

Project Pandora Special District

The City of Pflugerville and the Pflugerville Community Development Corporation are excited about the possible construction of a 250,000 square foot small package distribution facility in Pflugerville. The City has established policies to adopt reasonable measures, as are permitted by law, to promote the development of new and expanded business enterprises within the City and thereby enhance the economic stability and growth of the City. The City is committed to bringing primary good paying jobs as a long term safe and sustainable way to provide for the financial needs of our Citizens. To that end the City and PCDC are executing an agreement with Project Pandora for approximately 33 acres in the Pflugerville Renewable Energy Park aka One Thirty Commerce Center.

The Pflugerville Community Development Corporation (PCDC) currently has 160 acres located at the intersection of FM 1825 and the SH 130 Toll Way that is being developed as a primary employment site. See www.130commercecenter.com

Project Pandora is projected to bring as many as 500 primary jobs to Pflugerville. This will help provide new field of employment (Distribution) into the area that does not currently exist. The location of the development is such that new retail and dining opportunities should gravitate to this location. The location is sufficiently distant from Round Rock and Austin as to allow the City not only further diversify its tax base but ease retail leakage and enhance our long term market capture.

130 Commerce Center L.L.C. is building two flex buildings immediately across from Project Pandora. PCDC strongly believes Project Pandora will enhance that project. Pandora will give Pflugerville a great opportunity to recruit new businesses to our community increasing economic development, expand the tax base, and create new jobs in manufacturing and e-commerce. We strongly believe that the proposed construction and light industrial use will allow us to meet and exceed all our goals.

The distribution site will front a future public street and be shielded from the SH130 Toll way by 130 Commerce Center L.L.C. The truck docks for Pandora will be located behind the building adjacent to a heavily wooded creek bed further hiding the truck traffic from public view. The PCDC shall build all designated trails as noted on the Future Trails Map referenced in the Comprehensive Plan.

The entire Pflugerville Renewable Energy Park will increase connectivity among proposed and existing right-of-ways. The PCDC purchased the first 1600' of Sun Light Near Drive from Travis County for \$799,000 and will dedicate that ROW and Trail to the City as part of this process. In addition, PCDC plans to construct a 4 lane undivided street though the project ultimately connecting Pecan Street to Cameron Road.

The front 40 acres of Pflugerville Renewable Energy Park uses freestanding pad sites clustered at a focal points to establish a sense of place when entering the

development. The overall project will include greenways, dedicated hike/bike facilities, and a plaza to create a gathering place.

The Pflugerville Community Development Corporation believes this project will significantly contribute the creation of the entire Pflugerville Renewable Energy Park. By clustering primary employers in this location this park will create a unique confluence of engineers and scientist to collaborate and network with other similarly situated companies. These small, medium and large manufacturing and distribution operations will allow Pflugerville to expand its local workforce and create a strong ad valorem and personal property tax base to enable the City Council to continue to lower taxes on all citizens. Due to the location of this project the workers will have little choice but to spend discretionary dollars in Pflugerville further expanding the overall tax base.

The Pflugerville Community Development Corporation believes the design of this project is smart and sensible as it shields the most noxious use (truck loading / unloading) from public view. The location of the project directs traffic away from the City center to the undeveloped parts of the SH 130 toll way pulling traffic away from more congested areas of town. The project is located close to an existing fire station on Pecan. (Approx. 2 miles) All lighting on the project shall be shielded and compliant with dark sky conditions that will be imposed by deed covenants.

This project will provide up to 500 new good paying jobs in Pflugerville. The project is expected to use little potable water and have access to reuse water for landscaping, fire suppression and chillers. The building is expected to have a value in excess of \$20,000,000 exclusive of personal property. That is in excess of the value of the entire 160 acre tract surrounding this site. This project should generate significant new retail development in the immediate vicinity to serve the workforce at the location.

The Pflugerville Community Development Corporation believes this project and application illustrates compliance with the requirements and guidelines of site development code. The application exhibits compatibility of the design with surrounding properties and development patterns. The design of Project Pandora and the entire project by PCDC ensures the property will be compatible with the surrounding land uses and have significant aesthetic value. The application exhibits compatibility and coordination between the character of the streetscape and the planned surrounding built environment. The environmentally sensitive infrastructure will include led street lighting powered by renewable energy as well incorporating the use of reuse water to adequately landscape the greenways. The application exhibits no substantial negative impacts on the historic, cultural or architectural nature of the site or surrounding area.

Specific Use Permit Criteria

Answer the questions on the following pages, as evidence that the Specific Use Permit request complies with the conditions required for approval (extra pages and supplemental illustrations or photographs may be requested by staff)

Requested Specific Use Permit:

1. The proposed use is harmonious and compatible with its surrounding existing uses or proposed uses, because...

The Surrounding uses are light industrial as well. EIEIO is on a 5 acre tract to the North. Project Jersey is on a 15 acre tract to the east. The property is buffered on the South by a tree lined Creek and to the west by a 200' rightway tree lined ~~South~~ ^{highway} ~~road~~.

2. Please demonstrate how the proposed activities are normally associated with the requested use.

The proposed use is for a small package distribution facility. The entire project will be contained within a tilt wall 250,000 sq. ft. facility. Distribution is a light industrial use.

3. The nature of the proposed use is reasonable, because...

The project is compatible and reasonable as this portion of the property has been designated as light industrial for other projects that will surround it and the PCDC Board + City Council have approved this property for light industrial uses in the past.

4. Please state what measures will be taken in order to mitigate the impact on the surrounding area

Trees that are desirable will replace trees that are not.
 A green belt to the south and west will be maintained hiding
 the development. Head way and sidewalks will be built making
 this area accessible to the general public.

Additional Requirements if site is located in a Corridor (CL3, CL4, CL5) Zoning District:

In a typed response, please demonstrate how this project meets the criteria for approval.

1. Conformance with the 4 *Guiding Principles of the "SH 45 & SH 130 Corridor Study" and zoning regulations.
 - a. *Create a series of unique places to shop, work, and live.
 - b. *Establish a diversified and leak-free tax base.
 - c. *Establish an enhanced, long-term market capture.
 - d. *Utilize smart, healthy and sensible design concepts.
 - e. Lessen congestion in the streets.
 - f. Secure safety from fire, panic and other dangers.
 - g. Insure adequate light and air.
 - h. Prevent the overcrowding of land to avoid undue concentration of population.
 - i. Facilitate the adequate provision of transportation, water, sewerage, parks, open spaces, and other public requirements.
 - j. Maintain property values and encouraging the most appropriate use of land throughout the Corridor consistent with the Comprehensive Plan and the Corridor Plan.
2. Retail activity located at the following major intersections:
 - a. SH 130 and SH 45; SH 130 and Pecan Street; SH 45 and Heatherwilde Blvd; SH 130 and Pflugerville PKWY; and FM 685 and Pflugerville PKWY
3. Structures should orient to public streets and designated trails as noted on the Future Trails Map referenced in the Comprehensive Plan.
4. The extent of connectivity among proposed and existing ROW is demonstrated.
5. Clustering of free standing pad sites at focal points or key features within the development. (i.e. retention ponds, greenways, dedicated hike/bike facilities, or plazas, parks or other features)
6. Exhibits compatibility of the design with surrounding properties and development patterns.
7. Exhibits compatibility and coordination between the character of the streetscape and the planned surrounding built environment.
8. Exhibits no substantial negative impacts on the historic, cultural or architectural nature of the site or surrounding area, or successfully mitigates such impacts.