30 MINUTE DRIVE-SHED SPENDING

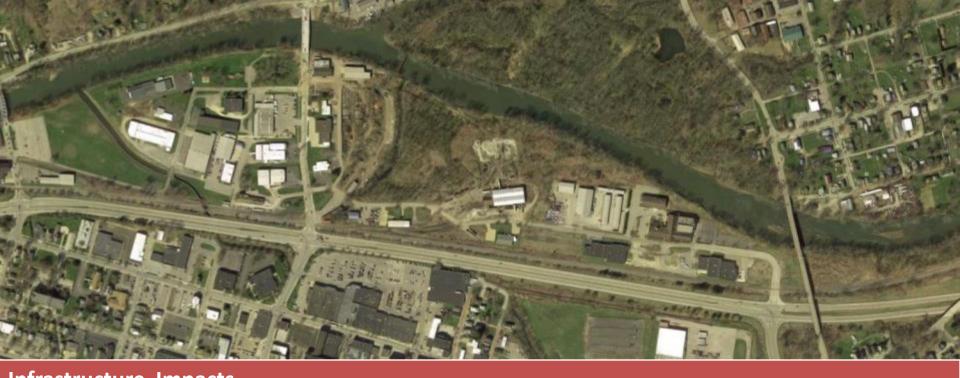
Retail Trade-\$990M

Food and Drink-\$95M



Based on North American Industry Classification System (NAICS) business type classification.

(Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.)



Infrastructure Impacts Utility

Telecom

Gas

Electric/IT Fiber

\$ 33,345; 6" laterals, 1 grease trap, vents, clean outs, etc

Sewer

\$ 146,250; 6" laterals, meter pit, hydrants, valves, testing Water

\$ 50,000; service lines

Budget Cost - Description

\$ 269,100; upgrade fiber main, service lines, 3 meters, street lights

\$ 65,5200; laterals, valves, etc.

Trail \$ 635,310; asphalt trail, boardwalk, walks, planting

\$ 506,610; street widening, repair, curb, sidewalks, overlay **Transportation**

Building on Capacity 5-10 years

- Phase listing
 - Housing
 - More Entertainment:
 - More dining options 'foody cluster'
 - Wellness and fitness cluster
 - Entertainment cluster
 - Bike shop/rentals,
 - outfitter and support retail
 - Office



















Magnolia Market





Phase 2



Realizing the Vision 10-15 Years

- Phase listing:
 - Office expansion
 - More housing
 - Auxilliary entertainment
 - Playgrounds,
 - Festivals



Phase 3



Vision Plan to Reality





Land Use Plan