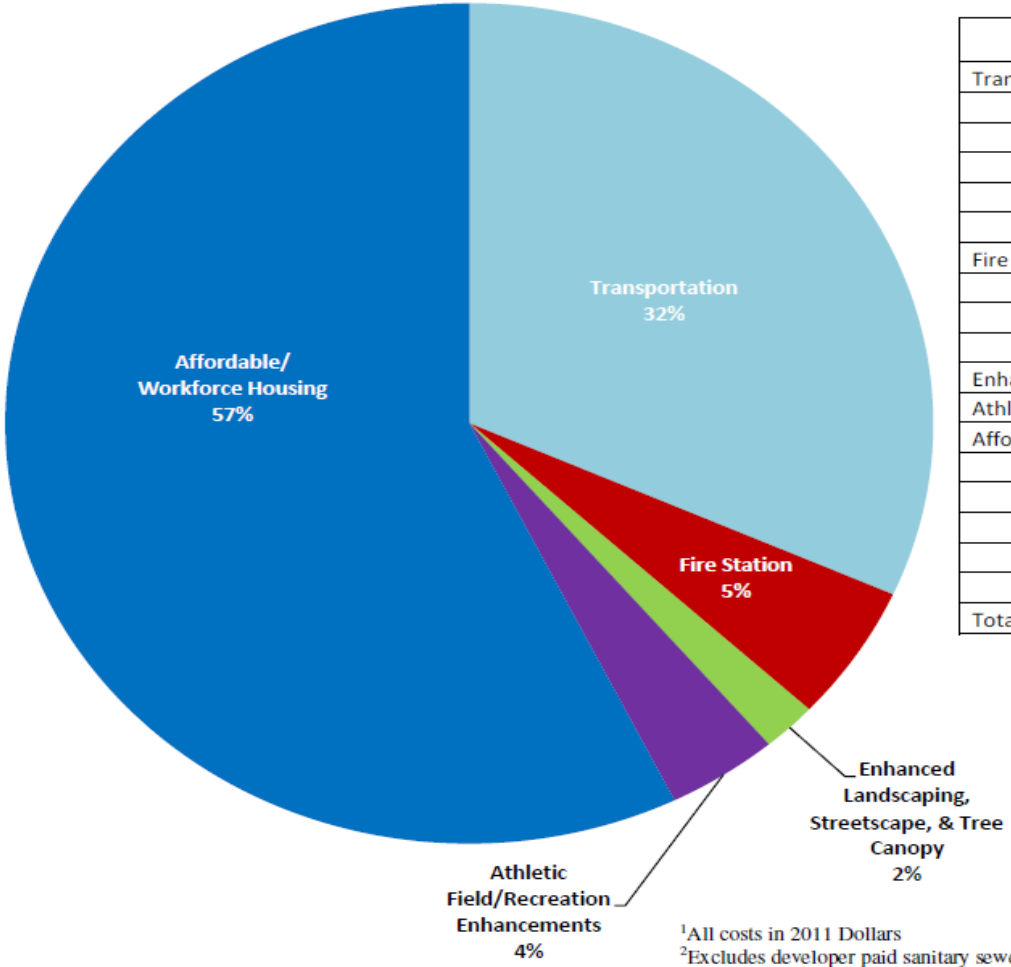
Public Benefits of Proposed Small Area Plan



	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]

[1]All costs in 2011 Dollars
[2]Excludes developer paid sanitary sewer tap and building permit fees as well as development site public infrastructure
[3]Represents in-kind, non-cash contribution
[4]Includes a contingency of $9 million
[5]Represents City re-investment of incremental increases in real estate tax revenue attributable to redevelopment, Housing Trust Fund and other City Housing sources.