER DISTRICT 2	Rio de Vida*	Proposed	1338	Single Family (lots)	1,883	4,369	Assumed 500 sf per job.
				Multi-Family (units)	2,780	4,170	
				Non-Residential (sf)	1,354,000	2,708	
				Industrial (sf)	-	-	
				Hotel (sf)	-	-	
TOTAL PROPOSED: Single Family				2,063	6,642		
TOTAL PROPOSED: Multi-Family				7,370	11,055		
TOTAL PROPOSED: Non-Residential				6,598,500	13,077		
TOTAL PROPOSED: Industrial				1,184,800	2,369		
TOTAL PROPOSED: Hotel				-	-		

3. Proposed Projects defined by City of Austin's Emerging Projects - Austin April 2011, and by consultant team based on information.

* Project is in multiple TAZ or Character Districts.

- It assumes that 50% of the development program of active projects (Table 2A), 10% of approved projects (Table 2B) and 3% of proposed projects (Table 2C) will be completed over this ten-year period.
- d. Conversion Factors: Resident and employee conversion factors were provided by URS as follows:
- 2.32 residents per single-family dwelling
 - 1.5 residents per multi-family dwelling
 - 1 employee per 500 square feet of office, retail or industrial use.
- e. Active, Approved and Proposed Projects: Tables 2A through 2C provide a summary of all active, approved and proposed projects within the study influence area. Development program information (i.e., projected single and

multi-family dwelling units, non-residential square footage) was compiled for each project, based upon City of Austin and available published data. These development programs were then converted to resident and employee populations based upon the conversion factors described above.

- f. Vacant Developable Land: Table 3 provides a breakdown of the available acreage of vacant and developable land for each TAZ. For each property, a potential development program was assigned based upon existing zoning within the City limits, or upon the surrounding context in the extraterritorial jurisdiction (ETJ). In general, single-family residential properties were assumed at 7.5 dwelling units per acre (du/ac) with a 70% net to gross factor to take into consideration roadways, water quality and detention facilities. Multi-family uses were assumed at 20 du/ac with a 70% net to gross factor. All non-residential uses were assumed to be surface parked with a Floor Area Ratio (FAR) of 0.25:1 for office and retail uses and 0.15:1 for industrial. A net to gross factor of 80% was applied to non-residential uses. No development of vacant or developable land (beyond the planned projects) was assumed in Character District 3 during the 2015 to 2025 period, consistent with Imagine Austin's goal of preserving agricultural land.

Based on these assumptions, an additional 1,020 residents are projected for the study influence area in the next four years through 2015, or a population increase of 2.5%. No gain in employment is projected since none of the active projects have an employment component. However, over the subsequent ten years through 2025, 12,404 to 51,910 additional residents and 5,853 to 21,188 employees are projected (Table 1). This represents a 69% to 251% increase of employment population and a 28% to 118% increase of resident population, or an overall population increase of 79%, assuming the moderate projections.

Table 3
FM 969 FUTURE LAND USE PROJECTIONS
Vacant Developable Land
DRAFT: Revised 1.17.12
Prepared by MAS for URS

- Character District 1
- Character District 2
- Character District 3

TAZ #	DEVELOPABLE ACRES**	LAND USE	DEVELOPABLE ACRES PER LAND USE	ENTITLED DENSITY ¹		ASSUMED DENSITY ²		NOTES
				Res. Units	Non-Res. SF	Res. Units ³	Non-Res. SF ⁴	
211	10	Single Family	5	26		26		Mostly public & openspace in flood plain, 4 small developable tracts, KIPP Austin College Prep, Austin Discovery School, Jail. Developable area zoned 3 ac LR, 5 ac SF-3, 2 ac CS.
		Multi-Family						
		Non-Residential	5		191,664		43,560	
		Industrial						
267	178	Single Family						Mostly developable, some light industrial/commercial, minimal flood plain impact. 89 ac assumed Non-Res. zoning, 89 acres assumed Light Industrial.
		Multi-Family						
		Non-Residential	89				775,368	
		Industrial	89				436,145	
268	139	Single Family						Openspace, COA owned tracts (Big Walnut Creek Preserve, Davis White Northeast District Park), AISD tract (ballfields), Travis Co. owned Star Flight, small commercial, large developable tracts interrupted by flood plain, ~60 Single Family lots available for development, some COA owned tracts.
		Multi-Family						
		Non-Residential						
		Industrial	139				601,170	
269	104	Single Family	4	21		21		Mostly COA owned openspace Northeast Park, Austin Tennis Center, AISD Garcia Middle School, some residential and commercial uses, not much flood plain in this TAZ, ~120 SF lots available, 4 acres zoned SF, 13 acres zoned LR, 16 ac zoned I-RR, 71 ac assumed Non-Res.
		Multi-Family						
		Non-Residential	84		226,512		731,808	
		Industrial	16		78,408		78,408	
270	337	Single Family	256			1,344		Railroad runs through, mix of uses, Bluebonnet Hill Golf Course, Utility (cell towers?), Oak Crest Manor Nursing Home, not much floodplain in this TAZ
		Multi-Family						
		Non-Residential	81					
		Industrial						
300	94	Single Family						Wilhelmina Delco Center (potential for added density?), McCallum High School, very little floodplain, lots of Single Family (only about 55 available SF lots at ~12 ac each), Davis White Northeast District Park, some large tracts available along 183, 75% of dev. acres zoned GR, 25% zoned LO.
		Multi-Family						
		Non-Residential	94		3,035,261		810,920	
		Industrial						
301	25	Single Family						Little developable area, lots of openspace, Burr Field (Rugby, land use as commercial), other sports fields Harvey Patrick Golf Campus, East Communities Branch YMCA, large tracts of public land owned by Capital Metropolitan, State of Texas. 10 ac zoned CS, 10 ac zoned LI, 5 ac zoned GR.
		Multi-Family						
		Non-Residential	15		871,200		130,680	
		Industrial	10		49,005		49,005	
302	205	Single Family	205	42		1,076		AISD Jordan Elementary School, Overton Elementary, large area owned by Manor ISD (Decker Elementary & Middle School), large tracts owned by Ausin Housing Finance Corp, Colony Park, ~20 available mobile home lots, SF & MF lots available, and a few small commercial lots near the residential available,
		Multi-Family						
		Non-Residential						
		Industrial						
303	70	Single Family	55	263		289		Center for Maximum Potential Building Systems (public landuse), Oak Meadows Elementary School, large Oak Forest RV park, Trinity Meadows SF dev., only about 1/2 built, many SF lots (~400). Seemingly more dev. land than map shows, lots of mobile homes, Cap. Metro. owned public site, and large lot SF. 50 ac zoned SF, 15 ac
		Multi-Family						
		Non-Residential	15		522,720		130,680	
		Industrial						
304	79	Single Family						Walter E. Long Lake, Lueddecke Arena, some available tracts. 53 ac unzoned, 2 ac zoned GR, 24 ac zoned MF-3
		Multi-Family	24	336		336		
		Non-Residential	55		69,696		479,160	
		Industrial						
398	57	Single Family	2	11		11		Walnut Creek Waste Water Treatment Plant, Driveway Austin Motorsports, Industrial along 183, not much development potential. All available acres are zoned. 6 ac CS, 49 ac LI, 2 ac SF
		Multi-Family						
		Non-Residential	55		2,125,728		479,160	
		Industrial						

399	255	Single Family	255	--	--	1,339	--	John Trevino Jr. at Morrison Ranch Metropolitan Park, SF lots (even in flood plain), Dryden Airport, old mining sites, Hornsby Cemetery, small portion of Rio de Vida light industrial on land plan, all available acres unzoned and assumed to develop as single family residential.
		Multi-Family	--	--	--	--	--	
		Non-Residential	--	--	--	--	--	--
		Industrial	--	--	--	--	--	--
400	580	Single Family	336	--	--	1,764	--	Austin Hindu Temple and Community Center, Travis County Trustee owned properties/open space landuse, a large mining tract. 560 ac unzoned, 224 assumed to be non-res. Uses, and 336 SF residential. 20 ac are zoned, 2 ac CR and 18 ac IP.
		Multi-Family	--	--	--	--	--	--
		Non-Residential	226	--	69,696	--	1,968,912	--
		Industrial	18	--	88,209	--	88,209	--
429	121	Single Family	40	210	--	210	--	Old mining site likely to redevelop, knollwood neighborhood, COA owned water treatment tract. All available land is zoned. 72 ac LI, 9 ac CS, 40 ac SF-2
		Multi-Family	--	--	--	--	--	--
		Non-Residential	81	--	3,136,320	--	705,672	--
		Industrial	--	--	--	--	--	--
445	476	Single Family	476	--	--	2,499	--	old mining sites mostly in flood plain, potential redevelopment sites. All available acres are unzoned and assumed to go single family residential.
		Multi-Family	--	--	--	--	--	--
		Non-Residential	--	--	--	--	--	--
		Industrial	--	--	--	--	--	--
447	130	Single Family	--	--	--	--	--	Advanced Organic Materials, Rio De Vida takes up most of this TAZ. All available acres unzoned. Assume 75% of available acres goes MF and 25% goes Non-Residential.
		Multi-Family	97	--	--	1,358	--	
		Non-Residential	33	--	--	--	287,496	--
		Industrial	--	--	--	--	--	--
500	364	Single Family	255	--	--	1,339	--	Posham Elementary School, Cardinal Stadium, Del Valle owned tracts and COA owned tracts, COA tracts look to be housing and even commercial, Del Valle ISD seems to be underdeveloped (not counted in the developable area), Airport Parking, former mining sites. 109 ac are zoned: 72 ac CS, 37 ac GR/LI. 255 available acres are unzoned
		Multi-Family	--	--	--	--	--	--
		Non-Residential	109	--	6,307,488	--	949,600	--
		Industrial	--	--	--	--	--	--
501*	0	Single Family	--	--	--	--	--	Interport (within flood plain), large utility site for South Austin Regional Wastewater Treatment Plant, no developable area.
		Multi-Family	--	--	--	--	--	--
		Non-Residential	--	--	--	--	--	--
		Industrial	--	--	--	--	--	--
563*	100	Single Family	50	--	--	263	--	Whisper Valley, Lanat Ranch. All developable area in this TAZ is unzoned. Assumed 50% Single Family Residential and 50% Non-Residential.
		Multi-Family	--	--	--	--	--	--
		Non-Residential	50	--	--	--	435,600	--
		Industrial	--	--	--	--	--	--
610	267	Single Family	232	--	--	1,218	--	small commercial near 103, large COA owned tract, old mining sites, large flood plain area. 232 ac of the 267 developable acres are unzoned and are assumed to go single family residential, 10 available acres are zoned
		Multi-Family	--	--	--	--	--	--
		Non-Residential	25	--	2,613,600	--	217,800	--
		Industrial	10	--	49,005	--	49,005	--
1339	150	Single Family	113	--	--	593	--	Indian Hills, vacant land. The vacant land in this TAZ is unzoned. Assumed to go 75% single family residential and 25% non-residential.
		Multi-Family	--	--	--	--	--	--
		Non-Residential	37	--	--	--	322,344	--
		Industrial	--	--	--	--	--	--
1340	540	Single Family	356	--	--	1,869	--	Some of Wild Horse Ranch, 800 room hotel assigned to this TAZ, program prorated with TAZ 271, large tracts of developable area. 66 acres of available land zoned OH (commercial highway services at 3:1 FAR). The remaining unzoned developable area assumed 75% single family residential and 25% non-residential.
		Multi-Family	--	--	--	--	--	--
		Non-Residential	184	--	6,899,904	--	1,603,000	--
		Industrial	--	--	--	--	--	--
271	103	Single Family	77	--	--	404	--	Most of Wild Horse Ranch PUD, dev. program prorated with TAZ 1340, remaining dev. area mostly in flood plain, Den E. Fisher Park & Manor Library, lots of small publicly owned parcels (COManor, Sect. of Housing & Urban Development, COA, Travis Co., MISSD). All available acres unzoned, assumed 75% MF and 25% SF.
		Multi-Family	26	--	--	364	--	--
		Non-Residential	--	--	--	--	--	--
		Industrial	--	--	--	--	--	--
272	76	Single Family	38	--	--	200	--	Mostly 290 frontage, most of developable area in flood plain, Manor High School, College Forward owned by Manor ISD, Manor Fire Department. Assumed 50% SF and 50% Non-Residential for the available acreage.
		Multi-Family	--	--	--	--	--	--
		Non-Residential	38	--	--	--	331,056	--
		Industrial	--	--	--	--	--	--
401	306	Single Family	181	--	--	950	--	Planned Development: Elm Creek Centre, Park 130, Lanat Ranch, Gilbert Lane Phase 1 & 2, Forest Bluff, Del Valle ISD public parcel, Travis County public owned parcel, some SF parcels available, Jones Cemetery. All available acres are unzoned, 125 ac assumed non-residential, 181 acres assumed single family at 7.5 du/acre.
		Multi-Family	--	--	--	--	--	--
		Non-Residential	125	--	--	--	1,089,000	--
		Industrial	--	--	--	--	--	--

501*	0	Single Family	--	--	--	Interport (within flood plain), large utility site for South Austin Regional Wastewater Treatment Plant, no developable areas. Assumed 15 TAZ for LRU's & Commercial, and 20 du/acre for Multi-Family sites.	
		Multi-Family	--	--	--		
		Non-Residential	--	--	--		
		Industrial	--	--	--		
524*	425	Single Family	361	--	1,895	Southeast Metropolitan Park, Onion Creek Wildlife Sanctuary, Confluence Park (Travis Co), old mining sites, lots of SF, small commercial, and undeveloped land, 425 acres available assumed 15% Non-Residential and 85% Single Family Residential, OR IS IT A PUD??? See CDA Zoning 2011. --425 ac.	
		Multi-Family	--	--	--		
		Non-Residential	64	--	--		557,568
		Industrial	--	--	--		--
562	1,525	Single Family	1,296	--	6,804	Whisper Valley, Eastwood, Wolf, TAZ largely developable, Crowes Nest Farm Animal Life Center. Assumed 15% Non-Residential and 85% Residential out of the available developable land.	
		Multi-Family	--	--	--		
		Non-Residential	229	--	--		1,995,048
		Industrial	--	--	--		--
563*	200	Single Family	100	--	525	Whisper Valley, Lanat Ranch. All developable area in this TAZ is unzoned. Assumed 50% Single Family Residential and 50 % Non-Residential.	
		Multi-Family	--	--	--		
		Non-Residential	100	--	--		871,200
		Industrial	--	--	--		--
614*	335	Single Family	302	--	1,586	Austin's Colony, Chaparral Crossing, current/long term mining, some of the undeveloped land that is now used as an orchard will become future mining. All available acres are unzoned. And assumed 90% SF and 10% Non-Res.	
		Multi-Family	--	--	--		
		Non-Residential	33	--	--		287,496
		Industrial	--	--	--		--
618	1,000	Single Family	957	--	5,024	large mining use storage area, flood plain, open space, single family, Blake Manor Elementary School, potential for development. 570 ac Single Family, 430 acres split 90% Single Family/ 10% Non-Res.	
		Multi-Family	--	--	--		
		Non-Residential	43	--	--		374,616
		Industrial	--	--	--		--
620	300	Single Family	270	--	1,418	some City of Manor owned property, lots of existing Single Family. Available acres split 90% Single Family 10% Non-Res.	
		Multi-Family	--	--	--		
		Non-Residential	30	--	--		261,360
		Industrial	--	--	--		--
1099	50	Single Family	--	--	--	Manor, St. Joseph's Catholic Church, flood plain. Developable acres along 290 and assumed Non-Residential.	
		Multi-Family	--	--	--		
		Non-Residential	50	--	--		435,600
		Industrial	--	--	--		--
1338	400	Single Family	340	--	1,785	Mostly old mining/ planned Rio de Vida development, Dalley Middle School, Homsby-Dunlap Elementary School, Del Valle ISD, some available tracts available for development. Available land split 85% SF Res. 15% Non-Res.	
		Multi-Family	--	--	--		
		Non-Residential	60	--	--		522,720
		Industrial	--	--	--		--
561	1,000	Single Family	950	--	4,988	Mark Houston Recovery Center, White Fences Horse Riding Camp, some large lot SF, seems mostly developable, significant flood plain, land use information not out this far, some generalizations made.	
		Multi-Family	--	--	--		
		Non-Residential	50	--	--		435,600
		Industrial	--	--	--		--
524*	1,255	Single Family	1,192	--	6,259	Southeast Metropolitan Park, Onion Creek Wildlife Sanctuary, Confluence Park (Travis Co), old mining sites, lds of SF, small commercial, and undeveloped land,	
		Multi-Family	--	--	--		
		Non-Residential	63	--	--		546,678
		Industrial	--	--	--		--
564	852	Single Family	809	--	4,249	Whisper Valley, East Metropolitan Park, lots of large tracts of dev area.	
		Multi-Family	--	--	--		
		Non-Residential	43	--	--		371,131
		Industrial	--	--	--		--
565	770	Single Family	732	--	3,840	lots of current mining and old mining and largely flood plain, not much available area, Little Webberville Park & Webberville Park, Small residential commercial strip	
		Multi-Family	--	--	--		
		Non-Residential	39	--	--		335,412
		Industrial	--	--	--		--
603	760	Single Family	722	--	3,791	many SF lots in floodplain with potential to develop, some long term mining activity,	
		Multi-Family	--	--	--		
		Non-Residential	38	--	--		331,058
		Industrial	--	--	--		--

614*	460	Single Family	437	--	--	2,294	Austin's Colony, Chaparral Crossing, current/long term mining, some area that is currently orchard will become mining in the future.
		Multi-Family	--	--	--	--	
		Non-Residential	23	--	--	200,376	
		Industrial	--	--	--	--	
615	867	Single Family	824	--	--	4,324	Large City of Austin owned area, couple of cemeteries, existing single family and small commercial.
		Multi-Family	--	--	--	--	
		Non-Residential	43	--	--	377,665	
		Industrial	--	--	--	--	
616	2,300	Single Family	2,185	--	--	11,471	not much going on here, land use information not out this far, had to make some generalizations, mostly residential with lots of development potential, mostly large lot SF
		Multi-Family	--	--	--	--	
		Non-Residential	115	--	--	1,001,880	
		Industrial	--	--	--	--	
617	696	Single Family	661	--	--	3,471	lots of residential, and lots of available space
		Multi-Family	--	--	--	--	
		Non-Residential	35	--	--	303,170	
		Industrial	--	--	--	--	
619	2,000	Single Family	1,900	--	--	9,975	large City of Manor owned property in center of TAZ, about half of TAZ is flood plain, some large tracts of developable area and lots of SF tracts, land use information not out this far, had to make some generalizations.
		Multi-Family	--	--	--	--	
		Non-Residential	100	--	--	871,200	
		Industrial	--	--	--	--	
621	2,500	Single Family	2,375	--	--	12,469	some small residential developments, mostly available for development, land use information not out this far, some generalizations made.
		Multi-Family	--	--	--	--	
		Non-Residential	125	--	--	1,089,000	
		Industrial	--	--	--	--	
1101	650	Single Family	618	--	--	3,242	lots of SF, flood plain, 290 frontage, some existing Single Family, land use information not out this far, some generalizations made.
		Multi-Family	--	--	--	--	
		Non-Residential	33	--	--	283,140	
		Industrial	--	--	--	--	
	23,111		23,111	908	26,334,416	106,882	24,050,565

Notes:

1. Based on existing COA 2011 zoning and COA Site Development Standards Commercial Zoning table. Very little of the study area is entitled. Net to gross factors applied as there are often multiple tracts and roads within the Gross Developable Acres.
2. Applied to All Properties in Study Area. These totals are used to get the Resident/Employee number.
3. SF Zoning assumed at 7.5 du/ac with a net to gross of 70%, MF Zoning assumed at 20 du/ac with a net to gross of 70%, unless noted otherwise.
4. All Non-Residential development is assumed to have surface parking with a density of .25:1 FAR (Office/Retail/Commercial) with a net to gross of 80%. All Industrial development is assumed to have surface parking with a density of .15:1 FAR (Industrial) with a net to gross of 75%, unless otherwise noted.
5. Residents/Employee conversion factors: provided by URS, 2.32 People/SF Lot, 1.5 People/MF Unit, 1 Employee/500 sf of Office/Retail/Industrial.
6. It is assumed that very little development will occur in Character District 3 in the near future. Future Development in this Character District is assumed to be along Taylor Ln. and Dunlap Rd.

* TAZ is in Multiple Character Districts, Developable Acres has been divided.

** Developable Acres per TAZ are approximate and grossly calculated.

General Note: Resource extraction land use that is set to expire and become developable during the time frame of the corridor analysis is included in the developable acres. Source: Lower Colorado River Corridor Plan.