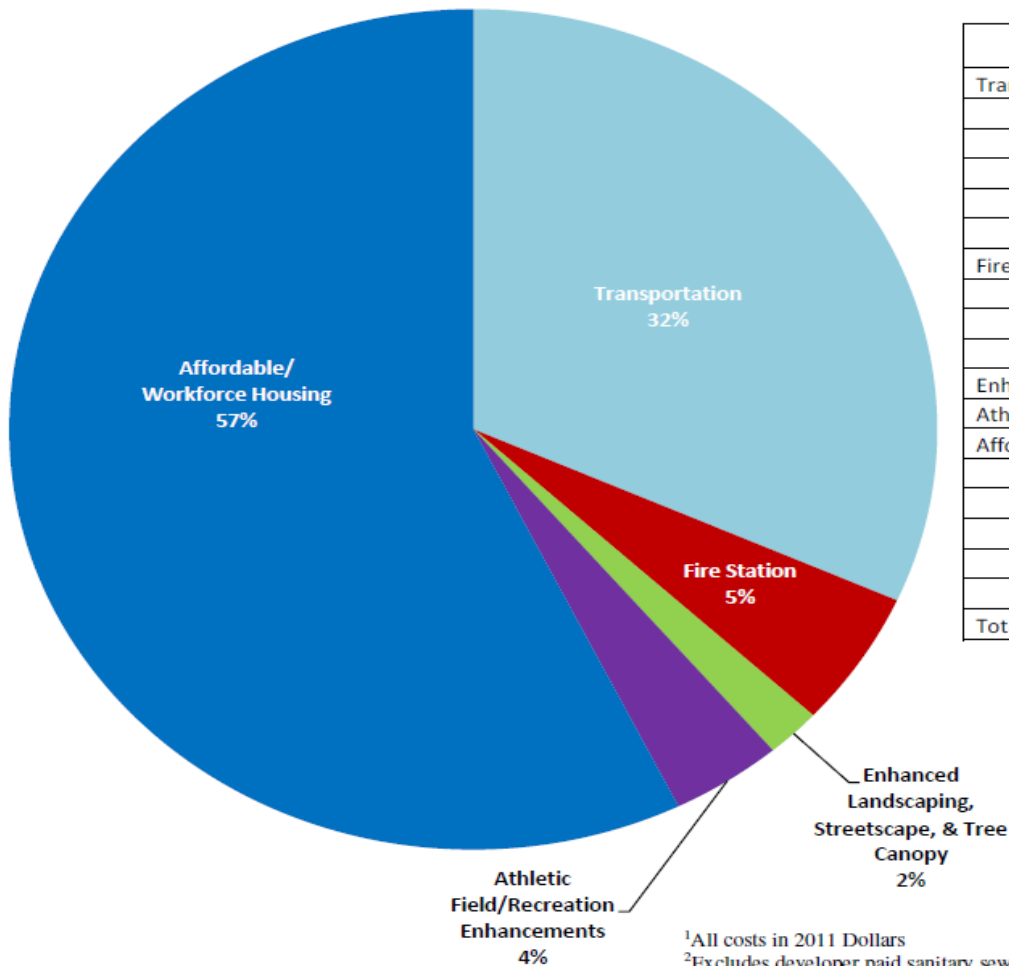




# Implementation

## Public Benefits of Proposed Small Area Plan

Developer and City Contributions



	Contributions	
Transportation Improvements		
Ellipse	\$27,310,704 <sup>4</sup>	
Transitway for BRT	\$22,500,000	
Other Transportation Improvements	\$501,600	
Right-of-Way Dedication	\$16,252,728 <sup>3</sup>	
Transportation Subtotal		\$66,565,032
Fire Station		
Facility	\$9,256,025	
Land Dedication	\$1,793,990 <sup>3</sup>	
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 <sup>3</sup>	
Tax Increment Funding/Trust Fund/Other	\$56,400,000 <sup>5</sup>	
Affordable/Workforce Housing Subtotal		\$120,443,640
Total		\$210,209,187 <sup>1,2</sup>

<sup>1</sup>All costs in 2011 Dollars

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

<sup>3</sup>Represents in-kind, non-cash contribution

<sup>4</sup>Includes a contingency of \$9 million

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