



PIMA COUNTY
DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT
201 NORTH STONE AVENUE, THIRD FLOOR
TUCSON, ARIZONA 85701-1207

KURT WEINRICH, P. E.
DIRECTOR

(520) 740-6410
FAX (520) 620-1933

September 30, 2002

Mr. Thomas C. Lodge, P.E., Principal
Vice President, Private Development
MMLA, Inc.
800 E. Wetmore Rd., Suite 110
Tucson, AZ 85719

RE: Star Valley Development - Responsibility for Funding Roadway Improvements

Dear Mr. Lodge,

This letter is a formal response to the proposed financing plan, submitted to Department of Transportation (PCDOT) staff on September 24th, for funding necessary roadway improvements associated with the Star Valley Development. That financing plan included an enumerated list of projected improvements (Exhibit 25 on page 29 of the Star Valley Development Traffic Impact Analysis) and an accompanying map. PCDOT approves the financing plan with the exception that we believe that the developer of Star Valley should be responsible for improving Yedra Road to two lanes from Camino Verde to Vahalla Road. Other more regional roadway impacts associated with the Star Valley Development will be addressed by the Board of Supervisors' extending the roadway development impact fee to the Altar Valley benefit area.

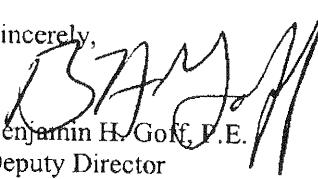
You will recall that in a July 8, 2002 correspondence from Jonathan Crowe to Mr. Geoff Harris, PCDOT approved the traffic analysis section of the Traffic Impact Analysis Report. PCDOT hereby approves the proposed financing plan for Star Valley roadway improvements, which satisfies rezoning condition 11.D. The proposed financing plan indicates that the following roadway improvements will be funded and constructed by the master developer of Star Valley. The following improvements are referenced by number to Exhibit 25 on page 29 of the Star Valley Development Traffic Impact Analysis report:

1. **Wade Road (#5).** Wade Road will be extended to Camino Verde as a two-lane roadway in the years 2002-2003.
2. **Camino Verde (#6).** Camino Verde will be constructed as a two-lane roadway from Wade Road/Los Reales Road to the development plan boundary in the years 2002-2003.
3. **Camino Verde (#7).** Camino Verde will be constructed as a two-lane roadway from the development plan boundary north to Valencia Road in the years 2005-2010.
4. **Camino Verde/Valencia Road Intersection (#8).** This intersection will be signalized, as warranted, between the years 2005 and 2010. Pima County and Star Valley will share in the funding of this improvement.

Mr. Thomas C. Lodge, P.E., Principal
Star Valley Development - Responsibility for Funding Roadway Improvements
September 30, 2002
Page 2

5. **Wade Road/Valencia Road Intersection (#9).** This intersection will be signalized, as warranted, between the years 2005 and 2010. Pima County and Star Valley will share in the funding of this improvement.
6. **Los Reales Road (#12).** Los Reales Road will be constructed as a two- lane roadway from Camino Verde to Viviana Road in the years 2002-2003.
7. **Los Reales Road (#13).** Los Reales Road will be constructed as a two- lane roadway from Viviana Road to the development plan boundary sometime after the year 2010.
8. **Viviana Road (#14).** Viviana Road will be constructed as a two-lane roadway from Los Reales Road to Valencia Road sometime after the year 2010 if planned build-out occurs.
9. **Camino Verde (#15).** Camino Verde will be constructed as a two-lane roadway to tie into Yedra Road in the years 2002-2003. The actual connection to Yedra Road shall not occur until Yedra Road has been improved (see item #16).
10. **Yedra Road (#16).** Yedra Road will be improved as a two-lane roadway from Camino Verde to Vahalla Road. The actual connection to Camino Verde shall not occur until this roadway improvement is complete.
11. **Camino Verde (#18).** Camino Verde will be constructed as a four-lane roadway from Wade Road/Los Reales Road to Valencia Road sometime after the year 2010 if planned build-out occurs. This project would be eligible for development impact fee credit.
12. **Camino Verde/Los Reales Road Intersection (#20).** This intersection will be signalized, as warranted, sometime after the year 2010. Pima County shall not participate in the funding of this improvement.

Please call Jonathan Crowe (740-6383) or Ted Payne (740-6387) if you have any questions or concerns.

Sincerely,

Benjamin H. Goff, P.E.
Deputy Director

c: John Bernal
Kurt Weinrich
Carmine DeBonis
Ted Payne
Jonathan Crowe



PIMA COUNTY
DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT
201 NORTH STONE AVENUE, THIRD FLOOR
TUCSON, ARIZONA 85701-1207

(520) 740-6410
FAX (520) 740-6341

TRANSPORTATION SYSTEMS DIVISION

FAX TRANSMITTAL

Date 10/7/02 Number of pages 4 (total)

To Tom Lodge From Ben Goff

Fax 292-1290

Tel. 292-2300

Subject Star Valley Improvements

Comments I have indicated via strike out and additions to your letter of 10/2/02 DOT conditions of approval. I will call you soon to discuss.

Ben Goff

c: Ted Payne
Jonathan Lowe



800 E. Wetmore Road
Suite 110
Tucson, AZ 85719
Telephone (520) 292-2300
1-800-441-5875
Fax (520) 292-1290

MMLA

McGovern MacVittie Lodge & Associates, Inc.

October 2, 2002

Mr. Ben Goff, P.E., Deputy Director
Pima County Department of Transportation
And Flood Control District
201 N. Stone Avenue, 3rd Floor
Tucson, AZ 85701

**Re: Star Valley Development – Transportation Improvement Financing Plan
MMLA 86171-62-11**

Dear Mr. Goff:

Thank you for your September 30, 2002, letter responding to our transportation financing plan. We appreciate your approval of condition 11D and look forward to Pima County recording the plat this week. Your approval of our financing plan generally matches the discussion between your staff (Jonathan Crowe/Ted Payne) and myself. We would like to restate and clarify our position on Items 3, 4, 5, 8, 10 and 11 for the record. They are as follows:

1. **Wade Road (#5).** Wade Road will be extended to Camino Verde as a two-lane roadway in the years 2002-2003.
2. **Camino Verde (#6).** Camino Verde will be constructed as a two-lane roadway from Wade Road/Los Reales Road to the development plan boundary in the years 2002-2003.
3. **Camino Verde (#7).** Camino Verde will be constructed as a two-lane roadway from the development plan boundary north to Valencia Road in the years 2005-2010. ~~This project would be eligible for development impact fee credit.~~
4. **Camino Verde/Valencia Road Intersection (#8).** This intersection will be signalized, as warranted, between the years 2005 and 2010. Pima County and Star Valley will share in the funding of this improvement. ~~This project would be eligible for development impact fee credit.~~

5. **Wade Road/Valencia Road Intersection (#9).** This intersection will be signalized, as warranted, between the years 2005 and 2010. Pima County and Star Valley will share in the funding of this improvement. ~~This project would be eligible for development impact fee credit.~~
6. **Los Reales Road (#12).** Los Reales Road will be constructed as a two-lane roadway from Camino Verde to Viviana Road in the years 2002-2003.
7. **Los Reales Road (#13).** Los Reales Road will be constructed as a two-lane roadway from Viviana Road to the development plan boundary sometime after the year 2010.
8. **Viviana Road (#14).** Viviana Road will be constructed as a two-lane roadway from Los Reales Road to Valencia Road sometime after the year 2010 if planned build-out occurs. This roadway would be constructed as an at-grade roadway. ~~The portion of the roadway outside the project boundary would be eligible for development impact fee credit.~~
9. **Camino Verde (#15).** Camino Verde will be constructed as a two-lane roadway to tie into Yedra Road in the years 2002-2003. The actual connection to Yedra Road shall not occur until Yedra Road has been improved (see item #16).
10. **Yedra Road (#16).** Yedra Road will be improved as a two-lane roadway from Camino Verde to Vahalla Road. The actual connection to Camino Verde shall not occur until this roadway improvement is complete. This roadway would be constructed as an at-grade roadway. This project would be eligible for development impact fee credit. Pima County shall be responsible for right-of-way acquisition ~~and any utility relocation.~~
11. **Camino Verde (#18).** Camino Verde will be constructed as a four-lane roadway from Wade Road/Los Reales Road to Valencia Road sometime after the year 2010 if planned build-out occurs. Adjacent property owners outside the project boundary along Camino Verde (south of Valencia) would also be required to contribute towards this project. This project would be eligible for development impact fee credit. *if they are actively developing the property.*
12. **Camino Verde/Los Reales Road Intersection (#20).** This intersection will be signalized, as warranted, sometime after the year 2010. Pima County shall not participate in the funding of this improvement.

Items 3, 8 and 10 are outside the project boundary and are within Pima County's right of way. Pima County will obtain permits (404, etc.), if necessary, for areas within its right of way to facilitate the construction of the proposed roadways.

Pima County will assist the developer in obtaining third-party permits (i.e. Section 404), however required mitigation is considered part of the improvement project.

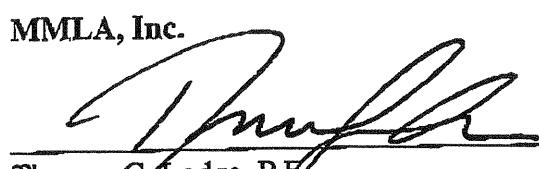


October 2, 2002
MMLA 86171-62-11
Page 3

The above items reflect our understanding of our commitment to the Star Valley Transportation Financing Plan. We thank you again for assisting in resolving this issue and we look forward to commencing this project immediately.

Sincerely,

MMLA, Inc.



Thomas C. Lodge, P.E.
Vice President, Private Development

TCL:pl

Cc: John Bernal, Pima County
Joe Cesare, Broadway Realty & Trust
David Cada, US Home Corporation
Carmine DeBonis, Pima County

BROADWAY REALTY & TRUST, INC.

4855 East Broadway, Suite 103
Tucson, Arizona 85711Phone: 520-747-5700
Fax: 520-577-8555

File No.

DATE: October 17, 2002

TO: Honorable Sharon Bronson FAX NUMBER: 884-1152

John Bernal
Department County Administrator
Public Works

FAX NUMBER: 205-8360

Chuck Huckleberry
County Administrator

FAX NUMBER: 740-8171

FC: Frank Bangs, Esquire
Tom Lodge, MMLA FAX NUMBER: 622-3088
FAX NUMBER: 292-1290

FROM: Joseph R. Cesare

REF: Star Valley Block Plat - Recordation

MESSAGE:

- 1) As you know, we have attempted to reasonably work out some conditions with the Transportation Department which we believe are not applicable to our Specific Plan Ordinance.
- 2) I last spoke to John Bernal last Friday (October 11, 2002), and was told that Katrina Richter would be in touch with our attorney Frank Bangs in hopes of resolving the situation. It is now Thursday (October 17, 2002), and it appears that we are left with no alternative except to file suit to obtain recordation of a final plat and recover substantial monetary damages caused by Pima County through its' Transportation Department.
- 3) This letter is simply written as a courtesy to advise you of a forth coming legal action since no reasonable remedy has been offered in order to resolve the impasse.


Joseph R. Cesare



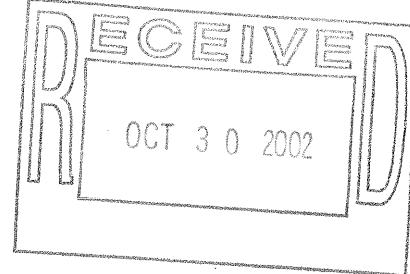
PIMA COUNTY
DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT
201 NORTH STONE AVENUE, THIRD FLOOR
TUCSON, ARIZONA 85701-1207

KURT WEINRICH, P. E.
DIRECTOR

(520) 740-6410
FAX (520) 620-1933

October 28, 2002

Thomas C. Lodge, P.E.
Vice President, Private Development
MMLA, Inc.
800 East Wetmore Road, Suite 110
Tucson, Arizona 85719



Re: Star Valley Development – Transportation Improvement Financing Plan

Dear Mr. Lodge:

Confirming my fax of October 7, 2002, and our subsequent conversations, the Pima County Department of Transportation (PCDOT) cannot accept the conditions contained in your letter of October 2, 2002, as meeting the Transportation Financing Plan requirements of the Star Valley Specific Plan. Your letter was in response to my letter dated September 30, 2002, which enumerated roadway improvements based upon the meetings of September 23 and 24, 2002.

After reviewing your position as restated in your October 2, 2002 letter I am reiterating PCDOT's position with the modifications I agreed to in our discussions. The Financing Plan must contain the following provisions:

1. **Wade Road (#5).** Wade Road will be extended to Camino Verde as a two-lane roadway in the years 2002-2003.
2. **Camino Verde (#6).** Camino Verde will be constructed as a two-lane roadway from Wade Road/Los Reales Road to the development plan boundary in the years 2002-2003.
3. **Camino Verde (#7).** Camino Verde will be constructed as a two-lane roadway from the development plan boundary north to Valencia Road in the years 2005-2010. This roadway will be an at-grade roadway.
4. **Camino Verde/Valencia Road Intersection (#8).** This intersection will be signalized, as warranted, between the years 2005 and 2010. Pima County and Star Valley will share in the funding of this improvement.
5. **Wade Road/Valencia Road Intersection (#9).** This intersection will be signalized, as warranted, between the years 2005 and 2010. Pima County and Star Valley will share in the funding of this improvement.

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9. **Camino Verde (#15).** Camino Verde will be constructed as a two-lane roadway to tie into Yedra Road in the years 2002-2003. The actual connection to Yedra Road shall not occur until Yedra Road has been improved (see item #10).
10. **Yedra Road (#16).** Yedra Road will be improved as a two-lane roadway from Camino Verde to Vahalla Road. The actual connection to Camino Verde shall not occur until this roadway improvement is completed. This roadway would be constructed as an at-grade roadway. Pima County shall be responsible for right-of-way acquisition and clearance of encroachments, excluding utilities.
11. **Camino Verde (#18).** Camino Verde will be constructed as a four-lane roadway from Wade Road/Los Reales Road to Valencia Road sometime after the year 2010 if planned build-out occurs. Adjacent property owners outside the project boundary along Camino Verde (south of Valencia) would also be required to contribute towards this project if they are actively developing the property. This project would be eligible for development impact fee credit.
12. **Camino Verde/Los Reales Road Intersection (#20).** This intersection will be signalized, as warranted, sometime after the year 2010. Pima County shall not participate in the funding of this improvement.

Items 3, 8 and 9 are outside of the Specific Plan boundary. These improvements are the responsibility of the master developer of the Star Valley Specific Plan. PCDOT has worked diligently with your firm, other consultants and Mr. Cesare to assure that the Star Valley Transportation Financing Plan adheres to the conditions of approval. Condition 11D of the rezoning explicitly applies to roadways adjacent to, as well as within, the plan area. PCDOT will assist the developer in obtaining third-party permits (i.e., Section 404), however, required mitigation is considered part of these off-site improvement projects.

You have suggested that these and other improvements enumerated above would be eligible for development impact fee credits should Pima County extend the Impact Fee Ordinance to encompass the Specific Plan area. PCDOT will recommend that the impact fees be assessed in this area; however, their use will be directed to significant regional roadways, such as Valencia Road. The traffic impact assessment for Star Valley identified substantial demand from the Specific Plan area on major roads in the

southwest area. The impact fees are the most equitable way to mitigate the impact of the Specific Plan development upon major roads in conjunction with other planned development within the benefit area.

As we have not received confirmation of your acceptance of these requirements, the Pima County Administrator has requested staff to place the Star Valley block plat on the Board of Supervisor's Agenda for reconsideration, based upon non-compliance with the Specific Plan conditions of rezoning.

I will be out of the office October 28th thru November 1st so please contact Ted Payne at 740-6403 if you have any further questions.

Sincerely,

Richard G. Haeringer
Benjamin H. Goff, P.E.,
Deputy Director

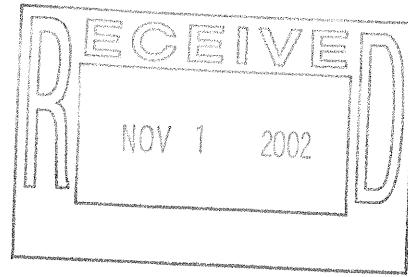
c: John M. Bernal, Deputy County Administrator for Public Works
Kurt Weinrich, Director, PCDOT
Carmine DeBonis, Director, Development Services Department
Katharina Richter, Chief Civil Deputy County Attorney
Ted Payne, Supervisor, Transportation Systems Division

EXHIBIT 3



800 E. Wetmore Road
Suite 110
Tucson, AZ 85719
Telephone (520) 292-2300
1-800-441-5875
Fax (520) 292-1290

MMLA
McGovern MacVittie Lodge & Associates, Inc.



October 30, 2002

Mr. Ben Goff, P.E., Deputy Director
Pima County Department of Transportation
And Flood Control District
201 N. Stone Avenue, 3rd Floor
Tucson, AZ 85701

**Re: Star Valley Development – Transportation Improvement Financing Plan
MMLA 86171-62-11**

Dear Mr. Goff:

Our client is accepting Pima County's October 7, 2002 and October 20, 2002 requested changes to the Star Valley Transportation Financing Plan.

The changes are as follows:

1. **Wade Road (#5).** Wade Road will be extended to Camino Verde as a two-lane roadway in the years 2002-2003.
2. **Camino Verde (#6).** Camino Verde will be constructed as a two-lane roadway from Wade Road/Los Reales Road to the development plan boundary in the years 2002-2003.
3. **Camino Verde (#7).** Camino Verde will be constructed as a two-lane roadway from the development plan boundary north to Valencia Road in the years 2005-2010. This roadway will be an at-grade roadway.
4. **Camino Verde/Valencia Road Intersection (#8).** This intersection will be signalized, as warranted, between the years 2005 and 2010. Pima County and Star Valley will share in the funding of this improvement.
5. **Wade Road/Valencia Road Intersection (#9).** This intersection will be signalized, as warranted, between the years 2005 and 2010. Pima County and Star Valley will share in the funding of this improvement.

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10. **Yedra Road (#16).** Yedra Road will be improved as a two-lane roadway from Camino Verde to Vahalla Road. The actual connection to Camino Verde shall not occur until this roadway improvement is complete. This roadway would be constructed as an at-grade roadway. This project would be eligible for development impact fee credit. Pima County shall be responsible for right-of-way acquisition and clearance of encroachments. Pima County will exercise its power to require the Utility Companies to relocate their facilities necessary for road construction.
11. **Camino Verde (#18).** Camino Verde will be constructed as a four-lane roadway from Wade Road/Los Reales Road to Valencia Road sometime after the year 2010 if planned build-out occurs. Adjacent property owners outside the project boundary along Camino Verde (south of Valencia) would also be required to contribute towards this project if they are actively developing the property. This project would be eligible for development impact fee credit.
12. **Camino Verde/Los Reales Road Intersection (#20).** This intersection will be signalized, as warranted, sometime after the year 2010. Pima County shall not participate in the funding of this improvement.

Item #10 was corrected to reflect your October 7 conditions. We have assumed that the deletion was a typographical error.

Items 3, 8 and 9 are outside of the Specific Plan boundary. PCDOT will assist the developer in obtaining third-party permits (i.e., Section 404), however, required mitigation is considered part of these off-site improvement projects.

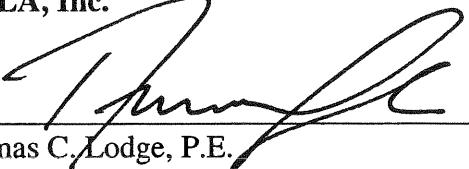


By its acceptance of the County's changes to the Financing Plan, USH/SVA Star Valley does not waive any constitutional or statutory grounds it may have to challenge the requirement of off-site improvements as a condition of plat approval, or its ability to seek the inclusion of the off-site improvements as projects to be funded by future development fees adopted by Pima County.

The above items reflect our understanding of our commitment to the Star Valley Transportation Financing Plan. We thank you again for assisting in resolving this issue and we look forward to commencing this project immediately. We look forward to the Plat recording this week.

Sincerely,

MMLA, Inc.



Thomas C. Lodge, P.E.

Vice President, Private Development

TCL:pl

Cc: John Bernal, Pima County
Joe Cesare, Broadway Realty & Trust
David Cada, US Home Corporation
Carmine DeBonis, Pima County
Katharina Richter, Pima County



EXHIBIT 4



MEMORANDUM

Date: October 21, 2002

To: John Bernal
Deputy County Administrator - Public Works

From: C.H. Huckelberry
County Administrator *CHH*

Re: Fax from Broadway Realty & Trust Regarding the Star Valley Block Plat and Its Recordation

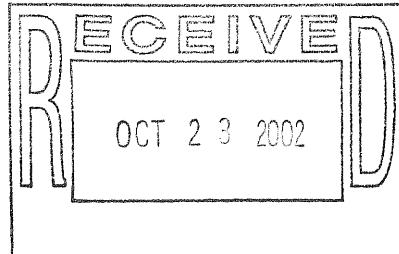
Apparently staff has been unable to obtain an agreement with the property owner regarding certain conditions of zoning related to the specific plan that our staff believes should be clarified in the block plat planning process. I assume these relate to infrastructure systems and, in particular, appropriate agreements regarding contributions to major transportation improvements necessary to support the specific plan. If reasonable accommodation and agreement cannot be made regarding these specific plan requirements, I would request that the Star Valley block plat be placed back on the Board's agenda for reconsideration based on non-compliance with specific plan zoning conditions.

I understand staff's desire to accelerate and cooperate with the land owner in this matter, and that the original approval and placement of this block plat on the Board's agenda for approval was predicated on staff's belief that an appropriate agreement could be reached with the owner. If such is necessary, please schedule the block plat for Star Valley for reconsideration by the Board at your earliest convenience, as well as delineate specifically what conditions of zoning contained in the specific plan have not been met.

CHH/jj

Attachment

c: Carmine DeBonis, Development Services Director
Katharina Richter, Chief Civil Deputy County Attorney



*Faxed to
Katherine Richter
10-17-02
CR*

BROADWAY REALTY & TRUST, INC.
4855 East Broadway, Suite 103
Tucson, Arizona 85711

Phone: 520-747-5700
Fax: 520-577-8555

DATE: October 17, 2002 File No.

TO: Honorable Sharon Bronson FAX NUMBER: 884-1152

John Bernal
Department County Administrator
Public Works FAX NUMBER: 205-8360

Chuck Huckelberry
County Administrator FAX NUMBER: 740-8171

FC: Frank Bangs, Esquire
Tom Lodge, MMLA FAX NUMBER: 622-3088
FAX NUMBER: 292-1290

FROM: Joseph R. Cesare

REF: Star Valley Block Plat - Recordation

MESSAGE:

- 1) As you know, we have attempted to reasonably work out some conditions with the Transportation Department which we believe are not applicable to our Specific Plan Ordinance.
- 2) I last spoke to John Bernal last Friday (October 11, 2002), and was told that Katrina Richter would be in touch with our attorney Frank Bangs in hopes of resolving the situation. It is now Thursday (October 17, 2002), and it appears that we are left with no alternative except to file suit to obtain recordation of a final plat and recover substantial monetary damages caused by Pima County through its' Transportation Department.
- 3) This letter is simply written as a courtesy to advise you of a forth coming legal action since no reasonable remedy has been offered in order to resolve the impasse.

Joseph R. Cesare

*Volencia
Road
Improvements*

EXHIBIT 5

Jan 14

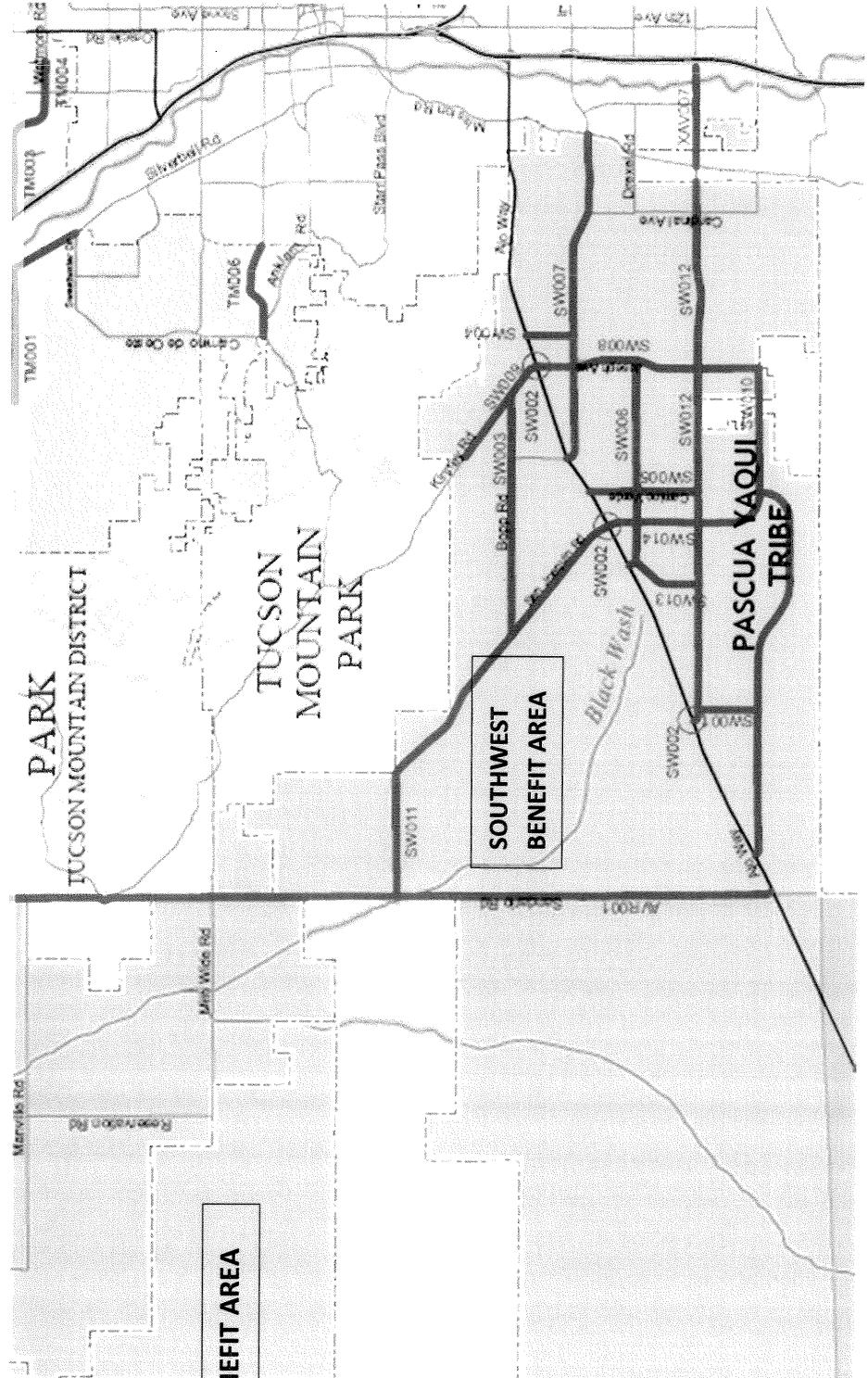
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Transfers from
Avra Valley = \$1

Fully Developer Funded

PARK
TUCSON MOUNTAIN DISTRICT

BEFIT AREA



Impact Fee Projects-Southwest

SW001: Airline Road: Los Reales to Valen two/four lane roadway.

SW002: Ajo Highway, three grade separa separated intersections at Valencia, San J
SW003: Bopp Road: San Joaquin to Kinne
SW004: Camino de Oeste: Irvington Roac and four lane roadway.

SW005: Camino Verde: Ajo Highway to V roadway.
SW006: Drexel Road: Ajo Highway to Ma roadway.

SW007: Irvington Road: Ajo Highway to I six lane roadway.

SW008: Joseph Road/Mark Road: Ajo Hi six lane roadway.

SW009: Kinney Road, Ajo Hwy to Bopp R
SW010: Los Reales Road: Ajo Highway to roadway.

SW011: San Joaquin: Ajo Highway to San roadway.
SW012: Valencia Road: Ajo Highway (to I a six and eight lane roadway.

SW013: Wade Road: Ajo Highway to Los
SW014: Vahalla Road, Valencia to Drexel
SW015: Camino Verde: Valencia to Brigh roadway (per Resolution 2013-76).

PROJECTS IN PLANNING

SW005: Camino Verde: Valencia Road to We
SW012: Valencia Road: Ajo Hwy to Mt Ea

PROJECTS COMPLETED

SW012: Valencia Road: Mark Road to We
SW017: Valencia Road: Mark to Mission |

TOTAL COST (ESTIMATED)	IMPACT FEES (ESTIMATED)	RTA (ESTIMATED)	97 HURF BONDS (ESTIMATED)	FEDERAL STP (ESTIMATED)	12.6% HURF (ESTIMATED)	OTHER (ESTIMATED)
Wade Way \$16,000,000	\$1,365,000 \$0	\$0 \$5,000,000	\$0 \$0	\$0 \$11,000,000	\$0 \$0	\$0 \$0
Black Wash \$15,000,000	\$0	\$0	\$0	\$0	\$0	\$15,000,000
ad \$21,800,000	\$6,100,000	\$4,700,000		\$0	\$11,000,000	\$0

TOTAL COST (ESTIMATED)	IMPACT FEES (ESTIMATED)	RTA (ESTIMATED)	97 HURF BONDS (ESTIMATED)	FEDERAL STP (ESTIMATED)	12.6% HURF (ESTIMATED)	OTHER (ESTIMATED)
ad \$19,422,341		\$494,000	\$5,799,999	\$0	\$31,130,000	\$525,740
\$12,213,635	\$315,732	\$0	\$6,766,363	\$0	\$5,033,401	\$98,139