









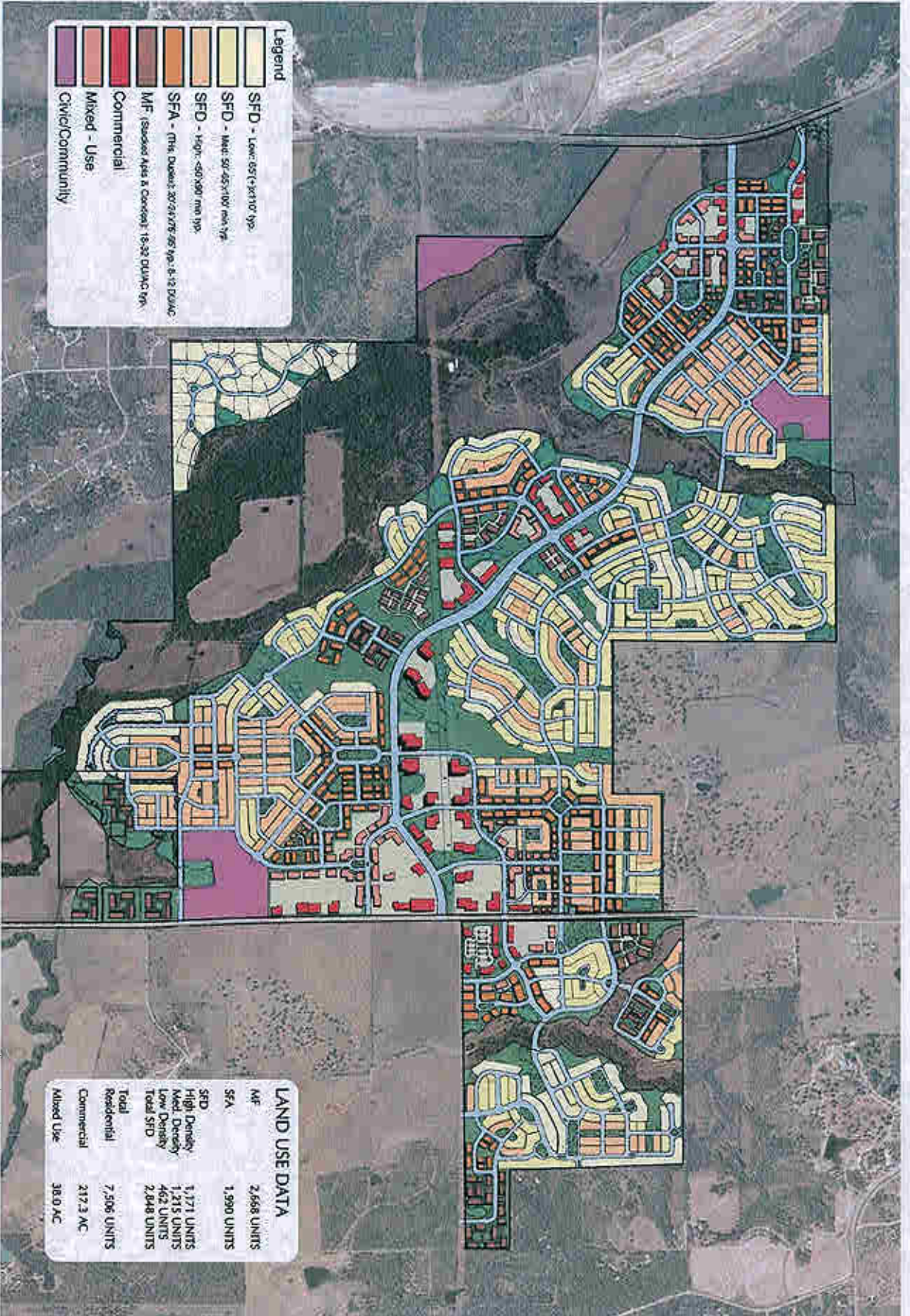
Approximately 2,000 acres located along SH 130 at FM 973

- Mixed Use project consisting of:
  - Residential
    - Approximately 2,800 single family detached units
    - Approximately 2,000 attached units
    - Approximately 2,600 multifamily units
  - Retail/Commercial/Office
    - Approximately 1.8 million square feet
  - Open space/Parkland
    - Approximately 700 acres
- Civic uses (schools, fire station, library, transit center)

# Community Benefits

- Mix of uses within project (residential, commercial, office, open space)
- Pedestrian friendly design
- Higher densities and compact development patterns will be used to promote walkable community lifestyles
- Network of trails and open space





**Legend**

SFD - Low Density (1-20' x 10' typ)
SFD - Med Density (20' x 25' x 100' min typ)
SFD - High Density (40' x 60' min typ)
SFA - (This District 20' x 4' x 75' 60' typ; 4-12 DU/AC)
MF - (Single Apts & Condos) 18-32 DU/AC typ
Commercial
Mixed Use
Civic/Community

**LAND USE DATA**

MF	2,668 UNITS
SFA	1,990 UNITS
SFD	
High Density	1,171 UNITS
Med Density	1,215 UNITS
Low Density	462 UNITS
Total SFD	2,848 UNITS
Total Residential	7,506 UNITS
Commercial	217.3 AC
Mixed Use	38.0 AC

# Whisper Valley

Austin, Texas



# Community Benefits

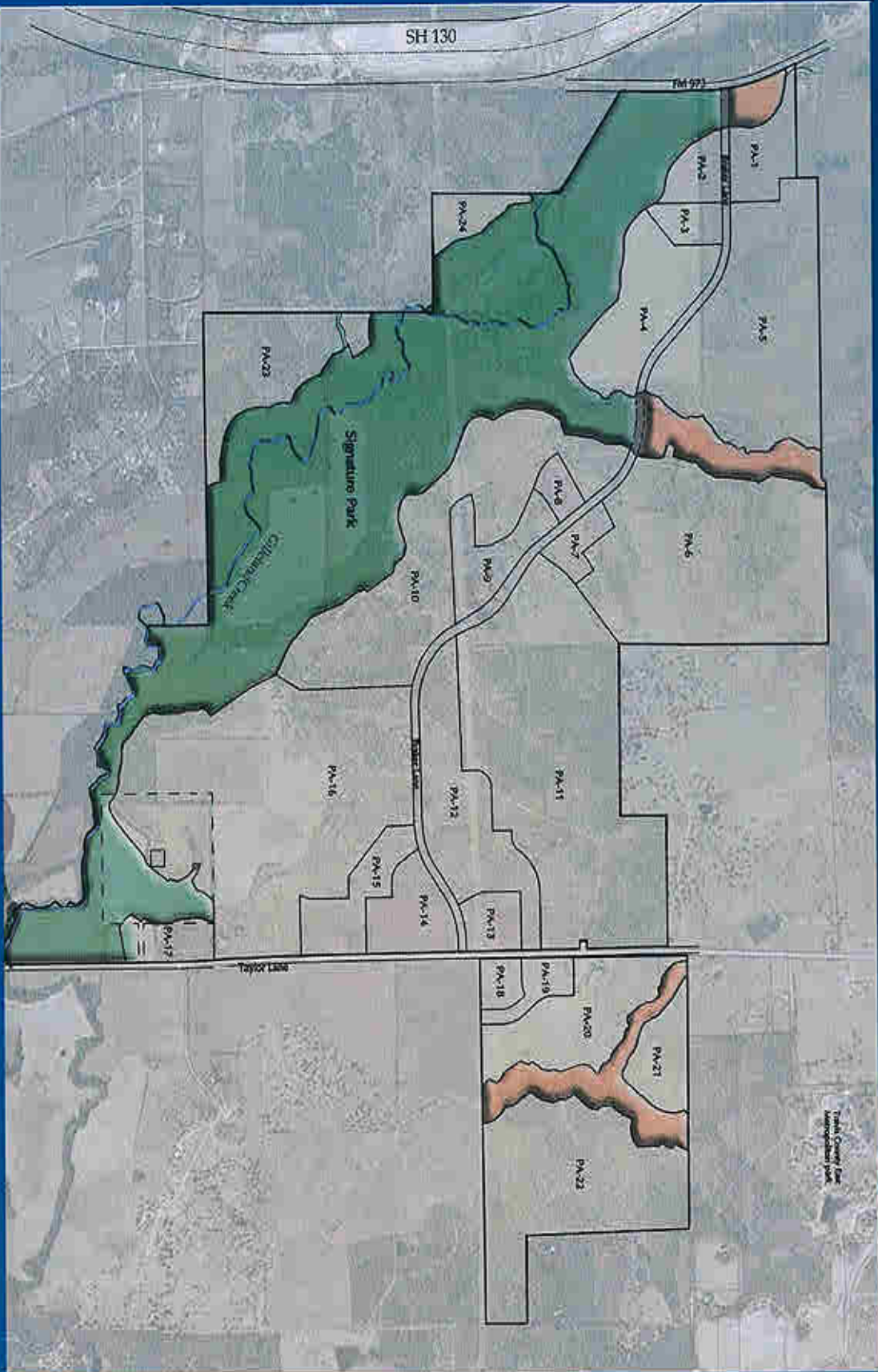
- Mix of uses within project (residential, commercial, office, open space)
- Pedestrian friendly design
- Higher densities and compact development patterns will be used to promote walkable community lifestyles
- Network of trails and open space
- Quality development – design and construction
- Diversity of product types
  - Multifamily
  - Single family attached
  - Single family detached
  - Starter homes – Estate sized lots

# Community Benefits

- Mix of uses within project (residential, commercial, office, open space)
- Pedestrian friendly design
- Higher densities and compact development patterns will be used to promote walkable community lifestyles
- Network of trails and open space
- Quality development – design and construction
- Diversity of Products
- Parks/Open Space
  - A minimum of 700 acres of the project will be designated as open space
  - Dedication of approximately 600 acres of open space along Gilleland Creek (Signature Park) to the City of Austin
  - Contains a network of green space corridors throughout the project that ultimately tie into the Travis County East Metropolitan Park

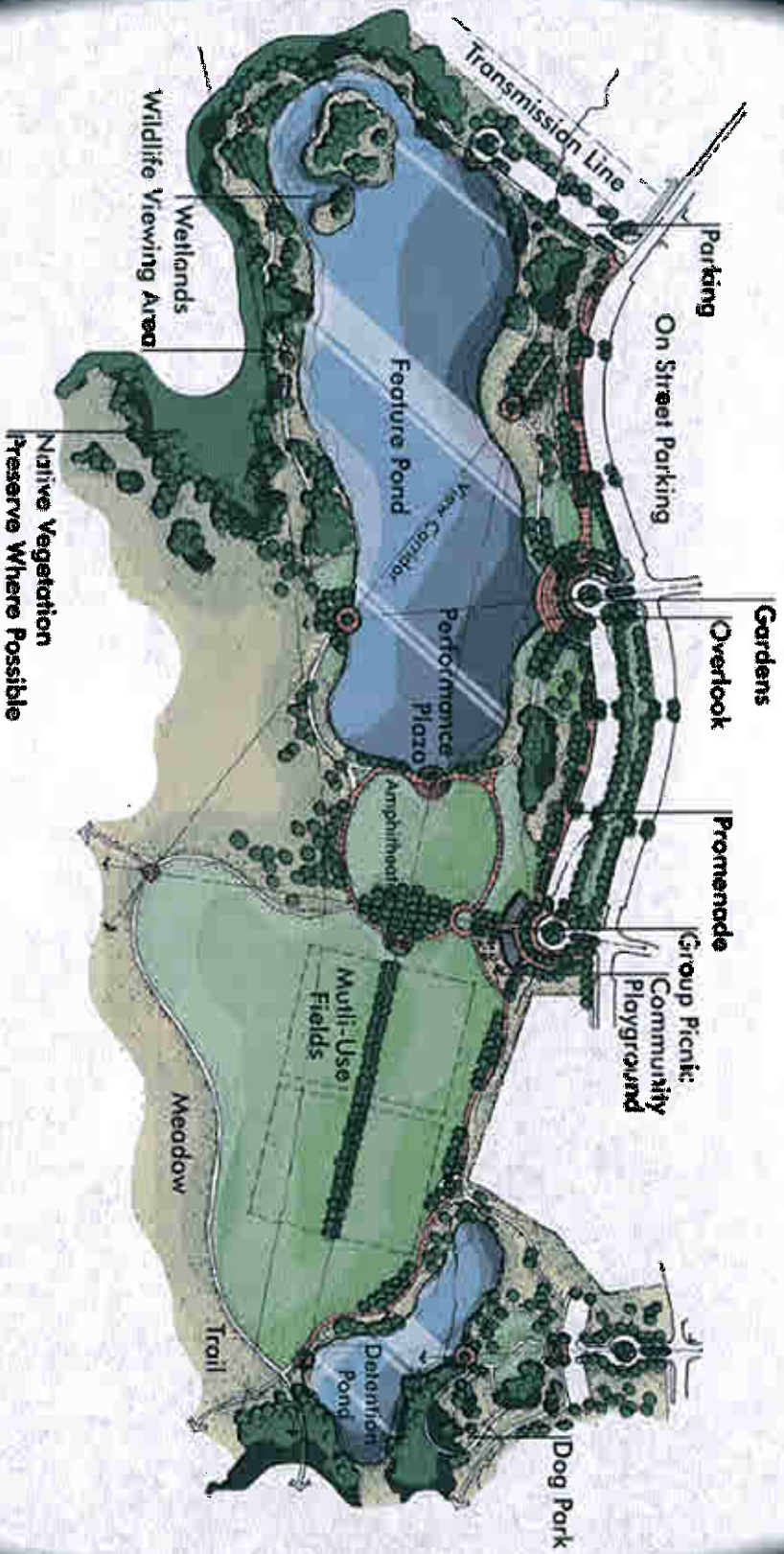


# Signature Park





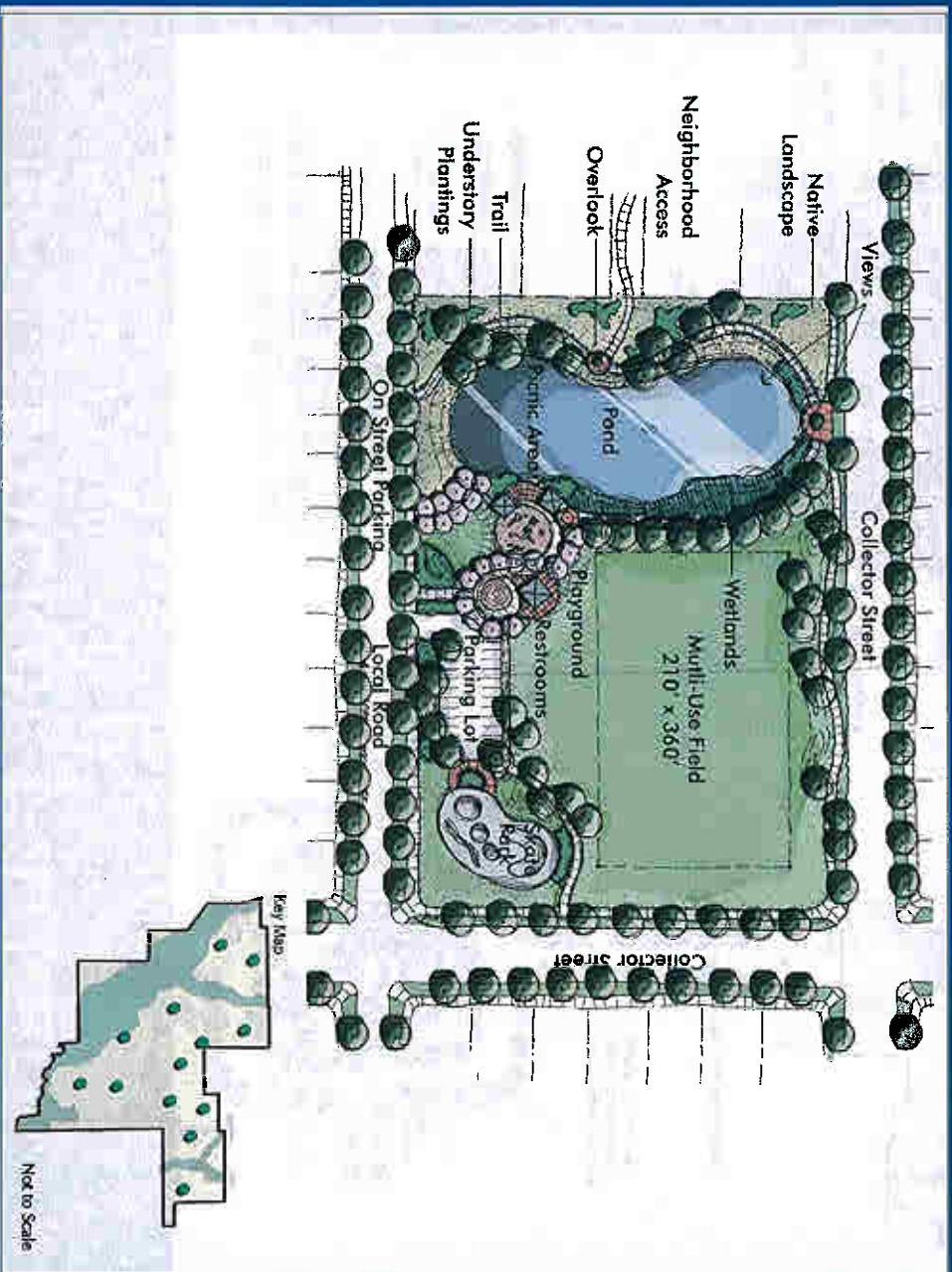
# Signature Park Concept



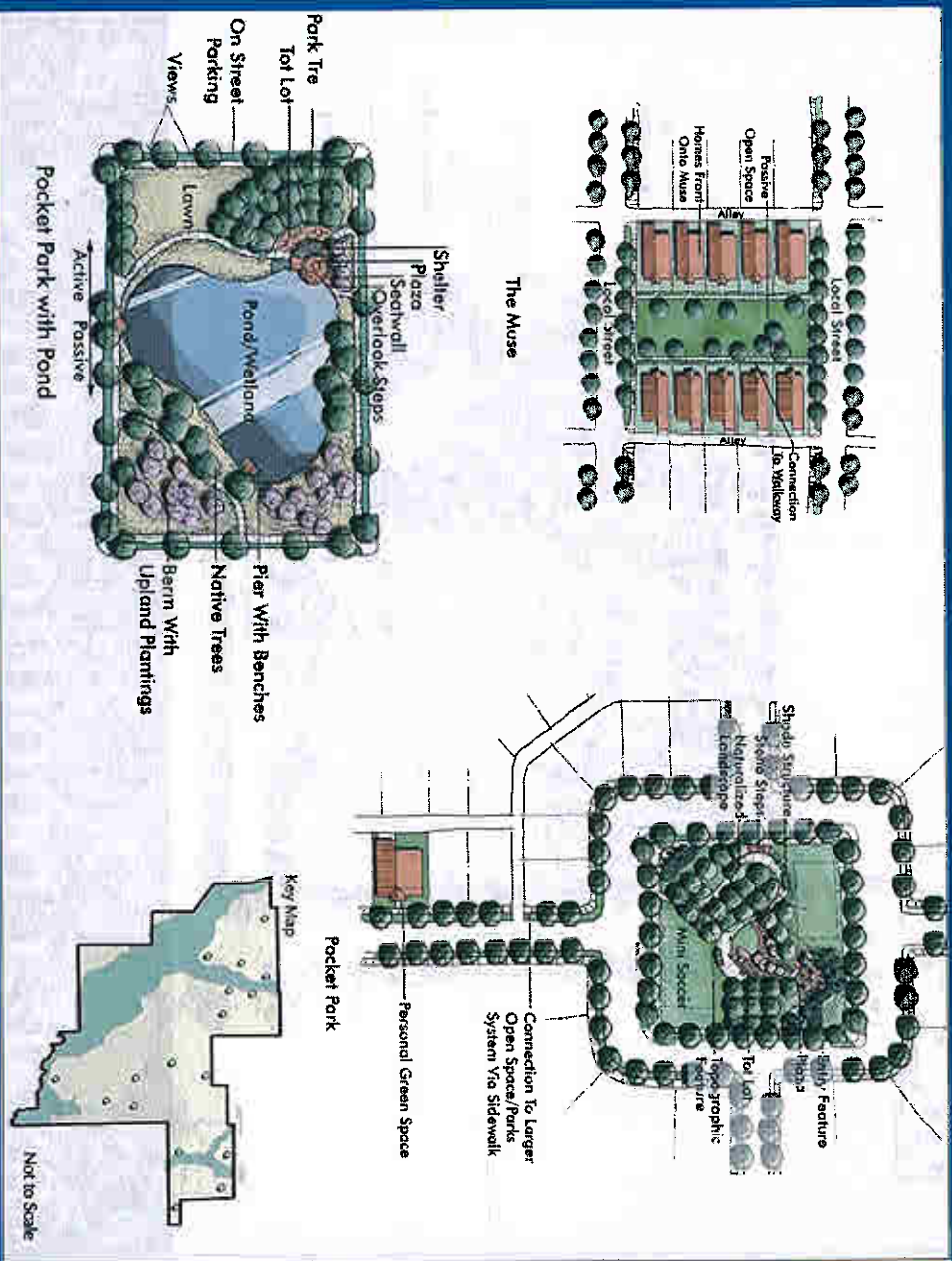




# Neighborhood Parks



# Pocket Parks





# Community Benefits

- Environmentally superior development
  - 2 Star PUD Green Builder
  - Grow Green Program
  - Preservation of existing, natural drainage ways (Gilleland Creek headwaters)
  - Increased water quality (e.g. wet ponds, bio-filtration systems, etc.)
  - Tree preservation and replacement





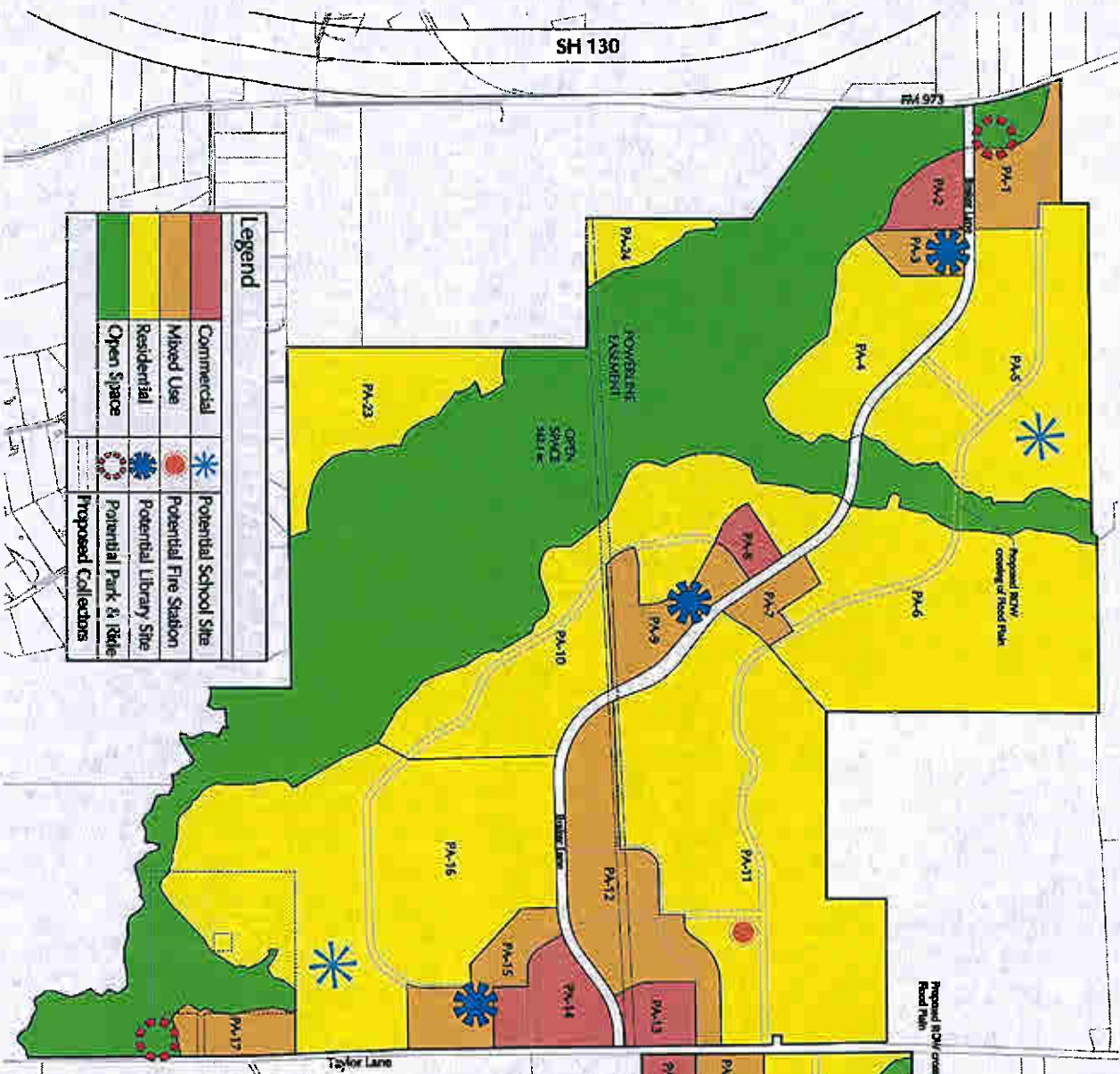
# Community Benefits

- Affordable Housing
  - 10% at 60% MFI for rental
  - 10% at 80% MFI for ownership

# Community Benefits

- Civic Uses
  - Fire Station
  - Library
  - Schools
  - Transit Center





**Legend**

	Commercial		Potential School Site
	Mixed Use		Potential Fire Station
	Residential		Potential Library Site
	Open Space		Potential Park & Rifle
			Proposed Collections



**LAND USE DATA CHART**

PA	Land Use	Area (Acres)
1	Mixed Use	26.6
2	Commercial	13.2
3	Mixed Use	10.0
4	Residential	52.7
5	Residential	125.6
6	Residential	180.0
7	Residential	10.2
8	Commercial	2.6
9	Mixed Use	25.0
10	Residential	127.9
11	Residential	212.0
12	Mixed Use	64.8
13	Commercial	13.4
14	Commercial	28.3
15	Mixed Use	27.3
16	Residential	205.0
17	Mixed Use	15.6
18	Commercial	3.4
19	Mixed Use	11.6
20	Residential	32.8
21	Residential	32.4
22	Residential	114.4
23	Residential	56.7
24	Residential	19.7
Totals		1,409.2

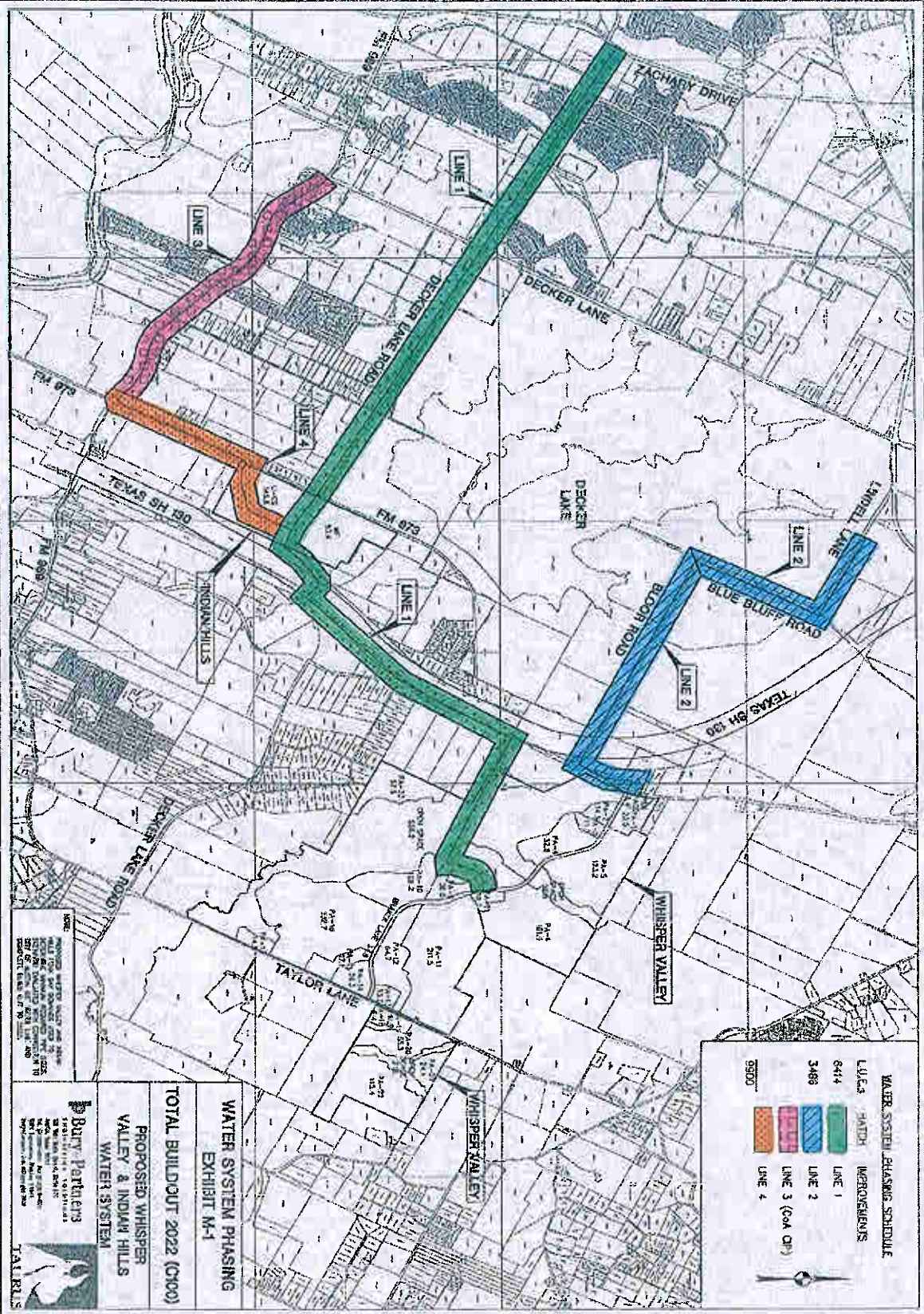
SCALE: 1" = 1/4 MILE



# Water Infrastructure

- Whisper Valley is currently located within Manville Water Supply Corporation's CCN
- Indian Hills will be served by the City of Austin
- Lines to be constructed by the developer will also serve other surrounding developments





**WATER SYSTEM PHASING SCHEDULE**

LINE	PHASE	IMPROVEMENTS
LINE 1	8414	3468
LINE 2	8414	3468
LINE 3 (COA DP)	8414	3468
LINE 4	8414	3468

9500

**WATER SYSTEM PHASING**  
EXHIBIT M-1

**TOTAL BUILDOUT 2022 (C100)**

**PROPOSED WHISPER VALLEY & INDIAN HILLS WATER SYSTEM**

**Bury Partners**  
CONSULTING ENGINEERS  
10000 N. 100th Ave., Suite 100  
Dallas, TX 75243  
Phone: (214) 343-1100  
Fax: (214) 343-1101  
www.burypartners.com

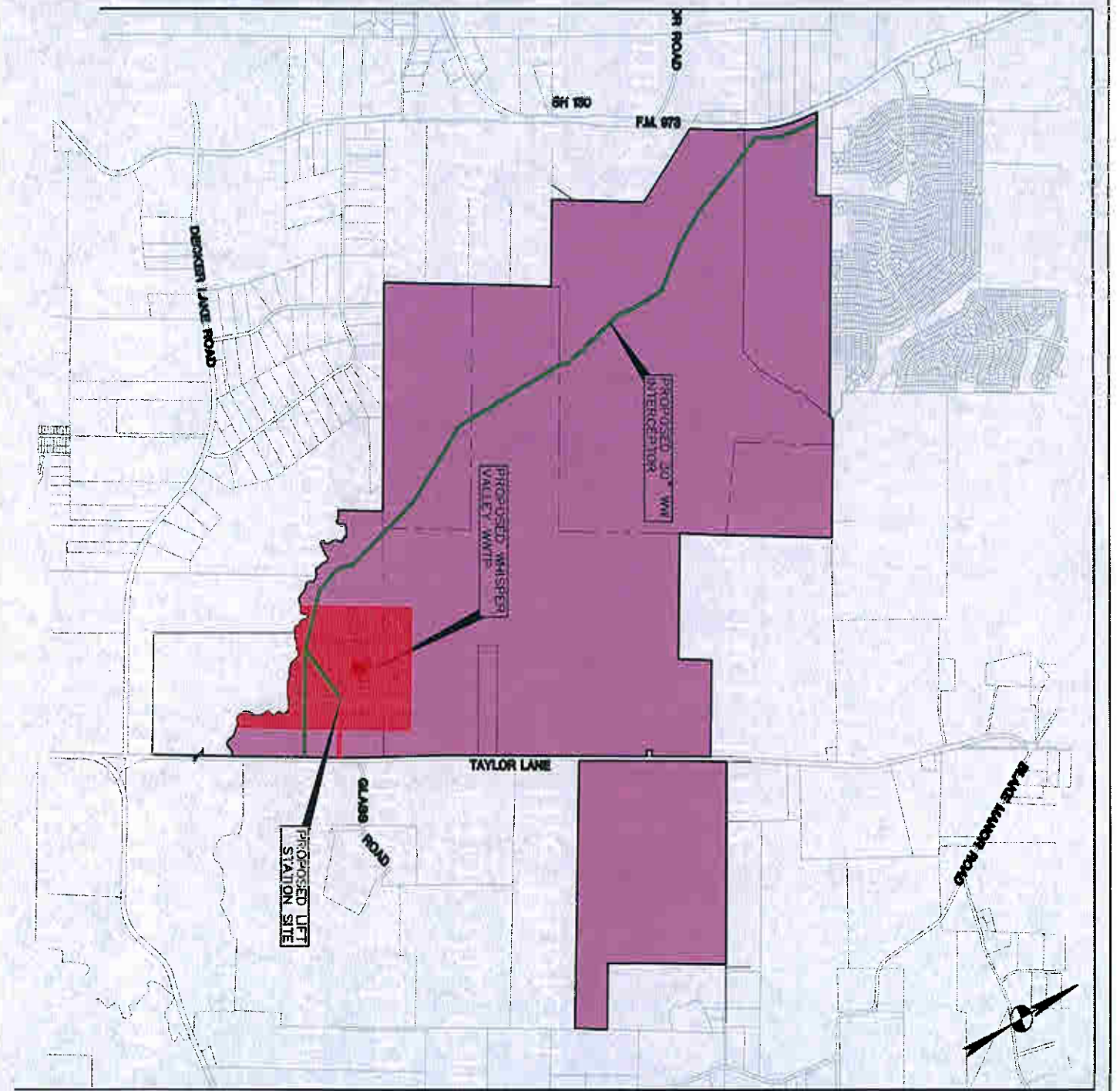
**TALRIS**



# Wastewater

- Interim wastewater treatment plant and 30” wastewater line through the Whisper Valley Project will be constructed by Developer
- Wastewater treatment plant and transmission line to be constructed by the developer will also serve surrounding developments





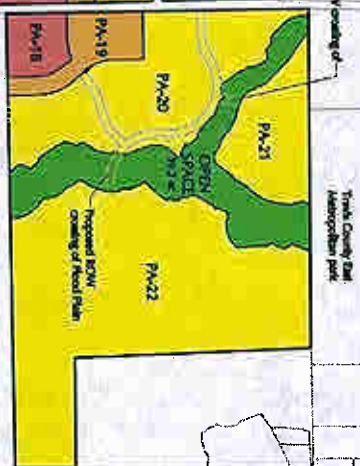
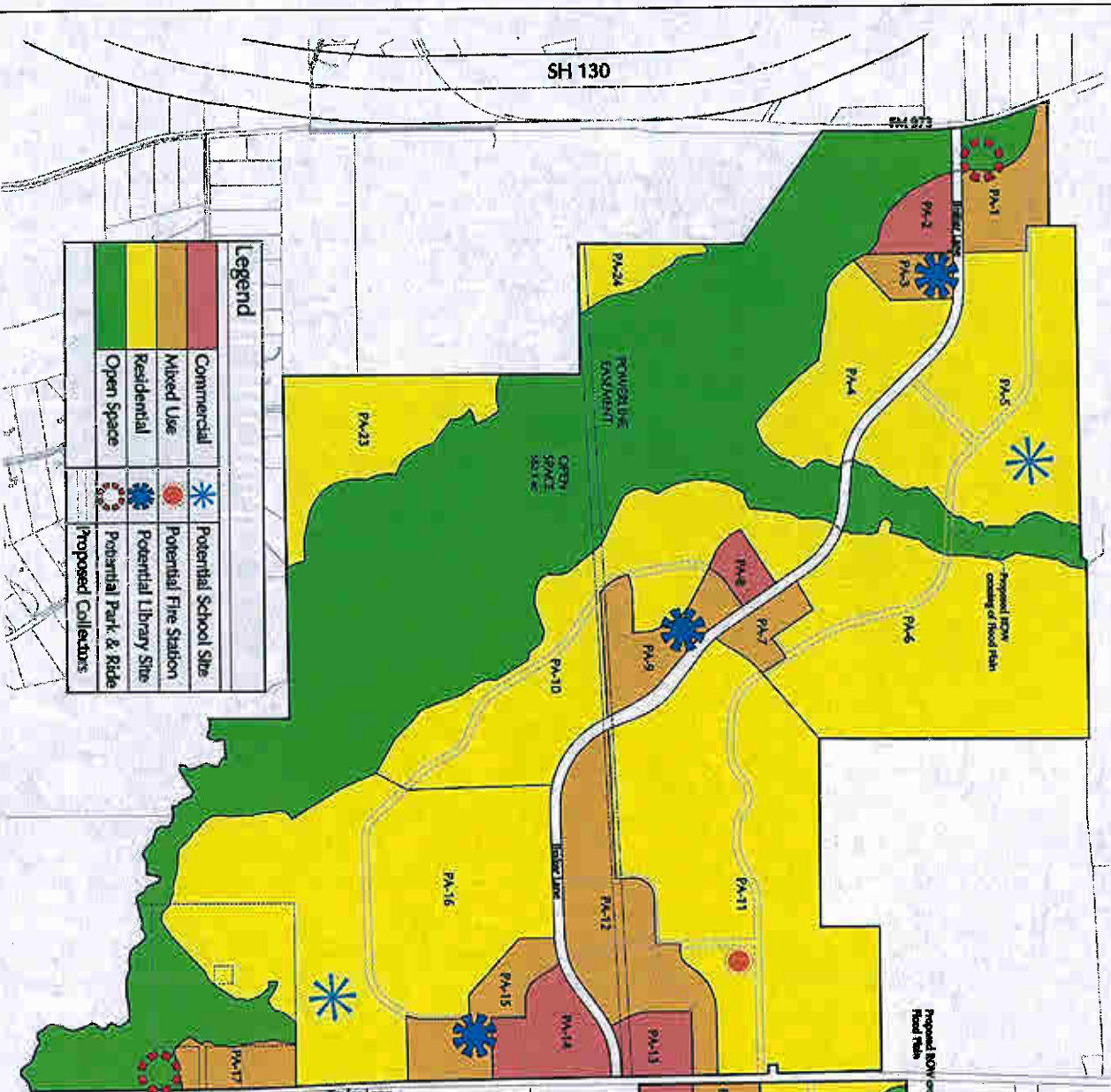
# Proposed Development Structure

- Pursuant to a Development Agreement with the City of Austin, Developer will allow land to be limited purpose annexed in order for the City to implement land use controls on the Project.
- Planned Unit Development (PUD)
- Public Improvement District (PID)



# Whisper Valley PUD

- PUD will include:
  - Permitted, conditional and prohibited uses for each Land Use Category
  - Site Development Regulations applicable to each Land Use Category
  - Superiority elements, including:
    - Vast amounts of Open Space
    - Regional trail system
    - Reservation of land for civic uses (schools, fire stations, libraries, etc.)
    - Superior environmental attributes
    - Affordable Housing



### LAND USE DATA CHART

PLANNING AREAS (PA)		
PA	Land Use	Area (Acres)
1	Mixed Use	28.6
2	Commercial	13.2
3	Mixed Use	10.9
4	Residential	52.7
5	Residential	125.6
6	Residential	160.5
7	Residential	10.7
8	Commercial	7.6
9	Mixed Use	26.0
10	Residential	127.5
11	Residential	212.0
12	Mixed Use	64.6
13	Commercial	13.4
14	Commercial	26.5
15	Mixed Use	27.3
16	Residential	225.8
17	Mixed Use	16.6
18	Commercial	8.4
19	Mixed Use	11.6
20	Residential	52.9
21	Residential	22.4
22	Residential	111.4
23	Residential	56.7
24	Residential	13.7
Totals		1,420.2

SCALE: 1"=1/4 MILE



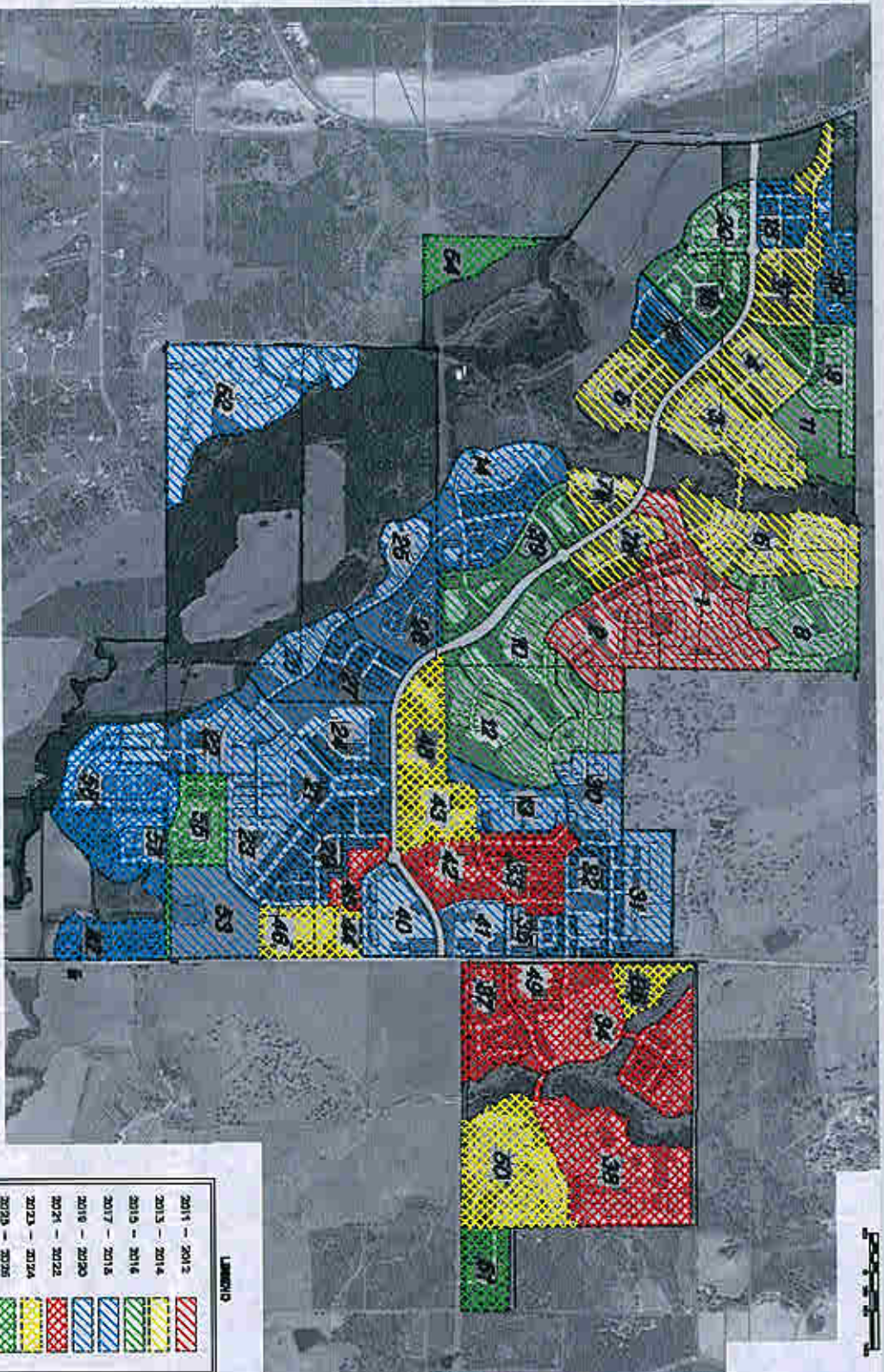


# Public Improvement District (PID)

- PID bonds will be issued by the City to fund infrastructure such as roads, utility lines and park improvements.
- PID bonds are repaid by assessments on the property and secured by the real estate.
- It is anticipated that the Whisper Valley PID bonds will be issued in 9 phases, approximately 2 years apart.
- It is anticipated that the Indian Hills PID bonds will be issued in 7 phases, approximately 2 years apart.
- Each phase of bonds will be secured by separate portions of the project corresponding to the bond issues. The phasing schedule is intended to help ensure that only these portions of the project being developed are burdened by assessments.



# Proposed Phasing Plan



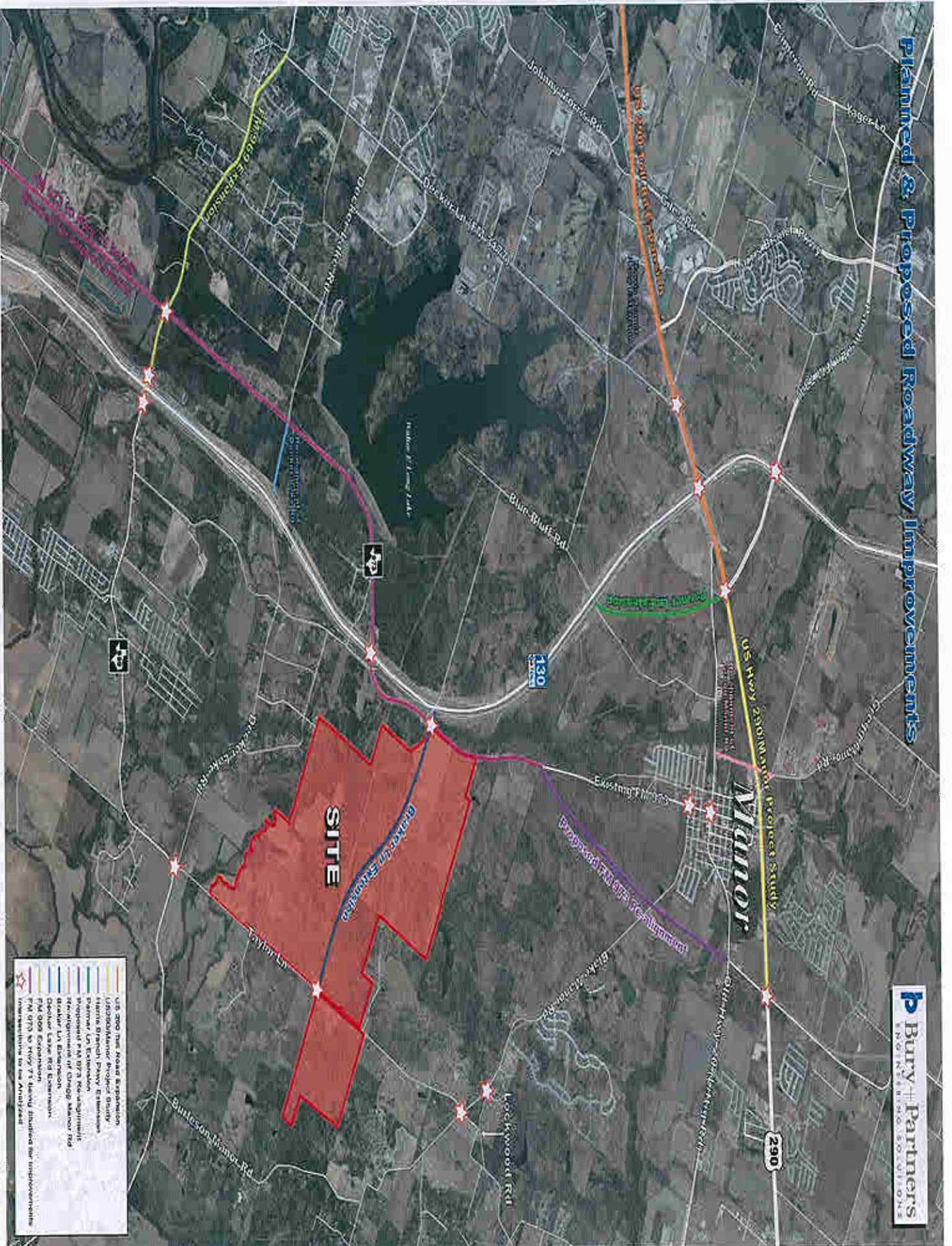


# Benefits of PID

- Governed by City Council (including use/release of bond proceeds)
- No additional political subdivision is created within the City limits
- City acquires all assets, but does not have to assume indebtedness of a PID

# Planned & Proposed Roadway Improvements

**Bury Partners**  
ENGINEERING SOLUTIONS



- US 290 Main Road Expansion
- US 290 Manor Project Study
- Manor Branch Pkwy Expansion
- Manor Ln Expansion
- Proposed Pkwy 973 Realignment
- Realignment of Chapp Manor Rd
- Stellar Ln Expansion
- Decker Lake Rd Expansion
- FM 909 Expansion
- FM 973 to Hwy 973 Study Studies for Interchanges
- Interchanges to be Analyzed



# Future Approval Dates

- 7/9/09-Submit PUD Zoning Application
- 10/13/09-EVB Hearing-PUD Zoning
- 12/1/09-ZAP Hearing –PUD Zoning
- 12/10/09-1<sup>st</sup> Public Hearing Annexation
- 12/17/09-2<sup>nd</sup> Public Hearing Annexation (1<sup>ST</sup> & 2<sup>ND</sup> PUD Zoning)
- January 2010-Ordinance Reading Annexation, final reading PUD Zoning and PID Approval

# Reasons to Support Project

- Limited Purpose Annexation will allow the City to implement land use controls over the Project
- PUD will restrict certain uses and development regulations that would otherwise be allowed within the ETJ, as well as provide for special design features and numerous other amenities to be incorporated into the project that are not currently received for development within the ETJ
- Type of dense, Mixed-Use development that City envisions for East Austin along the SH 130 Corridor
- Developer has committed to dedicate at least 700 acres as Open Space/Parkland
- Projects will bring water, wastewater and other needed public infrastructure to the area.



**WHISPER VALLEY AFFORDABLE HOUSING INSERT**

*Tom Nuckols from the Law Department will speak to this language.*

a) **General.** At least ten percent (10%) of the rental housing on the WV Property and at least ten percent (10%) of the rental housing on the IH Property must be affordable to a household whose income is equal or less than sixty percent (60%) of the median family income in the Austin metropolitan statistical area ("**Affordable Rental Requirement**"). At least ten percent (10%) of the owner occupied housing on the WV Property and at least ten percent (10%) of the owner occupied housing on the IH Property must be affordable to a household whose income is equal or less than eighty percent (80%) of the median family income in the Austin metropolitan statistical area ("**Affordable Ownership Requirement**"). Affordable housing provided under this section cannot be used to meet affordable housing requirements for a VMU.

b) **Rental.** The Rental Requirement shall be based on number of units and calculated on an apartment project-by-apartment project basis. The number of single and multi-bedroom units that are affordable shall coincide with the ratio of total single and multi-bedroom units for the applicable project. For example, if you have a 300 unit apartment complex and 100 units are three-bedroom units, then 30 units will be required to meet the Affordable Rental Requirement and 10 units out of those 30 units must be three-bedroom units. The affordable units within any given apartment project shall be interdispersed with market rate units.

c) **Ownership.** The Affordable Ownership Requirement for condo style projects shall be based on number of units and calculated on a condo project-by-condo project basis. Condo style projects shall follow the same multi-bedroom unit requirements as are set forth for apartments in subparagraph (b) above. For other forms of single family housing (either attached or detached), affordability shall also be calculated based on the number of units and, to the extent economically feasible, shall be spread across the various product types within Whisper Valley and Indian Hills. Notwithstanding the foregoing, if the WV Developer provides more affordable rental units in any given apartment project than the 10% required per subparagraph (b) above, then the number of units required to meet the Affordable Ownership Requirement in Whisper Valley shall be reduced (i) on a 1.5:1 ratio for up to 3% of the 10% Affordable Ownership Requirement for Whisper Valley; and (ii) on a 4:1 ratio for up to an additional 2% of the 10% Affordable Ownership Requirement for Whisper Valley. Provided, however, in no event shall the number of units required to meet the Affordable Ownership Requirement in Whisper Valley be reduced below 5% of total ownership units through the method described above.