

## Exhibit B – Agreed Terms and Conditions

Item	Superior Development Benefit Being Offered
<b>Affordable Housing</b>	
	<ul style="list-style-type: none"> <li>• Agree to 10% of Single-Family at 80% MFI (owner occupied)</li> <li>• Agree to 10% of Multi-Family at 60% MFI (rental)</li> <li>• Working with the housing office on a solution for retaining long term affordability</li> </ul>
<b>Environmental</b>	
Tree Preservation	<p>Providing for specific tree protection system that focuses on larger single trunk trees and classification based upon condition, type, physiology and health. Drainage patterns and grading will funnel toward larger tree preservation areas. Planning compatibly with single family/garden home uses in the area with less trees and corporate campus and multifamily uses in areas of denser growth. More specific language to be discussed.</p>
Watershed and Drainage	<ul style="list-style-type: none"> <li>• Agrees to provide headwaters stream buffers for creeks between 64 and 320 acres of drainage (average 100' in width and no less than 50' on each side of a protected creek)</li> <li>• Agrees to provide volumetric flood control detention where feasible and beneficial as reasonably determined by the City.</li> <li>• Agrees to a minimum of 30% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7). Includes wet ponds for multifamily, garden homes, commercial and roads.</li> <li>• Will use innovative water management options such as directing stormwater to on-site uses (e.g., landscaping) and rainwater harvesting.</li> <li>• Wet ponds maintained by master POA</li> <li>• If full or partial volumetric flood detention is not feasible and beneficial, then the developer agrees to a minimum of 50% of the required water quality volume to be managed by bio-filtration or other green infrastructure water quality controls (options from ECM 1.6.7).</li> </ul>
Green Building	<p>All buildings within the district will achieve an Austin Energy Green Building two star rating or equivalent agreed to by the City.</p>
Grow Green/ Landscaping	<ul style="list-style-type: none"> <li>• Will adhere provisions of Grow Green program</li> <li>• Agrees to implement Commercial Landscape Ordinance for 100% of required landscaping.</li> </ul>
IPM Plan	<p>Agrees to adhere to an IPM plan</p>
<b>Green Space/Connectivity</b>	

## Exhibit B – Agreed Terms and Conditions

Item	Superior Development Benefit Being Offered
Parks	<ul style="list-style-type: none"> <li>• Agree to connect parks and trails to regional trail plan connection points</li> <li>• Providing an excess of 75 acres of parkland (98.2 provided and 23.5 required).</li> <li>• Required amount of open space and parkland requirements will be exceeded by more than 10% (at 24%)</li> <li>• Agree to private parks with amenities that will be owned, operated, and maintained by HOA</li> <li>• Parks will be within in ¼ mile of any residence</li> </ul>
Trails and Bikes	<ul style="list-style-type: none"> <li>• Agrees to link all parks to one another with trails</li> <li>• Agrees to have trails go from one end of the tract to the other connecting to Onion Creek. Will provide multi-use trail (using 8' AASHTO standards)</li> <li>• Agrees to work with Travis county on creating bike lanes on Old San Antonio Road (OSR)</li> </ul>
<b>Multi-modal Transportation</b>	
Transportation	<ul style="list-style-type: none"> <li>• OSR ROW dedication of up to 10 feet on east side for commercial collector, 5 feet wider than would be required for this development.</li> <li>• Puryear Rd. ROW dedication west of OSR of 150 feet (reservation area of 250 feet)</li> <li>• Will contact CapMetro every 5 years about transit services (no funding provided by developer)</li> <li>• Agrees to ROW dedication for OSR bridge per the Estancia Hill Country Transportation Phasing Agreement executed November 7, 2011.</li> <li>• 9 acre net site tract for multi-modal transit facility near IH 35</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>• <b>Consider removal if no contents</b></li> </ul>
Design	Apply Core Transit Corridor design standards to certain roadways that would otherwise be classified as suburban roadways
<b>Civic Use</b>	
Fire	Agreed to donate 2 acre net buildable site, approved by AFD, for fire station
Art	Will prepare public art master plan which will be managed by developer and master POA
School Site	AISD did not indicate a need for a school site
Community Amenities	Providing for plazas, parks, trails, pavilions and open space throughout the PUD. More specific language to be discussed.

### Exhibit B – Agreed Terms and Conditions

Item	Superior Development Benefit Being Offered
Historic Preservation	Preservation of archaeological grounds for educational purposes; addition of monument markers of historic trail and context
<b>Water and Wastewater Utility Infrastructure</b>	
	Will forgo Council authorized wastewater cost participation and cost reimbursement agreement for \$2 Million. Will adhere to the proposed sizing and route of infrastructure notated in the current SERs. Will design and construct in accordance with the City's Utility Criteria Manual. Will donate all easements described in the current SERs