

**APPENDIX B**

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**COST AND REVENUE ESTIMATES**

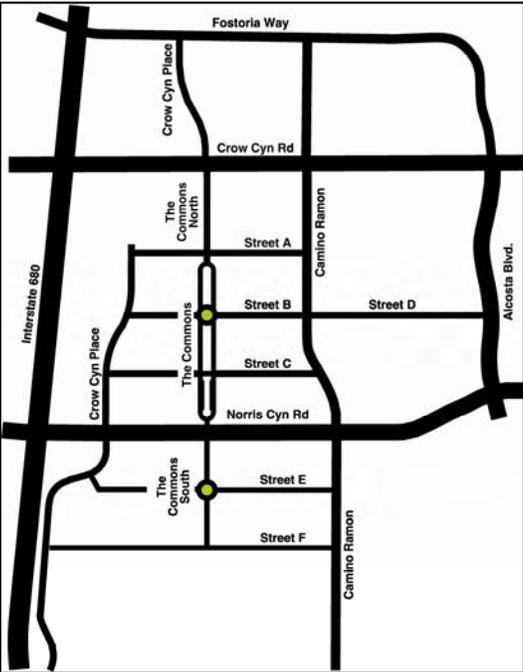
**STREETS AND UTILITIES COST**

The streets identified in Table AB.1 below are the primary streets requiring a public/private partnership funding mechanism.

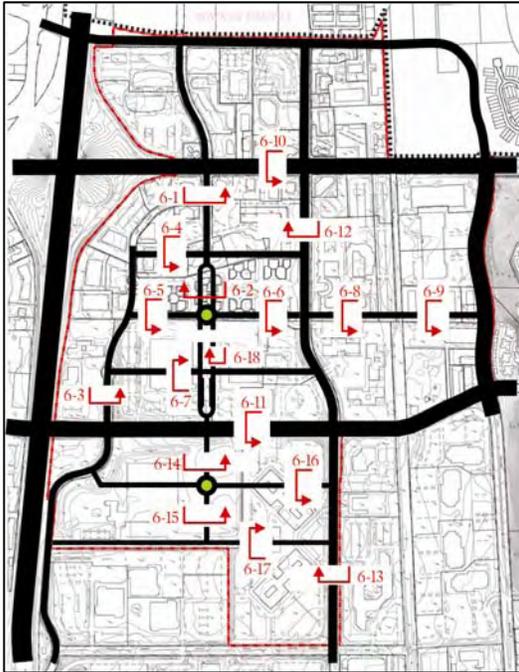
**Table AB.1: Primary Street and Utility Infrastructure Costs**  
*(Assumed to be funded by a combination of public sources and private development project funding)*  
*(All other roadway and utility costs are assumed to be wholly funded as part of private projects.)*

STREET <i>See Figure 4.3</i>	STREET KEY <i>See Figure 4.4</i>	LAND VALUE (b) <i>Including Structures</i>	ROADWAY COST (a)	UTILITY COST	TOTAL IMPROVEMENT COST	TOTAL COST Including Land
The Commons North	4-1	\$1,000,000	\$1,125,000	\$240,000	\$1,365,000	\$2,365,000
The Commons	4-2	\$11,000,000	\$3,250,000	\$225,000	\$3,475,000	\$14,475,000
Crow Canyon Place	4-3	\$8,200,000	\$2,730,000	\$135,000	\$2,865,000	\$11,065,000
Street A (west)	4.4	\$1,250,000	\$820,000	\$205,000	\$1,025,000	\$2,275,000
Street B (west)	4-5	\$900,000	\$620,000	\$95,000	\$715,000	\$1,615,000
Street B (east)	4-6	\$5,950,000	\$1,200,000	\$100,000	\$1,300,000	\$7,250,000
<b>TOTALS</b>		<b>\$28,300,000</b>	<b>\$9,745,000</b>	<b>\$1,000,000</b>	<b>\$10,745,000</b>	<b>\$39,045,000</b>

(a) Includes sidewalk, landscaping and park spaces shown within the rights-of-way in Chapter 4.  
 (b) Excludes land and buildings owned by the City.



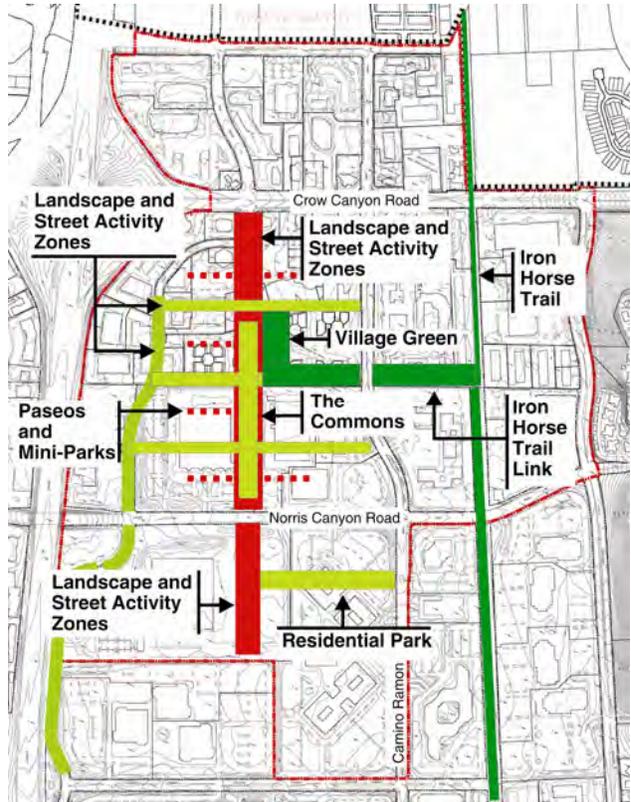
Street Names Key.



Street Sections Key.

**PARKS AND PUBLIC SPACES COST**

The parks and public spaces identified in Table AB.2 below are the primary spaces requiring a public/private partnership funding mechanism.



*Public Spaces Framework Key.*

Table AB.2: Public Spaces Costs	
OPEN SPACE <i>See Figure 4.2</i>	COST AND RESPONSIBILITY
The Commons	Included in street improvements in Table AB.1 above.
Iron Horse Trail Link	Included in street improvements in Table AB.1 above.
Village Green	\$4,000,000
Landscape and Street Activity Zones	Included in street improvements in Table AB.1 above.
Active/Passive Open Space	Responsibility of Development Area G4 developer (see Figure 3.2)
Paseos and Mini-Parks	Planning and implementation responsibility of individual property owners.

**PUBLIC PARKING RESOURCE COST**

The estimated cost of the parking garage located within central Block D is shown in Table AB.3 below. As noted, the intent is to incorporate ground floor space in the future parking garage to enliven The Commons and the Village Green. Lease revenues from that space may be used to offset construction and/or operating costs of the garage.

<b>Table AB.3: Public Parking Costs</b>		
<b>COST ITEM</b>	<b>COST</b>	
<b>Land and Improvements Acquisition</b>	\$6,000,000	
<b>Public Parking Structure</b>	\$40,000,000	
<b>TOTAL</b>	<b>\$46,000,000</b>	(a) (b)
	(a) Based on 2000 car garage @ \$20,000 per space.	
	(b) Costs may be partially off-set by lease revenue from planned ground floor commercial space.	

POTENTIAL REVENUE SOURCES

Potential sources of revenue include the following:

Table AB.4: Existing City Impact Fee Collection Potential	
Transportation Mitigation	\$7,500,000
Park Dedication In-Lieu Fee (Residential Subdivision)	\$31,360,000
Drainage Mitigation	\$220,000
Child Care	\$1,300,000
Beautification/Cultural Activities	\$1,570,000
<b>Estimated Maximum Collectible Existing Fees</b>	<b>\$41,950,000</b>

**Table AB.5: Special District Funding Potential**  
(Potentials by area for each 0.10% assessment based on future development value) (c)

Special District Location	Blocks	Est. New Develop. (a) (sq. ft.)	Est. New Develop. (a) (units)	Est. Total Develop. (Comm.) (a) (sq. ft.)	Est. Total Develop. (Resid.) (a) (units)	Estimated Value for Assessment (b)	Annual Assessment Revenue at 0.10%	Net Potential 30 Year Bonding Capacity
North of Crow Cyn. Rd.	A/B/C	605,000	0	710,000	0	\$213,000,000	\$213,000	\$2,490,000
Central Block	D	1,390,000	250	1,925,000	250	\$640,000,000	\$640,000	\$7,500,000
East of Camino Ramon	E/F	950,000	790	1,040,000	790	\$509,500,000	\$509,500	\$5,960,000
South of Norris Cyn. Rd.	G	1,380,000	460	1,395,000	460	\$533,500,000	\$533,500	\$6,240,000
<b>TOTAL</b>		<b>4,325,000</b>	<b>1,500</b>	<b>5,070,000</b>	<b>1,500</b>	<b>\$1,896,000,000</b>	<b>\$1,896,000</b>	<b>\$22,190,000</b> (c)

(a) Estimated net new commercial building area and dwelling units. Actual development may vary in quantity and location.  
(b) Value based on \$300 per sq. ft. for commercial and \$250,000 per unit.  
(c) Bonding capacity based on 0.10% of future development value. Some Special District funding rates have been in excess of 0.30%.