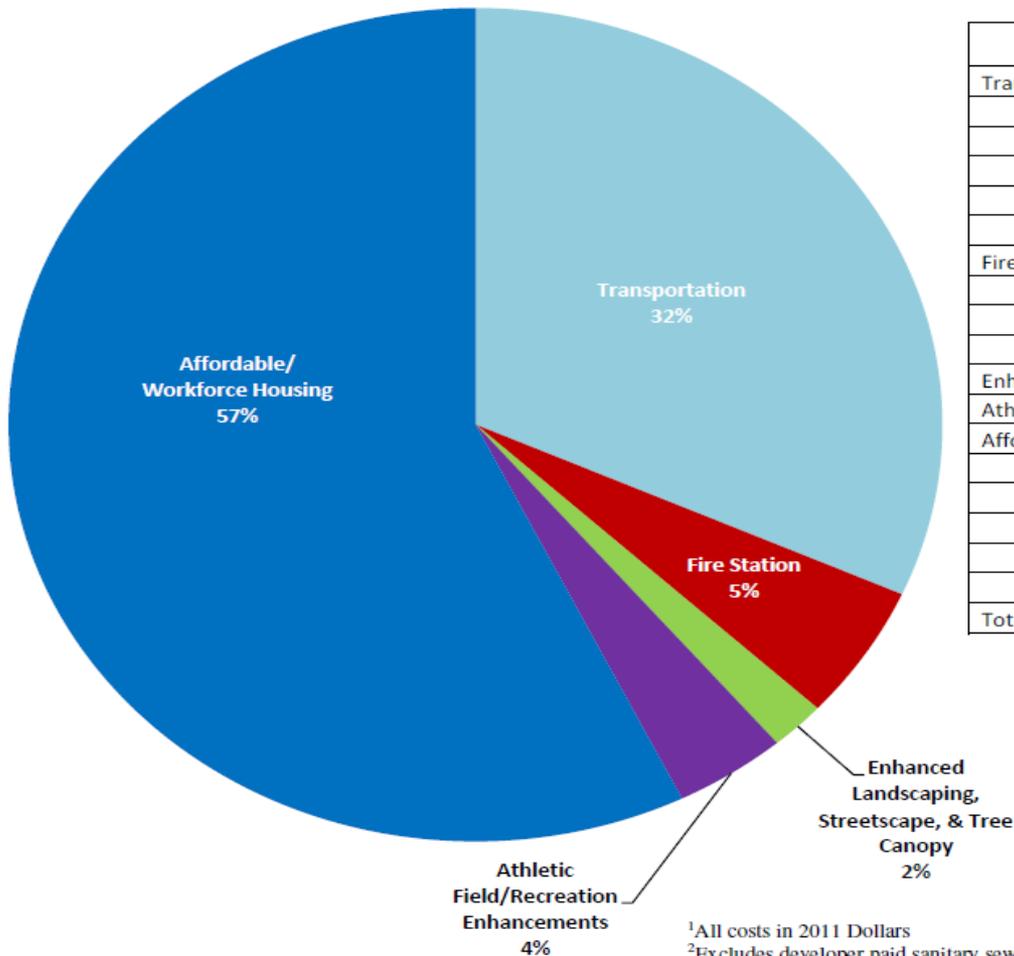




Implementation

Public Benefits of Proposed Small Area Plan

Developer and City Contributions



	Contributions	
Transportation Improvements		
Ellipse	\$27,310,704 ⁴	
Transitway for BRT	\$22,500,000	
Other Transportation Improvements	\$501,600	
Right-of-Way Dedication	\$16,252,728 ³	
Transportation Subtotal		\$66,565,032
Fire Station		
Facility	\$9,256,025	
Land Dedication	\$1,793,990 ³	
Fire Station Subtotal		\$11,050,015
Enhanced Landscaping , Streetscape & Tree Canopy		\$4,000,000
Athletic Field/Recreation Enhancements		\$8,150,500
Affordable/Workforce Housing		
Public Amenity Contribution	\$23,476,504	
Voluntary Contribution	\$26,267,136	
Hillwood/Lynbrook Dedication (100 units)	\$14,300,000 ³	
Tax Increment Funding/Trust Fund/Other	\$56,400,000 ⁵	
Affordable/Workforce Housing Subtotal		\$120,443,640
Total		\$210,209,187 ^{1,2}

¹All costs in 2011 Dollars

²Excludes developer paid sanitary sewer tap and building permit fees as well as development site public infrastructure

³Represents in-kind, non-cash contribution

⁴Includes a contingency of \$9 million

⁵Represents City re-investment of incremental increases in real estate tax revenue attributable to redevelopment, Housing Trust Fund and other City Housing sources.