

ATTACHMENT 3 - Community Benefits Estimate

	Cost estimate	Nexus Office	Nexus Residential	On-site Requirement	Community Benefits
INTERSECTIONS					
TOTAL FROM MIP #3.8 (similar number and scope of intersections - increased slightly to be conservative)	\$ 3,000,000	40%	60%		0%
PRECISE PLAN IMPROVEMENTS					
o New streets	\$ 108,000,000	3%	3%	90%	4%
o Bicycle Lanes	negligible (done with repaving/other sources)				
o Greenways/bike paths	\$ 8,400,000	3%	3%	90%	4%
o Grade-separated crossings	\$ 30,000,000	30%	30%		40%
o Ped Street Crossings	\$ 2,000,000	30%	30%		40%
o Wayfinding, Signage, and Furnishings Program	\$ 20,000,000	3%	3%	90%	4%
UTILITIES					
General Plan Utility Study - water	\$ 2,240,000	25%	25%		50%
General Plan Utility Study - sewer	\$ 2,946,960	12.50%	12.50%		75%
New improvements	\$ 605,520	50%	50%		0%
Recycled water	\$ 36,225,000	30%	30%		40%
TOTALS		\$ 26,990,630	\$ 27,590,630		\$ 36,076,220
OTHER COMMUNITY BENEFITS					
If Council exempts residential from impact fee					\$ 27,590,630
Non-Profit/Small-Business Space					\$ 5,000,000
Other - Affordable Housing, Open Space, Etc.					\$ 5,000,000
					TOTAL COMMUNITY BENEFIT COSTS \$ 73,666,850
INCOME					
Projected Bonus Floor Area		Office 1,390,000	Residential 5,399,568		
Communtiy Benefits Value		\$ 25.00	\$ 5.00		
					TOTAL COMMUNITY BENEFITS INCOME \$ 61,747,840