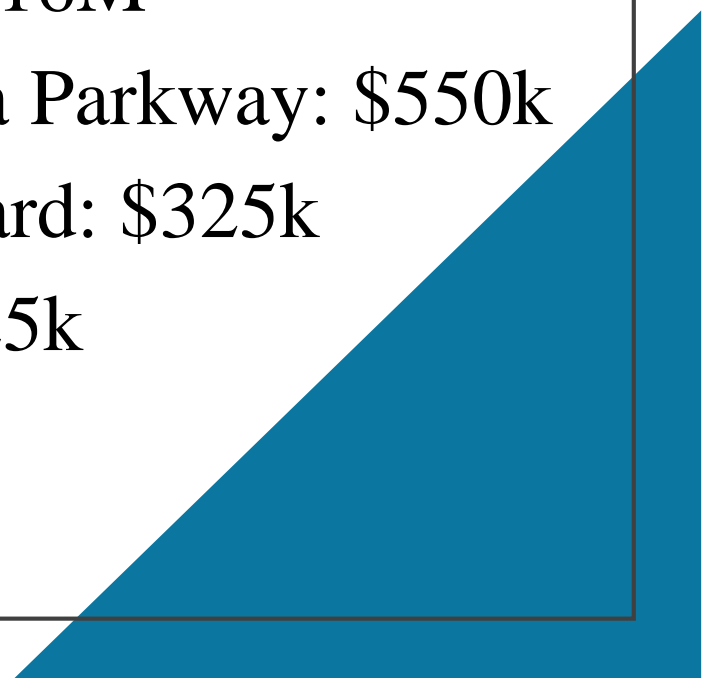




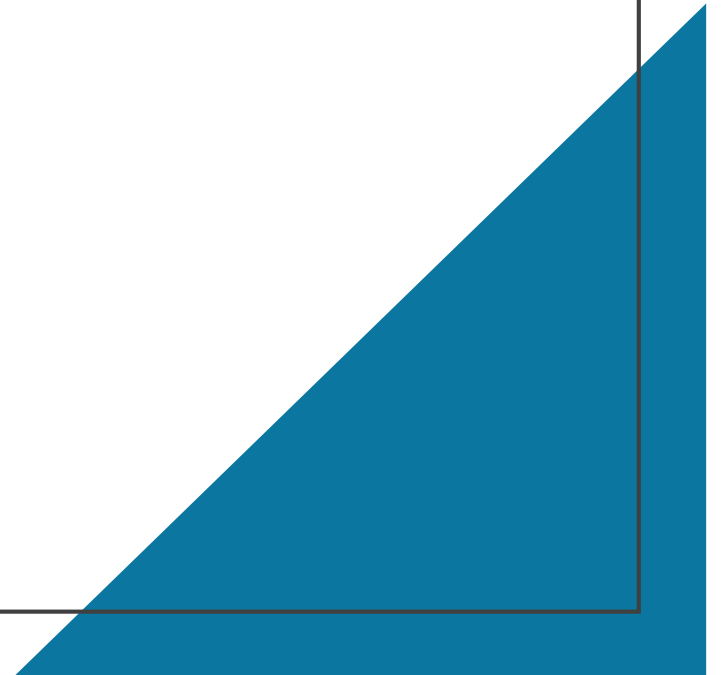
191 AC City of Iowa Colony Tract

Meridiana Parkway Construction Cost Estimate

- Parkway Expansion (WSD & Pavement): \$2.16M
 - Signal Light at Ames Boulevard & Meridiana Parkway: \$550k
 - West Bound Left Turn Lane at Ames Boulevard: \$325k
 - West Bound Right Turn Lane at FM 521: \$325k
- 
- A blue triangular graphic is located in the bottom right corner of the slide, pointing upwards and to the left.

Water Supply Plant Construction Cost Estimate

- WSP Phase 1
 - 500 connections
 - \$5.76M
- WSP Phase 2
 - 500 connections, 1,000 total
 - \$846K



Project Timeline

Year	Quarter	Activity
2025	Q3	Begin Project A Design
	Q4	Project A Design Plan Submittal and Approval
2026	Q1	Begin Project B Design
	Q2	Project A Detention and Mass Grading begins
		Project B Design Plan Submittal and Approval
	Q4	Project A Detention and Mass Grading is complete
		Begin Regional Water Supply Plant construction
2027	Q1	Project B Detention and Mass Grading begins
	Q3	Project B Detention and Mass Grading is complete
	Q4	Project A home construction begins
2028	Q1	Project B home construction begins
	Q2	Regional Water Supply Plant is complete
	Q3	Section 1 homes delivered

Coogan Tract Land Plan



Benefits to the City



Enhanced Civic Identity and Community Spirit

Modern, aesthetically designed
flag poles along Meridiana Parkway

- Foster civic pride, unify residents and creates a sense of place that reflects the city's values and traditions.



Environmentally Responsible Lighting and Night Sky Preservation

Dark sky-compliant lighting

- Implementing LED lighting reduces light pollution, protects nocturnal ecosystems, and enhances resident's ability to enjoy the night sky.
- Energy-efficient fixtures lower utility costs and contribute to a more sustainable urban environment.



Long-term Value Through Smart Investments

Targeted infrastructure
improvements that increase
property values and improve public
safety.

- Meridiana Parkway expansion
- Creation of a Regional Water Supply Plant
- Sanitary sewer upgrades
- Park and landscape beautification

Benefits to the City



Meridiana Parkway Expansion

Improves mobility and regional connectivity

- Enhances traffic flow, reduces congestion, and improves access to surrounding neighborhoods.
- Supports economic development, reduces travel times, and increases safety for drivers, cyclists, and pedestrians.



Creation of a Regional Water Supply Plant

Enhanced water quality and capacity

- Ensures a reliable supply of clean, safe drinking water while increasing capacity to meet future demand.
- Supports public health, accommodates population growth, and aligns with environmental stewardship goals.



Sanitary Sewer System Upgrades

Updated wastewater infrastructure

- Improves system efficiency, reduces the risk of overflows or backups, and ensures compliance with environmental regulations.
- Protects public health, supports urban development, and contributes to a cleaner, more resilient city



Park and Landscape Enhancements

Beautification and community well-being

- Elevates the city's visual appeal, promotes outdoor recreation, and improves mental and physical health for residents.
- Help mitigate urban heat, manage stormwater, and provide habitat for local wildlife



Developing Land, Growing
Legacies