

## 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	<b>TOTAL ANNUAL</b>	<b>\$13.1 million</b>
Offsite improvements (roads, sidewalks, traffic signals)	\$33 million	<b>TOTAL OVER 30 YEARS</b>	<b>\$393 million</b>
Storm drain to solve regional flooding	\$20 million		
<b>TOTAL ONE-TIME</b>	<b>\$119 million</b>		

**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**