

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	Budget Cost - Description
Sewer	\$ 33,345; 6" laterals, 1 grease trap, vents, clean outs, etc
Water	\$ 146,250; 6" laterals, meter pit, hydrants, valves, testing
Telecom	\$ 50,000; service lines
Electric/IT Fiber	\$ 269,100; upgrade fiber main, service lines, 3 meters, street lights
Gas	\$ 65,5200; laterals, valves, etc.
Trail	\$ 635,310; asphalt trail, boardwalk, walks, planting
Transportation	\$ 506,610; street widening, repair, curb, sidewalks, overlay

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