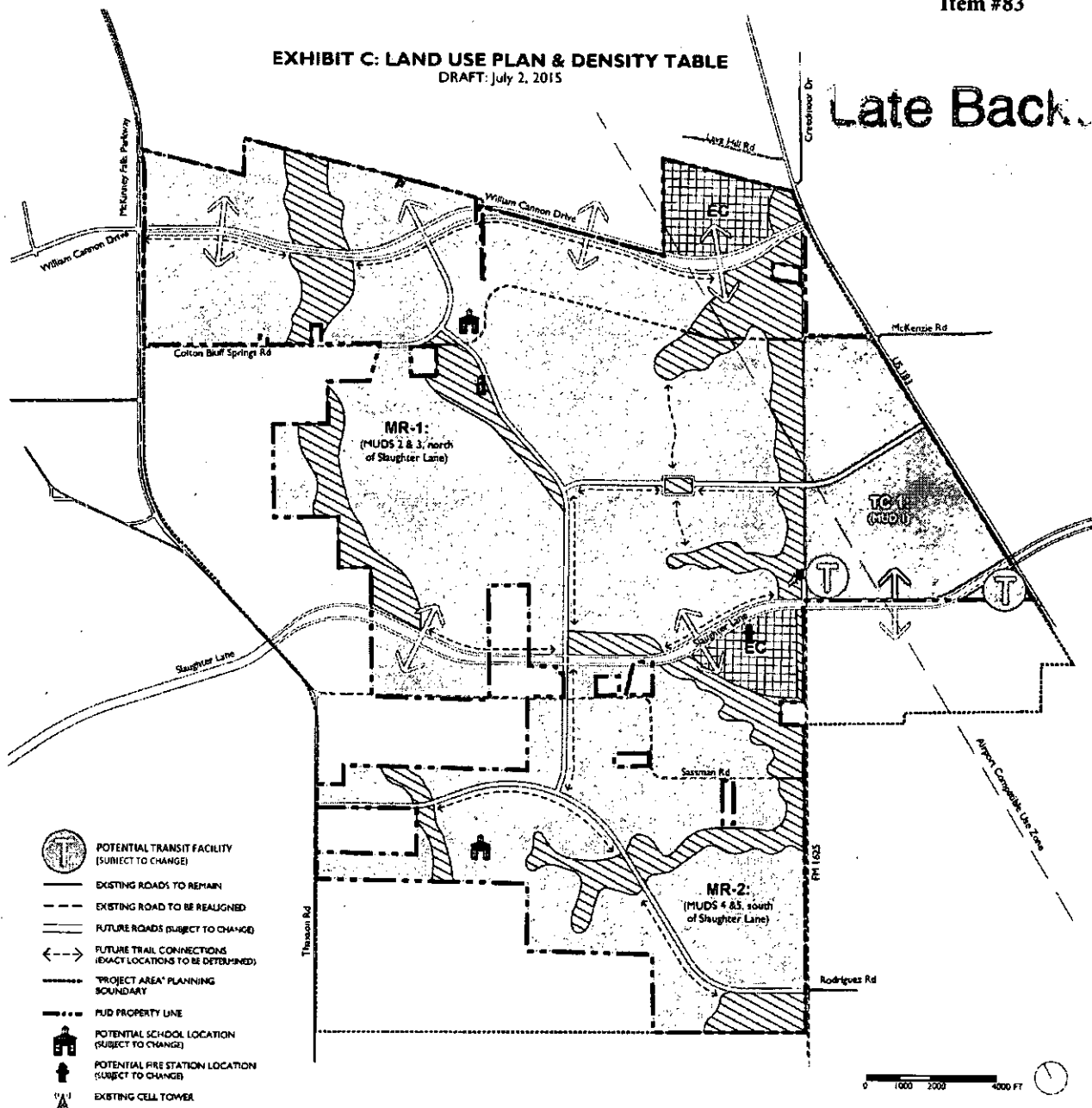


EXHIBIT C: LAND USE PLAN & DENSITY TABLE

DRAFT: July 2, 2015

Late Backup



PROPOSED LAND USE AREAS	APPROXIMATE ACREAGE	PROPOSED MAXIMUM DENSITY	PROPOSED PERMITTED USES
MR - MIXED RESIDENTIAL	~ 1,400 AC	Up to: 9,300 DUs; 550,000 SF Civic/Commercial	MIX OF SINGLE FAMILY RESIDENTIAL (DETACHED & ATTACHED), MULTI-FAMILY RESIDENTIAL, NEIGHBORHOOD-SERVING COMMERCIAL AND CIVIC USES
EC - EMPLOYMENT CENTER	~ 90 AC	Up to: 1,500 DUs; 750,000 SF Civic/Commercial/Industrial	MIX OF EMPLOYMENT, CIVIC, SINGLE AND MULTI-FAMILY RESIDENTIAL USES, LIGHT INDUSTRIAL, HOTEL, COMMERCIAL
TC - TOWN CENTER	~ 200 AC	Up to: 3,500 DUs; 4,000,000 SF Civic/Commercial	MIX OF COMMERCIAL, CIVIC, MULTI-FAMILY AND ATTACHED SINGLE FAMILY RESIDENTIAL USES AT AN URBAN DENSITY, HOTEL
OS - OPEN SPACE	~ 360 AC	Up to: 50,000 SF Civic/Commercial	GREENWAYS, TRAILS, PARKS AND RECREATIONAL AREAS, WITH CIVIC AND LIMITED COMMERCIAL USES PERMITTED

NOTES:

1. A fire station site will be donated to the City of Austin within the PUD, as described in Exhibit E of the Pilot Knob MUD Consent Agreement.
2. The only existing roads within the Project Area are Cotton Bluff Springs Road, Saxon Road and PH 1625.
3. A 10-acre Intermodal transit station will be located along Slaughter Lane in or near the Town Center (TC) area.
4. Open Space boundaries and roadway alignments are subject to change and will be finalized at final plan.
5. So long as uses are permitted in a land use area, residential maximum allowable densities may be transferred from one land use area to another provided that the overall PUD maximums are not exceeded.



METRO

Capital Metropolitan Transportation Authority
2910 East Fifth Street | Austin, Texas 78702
TEL 512.389.7400 | FAX 512.369.6596 | capmetro.org

November 18, 2015

Lynn Ann Carley, P.E.
Senior Land Development Consultant
Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701-2744

Re: Proposed Capital Metro Transit Facility at Pilot Knob Development

Dear Ms. Carley:

Capital Metro staff completed a review of the land use plan for the project. We have identified a preferred location for a future transit facility (refer to attachment). While we recognize that the development is still relatively early in its development, based on the available information the optimal site appears to be an approximate 10-acre (exact amount subject to more detailed site analysis and design) plot within the 'triangle' of land bounded by (future) Slaughter Lane on the northeast and by US 183 on the east. This site provides good roadway access and is proximate to the proposed TC 1 town center.

Without knowing the details of the site plan, we also believe that the SW corner (again a parcel of approximately 10 acres) of the TC 1 tract at the northeast corner of Slaughter Lane and FM 1625 could also be viable as a backup site in the event that there are fatal flaws to the site previously mentioned.

We appreciate the opportunity to work with your team to 'build-in' transit from the outset and believe this effort has the potential to serve as a best practice for our region. To fulfill the potential of this project it will be critical that Capital Metro be engaged going forward to ensure a well-coordinated transportation and land use plan is developed. If you have questions or need more information please let us know.

Regards,

Todd Hemingson, AICP
Capital Metro - Vice-President Strategic Planning & Development

Total Lots 6,500
Easton North Lots 4,488

Tap Fee 100% \$7,887
Total Fees Waived \$51,265,500

Avg. Aff. Home Price \$168,000
Avg. Home Price \$250,000
Difference \$82,000

Avg. Retail Lot Price \$48,961
Average Price/FF \$1,152
Average Lot Size (FF) 42.50

% of

Percent Affordable	Affordable Lots	Total Lot Cost to Trust	Fees/Lot
10.0%	650	\$31,824,556	78,870
10.2%	663	\$32,461,047	77,324
10.4%	676	\$33,097,538	75,837
10.6%	689	\$33,734,029	74,406
10.8%	702	\$34,370,520	73,028
11.0%	715	\$35,007,011	71,700
11.2%	728	\$35,643,502	70,420
11.4%	741	\$36,279,994	69,184
11.6%	754	\$36,916,485	67,991
11.8%	767	\$37,552,976	66,839
12.0%	780	\$38,189,467	65,725
12.2%	793	\$38,825,958	64,648
12.4%	806	\$39,462,449	63,605
12.6%	819	\$40,098,940	62,595
12.8%	832	\$40,735,431	61,617
13.0%	845	\$41,371,923	60,669
13.2%	858	\$42,008,414	59,750
13.4%	871	\$42,644,905	58,858
13.6%	884	\$43,281,396	57,993
13.8%	897	\$43,917,887	57,152
14.0%	910	\$44,554,378	56,336

Easton North Total Bonding Capacity
Total Bonding Capacity (Less 2% Donation)
Total Bonding Capacity (Including 2%)
Difference

MUD Donation Back? (Y/N)

AV Reimbursable 10%

AV Foregone	MUD Rec. Foregone		AV Above Total Fees	MUD Rec. Foregone
53,300,000	5,330,000	3%	2,034,500	\$60,660
54,366,000	5,436,600	3%	3,100,500	(\$45,940)
55,432,000	5,543,200	3%	4,166,500	(\$152,540)
56,498,000	5,649,800	3%	5,232,500	(\$259,140)
57,564,000	5,756,400	3%	6,298,500	(\$365,740)
58,630,000	5,863,000	3%	7,364,500	(\$472,340)
59,696,000	5,969,600	3%	8,430,500	(\$578,940)
60,762,000	6,076,200	3%	9,496,500	(\$685,540)
61,828,000	6,182,800	3%	10,562,500	(\$792,140)
62,894,000	6,289,400	3%	11,628,500	(\$898,740)
63,960,000	6,396,000	3%	12,694,500	(\$1,005,340)
65,026,000	6,502,600	3%	13,760,500	(\$1,111,940)
66,092,000	6,609,200	4%	14,826,500	(\$1,218,540)
67,158,000	6,715,800	4%	15,892,500	(\$1,325,140)
68,224,000	6,822,400	4%	16,958,500	(\$1,431,740)
69,290,000	6,929,000	4%	18,024,500	(\$1,538,340)
70,356,000	7,035,600	4%	19,090,500	(\$1,644,940)
71,422,000	7,142,200	4%	20,156,500	(\$1,751,540)
72,488,000	7,248,800	4%	21,222,500	(\$1,858,140)
73,554,000	7,355,400	4%	22,288,500	(\$1,964,740)
74,620,000	7,462,000	4%	23,354,500	(\$2,071,340)

\$186,102,172.54
 \$269,533,003.90
 \$274,923,663.98
 \$5,390,660.08

Y

Total Lot Cost + AV Above Fees	Difference
\$17,406,444	(\$17,345,784) 10.0%
\$15,703,953	(\$15,749,893) 10.2%
\$14,001,462	(\$14,154,002) 10.4%
\$12,298,971	(\$12,558,111) 10.6%
\$10,596,480	(\$10,962,220) 10.8%
\$8,893,989	(\$9,366,329) 11.0%
\$7,191,498	(\$7,770,437) 11.2%
\$5,489,006	(\$6,174,546) 11.4%
\$3,786,515	(\$4,578,655) 11.6%
\$2,084,024	(\$2,982,764) 11.8%
\$381,533	(\$1,386,873) 12.0%
(\$1,320,958)	\$209,018 12.2%
(\$3,023,449)	\$1,804,909 12.4%
(\$4,725,940)	\$3,400,800 12.6%
(\$6,428,431)	\$4,996,691 12.8%
(\$8,130,923)	\$6,592,583 13.0%
(\$9,833,414)	\$8,188,474 13.2%
(\$11,535,905)	\$9,784,365 13.4%
(\$13,238,396)	\$11,380,256 13.6%
(\$14,940,887)	\$12,976,147 13.8%
(\$16,643,378)	\$14,572,038 14.0%