

Sustainability

Comparison of Downtown High Rise And Suburban Development

*This Chart compares the "environmental footprint" of a downtown high rise community with (i) a similarly priced luxury suburban community, (ii) a typical suburban single family community, and (iii) a lower density condominium project, all with a similar number of units.

	Urban Condo Project	Urban/Suburban Condo Project	Typical Suburban Single Family Project	Similarly Priced One Acre Lot Project
Number of Units	200	200	200	200
Acreage consumed for project	<i>Under 3/4 of an acre</i>	<i>approximately 20 acres (approximately 10 units per acre with roads and drainage)</i>	<i>Between 57 and 70 acres (between app. 3 and 3.5 units per acre with roads and drainage)</i>	<i>220 to 230 acres (approximately one acre lots with roads and drainage)</i>
Impervious Coverage Percentage of Total Project Total Acres of IC	100% 3/4 of an acre	55 to 60% 11 to 12 acres	45% 26 to 32 acres	15 to 45% 29 to 87 acres
Length of Streets and Utility Lines Internal to the Project	334 feet	app. 1900 feet	1.5 to 2 miles	4 to 5 miles
Landscape Water Usage	Zero <i>(Landscaping irrigated with rain water collection system and A/C condensation collection system.)</i>	6,800,000 gal/year <i>(Based on actual 10 unit per acre condo project, including initial establishment of landscaping. 2,833 gal/mo. Or 34,000 gal/yr.)</i>	15,600,000 gal/year <i>(Typical standard lot irrigates approximately 6,500 gallons or 78,000 gallons per year of potable water for irrigation.)</i>	40,000,000 gal/year <i>(Typical one acre lot irrigates at least 10,000 s.f. resulting in 200,000 per year of potable water used to irrigate landscaping.)</i>
Electricity Usage	\$10 to \$60 per month <i>(Energy efficient design; green building, smaller size; using City chilled water system for A/C.)</i>	app. \$50 to \$200 or more <i>(Usage is less with smaller size homes and common walls. Typically less than single family.)</i>	app. \$100 to \$300/mo. or more <i>(This usage will vary greatly depending on the size of the home and multiple A/C units per home.)</i>	\$250 to \$450 per month <i>(Typical higher usage with larger size housing and separate and multiple A/C units per home.)</i>
Taxable Value Per Acre	<i>Over \$80 million to \$150 million per acre, depending on value of units.)</i>	<i>Depends on location and value of units. Range is from app. \$2,000,000 per acre to (unit values from \$200k/unit)</i>	<i>Approximately \$700,000 to \$1,225,000 per acre (assuming an average home value of approximately \$200,000 per home)</i>	<i>Approximately \$1 million per acre (assuming an average home value of approximately \$1 million per home)</i>
Percentage of Taxes Used to Provide City Services to Community	<i>about 10% to 20% (Mayor's Will Wynn statement that downtown buildings need only 20% of taxes to provide City Services)</i>	<i>Taxes may pay for services needed for Community as tax base is higher and maintenance obligations are much lower.</i>	<i>Taxes do not pay for services needed for Community</i>	<i>Taxes do not pay for services needed for Community</i>