

DOVER LANDING - PROPOSED PUBLIC BENEFITS			
Based on Concept Site Plan 1/22/07			
Improvement / Benefit	Phase 1	Future Phases	Total Cost
Engineering / Permitting	400,000		400,000
Erosion / Dust Control	43,180	7,620	50,800
Regrade Existing Bank	170,000	30,000	200,000
Stone Riprap to High Water	433,500	76,500	510,000
Vegetative Bank to Top of Slope	102,000	18,000	120,000
Park Walkway, Ammenities, Landscaping, Irrigation, Lighting	420,750	74,250	495,000
Public Restrooms	50,000		50,000
Excursion Boat Landing	20,000		20,000
Public Boat Slips (12)	250,000		250,000
Public Parking Spaces (43)	21,500		21,500
Total Waterfront Park Improvements	\$1,910,930	\$206,370	\$2,117,300
Public Benefit Roadways			
Washington St Bridge to Property Line	200,000		200,000
Improvements to Existing River Road	100,000		100,000
Landscaped Median at River Road	50,000		50,000
N. River Rd to Parking	200,000		200,000
Total Public Benefit Roadways	\$550,000	\$0	\$550,000
Environmental Remediation	\$500,000	\$0	\$500,000
Total Public Benefits	\$2,960,930	\$206,370	\$3,167,300

Does not include cost of Boulevard landscaping, Other streetscape, or any developer contributions to operation, maintenance