Industrial Sites

	Gross Acres +/-	Density Range/acre Low	Density Range/acre High	# of Homes Range Low	# of Homes Range High	Community Benefit Contribution	Revenue Low	Revenue High
Large Lot:	154	5	7	770	1078	$ 65,000	$ 50,050,000	$ 70,070,000
Small Lot:	58	8	10	464	580	$ 52,000	$ 24,128,000	$ 30,160,000
Townhomes:	26	15	17	390	442	$ 37,000	$ 14,430,000	$ 16,354,000
Multi Family:		40	45	0	0	$ 25,000	$ -	$ -
Affordable:				0	0	$ 12,000	$ -	$ -
Open Space/Parks:	47							
Major Roads:	28							
Office						$ 4 p/sf		
Commercial:				0	0	$ 4 p/sf		
Total:	313			1624	2100		$ 88,608,000	$ 116,584,000

Large Lot: Lots Greater than 4,000 s.f. (incl: Carriage type Lots)
Small Lot: Detached Units on Lots between 2,500 s.f. and 4,000 s.f.
Townhomes: Attached Townhomes
Multi Family: Attached Units at a high Density
Affordable: 15% Afordable on the Arcadia Property

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Evergreen Valley Community College

	Gross Acres +/-	Density Range/acre Low	Density Range/acre High	# of Homes Range Low	# of Homes Range High	Community Benefit Contribution	Revenue Low	Revenue High
Large Lot:						$ 65,000	$ -	$ -
Small Lot:						$ 52,000	$ -	$ -
Townhomes:	4.5	15	17	68	77	$ 37,000	$ 2,497,500	$ 2,830,500
Multi Family:	6	45	55	270	330	$ 25,000	$ 6,750,000	$ 8,250,000
Affordable:	6	50	60	300	360	$ 12,000	$ 3,600,000	$ 4,320,000
Open Space/Parks:	1.5							
Major Roads:								
Office	3	25000	25000	75000	75000	$ 4 p/sf	$ 300,000	$ 300,000
Commercial:	7	10000	10000	70000	70000	$ 4 p/sf	$ 280,000	$ 280,000
Total:	28			638	767		$ 12,847,500	$ 15,400,500

Large Lot: Lots Greater than 4,000 s.f. (incl: Carriage type Lots)
Small Lot: Detached Units on Lots between 2,500 s.f. and 4,000 s.f.
Townhomes: Attached Townhomes
Multi Family: Attached Units at a high Density
Affordable: 15% Afordable on the Arcadia Property

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Arcadia

	Gross Acres +/-	Density Range/acre Low	Density Range/acre High	# of Homes Range Low	# of Homes Range High	Community Benefit Contribution	Revenue Low	Revenue High
Large Lot:						$ 65,000	$ -	$ -
Small Lot:						$ 52,000	$ -	$ -
Townhomes:	3.5	22	22	77	77	$ 37,000	$ 2,849,000	$ 2,849,000
Multi Family:	18.5	51	51	944	944	$ 25,000	$ 23,587,500	$ 23,587,500
Apartments	16	55	60	880	960	$ 25,000	$ 22,000,000	$ 24,000,000
Combined Res/Comm	6.1	76	76	464	464	$ 25,000	$ 11,590,000	$ 11,590,000
Affordable:	10	60	60	600	600	$ 12,000	$ 7,200,000	$ 7,200,000
Open Space/Parks:	12							
Major Roads:	7							
Office	6.1	13,100	13,100	79,910	79,910	$ 4 p/sf	$ 319,640	$ 319,640
Commercial/Res Combo:	6.1	13,100	13,100	79,910	79,910	$ 4 p/sf	$ 319,640	$ 319,640
Total:	85			2964	3044		$ 67,226,500	$ 69,226,500

Large Lot: Lots Greater than 4,000 s.f. (incl: Carriage type Lots)
Small Lot: Detached Units on Lots between 2,500 s.f. and 4,000 s.f.
Townhomes: Attached Townhomes
Multi Family: Attached Units at a high Density
Affordable: 20% Afordable on the Arcadia Property

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Pleasant Hills Golf Course

	Gross Acres +/-	Density Range/acre Low	Density Range/acre High	# of Homes Range Low	# of Homes Range High	Community Benefit Contribution	Revenue Low	Revenue High
Large Lot:	5	5	7	25	35	$ 65,000	$ 1,625,000	$ 2,275,000
Small Lot:	66	8	10	528	660	$ 52,000	$ 27,456,000	$ 34,320,000
Townhomes:	12	15	17	180	204	$ 37,000	$ 6,660,000	$ 7,548,000
Multi Family:						$ 25,000	$ -	$ -
Affordable:						$ 12,000	$ -	$ -
Open Space/Parks:	20							
Major Roads:	7							
Office	0							
Commercial:	5	10000	10000	50000	50000	$ 4 p/sf	$ 200,000	$ 200,000
Total:	115			733	899		$ 35,741,000	$ 44,143,000

Large Lot: Lots Greater than 4,000 s.f. (incl: Carriage type Lots)
Small Lot: Detached Units on Lots between 2,500 s.f. and 4,000 s.f.
Townhomes: Attached Townhomes
Multi Family: Attached Units at a high Density
Affordable: 15% Afordable.on the Arcadia Property
Commercial: Office or Retail, TBD Pending Market Analysis

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Evergreen Smart Growth Strategy - Revised Alternatives Development Potential

	Entire Evergreen		Industrial Sites		EVCC		Arcadia		Pleasant Hills		Other Evergreen Sites	
	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
Number of Homes	6,464	7,810	1,624	2,100	638	767	2,969	3,044	733	899	500	1,000
Benefit Contribution	**$224,423,000**	**$285,354,000**	**$88,608,000**	**$116,584,000**	**$12,847,500**	**$15,400,500**	**$67,226,500**	**$69,226,500**	**$35,741,000**	**$44,143,000**	**$20,000,000**	**$40,000,000**
Base Transp. Costs	**$104,000,000**	**$104,000,000**										
Net Available Contrib.	**$120,423,000**	**$181,354,000**										
Community Amenities												
Tier 1 Transportation												
Tier 2 Transportation												