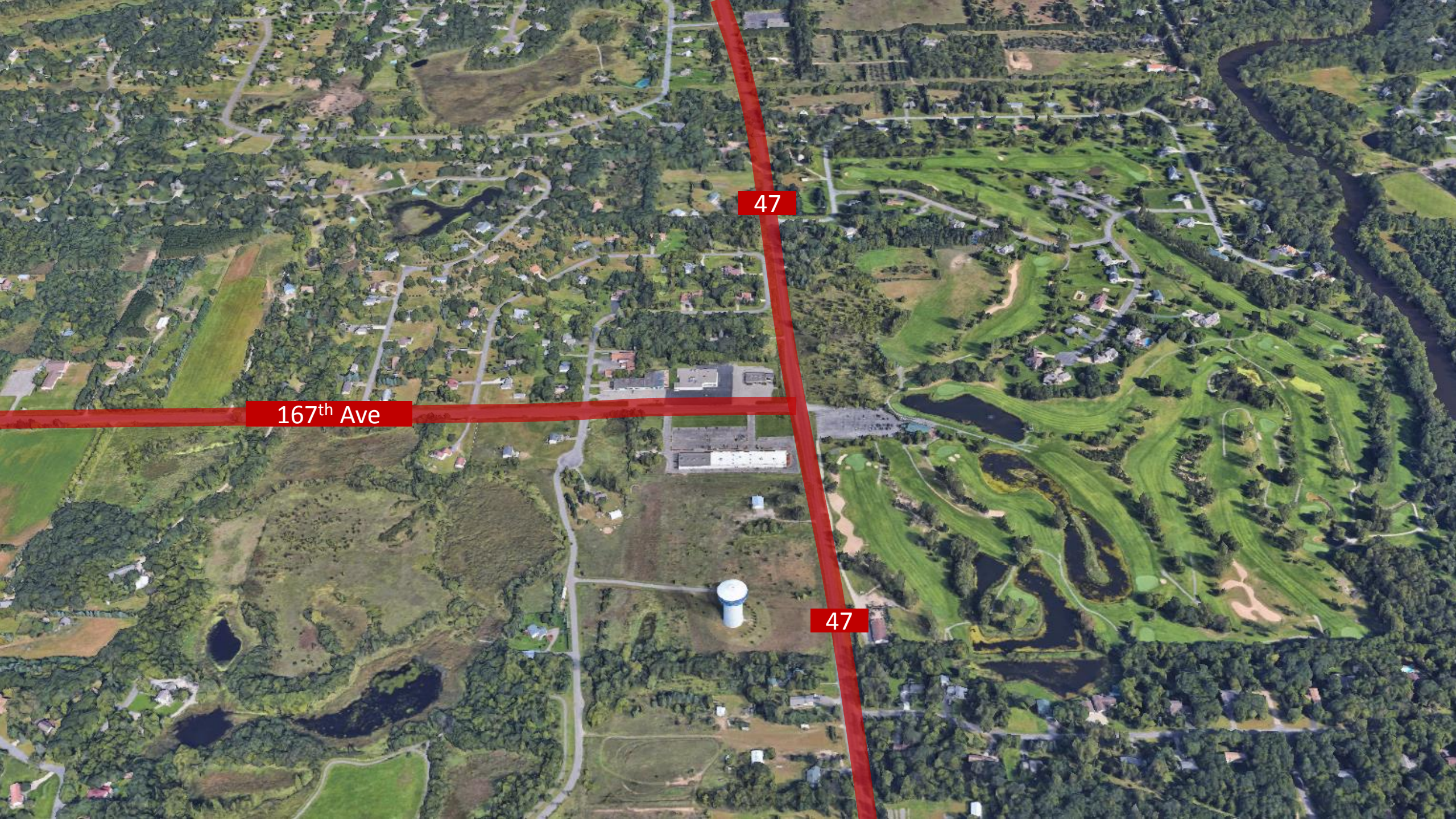


An aerial photograph showing a lush green landscape. In the center, there is a large, semi-transparent white rectangular box containing the text 'Rum River Hills (RRH) Development Proposal'. The background features a golf course with various green fairways, sand traps, and water hazards. Surrounding the golf course are residential areas with houses, roads, and dense trees. A prominent blue and white water tower is visible in the lower-middle section of the image.

# **Rum River Hills (RRH) Development Proposal**

An aerial photograph of a suburban landscape. The scene includes a mix of green fields, residential houses with roofs, and a network of roads. A prominent feature is a large, light-colored rectangular building in the center. To the right, there's a golf course with distinct green fairways and sand traps. A winding road or path cuts through the area. In the lower center, a blue and white water tower is visible. The overall terrain is hilly and lush with vegetation. A semi-transparent white rectangular box is overlaid in the center of the image, containing the text 'Context Maps' in a bold, dark blue font.

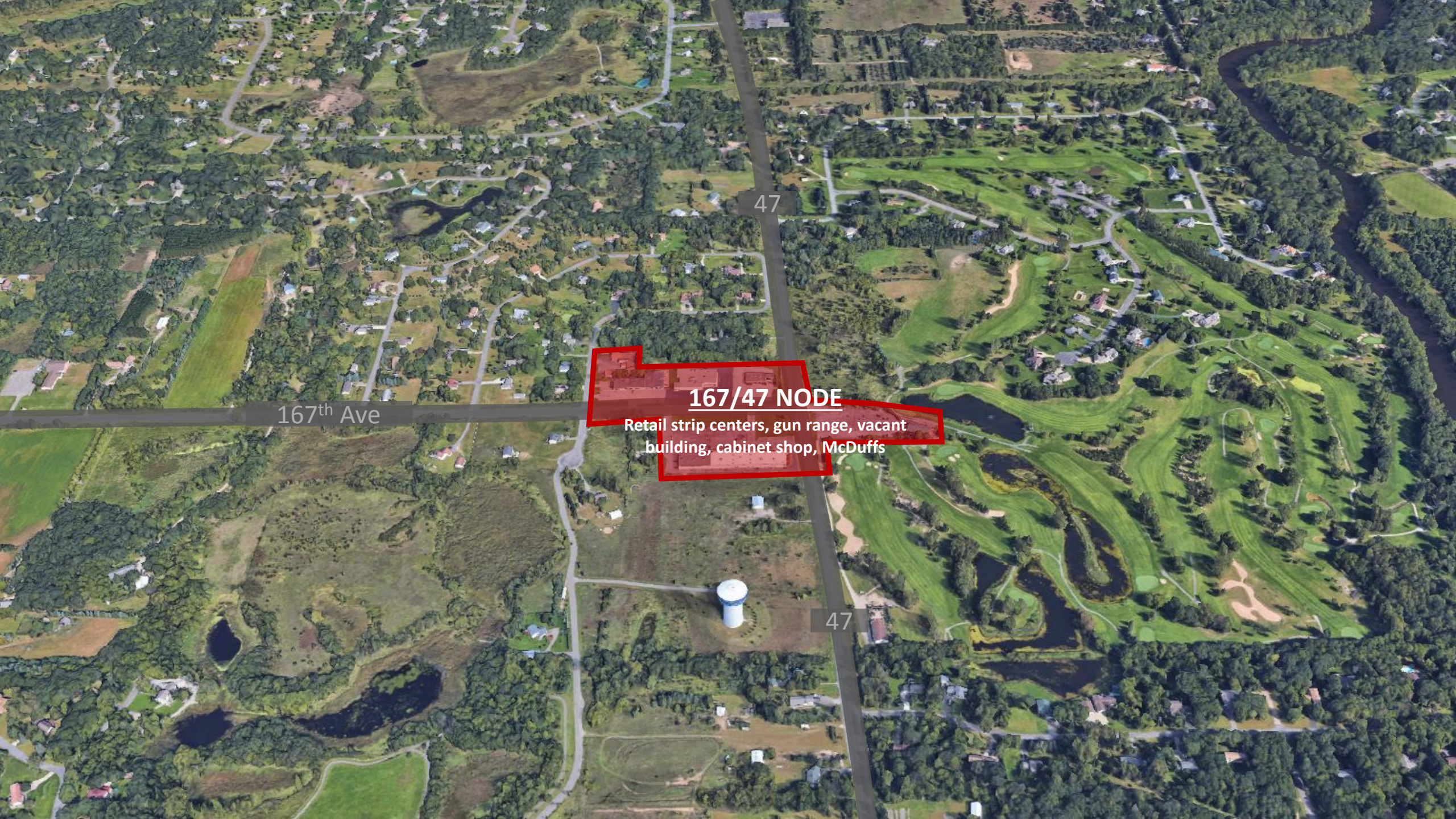
# Context Maps



167<sup>th</sup> Ave

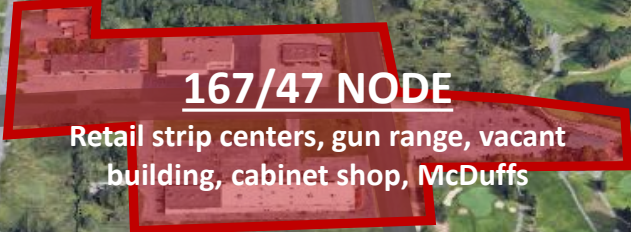
47

47



167<sup>th</sup> Ave

47



**167/47 NODE**

Retail strip centers, gun range, vacant building, cabinet shop, McDuffs

47



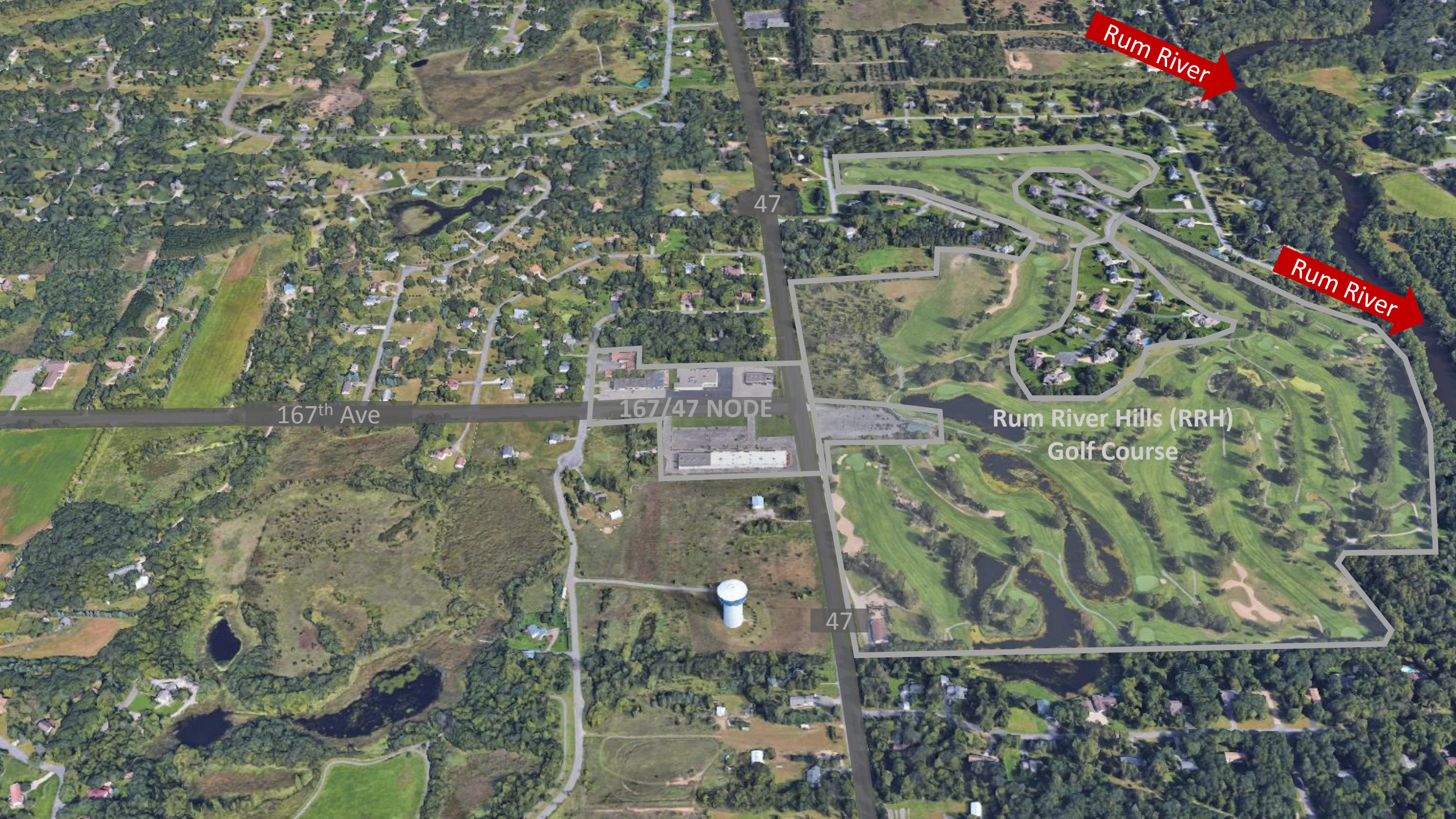
167<sup>th</sup> Ave

167/47 NODE

Rum River Hills (RRH)  
Golf Course

47

47



Rum River

47

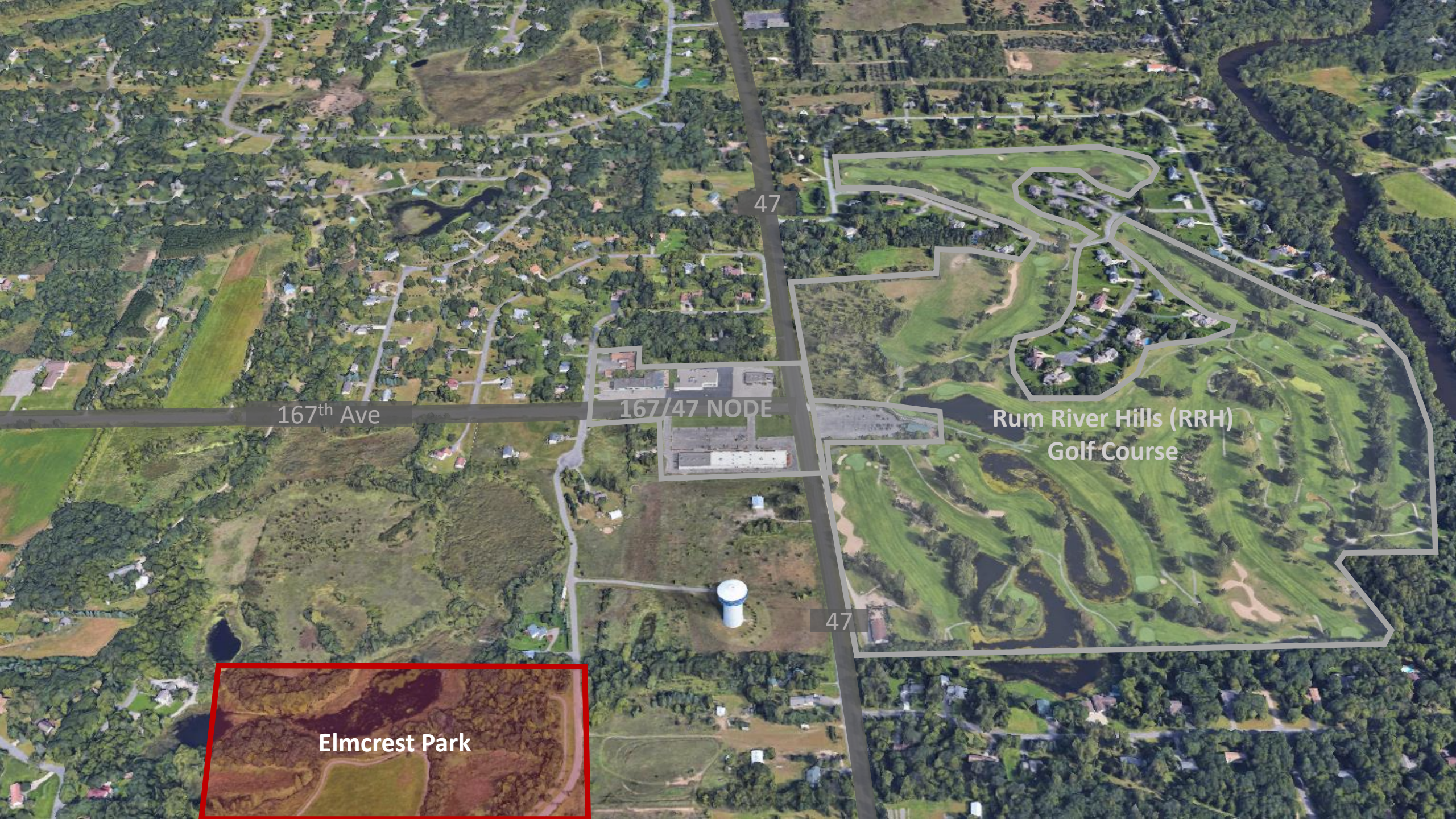
167th Ave

167/47 NODE

Rum River Hills (RRH)  
Golf Course

Rum River

47



47

167th Ave

167/47 NODE

Rum River Hills (RRH)  
Golf Course

47

Elmcrest Park



167th Ave

167/47 NODE

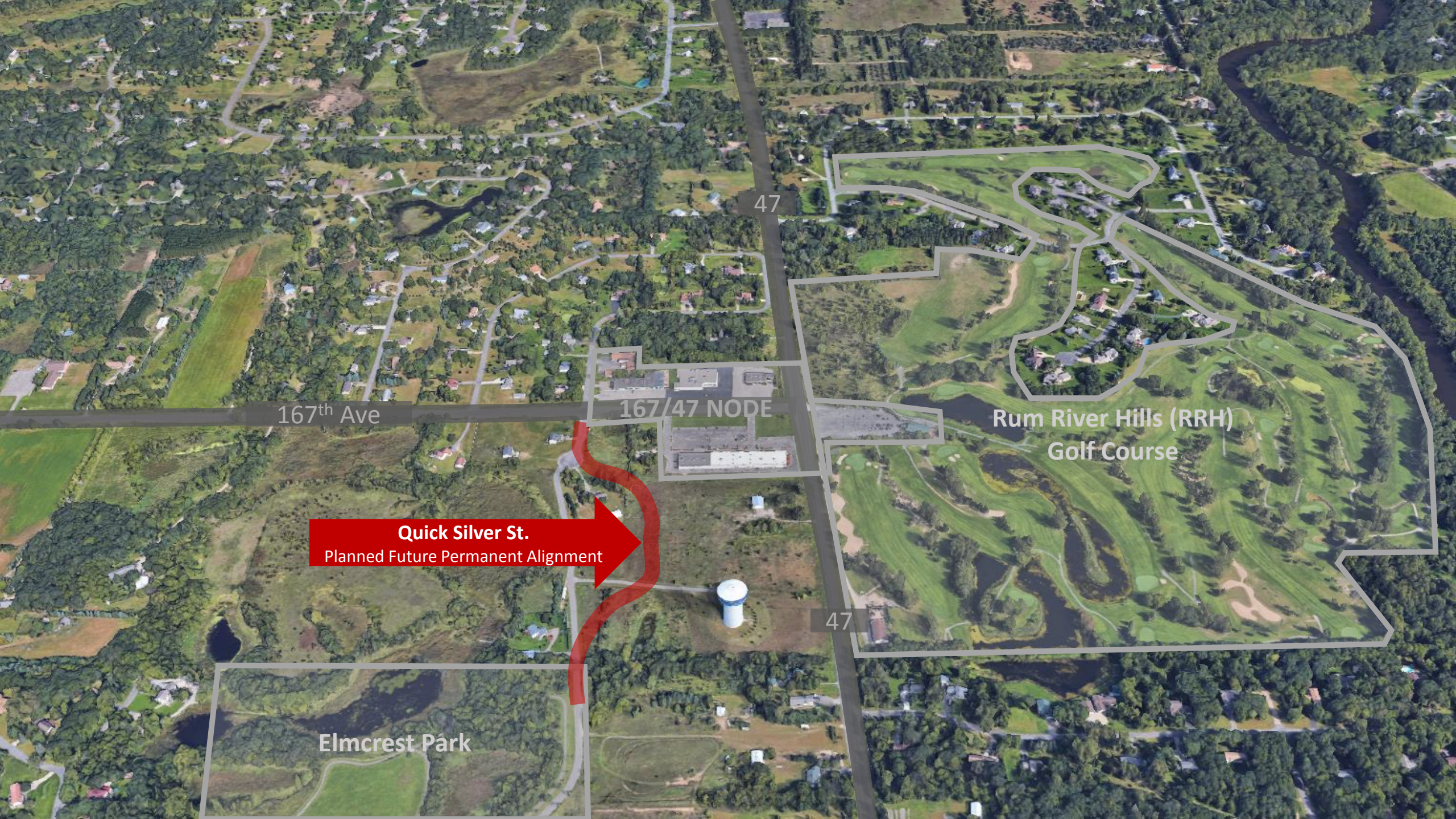
Rum River Hills (RRH)  
Golf Course

**Quick Silver St.**  
Temporary/Existing Alignment

Elmcrest Park

47

47



167<sup>th</sup> Ave

167/47 NODE

Rum River Hills (RRH)  
Golf Course

**Quick Silver St.**  
Planned Future Permanent Alignment

Elmcrest Park

47

47



167th Ave

167/47 NODE

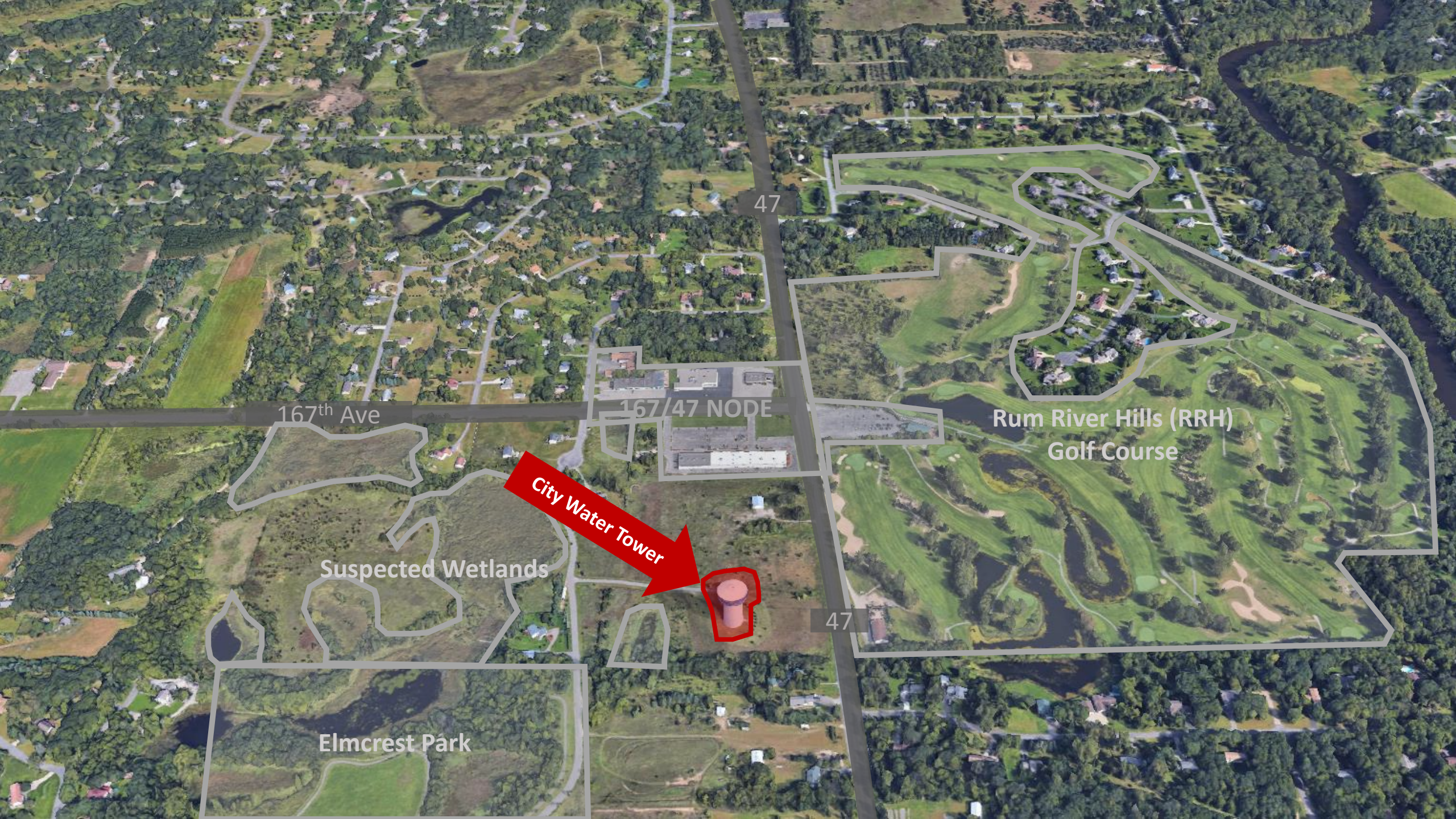
47

Rum River Hills (RRH)  
Golf Course

Suspected  
Wetlands

47

Elmcrest Park



167<sup>th</sup> Ave

167/47 NODE

47

Rum River Hills (RRH)  
Golf Course

Suspected Wetlands



City Water Tower

47

Elmcrest Park



167th Ave

167/47 NODE

Major Gas Line

Rum River Hills (RRH) Golf Course

Suspected Wetlands

Elmcrest Park

47

47



47

167th Ave

167/47 NODE

Rum River Hills (RRH)  
Golf Course

Suspected Wetlands

47

Elmcrest Park

An aerial photograph of a golf course and surrounding residential area. The image shows green fairways, sand traps, and several buildings, including a prominent white water tower. A semi-transparent rectangular box is overlaid in the center, containing the text "Property Ownership".

# Property Ownership

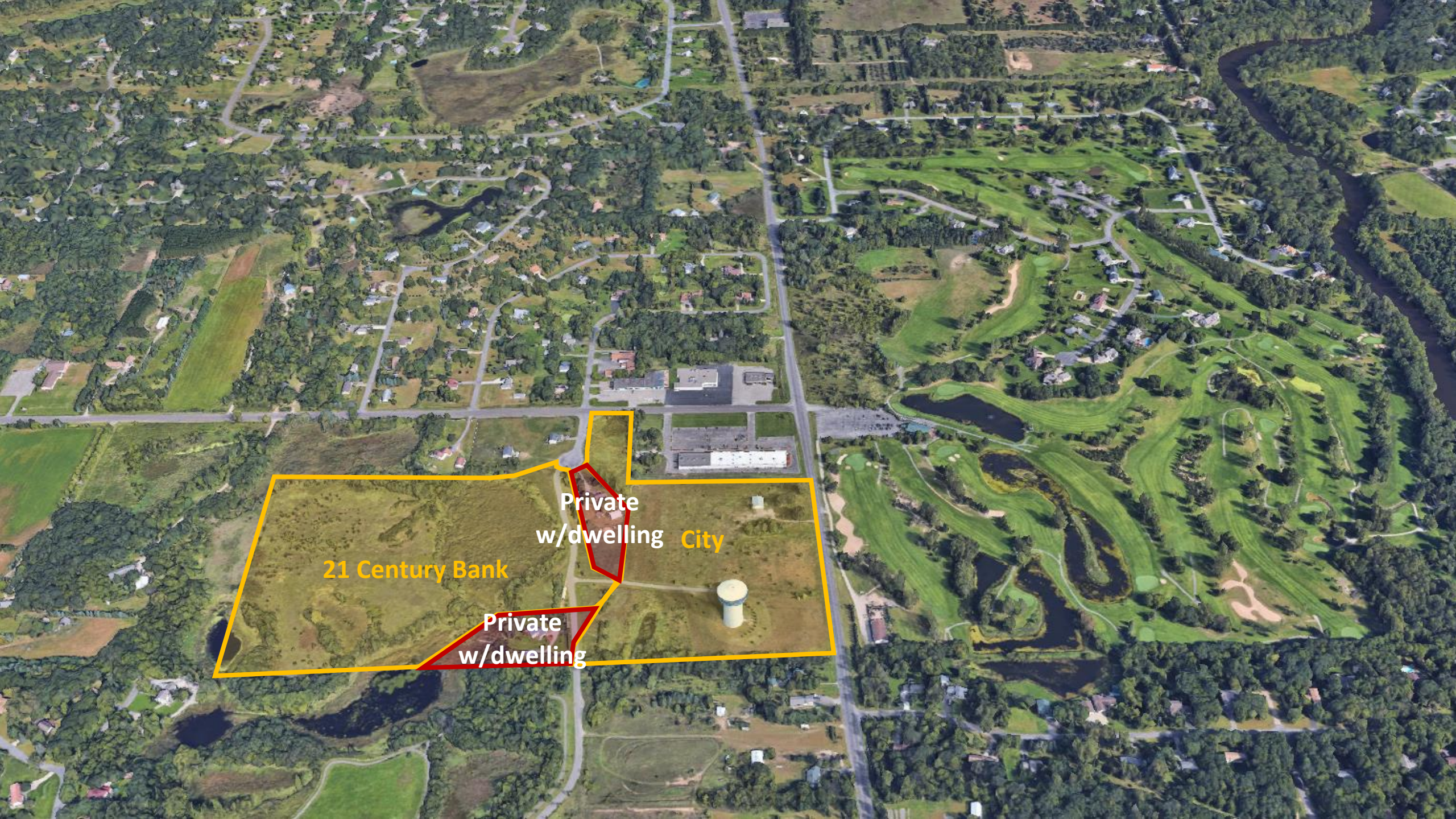


21 Century Bank



21 Century Bank

City



Private  
w/dwelling City

21 Century Bank

Private  
w/dwelling



Anderson

21 Century Bank  
Private  
Private  
City



Anderson

Rum River Hills (RRH)  
Golf Course

Private

City

21 Century Bank

Private



Anderson

Rum River Hills (RRH)  
Golf Course

Private

City

21 Century Bank

Private

An aerial photograph showing a mix of residential housing, green spaces, and a golf course. A semi-transparent white rectangular box is centered over the image, containing the text 'Proposed Project'. The background features a winding road, several ponds, and a prominent blue and white water tower in the lower-middle section. The overall scene is lush and green, suggesting a suburban or rural setting.

# Proposed Project

**RRH Proposal  
Project Area (red)**

Anderson

Rum River Hills (RRH)  
Golf Course

Private  
City

21 Century Bank

Private



# Screen Shot of Proposal

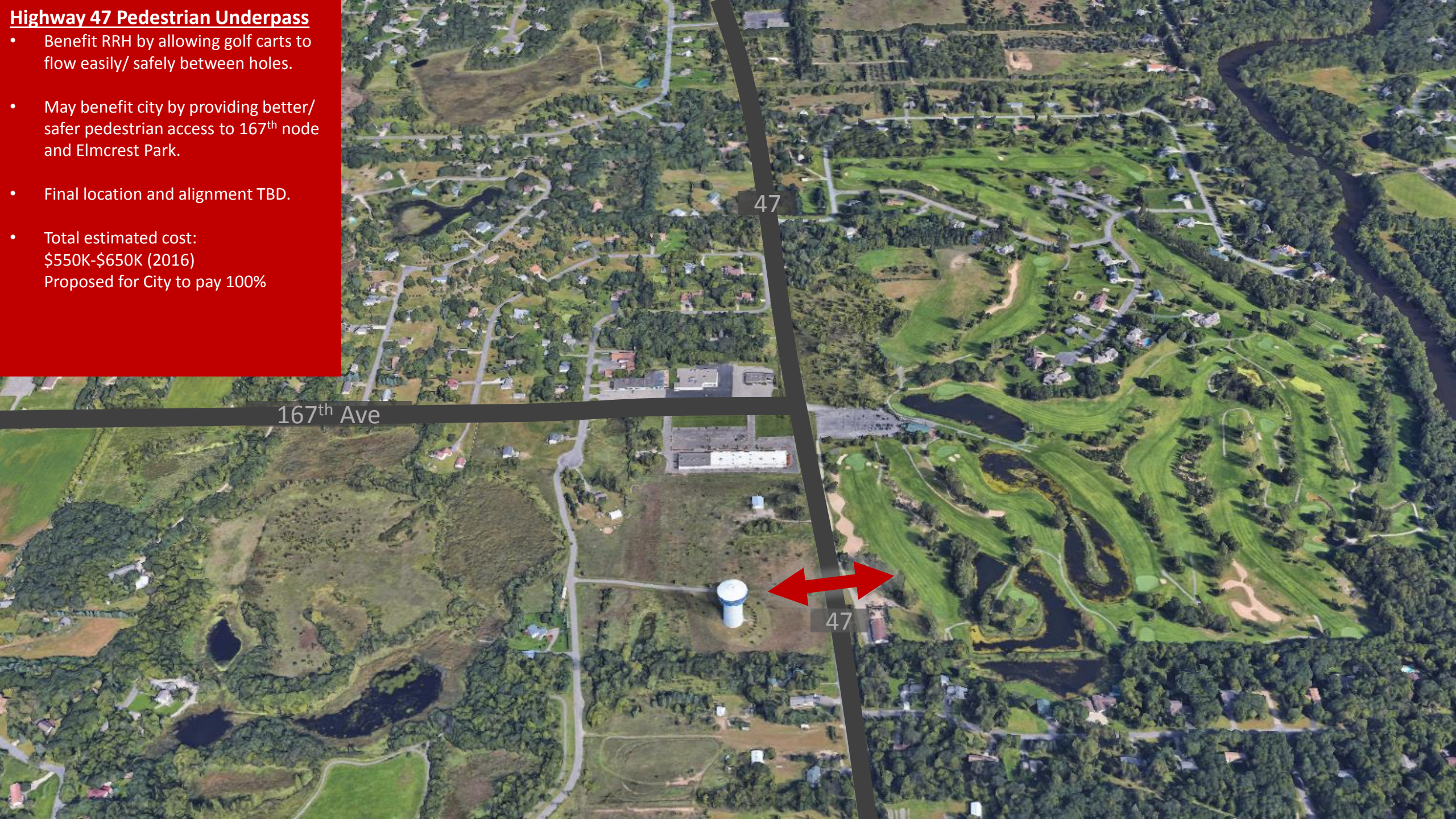


An aerial photograph of a suburban area featuring a golf course, a water tower, and residential neighborhoods. A semi-transparent rectangular box is overlaid in the center, containing the text 'City Assistance Requests'.

# City Assistance Requests

## Highway 47 Pedestrian Underpass

- Benefit RRH by allowing golf carts to flow easily/ safely between holes.
- May benefit city by providing better/ safer pedestrian access to 167<sup>th</sup> node and Elmcrest Park.
- Final location and alignment TBD.
- Total estimated cost: \$550K-\$650K (2016)  
Proposed for City to pay 100%

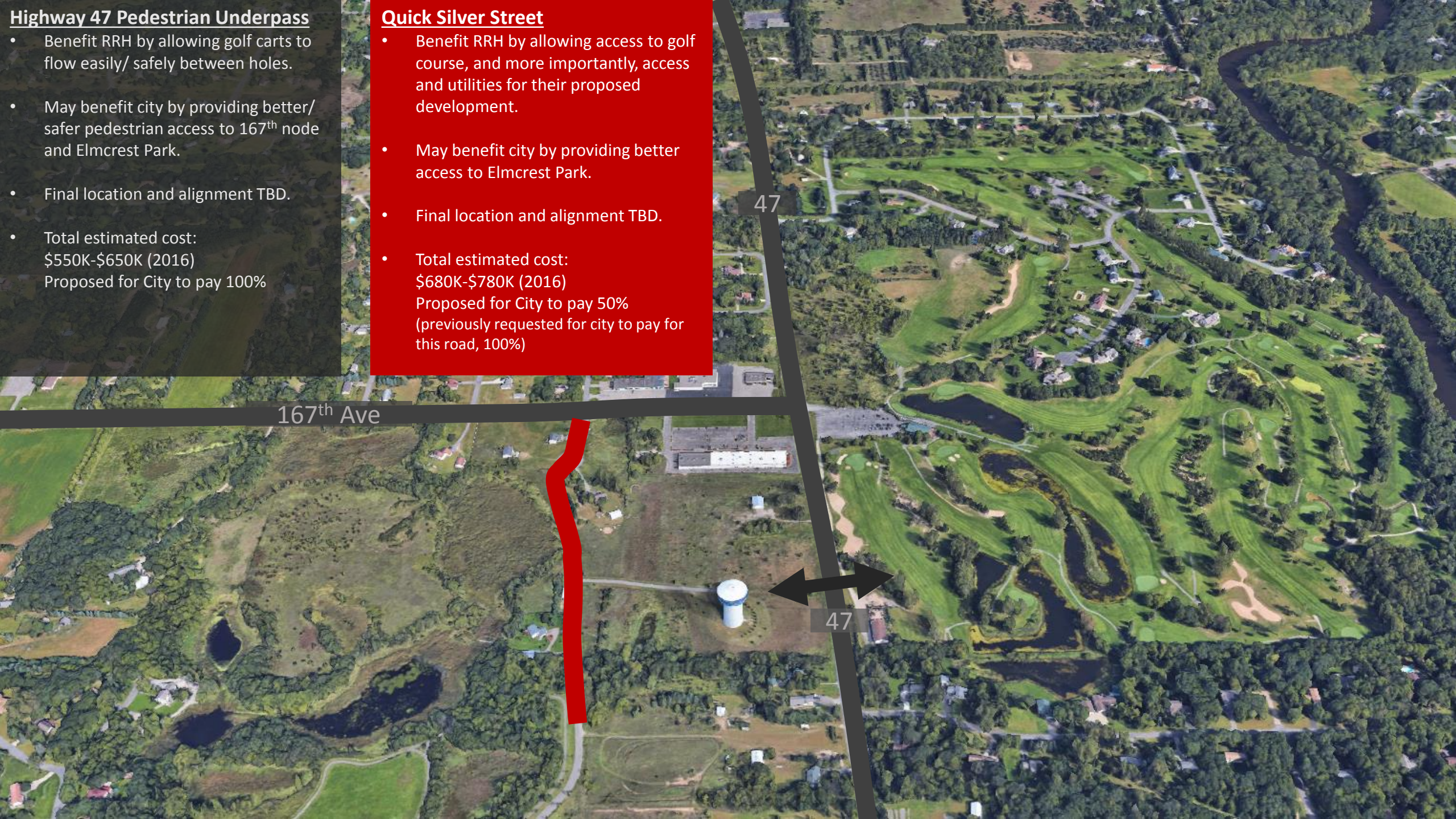


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Proposed for City to pay 100%

### Quick Silver Street

- Benefit RRH by allowing access to golf course, and more importantly, access and utilities for their proposed development.
- May benefit city by providing better access to Elmcrest Park.
- Final location and alignment TBD.
- Total estimated cost: \$680K-\$780K (2016)  
Proposed for City to pay 50%  
(previously requested for city to pay for this road, 100%)



167<sup>th</sup> Ave

47

47

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Proposed for City to pay 50%  
(previously requested for city to pay for this road, 100%)

### Purchase of City Owned Land

- RRH to offer about \$30,000 per usable acre. \$7,500 for unbuildable property. Unbuildable property would be used for golf holes.
- This arrangement allows the city to use/ sell land that may otherwise not be usable. Example issues are major gas line that bisects property, and water tower fall area.
- Total estimated sale price: \$200K-350K  
(previously requested for city to provide land for free, 100%)



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- Total estimated sale price: \$200K-350K (previously requested for city to provide land for free, 100%)

### Extension of Trunk Sewer Line

- Benefit RRH by allowing connection to sewer utilities services for their proposed development (increased density).
- This sewer line is included in city's trunk sewer plan, which has been adopted by Council. This is not considered a subsidy. But, it is a large investment for the City. City would use existing, and sufficient, trunk sewer fund to pay.
- Total estimated cost: \$1.5-1.7M (2017)



# City Assistance Request Summary

## Highway 47 Pedestrian Underpass

Total estimated cost:  
\$550K-\$650K (2016)  
Proposed for City to pay 100%

## Quick Silver Street

Total estimated cost:  
\$680K-\$780K (2016)  
Proposed for City to pay 50%  
(previously requested for city to pay 100%)

## Purchase of City Owned Land

Total estimated sale price:  
\$200K-350K  
(previously requested for free, 100%)

## Extension of Trunk Sewer Line

Total estimated cost:  
\$1.5-1.7M (2017)

