

425 W. Riverside PUD – South Central Waterfront District Public Improvement Credits EXHIBIT B-4

Component	Description	Calculation	Valuation	Does this get Credit towards \$3.1 M? Would the PID pay for this?"	CREDIT
Pedestrian Realm Upgrades # 1	Concrete: Bike lanes, bus Queuing, subsurface pavers. New curb for sidewalks...	Min. Requirement: \$102,000. PUD proposal: \$197,100	\$95,100.	Yes.	\$95,100.
Pedestrian Realm Upgrades # 2	Site: Upgrade pavers, 5" trees, tree grates, silva cell system....	Min. Requirement: \$287,900. PUD proposal: \$838,313	\$542,366	No credit for PID eligibility.	0.
Affordable Housing	\$6/SF of bonus area	Base FAR: 121,566 SF PUD FAR: 310,045 SF Bonus FAR: 188,479 SF @ \$6/SF	\$1,130,874	Yes.	\$1,130,874.
Reclaimed Water	350 LF from intersection of Riverside/S. 1 st along boundary of project.	Estimate: contractor, sub-surface utility & civil engineering	\$348,950 (or, \$987/LF)	Yes.	\$348,950.
Art in Public Places	On-site	3 corners @ \$60,000	\$180,000	Yes.	\$180,000
Transportation Mitigation	Reconstruct lower deck shared use path...	Probable costs from ATD	\$1,070,000.	Yes.	\$1,070,000
Rain Gardens @ Barton Springs	Goal in district	Contractor cost estimate	\$99,000	Yes.	\$99,000.
Total			\$3,466,290		\$2,923,926
SCW Implementation Fund balance due			176,074		176,074
TOTAL			3,642,366		3,100,000