

## TIRZ PUBLIC BENEFIT-COST ANALYSIS

| Public Infrastructure  | Total               | % of Total  |
|--|---------------------|-------------|
| Public Water Lines   | \$444,542           | 2.8%        |
| Public Wastewater Lines  | \$2,585,611         | 16.2%       |
| Public Drainage  | \$1,848,786         | 11.6%       |
| Public Streets & TxDot Decel Lanes   | \$5,116,043         | 32.0%       |
| Public Dry Utilities   | \$1,454,453         | 9.1%        |
| Public Amenity Pond (includes Landscaping)   | \$1,820,144         | 11.4%       |
| Public Trail & Sidewalk Landscaping & Irrigation   | \$2,730,216         | 17.1%       |
| <b>Total</b>   | <b>\$15,999,795</b> | <b>100%</b> |
| <b>**These numbers include soft costs, design, permit fees, inspection fees, bonding fees, interest, management fee, materials testing fee, land costs, construction management, and pursuit costs</b> |                     |             |

### Public Water Lines - \$444,542

What does the public receive?

- A Public water line within Alba Bonita Drive connecting to Colorado Sand Drive water line.
- A Public water line within Elan Drive connecting to Colorado Sand Drive water line.
- Public water lines under pavement eliminates the necessity to remove and replace pavement in the future for public water lines.

The installation of public water lines as part of the proposed development offers several key benefits to the public and regional good. Long-term sustainability and growth are fostered by extending water utility infrastructure and connectivity. These lines will be needed to service future development on adjacent land. By installing public water lines today unnecessary damage to public street paving to install lines in the future is avoided. These lines align with the City's extension and oversize infrastructure policy, laying the foundation for future development and expansion.

In summary, installing public water lines as part of the proposed development contributes to the long-term sustainability and growth of the community and unlock development potential generating future ad-valorem tax value.

### Public Wastewater Lines - \$2,585,611

What does the public receive?

- Bore under TxDOT SH-130 to take wastewater more than ¾ mile to the City's West basin.
- Relief of pressure on city lines and the overloaded treatment plant East of SH-130.
- Allows development potential and adjacent properties additional LUE's (sewer capacity).

How are we going above and beyond?

- Utilities are being installed off-site.
- Utilities are oversized to accommodate future development of adjacent land.

Significant public wastewater infrastructure will be installed with this project including a much-needed wastewater line bore underneath SH-130. The installation of public wastewater lines allows for additional capacity at the treatment facility, ensuring effective management of wastewater in the region. This ensures that the existing and future needs of the community can be met, promoting public health and environmental protection.

By accommodating additional capacity, the wastewater infrastructure improvements help alleviate capacity constraints on the existing system. This benefits the entire area by reducing the risk of system overload, sewage backups, and potential health hazards. Effective wastewater management through the installation of wastewater lines ensures proper disposal and treatment of sewage. This promotes sanitation, prevents contamination of water bodies, and protects the environment from pollution, benefiting both the community and ecosystems.

Support for development and growth: The expansion of wastewater infrastructure supports the development and growth of the community. It enables new residential and commercial projects to connect to the wastewater system, facilitating economic development and attracting investments that contribute to the city's prosperity.

In summary, installing wastewater lines as part of the proposed development offers public benefits such as capacity expansion and management, alleviating capacity constraints, improved sanitation and environmental protection, support for development and growth, compliance with regulations, and an enhanced quality of life for residents. These benefits contribute to the overall well-being and sustainable development of the community.

### **Public Drainage - \$1,848,786**

What does the public receive?

- Public stormwater for Colorado Sand Drive, Alba Bonita Drive, Elan Drive, and storm water infrastructure to the regional detention basin. This allows potential development and future development of adjacent land.

### **Public Streets & TxDOT Deceleration Lanes - \$5,116,043**

What does the public receive?

- Public street Elan Drive, connecting the SH-130 frontage road to Colorado Sand Drive.
- Public street Alba Bonita, connecting the SH-130 frontage road to Colorado Sand Drive.
- (2) Two TxDOT constructed deceleration lanes/permits/inspections along SH-130.
- Traffic calming roundabout.
- Reduction in traffic congestion.
- Enhanced traffic flow and connectivity.
- On-street parking and urban street sections.
- Elevated pedestrian experience and connectivity

How are we going above and beyond?

- Streets are not required.
- Traffic Circle is not required.
- On-Street Parking (Urban Edge)

The public and City will benefit from the addition of Public Streets, deceleration lanes, traffic circle, and public parking spaces installed by this project in multiple ways.

The addition of Elan Drive and Alba Bonita Drive addresses layout and connectivity goals of the City by providing two minor collector roads that will connect Colorado Sand Drive to SH-130. These streets will help alleviate traffic congestion from Pflugerville ISD and enhance accessibility to Colorado Sand Drive. By improving street connectivity, the project promotes smoother traffic flow and easier navigation within the area, enhancing overall transportation efficiency.

The incorporation of a traffic circle in the center of the development adds another layer of functionality and attractiveness. Carefully designed to maximize public attention, the traffic circle serves as a central hub, providing immediate access to multiple retailers, offices, and residential areas. The traffic circle alleviates the need for a stop and go intersection along Colorado Sand Drive while also promoting walkability.

Furthermore, the addition of Elan Drive is necessary to attract a high-quality office tenant. The street is designed to accommodate businesses and commercial activities, potentially bringing economic benefits to the community. The presence of office spaces creates opportunities for job creation and boosts the local economy.

In summary, the addition of additional public streets benefits the public and the City by improving street connectivity, alleviating traffic congestion, and enhancing access to key areas. It creates a favorable environment for businesses, potentially attracting high-quality office tenants and boosting the local economy. The inclusion of a central traffic circle creates a bustling intersection and serves as a focal point for community engagement and activity. Moreover, the incorporation of streetscape treatments, amenities, and public art installations adds aesthetic appeal, cultural vibrancy, and a sense of creativity to the development, enriching the experience of residents and visitors alike.

### **Public Dry Utilities - \$1,454,453**

What does the public receive?

- Expansion of Dry Utility framework
- Gas Lines, Underground Power Lines, Communication lines
- These upgrades serve to bring service to the site and adjacent properties.

### **Public Amenity Pond (includes landscape walls) - \$1,820,144**

What does the public receive?

- An elevated public water feature with a maintained constant water level
- Elimination of unsightly drainage area
- Trellis & Seating Areas
- Rest area for The Trails at Falcone Pointe

How are we going above and beyond?

- Wet amenity pond is not required.
- Installation of well +/-800' deep to keep pond constant pool level
- Addition of hardscapes and sidewalks

The inclusion of the Amenity Pond serves as a focal point for community gatherings and recreational activities. It enhances the overall livability and attractiveness of the development and surrounding community, providing a serene environment where residents can relax, connect with nature, and enjoy various leisure activities. The presence of a Trellis shade structure, seating areas, boardwalk, oversized sidewalks, and hardscapes and landscaping adds to the appeal of the pond, creating a visually stunning and well-equipped space for community enjoyment.

The Public Amenity Pond goes beyond its original function of detaining water for the entire development. Traditional detention ponds can be unsightly depressed land that serves no purpose other than their intended use. Instead of a standard dry detention pond, this project invests in transforming the area into a water feature. This transformation requires a significant monetary investment and adds complexity and innovation to the project. By investing in this enhancement, the pond becomes an attractive feature that enhances the visual appeal and recreational value of the area as well as a valuable ecosystem for various species of birds, fish, and wildlife. It sets itself apart from typical detention ponds in the city.

### **Public Trail, Sidewalk, & Street Landscaping & Irrigation - \$2,730,216**

What does the public receive?

- Landscaping of the Colorado Sand CIP project.
- Connection of broken portion of The Trails at Falcone Pointe
- Trails & Sidewalks throughout development providing additional connectivity.
- Enhanced landscaping

How are we going above and beyond?

- Enhanced Landscaping
- Enhanced trails and public sidewalks
- Connectivity to an elevated pedestrian experience and wellness
- Resting areas

The project exceeds the minimum standards for parks, trails, and open spaces, demonstrating a commitment to excellence. By extending and connecting to the existing Trails at Falcone Pointe, the project introduces over a mile of interconnected Trailways that surpass the required widths of standard sidewalks. These trails provide exceptional recreational experiences and can foster a strong sense of community for those who use them. The presence of sidewalks and trail systems ensures easy accessibility to gathering spaces, such as coffee shops, bistros, and pickleball courts, fostering a sense of community and providing opportunities for outdoor social interactions, which aligns with the City's 10-minute neighborhood vision.

This project also provides the city and its residents with decorative landscaping along Colorado Sand. All landscaping for the City's Colorado Sand CIP project will be installed by this project. Street trees, ornamental trees, shrubs, decorative plantings as well as ground covers and grass are provided.

The parks, trails, and open spaces associated with the project are not only valuable for the community and public amenities but also have a significant impact on the success of the planned developments. The project commits to privately maintaining these spaces to ensure their long-term upkeep and enjoyment by the public.

Overall, providing landscaping and trails not only enhances the visual appeal and recreational value of the area but also fosters a strong sense of community, promotes an active and vibrant lifestyle, and contributes to the success of the planned uses and developments.