Cut-Through Traffic Evaluation and Mitigation. In recognition of the fact that it is difficult to predict future levels of cut-through traffic associated with development of the Master Plan projects, any building permit application proposing a building that exceeds 5,000 sq. ft. or provisions of public use of sports field 3-years after the approval of Master Plan will include an analysis of existing and projected cut-through traffic impact on non-arterial streets related to Northwest University vehicles. If cut-through traffic impacts are identified that are projected to worsen as a result of the proposed project, Northwest University shall be required to pay a mitigation fee to the City's Neighborhood Traffic Control Program that is proportionate to its impact, not to exceed $15,000 per Master Plan project over 5,000 sq. ft. or public use of the sports field for the life of the Master Plan.