



Economic Impact - Analysis of Potential Property Rezoning

Project Description:

Silverado Estates (10-118Z)

Existing Zoning

"PD" for Single Family and Office Uses and "REC"

Proposed Zoning

"PD" for Single Family Uses and "REC"

	Existing Zoning	Proposed Zoning	Difference
SF RESIDENTIAL TAXABLE VALUE	\$56,985,750	\$71,212,950	\$14,227,200
NON-RES TAXABLE VALUE (MF Included)	\$24,402,893	\$0	-\$24,402,893
TOTAL TAXABLE VALUE	\$81,388,643	\$71,212,950	-\$10,175,693
ANNUAL CITY REVENUE	\$633,539	\$601,191	-\$32,348
COST OF SERVICE (EXPANSION)	\$426,884	\$402,291	-\$24,594
COST OF SERVICE (FULL COST)	\$622,694	\$586,820	-\$35,875
TRAFFIC GENERATION	3,676.67	2,752.33	-924
POPULATION	759.81	949.51	190

COST BENEFIT ANALYSIS: INCLUDES PROPERTY, SALES TAX, FEES

EXPANSION METHOD			
Commercial	\$47,491	\$0	-\$47,491
Residential	\$159,164	\$198,901	\$39,737
NET COST/BENEFIT (EXPANSION)	\$206,655	\$198,901	-\$7,754
FULL COST METHOD			
Commercial	-\$656	\$0	\$656
Residential	\$11,500	\$14,372	\$2,871
NET COST/BENEFIT (FULLY LOADED COST)	\$10,845	\$14,372	\$3,527

INPUT SHEET

Alternate A

LAND USE CATEGORY	ZONED ACRES
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Residential

Single Family	
SF Estate	
SF Suburban	66.65
SF Mid Density	
Total Single Family	66.65

COMMERCIAL

Multi-Family	
MF Suburban	
MF High Density	
MF Urban	
Total Multi-family	0

Office	
Office Traditional	16.64
Office Campus	
Office 3-4	
Office 5-6	
Office Urban Mixed Use	
Total Office	16.64

Retail	
Retail Traditional	
Retail Urban Mixed Use	
Total Retail	0

Industrial	
Industrial Mfg	
Industrial Distribution	
Total Industrial	0

Alternate B

LAND USE CATEGORY	ZONED ACRES
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Residential

Single Family	
SF Estate	
SF Suburban	83.29
SF Mid Density	
Total Single Family	83.29

COMMERCIAL

Multi-Family	
MF Suburban	
MF High Density	
MF Urban	0
Total Multi-family	0

Office	
Office Traditional	
Office Campus	
Office 3-4	
Office 5-6	0
Office Urban Mixed Use	0
Total Office	0

Retail	
Retail Traditional	
Retail Urban Mixed Use	0
Total Retail	0

Industrial	
Industrial Mfg	0
Industrial Distribution	0
Total Industrial	0

TAXABLE VALUE COMPARISON

EXISTING ZONING

	Zoned Acres	Land Value PSF	Added Land Value	DUA or FAR	Added Units or SF	Cost Per Unit or SF	Const. Cost	% of Cost as Taxable	Added Taxable Building Value	BPP Valued Calculated	Added BPP Value	Added Taxable Value of Build Out
Residential												
Single Family												
SF Estate	0.00	N/A	N/A	1.00	0.00	\$400,000	\$0	100%	\$0		N/A	\$0
SF Suburban	66.65	N/A	N/A	3.80	253.27	\$225,000	\$56,985,750	100%	\$56,985,750		N/A	\$56,985,750
SF Mid Density	0.00	N/A	N/A	8.50	0.00	\$140,000	\$0	100%	\$0		N/A	\$0
Total Single Family	66.65	N/A	N/A						\$56,985,750		N/A	\$56,985,750

COMMERCIAL

Multi-Family												
Multi-Family												
MF Suburban	0.00	\$3.00	\$0.00	17.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF High Density	0.00	\$3.00	\$0.00	24.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF Urban	0.00	\$3.00	\$0.00	40.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
Total Multi-family	0.00		\$0.00		0.00		\$0		\$0		N/A	\$0

Office												
Office												
Office Traditional	16.64	\$7.00	\$5,073,868.80	0.25	181,209.60	\$100	\$18,120,960	80%	\$14,496,768	\$8000/emp	\$4,832,256	\$24,402,893
Office Campus	0.00	\$7.00	\$0.00	0.16	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 3-4	0.00	\$7.00	\$0.00	0.46	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 5-6	0.00	\$7.00	\$0.00	0.75	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Urban Mixed Use	0.00	\$7.00	\$0.00	1.42	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Total Office	16.64		\$5,073,868.80		181,209.60		\$18,120,960		\$14,496,768		\$4,832,256	\$24,402,893

Retail												
Retail												
Retail Traditional	0.00	\$8.00	\$0.00	0.25	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Retail Urban Mixed Use	0.00	\$8.00	\$0.00	1.42	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Total Retail	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Industrial												
Industrial												
Industrial Mfg	0.00	\$2.50	\$0.00	0.38	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Industrial Distribution	0.00	\$2.50	\$0.00	0.50	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Total Industrial	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

TOTAL **\$81,388,643**

PROPOSED ZONING

	Zoned Acres	Land Value PSF	Added Land Value	DUA or FAR	Added Units or SF	Cost Per Unit or SF	Const. Cost	% of Cost as Taxable	Added Taxable Building Value	BPP Valued Calculated	Added BPP Value	Added Taxable Value of Build Out
Residential												
Single Family												
SF Estate	0.00	N/A	N/A	1.00	0.00	\$400,000	\$0	100%	\$0		N/A	\$0
SF Suburban	83.29	N/A	N/A	3.80	316.50	\$225,000	\$71,212,950	100%	\$71,212,950		N/A	\$71,212,950
SF Mid Density	0.00	N/A	N/A	8.50	0.00	\$140,000	\$0	100%	\$0		N/A	\$0
Total Single Family	83.29	N/A	N/A						\$71,212,950		N/A	\$71,212,950

COMMERCIAL

Multi-Family												
MF Suburban	0.00	\$3.00	\$0.00	17.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF High Density	0.00	\$3.00	\$0.00	24.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF Urban	0.00	\$3.00	\$0.00	40.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
Total Multi-family	0.00		\$0.00		0.00		\$0		\$0		N/A	\$0

Office												
Office Traditional	0.00	\$7.00	\$0.00	0.25	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Campus	0.00	\$7.00	\$0.00	0.16	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 3-4	0.00	\$7.00	\$0.00	0.46	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 5-6	0.00	\$7.00	\$0.00	0.75	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Urban Mixed Use	0.00	\$7.00	\$0.00	1.42	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Total Office	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Retail												
Retail Traditional	0.00	\$8.00	\$0.00	0.25	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Retail Urban Mixed Use	0.00	\$8.00	\$0.00	1.42	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Total Retail	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Industrial												
Industrial Mfg	0.00	\$2.50	\$0.00	0.38	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Industrial Distribution	0.00	\$2.50	\$0.00	0.50	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Total Industrial	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

TOTAL												\$71,212,950
TOTAL CHANGE												-\$10,175,693

TAXABLE VALUE COMPARISON

EXISTING ZONING

	Zoned Acres	Land Value PSF	Added Land Value	DUA or FAR	Added Units or SF	Cost Per Unit or SF	Const. Cost	% of Cost as Taxable	Added Taxable Building Value	BPP Valued Calculated	Added BPP Value	Added Taxable Value of Build Out
Residential												
Single Family												
SF Estate	0.00	N/A	N/A	1.00	0.00	\$400,000	\$0	100%	\$0		N/A	\$0
SF Suburban	66.65	N/A	N/A	3.80	253.27	\$225,000	\$56,985,750	100%	\$56,985,750		N/A	\$56,985,750
SF Mid Density	0.00	N/A	N/A	8.50	0.00	\$140,000	\$0	100%	\$0		N/A	\$0
Total Single Family	66.65	N/A	N/A						\$56,985,750		N/A	\$56,985,750

COMMERCIAL

Multi-Family												
Multi-Family												
MF Suburban	0.00	\$3.00	\$0.00	17.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF High Density	0.00	\$3.00	\$0.00	24.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF Urban	0.00	\$3.00	\$0.00	40.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
Total Multi-family	0.00		\$0.00		0.00		\$0		\$0		N/A	\$0

Office												
Office												
Office Traditional	16.64	\$7.00	\$5,073,868.80	0.25	181,209.60	\$100	\$18,120,960	80%	\$14,496,768	\$8000/emp	\$4,832,256	\$24,402,893
Office Campus	0.00	\$7.00	\$0.00	0.16	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 3-4	0.00	\$7.00	\$0.00	0.46	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 5-6	0.00	\$7.00	\$0.00	0.75	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Urban Mixed Use	0.00	\$7.00	\$0.00	1.42	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Total Office	16.64		\$5,073,868.80		181,209.60		\$18,120,960		\$14,496,768		\$4,832,256	\$24,402,893

Retail												
Retail												
Retail Traditional	0.00	\$8.00	\$0.00	0.25	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Retail Urban Mixed Use	0.00	\$8.00	\$0.00	1.42	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Total Retail	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Industrial												
Industrial												
Industrial Mfg	0.00	\$2.50	\$0.00	0.38	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Industrial Distribution	0.00	\$2.50	\$0.00	0.50	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Total Industrial	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

TOTAL **\$81,388,643**

PROPOSED ZONING

	Zoned Acres	Land Value PSF	Added Land Value	DUA or FAR	Added Units or SF	Cost Per Unit or SF	Const. Cost	% of Cost as Taxable	Added Taxable Building Value	BPP Valued Calculated	Added BPP Value	Added Taxable Value of Build Out
Residential												
Single Family												
SF Estate	0.00	N/A	N/A	1.00	0.00	\$400,000	\$0	100%	\$0		N/A	\$0
SF Suburban	83.29	N/A	N/A	3.80	316.50	\$225,000	\$71,212,950	100%	\$71,212,950		N/A	\$71,212,950
SF Mid Density	0.00	N/A	N/A	8.50	0.00	\$140,000	\$0	100%	\$0		N/A	\$0
Total Single Family	83.29	N/A	N/A						\$71,212,950		N/A	\$71,212,950

COMMERCIAL

Multi-Family												
MF Suburban	0.00	\$3.00	\$0.00	17.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF High Density	0.00	\$3.00	\$0.00	24.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF Urban	0.00	\$3.00	\$0.00	40.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
Total Multi-family	0.00		\$0.00		0.00		\$0		\$0		N/A	\$0

Office												
Office Traditional	0.00	\$7.00	\$0.00	0.25	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Campus	0.00	\$7.00	\$0.00	0.16	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 3-4	0.00	\$7.00	\$0.00	0.46	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 5-6	0.00	\$7.00	\$0.00	0.75	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Urban Mixed Use	0.00	\$7.00	\$0.00	1.42	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Total Office	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Retail												
Retail Traditional	0.00	\$8.00	\$0.00	0.25	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Retail Urban Mixed Use	0.00	\$8.00	\$0.00	1.42	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Total Retail	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Industrial												
Industrial Mfg	0.00	\$2.50	\$0.00	0.38	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Industrial Distribution	0.00	\$2.50	\$0.00	0.50	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Total Industrial	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

TOTAL	\$71,212,950
TOTAL CHANGE	-\$10,175,693

TAX REVENUE

\$0.00
\$337,925.50
\$0.00

\$0.00
\$0.00
\$0.00

\$144,709.15
\$0.00
\$0.00
\$0.00
\$0.00

\$0.00
\$0.00

\$0.00
\$0.00

\$482,634.65

TAX REVENUE

\$0.00
\$422,292.79
\$0.00

\$0.00
\$0.00
\$0.00

\$0.00
\$0.00
\$0.00
\$0.00
\$0.00

\$0.00
\$0.00

\$0.00
\$0.00

\$422,292.79
-\$60,341.86

TAXABLE VALUE COMPARISON

EXISTING ZONING

	Zoned Acres	Consumers Per Acre	Expansion PSC	Full PSC	Expansion Cost	Full Cost
Residential						
Single Family						
SF Estate	0.00	3	\$460.00	\$671.00	\$0	\$0
SF Suburban	66.65	10.5	\$460.00	\$671.00	\$321,920	\$469,583
SF Mid Density	0.00	20.4	\$460.00	\$671.00	\$0	\$0
Total Single Family	66.65					
COMMERCIAL						
Multi-Family						
MF Suburban	0.00	30.6	\$460.00	\$671.00	\$0	\$0
MF High Density	0.00	43.2	\$460.00	\$671.00	\$0	\$0
MF Urban	0.00	72	\$460.00	\$671.00	\$0	\$0
Total Multi-family	0.00					
Office						
Office Traditional	16.64	13.713	\$460.00	\$671.00	\$104,965	\$153,112
Office Campus	0.00	8.778	\$460.00	\$671.00	\$0	\$0
Office 3-4	0.00	25.242	\$460.00	\$671.00	\$0	\$0
Office 5-6	0.00	42.693	\$460.00	\$671.00	\$0	\$0
Office Urban Mixed Use	0.00	86.604	\$460.00	\$671.00	\$0	\$0
Total Office	16.64					
Retail						
Retail Traditional	0.00	8.232	\$460.00	\$671.00	\$0	\$0
Retail Urban Mixed Use	0.00	46.767	\$460.00	\$671.00	\$0	\$0
Total Retail	0.00					
Industrial						
Industrial Mfg	0.00	1.617	\$460.00	\$671.00	\$0	\$0
Industrial Distribution	0.00	2.142	\$460.00	\$671.00	\$0	\$0
Total Industrial	0.00					
Total Cost					\$426,884	\$622,694

PROPOSED ZONING

	Zoned Acres	Consumers Per Acre	Expansion PSC	Full PSC	Expansion Cost	Full Cost
Residential						
Single Family						
SF Estate	0.00	3	\$460.00	\$671.00	\$0	\$0
SF Suburban	83.29	10.5	\$460.00	\$671.00	\$402,291	\$586,820
SF Mid Density	0.00	20.4	\$460.00	\$671.00	\$0	\$0
Total Single Family	83.29					
COMMERCIAL						
Multi-Family						
MF Suburban	0.00	30.6	\$460.00	\$671.00	\$0	\$0
MF High Density	0.00	43.2	\$460.00	\$671.00	\$0	\$0
MF Urban	0.00	72	\$460.00	\$671.00	\$0	\$0
Total Multi-family	0.00					
Office						
Office Traditional	0.00	13.713	\$460.00	\$671.00	\$0	\$0
Office Campus	0.00	8.778	\$460.00	\$671.00	\$0	\$0
Office 3-4	0.00	25.242	\$460.00	\$671.00	\$0	\$0
Office 5-6	0.00	42.693	\$460.00	\$671.00	\$0	\$0
Office Urban Mixed Use	0.00	86.604	\$460.00	\$671.00	\$0	\$0
Total Office	0.00					
Retail						
Retail Traditional	0.00	8.232	\$460.00	\$671.00	\$0	\$0
Retail Urban Mixed Use	0.00	46.767	\$460.00	\$671.00	\$0	\$0
Total Retail	0.00					
Industrial						
Industrial Mfg	0.00	1.617	\$460.00	\$671.00	\$0	\$0
Industrial Distribution	0.00	2.142	\$460.00	\$671.00	\$0	\$0
Total Industrial	0.00					
Total Cost					\$402,291	\$586,820
					-\$24,594	-\$35,875

EXISTING ZONING

	Zoned Acres	Taxes and Fees/ Acre	Sales Tax Potential/ Acre	Total Revenue Potential/ Acre	Total Annual City Revenue
Residential					
Single Family					
SF Estate	0.00	\$2,542.80	\$480.00	\$3,022.80	\$0
SF Suburban	66.65	\$5,770.05	\$1,448.00	\$7,218.05	\$481,083
SF Mid Density	0.00	\$6,438.87	\$1,601.60	\$8,040.47	\$0
Total Single Family	66.65				\$481,083
					residential \$481,083
COMMERCIAL					
Multi-Family					
MF Suburban	0.00	\$5,745.00	\$1,468.32	\$7,213.32	\$0
MF High Density	0.00	\$9,062.39	\$2,419.68	\$11,482.07	\$0
MF Urban	0.00	\$12,026.92	\$3,264.00	\$15,290.92	\$0
Total Multi-family	0.00				\$0
Office					
Office Traditional	16.64	\$9,162.02		\$9,162.02	\$152,456
Office Campus	0.00	\$6,417.06		\$6,417.06	\$0
Office 3-4	0.00	\$15,556.20		\$15,556.20	\$0
Office 5-6	0.00	\$22,863.82		\$22,863.82	\$0
Office Urban Mixed Use	0.00	\$46,892.63		\$46,892.63	\$0
Total Office	16.64				\$152,456
Retail					
Retail Traditional	0.00	\$26,756.49		\$26,756.49	\$0
Retail Urban Mixed Use	0.00	\$112,590.12		\$112,590.12	\$0
Total Retail	0.00				\$0
Industrial					
Industrial Mfg	0.00	\$7,360.28		\$7,360.28	\$0
Industrial Distribution	0.00	\$9,270.38		\$9,270.38	\$0
Total Industrial	0.00				\$0

TOTAL \$633,539

commercial \$152,456

PROPOSED ZONING

	Zoned Acres	Taxes and Fees/ Acre	Sales Tax Potential/ Acre	Total Revenue Potential/ Acre
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Residential

Single Family				
SF Estate	0.00	\$2,542.80	\$480.00	\$3,022.80
SF Suburban	83.29	\$5,770.05	\$1,448.00	\$7,218.05
SF Mid Density	0.00	\$6,438.87	\$1,601.60	\$8,040.47
Total Single Family	83.29			

\$0
\$601,191
\$0
\$601,191

residential \$601,191

COMMERCIAL

Multi-Family				
MF Suburban	0.00	\$5,745.00	\$1,468.32	\$7,213.32
MF High Density	0.00	\$9,062.39	\$2,419.68	\$11,482.07
MF Urban	0.00	\$12,026.92	\$3,264.00	\$15,290.92
Total Multi-family	0.00			

\$0
\$0
\$0
\$0

Office				
Office Traditional	0.00	\$9,162.02		\$9,162.02
Office Campus	0.00	\$6,417.06		\$6,417.06
Office 3-4	0.00	\$15,556.20		\$15,556.20
Office 5-6	0.00	\$22,863.82		\$22,863.82
Office Urban Mixed Use	0.00	\$46,892.63		\$46,892.63
Total Office	0.00			

\$0
\$0
\$0
\$0
\$0
\$0

Retail				
Retail Traditional	0.00	\$26,756.49		\$26,756.49
Retail Urban Mixed Use	0.00	\$112,590.12		\$112,590.12
Total Retail	0.00			

\$0
\$0
\$0

Industrial				
Industrial Mfg	0.00	\$7,360.28		\$7,360.28
Industrial Distribution	0.00	\$9,270.38		\$9,270.38

\$0
\$0

Total Industrial	0.00
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	\$0	
TOTAL	\$601,191	
commercial		\$0

VEHICLE MILES COMPARISON

EXISTING ZONING

Equivalent Land Use Category		Zoned Acres	Added Units or SF	Trip Gen. Rate	Trip Length (miles)	Vehicle Miles Generated
Residential						
Single Family						
SF Estate	SF Detached Housing	0.00	0.00	1.01	8.61	0.00
SF Suburban	SF Detached Housing	66.65	253.27	1.01	8.61	2,202.46
SF Mid Density	Residential Condominium/Townhouse	0.00	0.00	0.54	8.61	0.00
Total Single Family						2,202.46
COMMERCIAL						
Multi-Family						
MF Suburban	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
MF High Density	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
MF Urban	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
Total Multi-family						0.00
Office						
Office Traditional	General Office Building	16.64	181,209.60	1.49	5.46	1,474.21
Office Campus	General Office Building	0.00	0.00	1.49	5.46	0.00
Office 3-4	General Office Building	0.00	0.00	1.49	5.46	0.00
Office 5-6	General Office Building	0.00	0.00	1.49	5.46	0.00
Office Urban Mixed Use	General Office Building	0.00	0.00	1.49	5.46	0.00
Total Office						1,474.21
Retail						
Retail Traditional	Free-standing Retail Store	0.00	0.00	2.97	3.22	0.00
Retail Urban Mixed Use	Free-standing Retail Store	0.00	0.00	2.97	3.22	0.00
Total Retail						0.00
Industrial						
Industrial Mfg	General Light Industrial	0.00	0.00	0.98	5.01	0.00
Industrial Distribution	General Light Industrial	0.00	0.00	0.98	5.01	0.00
Total Industrial						0.00

TOTAL VEHICLE MILES GENERATED	3,676.67
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EXISTING ZONING

Equivalent Land Use Category	Zoned Acres	Added Units or SF	Trip Gen. Rate	Trip Length (miles)	Vehicle Miles Generated
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Residential

Residential						Vehicle Miles Generated
Single Family						
SF Estate	SF Detached Housing	0.00	0.00	1.01	8.61	0.00
SF Suburban	SF Detached Housing	83.29	316.50	1.01	8.61	2,752.33
SF Mid Density	Residential Condominium/Townhouse	0.00	0.00	0.54	8.61	0.00
Total Single Family						2,752.33

COMMERCIAL

COMMERCIAL						Vehicle Miles Generated
Multi-Family						
MF Suburban	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
MF High Density	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
MF Urban	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
Total Multi-family						0.00

Office						Vehicle Miles Generated
Office						
Office Traditional	General Office Building	0.00	0.00	1.49	5.46	0.00
Office Campus	General Office Building	0.00	0.00	1.49	5.46	0.00
Office 3-4	General Office Building	0.00	0.00	1.49	5.46	0.00
Office 5-6	General Office Building	0.00	0.00	1.49	5.46	0.00
Office Urban Mixed Use	General Office Building	0.00	0.00	1.49	5.46	0.00
Total Office						0.00

Retail						Vehicle Miles Generated
Retail						
Retail Traditional	Free-standing Retail Store	0.00	0.00	2.97	3.22	0.00
Retail Urban Mixed Use	Free-standing Retail Store	0.00	0.00	2.97	3.22	0.00
Total Retail						0.00

Industrial						Vehicle Miles Generated
Industrial						
Industrial Mfg	General Light Industrial	0.00	0.00	0.98	5.01	0.00
Industrial Distribution	General Light Industrial	0.00	0.00	0.98	5.01	0.00
Total Industrial						0.00

TOTAL VEHICLE MILES GENERATED	2,752.33
DIFFERENCE	-924.34

POPULATION COMPARISON EXISTING ZONING

	Zoned Acres	Units Per Acre	Total Units	Persons Per Unit	Total Persons
Residential					
Single Family					
SF Estate	0	1	0	3	0
SF Suburban	66.65	3.8	253.27	3	759.81
SF Mid Density	0	8.5	0	3	0
Total Single Family					759.81
COMMERCIAL					
Multi-Family					
MF Suburban	0	17	0	1.8	0
MF High Density	0	24	0	1.8	0
MF Urban	0	40	0	1.8	0
Total Multi-family					0.00
Total Population					759.81

PROPOSED ZONING

Zoned Acres	Units Per Acre	Total Units	Persons Per Unit	Total Persons
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Residential

Single Family					
SF Estate	0	1	0	3	0
SF Suburban	83.29	3.8	316.502	3	949.506
SF Mid Density	0	8.5	0	3	0
Total Single Family					949.51

COMMERCIAL

Multi-Family					
MF Suburban	0	17	0	1.8	0
MF High Density	0	24	0	1.8	0
MF Urban	0	40	0	1.8	0
Total Multi-family					0.00
Total Population					949.51
Population Change					189.70