

Land Use (i)	Total Residential Units	Non-Residential Sq. Ft.	Proposed Fee Reduction	
			Per Unit (ii)	Project Total (iii)
Residential				
Low / Medium Density Residential	150		\$ 25,000	\$ 3,750,000
High Density Residential (iv)	143		\$ 12,500	\$ 1,787,500
Non-Residential			Per Bldg SF (v)	
Office		868,496	\$ 0.31	\$ 269,095
Commercial		243,540	\$ 5.12	\$ 1,247,307
Total	293	1,112,036		\$ 7,053,902

(i) Remaining development

(ii) Per unit fee reduction proposed to increase residential absorption

(iii) Project buildout anticipated over 10 - 15 year period. Annual fee reduction estimated between \$705,000 - \$470,000. Fee revenue replaced by fiscal surpluses provided by Project.

(iv) High density fee reduction estimated at 50% of low/medium density

(v) Assumes City impact fees are reduced to match In-Fill rate.

	Standard	In-Fill	Reduction
Office	\$ 4.04	\$ 3.73	\$ 0.31
Commercial	\$ 10.46	\$ 5.34	\$ 5.12

In-fill rate for sewer and water extension fees are assessed at 1/2 the current sewer/water extension rate.

The above reduction does not account for sewer/water extension fees.