

BLOOMINGTON BUSINESS PARK SPECIFIC PLAN

Community Benefits at Full Specific Plan Buildout:

- \$45 Million for CJUSD for a new state-of-the-art school
- \$71 Million total in one-time contributions to Bloomington infrastructure
 - 2.2 miles of New Safe Roads, Sidewalks and Traffic Signals (\$39.4 Million)
 - 2 miles of New Storm Drain to solve regional flooding issues (\$20 Million)
 - Bloomington Infrastructure Fund & Development Impact Fees (\$18.6 Million)
 - 13 acre Regional Facility Drainage Basin
- \$1.1 Million in Annual Revenue for the Bloomington Community Enhancement Fund to support public safety and code enforcement for **Bloomington Only**
- A net gain of 198 units of homes in Bloomington
- Job Creation and Bloomington Job Fair:
 - 3,237+ Permanent, local jobs
 - 5,450+ New construction jobs
- \$512 Million total investment over 30 years (*includes one-time and annual fees*)

Total Investment in Bloomington

| One-Time | | Annual | |
|--|--------------------------|---|------------------------|
| Fund | Amount (one-time) | Fund | Amount (annual) |
| CJUSD New Elementary School | \$45 million | Bloomington Community Enhancement Fund (public safety, code enforcement, parks) | \$1.1 million |
| Development Impact Fee to CJUSD | \$2.5 million | Sales Tax | TBD |
| Bloomington Infrastructure Fund (streets, sidewalks) | \$6.4 million | Property Tax | \$12 million |
| Development Impact Fees paid to County | \$12.2 million | TOTAL ANNUAL | \$13.1 million |
| Offsite improvements (roads, sidewalks, traffic signals) | \$33 million | TOTAL OVER 30 YEARS | \$393 million |
| Storm drain to solve regional flooding | \$20 million | | |
| TOTAL ONE-TIME | \$119 million | | |

Total Over 30 Years: \$512 million
3,237+ permanent local jobs; 5,450+ construction jobs

Environmental & Sustainability Benefits:

- Complies with Attorney General Best Practices
- Solar Ready Roof
- Planning for Electrification
- Sustainable Design Features

Rendering



VIEW FROM JURUPA AVENUE LOOKING NORTH

New School



Design Concepts

28 Acre Site