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

PRFFACE

	, ACL	
EXE	CUTIVE SUMMARY	ii
1.0 1.1 1.2 1.3	CITY CENTRE STUDY AREA	1
2.0 2.1 2.2 2.3	SHADOW STUDY AREA	5 5
3.1	STUDY AREA COST ESTIMATES	11
3.13.23.3	Infrastructure Summary Streetscape Improvements Columbus Plaza	12
ES 1 1 2 3 4 5 6 7 8 9 10 11 12	City Centre & Shadow Area/Urban Living Precinct Property Tax Uplift Summary	V
1 2 3	City Centre Study Area Economic Benefits	5 10
A-1	PENDICES City Centre Study Area Economic Benefits Detailed Property Tax Revenue Shadow Study Area Economic Benefits Detailed Population & Property Tax Revenue	23

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 formates, 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 multifamily 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 knows 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 Pred	inct (Shadow Area)		Combined City Co	entre 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
TOTAL PER ANNUM	TOTAL PER ANNUM	TOTAL PER ANNUM	TOTAL PER ANNUM	TOTAL PER ANNUM	TOTAL PER ANNUM	TOTAL PER ANNUM	TOTAL PER ANNUM	TOTAL PER ANNUM
\$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
NET UPLIFT OVER EXISTING	NET UPLIFT OVER EXISTING	NET UPLIFT OVER EXISTING	NET UPLIFT OVER EXISTING	NET UPLIFT OVER EXISTING	NET UPLIFT OVER EXISTING	NET UPLIFT OVER EXISTING	NET UPLIFT OVER EXISTING	NET UPLIFT OVER EXISTING
\$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%

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%.



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.



TABLE 1CITY 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
TOTAL PER ANNUM	TOTAL PER ANNUM	TOTAL PER ANNUM
\$2,210,230	\$3,315,345	\$4,420,460
Current Property Tax Revenue	Current Property Tax Revenue	Current Property Tax Revenue
	, ,	' '
Revenue	Revenue	Revenue
\$822,856	\$822,856	\$822,856
\$822,856 NET UPLIFT OVER EXISTING	\$822,856 NET UPLIFT OVER EXISTING	\$822,856 NET UPLIFT OVER EXISTING
\$822,856 NET UPLIFT OVER EXISTING \$1,387,374	\$822,856 NET UPLIFT OVER EXISTING \$2,492,489	\$822,856 NET UPLIFT OVER EXISTING \$3,597,604

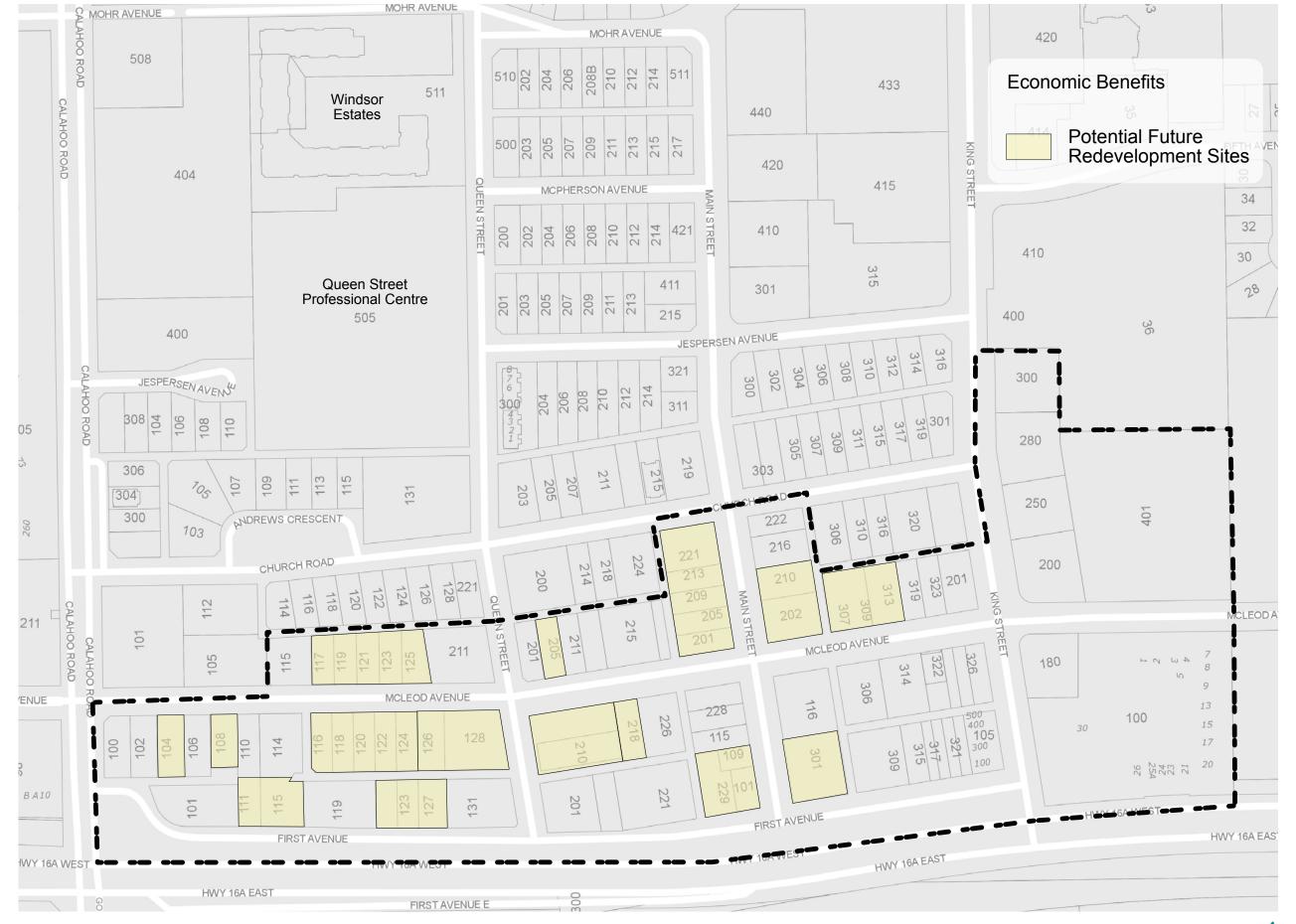
1.4 SUMMARY

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





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



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 3CITY OF SPRUCE GROVE HISTORIC MILL RATES

TABLE 2SHADOW 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
AVERAGE	\$2 395 63

AVERAGE \$2,395.63

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.

	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	8.01332	1.98%
Non-Residential	12.3826	11.9416	11.1196	11.4588	12.2973	12.2821	11.81988	0.71%
Multi-Family Residential	11.4316	11.0588	10.3504	10.3886	11.137	11.1315	10.81326	0.16%
Year-Over-Year % Change								
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%		

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



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 multifamily 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..



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

Urban Living Preci	nct (Shadow Area)	
LOW SCENARIO	MEDIUM SCENARIO	HIGH SCENARIO
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
TOTAL PER ANNUM	TOTAL PER ANNUM	TOTAL PER ANNUM
\$3,278,457	\$3,849,919	\$4,421,381
Current Property Tax Revenue	Current Property Tax Revenue	Current Property Tax Revenue
\$700,526	\$700,526	\$700,526
NET UPLIFT OVER EXISTING	NET UPLIFT OVER EXISTING	NET UPLIFT OVER EXISTING
\$2,577,931	\$3,149,393	\$3,720,855
3600/		
368%	450%	531%

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

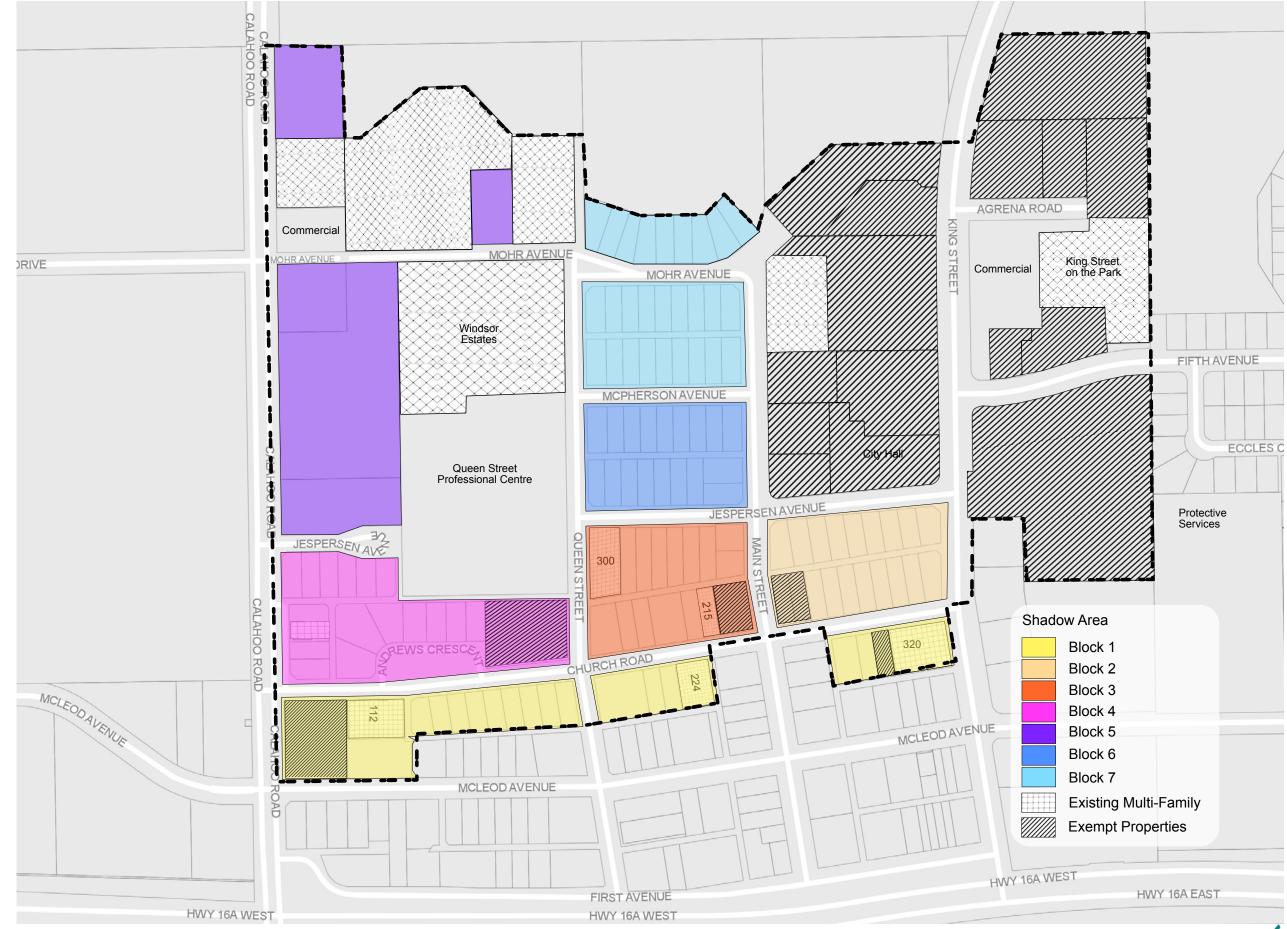
Conclusion

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





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.



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 socalled '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 revisioned Columbus Park.

Tables 4, 5 & 6 summarize the respective costs for this area including McLeod Ave from King St to Oueen 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 Oueen 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

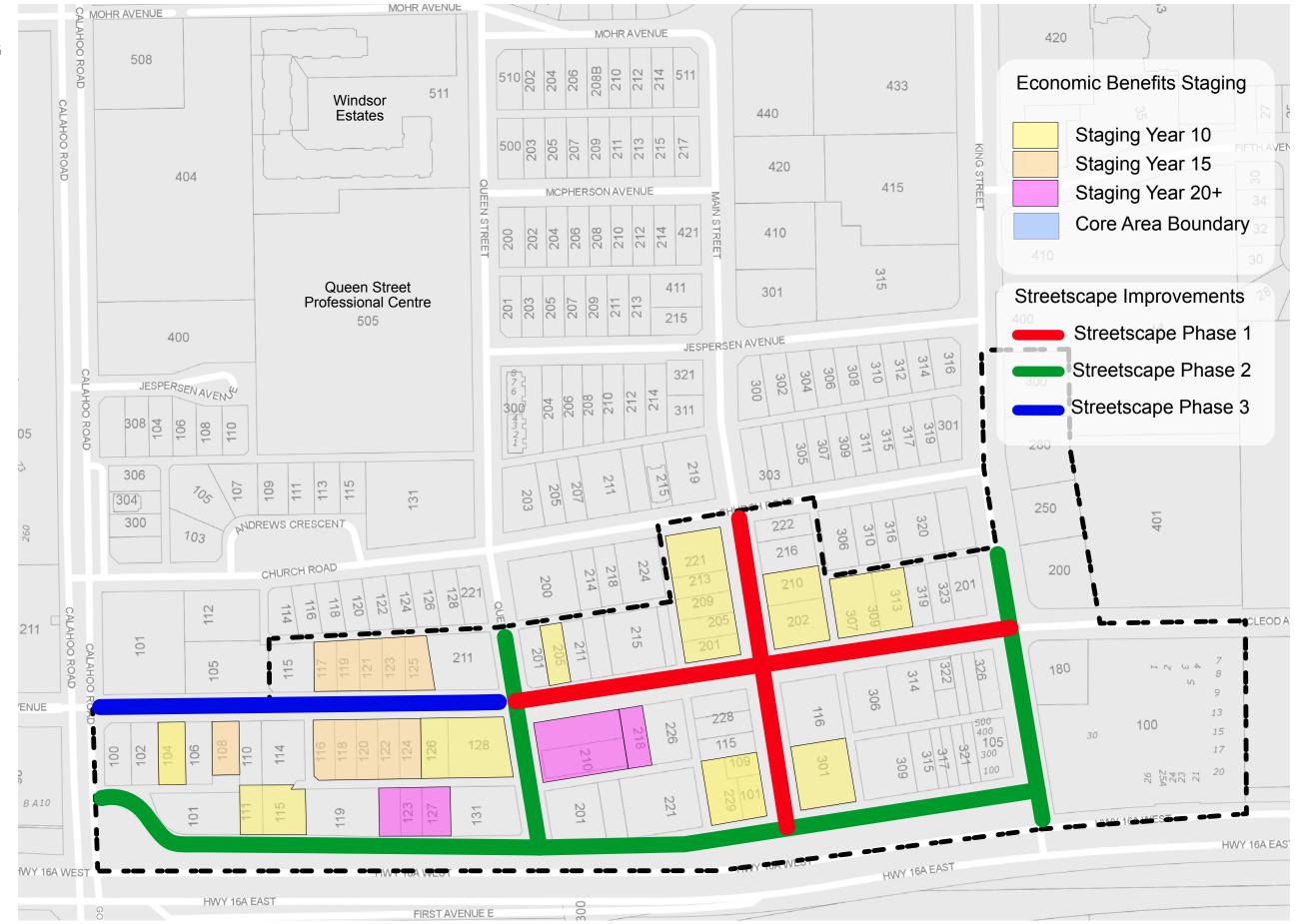






TABLE 5 PHASE 1 - City Centre Core Area Streetscape Cost Summary - Main Street

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



TABLE 6 PHASE 1 - City Centre Core Area Streetscape Cost Summary - McLeod Ave - Main Street to King Street

McLeod/Main-King	
	Total Price
General	
SUBTO1	TAL \$254,500
Pavement - Include Subgrade Prep & Base	
SUBTO	TAL \$963,150
Site Accessories	
SUBTO1	TAL \$46,500
Storm Drainage/Utilities	
SUBTO1	TAL \$131,000
Grading - Finish	
SUBTO1	TAL \$111,000
Plantings	
SUBTO1	TAL \$169,194
Irrigation Systems	
SUBTO1	TAL \$58,400
Light Fixtures	
SUBTO	TAL \$146,640
Power Distribution	
SUBTO1	TAL 67,500
Subte	total \$1,947,884
Вс	ond \$116,873
Subte	total \$2,064,757
	GST \$97,394
Subte	total \$2,162,151
Continge	ency \$324,323
Subte	total \$2,486,474
Landscape Architecture/Engineering Final Design/Construct	tion \$298,377
Subte	total \$2,784,851





TABLE 7 PHASE 1 - City Centre Core Area Streetscape Cost Summary - McLeod Ave - Queen Street to Main Street

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





TABLE 8 PHASE 2 - City Centre Core Area Streetscape Cost Summary - King Street

King		
		Total Price
General		
SUB	TOTAL	\$26,850
Pavement - Include Subgrade Prep & Base		
SUB	TOTAL	\$153,000
Site Accessories		
SUB	TOTAL	\$5,250
Storm Drainage/Utilities		
	TOTAL	\$41,000
Grading - Finish		
SUB	TOTAL	\$55,500
Plantings		
SUB	TOTAL	\$16,440
Irrigation Systems		
SUB	TOTAL	\$9,650
Light Fixtures		
SUB	TOTAL	\$0
Power Distribution		
SUB	TOTAL	\$0
S	ubtotal	\$307,690
	Bond	\$18,461
S	ubtotal	\$326,151
	GST	\$15,385
S	ubtotal	\$341,536
Conti	ngency	\$51,230
S	ubtotal	\$392,766
Landscape Architecture/Engineering Final Design/Const	ruction	\$47,132
S	ubtotal	\$439,898



TABLE 9 PHASE 2 - City Centre Core Area Streetscape Cost Summary - Queen Street

Queen		
		Total Price
General		
SUBTO	TAL	\$48,840
Pavement - Include Subgrade Prep & Base		
SUBTO	TAL	\$260,000
Site Accessories		
SUBTO	TAL	\$8,700
Storm Drainage/Utilities		
SUBTO	TAL	\$45,000
Grading - Finish		
SUBTO	TAL	\$25,200
Plantings		
SUBTO	TAL	\$39,600
Irrigation Systems		
SUBTO	TAL	\$21,200
Light Fixtures		
SUBTO	TAL	\$92,510
Power Distribution		
SUBTO		\$16,000
Subt		\$557,050
	ond	33,423
Subt		590,473
	GST	27,853
Subt		618,326
Continge		92,749
Subt		711,074
Landscape Architecture/Engineering Final Design/Construc		\$85,329
Subt	total	\$796,403



TABLE 10 PHASE 3 - City Centre Core Area Streetscape Cost Summary - King Street

McLeod/Calahoo-Queen		
		Total Price
General		
SUBTO	AL	\$193,600
Pavement - Include Subgrade Prep & Base		
SUBTO	AL	\$883,780
Site Accessories		
SUBTO1	AL	\$38,500
Storm Drainage/Utilities		
SUBTO1	AL	\$136,500
Grading - Finish		
SUBTO1	AL	\$110,400
Plantings		
SUBTO	AL	\$95,352
Irrigation Systems		
SUBTO1	AL	\$5,175
Light Fixtures		
SUBTO1	AL	\$237,000
Power Distribution		
SUBTO1	AL	\$81,000.00
Subto		\$1,781,307
	nd	\$106,878
Subto	otal	\$1,888,185
	ST	\$89,065
Subto		\$1,977,251
Continger	_	\$296,588
Subto		\$2,273,838
Landscape Architecture/Engineering Final Design/Construct		\$272,861
Subto	otal	\$2,546,699



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





TABLE 12

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

Columbus Park Option 1 B

Columbus Park Option 1 B	DESCRIPTION	UNIT	(Option 1 B Total
General				
		SUBTOTAL		\$98,900.00
Pavement - Include Subgrade Prep	& Raso			<u> </u>
Faveillett - Illclude Subgrade Flep	a base	SUBTOTAL		\$197,260.00
		CODICIAL		Ψ137,200.00
Site Accessories		OUDTOTAL	•	07.000.00
		SUBTOTAL	\$	67,900.00
Retaining Walls - Include excavation	ons & adjacent rough grading			
		SUBTOTAL	\$	-
Seatwalls				
		SUBTOTAL	\$	35,000.00
Fire Pit Amenities				
		SUBTOTAL	\$	10,000.00
Covered Stage				.,
Covered Stage		SUBTOTAL	\$	191,000.00
0		JODIOTAL	Ψ	131,000.00
Storm Drainage/Utilities		OUDTOTAL	•	00 500 00
		SUBTOTAL	\$	68,500.00
Grading - Finish				
		SUBTOTAL	\$	78,000.00
Fine Grading				
		SUBTOTAL	\$	8,000.00
Plantings				
· · · · · · · · · · · · · · · · · · ·		SUBTOTAL	\$	124,754.00
Irrigation Systems				12 1,1 0 1100
Irrigation Systems		SUBTOTAL	\$	61,075.00
		JUDITAL	Ψ	01,073.00
Light Fixtures		OUDTOTAL		440.005.00
		SUBTOTAL	\$	142,025.00
Soundstage Audio				
		SUBTOTAL	\$	21,000.00
Power Distribution				
		SUBTOTAL	\$	61,550.00
		Subtotal	\$	1,164,964.00
		Bond		\$ 69,897.84
		Subtotal		\$ 1,234,861.84
		GST		\$ 58,248.20
		Subtotal		1,293,110.04
		Contingency		129,311.00
		Subtotal		1,422,421.04
Landscape Archtectu	ure/Engineering Final Design/Constructi			170,690.53
		Total Option 1 B	\$	1,593,111.57





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

				2017	Total Uplift on Existing Properties'	Total Uplift on Existing Properties'	Total Uplift on Existing Properties'	Assessment Value Estimate	Assessment Value Estimate	Assessment Value Estimate	Property Tax	Property Tax	Property Tax
Address	Assess_Desc	Assess_Value	2017	Property Tax	Tax assuming no	Tax assuming no	Tax assuming no	LOW Scenario	MEDIUM Scenario	HIGH Scenario	Estimate LOW	Estimate MEDIUM	Estimate HIGH
			Mill Rate	Estimate	redevelopment with	redevelopment with	redevelopment with	500% increase over	750% increase over	1000% increase over	Scenario	Scenario	Scenario
					100% incrase over	200% incrase over	300% incrase over	2017	2017	2017	500% increase	750% increase	1000% increase
					2017	2017	2017						
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	# 005 400 00	40.00700	\$0.00	\$0	\$0	\$0	•					
226 MCLEOD AVE 218 MCLEOD AVE	COMMERCIAL VACANT COMMERCIAL LAND	\$905,400.00 \$184,000.00	12.29730 12.29730	\$11,133.98 \$2,262.70	\$22,268	\$33,402	\$44,536	\$920,000	\$1,380,000	\$1,840,000	\$11,314	\$16,970	\$22,627
201 FIRST AVE	COMMERCIAL	\$1,850,700.00	12.29730	\$2,758.61	\$45,517	\$68,276	\$91,034	\$920,000	\$1,360,000	\$1,640,000	\$11,314	\$10,970	\$22,021
201 FIRST AVE	COMMERCIAL	φ1,030,700.00	12.29730	\$0.00	\$0,517	\$00,270	\$0						
301 FIRST AVE	SINGLE FAMILY RESIDENTIAL	\$84,700.00	8.21360	\$695.69	ΨΟ	Ψ	Ψ	\$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	71,000,000	411,010,000	* 1.1,1.1.1,2.2.2	****	*****,=***	***************************************
326 MCLEOD AVE	COMMERCIAL	\$1,134,300.00	12.29730	\$13,948.83	\$27,898	\$41,846	\$55,795						
326 MCLEOD AVE	COMMERCIAL		12.29730	\$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	40.00700	\$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	# 4 440 000	00.404.000	Фо ооо ооо	047.440	# 00.440	004.000
205 MCLEOD AVE 211 MCLEOD AVE	COMMERCIAL COMMERCIAL	\$283,200.00 \$894,900.00	12.29730 12.29730	\$3,482.60 \$11,004.85	\$22,010	\$33,015	\$44,019	\$1,416,000	\$2,124,000	\$2,832,000	\$17,413	\$26,119	\$34,826
211 MCLEOD AVE	COMMERCIAL	\$2,923,100.00	12.29730	\$35,946.24	\$71,892	\$107,839	\$143,785						
215 MCLEOD AVE	COMMERCIAL	\$2,923,100.00	12.29730	\$0.00	\$71,892	\$107,039	\$143,763						
215 MCLEOD AVE	COMMERCIAL			\$0.00	\$0 \$0	\$0	\$0						
202 MAIN ST	COMMERCIAL	\$795,400.00	12.29730	\$9,781.27	Ψ0	Ψ	Ψ0	\$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	\$ 1,128,000	φ 1,001,000	\$2,200,000	φ.ο,οο.	Ψ20,1.0 <u>2</u>	421,000
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 \$10,660	\$17,156 \$16,004	\$22,875
118 MCLEOD AVE 120 MCLEOD AVE	SINGLE FAMILY RESIDENTIAL SINGLE FAMILY RESIDENTIAL	\$259,800.00 \$171,280.00	8.21360 8.21360	\$2,133.89 \$1,406.83				\$1,299,000 \$856,400	\$1,948,500 \$1,284,600	\$2,598,000 \$1,712,800	\$10,669 \$7,034	\$16,004 \$10,551	\$21,339 \$14,068
120 MCLEOD AVE	COMMERCIAL	\$171,280.00	12.29730	\$1,406.83 \$1,356.64				\$551,600	\$1,284,600	\$1,712,800	\$7,034 \$6,783	\$10,551 \$10,175	\$14,068 \$13,566
120 MCLEOD AVE	SINGLE FAMILY RESIDENTIAL	\$80,400.00	8.21360	\$1,350.64 \$660.37				\$402,000	\$603,000	\$1,103,200	\$3,302	\$10,175 \$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	φο, 100,000	\$0,100,£00	\$3,011,000	Ψ12,100	ψου, τιο	ΨΟ 1,007
123 FIRST AVE	COMMERCIAL	\$2 10,000.00	12.29730	ΨΞ,. σΞ.σσ	\$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	,, .	,==-,	,,	,	4-1,1-1	71-,1-0



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

Mile Part	Assess Desc	Assess Desc	Assess Value	2017	2017 Property Tax	Total Uplift on Existing Properties' Tax assuming no	Total Uplift on Existing Properties' Tax assuming no	Total Uplift on Existing Properties' Tax assuming no	Assessment Value Estimate LOW Scenario	Assessment Value Estimate MEDIUM Scenario	Assessment Value Estimate HIGH Scenario	Property Tax Estimate LOW	Property Tax Estimate MEDIUM	Property Tax Estimate HIGH
17 MILEGRAME COMMERCIAL \$12,000 \$1,000				Mill Rate	Estimate		200% incrase over	300% incrase over	500% increase over 2017	750% increase over	1000% increase over 2017			Scenario 1000% increase
19 M.C.CO AVE														\$12,078
17 M.C. DO AM SHOLE PAILLY RESIDENTIFUL 151,00.00 1.12400 1.22700 1.12400 1.22700 1.12400 1.22700 1.124000 1.227														\$18,083
12 MALCO ME COMMERCIAL 134,000.0 12 COMMERCIAL 130,000.0														\$34,457
12 MAIL REDIANE COMMERCIAL SULPTION														\$12,583
19 19 19 19 19 19 19 19														\$17,979
128 MCLED AME OLMMERCIAL \$11,000 \$1,0														\$39,364
## 11 10 FREET AVE COMMERCIAL \$2,305.000 1 22770 2 320,377 2 320,3														\$27,123
101 FIRST AVE COMMERCIAL \$2,000.00 12 2270 \$2,057.57 \$87.75 \$85.073 \$113,400 \$2,785.500 \$3,714.000 \$22,056 \$3,44.000 \$22,056 \$3,44.000 \$22,056 \$3,44.000 \$22,056 \$3,44.000 \$22,056 \$3,44.000 \$22,056 \$3,44.000 \$22,056 \$3,44.000 \$									\$550,400	\$825,600	\$1,100,800	\$6,768	\$10,153	\$13,537
198 MCLEOD AVE														
100 MICEOD AVE						\$56,715	\$85,073	\$113,430						
194 MCEOD AFE									\$1,857,000	\$2,785,500	\$3,714,000	\$22,836	\$34,254	\$45,672
100 MCEOD AFE						\$22,428	\$33,642	\$44,855						
321 FIRST AVE									\$807,000	\$1,210,500	\$1,614,000	\$9,924	\$14,886	\$19,848
319 FIRST AVE														
S17 FIRST AVE														
100 kinks ST														
289 KING ST														
280 NING ST														
250 NING ST				12.29730										
200 KING ST COMMERCIAL \$892,400.00 \$12,99730 \$12,098.07 \$24,162 \$36,243 \$48,323 \$48,000 \$11,17700 \$21,151.39 \$42,303 \$83,445 \$84,600 \$3,406,000 \$5,112,000 \$6,816.000 \$41,999 \$62,864 \$120 KILEPO AVE COMMERCIAL \$10,55,000.00 \$12,29730 \$12,273262 \$12,773262									exempt	exempt	exempt	exempt	exempt	exempt
114 MCLEOD AVE														
115 FIRST AVE COMMERCIAL \$181,000 00 12,29730 \$8,381.84 \$3,408,000 \$5,112,000 \$6,316,000 \$31,090 \$62,2981 \$8,177,000 \$7,765,500 \$1,0354,000 \$30,3663 \$95,499 \$96,000 \$1,425,500 \$1,0354,000 \$31,090 \$32,3403 \$86,495 \$8,177,000 \$7,765,500 \$1,0354,000 \$31,090														
128 QUEEN ST COMMERCIAL \$1,035,40,000 \$12,273.02 \$2,234.03 \$30,000 \$2,473.02 \$31,775.00 \$7,765,500 \$1,035,40,000 \$30,863 \$895,495 \$11,800.00 \$1,429.500 \$1,42						\$42,303	\$63,454	\$84,606						
10 MAINST EXEMPT MUNICIPAL VACANT \$431,400.00 12,29730 \$2,334.03														\$83,818
116 MAIN ST														\$127,326
306 MCLEOD AVE COMMERCIAL S078,400.00 12,29730 \$1,091.68 \$24,063 \$36,095 \$48,127 \$486,000 \$729,000 \$572,000 \$5,976 \$3,965 \$29,978 \$4,985.00 \$729,000 \$5,976 \$3,965 \$2,978 \$3,965 \$3,299,000 \$4,948,500 \$6,598,000 \$6,598,				12.29730										\$23,340
109 MAIN ST				40.00700					exempt	exempt	exempt	exempt	exempt	exempt
229 FIRST AVE COMMERCIAL \$699,800 0 12,29730 \$8,113.76 \$25,551 \$34,068 \$3,299,000 \$4,948,500 \$6,98,000 \$40,569 \$60,853 \$215,821 FIRST AVE COMMERCIAL \$1,991,900 0 12,29730 \$32,4494.99 \$48,990 \$73,485 \$97,880 \$1,322 MCLEOD AVE COMMERCIAL \$2,9730 \$3,389.97 \$5,7798 \$10,197 \$13,596 \$322 MCLEOD AVE COMMERCIAL \$2,9730 \$2,9730 \$3,299,000 \$2,9730 \$3,299,000 \$4,948,500						\$24,063	\$36,095	\$48,127	£400,000	\$700,000	\$070,000	#F 070	#0.005	£44.050
180 KING ST COMMERCIAL \$692,600.00 12,29730 \$8,517.11 \$17,034 \$25,551 \$34,088 \$10,197 \$13,598 \$12,642 \$158,221 FIRST AVE COMMERCIAL \$276,400.00 12,29730 \$3,398.97 \$6,798 \$10,197 \$13,598 \$10,197 \$10,														\$11,953
215 & 221 FIRST AVE COMMERCIAL \$1,91,900.00 12,29730 \$24,494.99 \$48,990 \$73,485 \$97,980 \$13,29M CLEOD AVE COMMERCIAL \$276,000.00 12,29730 \$3,398.97 \$6,788 \$10,197 \$13,596 \$4,231.50 \$4,23						¢47.004	COE 554	#24.000	\$3,299,000	\$4,948,500	\$6,598,000	\$40,569	\$60,853	\$81,138
1322 MCLEOD AVE COMMERCIAL \$276,400.00 12,29730 \$3,389.97 \$6,798 \$10,197 \$13,596 \$22 MCLEOD AVE COMMERCIAL \$240,000 12,29730 \$4,231.50 \$8,463 \$12,695 \$16,926 \$23,22 MCLEOD AVE COMMERCIAL \$257,100.00 12,29730 \$3,161.64 \$6,223 \$9,485 \$12,647 \$4,322 MCLEOD AVE COMMERCIAL \$240,300.00 12,29730 \$2,955.04 \$5,910 \$8,865 \$11,820 \$1,683,500 \$2,525,520 \$3,367,000 \$20,703 \$31,054 \$10,000 \$12,29730 \$4,140.50 \$1,000 \$12,29730 \$4,140.50 \$1,000 \$1,														
322 MCLEOD AVE COMMERCIAL \$344,100.00 12.29730 \$0.00 \$														
2 322 MCLEOD AVE COMMERCIAL \$344,100.00 12.29730 \$4.231.50 \$8.463 \$12,695 \$16,926 \$322 MCLEOD AVE COMMERCIAL \$257,100.00 12.29730 \$3,161.64 \$63.23 \$9.485 \$12,647 \$4322 MCLEOD AVE COMMERCIAL \$240,300.00 12.29730 \$2,955.04 \$5,910 \$8.865 \$11,820 \$1.683,500 \$2,525,250 \$3,367,000 \$20,703 \$31,054 \$10,210 MCLEOD AVE COMMERCIAL \$233,5700.00 12.29730 \$4,140,50 \$1.683,500 \$2,525,250 \$3,367,000 \$20,703 \$31,054 \$10,000 \$10			\$276,400.00			\$0,798	\$10,197	\$13,596						
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4 32 MCLEOD AVE COMMERCIAL \$240,300.00 12,29730 \$2,955.04 \$5,910 \$8,865 \$11,820 \$1,000.00 \$2,525,250 \$3,367,000 \$2,000.00 \$3,367,000 \$2,000.00 \$3,367,000 \$2,000.00 \$3,367,000 \$2,000.00 \$3,367,000 \$3														
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40 210 MCLEOD AVE COMMERCIAL \$131,800.00 12.29730 \$1,620.78 \$659,000 \$988,500 \$1,318,000 \$8,104 \$12,156 \$60 210 MCLEOD AVE COMMERCIAL \$143,500.00 12.29730 \$1,764.66 \$717,500 \$1,076,250 \$1,435,000 \$8,823 \$13,235 \$60 210 MCLEOD AVE COMMERCIAL \$190,000.00 12.29730 \$2,336.49 \$12,000 \$14,425,000 \$1														\$27,464 \$32,785
50 210 MCLEOD AVE COMMERCIAL \$143,500.00 \$1,764.66 \$1,076,250 \$1,076,250 \$1,435,000 \$8,823 \$13,235 60 210 MCLEOD AVE COMMERCIAL \$190,000.00 \$2,336.49 \$950,000 \$1,425,000 \$1,900,000 \$11,682 \$17,524 70 210 MCLEOD AVE COMMERCIAL \$94,900.00 \$12,29730 \$1,167.01 \$474,500 \$711,750 \$949,000 \$5,835 \$8,753 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 90 210 MCLEOD AVE COMMERCIAL \$136,300.00 \$12,29730 \$1,676.12 \$681,500 \$1,022,250 \$1,363,000 \$8,381 \$12,571 100 210 MCLEOD AVE VACANT RESIDENTIAL LAND \$0.00 \$0.00 \$0.00 \$1,365,500 \$2,048,250 \$2,731,000 \$16,792 \$25,188														\$32,785 \$16,208
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 \$70 210 MCLEOD AVE COMMERCIAL \$94,900.00 12.29730 \$1,167.01 \$474,500 \$711,750 \$949,000 \$5,835 \$8,753 \$80 210 MCLEOD AVE COMMERCIAL \$144,200.00 12.29730 \$1,773.27 \$721,000 \$1,081,500 \$1,081,500 \$1,442,000 \$8,866 \$13,300 \$92 210 MCLEOD AVE COMMERCIAL \$136,300.00 12.29730 \$1,676.12 \$681,500 \$1,022,250 \$1,363,000 \$8,381 \$12,571 \$100 210 MCLEOD AVE COMMERCIAL \$273,100.00 12.29730 \$3,358.39 \$100 210 MCLEOD AVE VACANT RESIDENTIAL LAND \$0.00														\$10,200
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80 210 MCLEOD AVE COMMERCIAL \$144,200.00 \$1,442,000 \$8,866 \$13,300 90 210 MCLEOD AVE COMMERCIAL \$136,300.00 12.29730 \$1,676.12 \$681,500 \$1,022,250 \$1,363,000 \$8,886 \$13,300 100 210 MCLEOD AVE COMMERCIAL \$273,100.00 12.29730 \$1,676.12 \$1,29730 \$1,29730 \$1,29730 \$1,29730 \$1,29730 \$1,676.12 \$2,048,250 \$2,048,250 \$2,731,000 \$16,792 \$25,188 102 MCLEOD AVE VACANT RESIDENTIAL LAND \$0.00														\$11,670
90 210 MCLEOD AVE COMMERCIAL \$138,300.00 12.29730 \$1,676.12 \$681,500 \$1,022,250 \$1,363,000 \$8,381 \$12,571 \$100 210 MCLEOD AVE COMMERCIAL \$273,100.00 12.29730 \$3,358.39 \$102 MCLEOD AVE VACANT RESIDENTIAL LAND \$0.00														\$17,733
100 210 MCLEOD AVE COMMERCIAL \$273,100.00 12.29730 \$3,358.39 \$1,365,500 \$2,048,250 \$2,731,000 \$16,792 \$25,188 102 MCLEOD AVE VACANT RESIDENTIAL LAND \$0.00 \$0.00														\$16,761
102 MCLEOD AVE VACANT RESIDENTIAL LAND \$0.00														\$33,584
			Ψ213,100.00	12.23130					ψ1,505,500	Ψ2,040,230	ΨΣ,1 31,000	Ψ10,732	Ψ20, 100	ψ00,004
\$72.311.000.00 11.37940 \$822.855.91 \$1.269.366 \$1.904.050 \$2.538.733 \$940.863 \$1.411.295	TOANT RESIDENTIAL L	TI REGIDENTIAL LAIND			φυ.υυ									
V-jj			\$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-2SHADOW STUDY AREA ECONOMIC BENEFITS DETAILED POPULATION & PROPERTY TAX REVENUE

								Assessment Value	Assessment Value	Assessment Value	Redevelopment	Redevelopement	Redevelopment
			Property Area	Assess_Value	2047.4411.5	2017 Property	Future Mill Rate	Estimate	Estimate	Estimate	Build-Out	Build-Out	Build-Out
Address	Assess_Desc	Assess_Value	sq.m.	per sq.m.	2017 Mill Rate	Tax Estimate	Based on Land	LOW	MEDIUM	HIGH	Property Tax	Property Tax	Property Tax
							Use Change	(\$2,500 p sq. m.)	(3,000 p sq. m.)	(\$3,500 p sq. m.)	LOW	Revenue Estimate MEDIUM	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	\$20.049.70	\$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 \$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		\$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	\$17,733.07	\$20,781.64	\$24,829.94
122 CHURCH RD	SINGLE FAMILY RESIDENTIAL	\$583,900.00	623	\$937.24	8.21360	\$4,795.92	11.13700		\$1,869,000.00	\$2,180,500.00	\$17,345.88	\$20,781.04	\$24,284.23
120 CHURCH RD	SINGLE FAMILY RESIDENTIAL	\$312,500.00	590	\$529.66	8.21360	\$2,566.75	11.13700		\$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		\$1,731,000.00	\$2,001,500.00	\$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		\$1,833,000.00	\$2,138,500.00	\$17,011.77		\$23,816.47
306 CHURCH RD	SINGLE FAMILY RESIDENTIAL	\$353,900.00	950	\$372.53	8.21360	\$2,274.33	11.13700	\$2,375,000.00	\$2,850,000.00	\$3,325,000.00	\$26,450.38	\$20,414.12 \$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		\$6,405,000.00	\$7,472,500.00	\$59,443.74	\$71,332.49	\$83,221.23
101 MCLEOD AVE	EXEMPT CHURCH PROPERTIES	\$1,840,030.00	4185	\$439.67	8.21300	\$0.00	11.13700	\$10,462,500.00	\$12,555,000.00	\$14,647,500.00	\$0.00	\$0.00	\$0.00
101 224 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	\$146,000.00	4105	Ş439.07	11.13700	\$1,626.00		\$10,402,300.00	\$12,333,000.00	\$14,047,300.00	Ş0.00	\$0.00	Ş0.00
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	\$1,443.36							
201 224 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	\$152,800.00			11.13700	\$1,701.73							
201 224 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	\$199,900.00			11.13700	\$2,390.00							
207 112 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	\$231,500.00			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							
401 112 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	\$1,873.24							
404 112 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	\$23,100.00			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	\$197,800.00			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							
+00 TTZ CHOKCH KD	CONDOMINION FAMILY RESIDENT	\$210,500.00			11.13/00	24,544.54							



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

											Redevelopment	Redevelopement	Redevelopment
			Droporty Area	Assess Value		2017 Proporty	Future Mill Rate	Assessment Value Estimate	Assessment Value Estimate	Assessment Value Estimate	Build-Out	Build-Out	Build-Out
Address	Assess_Desc	Assess_Value	Property Area sq.m.	per sq.m.	2017 Mill Rate	2017 Property Tax Estimate	Based on Land	LOW	MEDIUM	HIGH	Property Tax	Property Tax	Property Tax
			34.111.	per sq.m.		Tax Estimate	Use Change	(\$2,500 p sq. m.)	(3,000 p sq. m.)	(\$3,500 p sq. m.)	Revenue Estimate		Revenue Estimate
								(+=,555 p 54:,	(5,555 p 54: 1111)	(+0,000 p 04)	LOW	MEDIUM	HIGH
112 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	\$4,809,900.00	1894	\$2,539.55	11.13700	\$53,567.86	11.13700	\$4,735,000.00	\$5,682,000.00	\$6,629,000.00	\$52,733.70	\$63,280.43	\$73,827.17
224 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	\$1,738,600.00	1276	\$1,362.54	11.13700	\$19,362.79	11.13700	\$3,190,000.00	\$3,828,000.00	\$4,466,000.00	\$35,527.03	\$42,632.44	\$49,737.84
320 CHURCH RD	MULTIPLE FAMILY RESIDENTIAL	\$3,094,800.00	1275	\$2,427.29	11.13700	\$34,466.79	11.13700	\$3,187,500.00	\$3,825,000.00	\$4,462,500.00	\$35,499.19	\$42,599.03	\$49,698.86
324 CHURCH RD?			960	\$0.00		\$0.00		\$2,400,000.00	\$2,880,000.00	\$3,360,000.00	\$0.00	\$0.00	\$0.00
305 CHURCH RD	SINGLE FAMILY RESIDENTIAL	\$289,800.00	675	\$429.33	8.21360	\$2,380.30	11.13700	\$1,687,500.00	\$2,025,000.00	\$2,362,500.00	\$18,793.69	\$22,552.43	\$26,311.16
307 CHURCH RD	SINGLE FAMILY RESIDENTIAL	\$314,300.00	675	\$465.63	8.21360	\$2,581.53	11.13700		\$2,025,000.00	\$2,362,500.00	\$18,793.69	\$22,552.43	\$26,311.16
309 CHURCH RD	SINGLE FAMILY RESIDENTIAL	\$319,600.00	675	\$473.48	8.21360	\$2,625.07	11.13700		\$2,025,000.00	\$2,362,500.00	\$18,793.69	\$22,552.43	\$26,311.16
311 CHURCH RD	SINGLE FAMILY RESIDENTIAL	\$293,400.00	675	\$434.67	8.21360	\$2,409.87	11.13700		\$2,025,000.00	\$2,362,500.00	\$18,793.69	\$22,552.43	\$26,311.16
315 CHURCH RD	SINGLE FAMILY RESIDENTIAL	\$247,200.00	675	\$366.22	8.21360	\$2,030.40	11.13700		\$2,025,000.00	\$2,362,500.00	\$18,793.69	\$22,552.43	\$26,311.16
317 CHURCH RD	SINGLE FAMILY RESIDENTIAL	\$245,900.00	675	\$364.30	8.21360	\$2,019.72	11.13700		\$2,025,000.00	\$2,362,500.00	\$18,793.69	\$22,552.43	\$26,311.16
319 CHURCH RD	SINGLE FAMILY RESIDENTIAL	\$303,200.00	675	\$449.19	8.21360	\$2,490.36	11.13700		\$2,025,000.00	\$2,362,500.00	\$18,793.69	\$22,552.43	\$26,311.16
301 KING ST	SINGLE FAMILY RESIDENTIAL	\$166,550.00	815	\$204.36	8.21360	\$1,367.98	11.13700	\$2,037,500.00	\$2,445,000.00	\$2,852,500.00	\$22,691.64	\$27,229.97	\$31,768.29
301 KING ST 316 JESPERSEN AVE	COMMERCIAL SINGLE FAMILY DESIDENTIAL	\$166,550.00	706	\$440.20	12.29730	\$2,048.12	11.13700	¢1 765 000 00	\$2.119.000.00	\$2,471,000,00	¢10 6E6 91	¢22 E00 17	¢27 E10 E2
314 JESPERSEN AVE	SINGLE FAMILY RESIDENTIAL SINGLE FAMILY RESIDENTIAL	\$317,200.00 \$271,300.00	706 607	\$449.29 \$446.95	8.21360 8.21360	\$2,605.35 \$2,228.35	11.13700		\$2,118,000.00 \$1,821,000.00	\$2,471,000.00 \$2,124,500.00	\$19,656.81 \$16,900.40	\$23,588.17 \$20,280.48	\$27,519.53 \$23,660.56
314 JESPERSEN AVE	SINGLE FAMILY RESIDENTIAL SINGLE FAMILY RESIDENTIAL	\$323,800.00	618	\$523.95	8.21360	\$2,228.35	11.13700		\$1,854,000.00	\$2,124,500.00	\$16,900.40	\$20,280.48	\$24,089.33
310 JESPERSEN AVE	SINGLE FAMILY RESIDENTIAL	\$299,700.00	636	\$471.23	8.21360	\$2,461.62	11.13700		\$1,834,000.00	\$2,163,000.00	\$17,707.83	\$20,648.00	\$24,790.96
308 JESPERSEN AVE	SINGLE FAMILY RESIDENTIAL	\$296,500.00	668	\$443.86	8.21360	\$2,435.33	11.13700		\$2,004,000.00	\$2,338,000.00	\$18,598.79	\$22,318.55	\$26,038.31
306 JESPERSEN AVE	SINGLE FAMILY RESIDENTIAL	\$278,000.00	683	\$407.03	8.21360	\$2,283.38	11.13700		\$2,049,000.00	\$2,390,500.00	\$19,016.43	\$22,819.71	\$26,623.00
304 JESPERSEN AVE	SINGLE FAMILY RESIDENTIAL	\$301,900.00	693	\$435.64	8.21360	\$2,479.69	11.13700		\$2,079,000.00	\$2,425,500.00	\$19,294.85	\$23,153.82	\$27,012.79
302 JESPERSEN AVE	SINGLE FAMILY RESIDENTIAL	\$319,200.00	780	\$409.23	8.21360	\$2,621.78	11.13700		\$2,340,000.00	\$2,730,000.00	\$21,717.15	\$26,060.58	\$30,404.01
300 JESPERSEN AVE	SINGLE FAMILY RESIDENTIAL	\$304,300.00	822	\$370.19	8.21360	\$2,499.40	11.13700		\$2,466,000.00	\$2,877,000.00	\$22,886.54	\$27,463.84	\$32,041.15
303 CHURCH RD		700 ,,000.00	675	\$0.00		\$0.00		\$1,687,500.00	\$2,025,000.00	\$2,362,500.00	\$0.00	\$0.00	\$0.00
303 CHURCH RD	EXEMPT CHURCH PROPERTIES	\$862,800.00	675	\$1,278.22		\$0.00		\$1,687,500.00	\$2,025,000.00	\$2,362,500.00	\$0.00	\$0.00	\$0.00
211 CHURCH RD	MULTIPLE FAMILY RESIDENTIAL	\$2,548,100.00	1384	\$1,841.11	11.13700	\$28,378.19	11.13700	\$3,460,000.00	\$4,152,000.00	\$4,844,000.00	\$38,534.02	\$46,240.82	\$53,947.63
207 CHURCH RD	SINGLE FAMILY RESIDENTIAL	\$304,900.00	690	\$441.88	8.21360	\$2,504.33	11.13700	\$1,725,000.00	\$2,070,000.00	\$2,415,000.00	\$19,211.33	\$23,053.59	\$26,895.86
205 CHURCH RD	SINGLE FAMILY RESIDENTIAL	\$824,100.00	690	\$1,194.35	8.21360	\$6,768.83	11.13700	\$1,725,000.00	\$2,070,000.00	\$2,415,000.00	\$19,211.33	\$23,053.59	\$26,895.86
203 CHURCH RD	COMMERCIAL	\$665,400.00	1204	\$552.66	12.29730	\$8,182.62	11.13700	\$3,010,000.00	\$3,612,000.00	\$4,214,000.00	\$33,522.37	\$40,226.84	\$46,931.32
204 JESPERSEN AVE	SINGLE FAMILY RESIDENTIAL	\$277,500.00	851	\$326.09	8.21360	\$2,279.27	11.13700	\$2,127,500.00	\$2,553,000.00	\$2,978,500.00	\$23,693.97	\$28,432.76	\$33,171.55
206 JESPERSEN AVE	SINGLE FAMILY RESIDENTIAL	\$358,600.00	843	\$425.39	8.21360	\$2,945.40	11.13700	\$2,107,500.00	\$2,529,000.00	\$2,950,500.00	\$23,471.23	\$28,165.47	\$32,859.72
208 JESPERSEN AVE	SINGLE FAMILY RESIDENTIAL	\$339,400.00	799	\$424.78	8.21360	\$2,787.70	11.13700	\$1,997,500.00	\$2,397,000.00	\$2,796,500.00	\$22,246.16	\$26,695.39	\$31,144.62
200 MCPHERSON AVE	SINGLE FAMILY RESIDENTIAL	\$245,300.00	777	\$315.70	8.21360	\$2,014.80	11.13700	\$1,942,500.00	\$2,331,000.00	\$2,719,500.00	\$21,633.62	\$25,960.35	\$30,287.07
202 MCPHERSON AVE	SINGLE FAMILY RESIDENTIAL	\$238,200.00	643	\$370.45	8.21360	\$1,956.48	11.13700		\$1,929,000.00	\$2,250,500.00	\$17,902.73	\$21,483.27	\$25,063.82
204 MCPHERSON AVE	SINGLE FAMILY RESIDENTIAL	\$230,400.00	643	\$358.32	8.21360	\$1,892.41	11.13700		\$1,929,000.00	\$2,250,500.00	\$17,902.73	\$21,483.27	\$25,063.82
	SINGLE FAMILY RESIDENTIAL	\$181,800.00	643	\$282.74	8.21360	\$1,493.23	11.13700		\$1,929,000.00	\$2,250,500.00	\$17,902.73	\$21,483.27	\$25,063.82
	SINGLE FAMILY RESIDENTIAL	\$392,700.00	643	\$610.73	8.21360	\$3,225.48	11.13700		\$1,929,000.00	\$2,250,500.00	\$17,902.73	\$21,483.27	\$25,063.82
	SINGLE FAMILY RESIDENTIAL	\$306,800.00	643	\$477.14	8.21360	\$2,519.93	11.13700		\$1,929,000.00	\$2,250,500.00	\$17,902.73	\$21,483.27	\$25,063.82
	SINGLE FAMILY RESIDENTIAL	\$217,600.00	643	\$338.41	8.21360	\$1,787.28	11.13700		\$1,929,000.00	\$2,250,500.00	\$17,902.73	\$21,483.27	\$25,063.82
	SINGLE FAMILY RESIDENTIAL	\$259,700.00	643	\$403.89	8.21360	\$2,133.07	11.13700		\$1,929,000.00	\$2,250,500.00	\$17,902.73	\$21,483.27	\$25,063.82
311 MAIN ST	SINGLE FAMILY RESIDENTIAL	\$291,100.00	616	\$472.56	8.21360	\$2,390.98	11.13700		\$1,848,000.00	\$2,156,000.00	\$17,150.98	\$20,581.18	\$24,011.37
321 MAIN ST	SINGLE FAMILY RESIDENTIAL	\$355,200.00	630	\$563.81	8.21360	\$2,917.47	11.13700		\$1,890,000.00	\$2,205,000.00	\$17,540.78	\$21,048.93	\$24,557.09
213 CHURCH RD	CONDOMINIUMA FAMILY DECIDENT!	ć2 472 F00 00	681	\$0.00	11 12700	\$0.00	11 12700	\$1,702,500.00	\$2,043,000.00	\$2,383,500.00	\$0.00	\$0.00	\$0.00
300 QUEEN ST 215 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L CONDOMINIUM FAMILY RESIDENT'L	\$2,473,500.00 \$1,181,500.00	1855 681	\$1,333.42 \$1,734.95	11.13700 11.13700	\$27,547.37 \$13,158.37	11.13700 11.13700		\$5,565,000.00 \$2,043,000.00	\$6,492,500.00 \$2,383,500.00	\$51,647.84	\$61,977.41 \$22,752.89	\$72,306.97 \$26,545.04
2 215 CHURCH RD		\$276,800.00	001	\$1,754.95	11.13700	\$3,082.72	11.13/00	\$1,702,500.00	\$2,043,000.00	\$2,363,300.00	\$18,960.74	\$22,752.69	\$20,545.04
1 215 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L CONDOMINIUM FAMILY RESIDENT'L	\$276,800.00			11.13700	\$3,082.72							
4 215 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	\$238,100.00			11.13700	\$2,651.72							
3 215 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	\$240,500.00			11.13700	\$2,678.45							
219 CHURCH RD	NON PROFIT EXEMPT	\$969,500.00	1402	\$691.51	11.13,00	\$0.00		\$3,505,000.00	\$4,206,000.00	\$4,907,000.00	\$0.00	\$0.00	\$0.00
1 300 QUEEN ST	CONDOMINIUM FAMILY RESIDENT'L	\$289,000.00	1102	Ç551.51	11.13700	\$3,218.59		+=,=05,030.00	+ .,_00,000.00	+ .,20.,000.00	70.00	Ţ0.03	70.00
2 300 QUEEN ST	CONDOMINIUM FAMILY RESIDENT'L	\$282,600.00			11.13700	\$3,147.32							
3 300 QUEEN ST	CONDOMINIUM FAMILY RESIDENT'L	\$294,400.00			11.13700	\$3,278.73							
4 300 QUEEN ST	CONDOMINIUM FAMILY RESIDENT'L	\$288,000.00			11.13700	\$3,207.46							
5 300 QUEEN ST	CONDOMINIUM FAMILY RESIDENT'L	\$288,300.00			11.13700	\$3,210.80							
6 300 QUEEN ST	CONDOMINIUM FAMILY RESIDENT'L	\$282,900.00			11.13700	\$3,150.66							
7 300 QUEEN ST	CONDOMINIUM FAMILY RESIDENT'L	\$282,900.00			11.13700	\$3,150.66							
8 300 QUEEN ST	CONDOMINIUM FAMILY RESIDENT'L	\$289,300.00			11.13700	\$3,221.93							



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

											Redevelopment	Redevelopement	Redevelopment
							Future Mill Rate	Assessment Value	Assessment Value	Assessment Value	Build-Out	Build-Out	Build-Out
Address	Assess_Desc	Assess_Value	Property Area	Assess_Value	2017 Mill Rate	2017 Property	Based on Land	Estimate	Estimate	Estimate	Property Tax	Property Tax	Property Tax
			sq.m.	per sq.m.		Tax Estimate	Use Change	LOW	MEDIUM	HIGH	Revenue Estimate		
								(\$2,500 p sq. m.)	(3,000 p sq. m.)	(\$3,500 p sq. m.)	LOW	MEDIUM	HIGH
113 ANDREWS CRES	SINGLE FAMILY RESIDENTIAL	\$362,500.00	650		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		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	·	8.21360	\$2,674.35	11.13700		\$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		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	·	11.13700	\$5,733.33	11.13700		\$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		12.29730	\$3,740.84	12.29730		\$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		12.29730	\$4,289.30	12.29730		\$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		8.21360	\$3,172.91	11.13700		\$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		8.21360	\$2,344.16	11.13700		\$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		8.21360	\$2,307.20	11.13700		\$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		8.21360	\$2,344.98	11.13700		\$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		\$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		4	4		4	4	
304 CALAHOO RD	CONDOMINIUM FAMILY RESIDENT'L	\$2,998,300.00	585		11.13700	\$33,392.07	11.13700		\$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		11.13700	\$46,491.41	11.13700		\$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		8.21360	\$14,561.89	11.13700		\$54,279,000.00	\$63,325,500.00	\$503,754.35	\$604,505.22	\$705,256.09
508 MOHR AVE	CINICLE FANALLY DECIDENTIAL	¢240,000,00	3995		0.24260	\$0.00	44 42700	\$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		8.21360	\$2,611.92	11.13700		\$900,000.00	\$1,050,000.00	\$8,352.75	\$10,023.30	\$11,693.85
111 MOHR AVE 421 MAIN ST	SINGLE FAMILY RESIDENTIAL	\$448,100.00	215 765		8.21360	\$3,680.51	11.13700		\$645,000.00	\$752,500.00	\$5,986.14	\$7,183.37	\$8,380.59
213 JESPERSEN AVE	SINGLE FAMILY RESIDENTIAL SINGLE FAMILY RESIDENTIAL	\$252,000.00 \$324,500.00	643		8.21360 8.21360	\$2,069.83 \$2,665.31	11.13700 11.13700		\$2,295,000.00	\$2,677,500.00 \$2,250,500.00	\$21,299.51 \$17,902.73	\$25,559.42 \$21,483.27	\$29,819.32 \$25,063.82
211 JESPERSEN AVE	SINGLE FAMILY RESIDENTIAL SINGLE FAMILY RESIDENTIAL	\$258,500.00	643	·	8.21360	\$2,003.31	11.13700		\$1,929,000.00 \$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		8.21360	\$2,415.62	11.13700		\$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		8.21360	\$2,413.02	11.13700		\$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		8.21360	\$2,212.74	11.13700		\$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		8.21360	\$2,285.02	11.13700		\$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		8.21360	\$2,498.58	11.13700		\$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		8.21360	\$2,695.70	11.13700		\$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		8.21360	\$2,551.14	11.13700		\$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	·	8.21360	\$2,556.89	11.13700		\$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		8.21360	\$2,127.32	11.13700		\$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	·	8.21360	\$2,671.06	11.13700		\$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		8.21360	\$2,321.98	11.13700		\$2,310,000.00	\$2,695,000.00	\$21,438.73	\$25,726.47	\$30,014.22
JOU QUEEN 31	SINGLE FAIVILLE RESIDENTIAL	3202,700.00	//0	\$307.14	8.21300	32,321.90	11.13/00	\$1,525,000.00	\$2,510,000.00	32,033,000.00	<i>3</i> ∠1,430./3	323,720.47	35U,U14.ZZ



TABLE A-2SHADOW 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	Redevelopement 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
						\$700,525.68					\$2,857,309.75	\$3,428,771.70	\$4,000,233.66



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

			Density	Density	Density	Density	Density	Density				
			Assumption	Assumption	Assumption	Assumption	Assumption	Assumption	Persons per	Shadow Area	Shadow Area	
Address	Assess_Desc	Redevelopment Land Use Format	(units per net		(units per net	(units per	(units per	(units per	Unit	Population	Population	Population
			hectare) LOW	hectare) MEDIUM	hectare) HIGH	acre) LOW	acre) MEDIUM	acre) HIGH		LOW	MEDIUM	HIGH
									2.22			
218 CHURCH RD	MULTIPLE FAMILY RESIDENTIAL	Stacked Low-Rise	66	99		20	30	40		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	22	CC	00	10	20	20	2.50	4	0	12
221 QUEEN ST	SINGLE FAMILY RESIDENTIAL SINGLE FAMILY RESIDENTIAL	Attached Rowhousing	33	66		10	20	30		4	8	
128 CHURCH RD	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing	33	66		10 10	20 20	30 30		4	8	
126 CHURCH RD 124 CHURCH RD	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing Attached Rowhousing	33	66 66		10	20	30		4	8	12
122 CHURCH RD	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing	33	66		10	20	30		4	8	
120 CHURCH RD	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing	33	66		10	20	30		4	7	
118 CHURCH RD	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing	33	66		10	20	30		4	7	
116 CHURCH RD	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing	33	66		10	20	30		4	7	
114 CHURCH RD	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing	33	66		10	20	30		4	8	
306 CHURCH RD	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing, Stacked Low-Rise	49	82		15	25	35		8	13	
310 CHURCH RD	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing, Stacked Low-Rise	49	82		15	25	35		5	9	
105 MCLEOD AVE	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing	33	66		10	20	30		13	26	
101 MCLEOD AVE	EXEMPT CHURCH PROPERTIES	n/a	33	00	33	10	20	30	2.50	13	20	40
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	•										
201 224 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L											
203 224 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	•										
202 224 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	n/a										
301 224 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	•										
303 224 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	n/a										
302 224 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	•										
401 224 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	•										
403 224 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	•										
402 224 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	n/a										
201 112 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	•										
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											
407 112 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	n/a										



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

AGE 512 CHICKNESS CONVENIONINA AND FIRST PAIR Fig.	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
224 CHERGING DO CONDOMINULAR FAMILY RESIDENTIAL (1) (1) (2) (3) (2) (3) (3) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	408 112 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	n/a										
200 CHURCHERD 100 110	112 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	n/a										
232 OF LINER 1807 SINGLE FAMILY RESIDENTIAL Mitached Rowholsing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 13 300 CHURCH BD SINGLE FAMILY RESIDENTIAL Mitached Rowholsing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 13 310 CHURCH BD SINGLE FAMILY RESIDENTIAL Mitached Rowholsing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 13 31 CHURCH BD SINGLE FAMILY RESIDENTIAL Mitached Rowholsing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 13 31 CHURCH BD SINGLE FAMILY RESIDENTIAL Mitached Rowholsing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 13 31 CHURCH BD SINGLE FAMILY RESIDENTIAL Mitached Rowholsing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 13 31 CHURCH BD SINGLE FAMILY RESIDENTIAL Mitached Rowholsing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 13 31 CHURCH BD SINGLE FAMILY RESIDENTIAL Mitached Rowholsing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 13 31 CHURCH BD SINGLE FAMILY RESIDENTIAL Mitached Rowholsing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 13 31 CHURCH BD SINGLE FAMILY RESIDENTIAL Mitached Rowholsing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 12 31 SINGLE FAMILY RESIDENTIAL Mitached Rowholsing, Stacked Low-Rise 49 82 115 15 25 35 2.25 5 9 9 12 31 SINGLE FAMILY RESIDENTIAL Mitached Rowholsing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 13 31 SINGLE FAMILY RESIDENTIAL Mitached Rowholsing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 13 31 SINGLE FAMILY RESIDENTIAL Mitached Rowholsing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 13 31 SINGLE FAMILY RESIDENTIAL Mitached Rowholsing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 13 31 SINGLE FAMILY RESIDENTIAL Mitached Rowholsing, Stack	224 CHURCH RD	CONDOMINIUM FAMILY RESIDENT'L	n/a										
390 CHURCH DI SINGEE FAMILY RESIDENTIAL Attached sownboaring, Stacked tow-size 49 82 115 15 25 35 2.25 6 9 13 300 CHURCH DI SINGEE FAMILY RESIDENTIAL Attached sownboaring, Stacked tow-size 49 82 115 15 25 35 2.25 6 9 13 31 CHURCH DI SINGEE FAMILY RESIDENTIAL Attached sownboaring, Stacked tow-size 49 82 115 15 25 35 2.25 6 9 9 13 31 CHURCH DI SINGEE FAMILY RESIDENTIAL Attached sownboaring, Stacked tow-size 49 82 115 15 25 35 2.25 6 9 9 13 31 31 CHURCH DI SINGEE FAMILY RESIDENTIAL Attached sownboaring, Stacked tow-size 49 82 115 15 25 35 2.25 6 9 9 13 31 31 CHURCH DI SINGEE FAMILY RESIDENTIAL Attached sownboaring, Stacked tow-size 49 82 115 15 25 35 2.25 6 9 9 13 31 31 CHURCH DI SINGEE FAMILY RESIDENTIAL Attached sownboaring, Stacked tow-size 49 82 115 15 25 35 2.25 6 9 9 13 31 31 CHURCH DI SINGEE FAMILY RESIDENTIAL Attached sownboaring, Stacked tow-size 49 82 115 15 25 35 2.25 6 9 9 13 31 31 CHURCH DI SINGEE FAMILY RESIDENTIAL Attached sownboaring, Stacked tow-size 49 82 115 15 25 35 2.25 6 9 9 13 31 31 CHURCH DI SINGEE FAMILY RESIDENTIAL ATTACHE sownboaring, Stacked tow-size 49 82 115 15 25 35 2.25 6 9 9 13 31 31 CHURCH DI SINGEE FAMILY RESIDENTIAL ATTACHE sownboaring, Stacked tow-size 49 82 115 15 25 35 2.25 6 9 9 13 31 31 CHURCH DI SINGEE FAMILY RESIDENTIAL ATTACHE sownboaring, Stacked tow-size 49 82 115 15 25 35 2.25 5 9 9 12 22 SIZE FAMILY STACKED DI SINGEE FAMILY RESIDENTIAL ATTACHE SOWNboaring, Stacked tow-size 49 82 115 15 25 35 2.25 5 9 9 12 31 SIZE FAMILY STACKED DI SINGEE FAMILY RESIDENTIAL ATTACHE SOWNboaring, Stacked tow-size 49 82 115 15 25 35 2.25 5 9 9 12 31 SIZE FAMILY STACKED DI SINGEE FAMILY RESIDENTIAL ATTACHE SOWNboaring, Stacked tow-size 49 82 115 15 25 35 2.25 5 9 9 13 SIZE FAMILY STACKED DI SINGEE FAMILY RESIDENTIAL ATTACHE SOWNboaring, Stacked tow-size 49 82 115 15 25 35 2.25 5 9 9 13 SIZE FAMILY STACKED DI SINGEE FAMILY RESIDENTIAL ATTACHE SOWNboaring, Stacked tow-size 49 82 115 15 25 35 2.25 5 9 9 13 SIZE FAMILY STACKED DI SINGEE FAMILY RESIDENTIAL ATTACHE SOWNboaring, Stacked tow-size	320 CHURCH RD	MULTIPLE FAMILY RESIDENTIAL	n/a										
1970 CHERCHED SINGLE FAMILY RESIDENTIAL Allached Rowboxing, Student Low-Rise 48 82 115 15 25 35 2.25 6 9 13 311 CHUKCHED SINGLE FAMILY RESIDENTIAL Attached Rowboxing, Student Low-Rise 49 82 115 15 25 35 2.25 6 9 9 13 313 CHUKCHED SINGLE FAMILY RESIDENTIAL Attached Rowboxing, Student Low-Rise 49 82 115 15 25 35 2.25 6 9 9 13 313 CHUKCHED SINGLE FAMILY RESIDENTIAL Attached Rowboxing, Student Low-Rise 49 82 115 15 25 35 2.25 6 9 9 13 313 CHUKCHED SINGLE FAMILY RESIDENTIAL Attached Rowboxing, Student Low-Rise 49 82 115 15 25 35 2.25 6 9 9 13 313 CHUKCHED SINGLE FAMILY RESIDENTIAL Attached Rowboxing, Student Low-Rise 40 82 115 15 25 35 2.25 6 9 9 13 310 INSPECTION RESIDENTIAL Attached Rowboxing, Student Low-Rise 40 82 115 15 25 35 2.25 6 10 9 13 310 INSPECTION RESIDENTIAL Attached Rowboxing, Student Low-Rise 40 82 115 15 25 35 2.25 6 10 9 13 310 INSPECTION RESIDENTIAL Attached Rowboxing, Student Low-Rise 40 82 115 15 25 35 2.25 6 10 9 14 311 INSPECTION RESIDENTIAL Attached Rowboxing, Student Low-Rise 40 82 115 15 25 35 2.25 6 9 12 310 INSPECTION RESIDENTIAL Attached Rowboxing, Student Low-Rise 40 82 115 15 25 35 2.25 6 9 12 310 INSPECTION RESIDENTIAL Attached Rowboxing, Student Low-Rise 40 82 115 15 25 35 2.25 6 9 12 310 INSPECTION RESIDENTIAL Attached Rowboxing, Student Low-Rise 40 82 115 15 25 35 2.25 7 9 12 310 INSPECTION RESIDENTIAL Attached Rowboxing, Student Low-Rise 40 82 115 15 25 35 2.25 7 1 1 310 INSPECTION RESIDENTIAL Attached Rowboxing, Student Low-Rise 40 82 115 15 25 35 2.25 7 1 1 310 INSPECTION RESIDENTIAL Attached Rowboxing, Student Low-Rise 40 82 115 15 25 35 2.25 7 1 1 310 INSPECTION RESIDENTIAL Attached Rowboxing, Student Low-Rise 40 82 115 15 25 35 2.25 7 1 1 310 INSPECTION RESIDENTIAL Attached Rowboxing, Student Low-Rise 40 82 115 15 25 35 2.25 7 1 1 310 INSPECTION RESIDENTIAL Attached Rowboxing, Student Low-Rise 40 82 115 15 25 35 2.25 7 7 11 310 INSPECTION RESIDENTIAL	324 CHURCH RD?		n/a										
SOP_INICHERO SINGLE_FAMILY RESIDENTIAL Attached Rowboaring, Statecked Low-Rise 49 82 115 12 25 35 2.25 6 9 133 313. CHUNCHERO SINGLE_FAMILY RESIDENTIAL Attached Rowboaring, Statecked Low-Rise 40 82 115 15 25 35 2.25 6 9 9 133 315. CHUNCHERO SINGLE_FAMILY RESIDENTIAL Attached Rowboaring, Statecked Low-Rise 40 82 115 15 25 35 2.25 6 9 9 133 315. CHUNCHERO SINGLE_FAMILY RESIDENTIAL Attached Rowboaring, Statecked Low-Rise 40 82 115 15 25 35 2.25 6 9 9 133 315. CHUNCHERO SINGLE_FAMILY RESIDENTIAL Attached Rowboaring, Statecked Low-Rise 40 82 115 15 25 35 2.25 6 9 9 133 315. CHUNCHERO SINGLE_FAMILY RESIDENTIAL Attached Rowboaring, Statecked Low-Rise 40 82 115 15 25 35 2.25 6 10 115 15 25 32 2.25 6 10 115 15 25 32 2.25 6 10 115 15 25 32 2.25 6 10 115 15 15 25 32 2.25 6 10 115 15 15 25 32 2.25 6 10 115 15 15 25 32 2.25 6 10 115 15 15 25 32 2.25 6 10 115 15 15 25 32 2.25 6 10 115 15 15 25 32 2.25 6 10 115 15 15 25 32 2.25 6 10 115 15 15 25 32 2.25 6 10 115 15 15 25 32 2.25 6 10 115 15 15 15 25 32 2.25 6 10 115 15 15 15 25 32 2.25 6 10 115 15 15 15 15 15 15 15 15 15 15 15 15	305 CHURCH RD	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing, Stacked Low-Rise	49	82	115	15	25	35	2.25	6	9	13
331 CHURCH RO	307 CHURCH RD	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing, Stacked Low-Rise	49	82	115	15	25	35	2.25	6	9	13
1315 CHIJACH SD	309 CHURCH RD	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing, Stacked Low-Rise	49	82	115	15	25	35	2.25	6	9	13
STOCK STATE A STATE A A STATE A STAT	311 CHURCH RD	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing, Stacked Low-Rise	49	82	115	15	25	35	2.25	6	9	13
330 KING ST SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 11 36 30 KING ST SINGE LOW-RISE AND RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 10 14 33 316 (SEPRISH NAVE SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 5 8 12 25 5 9 12 23 21 (SEPRISH NAVE SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 5 8 12 25 5 9 12 23 310 (SEPRISH NAVE SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 5 9 12 23 310 (SEPRISH NAVE SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 5 9 12 23 310 (SEPRISH NAVE SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 35 2.25 6 9 12 23 310 (SEPRISH NAVE SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 35 2.25 6 9 12 23 30 (SEPRISH NAVE SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 35 2.25 6 10 13 33 30 (SEPRISH NAVE SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 10 13 33 30 (SEPRISH NAVE SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 11 26 30 (SEPRISH NAVE SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 11 26 30 (SEPRISH NAVE SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 10 13 33 30 (SEPRISH NAVE SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 10 13 33 30 (SEPRISH NAVE SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 10 13 33 30 (SEPRISH NAVE SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 10 13 33 30 (SEPRISH NAVE SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 10 13 33 30 (SEPRISH NAVE SINGE FAMILY RESIDENTIAL Attached Rowhousing, Stacked Low-Ri	315 CHURCH RD	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing, Stacked Low-Rise	49	82	115	15	25	35	2.25	6	9	13
301 MING ST	317 CHURCH RD	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing, Stacked Low-Rise	49	82	115	15	25	35	2.25	6	9	13
200 MING ST	319 CHURCH RD	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing, Stacked Low-Rise	49	82	115	15	25	35	2.25	6	9	13
316 ESPERSEN AVE SINGLE FAMILY RESIDENTIAL Attached Rowbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 5 9 122 334 ASSPRESSEN AVE SINGLE FAMILY RESIDENTIAL Attached Rowbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 5 9 122 330 ASSPERSEN AVE SINGLE FAMILY RESIDENTIAL Attached Rowbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 5 9 122 330 ASSPERSEN AVE SINGLE FAMILY RESIDENTIAL Attached Rowbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 123 330 ASSPERSEN AVE SINGLE FAMILY RESIDENTIAL Attached Rowbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 133 304 ASSPERSEN AVE SINGLE FAMILY RESIDENTIAL Attached Rowbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 10 133 304 ASSPERSEN AVE SINGLE FAMILY RESIDENTIAL Attached Rowbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 10 133 304 ASSPERSEN AVE SINGLE FAMILY RESIDENTIAL Attached Rowbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 10 133 304 ASSPERSEN AVE SINGLE FAMILY RESIDENTIAL Attached Rowbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 11 15 300 ASSPERSEN AVE SINGLE FAMILY RESIDENTIAL ATTACHER ROwbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 11 15 300 ASSPERSEN AVE SINGLE FAMILY RESIDENTIAL ATTACHER ROwbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 11 15 300 ASSPERSEN AVE SINGLE FAMILY RESIDENTIAL ATTACHER ROwbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 11 316 320 ASSPERSEN AVE SINGLE FAMILY RESIDENTIAL ATTACHER ROwbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 12 16 300 ASSPERSEN AVE SINGLE FAMILY RESIDENTIAL ATTACHER ROwbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 12 16 300 ASSPERSEN AVE SINGLE FAMILY RESIDENTIAL ATTACHER ROwbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 12 16 300 ASSPERSEN AVE SINGLE FAMILY RESIDENTIAL ATTACHER ROwbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 12 16 300 ASSPERSEN AVE SINGLE FAMILY RESIDENTIAL ATTACHER ROwbousing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 11 16 300 ASSPERSEN AVE SINGLE FAMILY RESIDENTIAL ATTACHER ROwbousing, Stacked Low-Rise 49 82 115 15 25 35 2.2	301 KING ST	SINGLE FAMILY RESIDENTIAL	Attached Rowhousing, Stacked Low-Rise	49	82	115	15	25	35	2.25	7	11	16
314 ESPERSEN AVE SINGLE FAMILY RESIDENTIAL Attached Rownboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 5 9 12 2 310 ESPERSEN AVE SINGLE FAMILY RESIDENTIAL Attached Rownboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 5 9 12 310 ESPERSEN AVE SINGLE FAMILY RESIDENTIAL ATTACHED Rownboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 12 310 ESPERSEN AVE SINGLE FAMILY RESIDENTIAL Attached Rownboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 9 12 31 300 ESPERSEN AVE SINGLE FAMILY RESIDENTIAL ATTACHED Rownboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 10 13 300 ESPERSEN AVE SINGLE FAMILY RESIDENTIAL ATTACHED Rownboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 6 10 13 300 ESPERSEN AVE SINGLE FAMILY RESIDENTIAL ATTACHED Rownboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 11 15 300 CHURCH ROWNboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 11 15 300 CHURCH ROWNboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 11 15 300 CHURCH ROWNboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 11 15 300 CHURCH ROWNboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 11 15 300 CHURCH ROWNboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 11 15 300 CHURCH ROWNboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 7 11 15 300 CHURCH ROWNboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 10 17 2.25 30 CHURCH ROWNboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 10 17 2.25 30 CHURCH ROWNboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 10 17 2.25 30 CHURCH ROWNboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 10 17 2.25 30 CHURCH ROWNboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 10 17 2.25 30 CHURCH ROWNboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 10 17 2.25 30 CHURCH ROWNboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 10 17 2.25 30 CHURCH ROWNboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 10 17 2.25 35 2.25 10 17 2.25 30 CHURCH ROWNboxing, Stacked Low-Rise 49 82 115 15 25 35 2.25 10 17 2.25 35 2.25 10 17 2.25 35 2.25 10 17 2.25 35 2.25 10 17 2.25 35 2.25 10 17 2.25 35 2.25 10 17 2.25 35 2.25 10 17 2.25 35 2.25 10 17 2.25 35	301 KING ST	COMMERCIAL											
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TABLE A-2SHADOW STUDY AREA ECONOMIC BENEFITS DETAILED POPULATION & PROPERTY TAX REVENUE

2 300 CUREN ST COMMONNIUM FAMILY RESIDENT! 1/2 3 300 CUREN ST COMMONNIUM	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
2-30 OLIVEN ST	2 300 QUEEN ST	CONDOMINIUM FAMILY RESIDENT'L	n/a										
2-90 OLEN ST CONCOMMUNIUM PAMILY RESIDENT Variable Variabl	3 300 QUEEN ST	CONDOMINIUM FAMILY RESIDENT'L	n/a										
SADD QUEEN ST CONDOMINION FAMILY RESIDENTIAL SADD QUEEN ST CONDOMINION FAMILY RESIDENTIAL ATTAINED ROWNING SADD SA	4 300 QUEEN ST	CONDOMINIUM FAMILY RESIDENT'L	n/a										
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131 CHURCH RD EXEMPT CHURCH PROPERTIES				33	66	99	10	20	30	2.50	4	8	12
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1 304 CALAHOO RD CONDOMINIUM FAMILY RESIDENT'L n/a n/a n/a													
2 304 CALAHOO RD CONDOMINIUM FAMILY RESIDENT'L n/a													
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TABLE A-2 SHADOW STUDY AREA ECONOMIC BENEFITS DETAILED POPULATION & PROPERTY TAX REVENUE

Address	Assess Desc	Redevelopment Land Use Format	Density Assumption	Density Assumption	Density Assumption (units per net	Density Assumption (units per	Density Assumption (units per	Density Assumption (units per	Persons per	Shadow Area Population	Shadow Area Population	Shadow Area Population
Addiess	755555_2656	Reacterophiche Land OSC 1 Simul	hectare)	hectare) MEDIUM	hectare) HIGH	acre) LOW	acre) MEDIUM	acre) HIGH	Unit	LOW	MEDIUM	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





City Centre ARP Economic Benefits & Costs Background Report



