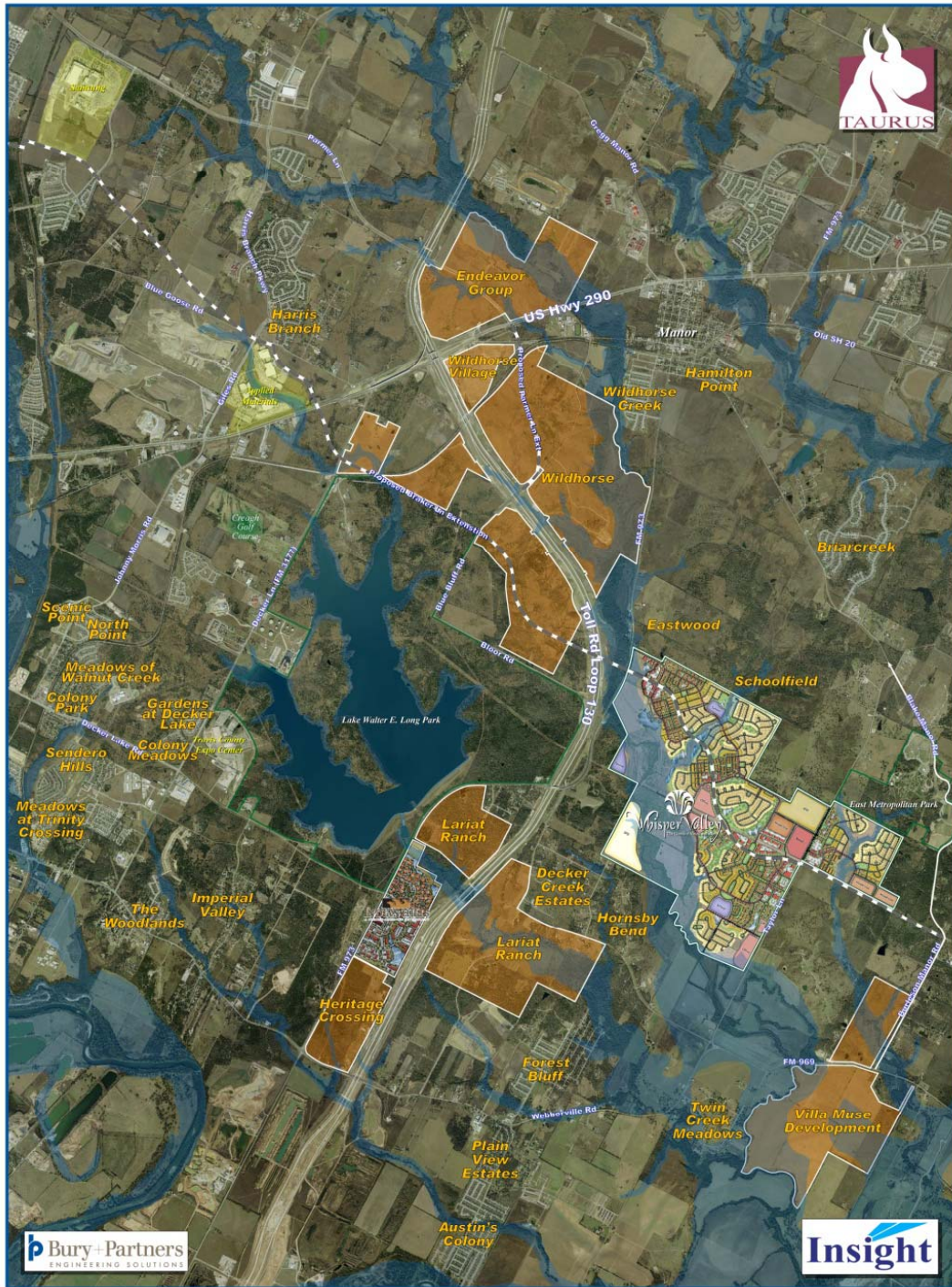




 *Whisper Valley*
The Genius of Nature and Man







Proposed:

- Approximately 2,000 acres located at 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, etc.)



- Development will occur in multiple phases over a 20 year period.
- As currently proposed, there would be 9 separate phases of development with staggered commencement dates (approximately every 2 years)

Action Taken to Date

- City Council Resolution authorizing City staff to negotiate the terms of the Development Agreement with Developer was approved on May 15, 2008
- Development Agreement was approved by City Council on June 18, 2009
- PUD Zoning Application Submitted on July 29, 2009

Actions to be Completed

- November 2009
 - Travis County Commissioners Court
- First Quarter 2010
 - Limited Purpose Annexation
 - Three City Council Public Hearings
 - Zoning
 - Public Hearing at Environmental Board
 - Public Hearing at Zoning and Platting Commission
 - Three Public Readings at City Council
 - Creation of Public Improvement District

Key Aspects of Project

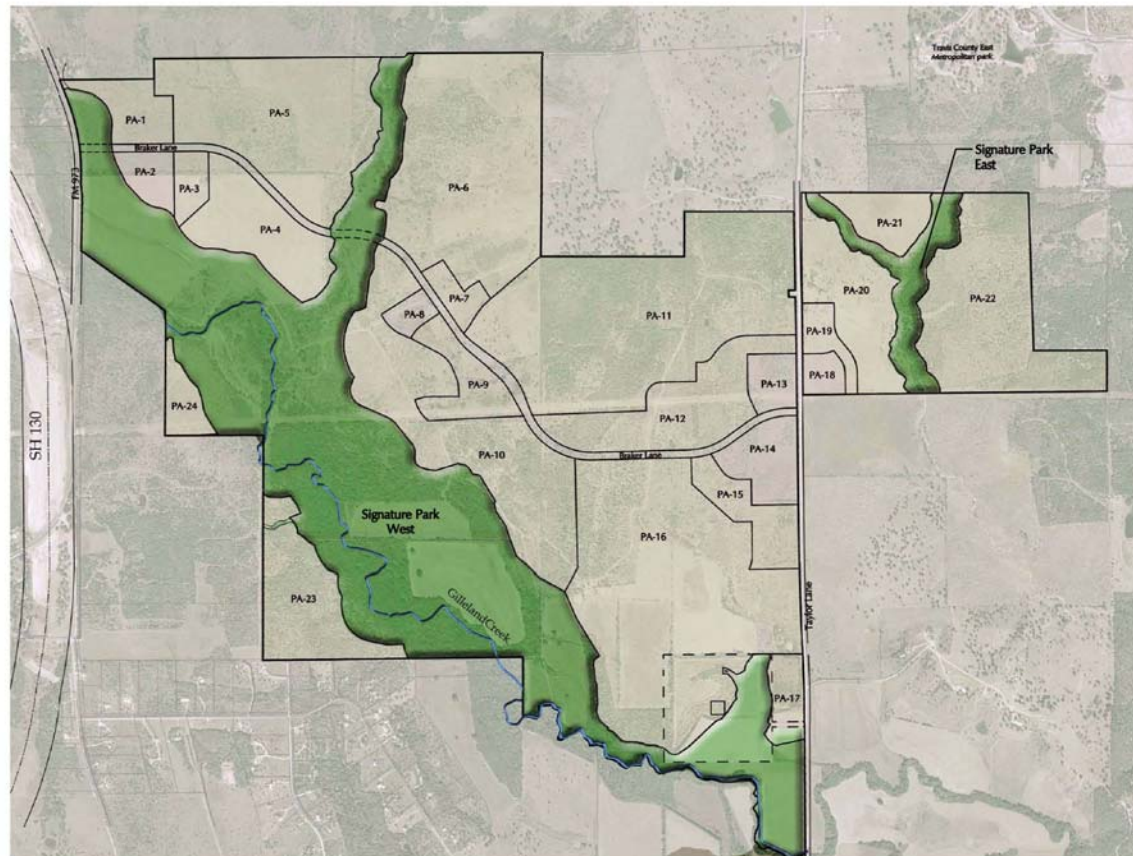
- Mix of uses within project
- Pedestrian friendly design
- Quality development – design and construction
- Parks
 - Set aside of approximately 600 acres of open space along Gilleland Creek (Signature Park)
 - Contains a network of green space corridors throughout the project that ultimately tie into the Travis County East Metropolitan Park

Key Aspects of Project

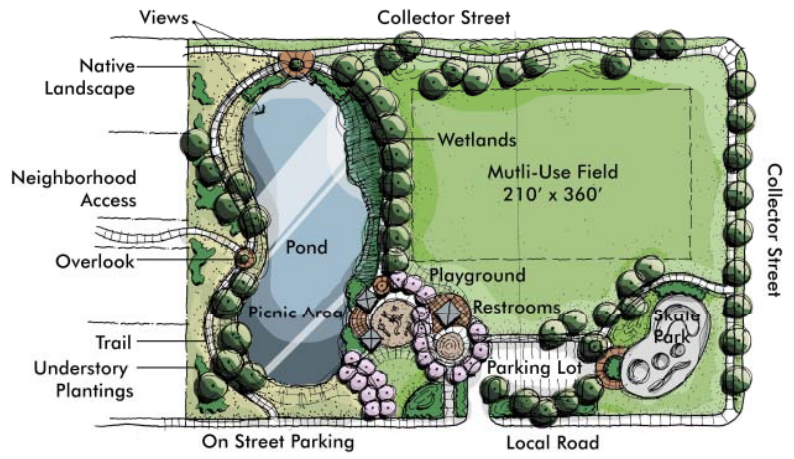
- Environmentally superior development
 - 2 Star PUD Green Builder
 - Grow Green Program
 - Preservation of existing, natural drainage ways (Gilleland Creek headwaters)
 - Increased water quality (e.g. wet ponds, bio-filtration systems, etc.)
 - Tree preservation and replacement



Signature Park



Not to Scale



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
 - Alternate roadway standards to allow for more urban roadway design including bike lanes

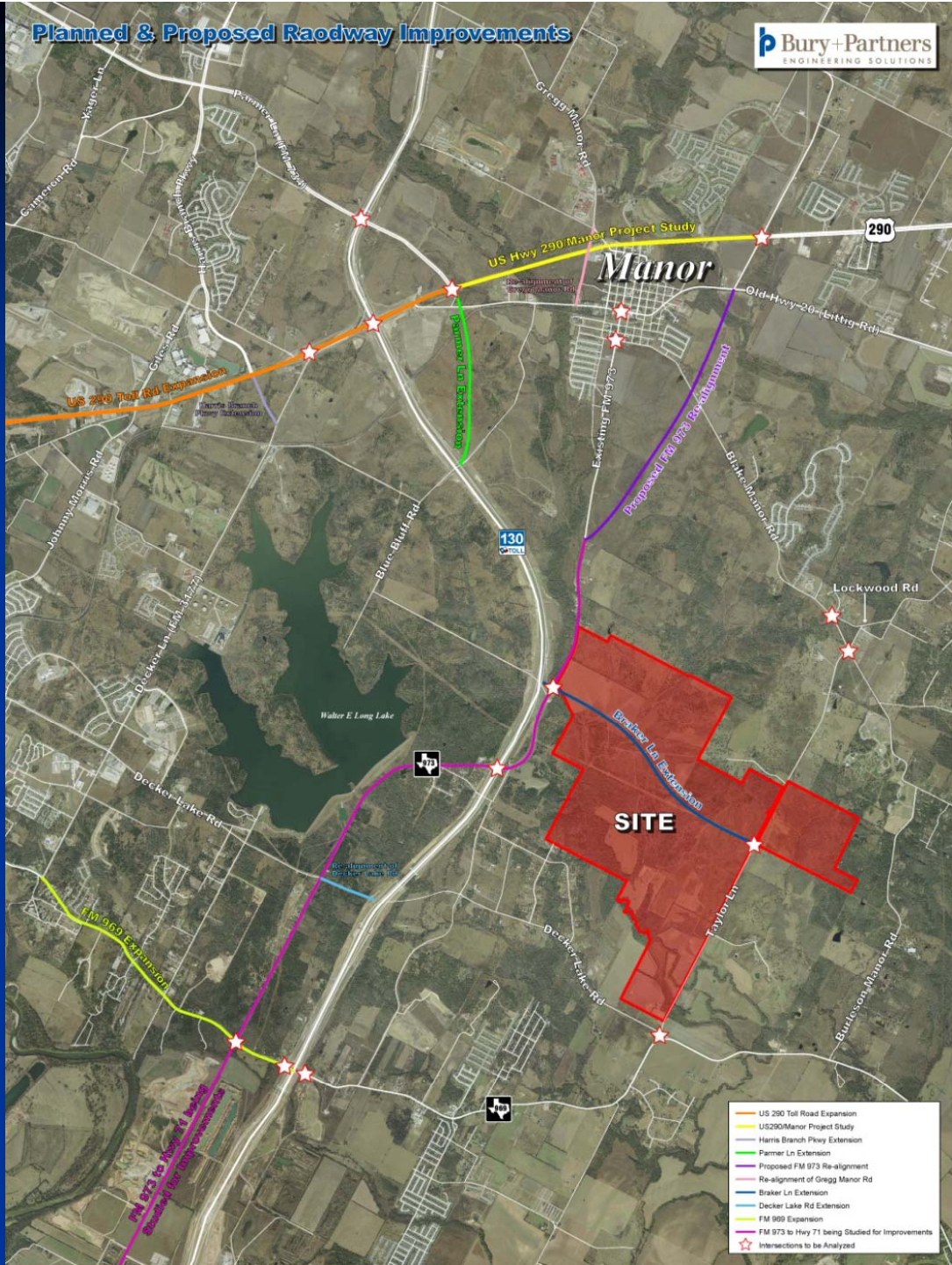
Public Improvement District (PID)

- 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.
- 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 (i.e., limit developer/builder carry costs).

Roadway Improvements

- US 290 Toll Road Expansion
- US 290/Manor Project Study
- Re-Alignment of Gregg Manor Road
- FM 973 Re-Alignment
- Braker Lane Extension
- Decker Lake Road Extension
- FM 973 Expansion Study
- FM 969 Expansion

Planned & Proposed Roadway Improvements



- US 290 Toll Road Expansion
- US290/Manor Project Study
- Harris Branch Pkwy Extension
- Palmer Ln Extension
- Proposed FM 973 Re-alignment
- Re-alignment of Gregg Manor Rd
- Braker Ln Extension
- Decker Lake Rd Extension
- FM 969 Expansion
- FM 973 to Hwy 71 being Studied for Improvements
- ★ Intersections to be Analyzed

TABLE 3 - INTERSECTION LEVEL OF SERVICE

Intersection	2008 Existing LOS		2014 Forecasted LOS		2014 Site+ Forecasted LOS		2018 Forecasted LOS		2018 Site+ Forecasted LOS		2022 Forecasted LOS		2022 Site+ Forecasted LOS		2030 Forecasted LOS		2030 Site+ Forecasted LOS	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
FM 973 and SH 130 (EFR/WFR)	A/A	A/A	A/A	A/A	A/B	A/B	A/B	A/B	B/B	B/C	B/C	C/C	B/C	F/F	C/D	F/F	F/D	F/F
US 290 and FM 973 (NFR/SFR)	D	D	F	F	F	F	F/E	E/F	F/E	E/F	F/F	F/F	F/F	F/F	F/F	F/F	F/F	F/F
FM 973 and Blake Manor Road	D	D	D	F	A*	B	A	A	A	B	A	B	B	D	B	D	F	F
FM 973 and Old Texas 20	C	D	E	F	B*	A	B	C	B	D	B	D	C	E	C	E	D	F
FM 734 and US 290 (NFR/SFR)	C	E	C/D	C/E	C/C	C/E	D/D	F/F	E/E	F/F	F/F	F/F	F/F	F/F	F/F	F/F	F/F	F/F
Blake Manor Road and Taylor Lane	A	A	A	A	B	A	B	A	B	B	B	B	B*	B	A	A	B*	F
East Parmer Lane and SH 130 (EFR/WFR)	B/B	B/B	B/A	B/B	B/A	B/B	B/A	B/B	B/A	B/B	C/C	C/D	C/C	C/D	B/B	D/D	B/B	D/D
US 290 NFR and SH 130 EFR	B	B	C	B	C	B	D	B	D	B	D	B	F	B	F	D	F	E
US 290 NFR and SH 130 WFR	C	B	C	C	C	C	F	C	F	C	F	E	F	D	F	D	F	D
US 290 SFR and SH 130 EFR	A	A	A	A	B	A	C	E	C	F	D	F	C	F	E	F	F	F
US 290 SFR and SH 130 WFR	C	B	B	B	B	B	D	D	D	D	F	F	F	F	C	F	C	F
FM 3177 and US 290 (NFR/SFR)	B/D	B/C	A	B	A	C	A	D	A	D	A	F	A	F	A	F	A	F
FM 973 and Braker Lane East					A	A	A	A	C*	E	D	E	D*	F	B	E	C*	F
Old Lockhart Road and Blake Manor Road	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A
Taylor Lane and Braker Lane East					A	A	A	A	A	A	A	A	B	D	A	D	A*	B
Dcker Lane/Taylor Lane and FM 969	A	A	A	A	A	A	A	A	A	A	A	A	A	B	A	B	A	B
FM 969 and SH 130 (EFR/WFR)	A/A	A/A	C/C	A/D	D/C	A/D	F/D	F/F	F/D	F/F	B/A	B/B	B/A*	B/C	E/D	C/D	F/F	C/D
FM 973 and FM 969 (NFR/SFR)	C	C	C	F	C	F	F	F	F	F	C/C	C/D	C/C	C/E	D/C	C/F	D/D	C/F

*Indicates Geometric Improvements

Intersections to be Improved	Description of Improvements
US 290 @ FM 734 (Parmer Lane)	<ul style="list-style-type: none"> •CTRMA plans to make US 290 a toll road by 2014
FM 973 @ US 290	<ul style="list-style-type: none"> •TxDOT is planning major improvements to the intersection
FM 973 @ Braker Lane East	<ul style="list-style-type: none"> •Construction of southbound left-turn bay and right-turn bay •Construction of northbound right-turn bay, left-turn bay and thru lane •Installation of a traffic signal •Construction of a second westbound left-turn bay •Construction of an additional southbound lane along FM 973 •Construction of an additional southbound lane south on Braker Lane East
Blake Manor Road @ Taylor Road	<ul style="list-style-type: none"> •Installation of a traffic signal •Construction of a northbound left-turn bay
FM 973 @ Blake Manor Road	<ul style="list-style-type: none"> •Construction of a northbound and southbound left turn bay •Construction of a eastbound right-turn bay •Installation of a traffic signal
FM 973 @ Old Texas 20	<ul style="list-style-type: none"> •Construction of a northbound westbound and southbound left-turn bay •Construction of a northbound and eastbound right-turn bay •Installation of a traffic signal
FM 969 @ SH 130	<ul style="list-style-type: none"> Installation of a traffic signal