

# Spruce Grove City Centre Area Redevelopment Plan

## ECONOMIC BENEFITS & COSTS



## Background Report #4

October, 2018 (updated May 2019)

Prepared for the City of Spruce Grove, Alberta

Prepared by Cushing Terrell Architecture Inc.  
in collaboration with Key Planning Strategies



# Table of CONTENTS

|  |    |
|--|----|
| PREFACE .....  | i  |
| EXECUTIVE SUMMARY.....   | ii |
| 1.0 CITY CENTRE STUDY AREA.....  | 1  |
| 1.1 Introduction .....   | 1  |
| 1.2 Methodology .....  | 1  |
| 1.3 Economic Benefits Findings .....   | 3  |
| 2.0 SHADOW STUDY AREA .....  | 5  |
| 2.1 Introduction .....   | 5  |
| 2.2 Methodology .....  | 5  |
| 2.3 Economic Benefits Findings .....   | 7  |
| 3.0 STUDY AREA COST ESTIMATES.....   | 11 |
| 3.1 Introduction .....   | 11 |
| 3.1 Infrastructure Summary .....   | 11 |
| 3.2 Streetscape Improvements.....  | 12 |
| 3.3 Columbus Plaza.....  | 12 |
| LIST OF TABLES.....  |    |
| ES 1 City Centre & Shadow Area/Urban Living Precinct Property Tax Uplift Summary .....   | V  |
| 1 City Centre Study Area Property Tax Uplift Summary .....                               | 3  |
| 2 Shadow Study Area Existing Multi-Family Assessed Value Comps .....                     | 6  |
| 3 City of Spruce Grove Historic Mill Rates .....   | 6  |
| 4 Shadow Study Area/Urban Living Precinct Property Tax Uplift Summary .....              | 9  |
| 5 City Centre Streetscape Cost Summary - PHASE 1 - Main Street .....                     | 14 |
| 6 City Centre Streetscape Cost Summary - PHASE 1 - McLeod Ave - Main to King.....        | 15 |
| 7 City Centre Streetscape Cost Summary - PHASE 1 - McLeod Ave - Queen to Main .....      | 16 |
| 8 City Centre Streetscape Cost Summary - PHASE 2 - King Street .....                     | 17 |
| 9 City Centre Streetscape Cost Summary - PHASE 2 - Queen Street.....                     | 18 |
| 10 City Centre Streetscape Cost Summary - PHASE 3 - McLeod Ave - Queen to Calahoo.....   | 19 |
| 11 City Centre Infrastructure Renovations Cost Summary - Full Study Area.....            | 20 |
| 12 Columbus Plaza Improvements - Option 1 .....  | 21 |
| LIST OF FIGURES .....  |    |
| 1 City Centre Study Area Economic Benefits.....  | 5  |
| 2 Shadow Study Area Economic Benefits Potential Redevelopment Blocks .....               | 10 |
| 3 City Centre Streetscape Cost Summary - Phasing Diagram.....                            | 13 |
| APPENDICES.....  |    |
| A-1 City Centre Study Area Economic Benefits Detailed Property Tax Revenue .....         | 23 |
| A-2 Shadow Study Area Economic Benefits Detailed Population & Property Tax Revenue ..... | 25 |

# PREFACE

Cushing Terrell Architecture Inc. (“Cushing Terrell”), in conjunction with Key Planning Strategies (“Key Planning”) has prepared this Economic Benefits Background Document as a supplement to the preparation of the City Centre Area Redevelopment Plan (“ARP”).

The analysis contained herein reflects future estimates of property tax revenue and is based on forecasts that are highly variable and dependent upon implementation actions undertaken by the City as recommended in the City Centre ARP process.

Baseline data for the analysis is based on current assessment values and Property Tax Mill Rates, as well as historic data where available, as provided by the City of Spruce Grove.

Costs have been estimated based on industry standards for respective improvements and based on comparable costs from other Alberta communities. These values are subject to change, pending prevailing economic conditions.

Estimates and forecasts presented in this summary have been prepared with an understanding of the future ARP directions, and should be used as high level estimates of future property tax revenues that could accrue to the City under redevelopment conditions.

Cushing Terrell cannot account for changes in Provincial economic conditions, nor developer or investor sentiment and council decisions pertaining to the implementation of the ARP.

*Cushing Terrell Architecture Inc.  
Key Planning Strategies  
2018 (updated May 2019)*



# EXECUTIVE SUMMARY

## INTRODUCTION

This document provides an assessment and summary of the economic benefits and costs associated with the thoughtful and pragmatic implementation of the City Centre ARP recommendations.

Improvements to the City Centre, as recommended in the ARP will result in economic benefits for the City. At the same time, these economic benefits can only be truly realized if public and private investment in the City Centre takes place.

Accordingly, the benefits and costs are summarized in this background report. These benefits and costs should be viewed as moving targets whereby phasing and the implementation thereof can only be realized if and as improvements occur.

## ECONOMIC BENEFITS

The economic benefits are presented by way of benefits in the City Centre that occur from redevelopment of existing properties and thus generate an uplift to assessed values and resulting commercial or multi-family property taxes. Where appropriate the provincial education levy has been removed from the figures so as to provide a net property tax revenue estimate to the City. In other instances it is noted whether or not the provincial education levy is included in the figure.

## *City Centre Core Area*

Using low, medium and high growth scenarios and assuming a redevelopment scenario of the defined City Centre Study Area, the annual property tax revenue from redeveloped sites and corresponding uplift on existing properties (meaning those not subject to redevelopment) could be in the range of **\$2.21 million per year to \$4.42 million (including provincial education levy), or \$1.70 million to \$4.30 million after removal of the provincial education levy**. The current annual property tax revenue in the defined City Centre is just shy of \$823,000 per year (including provincial education levy).

Full redevelopment will take time and require patience, but even if partial redevelopment takes place incrementally over the next decade, an economic benefit and uplift will be achievable, with a realistic payback period for city investment into the redevelopment.

The City Centre Core Area is expected to undergo redevelopment comprising mixed-use residential and/or office above retail as well as live-work formats. Consequently, it is forecast that with redevelopment in the core area population could increase to just under 1,000 residents at a density of just over 100 units per net hectare (in accordance with the EMRGP). Additional economic benefit would be derived from a net increase of over 70 and 500 new retail and office employees respectively in new or renovated spaces.



### *Shadow Study Area (Urban Living Precinct)*

Assuming a full transition to multi-family housing at various densities and formats, while striving to be consistent with the Edmonton Metropolitan Region Growth Plan (EMRGP) ranging from townhouse and rowhousing to three to six storey condominiums or apartments, the local population of the area immediately adjacent to the City Centre (aka Shadow Study Area or “Urban Living Precinct” as referred in the ARP document) could conservatively reach an estimated total of between **3,000 and 4,000 residents** (the current population is estimated at just over 1,800 residents in the Shadow Study Area).

If a target of 50% of this population was sought by years 10 or 15, this could still result in 600 to 1,100 new residents in the Shadow Study Area, or a total of 2,400 to 3,000 residents.

Using low, medium and high scenarios, the annual property tax revenue from redeveloped properties in the Shadow Area/Urban Living Precinct, assuming a full transition to multi-family could be in the range of **\$3.28 million per year to \$4.42 million per year (including provincial education levy), or \$2.29 million to \$3.09 million after removal of the provincial education levy.**

If factored together (City Centre Study Area + Shadow Study Area) at potential full buildout/redevelopment, the City could garner a gross increase in annual property tax revenue of between **\$5.49 million to \$8.84 million per year (including provincial education levy), or \$3.99 million to \$6.49 million after removal of the provincial education levy.**

Compared to the current annual property tax revenue of the City Centre Study Area and Shadow Study Area of \$1.52 million per year, this would represent an **uplift or increase of 260% to 480% over current levels.**

Since current property tax revenues are only forecast to increase moderately in the face of current conditions over time, the uplift of redevelopment scenarios, even if showing full redevelopment, illustrates the magnitude of economic benefit the City could expect if it undertakes the recommended investments.

It is important to note that increases to assessed values and resulting property tax revenues are not a linear quantification and do not happen all at once. Therefore such estimates and forecasts for uplift attributable to property tax revenue will be staggered over time based on investment and redevelopment and will not take place all at once or over one annual cycle.

### **CITY CENTRE ARP COST SUMMARY**

The uplift and economic benefits are important when considering and weighing the cost implications of the recommended improvements in the City Centre.

The economic benefits as previously documented are forecast to occur in conjunction with infrastructure, streetscape and Columbus Park improvements. While the entire realm of infrastructure improvements will need to occur, the streetscape and Columbus Park may be considered optional, but remain essential to the vision and goal of achieving an economic uplift.

It is at a minimum recommended as part of this ARP that the City undertake the **infrastructure improvements (\$5.45 million), Columbus Park re-visioning (\$1.59 million) and the Phase 1 streetscape and landscape improvements (\$6.24 million).**



If these are all undertaken as an initial ARP investment over the next few years, the total estimated cost would be **\$13.28 million**.

This initial investment by the City will have the greatest impact on the future of the City Centre; a decision that would generate the most significant economic benefit and further provide a reason for people to live in and around and visit/shop more frequently for retail, services and cultural activities.

## CONCLUSION

It is reasonable to expect redevelopment to occur in the City Centre and the Shadow Study Area, though likely longer than a 20-year window as presented in this study and more towards the EMRB's target of the year 2044. Regardless, the positive economic benefits of redevelopment and infill will result in substantial increases in property tax revenue for the City that can be put back into and offset the necessary and desired investment in infrastructure, streetscape and landscaping, including Columbus Park to make Spruce Grove's City Centre a thriving, attractive and successful business, retail and cultural hub in the region, and one that other communities will use as their benchmark.

The study provides a detailed estimate of the financial benefits and costs associated with implementation of the CCARP recommendations.

The economic benefits reflect growth in assessment values and tax revenues received by the City under different development

scenarios. Referring to **Table ES-1**, under a medium redevelopment scenario, it is estimated that \$7.16 million in City property tax revenues could be generated annually assuming full redevelopment over time (this figure includes the provincial education levy). When factoring the net difference over current day (2017) net property tax estimates this means that a net \$5.64 million in City property tax revenues (including the provincial education levy) could be generated annually at full redevelopment.

Over time, redevelopment in the City Centre Core and Shadow Area/Urban Living Precinct will happen in many stages over the duration of the ARP timeline, which is likely to be 25 years plus.

The estimated costs are \$13.28 million expended over 5 years – of which \$5.45 million is for utility rehabilitation throughout the City Centre and shadow area (also known as the Urban Living Precinct in the CCARP Concept Redevelopment).

The utility improvements are typically paid from the Utilities Fund and would be required even in the absence of the City Centre revitalization initiative. Therefore, the remaining \$7.83 million consists of \$6.23 million for Streetscape improvements and \$1.6 million for Columbus Plaza.

Based on future improved property tax revenues and uplift, the estimated payback period on the non-utility improvements would conservatively be between 12 to 15 years.

This is seen as an investment by the City that after 15 years not only recovers its costs, but becomes a long-term contributor to the City's financial sustainability.

**TABLE ES-1**

**CITY CENTRE & SHADOW AREA/URBAN LIVING PRECINCT PROPERTY TAX UPLIFT SUMMARY**

| City Centre Core Area  |  |  | Urban Living Precinct (Shadow Area)                      |  |  | Combined City Centre Core + Urban Living Precinct |                                 |                                 |
|--|--|--|--|--|--|---|---------------------------------|---------------------------------|
| LOW SCENARIO   | MEDIUM SCENARIO  | HIGH SCENARIO  | LOW SCENARIO   | MEDIUM SCENARIO  | HIGH SCENARIO  | LOW SCENARIO                                      | MEDIUM SCENARIO                 | HIGH SCENARIO                   |
| Assessed Value 500% Increase on Redeveloped Properties               | Assessed Value 750% Increase on Redeveloped Properties               | Assessed Value 1000% Increase on Redeveloped Properties              | Redevelopment Build-Out Property Tax Revenue Estimate    | Redevelopment Build-Out Property Tax Revenue Estimate    | Redevelopment Build-Out Property Tax Revenue Estimate    |   |                                 |                                 |
| \$940,863  | \$1,411,295  | \$1,881,727  | \$2,857,310  | \$3,428,772  | \$4,000,234  | \$2,352,159                                       | \$3,293,022                     | \$4,739,037                     |
| Property Tax Increase of 100% on Existing Non-Redeveloped Properties | Property Tax Increase of 200% on Existing Non-Redeveloped Properties | Property Tax Increase of 300% on Existing Non-Redeveloped Properties | Property Tax Revenue of existing multi-family properties | Property Tax Revenue of existing multi-family properties | Property Tax Revenue of existing multi-family properties |   |                                 |                                 |
| \$1,269,366  | \$1,904,050  | \$2,538,733  | \$421,147  | \$421,147  | \$421,147  | \$3,173,416                                       | \$4,442,782                     | \$2,959,880                     |
| <b>TOTAL PER ANNUM</b>   | <b>TOTAL PER ANNUM</b>   | <b>TOTAL PER ANNUM</b>   | <b>TOTAL PER ANNUM</b>                                   | <b>TOTAL PER ANNUM</b>                                   | <b>TOTAL PER ANNUM</b>                                   | <b>TOTAL PER ANNUM</b>                            | <b>TOTAL PER ANNUM</b>          | <b>TOTAL PER ANNUM</b>          |
| \$2,210,230  | \$3,315,345  | \$4,420,460  | \$3,278,457  | \$3,849,919  | \$4,421,381  | \$5,488,687                                       | \$7,165,264                     | \$8,841,841                     |
| Current Property Tax Revenue   | Current Property Tax Revenue   | Current Property Tax Revenue   | Current Property Tax Revenue                             | Current Property Tax Revenue                             | Current Property Tax Revenue                             | Current Property Tax Revenue                      | Current Property Tax Revenue    | Current Property Tax Revenue    |
| \$822,856  | \$822,856  | \$822,856  | \$700,526  | \$700,526  | \$700,526  | \$1,523,382                                       | \$1,523,382                     | \$1,523,382                     |
| <b>NET UPLIFT OVER EXISTING</b>                                      | <b>NET UPLIFT OVER EXISTING</b>                                      | <b>NET UPLIFT OVER EXISTING</b>                                      | <b>NET UPLIFT OVER EXISTING</b>                          | <b>NET UPLIFT OVER EXISTING</b>                          | <b>NET UPLIFT OVER EXISTING</b>                          | <b>NET UPLIFT OVER EXISTING</b>                   | <b>NET UPLIFT OVER EXISTING</b> | <b>NET UPLIFT OVER EXISTING</b> |
| \$1,387,374  | \$2,492,489  | \$3,597,604  | \$2,577,931  | \$3,149,393  | \$3,720,855  | \$3,965,305                                       | \$5,641,882                     | \$7,318,459                     |
| 169%   | 303%   | 437%   | 368%   | 450%   | 531%   | 260%  | 370%                            | 480%                            |

# 1 CITY CENTRE STUDY AREA

## 1.1 INTRODUCTION

The following section outlines a methodology and the corresponding findings from an analysis of the potential economic benefits that could result from redevelopment in the City Centre Study Area.

The specific purpose is to examine how future redevelopment could impact assessed values and resulting property tax revenue for the City of Spruce Grove as a way of measuring the positive impact of future revenue generation that can validate the expenditure output required to undertake the public investment in infrastructure, streetscape and public realm improvements in the City Centre as part of the Area Redevelopment Plan.

## 1.2 METHODOLOGY

The methodology to determine the potential increase in property taxes for the City Centre used two (2) approaches. The first examines the increase that identified redevelopment sites in the Study Area could potentially realize if the site has a higher and better use on the land. The second approach examines the potential uplift that existing properties could realize based on the catalyzed impact of redevelopment of adjacent or nearby properties in the City Centre Study Area. This latter approach assumes, as shown in the City Centre ARP, that there are a number of properties in the City Centre that will likely remain in their current form and not be redeveloped. They will however benefit from an increase in value if and as other redevelopment takes place in the City Centre.

## *Redevelopment Properties Methodology*

**Appendices Table A-2** provides a detailed property-by-property analysis of the current assessment values and property tax based on current City Mill Rates. **Appendix Table A-1** further illustrates a potential staging for properties identified in the Area Redevelopment plan as suitable sites on which redevelopment could take place. These properties are highlighted in colours to correspond with **Figure 1**.

Since quantifying the future assessed value is an imperfect task for properties for which the end use or mix of uses is unknown and since mill rates are variable and also unknown, a further benchmarking applied a comparison of City Centre redevelopments that exhibited the following percentage changes in assessed values pre and post development:

201 McLeod Ave - 2015 to 2016 - \$170,000 pre to \$2,089,000 post = 1,129% increase.

314 McLeod Ave - 2007 to 2008 - \$301,540 pre to \$3,188,600 post = 957% increase.

115 McLeod Ave - 2009 to 2010 - \$260,700 pre to \$1,595,500 = 512% increase.

119 First Ave - 2017 to 2018 - \$691,000 pre to \$5,761,640 (post developed assumption) = 734% increase.

**On the basis of the documented pre and post development comparables in the City Centre, the average increase in assessed value is 833%.**



# 1

**Therefore, for the purposes of future forecasting of property tax revenues a three scenarios were used at 500% (low), 750% (medium) and 1000% (high) to highlight the resulting impact on property tax revenue.**

Real world market driven economics are always at play and therefore rather than forecasting staging for potential redevelopment, the process applied a future buildout based on each scenario. Regardless, the impact of redevelopment on the City's annual property tax revenue from redevelopment and from residual uplift on existing non redeveloped properties will be noticeable even on the basis of current baseline comparables in the City Centre Study Area.

### ***Uplift on Existing Properties (not redeveloped)***

Realizing that redevelopment not only has the direct effect on increasing the value and resulting property tax revenue of a potential property, it has the added benefit of creating catalytic or indirect benefit of increasing the value and resulting property tax revenue of an adjacent property, particularly when in conjunction with wider spread improvements to buildings, streets and public spaces.

Therefore, for the purposed of this assessment, any property in the City Centre Study Area as shown in **Figure 1** that isn't likely to be redeveloped will regardless be the benefactor of increases in assessed value ranging from estimated scenarios of 100% (low), 200% (medium) and 300% (high).

## **1.3 ECONOMIC BENEFIT FINDINGS**

**Appendix Table A-1** illustrates that currently, the existing properties comprising the identified Study Area generated total annual gross property tax revenue for the City in 2017 of approximately \$822,856 (not accounting for provincial education levy allocation).

On the basis of the analysis documented in **Table 1**, redevelopment of the identified properties in **Figure 1** could result in an estimated gross property tax revenue of **\$940,863 (low scenario) to \$1.89 million (high scenario)** including the Provincial Education Levy.

On the basis of the analysis documented in **Table 1**, uplift on existing properties (not redeveloped) in **Figure 1** could result in an estimated gross property tax revenue of **\$1.27 million (low scenario) to \$2.25 million (high scenario)** including the Provincial Education Levy.

Combined, the total estimated property tax revenue generated in the City Centre Core Area through redevelopment could range from **\$2.21 million (low scenario) to \$4.42 million (high scenario)** including the Provincial Education Levy).

**This represents a net uplift over current property tax revenues of \$1.39 million (low scenario) to \$3.60 million (high scenario) including the Provincial Education Levy, or \$1.70 million (low scenario) to \$3.40 million (high scenario) after removal of the Provincial Education Levy.**

# 1

**TABLE 1**  
CITY CENTRE MIXED-USE CORE AREA STUDY AREA PROPERTY TAX  
UPLIFT SUMMARY

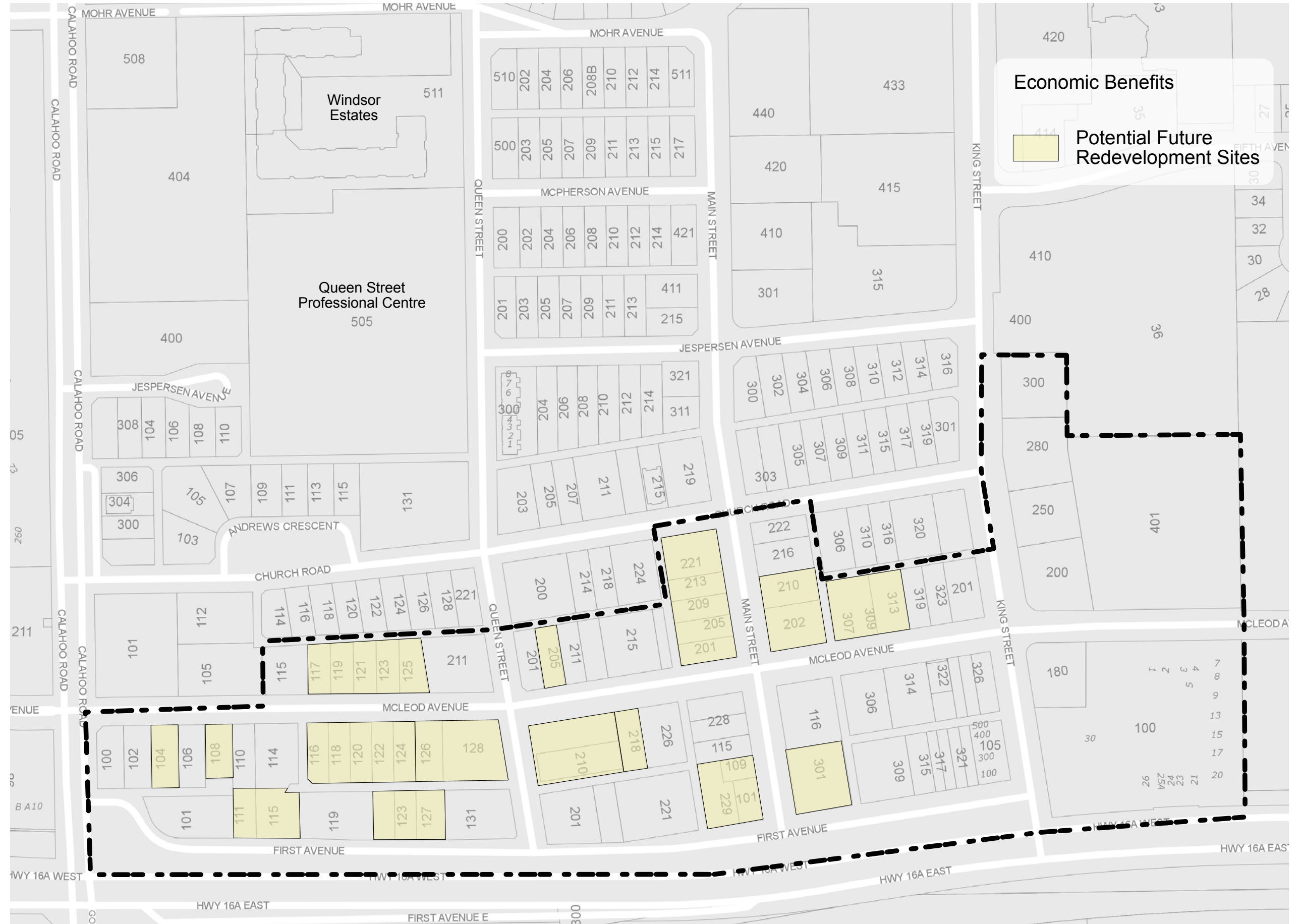
| City Centre Core Area  |  |  |
|--|--|--|
| LOW SCENARIO   | MEDIUM SCENARIO  | HIGH SCENARIO  |
| Assessed Value 500% Increase on Redeveloped Properties               | Assessed Value 750% Increase on Redeveloped Properties               | Assessed Value 1000% Increase on Redeveloped Properties              |
| \$940,863  | \$1,411,295  | \$1,881,727  |
| Property Tax Increase of 100% on Existing Non-Redeveloped Properties | Property Tax Increase of 200% on Existing Non-Redeveloped Properties | Property Tax Increase of 300% on Existing Non-Redeveloped Properties |
| \$1,269,366  | \$1,904,050  | \$2,538,733  |
| <b>TOTAL PER ANNUM</b>   | <b>TOTAL PER ANNUM</b>   | <b>TOTAL PER ANNUM</b>   |
| <b>\$2,210,230</b>   | <b>\$3,315,345</b>   | <b>\$4,420,460</b>   |
| Current Property Tax Revenue   | Current Property Tax Revenue   | Current Property Tax Revenue   |
| \$822,856  | \$822,856  | \$822,856  |
| <b>NET UPLIFT OVER EXISTING</b>                                      | <b>NET UPLIFT OVER EXISTING</b>                                      | <b>NET UPLIFT OVER EXISTING</b>                                      |
| <b>\$1,387,374</b>   | <b>\$2,492,489</b>   | <b>\$3,597,604</b>   |
| 169%   | 303%   | 437%   |
| <b>NET UPLIFT OVER EXISTING AFTER EDUCATION LEVY REMOVED</b>         | <b>NET UPLIFT OVER EXISTING AFTER EDUCATION LEVY REMOVED</b>         | <b>NET UPLIFT OVER EXISTING AFTER EDUCATION LEVY REMOVED</b>         |
| <b>\$1,701,877</b>   | <b>\$2,552,816</b>   | <b>\$3,403,754</b>   |

## 1.4 SUMMARY

The figures presented in this summary are highly variable and subject to change in response to prevailing economic conditions and the pace of overall investment and redevelopment by the development community. It is also highly contingent upon the City investing in infrastructure, streetscape and public realm improvements as recommended in the CCARP.

The analysis for City Centre also takes into account that current properties that are listed as “exempt” may be sold and thus not exempt in future redevelopments. This however is dependent upon whether the entity may or may not be involved in an applicable redevelopment or choose to locate outside the City Centre Study Area.

**FIGURE 1**  
CITY CENTRE STUDY AREA  
ECONOMIC BENEFITS



# 2 CITY CENTRE SHADOW AREA

## 2.1 INTRODUCTION

The following section outlines a methodology and the corresponding findings from an analysis of the potential economic benefits that could result from redevelopment in the City Centre Study Area.

The specific purpose is to examine how future redevelopment in the City Centre Study Area could positively impact assessed values and resulting property tax revenue for the City of Spruce Grove in the area defined as the “Shadow Study Area”, or “Urban Living Precinct” as it is referred in the CCARP document. The Shadow Study Area is the area north of the City Centre Study Area that is presently comprised predominantly of older single family dwellings, and some multi-family properties as well as institutional properties such as churches or municipal properties and a large cluster of civic/public service facilities.

## 2.2 METHODOLOGY

The methodology to determine the potential increase in property taxes for the Shadow Study Area entailed a slightly different approach than that used for the City Centre Study Area.

**Figure 2** illustrates the boundary of the Shadow Study Area, in which a block structure was identified for future redevelopment density assumptions and potential staging or land assemblies. The detailed findings are provided in **Appendix Table A-2** and document the entire Shadow Study Area on a property-by-property basis by applying future redevelopment density scenarios for population and future property tax uplift.

Further, **Figure 2** identifies those properties that are currently tax exempt by way of their church status and this analysis assumes that those properties will remain in tact moving forward.

Lastly, **Figure 2** shows which properties currently have multi-family housing and this analysis also assumes that these properties will remain as multi-family moving forward.

The underlying assumption is that those properties with current single family dwellings will eventually transition to become some form of multi-family dwelling format. For the purposes of this analysis essential assumptions pertain to the future density as determined by units per acre.

The purpose of applying densities was to allow for the future estimation of new population growth in the overall City Centre Shadow Study Area beyond the current population base of approximately 1,835 residents.

Accordingly, following density assumptions and typical household sizes were applied to the analysis based on future low, medium and high growth redevelopment scenarios. The EMRB in its Edmonton Metropolitan Regional Growth Plan has set an “aspirational” target of 100 units per net hectare for “metropolitan areas” such as Spruce Grove:

### ***Stacked Low-Rise Housing (up to 6 storeys)***

***Low - 74 units per net hectare***

***Medium (“aspirational”)- 100 units per net hectare***

***High - 124 units per net hectare***

# 2

## Attached Rowhousing

Low - 50 units per net hectare

Medium - 74 units per net hectare

High (“aspirational”)- 100 units per net hectare

## Combination Stacked Low-Rise and Attached Rowhousing

Low - 62 units per net hectare

Medium - 87 units per net hectare

High (“aspirational”) - 111 units per net hectare

## Average of overall envisioned densification

Low - 60 units per net hectare

Medium - 83 units per net hectare

High (“aspirational”) - 107 units per net hectare

As a comparison, current multi-family properties in the Shadow Study Area range from 42 units per hectare (300 Queen St) to 126 units per hectare (112 Church Ave).

**TABLE 3**

CITY OF SPRUCE GROVE HISTORIC MILL RATES

|                                | 2013    | 2014    | 2015    | 2016    | 2017    | 2018    | 5-yr Avg        | 5-yr Avg Change |
|--------------------------------|---------|---------|---------|---------|---------|---------|-----------------|-----------------|
| Residential                    | 8.0603  | 7.929   | 7.7052  | 7.6442  | 8.2136  | 8.5746  | <b>8.01332</b>  | 1.98%           |
| Non-Residential                | 12.3826 | 11.9416 | 11.1196 | 11.4588 | 12.2973 | 12.2821 | <b>11.81988</b> | 0.71%           |
| Multi-Family Residential       | 11.4316 | 11.0588 | 10.3504 | 10.3886 | 11.137  | 11.1315 | <b>10.81326</b> | 0.16%           |
| <b>Year-Over-Year % Change</b> |         |         |         |         |         |         |                 |                 |
| Residential                    |         | -1.6%   | -2.8%   | -0.8%   | 7.4%    | 4.4%    |                 |                 |
| Non-Residential                |         | -3.6%   | -6.9%   | 3.1%    | 7.3%    | -0.1%   |                 |                 |
| Multi-Family Residential       |         | -3.3%   | -6.4%   | 0.4%    | 7.2%    | 0.0%    |                 |                 |

**TABLE 2**

SHADOW STUDY AREA EXISTING MULTI-FAMILY ASSESSED VALUE COMPS

| Address        | Assessed Value \$ per sq. m. |
|----------------|------------------------------|
| 3 112 Church   | \$2,539.55                   |
| 224 Church     | \$1,362.54                   |
| 320 Church     | \$2,427.29                   |
| 211 Church     | \$1,841.11                   |
| 300 Queen      | \$1,333.42                   |
| 215 Church     | \$1,734.95                   |
| 304 Calahoo    | \$5,125.30                   |
| 511 Queen      | \$2,800.88                   |
| <b>AVERAGE</b> | <b>\$2,395.63</b>            |

One of largest multi-family projects, Windsor Estates, has a density of approximately 99 units per hectare.

Any existing property in the Shadow Study Area that has a multi-family component is excluded from the future uplift.

# 2

However, these existing multi-family properties were critical to establishing a baseline of where current assessed land values are that could be applied to future properties redeveloped with multi-family.

As such, **Table 2** illustrates the comparable assessed land values on a \$ per sq. m. value that could be applied to the potential redevelopment blocks as shown in **Figure 2**.

Using the assessed values as shown in **Table 2** and applying the current Property Tax Mill Rates for the City, results in future potential property tax revenues that could accrue to the City. It is acknowledged that Mill Rates will change, but for the purposes of this analysis, the current rates have been held constant.

Referring to **Table 3**, an assessment of the past 5-year average for Mill Rates in the City is 10.873 compared to the 2017 rate of 11.137. This further supports the rationale to hold Mill Rates constant for this analysis.

It is important to note that the Mill Rates also include a component that is allocated to the province for education. For Non Residential Mill Rates, this share of provincial allocation is 30%, while Multi-Family provincial allocation is 23%. Therefore, any property tax forecasts of current or future values are relative with respect to amount that actually goes to the City.

However, in addition to the application of current Mill Rates, a sensitivity to the assessed land value was applied, based on the current average of multi-family properties.

Accordingly, future forecasting applied the following assessed value benchmarks against which the Mill Rates are applied:

Low Scenario - \$2,500 per sq. m.

Medium Scenario - \$3,000 per sq. m.

High Scenario - \$3,500 per sq. m.

Also, since the timing towards buildout of any such transition for the full Shadow Study Area is a largely unknown at this time, the analysis looks at future values at a potential buildout, though this is very likely to be beyond a 15 year time frame.

## 2.3 ECONOMIC BENEFIT FINDINGS

On the basis of the methodology articulated previously, the economic benefits of the Shadow Study Area are comprised of population growth and property tax uplift.

### *Population Growth*

In terms of the population growth, the analysis reveals that the population of the Shadow Study Area, with transition from existing single family properties to multi-family properties could result in the following:

***Low Growth Scenario - 1,305 new residents plus existing 1,835 residents = total population of 3,140***

# 2

**Medium Growth Scenario - 1,816 new residents plus existing 1,835 residents = total population of 3,651**

**High Growth Scenario - 2,326 new residents plus existing 1,835 residents = total population of 4,161**

Therefore, future redevelopment in the Shadow Study Area could result in a conservative increase of between approximately 1,200 to 2,200 new residents and a total of between 3,000 to 4,000 total residents.

Each of these population forecasts is important because it shows a population base that typically would be supportive of essential shops and services such as Grocery within a short walk, in the same way that a new neighbourhood -scale development may warrant.

## **Property Tax Uplift**

Table 4 summarizes the future potential buildout of the Shadow Area/Urban Living Precinct over the course of the ARP.

The current total gross annual property tax revenue from the Shadow Study Area properties is estimated at \$700,525.

When removing the existing single family properties from the latter total for only existing multi-family properties, the estimated gross annual property tax revenue is \$421,147.

With the potential for conversion of properties to multi-family, the future multi-family annual property tax revenue for the City could range from the following based on the low, medium and high scenarios:

**Low Scenario - \$2.85 million per year**  
**Medium Scenario - \$3.43 million per year**  
**High Scenario - \$4.00 million per year**

In combination with the existing multi-family properties in the City Centre, which garner approximately \$421,147 in annual property tax revenue, future total annual property tax revenues, assuming full buildout could be:

**Low Scenario - \$421,147 existing multi-family gross property tax revenue plus & \$2.85 million in future new multi-family annual property tax revenue = \$3.28 million or an increase of \$2.57 million (368%) over current 2017 annual property tax revenue estimates including the Provincial Education Levy, or a net uplift of \$2.29 million after removal of the Provincial Education Levy.**

**Medium Scenario - \$421,147 existing multi-family property tax revenue plus & \$3.43 million in future new multi-family annual property tax revenue = \$3.85 million or an increase of \$3.15 million (450%) over current 2017 annual property tax revenue estimates including the Provincial Education Levy, or a net uplift of \$2.69 million after removal of the Provincial Education Levy.**

**High Scenario - \$421,147 existing multi-family property tax revenue plus & \$4.00 million in future new multi-family annual property tax revenue = \$4.42 million or an increase of \$3.72 million (531%) over current 2017 annual property tax revenue estimates including the Provincial Education Levy, or a net uplift of \$3.09 million after removal of the Provincial Education Levy..**

# 2

**TABLE 4**  
SHADOW STUDY AREA/URBAN LIVING PROPERTY TAX UPLIFT  
SUMMARY

| <b>Urban Living Precinct (Shadow Area)</b>                   |  |  |
|--|--|--|
| <b>LOW SCENARIO</b>  | <b>MEDIUM SCENARIO</b>                                       | <b>HIGH SCENARIO</b>   |
| Redevelopment Build-Out Property Tax Revenue Estimate        | Redevelopment Build-Out Property Tax Revenue Estimate        | Redevelopment Build-Out Property Tax Revenue Estimate        |
| \$2,857,310  | \$3,428,772  | \$4,000,234  |
| Property Tax Revenue of existing multi-family properties     | Property Tax Revenue of existing multi-family properties     | Property Tax Revenue of existing multi-family properties     |
| \$421,147  | \$421,147  | \$421,147  |
| <b>TOTAL PER ANNUM</b>                                       | <b>TOTAL PER ANNUM</b>                                       | <b>TOTAL PER ANNUM</b>                                       |
| <b>\$3,278,457</b>   | <b>\$3,849,919</b>   | <b>\$4,421,381</b>   |
| Current Property Tax Revenue                                 | Current Property Tax Revenue                                 | Current Property Tax Revenue                                 |
| \$700,526  | \$700,526  | \$700,526  |
| <b>NET UPLIFT OVER EXISTING</b>                              | <b>NET UPLIFT OVER EXISTING</b>                              | <b>NET UPLIFT OVER EXISTING</b>                              |
| <b>\$2,577,931</b>   | <b>\$3,149,393</b>   | <b>\$3,720,855</b>   |
| <b>368%</b>  | <b>450%</b>  | <b>531%</b>  |
| <b>NET UPLIFT OVER EXISTING AFTER EDUCATION LEVY REMOVED</b> | <b>NET UPLIFT OVER EXISTING AFTER EDUCATION LEVY REMOVED</b> | <b>NET UPLIFT OVER EXISTING AFTER EDUCATION LEVY REMOVED</b> |
| <b>\$2,288,363</b>   | <b>\$2,687,244</b>   | <b>\$3,086,124</b>   |

As noted previously, since the timing towards buildout of any such transition towards multi-family is a largely unknown at this time, the analysis presented herein looks at future values at for a potential buildout.

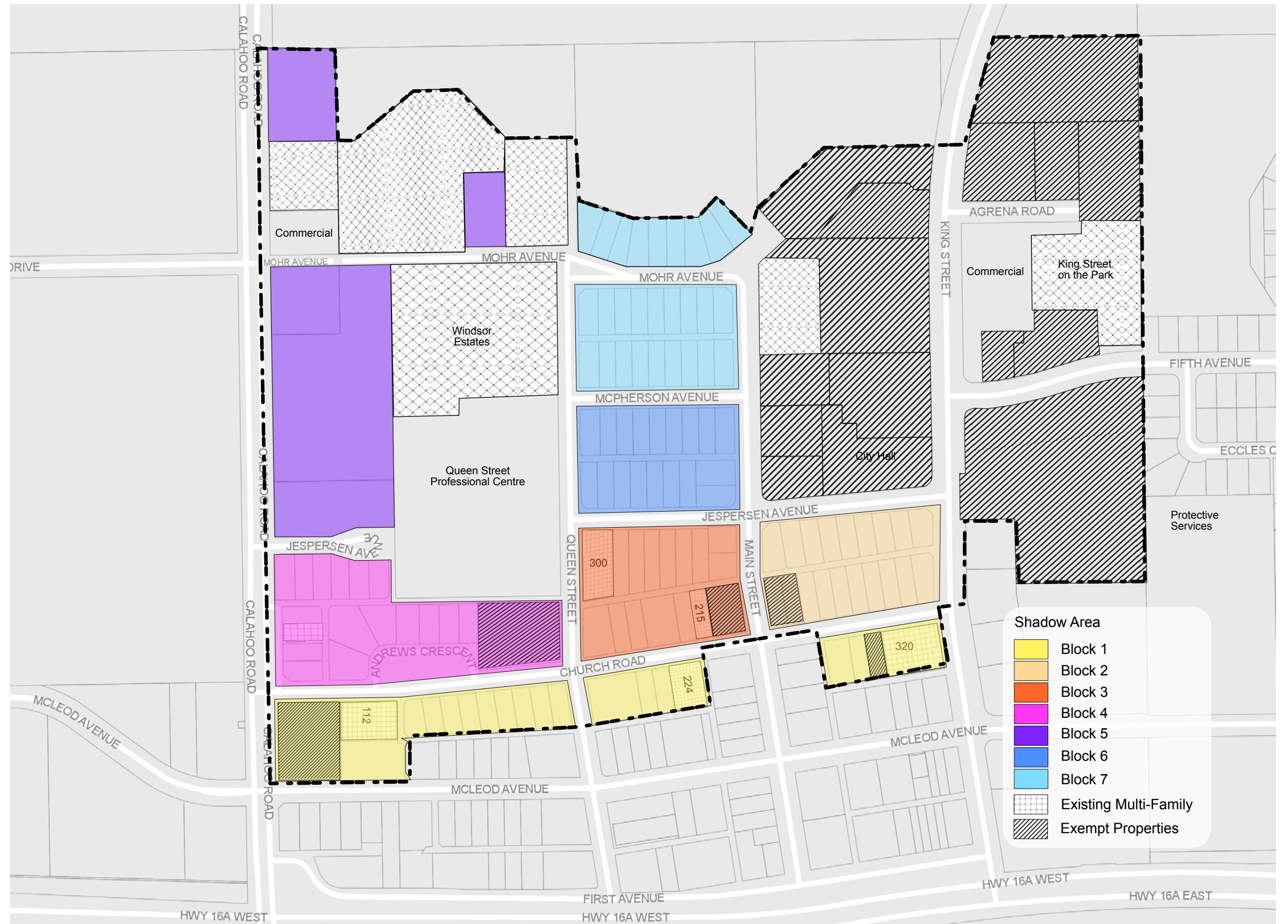
**Conclusion**

The analysis as such recognizes that any path towards full redevelopment in the shadow area is going to take much longer than 20 years to occur and thus will fall more in line with the City’s MDP or EMRB’s goal of the year 2044.

Therefore, the future property tax revenues estimated in the low, medium and high scenarios should be viewed as general and as a guideline for assessing future revenues against costs that will be incurred for implementation of the overall City Centre Area Redevelopment Plan in terms of required and desired infrastructure, streetscape and public realm improvements.



**FIGURE 2**  
 SHADOW STUDY AREA  
 ECONOMIC BENEFITS POTENTIAL  
 REDEVELOPMENT BLOCKS



# 3 CITY CENTRE ARP COST ESTIMATES

## 2.1 INTRODUCTION

The following section provides a summary of the estimated costs for undertaking the recommended City Centre ARP improvements. These costs summarize the following critical components:

- **Infrastructure and Utilities** improvements for the defined City Centre Study Area as identified in the Infrastructure Assessment Background Report.
- **Streetscape and Landscaping** improvements for the defined City Centre Study Area as identified in the Land Use & Urban Form Background Report. These costs reflect an appropriate phasing strategy and include King Street, Main Street, Queen Street, McLeod Avenue between King Street and Queen Street and McLeod Avenue between Queen Street and Calahoo Rd.
- **Columbus Plaza** improvements are based on collective City Staff, Committee and Community feedback for Option 1 “Village Green” as the preferred concept plan option as presented in the Columbus Plaza Background Report Document.

## 2.2 INFRASTRUCTURE COST SUMMARY

The infrastructure costs for the City Centre, as presented in the Infrastructure Assessment Background Report outlined a series of infrastructure costs as outlined in **Table 10** on a street-by-street basis for the sub-categories of Sanitary Sewer Improvements, Water Supply Improvements and Storm Collection Improvements.

The results of this assessment revealed a total cost of **\$5.45 million** in infrastructure and utilities necessary to bring the current infrastructure up to standards capable of accommodating redevelopment in the City Centre.

While phasing of the infrastructure will be needed to minimize impacts on businesses in the City Centre, the full cost of infrastructure improvements is nonetheless required to achieve necessary redevelopment capacities.

## 2.3 STREETScape COST SUMMARY

The streetscape costs as estimated are broken down into distinct street segments in order to allow a consideration for phasing and ultimate implementation of identified streetscape and landscaping improvements as highlighted in the Land Use and Urban Form Background Report.

While any investment in streetscape and landscaping improvements in the City Centre study area are not considered mandatory, they are highly recommended as part of the ARP process to be undertaken for two (2) major reasons; 1) the existing infrastructure and utilities must be upgraded and renovated, which itself will require new sidewalks, curbs, paving etc and thus the ideal time to undertake improvements above the surface is when improvements are made below the surface and 2) in order to realize the economic benefit of uplift and attract investment in the City Centre, streetscape improvements to the public realm do result in a catalyst role.

However, it may not be necessary to undertake the entire City Centre study area improvements and at a minimum a phasing of these improvements would be most practical from an economic cost and benefit perspective.

# 3

Accordingly, **Tables 4 through 9** outline the summary costs for streetscape and landscaping improvements for specific areas and specific phasing. While no time is provided for the specific phasing of the improvements, it is logical to apply timelines similar to those identified in the Economic Benefits Staging of Years 1-5, 5-10 and 10-15+.

The overall ARP is recommending that the so-called 'core' of the City Centre and its future path to success will emanate from the four-corners of McLeod Ave and Main Street. Therefore, the initial Phase 1 of the Streetscape and Landscaping costs would be incurred along McLeod Ave between King St and Queen St where a central median, parallel parking and wider sidewalks are recommended along with an improved intersection at McLeod Ave and Main St and a re-visioned Columbus Park.

**Tables 4, 5 & 6** summarize the respective costs for this area including McLeod Ave from King St to Queen St and Main St from First Ave to Church St as part of **Phase 1**, which combined totals approximately **\$6.24 million**.

**Tables 7 & 8** illustrate a cost for **Phase 2** that would include all of First Ave as well as King St and Queen St would total approximately **\$4.42 million** in streetscape and landscaping improvements.

The identified **Phase 3**, which would be the remainder of McLeod Ave from Queen to Calahoo Rd, as outlined in **Table 9** would be an estimated **\$2.55 million** in streetscape and landscaping improvements.

## 2.4 COLUMBUS PLAZA COST SUMMARY

As noted in Section 2.3, the re-visioned Columbus Park as Columbus Plaza is an essential public space that will bring the entire City Centre into focus, particularly at the four corners of McLeod Ave and Main St.

From discussions with City Staff as well as feedback from Committee and General Public, the preferred option for Columbus Park was the Option 1 (A or B): "City Green". The costs for the City Green concept is presented in **Table 11** and is estimated to be in the range of \$1.6 million regardless of whether or not the final design includes a fixed stage facility.

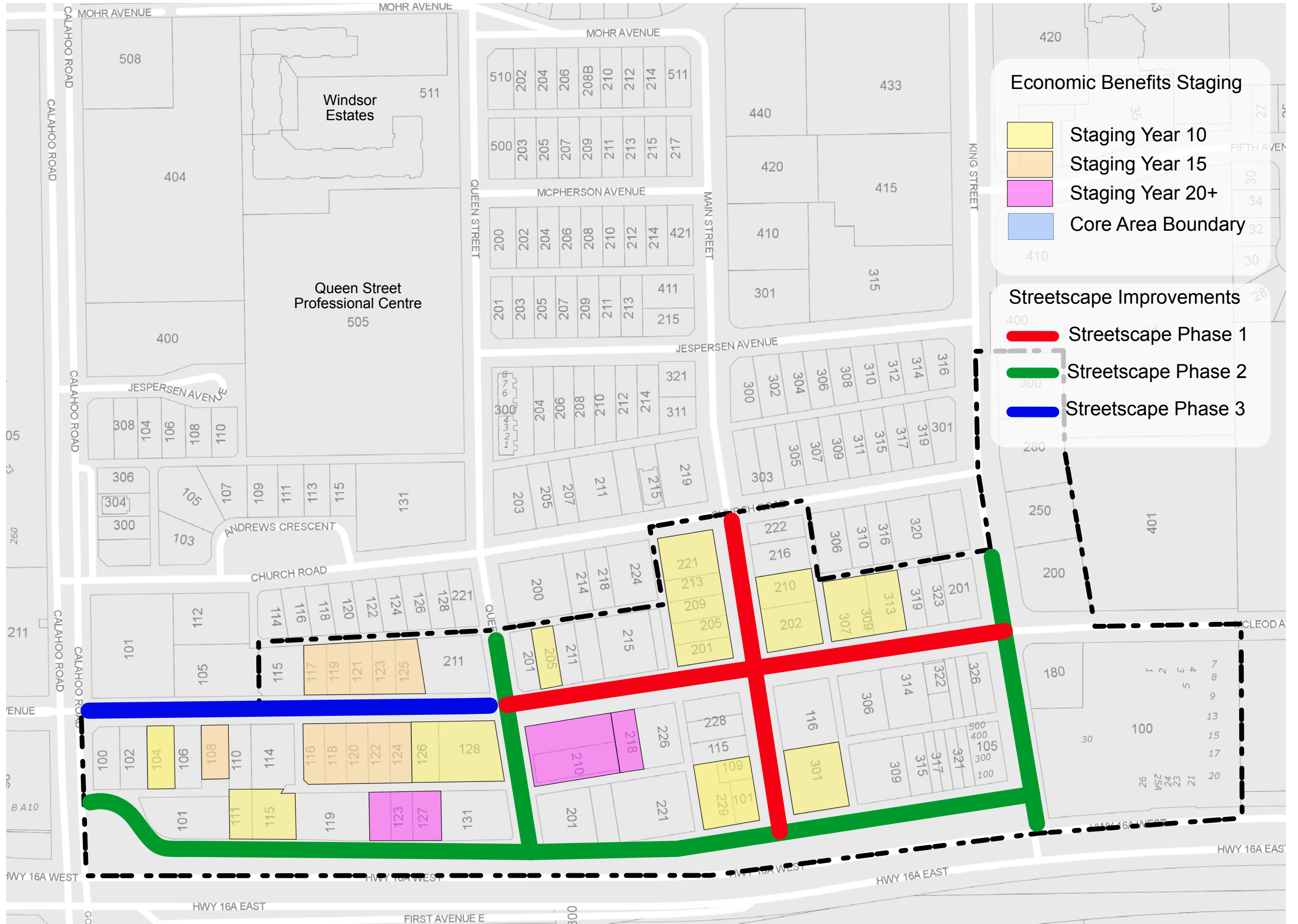
## 2.5 OVERALL COST SUMMARY

The economic benefits as previously documented are forecast to occur in conjunction with infrastructure, streetscape and Columbus Park improvements. While the entire realm of infrastructure improvements will need to occur, the streetscape and Columbus Park may be considered optional, but remain essential to the vision and goal of achieving an economic uplift.

**It is at a minimum recommended as part of this ARP that the City undertake the infrastructure improvements, Columbus Park re-visioning and the Phase 1 streetscape and landscape improvements. If these are all undertaken as an initial ARP investment over the next few years, the total estimated cost would be \$13.28 million.**

This initial investment by the City will have the greatest impact on the future of the City Centre; a decision that would generate the most significant economic benefit and further provide a reason for people to live in and around and visit/shop more frequently retail, services and cultural activities.

**FIGURE 3**  
CITY CENTRE STREETScape &  
LANDSCAPING COST SUMMARY PHASING  
DIAGRAM



# 3

**TABLE 5**

PHASE 1 - City Centre Core Area Streetscape Cost Summary - Main Street

| <b>Main</b>   |                    | <b>Total Price</b> |
|---|--------------------|--------------------|
| <b>General</b>  |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$77,840</b>    |
| <b>Pavement - Include Subgrade Prep &amp; Base</b>                  |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$358,000</b>   |
| <b>Site Accessories</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$8,700</b>     |
| <b>Storm Drainage/Utilities</b>                                     |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$45,000</b>    |
| <b>Grading - Finish</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$49,200</b>    |
| <b>Plantings</b>  |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$52,608</b>    |
| <b>Irrigation Systems</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$23,600</b>    |
| <b>Light Fixtures</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$130,030</b>   |
| <b>Power Distribution</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$23,000</b>    |
|   | <b>Subtotal</b>    | <b>\$767,978</b>   |
|   | <b>Bond</b>        | <b>\$46,079</b>    |
|   | <b>Subtotal</b>    | <b>\$814,057</b>   |
|   | <b>GST</b>         | <b>\$38,399</b>    |
|   | <b>Subtotal</b>    | <b>\$852,456</b>   |
|   | <b>Contingency</b> | <b>\$127,868</b>   |
|   | <b>Subtotal</b>    | <b>\$980,324</b>   |
| <b>Landscape Architecture/Engineering Final Design/Construction</b> |                    | <b>\$117,639</b>   |
|   | <b>Subtotal</b>    | <b>\$1,097,963</b> |

# 3

**TABLE 6**

PHASE 1 - City Centre Core Area Streetscape Cost Summary - McLeod Ave - Main Street to King Street

| <b>McLeod/Main-King</b>   |                    | <b>Total Price</b> |
|---|--------------------|--------------------|
| <b>General</b>  |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$254,500</b>   |
| <b>Pavement - Include Subgrade Prep &amp; Base</b>                  |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$963,150</b>   |
| <b>Site Accessories</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$46,500</b>    |
| <b>Storm Drainage/Utilities</b>                                     |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$131,000</b>   |
| <b>Grading - Finish</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$111,000</b>   |
| <b>Plantings</b>  |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$169,194</b>   |
| <b>Irrigation Systems</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$58,400</b>    |
| <b>Light Fixtures</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$146,640</b>   |
| <b>Power Distribution</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>67,500</b>      |
|   | <b>Subtotal</b>    | <b>\$1,947,884</b> |
|   | <b>Bond</b>        | <b>\$116,873</b>   |
|   | <b>Subtotal</b>    | <b>\$2,064,757</b> |
|   | <b>GST</b>         | <b>\$97,394</b>    |
|   | <b>Subtotal</b>    | <b>\$2,162,151</b> |
|   | <b>Contingency</b> | <b>\$324,323</b>   |
|   | <b>Subtotal</b>    | <b>\$2,486,474</b> |
| <b>Landscape Architecture/Engineering Final Design/Construction</b> |                    | <b>\$298,377</b>   |
|   | <b>Subtotal</b>    | <b>\$2,784,851</b> |

# 3

**TABLE 7**

PHASE 1 - City Centre Core Area Streetscape Cost Summary - McLeod Ave - Queen Street to Main Street

| <b>McLeod/Queen-Main</b>  |                    | <b>Total Price</b> |
|---|--------------------|--------------------|
| <b>General</b>  |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$147,925</b>   |
| <b>Pavement - Include Subgrade Prep &amp; Base</b>                  |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$717,300</b>   |
| <b>Site Accessories</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$59,800</b>    |
| <b>Storm Drainage/Utilities</b>                                     |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$127,500</b>   |
| <b>Grading - Finish</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$95,100</b>    |
| <b>Plantings</b>  |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$220,960</b>   |
| <b>Irrigation Systems</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$61,900</b>    |
| <b>Light Fixtures</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>147,500</b>     |
| <b>Power Distribution</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>68,500</b>      |
|   | <b>Subtotal</b>    | <b>\$1,646,485</b> |
|   | <b>Bond</b>        | <b>\$98,789</b>    |
|   | <b>Subtotal</b>    | <b>\$1,745,274</b> |
|   | <b>GST</b>         | <b>\$82,324</b>    |
|   | <b>Subtotal</b>    | <b>\$1,827,598</b> |
|   | <b>Contingency</b> | <b>\$274,140</b>   |
|   | <b>Subtotal</b>    | <b>\$2,101,738</b> |
| <b>Landscape Architecture/Engineering Final Design/Construction</b> |                    | <b>\$252,209</b>   |
|   | <b>Subtotal</b>    | <b>\$2,353,947</b> |

# 3

**TABLE 8**

PHASE 2 - City Centre Core Area Streetscape Cost Summary - King Street

| <b>King</b>   |                    | <b>Total Price</b> |
|---|--------------------|--------------------|
| <b>General</b>  |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$26,850</b>    |
| <b>Pavement - Include Subgrade Prep &amp; Base</b>                  |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$153,000</b>   |
| <b>Site Accessories</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$5,250</b>     |
| <b>Storm Drainage/Utilities</b>                                     |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$41,000</b>    |
| <b>Grading - Finish</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$55,500</b>    |
| <b>Plantings</b>  |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$16,440</b>    |
| <b>Irrigation Systems</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$9,650</b>     |
| <b>Light Fixtures</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$0</b>         |
| <b>Power Distribution</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$0</b>         |
|   | <b>Subtotal</b>    | <b>\$307,690</b>   |
|   | <b>Bond</b>        | <b>\$18,461</b>    |
|   | <b>Subtotal</b>    | <b>\$326,151</b>   |
|   | <b>GST</b>         | <b>\$15,385</b>    |
|   | <b>Subtotal</b>    | <b>\$341,536</b>   |
|   | <b>Contingency</b> | <b>\$51,230</b>    |
|   | <b>Subtotal</b>    | <b>\$392,766</b>   |
| <b>Landscape Architecture/Engineering Final Design/Construction</b> |                    | <b>\$47,132</b>    |
|   | <b>Subtotal</b>    | <b>\$439,898</b>   |



# 3

**TABLE 9**

PHASE 2 - City Centre Core Area Streetscape Cost Summary - Queen Street

| Queen   |                 | Total Price      |
|---|-----------------|------------------|
| <b>General</b>  |                 |                  |
|   | <b>SUBTOTAL</b> | <b>\$48,840</b>  |
| <b>Pavement - Include Subgrade Prep &amp; Base</b>                  |                 |                  |
|   | <b>SUBTOTAL</b> | <b>\$260,000</b> |
| <b>Site Accessories</b>   |                 |                  |
|   | <b>SUBTOTAL</b> | <b>\$8,700</b>   |
| <b>Storm Drainage/Utilities</b>                                     |                 |                  |
|   | <b>SUBTOTAL</b> | <b>\$45,000</b>  |
| <b>Grading - Finish</b>   |                 |                  |
|   | <b>SUBTOTAL</b> | <b>\$25,200</b>  |
| <b>Plantings</b>  |                 |                  |
|   | <b>SUBTOTAL</b> | <b>\$39,600</b>  |
| <b>Irrigation Systems</b>   |                 |                  |
|   | <b>SUBTOTAL</b> | <b>\$21,200</b>  |
| <b>Light Fixtures</b>   |                 |                  |
|   | <b>SUBTOTAL</b> | <b>\$92,510</b>  |
| <b>Power Distribution</b>   |                 |                  |
|   | <b>SUBTOTAL</b> | <b>\$16,000</b>  |
|   | Subtotal        | \$557,050        |
|   | Bond            | 33,423           |
|   | Subtotal        | 590,473          |
|   | GST             | 27,853           |
|   | Subtotal        | 618,326          |
|   | Contingency     | 92,749           |
|   | Subtotal        | 711,074          |
| <b>Landscape Architecture/Engineering Final Design/Construction</b> |                 | <b>\$85,329</b>  |
|   | Subtotal        | <b>\$796,403</b> |

# 3

**TABLE 10**

PHASE 3 - City Centre Core Area Streetscape Cost Summary - King Street

| <b>McLeod/Calahoo-Queen</b>   |                    | <b>Total Price</b> |
|---|--------------------|--------------------|
| <b>General</b>  |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$193,600</b>   |
| <b>Pavement - Include Subgrade Prep &amp; Base</b>                  |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$883,780</b>   |
| <b>Site Accessories</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$38,500</b>    |
| <b>Storm Drainage/Utilities</b>                                     |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$136,500</b>   |
| <b>Grading - Finish</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$110,400</b>   |
| <b>Plantings</b>  |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$95,352</b>    |
| <b>Irrigation Systems</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$5,175</b>     |
| <b>Light Fixtures</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$237,000</b>   |
| <b>Power Distribution</b>   |                    |                    |
|   | <b>SUBTOTAL</b>    | <b>\$81,000.00</b> |
|   | <b>Subtotal</b>    | <b>\$1,781,307</b> |
|   | <b>Bond</b>        | <b>\$106,878</b>   |
|   | <b>Subtotal</b>    | <b>\$1,888,185</b> |
|   | <b>GST</b>         | <b>\$89,065</b>    |
|   | <b>Subtotal</b>    | <b>\$1,977,251</b> |
|   | <b>Contingency</b> | <b>\$296,588</b>   |
|   | <b>Subtotal</b>    | <b>\$2,273,838</b> |
| <b>Landscape Architecture/Engineering Final Design/Construction</b> |                    | <b>\$272,861</b>   |
|   | <b>Subtotal</b>    | <b>\$2,546,699</b> |

# 3

**TABLE 11**

City Centre Infrastructure Renovations Cost Summary - Full Study Area (from Infrastructure Assessment Background Report and excluding streetscape and Columbus Plaza costs)

| STREET  | ITEM  | ITEM COST (\$)                                   | TOTAL (\$)     |
|---|---|--|----------------|
| <b>Fire Pump</b>  | Upgrade pump to 300 L/s capacity  | \$ 200,000.00                                    | \$ 200,000.00  |
| <b>Mohr Avenue</b>                                      | Sanitary Sewer Improvements<br>Water Supply Improvements<br>Storm Collection Improvements | N/A<br>\$ 250,000.00<br>N/A                      | \$ 250,000.00  |
| <b>Calahoo Road</b>                                     | Sanitary Sewer Improvements<br>Water Supply Improvements<br>Storm Collection Improvements | N/A<br>\$ 408,900.00<br>N/A                      | \$ 408,900.00  |
| <b>McLeod Avenue</b>                                    | Sanitary Sewer Improvements<br>Water Supply Improvements<br>Storm Collection Improvements | \$ 209,400.00<br>\$ 25,000.00<br>\$ 30,000.00    | \$ 264,400.00  |
| <b>First Avenue</b>                                     | Sanitary Sewer Improvements<br>Water Supply Improvements<br>Storm Collection Improvements | \$ 209,400.00<br>\$ 506,050.00<br>N/A            | \$ 715,450.00  |
| <b>Church Road</b>                                      | Sanitary Sewer Improvements<br>Water Supply Improvements<br>Storm Collection Improvements | \$ 268,200.00<br>\$ 552,550.00<br>N/A            | \$ 820,750.00  |
| <b>King Street</b>                                      | Sanitary Sewer Improvements<br>Water Supply Improvements<br>Storm Collection Improvements | \$ 68,400.00<br>\$ 150,800.00<br>N/A             | \$ 219,200.00  |
| <b>Main Street</b>                                      | Sanitary Sewer Improvements<br>Water Supply Improvements<br>Storm Collection Improvements | \$ 136,800.00<br>\$ 437,500.00<br>N/A            | \$ 574,300.00  |
| <b>Queen Street</b>                                     | Sanitary Sewer Improvements<br>Water Supply Improvements<br>Storm Collection Improvements | \$ 100,800.00<br>N/A<br>N/A                      | \$ 100,800.00  |
| <b>Jespersion Avenue</b>                                | Sanitary Sewer Improvements<br>Water Supply Improvements<br>Storm Collection Improvements | \$ 203,400.00<br>\$ 415,000.00<br>N/A            | \$ 618,400.00  |
| <b>Andrew Crescent</b>                                  | Sanitary Sewer Improvements<br>Water Supply Improvements<br>Storm Collection Improvements | \$ 85,200.00<br>\$ 177,525.00<br>N/A             | \$ 262,725.00  |
| <b>Alley (1<sup>st</sup> and 2<sup>nd</sup> Avenue)</b> | Sanitary Sewer Improvements<br>Water Supply Improvements<br>Storm Collection Improvements | \$ 186,000.00<br>\$ 259,550.00<br>N/A            | \$ 445,550.00  |
| <b>Alley ( North of Andrew Crescent)</b>                | Sanitary Sewer Improvements<br>Water Supply Improvements<br>Storm Collection Improvements | \$ 60,000.00<br>\$ 125,000.00<br>N/A             | \$ 185,000.00  |
| <b>Alley (West of Andrew Crescent)</b>                  | Sanitary Sewer Improvements<br>Water Supply Improvements<br>Storm Collection Improvements | \$ 39,000.00<br>\$ 88,750.00<br>N/A              | \$ 127,750.00  |
| <b>Alley (North of McLeod Avenue)</b>                   | Sanitary Sewer Improvements<br>Water Supply Improvements<br>Storm Collection Improvements | N/A<br>\$253,750.00<br>N/A                       | \$ 253,750.00  |
| <b>Total</b>  | Sanitary Sewer Improvements<br>Water Supply Improvements<br>Storm Collection Improvements | \$1,566,600.00<br>\$3,850,375.00<br>\$ 30,000.00 | \$5,446,975.00 |

# 3

**TABLE 12**

Columbus Plaza Improvements - Option 1A & 1B (1B has a fixed stage component)

**Columbus Park Option 1 B**

| ITEM   | DESCRIPTION | UNIT               | Option 1 B Total       |
|--|-------------|--------------------|------------------------|
| <b>General</b>   |             |                    |                        |
|  |             | <b>SUBTOTAL</b>    | <b>\$98,900.00</b>     |
| <b>Pavement - Include Subgrade Prep &amp; Base</b>                                 |             |                    |                        |
|  |             | <b>SUBTOTAL</b>    | <b>\$197,260.00</b>    |
| <b>Site Accessories</b>  |             |                    |                        |
|  |             | <b>SUBTOTAL</b>    | <b>\$ 67,900.00</b>    |
| <b>Retaining Walls - Include excavations &amp; adjacent rough grading</b>          |             |                    |                        |
|  |             | <b>SUBTOTAL</b>    | <b>\$ -</b>            |
| <b>Seatwalls</b>   |             |                    |                        |
|  |             | <b>SUBTOTAL</b>    | <b>\$ 35,000.00</b>    |
| <b>Fire Pit Amenities</b>  |             |                    |                        |
|  |             | <b>SUBTOTAL</b>    | <b>\$ 10,000.00</b>    |
| <b>Covered Stage</b>   |             |                    |                        |
|  |             | <b>SUBTOTAL</b>    | <b>\$ 191,000.00</b>   |
| <b>Storm Drainage/Utilities</b>  |             |                    |                        |
|  |             | <b>SUBTOTAL</b>    | <b>\$ 68,500.00</b>    |
| <b>Grading - Finish</b>  |             |                    |                        |
|  |             | <b>SUBTOTAL</b>    | <b>\$ 78,000.00</b>    |
| <b>Fine Grading</b>  |             |                    |                        |
|  |             | <b>SUBTOTAL</b>    | <b>\$ 8,000.00</b>     |
| <b>Plantings</b>   |             |                    |                        |
|  |             | <b>SUBTOTAL</b>    | <b>\$ 124,754.00</b>   |
| <b>Irrigation Systems</b>  |             |                    |                        |
|  |             | <b>SUBTOTAL</b>    | <b>\$ 61,075.00</b>    |
| <b>Light Fixtures</b>  |             |                    |                        |
|  |             | <b>SUBTOTAL</b>    | <b>\$ 142,025.00</b>   |
| <b>Soundstage Audio</b>  |             |                    |                        |
|  |             | <b>SUBTOTAL</b>    | <b>\$ 21,000.00</b>    |
| <b>Power Distribution</b>  |             |                    |                        |
|  |             | <b>SUBTOTAL</b>    | <b>\$ 61,550.00</b>    |
|  |             | <b>Subtotal</b>    | <b>\$ 1,164,964.00</b> |
|  |             | <b>Bond</b>        | <b>\$ 69,897.84</b>    |
|  |             | <b>Subtotal</b>    | <b>\$ 1,234,861.84</b> |
|  |             | <b>GST</b>         | <b>\$ 58,248.20</b>    |
|  |             | <b>Subtotal</b>    | <b>\$ 1,293,110.04</b> |
|  |             | <b>Contingency</b> | <b>\$ 129,311.00</b>   |
|  |             | <b>Subtotal</b>    | <b>\$ 1,422,421.04</b> |
| <b>Landscape Architecture/Engineering Final Design/Construction Administration</b> |             |                    | <b>\$ 170,690.53</b>   |
| <b>Total Option 1 B</b>  |             |                    | <b>\$ 1,593,111.57</b> |

# City Centre ARP

## **Economic Benefits & Costs Background Report**

---

## APPENDICES

CITY CENTRE STUDY AREA ECONOMIC BENEFITS DETAILED PROPERTY TAX REVENUE & STAGING OUTLINE

SHADOW STUDY AREA ECONOMIC BENEFITS DETAILED POPULATION & PROPERTY TAX REVENUE



TABLE A-1

CITY CENTRE STUDY AREA ECONOMIC BENEFITS DETAILED PROPERTY TAX REVENUE

| Address              | Assess_Desc               | Assess_Value   | 2017 Mill Rate | 2017 Property Tax Estimate | Total Uplift on Existing Properties' Tax assuming no redevelopment with 100% increase over 2017 | Total Uplift on Existing Properties' Tax assuming no redevelopment with 200% increase over 2017 | Total Uplift on Existing Properties' Tax assuming no redevelopment with 300% increase over 2017 | Assessment Value Estimate LOW Scenario 500% increase over 2017 | Assessment Value Estimate MEDIUM Scenario 750% increase over 2017 | Assessment Value Estimate HIGH Scenario 1000% increase over 2017 | Property Tax Estimate LOW Scenario 500% increase | Property Tax Estimate MEDIUM Scenario 750% increase | Property Tax Estimate HIGH Scenario 1000% increase |
|----------------------|---------------------------|----------------|----------------|----------------------------|---|---|---|--|---|--|--|---|--|
| 101 MAIN ST          | COMMERCIAL                | \$722,800.00   | 12.29730       | \$8,888.49                 |   |   |   | \$3,614,000  | \$5,421,000   | \$7,228,000  | \$44,442   | \$66,664  | \$88,885   |
| 115 MAIN ST          | COMMERCIAL                | \$1,158,900.00 | 12.29730       | \$14,251.34                | \$28,503  | \$42,754  | \$57,005  |  |   |  |  |   |  |
| 228 MCLEOD AVE       | COMMERCIAL                | \$1,049,100.00 | 12.29730       | \$12,901.10                | \$25,802  | \$38,703  | \$51,604  |  |   |  |  |   |  |
| 228 MCLEOD AVE       | COMMERCIAL                |                |                | \$0.00                     | \$0   | \$0   | \$0   |  |   |  |  |   |  |
| 226 MCLEOD AVE       | COMMERCIAL                | \$905,400.00   | 12.29730       | \$11,133.98                | \$22,268  | \$33,402  | \$44,536  |  |   |  |  |   |  |
| 218 MCLEOD AVE       | VACANT COMMERCIAL LAND    | \$184,000.00   | 12.29730       | \$2,262.70                 |   |   |   | \$920,000  | \$1,380,000   | \$1,840,000  | \$11,314   | \$16,970  | \$22,627   |
| 201 FIRST AVE        | COMMERCIAL                | \$1,850,700.00 | 12.29730       | \$22,758.61                | \$45,517  | \$68,276  | \$91,034  |  |   |  |  |   |  |
| 201 FIRST AVE        | COMMERCIAL                |                |                | \$0.00                     | \$0   | \$0   | \$0   |  |   |  |  |   |  |
| 301 FIRST AVE        | SINGLE FAMILY RESIDENTIAL | \$84,700.00    | 8.21360        | \$695.69                   |   |   |   | \$423,500  | \$635,250   | \$847,000  | \$3,478  | \$5,218   | \$6,957  |
| 301 FIRST AVE        | COMMERCIAL                | \$1,477,100.00 | 12.29730       | \$18,164.34                |   |   |   | \$7,385,500  | \$11,078,250  | \$14,771,000   | \$90,822   | \$136,233   | \$181,643  |
| 314 MCLEOD AVE       | COMMERCIAL                | \$5,010,700.00 | 12.29730       | \$61,618.08                | \$123,236   | \$184,854   | \$246,472   |  |   |  |  |   |  |
| 326 MCLEOD AVE       | COMMERCIAL                | \$1,134,300.00 | 12.29730       | \$13,948.83                | \$27,898  | \$41,846  | \$55,795  |  |   |  |  |   |  |
| 326 MCLEOD AVE       | COMMERCIAL                |                |                | \$0.00                     | \$0   | \$0   | \$0   |  |   |  |  |   |  |
| 105 KING ST          | COMMERCIAL                | \$1,153,600.00 | 12.29730       | \$14,186.17                | \$28,372  | \$42,558  | \$56,745  |  |   |  |  |   |  |
| 323 FIRST AVE        | COMMERCIAL                | \$232,100.00   | 12.29730       | \$2,854.20                 | \$5,708   | \$8,563   | \$11,417  |  |   |  |  |   |  |
| 315 FIRST AVE        | COMMERCIAL                | \$400,100.00   | 12.29730       | \$4,920.15                 | \$9,840   | \$14,760  | \$19,681  |  |   |  |  |   |  |
| 309 FIRST AVE        | COMMERCIAL                | \$597,700.00   | 12.29730       | \$7,350.10                 | \$14,700  | \$22,050  | \$29,400  |  |   |  |  |   |  |
| 201 MAIN ST          | VACANT COMMERCIAL LAND    | \$143,900.00   | 12.29730       | \$1,769.58                 |   |   |   | \$719,500  | \$1,079,250   | \$1,439,000  | \$8,848  | \$13,272  | \$17,696   |
| 205 MAIN ST          | EXEMPT CHURCH PROPERTIES  | \$849,500.00   |                | \$0.00                     | exempt  | exempt  | exempt  | exempt   | exempt  | exempt   | exempt   | exempt  | exempt   |
| 209 MAIN ST          | SINGLE FAMILY RESIDENTIAL | \$196,300.00   | 8.21360        | \$1,612.33                 |   |   |   | \$981,500  | \$1,472,250   | \$1,963,000  | \$8,062  | \$12,092  | \$16,123   |
| 213 MAIN ST          | SINGLE FAMILY RESIDENTIAL | \$277,200.00   | 8.21360        | \$2,276.81                 |   |   |   | \$1,386,000  | \$2,079,000   | \$2,772,000  | \$11,384   | \$17,076  | \$22,768   |
| 221 MAIN ST          | EXEMPT CHURCH PROPERTIES  | \$1,236,400.00 |                | \$0.00                     | exempt  | exempt  | exempt  | exempt   | exempt  | exempt   | exempt   | exempt  | exempt   |
| 201 MCLEOD AVE       | COMMERCIAL                | \$1,584,200.00 | 12.29730       | \$19,481.38                | \$38,963  | \$58,444  | \$77,926  |  |   |  |  |   |  |
| 205 MCLEOD AVE       | COMMERCIAL                | \$283,200.00   | 12.29730       | \$3,482.60                 |   |   |   | \$1,416,000  | \$2,124,000   | \$2,832,000  | \$17,413   | \$26,119  | \$34,826   |
| 211 MCLEOD AVE       | COMMERCIAL                | \$894,900.00   | 12.29730       | \$11,004.85                | \$22,010  | \$33,015  | \$44,019  |  |   |  |  |   |  |
| 215 MCLEOD AVE       | COMMERCIAL                | \$2,923,100.00 | 12.29730       | \$35,946.24                | \$71,892  | \$107,839   | \$143,785   |  |   |  |  |   |  |
| 215 MCLEOD AVE       | COMMERCIAL                |                |                | \$0.00                     | \$0   | \$0   | \$0   |  |   |  |  |   |  |
| 215 MCLEOD AVE       | COMMERCIAL                |                |                | \$0.00                     | \$0   | \$0   | \$0   |  |   |  |  |   |  |
| 202 MAIN ST          | COMMERCIAL                | \$795,400.00   | 12.29730       | \$9,781.27                 |   |   |   | \$3,977,000  | \$5,965,500   | \$7,954,000  | \$48,906   | \$73,360  | \$97,813   |
| 210 MAIN ST          | VACANT COMMERCIAL LAND    | \$225,000.00   | 12.29730       | \$2,766.89                 |   |   |   | \$1,125,000  | \$1,687,500   | \$2,250,000  | \$13,834   | \$20,752  | \$27,669   |
| 216 MAIN ST          | COMMERCIAL                | \$651,900.00   | 12.29730       | \$8,016.61                 | \$16,033  | \$24,050  | \$32,066  |  |   |  |  |   |  |
| 222 MAIN ST          | COMMERCIAL                | \$292,500.00   | 12.29730       | \$3,596.96                 | \$7,194   | \$10,791  | \$14,388  |  |   |  |  |   |  |
| 201 KING ST          | COMMERCIAL                | \$761,400.00   | 12.29730       | \$9,363.16                 |   |   |   | \$3,807,000  | \$5,710,500   | \$7,614,000  | \$46,816   | \$70,224  | \$93,632   |
| 323 MCLEOD AVE       | COMMERCIAL                | \$574,700.00   | 12.29730       | \$7,067.26                 | \$14,135  | \$21,202  | \$28,269  |  |   |  |  |   |  |
| 319 MCLEOD AVE       | COMMERCIAL                | \$554,200.00   | 12.29730       | \$6,815.16                 | \$13,630  | \$20,445  | \$27,261  |  |   |  |  |   |  |
| 313 MCLEOD AVE       | SINGLE FAMILY RESIDENTIAL | \$312,200.00   | 8.21360        | \$2,564.29                 |   |   |   | \$1,561,000  | \$2,341,500   | \$3,122,000  | \$12,821   | \$19,232  | \$25,643   |
| 309 & 307 MCLEOD AVE | COMMERCIAL                | \$383,500.00   | 12.29730       | \$4,716.01                 |   |   |   | \$1,917,500  | \$2,876,250   | \$3,835,000  | \$23,580   | \$35,370  | \$47,160   |
| 110 MCLEOD AVE       | COMMERCIAL                | \$838,800.00   | 12.29730       | \$10,314.98                |   |   |   | \$4,194,000  | \$6,291,000   | \$8,388,000  | \$51,575   | \$77,362  | \$103,150  |
| 131 FIRST AVE        | COMMERCIAL                | \$3,350,000.00 | 12.29730       | \$41,195.96                | \$82,392  | \$123,588   | \$164,784   |  |   |  |  |   |  |
| 131 FIRST AVE        | NON PROFIT EXEMPT         | \$1,031,900.00 |                | \$0.00                     | exempt  | exempt  | exempt  | exempt   | exempt  | exempt   | exempt   | exempt  | exempt   |
| 116 MCLEOD AVE       | SINGLE FAMILY RESIDENTIAL | \$278,500.00   | 8.21360        | \$2,287.49                 |   |   |   | \$1,392,500  | \$2,088,750   | \$2,785,000  | \$11,437   | \$17,156  | \$22,875   |
| 118 MCLEOD AVE       | SINGLE FAMILY RESIDENTIAL | \$259,800.00   | 8.21360        | \$2,133.89                 |   |   |   | \$1,299,000  | \$1,948,500   | \$2,598,000  | \$10,669   | \$16,004  | \$21,339   |
| 120 MCLEOD AVE       | SINGLE FAMILY RESIDENTIAL | \$171,280.00   | 8.21360        | \$1,406.83                 |   |   |   | \$856,400  | \$1,284,600   | \$1,712,800  | \$7,034  | \$10,551  | \$14,068   |
| 120 MCLEOD AVE       | COMMERCIAL                | \$110,320.00   | 12.29730       | \$1,356.64                 |   |   |   | \$551,600  | \$827,400   | \$1,103,200  | \$6,783  | \$10,175  | \$13,566   |
| 122 MCLEOD AVE       | SINGLE FAMILY RESIDENTIAL | \$80,400.00    | 8.21360        | \$660.37                   |   |   |   | \$402,000  | \$603,000   | \$804,000  | \$3,302  | \$4,953   | \$6,604  |
| 122 MCLEOD AVE       | COMMERCIAL                | \$176,600.00   | 12.29730       | \$2,171.70                 |   |   |   | \$883,000  | \$1,324,500   | \$1,766,000  | \$10,859   | \$16,288  | \$21,717   |
| 124 MCLEOD AVE       | COMMERCIAL                | \$407,500.00   | 12.29730       | \$5,011.15                 |   |   |   | \$2,037,500  | \$3,056,250   | \$4,075,000  | \$25,056   | \$37,584  | \$50,111   |
| 119 FIRST AVE        | FUTURE MAIN STREET LAW    | \$691,100.00   | 12.29730       | \$8,498.66                 |   |   |   | \$3,455,500  | \$5,183,250   | \$6,911,000  | \$42,493   | \$63,740  | \$84,987   |
| 123 FIRST AVE        | COMMERCIAL                | \$219,800.00   | 12.29730       | \$2,702.95                 | \$5,406   | \$8,109   | \$10,812  |  |   |  |  |   |  |
| 123 FIRST AVE        | COMMERCIAL                |                |                | \$0.00                     | \$0   | \$0   | \$0   |  |   |  |  |   |  |
| 127 FIRST AVE        | COMMERCIAL                | \$430,400.00   | 12.29730       | \$5,292.76                 |   |   |   | \$2,152,000  | \$3,228,000   | \$4,304,000  | \$26,464   | \$39,696  | \$52,928   |
| 115 MCLEOD AVE       | COMMERCIAL                | \$1,571,100.00 | 12.29730       | \$19,320.29                | \$38,641  | \$57,961  | \$77,281  |  |   |  |  |   |  |

**TABLE A-1**  
CITY CENTRE STUDY AREA ECONOMIC BENEFITS DETAILED PROPERTY TAX REVENUE

| Address             | Assess_Desc                 | Assess_Value    | 2017 Mill Rate | 2017 Property Tax Estimate | Total Uplift on Existing Properties' Tax assuming no redevelopment with 100% increase over 2017 | Total Uplift on Existing Properties' Tax assuming no redevelopment with 200% increase over 2017 | Total Uplift on Existing Properties' Tax assuming no redevelopment with 300% increase over 2017 | Assessment Value Estimate LOW Scenario 500% increase over 2017 | Assessment Value Estimate MEDIUM Scenario 750% increase over 2017 | Assessment Value Estimate HIGH Scenario 1000% increase over 2017 | Property Tax Estimate LOW Scenario 500% increase | Property Tax Estimate MEDIUM Scenario 750% increase | Property Tax Estimate HIGH Scenario 1000% increase |
|---------------------|-----------------------------|-----------------|----------------|----------------------------|---|---|---|--|---|--|--|---|--|
| 117 MCLEOD AVE      | SINGLE FAMILY RESIDENTIAL   | \$147,050.00    | 8.21360        | \$1,207.81                 |   |   |   | \$735,250  | \$1,102,875   | \$1,470,500  | \$6,039  | \$9,059   | \$12,078   |
| 117 MCLEOD AVE      | COMMERCIAL                  | \$147,050.00    | 12.29730       | \$1,808.32                 |   |   |   | \$735,250  | \$1,102,875   | \$1,470,500  | \$9,042  | \$13,562  | \$18,083   |
| 119 MCLEOD AVE      | COMMERCIAL                  | \$280,200.00    | 12.29730       | \$3,445.70                 |   |   |   | \$1,401,000  | \$2,101,500   | \$2,802,000  | \$17,229   | \$25,843  | \$34,457   |
| 121 MCLEOD AVE      | SINGLE FAMILY RESIDENTIAL   | \$153,200.00    | 8.21360        | \$1,258.32                 |   |   |   | \$766,000  | \$1,149,000   | \$1,532,000  | \$6,292  | \$9,437   | \$12,583   |
| 121 MCLEOD AVE      | COMMERCIAL                  | \$146,200.00    | 12.29730       | \$1,797.87                 |   |   |   | \$731,000  | \$1,096,500   | \$1,462,000  | \$8,989  | \$13,484  | \$17,979   |
| 123 MCLEOD AVE      | COMMERCIAL                  | \$320,100.00    | 12.29730       | \$3,936.37                 |   |   |   | \$1,600,500  | \$2,400,750   | \$3,201,000  | \$19,682   | \$29,523  | \$39,364   |
| 125 MCLEOD AVE      | SINGLE FAMILY RESIDENTIAL   | \$330,220.00    | 8.21360        | \$2,712.29                 |   |   |   | \$1,651,100  | \$2,476,650   | \$3,302,200  | \$13,561   | \$20,342  | \$27,123   |
| 125 MCLEOD AVE      | COMMERCIAL                  | \$110,080.00    | 12.29730       | \$1,353.69                 |   |   |   | \$550,400  | \$825,600   | \$1,100,800  | \$6,768  | \$10,153  | \$13,537   |
| 211 QUEEN ST        | MULTIPLE FAMILY RESIDENTIAL | \$1,941,700.00  | 11.13700       | \$21,624.71                | \$43,249  | \$64,874  | \$86,499  |  |   |  |  |   |  |
| 101 FIRST AVE       | COMMERCIAL                  | \$2,306,000.00  | 12.29730       | \$28,357.57                | \$56,715  | \$85,073  | \$113,430   |  |   |  |  |   |  |
| 108 MCLEOD AVE      | COMMERCIAL                  | \$371,400.00    | 12.29730       | \$4,567.22                 |   |   |   | \$1,857,000  | \$2,785,500   | \$3,714,000  | \$22,836   | \$34,254  | \$45,672   |
| 106 MCLEOD AVE      | MULTIPLE FAMILY RESIDENTIAL | \$1,006,900.00  | 11.13700       | \$11,213.85                | \$22,428  | \$33,642  | \$44,855  |  |   |  |  |   |  |
| 104 MCLEOD AVE      | VACANT RESIDENTIAL LAND     | \$161,400.00    | 12.29730       | \$1,984.78                 |   |   |   | \$807,000  | \$1,210,500   | \$1,614,000  | \$9,924  | \$14,886  | \$19,848   |
| 100 MCLEOD AVE      | COMMERCIAL                  | \$1,084,900.00  | 12.29730       | \$13,341.34                | \$26,683  | \$40,024  | \$53,365  |  |   |  |  |   |  |
| 321 FIRST AVE       | COMMERCIAL                  | \$291,400.00    | 12.29730       | \$3,583.43                 | \$7,167   | \$10,750  | \$14,334  |  |   |  |  |   |  |
| 319 FIRST AVE       | COMMERCIAL                  | \$244,700.00    | 12.29730       | \$3,009.15                 | \$6,018   | \$9,027   | \$12,037  |  |   |  |  |   |  |
| 317 FIRST AVE       | COMMERCIAL                  | \$262,000.00    | 12.29730       | \$3,221.89                 | \$6,444   | \$9,666   | \$12,888  |  |   |  |  |   |  |
| 100 KING ST         | COMMERCIAL                  | \$8,491,200.00  | 12.29730       | \$104,418.83               | \$208,838   | \$313,257   | \$417,675   |  |   |  |  |   |  |
| 280 KING ST         | COMMERCIAL                  | \$1,304,400.00  | 12.29730       | \$16,040.60                | \$32,081  | \$48,122  | \$64,162  |  |   |  |  |   |  |
| 280 KING ST         | EXEMPT CHURCH PROPERTIES    | \$630,100.00    |                | \$0.00                     | exempt  | exempt  | exempt  | exempt   | exempt  | exempt   | exempt   | exempt  | exempt   |
| 250 KING ST         | COMMERCIAL                  | \$1,364,400.00  | 12.29730       | \$16,778.44                | \$33,557  | \$50,335  | \$67,114  |  |   |  |  |   |  |
| 200 KING ST         | COMMERCIAL                  | \$982,400.00    | 12.29730       | \$12,080.87                | \$24,162  | \$36,243  | \$48,323  |  |   |  |  |   |  |
| 114 MCLEOD AVE      | MULTIPLE FAMILY RESIDENTIAL | \$1,899,200.00  | 11.13700       | \$21,151.39                | \$42,303  | \$63,454  | \$84,606  |  |   |  |  |   |  |
| 115 FIRST AVE       | COMMERCIAL                  | \$681,600.00    | 12.29730       | \$8,381.84                 |   |   |   | \$3,408,000  | \$5,112,000   | \$6,816,000  | \$41,909   | \$62,864  | \$83,818   |
| 128 QUEEN ST        | COMMERCIAL                  | \$1,035,400.00  | 12.29730       | \$12,732.62                |   |   |   | \$5,177,000  | \$7,765,500   | \$10,354,000   | \$63,663   | \$95,495  | \$127,326  |
| 126 MCLEOD AVE      | COMMERCIAL                  | \$189,800.00    | 12.29730       | \$2,334.03                 |   |   |   | \$949,000  | \$1,423,500   | \$1,898,000  | \$11,670   | \$17,505  | \$23,340   |
| 116 MAIN ST         | EXEMPT MUNICIPAL VACANT     | \$431,400.00    |                | \$0.00                     | exempt  | exempt  | exempt  | exempt   | exempt  | exempt   | exempt   | exempt  | exempt   |
| 306 MCLEOD AVE      | COMMERCIAL                  | \$978,400.00    | 12.29730       | \$12,031.68                | \$24,063  | \$36,095  | \$48,127  |  |   |  |  |   |  |
| 109 MAIN ST         | VACANT COMMERCIAL LAND      | \$97,200.00     | 12.29730       | \$1,195.30                 |   |   |   | \$486,000  | \$729,000   | \$972,000  | \$5,976  | \$8,965   | \$11,953   |
| 229 FIRST AVE       | COMMERCIAL                  | \$659,800.00    | 12.29730       | \$8,113.76                 |   |   |   | \$3,299,000  | \$4,948,500   | \$6,598,000  | \$40,569   | \$60,853  | \$81,138   |
| 180 KING ST         | COMMERCIAL                  | \$692,600.00    | 12.29730       | \$8,517.11                 | \$17,034  | \$25,551  | \$34,068  |  |   |  |  |   |  |
| 215 & 221 FIRST AVE | COMMERCIAL                  | \$1,991,900.00  | 12.29730       | \$24,494.99                | \$48,990  | \$73,485  | \$97,980  |  |   |  |  |   |  |
| 1 322 MCLEOD AVE    | COMMERCIAL                  | \$276,400.00    | 12.29730       | \$3,398.97                 | \$6,798   | \$10,197  | \$13,596  |  |   |  |  |   |  |
| 322 MCLEOD AVE      | COMMERCIAL                  |                 | 12.29730       | \$0.00                     | \$0   | \$0   | \$0   |  |   |  |  |   |  |
| 2 322 MCLEOD AVE    | COMMERCIAL                  | \$344,100.00    | 12.29730       | \$4,231.50                 | \$8,463   | \$12,695  | \$16,926  |  |   |  |  |   |  |
| 3 322 MCLEOD AVE    | COMMERCIAL                  | \$257,100.00    | 12.29730       | \$3,161.64                 | \$6,323   | \$9,485   | \$12,647  |  |   |  |  |   |  |
| 4 322 MCLEOD AVE    | COMMERCIAL                  | \$240,300.00    | 12.29730       | \$2,955.04                 | \$5,910   | \$8,865   | \$11,820  |  |   |  |  |   |  |
| 10 210 MCLEOD AVE   | COMMERCIAL                  | \$336,700.00    | 12.29730       | \$4,140.50                 |   |   |   | \$1,683,500  | \$2,525,250   | \$3,367,000  | \$20,703   | \$31,054  | \$41,405   |
| 210 MCLEOD AVE      | COMMERCIAL                  |                 | 12.29730       | \$0.00                     |   |   |   |  |   |  |  |   |  |
| 20 210 MCLEOD AVE   | COMMERCIAL                  | \$223,500.00    | 12.29730       | \$2,748.45                 |   |   |   | \$1,117,500  | \$1,676,250   | \$2,235,000  | \$13,742   | \$20,613  | \$27,484   |
| 30 210 MCLEOD AVE   | COMMERCIAL                  | \$266,600.00    | 12.29730       | \$3,278.46                 |   |   |   | \$1,333,000  | \$1,999,500   | \$2,666,000  | \$16,392   | \$24,588  | \$32,785   |
| 40 210 MCLEOD AVE   | COMMERCIAL                  | \$131,800.00    | 12.29730       | \$1,620.78                 |   |   |   | \$659,000  | \$988,500   | \$1,318,000  | \$8,104  | \$12,156  | \$16,208   |
| 50 210 MCLEOD AVE   | COMMERCIAL                  | \$143,500.00    | 12.29730       | \$1,764.66                 |   |   |   | \$717,500  | \$1,076,250   | \$1,435,000  | \$8,823  | \$13,235  | \$17,647   |
| 60 210 MCLEOD AVE   | COMMERCIAL                  | \$190,000.00    | 12.29730       | \$2,336.49                 |   |   |   | \$950,000  | \$1,425,000   | \$1,900,000  | \$11,682   | \$17,524  | \$23,365   |
| 70 210 MCLEOD AVE   | COMMERCIAL                  | \$94,900.00     | 12.29730       | \$1,167.01                 |   |   |   | \$474,500  | \$711,750   | \$949,000  | \$5,835  | \$8,753   | \$11,670   |
| 80 210 MCLEOD AVE   | COMMERCIAL                  | \$144,200.00    | 12.29730       | \$1,773.27                 |   |   |   | \$721,000  | \$1,081,500   | \$1,442,000  | \$8,866  | \$13,300  | \$17,733   |
| 90 210 MCLEOD AVE   | COMMERCIAL                  | \$136,300.00    | 12.29730       | \$1,676.12                 |   |   |   | \$681,500  | \$1,022,250   | \$1,363,000  | \$8,381  | \$12,571  | \$16,761   |
| 100 210 MCLEOD AVE  | COMMERCIAL                  | \$273,100.00    | 12.29730       | \$3,358.39                 |   |   |   | \$1,365,500  | \$2,048,250   | \$2,731,000  | \$16,792   | \$25,188  | \$33,584   |
| 102 MCLEOD AVE      | VACANT RESIDENTIAL LAND     |                 |                | \$0.00                     |   |   |   |  |   |  |  |   |  |
|                     |                             | \$72,311,000.00 | 11.37940       | \$822,855.91               | \$1,269,366   | \$1,904,050   | \$2,538,733   |  |   |  | \$940,863  | \$1,411,295   | \$1,881,727  |

**TABLE A-2**

SHADOW STUDY AREA ECONOMIC BENEFITS DETAILED POPULATION & PROPERTY TAX REVENUE

| Address           | Assess_Desc                     | Assess_Value          | Property Area sq.m. | Assess_Value per sq.m. | 2017 Mill Rate | 2017 Property Tax Estimate | Future Mill Rate Based on Land Use Change | Assessment Value Estimate LOW (\$2,500 p sq. m.) | Assessment Value Estimate MEDIUM (3,000 p sq. m.) | Assessment Value Estimate HIGH (\$3,500 p sq. m.) | Redevelopment Build-Out Property Tax Revenue Estimate LOW | Redevelopment Build-Out Property Tax Revenue Estimate MEDIUM | Redevelopment Build-Out Property Tax Revenue Estimate HIGH |
|-------------------|---------------------------------|-----------------------|---------------------|------------------------|----------------|----------------------------|---|--|---|---|---|--|--|
| 218 CHURCH RD     | MULTIPLE FAMILY RESIDENTIAL     | \$665,800.00          | 627                 | \$1,061.88             | 11.13700       | \$7,415.01                 | 11.13700                                  | \$1,567,500.00                                   | \$1,881,000.00                                    | \$2,194,500.00                                    | \$17,457.25   | \$20,948.70  | \$24,440.15  |
| 214 CHURCH RD     | COMMERCIAL                      | \$268,300.00          | 627                 | \$427.91               | 12.29730       | \$3,299.37                 | 11.13700                                  | \$1,567,500.00                                   | \$1,881,000.00                                    | \$2,194,500.00                                    | \$17,457.25   | \$20,948.70  | \$24,440.15  |
| 200 CHURCH RD     | MULTIPLE FAMILY RESIDENTIAL     | \$1,807,400.00        | 1923                | \$939.89               | 11.13700       | \$20,129.01                | 11.13700                                  | \$4,807,500.00                                   | \$5,769,000.00                                    | \$6,730,500.00                                    | \$53,541.13   | \$64,249.35  | \$74,957.58  |
| 221 QUEEN ST      | SINGLE FAMILY RESIDENTIAL       | \$279,100.00          | 681                 | \$409.84               | 8.21360        | \$2,292.42                 | 11.13700                                  | \$1,702,500.00                                   | \$2,043,000.00                                    | \$2,383,500.00                                    | \$18,960.74   | \$22,752.89  | \$26,545.04  |
| 128 CHURCH RD     | SINGLE FAMILY RESIDENTIAL       | \$288,600.00          | 653                 | \$441.96               | 8.21360        | \$2,370.44                 | 11.13700                                  | \$1,632,500.00                                   | \$1,959,000.00                                    | \$2,285,500.00                                    | \$18,181.15   | \$21,817.38  | \$25,453.61  |
| 126 CHURCH RD     | SINGLE FAMILY RESIDENTIAL       | \$294,900.00          | 637                 | \$462.95               | 8.21360        | \$2,422.19                 | 11.13700                                  | \$1,592,500.00                                   | \$1,911,000.00                                    | \$2,229,500.00                                    | \$17,735.67   | \$21,282.81  | \$24,829.94  |
| 124 CHURCH RD     | SINGLE FAMILY RESIDENTIAL       | \$262,500.00          | 622                 | \$422.03               | 8.21360        | \$2,156.07                 | 11.13700                                  | \$1,555,000.00                                   | \$1,866,000.00                                    | \$2,177,000.00                                    | \$17,318.04   | \$20,781.64  | \$24,245.25  |
| 122 CHURCH RD     | SINGLE FAMILY RESIDENTIAL       | \$583,900.00          | 623                 | \$937.24               | 8.21360        | \$4,795.92                 | 11.13700                                  | \$1,557,500.00                                   | \$1,869,000.00                                    | \$2,180,500.00                                    | \$17,345.88   | \$20,815.05  | \$24,284.23  |
| 120 CHURCH RD     | SINGLE FAMILY RESIDENTIAL       | \$312,500.00          | 590                 | \$529.66               | 8.21360        | \$2,566.75                 | 11.13700                                  | \$1,475,000.00                                   | \$1,770,000.00                                    | \$2,065,000.00                                    | \$16,427.08   | \$19,712.49  | \$22,997.91  |
| 118 CHURCH RD     | SINGLE FAMILY RESIDENTIAL       | \$260,000.00          | 589                 | \$441.43               | 8.21360        | \$2,135.54                 | 11.13700                                  | \$1,472,500.00                                   | \$1,767,000.00                                    | \$2,061,500.00                                    | \$16,399.23   | \$19,679.08  | \$22,958.93  |
| 116 CHURCH RD     | SINGLE FAMILY RESIDENTIAL       | \$267,900.00          | 577                 | \$464.30               | 8.21360        | \$2,200.42                 | 11.13700                                  | \$1,442,500.00                                   | \$1,731,000.00                                    | \$2,019,500.00                                    | \$16,065.12   | \$19,278.15  | \$22,491.17  |
| 114 CHURCH RD     | SINGLE FAMILY RESIDENTIAL       | \$276,900.00          | 611                 | \$453.19               | 8.21360        | \$2,274.35                 | 11.13700                                  | \$1,527,500.00                                   | \$1,833,000.00                                    | \$2,138,500.00                                    | \$17,011.77   | \$20,414.12  | \$23,816.47  |
| 306 CHURCH RD     | SINGLE FAMILY RESIDENTIAL       | \$353,900.00          | 950                 | \$372.53               | 8.21360        | \$2,906.79                 | 11.13700                                  | \$2,375,000.00                                   | \$2,850,000.00                                    | \$3,325,000.00                                    | \$26,450.38   | \$31,740.45  | \$37,030.53  |
| 310 CHURCH RD     | SINGLE FAMILY RESIDENTIAL       | \$213,400.00          | 647                 | \$329.83               | 8.21360        | \$1,752.78                 | 11.13700                                  | \$1,617,500.00                                   | \$1,941,000.00                                    | \$2,264,500.00                                    | \$18,014.10   | \$21,616.92  | \$25,219.74  |
| 105 MCLEOD AVE    | SINGLE FAMILY RESIDENTIAL       | \$475,000.00          | 2135                | \$222.48               | 8.21360        | \$3,901.46                 | 11.13700                                  | \$5,337,500.00                                   | \$6,405,000.00                                    | \$7,472,500.00                                    | \$59,443.74   | \$71,332.49  | \$83,221.23  |
| 101 MCLEOD AVE    | <b>EXEMPT CHURCH PROPERTIES</b> | <b>\$1,840,030.00</b> | <b>4185</b>         | <b>\$439.67</b>        |                | <b>\$0.00</b>              |   | <b>\$10,462,500.00</b>                           | <b>\$12,555,000.00</b>                            | <b>\$14,647,500.00</b>                            | <b>\$0.00</b>   | <b>\$0.00</b>  | <b>\$0.00</b>  |
| 101 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$146,000.00          |                     |                        | 11.13700       | \$1,626.00                 |   |  |   |   |   |  |  |
| 103 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$129,600.00          |                     |                        | 11.13700       | \$1,443.36                 |   |  |   |   |   |  |  |
| 102 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$126,700.00          |                     |                        | 11.13700       | \$1,411.06                 |   |  |   |   |   |  |  |
| 201 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$152,800.00          |                     |                        | 11.13700       | \$1,701.73                 |   |  |   |   |   |  |  |
| 203 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$147,500.00          |                     |                        | 11.13700       | \$1,642.71                 |   |  |   |   |   |  |  |
| 202 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$151,600.00          |                     |                        | 11.13700       | \$1,688.37                 |   |  |   |   |   |  |  |
| 301 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$152,800.00          |                     |                        | 11.13700       | \$1,701.73                 |   |  |   |   |   |  |  |
| 303 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$148,200.00          |                     |                        | 11.13700       | \$1,650.50                 |   |  |   |   |   |  |  |
| 302 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$151,200.00          |                     |                        | 11.13700       | \$1,683.91                 |   |  |   |   |   |  |  |
| 401 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$162,200.00          |                     |                        | 11.13700       | \$1,806.42                 |   |  |   |   |   |  |  |
| 403 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$139,100.00          |                     |                        | 11.13700       | \$1,549.16                 |   |  |   |   |   |  |  |
| 402 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$130,900.00          |                     |                        | 11.13700       | \$1,457.83                 |   |  |   |   |   |  |  |
| 201 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$161,900.00          |                     |                        | 11.13700       | \$1,803.08                 |   |  |   |   |   |  |  |
| 202 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$168,200.00          |                     |                        | 11.13700       | \$1,873.24                 |   |  |   |   |   |  |  |
| 203 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$231,500.00          |                     |                        | 11.13700       | \$2,578.22                 |   |  |   |   |   |  |  |
| 204 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$220,900.00          |                     |                        | 11.13700       | \$2,460.16                 |   |  |   |   |   |  |  |
| 205 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$172,500.00          |                     |                        | 11.13700       | \$1,921.13                 |   |  |   |   |   |  |  |
| 206 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$199,900.00          |                     |                        | 11.13700       | \$2,226.29                 |   |  |   |   |   |  |  |
| 207 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$214,600.00          |                     |                        | 11.13700       | \$2,390.00                 |   |  |   |   |   |  |  |
| 208 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$208,400.00          |                     |                        | 11.13700       | \$2,320.95                 |   |  |   |   |   |  |  |
| 301 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$161,900.00          |                     |                        | 11.13700       | \$1,803.08                 |   |  |   |   |   |  |  |
| 302 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$168,200.00          |                     |                        | 11.13700       | \$1,873.24                 |   |  |   |   |   |  |  |
| 303 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$231,500.00          |                     |                        | 11.13700       | \$2,578.22                 |   |  |   |   |   |  |  |
| 304 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$220,900.00          |                     |                        | 11.13700       | \$2,460.16                 |   |  |   |   |   |  |  |
| 305 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$197,800.00          |                     |                        | 11.13700       | \$2,202.90                 |   |  |   |   |   |  |  |
| 306 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$208,400.00          |                     |                        | 11.13700       | \$2,320.95                 |   |  |   |   |   |  |  |
| 307 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$214,600.00          |                     |                        | 11.13700       | \$2,390.00                 |   |  |   |   |   |  |  |
| 308 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$208,400.00          |                     |                        | 11.13700       | \$2,320.95                 |   |  |   |   |   |  |  |
| 401 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$161,900.00          |                     |                        | 11.13700       | \$1,803.08                 |   |  |   |   |   |  |  |
| 402 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$168,200.00          |                     |                        | 11.13700       | \$1,873.24                 |   |  |   |   |   |  |  |
| 403 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$231,500.00          |                     |                        | 11.13700       | \$2,578.22                 |   |  |   |   |   |  |  |
| 404 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$223,100.00          |                     |                        | 11.13700       | \$2,484.66                 |   |  |   |   |   |  |  |
| 405 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$197,800.00          |                     |                        | 11.13700       | \$2,202.90                 |   |  |   |   |   |  |  |
| 406 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$210,500.00          |                     |                        | 11.13700       | \$2,344.34                 |   |  |   |   |   |  |  |
| 407 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$216,800.00          |                     |                        | 11.13700       | \$2,414.50                 |   |  |   |   |   |  |  |
| 408 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L   | \$210,500.00          |                     |                        | 11.13700       | \$2,344.34                 |   |  |   |   |   |  |  |





**TABLE A-2**  
SHADOW STUDY AREA ECONOMIC BENEFITS DETAILED POPULATION & PROPERTY TAX REVENUE

| Address           | Assess_Desc                   | Assess_Value   | Property Area sq.m. | Assess_Value per sq.m. | 2017 Mill Rate | 2017 Property Tax Estimate | Future Mill Rate Based on Land Use Change | Assessment Value Estimate LOW (\$2,500 p sq. m.) | Assessment Value Estimate MEDIUM (3,000 p sq. m.) | Assessment Value Estimate HIGH (\$3,500 p sq. m.) | Redevelopment Build-Out Property Tax Revenue Estimate LOW | Redevelopment Build-Out Property Tax Revenue Estimate MEDIUM | Redevelopment Build-Out Property Tax Revenue Estimate HIGH |
|-------------------|-------------------------------|----------------|---------------------|------------------------|----------------|----------------------------|---|--|---|---|---|--|--|
| 113 ANDREWS CRES  | SINGLE FAMILY RESIDENTIAL     | \$362,500.00   | 650                 | \$557.69               | 8.21360        | \$2,977.43                 | 11.13700                                  | \$1,625,000.00                                   | \$1,950,000.00                                    | \$2,275,000.00                                    | \$18,097.63   | \$21,717.15  | \$25,336.68  |
| 111 ANDREWS CRES  | SINGLE FAMILY RESIDENTIAL     | \$289,900.00   | 650                 | \$446.00               | 8.21360        | \$2,381.12                 | 11.13700                                  | \$1,625,000.00                                   | \$1,950,000.00                                    | \$2,275,000.00                                    | \$18,097.63   | \$21,717.15  | \$25,336.68  |
| 109 ANDREWS CRES  | SINGLE FAMILY RESIDENTIAL     | \$336,200.00   | 780                 | \$431.03               | 8.21360        | \$2,761.41                 | 11.13700                                  | \$1,950,000.00                                   | \$2,340,000.00                                    | \$2,730,000.00                                    | \$21,717.15   | \$26,060.58  | \$30,404.01  |
| 107 ANDREWS CRES  | SINGLE FAMILY RESIDENTIAL     | \$373,600.00   | 936                 | \$399.15               | 8.21360        | \$3,068.60                 | 11.13700                                  | \$2,340,000.00                                   | \$2,808,000.00                                    | \$3,276,000.00                                    | \$26,060.58   | \$31,272.70  | \$36,484.81  |
| 105 ANDREWS CRES  | SINGLE FAMILY RESIDENTIAL     | \$325,600.00   | 1480                | \$220.00               | 8.21360        | \$2,674.35                 | 11.13700                                  | \$3,700,000.00                                   | \$4,440,000.00                                    | \$5,180,000.00                                    | \$41,206.90   | \$49,448.28  | \$57,689.66  |
| 103 ANDREWS CRES  | SINGLE FAMILY RESIDENTIAL     | \$342,400.00   | 1092                | \$313.55               | 8.21360        | \$2,812.34                 | 11.13700                                  | \$2,730,000.00                                   | \$3,276,000.00                                    | \$3,822,000.00                                    | \$30,404.01   | \$36,484.81  | \$42,565.61  |
| 300 CALAHOO RD    | MULTIPLE FAMILY RESIDENTIAL   | \$514,800.00   | 578                 | \$890.66               | 11.13700       | \$5,733.33                 | 11.13700                                  | \$1,445,000.00                                   | \$1,734,000.00                                    | \$2,023,000.00                                    | \$16,092.97   | \$19,311.56  | \$22,530.15  |
| 306 CALAHOO RD    | COMMERCIAL                    | \$304,200.00   | 660                 | \$460.91               | 12.29730       | \$3,740.84                 | 12.29730                                  | \$1,650,000.00                                   | \$1,980,000.00                                    | \$2,310,000.00                                    | \$20,290.55   | \$24,348.65  | \$28,406.76  |
| 308 CALAHOO RD    | VACANT COMMERCIAL LAND        | \$348,800.00   | 1452                | \$240.22               | 12.29730       | \$4,289.30                 | 12.29730                                  | \$3,630,000.00                                   | \$4,356,000.00                                    | \$5,082,000.00                                    | \$44,639.20   | \$53,567.04  | \$62,494.88  |
| 104 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | \$386,300.00   | 695                 | \$555.83               | 8.21360        | \$3,172.91                 | 11.13700                                  | \$1,737,500.00                                   | \$2,085,000.00                                    | \$2,432,500.00                                    | \$19,350.54   | \$23,220.65  | \$27,090.75  |
| 106 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | \$285,400.00   | 620                 | \$460.32               | 8.21360        | \$2,344.16                 | 11.13700                                  | \$1,550,000.00                                   | \$1,860,000.00                                    | \$2,170,000.00                                    | \$17,262.35   | \$20,714.82  | \$24,167.29  |
| 108 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | \$280,900.00   | 660                 | \$425.61               | 8.21360        | \$2,307.20                 | 11.13700                                  | \$1,650,000.00                                   | \$1,980,000.00                                    | \$2,310,000.00                                    | \$18,376.05   | \$22,051.26  | \$25,726.47  |
| 110 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | \$285,500.00   | 615                 | \$464.23               | 8.21360        | \$2,344.98                 | 11.13700                                  | \$1,537,500.00                                   | \$1,845,000.00                                    | \$2,152,500.00                                    | \$17,123.14   | \$20,547.77  | \$23,972.39  |
| 115 ANDREWS CRES  | SINGLE FAMILY RESIDENTIAL     | \$258,300.00   | 650                 | \$397.38               | 8.21360        | \$2,121.57                 | 11.13700                                  | \$1,625,000.00                                   | \$1,950,000.00                                    | \$2,275,000.00                                    | \$18,097.63   | \$21,717.15  | \$25,336.68  |
| 308 CALAHOO RD    | VACANT COMMERCIAL LAND        |                |                     |                        | 12.29730       | \$0.00                     |   |  |   |   |   |  |  |
| 101 CHURCH RD     |                               |                | 652                 | \$0.00                 |                | \$0.00                     |   | \$1,630,000.00                                   | \$1,956,000.00                                    | \$2,282,000.00                                    | \$0.00  | \$0.00   | \$0.00   |
| 131 CHURCH RD     | EXEMPT CHURCH PROPERTIES      | \$2,184,300.00 | 4432                | \$492.85               |                | \$0.00                     |   | \$11,080,000.00                                  | \$13,296,000.00                                   | \$15,512,000.00                                   | \$0.00  | \$0.00   | \$0.00   |
| 1 304 CALAHOO RD  | CONDOMINIUM FAMILY RESIDENT'L | \$279,700.00   |                     |                        | 11.13700       | \$3,115.02                 |   |  |   |   |   |  |  |
| 2 304 CALAHOO RD  | CONDOMINIUM FAMILY RESIDENT'L | \$279,700.00   |                     |                        | 11.13700       | \$3,115.02                 |   |  |   |   |   |  |  |
| 3 304 CALAHOO RD  | CONDOMINIUM FAMILY RESIDENT'L | \$254,600.00   |                     |                        | 11.13700       | \$2,835.48                 |   |  |   |   |   |  |  |
| 4 304 CALAHOO RD  | CONDOMINIUM FAMILY RESIDENT'L | \$254,600.00   |                     |                        | 11.13700       | \$2,835.48                 |   |  |   |   |   |  |  |
| 304 CALAHOO RD    | CONDOMINIUM FAMILY RESIDENT'L | \$2,998,300.00 | 585                 | \$5,125.30             | 11.13700       | \$33,392.07                | 11.13700                                  | \$1,462,500.00                                   | \$1,755,000.00                                    | \$2,047,500.00                                    | \$16,287.86   | \$19,545.44  | \$22,803.01  |
| 400 CALAHOO RD    | MULTIPLE FAMILY RESIDENTIAL   | \$4,174,500.00 | 5359                | \$778.97               | 11.13700       | \$46,491.41                | 11.13700                                  | \$13,397,500.00                                  | \$16,077,000.00                                   | \$18,756,500.00                                   | \$149,207.96  | \$179,049.55   | \$208,891.14   |
| 404 CALAHOO RD    | VACANT RESIDENTIAL LAND       | \$1,772,900.00 | 18093               | \$97.99                | 8.21360        | \$14,561.89                | 11.13700                                  | \$45,232,500.00                                  | \$54,279,000.00                                   | \$63,325,500.00                                   | \$503,754.35  | \$604,505.22   | \$705,256.09   |
| 508 MOHR AVE      |                               |                | 3995                | \$0.00                 |                | \$0.00                     |   | \$9,987,500.00                                   | \$11,985,000.00                                   | \$13,982,500.00                                   | \$0.00  | \$0.00   | \$0.00   |
| 620 CALAHOO RD    | SINGLE FAMILY RESIDENTIAL     | \$318,000.00   | 300                 | \$1,060.00             | 8.21360        | \$2,611.92                 | 11.13700                                  | \$750,000.00                                     | \$900,000.00                                      | \$1,050,000.00                                    | \$8,352.75  | \$10,023.30  | \$11,693.85  |
| 111 MOHR AVE      | SINGLE FAMILY RESIDENTIAL     | \$448,100.00   | 215                 | \$2,084.19             | 8.21360        | \$3,680.51                 | 11.13700                                  | \$537,500.00                                     | \$645,000.00                                      | \$752,500.00                                      | \$5,986.14  | \$7,183.37   | \$8,380.59   |
| 421 MAIN ST       | SINGLE FAMILY RESIDENTIAL     | \$252,000.00   | 765                 | \$329.41               | 8.21360        | \$2,069.83                 | 11.13700                                  | \$1,912,500.00                                   | \$2,295,000.00                                    | \$2,677,500.00                                    | \$21,299.51   | \$25,559.42  | \$29,819.32  |
| 213 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | \$324,500.00   | 643                 | \$504.67               | 8.21360        | \$2,665.31                 | 11.13700                                  | \$1,607,500.00                                   | \$1,929,000.00                                    | \$2,250,500.00                                    | \$17,902.73   | \$21,483.27  | \$25,063.82  |
| 211 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | \$258,500.00   | 643                 | \$402.02               | 8.21360        | \$2,123.22                 | 11.13700                                  | \$1,607,500.00                                   | \$1,929,000.00                                    | \$2,250,500.00                                    | \$17,902.73   | \$21,483.27  | \$25,063.82  |
| 209 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | \$294,100.00   | 643                 | \$457.39               | 8.21360        | \$2,415.62                 | 11.13700                                  | \$1,607,500.00                                   | \$1,929,000.00                                    | \$2,250,500.00                                    | \$17,902.73   | \$21,483.27  | \$25,063.82  |
| 207 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | \$258,900.00   | 643                 | \$402.64               | 8.21360        | \$2,126.50                 | 11.13700                                  | \$1,607,500.00                                   | \$1,929,000.00                                    | \$2,250,500.00                                    | \$17,902.73   | \$21,483.27  | \$25,063.82  |
| 205 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | \$269,400.00   | 643                 | \$418.97               | 8.21360        | \$2,212.74                 | 11.13700                                  | \$1,607,500.00                                   | \$1,929,000.00                                    | \$2,250,500.00                                    | \$17,902.73   | \$21,483.27  | \$25,063.82  |
| 203 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | \$278,200.00   | 643                 | \$432.66               | 8.21360        | \$2,285.02                 | 11.13700                                  | \$1,607,500.00                                   | \$1,929,000.00                                    | \$2,250,500.00                                    | \$17,902.73   | \$21,483.27  | \$25,063.82  |
| 201 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | \$304,200.00   | 632                 | \$481.33               | 8.21360        | \$2,498.58                 | 11.13700                                  | \$1,580,000.00                                   | \$1,896,000.00                                    | \$2,212,000.00                                    | \$17,596.46   | \$21,115.75  | \$24,635.04  |
| 210 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | \$328,200.00   | 802                 | \$409.23               | 8.21360        | \$2,695.70                 | 11.13700                                  | \$2,005,000.00                                   | \$2,406,000.00                                    | \$2,807,000.00                                    | \$22,329.69   | \$26,795.62  | \$31,261.56  |
| 212 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | \$310,600.00   | 790                 | \$393.16               | 8.21360        | \$2,551.14                 | 11.13700                                  | \$1,975,000.00                                   | \$2,370,000.00                                    | \$2,765,000.00                                    | \$21,995.58   | \$26,394.69  | \$30,793.81  |
| 214 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | \$311,300.00   | 748                 | \$416.18               | 8.21360        | \$2,556.89                 | 11.13700                                  | \$1,870,000.00                                   | \$2,244,000.00                                    | \$2,618,000.00                                    | \$20,826.19   | \$24,991.43  | \$29,156.67  |
| 411 MAIN ST       | SINGLE FAMILY RESIDENTIAL     | \$259,000.00   | 843                 | \$307.24               | 8.21360        | \$2,127.32                 | 11.13700                                  | \$2,107,500.00                                   | \$2,529,000.00                                    | \$2,950,500.00                                    | \$23,471.23   | \$28,165.47  | \$32,859.72  |
| 215 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | \$325,200.00   | 704                 | \$461.93               | 8.21360        | \$2,671.06                 | 11.13700                                  | \$1,760,000.00                                   | \$2,112,000.00                                    | \$2,464,000.00                                    | \$19,601.12   | \$23,521.34  | \$27,441.57  |
| 500 QUEEN ST      | SINGLE FAMILY RESIDENTIAL     | \$282,700.00   | 770                 | \$367.14               | 8.21360        | \$2,321.98                 | 11.13700                                  | \$1,925,000.00                                   | \$2,310,000.00                                    | \$2,695,000.00                                    | \$21,438.73   | \$25,726.47  | \$30,014.22  |

**TABLE A-2**  
SHADOW STUDY AREA ECONOMIC BENEFITS DETAILED POPULATION & PROPERTY TAX REVENUE

| Address           | Assess_Desc               | Assess_Value | Property Area sq.m. | Assess_Value per sq.m. | 2017 Mill Rate | 2017 Property Tax Estimate | Future Mill Rate Based on Land Use Change | Assessment Value Estimate LOW (\$2,500 p sq. m.) | Assessment Value Estimate MEDIUM (3,000 p sq. m.) | Assessment Value Estimate HIGH (\$3,500 p sq. m.) | Redevelopment Build-Out Property Tax Revenue Estimate LOW | Redevelopment Build-Out Property Tax Revenue Estimate MEDIUM | Redevelopment Build-Out Property Tax Revenue Estimate HIGH |
|-------------------|---------------------------|--------------|---------------------|------------------------|----------------|----------------------------|---|--|---|---|---|--|--|
| 203 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL | \$308,500.00 | 638                 | \$483.54               | 8.21360        | \$2,533.90                 | 11.13700                                  | \$1,595,000.00                                   | \$1,914,000.00                                    | \$2,233,000.00                                    | \$17,763.52   | \$21,316.22  | \$24,868.92  |
| 205 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL | \$293,200.00 | 638                 | \$459.56               | 8.21360        | \$2,408.23                 | 11.13700                                  | \$1,595,000.00                                   | \$1,914,000.00                                    | \$2,233,000.00                                    | \$17,763.52   | \$21,316.22  | \$24,868.92  |
| 207 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL | \$305,400.00 | 638                 | \$478.68               | 8.21360        | \$2,508.43                 | 11.13700                                  | \$1,595,000.00                                   | \$1,914,000.00                                    | \$2,233,000.00                                    | \$17,763.52   | \$21,316.22  | \$24,868.92  |
| 209 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL | \$300,900.00 | 638                 | \$471.63               | 8.21360        | \$2,471.47                 | 11.13700                                  | \$1,595,000.00                                   | \$1,914,000.00                                    | \$2,233,000.00                                    | \$17,763.52   | \$21,316.22  | \$24,868.92  |
| 211 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL | \$276,500.00 | 638                 | \$433.39               | 8.21360        | \$2,271.06                 | 11.13700                                  | \$1,595,000.00                                   | \$1,914,000.00                                    | \$2,233,000.00                                    | \$17,763.52   | \$21,316.22  | \$24,868.92  |
| 213 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL | \$266,600.00 | 638                 | \$417.87               | 8.21360        | \$2,189.75                 | 11.13700                                  | \$1,595,000.00                                   | \$1,914,000.00                                    | \$2,233,000.00                                    | \$17,763.52   | \$21,316.22  | \$24,868.92  |
| 215 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL | \$286,400.00 | 638                 | \$448.90               | 8.21360        | \$2,352.38                 | 11.13700                                  | \$1,595,000.00                                   | \$1,914,000.00                                    | \$2,233,000.00                                    | \$17,763.52   | \$21,316.22  | \$24,868.92  |
| 217 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL | \$228,600.00 | 753                 | \$303.59               | 8.21360        | \$1,877.63                 | 11.13700                                  | \$1,882,500.00                                   | \$2,259,000.00                                    | \$2,635,500.00                                    | \$20,965.40   | \$25,158.48  | \$29,351.56  |
| 511 MAIN ST       | SINGLE FAMILY RESIDENTIAL | \$267,000.00 | 729                 | \$366.26               | 8.21360        | \$2,193.03                 | 11.13700                                  | \$1,822,500.00                                   | \$2,187,000.00                                    | \$2,551,500.00                                    | \$20,297.18   | \$24,356.62  | \$28,416.06  |
| 214 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | \$309,600.00 | 638                 | \$485.27               | 8.21360        | \$2,542.93                 | 11.13700                                  | \$1,595,000.00                                   | \$1,914,000.00                                    | \$2,233,000.00                                    | \$17,763.52   | \$21,316.22  | \$24,868.92  |
| 212 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | \$276,800.00 | 638                 | \$433.86               | 8.21360        | \$2,273.52                 | 11.13700                                  | \$1,595,000.00                                   | \$1,914,000.00                                    | \$2,233,000.00                                    | \$17,763.52   | \$21,316.22  | \$24,868.92  |
| 210 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | \$297,500.00 | 638                 | \$466.30               | 8.21360        | \$2,443.55                 | 11.13700                                  | \$1,595,000.00                                   | \$1,914,000.00                                    | \$2,233,000.00                                    | \$17,763.52   | \$21,316.22  | \$24,868.92  |
| 208 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | \$288,000.00 | 638                 | \$451.41               | 8.21360        | \$2,365.52                 | 11.13700                                  | \$1,595,000.00                                   | \$1,914,000.00                                    | \$2,233,000.00                                    | \$17,763.52   | \$21,316.22  | \$24,868.92  |
| 206 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | \$299,300.00 | 638                 | \$469.12               | 8.21360        | \$2,458.33                 | 11.13700                                  | \$1,595,000.00                                   | \$1,914,000.00                                    | \$2,233,000.00                                    | \$17,763.52   | \$21,316.22  | \$24,868.92  |
| 204 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | \$279,100.00 | 638                 | \$437.46               | 8.21360        | \$2,292.42                 | 11.13700                                  | \$1,595,000.00                                   | \$1,914,000.00                                    | \$2,233,000.00                                    | \$17,763.52   | \$21,316.22  | \$24,868.92  |
| 202 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | \$319,300.00 | 638                 | \$500.47               | 8.21360        | \$2,622.60                 | 11.13700                                  | \$1,595,000.00                                   | \$1,914,000.00                                    | \$2,233,000.00                                    | \$17,763.52   | \$21,316.22  | \$24,868.92  |
| 510 QUEEN ST      | SINGLE FAMILY RESIDENTIAL | \$310,200.00 | 760                 | \$408.16               | 8.21360        | \$2,547.86                 | 11.13700                                  | \$1,900,000.00                                   | \$2,280,000.00                                    | \$2,660,000.00                                    | \$21,160.30   | \$25,392.36  | \$29,624.42  |
| 201 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | \$303,100.00 | 165                 | \$1,836.97             | 9.21360        | \$2,792.64                 | 11.13700                                  | \$412,500.00                                     | \$495,000.00                                      | \$577,500.00                                      | \$4,594.01  | \$5,512.82   | \$6,431.62   |
| 205 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | \$410,500.00 | 119                 | \$3,449.58             | 10.21360       | \$4,192.68                 | 11.13700                                  | \$297,500.00                                     | \$357,000.00                                      | \$416,500.00                                      | \$3,313.26  | \$3,975.91   | \$4,638.56   |
| 207 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | \$340,500.00 | 125                 | \$2,724.00             | 11.21360       | \$3,818.23                 | 11.13700                                  | \$312,500.00                                     | \$375,000.00                                      | \$437,500.00                                      | \$3,480.31  | \$4,176.38   | \$4,872.44   |
| 209 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | \$268,900.00 | 125                 | \$2,151.20             | 12.21360       | \$3,284.24                 | 11.13700                                  | \$312,500.00                                     | \$375,000.00                                      | \$437,500.00                                      | \$3,480.31  | \$4,176.38   | \$4,872.44   |
| 211 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | \$298,100.00 | 123                 | \$2,423.58             | 13.21360       | \$3,938.97                 | 11.13700                                  | \$307,500.00                                     | \$369,000.00                                      | \$430,500.00                                      | \$3,424.63  | \$4,109.55   | \$4,794.48   |
| 213 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | \$268,700.00 | 127                 | \$2,115.75             | 14.21360       | \$3,819.19                 | 11.13700                                  | \$317,500.00                                     | \$381,000.00                                      | \$444,500.00                                      | \$3,536.00  | \$4,243.20   | \$4,950.40   |
| 215 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | \$285,200.00 | 128                 | \$2,228.13             | 15.21360       | \$4,338.92                 | 11.13700                                  | \$320,000.00                                     | \$384,000.00                                      | \$448,000.00                                      | \$3,563.84  | \$4,276.61   | \$4,989.38   |
| 217 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | \$379,900.00 | 125                 | \$3,039.20             | 16.21360       | \$6,159.55                 | 11.13700                                  | \$312,500.00                                     | \$375,000.00                                      | \$437,500.00                                      | \$3,480.31  | \$4,176.38   | \$4,872.44   |
|                   |                           |              |                     |                        |                | <b>\$700,525.68</b>        |   |  |   |   | <b>\$2,857,309.75</b>                                     | <b>\$3,428,771.70</b>  | <b>\$4,000,233.66</b>                                      |

**TABLE A-2**

SHADOW STUDY AREA ECONOMIC BENEFITS DETAILED POPULATION & PROPERTY TAX REVENUE

| Address           | Assess_Desc                   | Redevelopment Land Use Format         | Density Assumption (units per net hectare) LOW | Density Assumption (units per net hectare) MEDIUM | Density Assumption (units per net hectare) HIGH | Density Assumption (units per acre) LOW | Density Assumption (units per acre) MEDIUM | Density Assumption (units per acre) HIGH | Persons per Unit | Shadow Area Population LOW | Shadow Area Population MEDIUM | Shadow Area Population HIGH |
|-------------------|-------------------------------|---------------------------------------|--|---|---|---|--|--|------------------|----------------------------|-------------------------------|-----------------------------|
| 218 CHURCH RD     | MULTIPLE FAMILY RESIDENTIAL   | Stacked Low-Rise                      | 66   | 99  | 132   | 20                                      | 30   | 40                                       | 2.00             | 6                          | 9                             | 12                          |
| 214 CHURCH RD     | COMMERCIAL                    | Stacked Low-Rise                      | 66   | 99  | 132   | 20                                      | 30   | 40                                       | 2.00             | 6                          | 9                             | 12                          |
| 200 CHURCH RD     | MULTIPLE FAMILY RESIDENTIAL   | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 221 QUEEN ST      | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 4                          | 8                             | 13                          |
| 128 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 4                          | 8                             | 12                          |
| 126 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 4                          | 8                             | 12                          |
| 124 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 4                          | 8                             | 12                          |
| 122 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 4                          | 8                             | 12                          |
| 120 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 4                          | 7                             | 11                          |
| 118 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 4                          | 7                             | 11                          |
| 116 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 4                          | 7                             | 11                          |
| 114 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 4                          | 8                             | 11                          |
| 306 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 8                          | 13                            | 18                          |
| 310 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 13                          |
| 105 MCLEOD AVE    | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 13                         | 26                            | 40                          |
| 101 MCLEOD AVE    | EXEMPT CHURCH PROPERTIES      | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 101 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 103 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 102 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 201 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 203 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 202 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 301 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 303 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 302 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 401 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 403 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 402 224 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 201 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 202 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 203 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 204 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 205 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 206 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 207 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 208 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 301 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 302 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 303 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 304 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 305 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 306 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 307 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 308 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 401 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 402 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 403 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 404 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 405 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 406 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 407 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |

**TABLE A-2**

SHADOW STUDY AREA ECONOMIC BENEFITS DETAILED POPULATION & PROPERTY TAX REVENUE

| Address           | Assess_Desc                   | Redevelopment Land Use Format         | Density Assumption (units per net hectare) LOW | Density Assumption (units per net hectare) MEDIUM | Density Assumption (units per net hectare) HIGH | Density Assumption (units per acre) LOW | Density Assumption (units per acre) MEDIUM | Density Assumption (units per acre) HIGH | Persons per Unit | Shadow Area Population LOW | Shadow Area Population MEDIUM | Shadow Area Population HIGH |
|-------------------|-------------------------------|---------------------------------------|--|---|---|---|--|--|------------------|----------------------------|-------------------------------|-----------------------------|
| 408 112 CHURCH RD | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 112 CHURCH RD     | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 224 CHURCH RD     | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 320 CHURCH RD     | MULTIPLE FAMILY RESIDENTIAL   | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 324 CHURCH RD?    |                               | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 305 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 9                             | 13                          |
| 307 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 9                             | 13                          |
| 309 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 9                             | 13                          |
| 311 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 9                             | 13                          |
| 315 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 9                             | 13                          |
| 317 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 9                             | 13                          |
| 319 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 9                             | 13                          |
| 301 KING ST       | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 7                          | 11                            | 16                          |
| 301 KING ST       | COMMERCIAL                    | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 316 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 10                            | 14                          |
| 314 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 8                             | 12                          |
| 312 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 310 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 308 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 9                             | 13                          |
| 306 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 9                             | 13                          |
| 304 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 10                            | 13                          |
| 302 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 7                          | 11                            | 15                          |
| 300 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 7                          | 11                            | 16                          |
| 303 CHURCH RD     |                               | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 303 CHURCH RD     | EXEMPT CHURCH PROPERTIES      | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 211 CHURCH RD     | MULTIPLE FAMILY RESIDENTIAL   | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 207 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 10                            | 13                          |
| 205 CHURCH RD     | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 10                            | 13                          |
| 203 CHURCH RD     | COMMERCIAL                    | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 10                         | 17                            | 23                          |
| 204 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 7                          | 12                            | 17                          |
| 206 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 7                          | 12                            | 16                          |
| 208 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 7                          | 11                            | 16                          |
| 200 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 11                            | 15                          |
| 202 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 13                          |
| 204 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 13                          |
| 206 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 13                          |
| 208 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 13                          |
| 210 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 13                          |
| 212 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 13                          |
| 214 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 13                          |
| 311 MAIN ST       | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 321 MAIN ST       | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 213 CHURCH RD     |                               | Stacked Low-Rise                      | 66   | 99  | 132   | 20                                      | 30   | 40                                       | 2.00             | 7                          | 10                            | 13                          |
| 300 QUEEN ST      | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 215 CHURCH RD     | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 2 215 CHURCH RD   | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 1 215 CHURCH RD   | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 4 215 CHURCH RD   | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 3 215 CHURCH RD   | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 219 CHURCH RD     | NON PROFIT EXEMPT             | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 1 300 QUEEN ST    | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |

**TABLE A-2**  
SHADOW STUDY AREA ECONOMIC BENEFITS DETAILED POPULATION & PROPERTY TAX REVENUE

| Address           | Assess_Desc                   | Redevelopment Land Use Format         | Density Assumption (units per net hectare) LOW | Density Assumption (units per net hectare) MEDIUM | Density Assumption (units per net hectare) HIGH | Density Assumption (units per acre) LOW | Density Assumption (units per acre) MEDIUM | Density Assumption (units per acre) HIGH | Persons per Unit | Shadow Area Population LOW | Shadow Area Population MEDIUM | Shadow Area Population HIGH |
|-------------------|-------------------------------|---------------------------------------|--|---|---|---|--|--|------------------|----------------------------|-------------------------------|-----------------------------|
| 2 300 QUEEN ST    | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 3 300 QUEEN ST    | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 4 300 QUEEN ST    | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 5 300 QUEEN ST    | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 6 300 QUEEN ST    | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 7 300 QUEEN ST    | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 8 300 QUEEN ST    | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 113 ANDREWS CRES  | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 4                          | 8                             | 12                          |
| 111 ANDREWS CRES  | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 4                          | 8                             | 12                          |
| 109 ANDREWS CRES  | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 5                          | 10                            | 14                          |
| 107 ANDREWS CRES  | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 6                          | 12                            | 17                          |
| 105 ANDREWS CRES  | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 9                          | 18                            | 27                          |
| 103 ANDREWS CRES  | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 7                          | 13                            | 20                          |
| 300 CALAHOO RD    | MULTIPLE FAMILY RESIDENTIAL   | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 306 CALAHOO RD    | COMMERCIAL                    | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 308 CALAHOO RD    | VACANT COMMERCIAL LAND        | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 104 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Stacked Low-Rise                      | 66   | 99  | 132   | 20                                      | 30   | 40                                       | 2.00             | 7                          | 10                            | 14                          |
| 106 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Stacked Low-Rise                      | 66   | 99  | 132   | 20                                      | 30   | 40                                       | 2.00             | 6                          | 9                             | 12                          |
| 108 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Stacked Low-Rise                      | 66   | 99  | 132   | 20                                      | 30   | 40                                       | 2.00             | 7                          | 10                            | 13                          |
| 110 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Stacked Low-Rise                      | 66   | 99  | 132   | 20                                      | 30   | 40                                       | 2.00             | 6                          | 9                             | 12                          |
| 115 ANDREWS CRES  | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing                   | 33   | 66  | 99  | 10                                      | 20   | 30                                       | 2.50             | 4                          | 8                             | 12                          |
| 308 CALAHOO RD    | VACANT COMMERCIAL LAND        | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 101 CHURCH RD     |                               | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 131 CHURCH RD     | EXEMPT CHURCH PROPERTIES      | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 1 304 CALAHOO RD  | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 2 304 CALAHOO RD  | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 3 304 CALAHOO RD  | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 4 304 CALAHOO RD  | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 304 CALAHOO RD    | CONDOMINIUM FAMILY RESIDENT'L | n/a                                   |  |   |   |   |  |  |                  |                            |                               |                             |
| 400 CALAHOO RD    | MULTIPLE FAMILY RESIDENTIAL   | Stacked Low-Rise                      | 66   | 99  | 132   | 20                                      | 30   | 40                                       | 2.00             | 53                         | 79                            | 106                         |
| 404 CALAHOO RD    | VACANT RESIDENTIAL LAND       | Stacked Low-Rise                      | 66   | 99  | 132   | 20                                      | 30   | 40                                       | 2.00             | 179                        | 268                           | 358                         |
| 508 MOHR AVE      |                               | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 33                         | 56                            | 78                          |
| 620 CALAHOO RD    | SINGLE FAMILY RESIDENTIAL     | Stacked Low-Rise                      | 66   | 99  | 132   | 20                                      | 30   | 40                                       | 2.00             | 3                          | 4                             | 6                           |
| 111 MOHR AVE      | SINGLE FAMILY RESIDENTIAL     | Stacked Low-Rise                      | 66   | 99  | 132   | 20                                      | 30   | 40                                       | 2.00             | 2                          | 3                             | 4                           |
| 421 MAIN ST       | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 11                            | 15                          |
| 213 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 13                          |
| 211 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 13                          |
| 209 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 13                          |
| 207 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 13                          |
| 205 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 13                          |
| 203 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 13                          |
| 201 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 210 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 7                          | 11                            | 16                          |
| 212 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 7                          | 11                            | 15                          |
| 214 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 10                            | 15                          |
| 411 MAIN ST       | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 7                          | 12                            | 16                          |
| 215 JESPERSEN AVE | SINGLE FAMILY RESIDENTIAL     | Stacked Low-Rise                      | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.00             | 5                          | 9                             | 12                          |
| 500 QUEEN ST      | SINGLE FAMILY RESIDENTIAL     | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 11                            | 15                          |

**TABLE A-2**  
SHADOW STUDY AREA ECONOMIC BENEFITS DETAILED POPULATION & PROPERTY TAX REVENUE

| Address           | Assess_Desc               | Redevelopment Land Use Format         | Density Assumption (units per net hectare) LOW | Density Assumption (units per net hectare) MEDIUM | Density Assumption (units per net hectare) HIGH | Density Assumption (units per acre) LOW | Density Assumption (units per acre) MEDIUM | Density Assumption (units per acre) HIGH | Persons per Unit | Shadow Area Population LOW | Shadow Area Population MEDIUM | Shadow Area Population HIGH |
|-------------------|---------------------------|---------------------------------------|--|---|---|---|--|--|------------------|----------------------------|-------------------------------|-----------------------------|
| 203 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 205 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 207 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 209 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 211 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 213 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 215 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 217 MCPHERSON AVE | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 10                            | 15                          |
| 511 MAIN ST       | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 10                            | 14                          |
| 214 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 212 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 210 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 208 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 206 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 204 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 202 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 5                          | 9                             | 12                          |
| 510 QUEEN ST      | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 6                          | 11                            | 15                          |
| 201 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 1                          | 2                             | 3                           |
| 205 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 1                          | 2                             | 2                           |
| 207 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 1                          | 2                             | 2                           |
| 209 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 1                          | 2                             | 2                           |
| 211 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 1                          | 2                             | 2                           |
| 213 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 1                          | 2                             | 2                           |
| 215 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 1                          | 2                             | 2                           |
| 217 MOHR AVE      | SINGLE FAMILY RESIDENTIAL | Attached Rowhousing, Stacked Low-Rise | 49   | 82  | 115   | 15                                      | 25   | 35                                       | 2.25             | 1                          | 2                             | 2                           |
|                   |                           |                                       |  |   |   |   |  |  |                  | 793                        | 1,304                         | 1,814                       |

**TABLE A-2**  
SHADOW STUDY AREA ECONOMIC BENEFITS DETAILED POPULATION & PROPERTY TAX REVENUE



# City Centre ARP

## Economic Benefits & Costs Background Report

