

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
<b>Pedestrian Realm Upgrades # 1</b>	Concrete: Bike lanes, bus Queuing, subsurface pavers. New curb for sidewalks...	Min. Requirement: \$102,000. PUD proposal: \$197,100	\$95,100.	Yes.	\$95,100.
<b>Pedestrian Realm Upgrades # 2</b>	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.
<b>Affordable Housing</b>	\$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.
<b>Reclaimed Water</b>	350 LF from intersection of Riverside/S. 1 <sup>st</sup> along boundary of project.	Estimate: contractor, sub-surface utility & civil engineering	\$348,950 (or, \$987/LF)	Yes.	\$348,950.
<b>Art in Public Places</b>	On-site	3 corners @ \$60,000	\$180,000	Yes.	\$180,000
<b>Transportation Mitigation</b>	Reconstruct lower deck shared use path...	Probable costs from ATD	\$1,070,000.	Yes.	\$1,070,000
<b>Rain Gardens @ Barton Springs</b>	Goal in district	Contractor cost estimate	\$99,000	Yes.	\$99,000.
<b>Total</b>			\$3,466,290		\$2,923,926
<b>SCW Implementation Fund balance due</b>			176,074		176,074
<b>TOTAL</b>			3,642,366		3,100,000