

SCENARIO 2: MOBILITY FEE - URBAN *(All Vacant Parcels)*

A. Assuming 50 Percent of the Vacant Parcels are Residential Infill

RESIDENTIAL INFILL SIZE	Total No of Dwelling Units (DU)	Full Mobility Fee (\$)	\$\$	Based on Absortion Rate Per Year	SUBSIDY CALCULATION				
				\$\$/Year	25 Percent (\$)	Net Subsidy (\$)	50 Percent (\$)	Net Subsidy (\$)	100 Percent (\$)
Assuming the square footage of the house is between 1,501-2,499 Sq. Ft.	17,796	7,722	137,420,712	965,250	241,313	723,938	482,625	482,625	965,250

RESIDENTIAL INFILL SIZE	Based on Absortion Rate Per Year	SUBSIDY CALCULATION		
	\$\$/25 Years	25 Percent	50 Percent	100 Percent
Assuming the square footage of the house is between 1,501-2,499 Sq. Ft.	48,262,500	12,065,625	24,131,250	48,262,500

B. Assuming 50 Percent of the Vacant Parcels are Retail Infill

RETAIL INFILL SIZE	Total Sq. Ft.	Full Mobility Fee (\$)	\$\$	Based on Absortion Rate Per Year	SUBSIDY CALCULATION				
				\$\$/Year	25 Percent (\$)	Net Subsidy (\$)	50 Percent (\$)	Net Subsidy (\$)	100 Percent (\$)
50,001-200,000 Sq. Ft.	258,397,920	10,999	710,529,681	471,857	117,964	353,893	235,929	235,929	471,857

RETAIL INFILL SIZE	Based on Absortion Rate Per Year	SUBSIDY CALCULATION		
	\$\$/25 Years	25 Percent	50 Percent	100 Percent
50,001-200,000 Sq. Ft.	23,592,855	5,898,214	11,796,428	23,592,855

NOTES and ASSUMPTIONS

Calculation includes all vacant parcels in the Harbors Area.

Assuming 50 Percent of the total vacant parcels as Residential Infill and remaining 50 Percent as Retail Infill.

Assuming an average Residential Density of 3 DU/Acre for Residential.

Assuming an average Non-Residential Intensity of 0.25 FAR for Retail.

Both Residential (A.) and Non-Residential (B.) calculations are based on the "Full Mobility Fee" value from the Mobility Fee Schedule.

SCENARIO 2 THE HARBORS - ALL VACANT PARCELS

0 1 2 4 Miles

- All Vacant Parcels - Harbors/West Market Area
- West Market Area
- Cities

