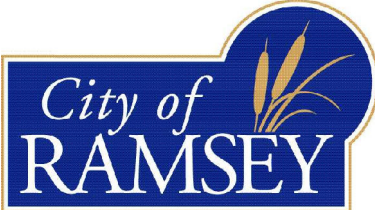
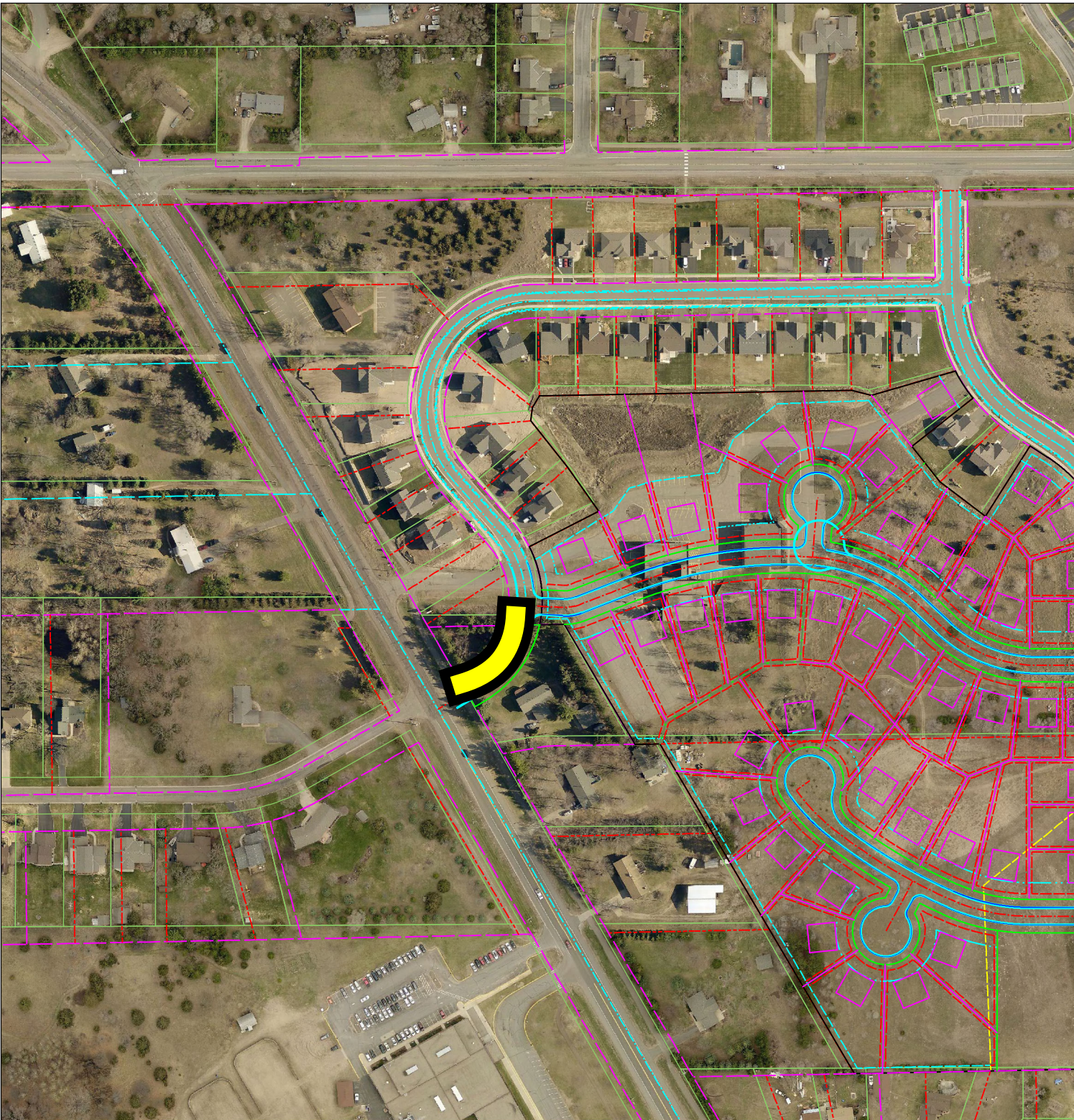


# Harvest Estates

Nowthen Boulevard  
Access Options

- Option B1b (Half Access)
- Option B2b (Full Access)
- Current Driveway Location

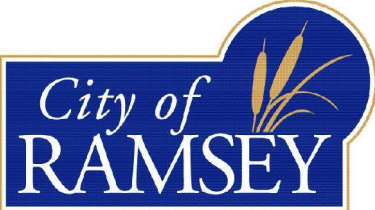




# Harvest Estates

Nowthen Boulevard  
Access Options

Option B1a (Half Access)  
Option B2a (Full Access)  
Re-Aligned Access





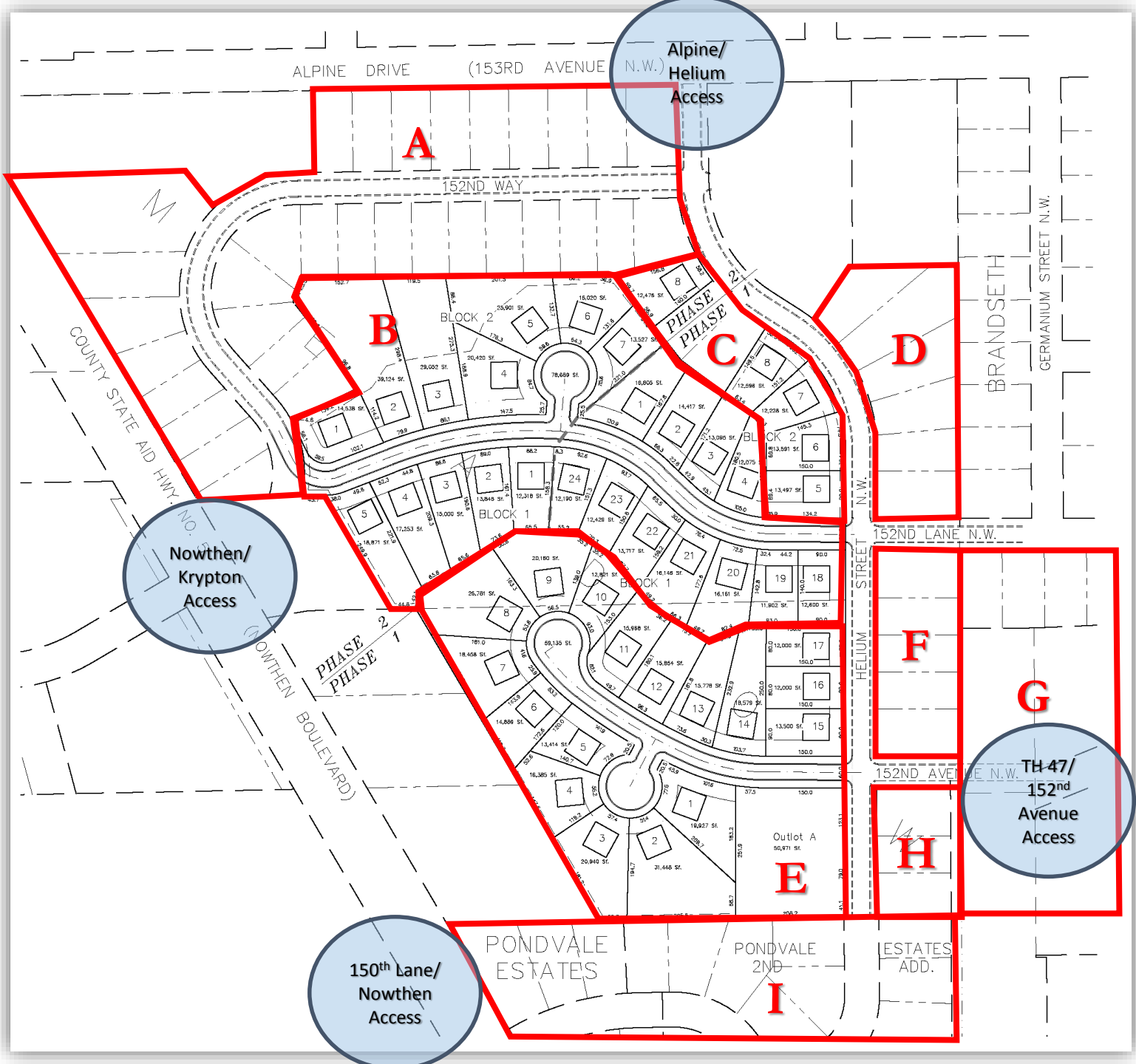


**MOCK Feasibility Analysis: Access to Harvest Estates**

	<b>A</b> Closed Access	<b>B1a</b> Right In, Right Out <i>Realignment</i>	<b>B2a</b> Full Access <i>Realignment</i>	<b>B1b</b> Right In, Right Out <i>Existing Alignment</i>	<b>B2b</b> Full Access <i>Existing Alignment</i>
<b>REVENUES</b>					
<u>Land Sale Proceeds</u>					
Former Municipal Center	\$ 923,000.00	\$ 923,000.00	\$ 923,000.00	\$ 923,000.00	\$ 923,000.00
Future Resale of Acquired Property	\$ 50,000.00	\$ 150,000.00	\$ 150,000.00	\$ 50,000.00	\$ 50,000.00
<b>SUB TOTAL</b>	<b>\$ 973,000.00</b>	<b>\$ 1,073,000.00</b>	<b>\$ 1,073,000.00</b>	<b>\$ 973,000.00</b>	<b>\$ 973,000.00</b>
<b>EXPENSES</b>					
<u>Property Acquisition</u>					
23-32-25-42-0032 & 0039 (Current Alignment)	\$ (65,000.00)	\$ -	\$ -	\$ (65,000.00)	\$ (65,000.00)
23-32-25-41-0011 (Re-Alignment)	\$ -	\$ (250,000.00)	\$ (250,000.00)	\$ -	\$ -
<u>Improvements</u>					
Utilities	\$ (85,000.00)	\$ (85,000.00)	\$ (85,000.00)	\$ (85,000.00)	\$ (85,000.00)
City Road	\$ -	\$ (175,000.00)	\$ (175,000.00)	\$ (125,000.00)	\$ (125,000.00)
Trail Connection	\$ (30,000.00)	\$ -	\$ -	\$ -	\$ -
County Road	\$ -	\$ (250,000.00)	\$ (500,000.00)	\$ (250,000.00)	\$ (500,000.00)
<u>Site Clean Up</u>					
Demolition and Clean Up	\$ (200,000.00)	\$ (200,000.00)	\$ (200,000.00)	\$ (200,000.00)	\$ (200,000.00)
Utilities Demolition and Removal	\$ (100,000.00)	\$ (100,000.00)	\$ (100,000.00)	\$ (100,000.00)	\$ (100,000.00)
<u>Other</u>					
Broker Commission Fee (5% of sale price)	\$ (46,150.00)	\$ (46,150.00)	\$ (46,150.00)	\$ (46,150.00)	\$ (46,150.00)
Closing Costs/Legal/Other (4% of sale price)	\$ (36,920.00)	\$ (36,920.00)	\$ (36,920.00)	\$ (36,920.00)	\$ (36,920.00)
Contingency (15% of all other costs)	\$ (84,460.50)	\$ (171,460.50)	\$ (208,960.50)	\$ (136,210.50)	\$ (173,710.50)
<b>SUB TOTAL</b>	<b>\$ (647,530.50)</b>	<b>\$ (1,314,530.50)</b>	<b>\$ (1,602,030.50)</b>	<b>\$ (1,044,280.50)</b>	<b>\$ (1,331,780.50)</b>
<b>NET INCOME</b>	<b>\$ 325,469.50</b>	<b>\$ (241,530.50)</b>	<b>\$ (529,030.50)</b>	<b>\$ (71,280.50)</b>	<b>\$ (358,780.50)</b>

**NOTE:** All numbers provided in this concept feasibility analysis are unofficial and not final. The purpose of this document is to provide estimations for policy discussion purposes only. Final estimations should be provided by a third party professional consultant. Discrepancy in these estimations will exist. This document was completed on 02/11/2015. Staff will recommend the City consider the use of County HRA dollars to pay for a portion of City redevelopment costs associated with this project.

# Harvest Estates Traffic Analysis Zones (Unofficial)



Harvest Estates  
Traffic Analysis: No Nowthen Access

Block	Num_Homes	Trips_Per	Total_Trips	
A		29	10	290
B		23	10	230
C1		2	10	20
C2		5	10	50
D		6	10	60
E		17	10	170
F		5	10	50
G		12	10	120
H		3	10	30
I		16	10	160
<b>Total</b>				<b>1180</b>

Block	Nowthen_Percentage	Alpine_Percentage	150th_Percentage	TH47_Percentage	Total
A	0%	60%	35%	5%	100%
B	0%	60%	30%	10%	100%
C1	0%	50%	30%	20%	100%
C2	0%	50%	30%	20%	100%
D	0%	60%	20%	20%	100%
E	0%	20%	50%	30%	100%
F	0%	30%	40%	30%	100%
G	0%	20%	40%	40%	100%
H	0%	20%	40%	40%	100%
I	0%	15%	65%	20%	100%

Block	Nowthen_Trips	Alpine_Trips	150th_Trips	TH47_Trips
A	0	174	102	15
B	0	138	69	23
C1	0	10	6	4
C2	0	25	15	10
D	0	36	12	12
E	0	34	85	51
F	0	15	20	15
G	0	24	48	48
H	0	6	12	12
I	0	24	104	32
Total	0	486	473	222

Total Trips = 1180

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NOT AN OFFICIAL TRAFFIC ANALYSIS: FOR BASELINE DISCUSSION ONLY!

Harvest Estates  
Traffic Analysis: Half Nowthen Access

Block	Num_Homes	Trips_Per	Total_Trips
A		29	10
B		23	10
C1		2	10
C2		5	10
D		6	10
E		17	10
F		5	10
G		12	10
H		3	10
I		16	10
<b>Total</b>			<b>1180</b>

Block	Nowthen_Percentage	Alpine_Percentage	150th_Percentage	TH47_Percentage	Total
A	40%	35%	20%	5%	100%
B	40%	35%	20%	5%	100%
C1	30%	30%	30%	10%	100%
C2	30%	30%	30%	10%	100%
D	40%	40%	10%	10%	100%
E	20%	0%	50%	30%	100%
F	25%	25%	25%	25%	100%
G	5%	15%	40%	40%	100%
H	5%	15%	40%	40%	100%
I	0%	15%	65%	20%	100%

Block	Nowthen_Trips	Alpine_Trips	150th_Trips	TH47_Trips
A	116	102	58	15
B	92	81	46	12
C1	6	6	6	2
C2	15	15	15	5
D	24	24	6	6
E	34	0	85	51
F	13	13	13	13
G	6	18	48	48
H	2	5	12	12
I	0	24	104	32
<b>Total</b>	<b>307</b>	<b>286</b>	<b>393</b>	<b>195</b>

Total Trips = 1180

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Harvest Estates  
Traffic Analysis: Full Nowthen Access

Block	Num_Homes	Trips_Per	Total_Trips	
A		29	10	290
B		23	10	230
C1		2	10	20
C2		5	10	50
D		6	10	60
E		17	10	170
F		5	10	50
G		12	10	120
H		3	10	30
I		16	10	160
<b>Total</b>				<b>1180</b>

Block	Nowthen_Percentage	Alpine_Percentage	150th_Percentage	TH47_Percentage	Total
A	70%	20%	5%	5%	100%
B	85%	5%	5%	5%	100%
C1	30%	30%	30%	10%	100%
C2	30%	30%	30%	10%	100%
D	40%	40%	10%	10%	100%
E	20%	0%	50%	30%	100%
F	25%	25%	25%	25%	100%
G	5%	15%	40%	40%	100%
H	5%	15%	40%	40%	100%
I	0%	15%	65%	20%	100%

Block	Nowthen_Trips	Alpine_Trips	150th_Trips	TH47_Trips
A	203	58	15	15
B	196	12	12	12
C1	6	6	6	2
C2	15	15	15	5
D	24	24	6	6
E	34	0	85	51
F	13	13	13	13
G	6	18	48	48
H	2	5	12	12
I	0	24	104	32

Total	498	174	315	195	Total Trips =	1180
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Intersection	Existing	Forecasted A	Change A	Forecasted B1	Change B1	Forecasted B2(a & b)	Change B2(a & b)
Krypton Terrace/Nowthen Boulevard	253	0	-253	307	54	498	245
Helium Street/Alpine Drive	147	486	339	286	139	174	27
150th Lane/Nowthen Boulevard	203	473	270	393	190	315	112
152nd Avenue/TH 47	127	222	95	195	68	195	68
Total Trips	730	1180		1180		1180	

Maximum Travel Time to Ramsey Elementary School

Alternative	Distance (FT)	MPH	Equation	FPM	Travel Time	Delays (Min)	Total
Nowthen Open AM	2,500	30	$30 \text{ MPH} \times 5,280 \text{ feet} = 158,400 \text{ feet per hour} / 60 \text{ minutes} = 2,640 \text{ feet per minute}$	2640	0.95	1.00	1.95
Nowthen Open PM	2,500	30	$30 \text{ MPH} \times 5,280 \text{ feet} = 158,400 \text{ feet per hour} / 60 \text{ minutes} = 2,640 \text{ feet per minute}$	2640	0.95	1.00	1.95
Nowthen 1/2 AM	5,500	30	$30 \text{ MPH} \times 5,280 \text{ feet} = 158,400 \text{ feet per hour} / 60 \text{ minutes} = 2,640 \text{ feet per minute}$	2640	2.08	2.00	4.08
Nowthen 1/2 PM	2,500	30	$30 \text{ MPH} \times 5,280 \text{ feet} = 158,400 \text{ feet per hour} / 60 \text{ minutes} = 2,640 \text{ feet per minute}$	2640	0.95	1.00	1.95
Nowthen Closed AM	5,500	30	$30 \text{ MPH} \times 5,280 \text{ feet} = 158,400 \text{ feet per hour} / 60 \text{ minutes} = 2,640 \text{ feet per minute}$	2640	2.08	2.00	4.08
Nowthen Closed PM	5,500	30	$30 \text{ MPH} \times 5,280 \text{ feet} = 158,400 \text{ feet per hour} / 60 \text{ minutes} = 2,640 \text{ feet per minute}$	2640	2.08	1.00	3.08