	CURRENT	OPTION A	OPTION B	OPTION A + OPTION B	A + B + 1 More Floor of Office	A + B + 2 More Floors of Office
	Land Use Plan w/ Requirement that 50% of Aff. Units Must Be 2 Bedrooms	*Add Floor to Parcel 9 w/ Bedroom Requirement for Aff. Units*	*Add New Residential Building to Parcel 8*	*Add One Floor to Parcel 9 + Add New Residential Building to Parcel 8*	*Add One Floor to Parcel 9 + Add New Residential Building to Parcel 8 + Developer Provided Addtl. Units in Exchange for 1 Story of Height*	*Add One Floor to Parcel 9 + Add New Residential Building to Parcel 8 + Developer Provided Addtl. Units in Exchange for 2 Story of Height*
Total Residential Units	200	250	375	425	425	425
Total Parcel 9	200	250	200	250	250	250
Total Parcel 8	0	0	175	175	175	175
Market Rate Units	180	225	338	383	383	383
Total Parcel 9 @ Mkt.	180	225	180	225	225	225
Total Parcel 8 @ Mkt.	0	0	158	158	158	158
Total # Aff. Units	**20**	**25**	**38**	**43**	**46**	**48**
60% MFI	20	25	38	43	43	43
80% MFI	0	0	0	0	0	0
Expected # Aff. Units from 10% Req.						
60% MFI	20	25	38	43	43	43
80% MFI	0	0	0	0	0	0
Addtl. Units Above 10%						
60% MFI	0	0	0	0	3	5
80% MFI	0	0	0	0	0	0
Expected # Aff. Bedrooms						
60% MFI	30	38	56	64	69	71
80% MFI	0	0	0	0	0	0
Percentage Increase in Aff. Housing Units	..	25%	90%	115%	130%	140%
Change to Charette Plan						
Change to Total Office Space	0	0	0	0	20,000 (Building 4 - Parcel 3)	40,000 (Building 4 - Parcel 3)
Change to Total Hotel Space	0	0	-90,000	-90,000	-90,000	-90,000
Change in Height to Restaurant Parcels	0	0	18'	18'	18'	18'
Change in Height to Existing Residential Building	0	12.5' (1 Story)	0	12.5' (1 Story)	12.5' (1 Story)	12.5' (1 Story)
Change in Height to Office Bldg. 3 on MoPac (25,000 SF)	0	0	12.5' (1 Story)	12.5' (1 Story)	12.5' (1 Story)	12.5' (1 Story)
Change in Height to Office Bldg. 4 on MoPac (20,000 SF)	0	0	0	0	12.5' (1 Story)	25' (2 Story)
Change in Height to Parking Garage on MoPac	0	0	10'	10'	10'	20'
Increase to Trip Count Limitation*	None	None	None	None	None	None

*Each of these proposals would require the development
adhere to the existing trip limitation

Value Of Addtl. Office Bldg. Height on MoPac			
Value of Additional Height	Dollars	Aff. Units @ 80% MFI	Aff. Units @ 60% MFI
1 Story (Building 4 Parcel 3) ((20,000 SF))	$ 800,000	3	3
1 Story (Buidling 3 Parcel 3) ((25,000 SF))	$ 1,000,000	3	3
Cost Per Unit (1 Bedroom @ 775 SF)			
Rent per Square Foot	$ 1.84	1426	
Mkt. Rate	$ -		
80% MFI	$ 227,984	1017	
60% MFI	$ 317,339		

Building Definitions	
Building Name	Definition
Total Office Space	Total square footage of office space in entire PUD
Hotel Space	Existing future hotel parcel located across from restaurant parcel
Restaurant Parcels	Parcels with two restuarants planned across from planned hotel
Existing Residential Building	4 story residential planned for western protion of PUD
Office Bldg. 3 on MoPac (25,000 SF)	6 story office building planned for easternNext to Executive Center Dr. and had a floor plate of 25k SF.
Office Bldg. 4 on MoPac (20,000 SF)	North of Building and is closer to Spicewood Springs and has floor plate of 20k SF.
Parking Garage on MoPac	Planned parking garage along MoPac next to Buildings 3 & 4