

Development case study:

# STEINER RANCH, AUSTIN, TEXAS

Steiner Ranch is a masterplanned community surrounded by carefully preserved natural landscape and wildlife.

Taylor Morrison is the masterplanner and is now also the primary housebuilder of the Steiner Ranch community between Lake Austin and Lake Travis in Austin, Texas.

Steiner Ranch will eventually comprise around 4,100 single family homes and up to 2,000 condominium units on 4,600 acres of land. The development includes four schools, a fire station and three community centres with swimming pools, playground, sports fields and other facilities. There will also be two shopping centres with a retail and office space including childcare centres, shops, restaurants and cafes.

Steiner Ranch is set in spectacular Texas hill country and borders on two lakes as well as the 28,000 acre Balcones Canyonland Conservation Preserve. Homes are built on rolling plateaus and surrounded by 1,800 of ravines and canyons that have been left as open space. There are nearly 20 miles of nature trails throughout the site.

The community is located in an area that is home to two endangered songbirds – the black capped vireo and the golden cheeked warbler. Working in co-operation with Travis County and the US Fish and Wildlife Service, we have set aside 819 acres of open space to help provide permanent habitat for these songbirds. Steiner Ranch has also contributed over \$5 million dollars to the Balcones Canyonlands Conservation Plan for acquiring additional land that will be set aside for wildlife.

Steiner Ranch has an on site wastewater treatment plant and all treated wastewater effluent is used to irrigate a golf course and most of the common area landscaping within the community. This saves over 200 million gallons per year of treated potable water at an annual cost saving of about \$80,000. The landscaping within Steiner Ranch is made up of predominantly native plants and grasses that are drought tolerant and require less irrigation.

Taylor Morrison's Austin Division is working to have the US Government's Energy Star accreditation for all of its homes in 2010. Consequently, the homes that we build at Steiner Ranch will also achieve higher standards of energy efficiency in the future.

## 200m

gallons of water saved per year thanks to on site wastewater treatment plant.



Planning Architects: Bosse & Turner Associates, RVI Planning, The Cornerstone Group, BSB Design, Gary Ragsdale Inc and Bechtol Russell Golf

