

Scenario 0 - No Offsets

Table 21: TIF Schedule (Hwy 50 & Local Roads)

	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
Residential	<i>Cost per EDU¹ >></i>		37,200	31,745	66,216
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	30,504	26,031	54,297
1,000 to 1,499 SqFt	0.89	Dwelling Unit	33,108	28,253	58,933
1,500 to 1,999 SqFt	0.95	Dwelling Unit	35,339	30,158	62,906
2,000 to 2,999 SqFt	1.00	Dwelling Unit	37,199	31,745	66,216
3,000 to 3,999 SqFt	1.06	Dwelling Unit	39,431	33,649	70,190
4,000 SqFt or more	1.10	Dwelling Unit	40,919	34,919	72,838
MFD Not Age Restricted	0.54	Dwelling Unit	20,088	17,142	35,757
SFD Age Restricted	0.32	Dwelling Unit	NA	10,159	21,190
MFD Age Restricted	0.27	Dwelling Unit	NA	8,571	17,878
Nonresidential	<i>Cost per EDU¹ >></i>		10,064	7,937	21,380
General Commercial	1.72	Bldg. Sq. Ft.	17.31	13.65	36.77
Hotel/Motel/B&B	0.28	Room	2,817	2,222	5,987
Church	0.26	Bldg. Sq. Ft.	2.62	2.07	5.56
Office/Medical	1.99	Bldg. Sq. Ft.	20.02	15.78	42.52
Industrial/Warehouse	0.56	Bldg. Sq. Ft.	5.63	4.45	11.97
¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development.					
Sources: Tables 19 and 20.					

Table 21: TIF Schedule (Hwy 50 & Local Roads)

	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
Residential	<i>Cost per EDU¹ >></i>		13,020	31,745	66,216
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	10,676	26,031	54,297
1,000 to 1,499 SqFt	0.89	Dwelling Unit	11,587	28,253	58,933
1,500 to 1,999 SqFt	0.95	Dwelling Unit	12,369	30,158	62,906
2,000 to 2,999 SqFt	1.00	Dwelling Unit	13,020	31,745	66,216
3,000 to 3,999 SqFt	1.06	Dwelling Unit	13,801	33,649	70,190
4,000 SqFt or more	1.10	Dwelling Unit	14,322	34,919	72,838
MFD Not Age Restricted	0.54	Dwelling Unit	7,031	17,142	35,757
SFD Age Restricted	0.32	Dwelling Unit	NA	10,159	21,190
MFD Age Restricted	0.27	Dwelling Unit	NA	8,571	17,878
Nonresidential	<i>Cost per EDU¹ >></i>		5,032	7,143	21,380
General Commercial	1.72	Bldg. Sq. Ft.	8.65	12.28	36.77
Hotel/Motel/B&B	0.28	Room	1,409	2,000	5,987
Church	0.26	Bldg. Sq. Ft.	1.31	1.85	5.56
Office/Medical	1.99	Bldg. Sq. Ft.	10.00	14.21	42.52
Industrial/Warehouse	0.56	Bldg. Sq. Ft.	2.82	4.00	11.97
¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development.					
Sources: Tables 19 and 20.					

Table 21: TIF Schedule (Hwy 50 & Local Roads)

	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
Residential	<i>Cost per EDU¹ >></i>		16,740	31,745	62,906
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	13,726	26,031	51,583
1,000 to 1,499 SqFt	0.89	Dwelling Unit	14,899	28,253	55,986
1,500 to 1,999 SqFt	0.95	Dwelling Unit	15,902	30,158	59,761
2,000 to 2,999 SqFt	1.00	Dwelling Unit	16,740	31,745	62,906
3,000 to 3,999 SqFt	1.06	Dwelling Unit	17,744	33,649	66,680
4,000 SqFt or more	1.10	Dwelling Unit	18,414	34,919	69,197
MFD Not Age Restricted	0.54	Dwelling Unit	9,040	17,142	33,969
SFD Age Restricted	0.32	Dwelling Unit	NA	10,159	20,130
MFD Age Restricted	0.27	Dwelling Unit	NA	8,571	16,985
Nonresidential	<i>Cost per EDU¹ >></i>		5,032	7,540	17,104
General Commercial	1.72	Bldg. Sq. Ft.	8.65	12.96	29.42
Hotel/Motel/B&B	0.28	Room	1,409	2,111	4,790
Church	0.26	Bldg. Sq. Ft.	1.31	1.96	4.44
Office/Medical	1.99	Bldg. Sq. Ft.	10.00	14.99	34.02
Industrial/Warehouse	0.56	Bldg. Sq. Ft.	2.82	4.22	9.58
¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development.					
Sources: Tables 19 and 20.					

Table 21: TIF Schedule (Hwy 50 & Local Roads)

	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
Residential	<i>Cost per EDU¹ >></i>		27,900	31,745	56,284
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	22,878	26,031	46,153
1,000 to 1,499 SqFt	0.89	Dwelling Unit	24,830	28,253	50,092
1,500 to 1,999 SqFt	0.95	Dwelling Unit	26,505	30,158	53,469
2,000 to 2,999 SqFt	1.00	Dwelling Unit	27,900	31,745	56,283
3,000 to 3,999 SqFt	1.06	Dwelling Unit	29,574	33,649	59,661
4,000 SqFt or more	1.10	Dwelling Unit	30,689	34,919	61,912
MFD Not Age Restricted	0.54	Dwelling Unit	15,066	17,142	30,393
SFD Age Restricted	0.32	Dwelling Unit	NA	10,159	18,011
MFD Age Restricted	0.27	Dwelling Unit	NA	8,571	15,196
Nonresidential	<i>Cost per EDU¹ >></i>		7,045	7,540	21,380
General Commercial	1.72	Bldg. Sq. Ft.	12.11	12.96	36.77
Hotel/Motel/B&B	0.28	Room	1,973	2,111	5,987
Church	0.26	Bldg. Sq. Ft.	1.83	1.96	5.56
Office/Medical	1.99	Bldg. Sq. Ft.	14.01	14.99	42.52
Industrial/Warehouse	0.56	Bldg. Sq. Ft.	3.95	4.22	11.97
¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development.					
Sources: Tables 19 and 20.					