

Central Corridor TOD Investment Framework

Costs for Potential Improvements along the Central Corridor as of 04-14-2010

		Downtown		Stadium		Lexington		Downtown		TOTAL											
Improvement		Minneapolis	West Bank	East Bank	Village	29th Ave	Westgate	Raymond Ave	Fairview Ave	Snelling Ave	Hamline Ave	Pkwy	Victoria St	Dale St	Western Ave	Rice St	Saint Paul				
Underground Public Costs	Wet	Sanitary Sewer	\$0	\$70,000	\$210,000	\$315,000	\$497,000	\$340,200	\$0	\$234,000	\$193,500	\$234,000	\$175,500	\$0	\$0	\$0	\$0	\$0	\$2,269,200		
		Storm Sewer	\$0	\$120,000	\$360,000	\$540,000	\$852,000	\$453,600	\$24,000	\$414,000	\$294,000	\$312,000	\$234,000	\$0	\$120,000	\$0	\$352,800	\$0	\$0	\$4,076,400	
		Water	\$0	\$110,000	\$330,000	\$495,000	\$781,000	\$487,300	\$0	\$286,000	\$269,500	\$286,000	\$214,500	\$0	\$132,000	\$0	\$303,600	\$0	\$0	\$3,694,900	
	Dry	District Energy	\$0	\$0	\$0	\$0	\$0	\$0	\$3,868,761	\$5,342,334	\$2,760,966	\$2,622,828	\$2,673,957	\$2,651,532	\$2,612,064	\$4,187,022	\$1,497,990	\$0	\$0	\$28,217,454	
		Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		Telecom	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Solid Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Surface Public Costs	Connections	Street	\$8,200,000	\$24,800,000	\$37,000,000	\$33,350,000	\$14,560,000	\$18,758,000	\$2,470,000	\$5,195,000	\$4,938,000	\$6,412,000	\$3,780,000	\$0	\$3,450,000	\$0	\$18,525,000	\$4,160,000	\$0	\$185,598,000	
		Alley	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168,000	\$168,000	\$168,000	\$168,000	\$168,000	\$168,000	\$84,000	\$0	\$0	\$1,092,000	
		Sidewalk	\$0	\$172,500	\$0	\$487,500	\$315,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$975,000
		Bikeway	\$585,000	\$1,159,500	\$960,000	\$462,000	\$624,000	\$1,223,300	\$2,215,200	\$3,588,000	\$2,492,400	\$844,000	\$2,588,300	\$754,000	\$2,666,300	\$1,014,000	\$455,000	\$8,413,700	\$0	\$0	\$30,044,700
		Bridge	\$0	\$0	\$0	\$6,000,000	\$0	\$12,450,000	\$0	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$0	\$3,000,000	\$0	\$8,250,000	\$0	\$0	\$41,700,000
	Bridge (Ped/Bike)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600,000	\$0	\$0	\$3,200,000	\$0	\$3,200,000	\$0	\$0	\$0	\$0	\$0	\$8,000,000	
	Beautifications	Streetscape	\$16,480,000	\$1,380,000	\$0	\$334,800	\$452,000	\$9,950,000	\$9,400,000	\$4,350,000	\$5,025,000	\$3,075,000	\$6,100,000	\$4,350,000	\$2,025,000	\$6,000,000	\$1,050,000	\$8,850,000	\$25,332,430	\$0	\$99,804,230
		Public Art	\$750,000	\$0	\$0	\$0	\$0	\$350,000	\$400,000	\$550,000	\$300,000	\$300,000	\$600,000	\$0	\$500,000	\$0	\$350,000	\$600,000	\$0	\$0	\$4,700,000
	Open Space	Parks	\$15,000,000	\$6,580,000	\$0	\$0	\$15,000,000	\$6,248,080	\$4,192,162	\$5,531,193	\$5,630,409	\$3,492,630	\$8,500,568	\$0	\$3,611,244	\$0	\$4,717,017	\$0	\$0	\$78,503,303	
		Water Feature	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Plazas		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Site Development Costs	Clean-up	Remediation	\$5,500,000	\$6,000,000	\$4,500,000	\$12,500,000	\$8,500,000	\$7,500,000	\$13,000,000	\$7,000,000	\$4,000,000	\$5,000,000	\$4,000,000	\$500,000	\$500,000	\$1,500,000	\$4,500,000	\$19,000,000	\$0	\$103,500,000	
		Energy	District Energy hook-ups	\$0	\$0	\$0	\$0	\$0	\$800,000	\$980,000	\$550,000	\$675,000	\$0	\$425,000	\$0	\$325,000	\$0	\$800,000	\$0	\$0	\$4,555,000
	Construction	Parking Ramp	\$0	\$0	\$0	\$12,000,000	\$0	\$5,600,000	\$4,000,000	\$2,400,000	\$2,400,000	\$0	\$2,000,000	\$0	\$0	\$0	\$6,400,000	\$7,360,000	\$0	\$0	\$42,160,000
		Housing	\$1,007,640,000	\$209,275,000	\$31,860,000	\$19,440,000	\$7,200,000	\$450,000,000	\$198,000,000	\$144,000,000	\$180,000,000	\$0	\$72,000,000	\$0	\$108,000,000	\$0	\$180,000,000	\$1,296,000,000	\$0	\$0	\$3,903,415,000
		Office	\$91,600,000	\$0	\$0	\$0	\$0	\$140,000,000	\$190,000,000	\$60,000,000	\$60,000,000	\$0	\$50,000,000	\$0	\$10,000,000	\$0	\$160,000,000	\$460,000,000	\$0	\$0	\$1,221,600,000
		Retail	\$17,400,000	\$24,600,000	\$0	\$0	\$21,600,000	\$9,000,000	\$9,000,000	\$6,000,000	\$67,500,000	\$0	\$13,500,000	\$0	\$7,500,000	\$0	\$15,000,000	\$22,500,000	\$0	\$0	\$213,600,000
		Hotel	\$0	\$0	\$0	\$0	\$0	\$15,000,000	\$0	\$0	\$15,000,000	\$0	\$0	\$0	\$0	\$0	\$20,000,000	\$30,000,000	\$0	\$0	\$80,000,000
Institutional	\$41,000,000	\$0	\$214,000,000	\$266,000,000	\$6,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$527,000,000		
High Priority Public Costs (concurrent with LRT p		\$0	\$24,540,000	\$0	\$334,800	\$1,732,000	\$1,050,000	\$4,918,761	\$6,392,334	\$3,810,966	\$3,672,828	\$3,723,957	\$3,701,532	\$3,662,064	\$5,237,022	\$2,547,990	\$3,007,430	\$0	\$68,331,684		
Moderate and Low Priority Public Costs		\$41,015,000	\$9,852,000	\$38,860,000	\$41,649,500	\$31,349,000	\$49,210,480	\$17,651,362	\$23,698,193	\$21,260,809	\$17,073,630	\$27,510,868	\$1,897,000	\$21,797,544	\$1,182,000	\$40,837,417	\$35,498,700	\$0	\$420,343,503		
Public Construction Costs		\$41,000,000	\$0	\$214,000,000	\$278,000,000	\$6,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$539,000,000		
Total Public Costs		\$82,015,000	\$34,392,000	\$252,860,000	\$319,984,300	\$39,081,000	\$50,260,480	\$22,570,123	\$30,090,527	\$25,071,775	\$20,746,458	\$31,234,825	\$5,598,532	\$25,459,608	\$6,419,022	\$43,385,407	\$38,506,130	\$0	\$1,027,675,187		
Typical Private Costs		\$1,122,140,000	\$239,875,000	\$36,360,000	\$31,940,000	\$37,300,000	\$627,900,000	\$414,980,000	\$219,950,000	\$329,575,000	\$5,000,000	\$141,925,000	\$500,000	\$126,325,000	\$1,500,000	\$386,700,000	\$1,834,860,000	\$0	\$5,556,830,000		
Total Public and Private Costs		\$1,204,155,000	\$274,267,000	\$289,220,000	\$351,924,300	\$76,381,000	\$678,160,480	\$437,550,123	\$250,040,527	\$354,646,775	\$25,746,458	\$173,159,825	\$6,098,532	\$151,784,608	\$7,919,022	\$430,085,407	\$1,873,366,130	\$0	\$6,584,505,187		

Italics indicate dollar amounts include projects considered high priority (i.e., to be concurrent with LRT project)

 = Project costs typically covered by private sources

Disclaimer: The potential improvements projects depicted on this spreadsheet are for planning purposes only. Their inclusion in this inventory does not reflect any funding commitment. The rough cost estimates are based on industry standards.

Central Corridor TOD Investment Framework

Costs for Potential Improvements by Sub-Corridor as of 04-14-2010

			Downtown Minneapolis (Target Field- Metrodome)	University (West Bank- Stadium Village)	Railyards/ Industrial (29th Av- Raymond)	Residential/ Destination Retail (Fairview- Lexington)	Residential/ Local Retail (Victoria-Rice)	Downtown St. Paul (Capitol East- Union Depot)	TOTAL
Under-ground Public Costs	Wet	Sanitary Sewer	\$0	\$595,000	\$837,200	\$837,000	\$0	\$0	\$2,269,200
		Storm Sewer	\$0	\$1,020,000	\$1,329,600	\$1,254,000	\$472,800	\$0	\$4,076,400
		Water	\$0	\$935,000	\$1,268,300	\$1,056,000	\$435,600	\$0	\$3,694,900
		District Energy	\$0	\$0	\$3,868,761	\$13,400,085	\$10,948,608	\$0	\$28,217,454
	Dry	Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Telecom	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Solid Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surface Public Costs	Connections	Street	\$8,200,000	\$95,150,000	\$35,788,000	\$20,325,000	\$21,975,000	\$4,160,000	\$185,598,000
		Alley	\$0	\$0	\$0	\$504,000	\$588,000	\$0	\$1,092,000
		Sidewalk	\$0	\$660,000	\$315,000	\$0	\$0	\$0	\$975,000
		Bikeway	\$585,000	\$2,581,500	\$4,062,500	\$9,512,700	\$4,889,300	\$8,413,700	\$30,044,700
		Bridge	\$0	\$6,000,000	\$12,450,000	\$12,000,000	\$11,250,000	\$0	\$41,700,000
	Bridge (Ped/Bike)	\$0	\$0	\$0	\$4,800,000	\$3,200,000	\$0	\$8,000,000	
	Beutification	Streetscape	\$16,480,000	\$1,714,800	\$19,802,000	\$18,550,000	\$17,925,000	\$25,332,430	\$99,804,230
		Public Art	\$750,000	\$0	\$750,000	\$1,750,000	\$850,000	\$600,000	\$4,700,000
	Open Space	Parks	\$15,000,000	\$6,580,000	\$25,440,242	\$23,154,800	\$8,328,261	\$0	\$78,503,303
		Water Feature	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Plazas	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Develop- ment Costs	Clean-up	Remediation	\$5,500,000	\$23,000,000	\$29,000,000	\$20,000,000	\$7,000,000	\$19,000,000	\$103,500,000
	Energy	District Energy hook-ups	\$0	\$0	\$1,780,000	\$1,650,000	\$1,125,000	\$0	\$4,555,000
	Construction	Parking Ramp	\$0	\$12,000,000	\$9,600,000	\$6,800,000	\$6,400,000	\$7,360,000	\$42,160,000
		Housing	\$1,007,640,000	\$260,575,000	\$655,200,000	\$396,000,000	\$288,000,000	\$1,296,000,000	\$3,903,415,000
		Office	\$91,600,000	\$0	\$330,000,000	\$170,000,000	\$170,000,000	\$460,000,000	\$1,221,600,000
		Retail	\$17,400,000	\$24,600,000	\$39,600,000	\$87,000,000	\$22,500,000	\$22,500,000	\$213,600,000
		Hotel	\$0	\$0	\$15,000,000	\$15,000,000	\$20,000,000	\$30,000,000	\$80,000,000
Institutional	\$41,000,000	\$480,000,000	\$6,000,000	\$0	\$0	\$0	\$527,000,000		

High Priority Public Costs (concurrent with LRT project)	\$0	\$24,874,800	\$7,700,761	\$17,600,085	\$15,148,608	\$3,007,430	\$68,331,684
Moderate and Low Priority Public Costs	\$41,015,000	\$90,361,500	\$98,210,842	\$89,543,500	\$65,713,961	\$35,498,700	\$420,343,503
Public Construction Costs	\$41,000,000	\$492,000,000	\$6,000,000	\$0	\$0	\$0	\$539,000,000
Total Public Costs	\$82,015,000	\$607,236,300	\$111,911,603	\$107,143,585	\$80,862,569	\$38,506,130	\$1,027,675,187

Private Sector Costs	\$1,122,140,000	\$308,175,000	\$1,080,180,000	\$696,450,000	\$515,025,000	\$1,834,860,000	\$5,556,830,000
Total Public and Private Costs	\$1,204,155,000	\$915,411,300	\$1,192,091,603	\$803,593,585	\$595,887,569	\$1,873,366,130	\$6,584,505,187

Italics indicate dollar amounts include projects considered high priority (i.e., to be concurrent with LRT project)
 = Project costs typically covered by private sources

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Central Corridor TOD Investment Framework
Downtown Minneapolis Station Area Potential Improvements 04-14-2010
(Metrodome, Government Plaza, Nicollet Mall, Warehouse District)

		Improvement	Project Description	Unit of Measure	Average cost per unit of measure	Amount	Cost		
Underground Public Costs	Wet	Sanitary Sewer		Linear Foot			\$0		
		Storm Sewer		Linear Foot			\$0		
		Water		Linear Foot			\$0		
		District Energy		Linear Foot			\$0		
	Dry	Electric		Linear Foot			\$0		
		Gas		Linear Foot			\$0		
		Telecom		Linear Foot			\$0		
		Solid Waste		Linear Foot			\$0		
Surface Public Costs	Connections	Street	Washington Ave reconstruction (Hennepin to 5th)	Linear Foot	\$8,200,000	1	\$8,200,000		
					SUBTOTAL			\$8,200,000	
		Alley		Linear Foot				\$0	
		Sidewalk		Linear Foot				\$0	
		Bikeway	Washington Ave (1st Ave N to 10th Ave S)		Linear Foot	\$75	5,000		\$375,000
			1st St (1st Ave N to Portland Ave S)		Linear Foot	\$75	2,800		\$210,000
			Marquette (1st St to Washington Ave)		Linear Foot	\$75	700		\$52,500
			2nd Ave S (1st St to Washington Ave S)		Linear Foot	\$75	700		\$52,500
			5th Ave S (1st St to 2nd St)		Linear Foot	\$75	400		\$30,000
					SUBTOTAL			\$585,000	
	Bridge		Linear Foot				\$0		
	Bridge (Ped/Bike)		Linear Foot				\$0		
	Beautification	Streetscape	5th St (3rd Ave N to Park Ave)		Per block face	\$400,000	22	\$8,800,000	
			Hennepin Ave (5th St S to 1st St S)		Per block face	\$400,000	10	\$4,000,000	
			Chicago Ave (8th St S to Washington Ave)		Per block face	\$62,500	12	\$750,000	
			Betterments for downtown stations		Lump Sum	\$2,530,000	1	\$2,530,000	
			Wayfinding for downtown stations		Per Sign	\$8,000	50	\$400,000	
					SUBTOTAL			\$16,480,000	
	Public Art	Hennepin Ave historic interpretation/public art		Lump Sum	\$750,000	1	\$750,000		
				SUBTOTAL			\$750,000		
	Open Space	Parks	Signature park (undetermined location)		Lump Sum	\$15,000,000	1	\$15,000,000	
						SUBTOTAL		\$15,000,000	
		Water Feature		Square foot				\$0	
Plazas		Square foot				\$0			
Site Development Costs	Clean-up	Remediation	Sites identified in Phase 1 Analysis of EIS	Square foot	\$500,000	11	\$5,500,000		
	Energy	District Energy	Parcel hook-ups	Lump Sum			\$0		
	Construction	Parking Ramp			Stall	\$8,000		\$0	
			Housing	North Loop Green		Per Unit	\$180,000	2,250	\$405,000,000
			800 N 3rd St		Per Unit	\$180,000	216	\$38,880,000	
			316 N 1st St		Per Unit	\$180,000	100	\$18,000,000	
			Eclipse		Per Unit	\$180,000	503	\$90,540,000	
			Pacific		Per Unit	\$180,000	400	\$72,000,000	
			1st Ave Lofts		Per Unit	\$180,000	259	\$46,620,000	
			One Washington		Per Unit	\$180,000	247	\$44,460,000	
			The Walker		Per Unit	\$180,000	67	\$12,060,000	
			The Nicollet		Per Unit	\$180,000	357	\$64,260,000	
			The 748		Per Unit	\$180,000	53	\$9,540,000	
			Sexton Part II		Per Unit	\$180,000	252	\$45,360,000	
			Zenith Phase II		Per Unit	\$180,000	100	\$18,000,000	
			One Fourth Avenue		Per Unit	\$180,000	320	\$57,600,000	
			The Review		Per Unit	\$180,000	116	\$20,880,000	
			The Marmont		Per Unit	\$180,000	358	\$64,440,000	
					SUBTOTAL			\$1,007,640,000	
		Office	Marvel Rack Building		Square foot	\$200	50,000		\$10,000,000
			212 N 2nd St		Square foot	\$200	50,000		\$10,000,000
	1016 Marquette			Square foot	\$200	48,000		\$9,600,000	
	Downtown East Station block			Square foot	\$200	250,000		\$50,000,000	
201 Park Ave			Square foot	\$200	60,000		\$12,000,000		
			SUBTOTAL			\$91,600,000			
Retail	One Washington		Square foot	\$150	82,000		\$12,300,000		
	The Nicollet		Square foot	\$150	18,000		\$2,700,000		
	One Fourth Avenue		Square foot	\$150	16,000		\$2,400,000		
			SUBTOTAL			\$17,400,000			
Hotel		Per Unit	\$100,000			\$0			
Institutional	Schubert Theater Renovation		Lump Sum	\$41,000,000	1	\$41,000,000			
			SUBTOTAL			\$41,000,000			

High Priority Public Costs (concurrent with LRT project)	\$0
Moderate and Low Priority Public Costs	\$41,015,000
Public Construction Costs	\$41,000,000
Total Public Costs	\$82,015,000
Private Sector Costs	\$1,122,140,000
Total Public and Private Costs	\$1,204,155,000

* High Priority Public Costs are designated in italics and bold
= Project costs typically covered by private sources

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Central Corridor TOD Investment Framework

West Bank Station Area Potential Improvements 04-14-2010

		Improvement	Project Description	Unit of Measure	Average cost per unit of measure	Amount	Cost
Underground Public Costs	Wet	Sanitary Sewer	Cedar/Riverside Intersection Improvement	Linear Foot	\$70	200	\$14,000
			<i>Highway 122 Modifications (Wash Ave trench)</i>	<i>Linear Foot</i>	<i>\$70</i>	<i>800</i>	<i>\$56,000</i>
		SUBTOTAL					\$70,000
		Storm Sewer	Cedar/Riverside Intersection Improvement	Linear Foot	\$120	200	\$24,000
	<i>Highway 122 Modifications (Wash Ave trench)</i>		<i>Linear Foot</i>	<i>\$120</i>	<i>800</i>	<i>\$96,000</i>	
	SUBTOTAL					\$120,000	
	Water	Cedar/Riverside Intersection Improvement	Linear Foot	\$110	200	\$22,000	
		<i>Highway 122 Modifications (Wash Ave trench)</i>	<i>Linear Foot</i>	<i>\$110</i>	<i>800</i>	<i>\$88,000</i>	
	SUBTOTAL					\$110,000	
	District Energy		Linear Foot			\$0	
Dry	Electric		Linear Foot			\$0	
	Gas		Linear Foot			\$0	
	Telecom		Linear Foot			\$0	
	Solid Waste		Linear Foot			\$0	
Surface Public Costs	Connections	Street	Cedar/Riverside Intersection Improvement	Lump Sum	\$500,000	1	\$500,000
			<i>North Bound Ramp to 35W from 4th St</i>	<i>Linear Foot</i>	<i>\$20,000,000</i>	<i>1</i>	<i>\$20,000,000</i>
			<i>Highway 122 Modifications (Wash Ave trench)</i>	<i>Linear Foot</i>	<i>\$3,000</i>	<i>1,100</i>	<i>\$3,300,000</i>
			Cedar-Washington to 94 Intersections	Lump Sum	\$1,000,000	1	\$1,000,000
			Riverside Ave reconstruction (Cedar to 23rd Ave S)	Linear Foot	\$400	2,500	\$1,000,000
		Mill and Overlay work on CSAH 152 (12 Ave S to I-94)	Lump Sum	\$365,000	1	\$365,000	
		SUBTOTAL					\$24,800,000
		Alley		Linear Foot			\$0
		Sidewalk	10th Ave-3rd to Washington	Linear Foot	\$75	600	\$45,000
			12th Ave-3rd to Washington	Linear Foot	\$75	400	\$30,000
			13th Ave-2nd to River Pkwy	Linear Foot	\$75	800	\$60,000
	West River Pkwy-12th to 13th		Linear Foot	\$75	500	\$37,500	
	SUBTOTAL					\$172,500	
	Bikeway	1st Street S (19th Ave S to 20th Ave S)	Linear Foot	\$75	1,000	\$75,000	
		Off Street trail from 13th Ave S to 20th Ave S	Linear Foot	\$60	1,200	\$72,000	
		Washington Ave (11th Ave S to 19th Ave S)	Linear Foot	\$75	3,300	\$247,500	
		Riverside Ave/4th St S (15th Ave S to 23rd Ave S)	Linear Foot	\$75	3,000	\$225,000	
		15th Ave S (4th St S to 6th St S)	Linear Foot	\$75	700	\$52,500	
		19th Ave S (2nd St S to 5th St S)	Linear Foot	\$75	2,000	\$150,000	
		Hiawatha to U of M connector	Linear Foot	\$75	2,600	\$195,000	
		6th Street S (15th Ave S to 20th Ave S)	Linear Foot	\$75	1,900	\$142,500	
		SUBTOTAL					\$1,159,500
	Bridge		Linear Foot			\$0	
	Bridge (Ped/Bike)		Linear Foot			\$0	
	Beautification	Streetscape	Cedar Ave (Washington Ave to I-94)	Lump Sum	\$380,000	1	\$380,000
			<i>Station betterment</i>	<i>Lump Sum</i>	<i>\$1,000,000</i>	<i>1</i>	<i>\$1,000,000</i>
	SUBTOTAL					\$1,380,000	
Open Space	Public Art		Per Unit			\$0	
		Parks	Currie Park renovation	Lump Sum	\$6,580,000	1	\$6,580,000
	SUBTOTAL					\$6,580,000	
Water Feature		Square foot				\$0	
	Plazas		Square foot			\$0	
Site Development Costs	Clean-up	Remediation	Sites identified in Phase 1 Analysis of EIS	Per site	\$500,000	12	\$6,000,000
		District Energy	Parcel hook-ups	Lump Sum			\$0
	Construction	Parking Ramp		Stall	\$8,000		\$0
		Housing	Grandma's Saloon site	Lump Sum	\$195,000	369	\$71,955,000
			Currie Park Lofts and Station Place Condos	Lump Sum	\$142,000	460	\$65,320,000
			Other potential sites	Per Unit	\$180,000	400	\$72,000,000
		SUBTOTAL					\$209,275,000
		Office		Square foot	\$200		\$0
	Retail	Grandma's Saloon site	Square foot	\$150	50,000	\$7,500,000	
		Currie Park Lofts site	Square foot	\$150	64,000	\$9,600,000	
		Other potential sites	Square foot	\$150	50,000	\$7,500,000	
	SUBTOTAL					\$24,600,000	
	Hotel		Per Unit	\$100,000		\$0	
Institutional		Square foot	\$200		\$0		

High Priority Public Costs (concurrent with LRT project)	\$24,540,000
Moderate and Low Priority Public Costs	\$9,852,000
Public Construction Costs	\$0
Total Public Costs	\$34,392,000
Private Sector Costs	\$239,875,000
Total Public and Private Costs	\$274,267,000

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Central Corridor TOD Investment Framework

East Bank Station Area Potential Improvements 04-14-2010

		Improvement	Description	Unit of Measure	Average cost per unit of measure	Amount	Cost	
Under-ground Public Costs	Wet	Sanitary Sewer	Kasota Avenue Ext	Linear Foot	\$70	3,000	\$210,000	
					SUBTOTAL			\$210,000
		Storm Sewer	Kasota Avenue Ext	Linear Foot	\$120	3,000	\$360,000	
					SUBTOTAL			\$360,000
			Water	Kasota Avenue Ext	Linear Foot	\$110	3,000	\$330,000
				SUBTOTAL			\$330,000	
			District Energy		Linear Foot			\$0
	Dry	Electric			Linear Foot			\$0
		Gas			Linear Foot			\$0
		Telecom			Linear Foot			\$0
Solid Waste				Linear Foot			\$0	
Surface Public Costs	Connections	Street	Granary Road West	Lump Sum	11,200,000	1	\$22,400,000	
			East River Road Extension	Lump Sum	\$14,600,000	1	\$14,600,000	
					SUBTOTAL			\$37,000,000
			Alley		Linear Foot			\$0
			Sidewalk		Linear Foot			\$0
		Bikeway	Granary Road		Linear Foot	\$60	4,200	\$252,000
			East River Road		Linear Foot	\$60	800	\$48,000
			Pillsbury-East River to Church		Linear Foot	\$60	1,400	\$84,000
			Church St-Arlington to Univ.		Linear Foot	\$60	800	\$48,000
			Pleasant-Arlington to Univ		Linear Foot	\$60	1,100	\$66,000
			Delaware & Oak		Linear Foot	\$60	1,300	\$78,000
			5th Street-12th to Oak		Linear Foot	\$60	3,600	\$216,000
			4th Street-12th to 15th		Linear Foot	\$60	1,200	\$72,000
			17th Univ. to 5th		Linear Foot	\$60	800	\$48,000
			Oak-5th to Univ		Linear Foot	\$60	800	\$48,000
				SUBTOTAL			\$960,000	
			Bridge		Linear Foot			\$0
			Bridge (Ped/Bike)		Linear Foot			\$0
		Beautification	Streetscape		Square Foot			\$0
			Public Art		Per Unit			\$0
	Open Space	Parks		Lump Sum			\$0	
		Water Feature		Square foot			\$0	
		Plazas		Square foot			\$0	
Site Development Costs	Clean-up	Remediation	Sites identified in Phase 1 Analysis of EIS	Per site	\$500,000	9	\$4,500,000	
	Energy	District Energy	Parcel hook-ups	Lump Sum			\$0	
	Construction	Parking Ramp			Stall	\$8,000		\$0
		Housing	Campus Crossroads		Per Unit	\$180,000	177	\$31,860,000
					SUBTOTAL			\$31,860,000
		Office			Square Foot	\$200		\$0
		Retail			Square foot	\$150		\$0
		Hotel			Per Unit	\$100,000		\$0
		Institutional	Weisman Museum Expansion		Lump Sum	\$14,000,000	1	\$14,000,000
		Ambulatory Care Center		Lump Sum	\$200,000,000	1	\$200,000,000	
			SUBTOTAL			\$214,000,000		

High Priority Public Costs (concurrent with LRT project)	\$0
Moderate and Low Priority Public Costs	\$38,860,000
Public Construction Costs	\$214,000,000
Total Public Costs	\$252,860,000
Private Sector Costs	\$36,360,000
Total Public and Private Costs	\$289,220,000

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Central Corridor TOD Investment Framework
Stadium Village Station Investment Framework 04-14-2010

		Improvement	Description	Unit of Measure	Average cost per unit of measure	Amount	Cost	
Under-ground Public Costs	Wet	Sanitary Sewer	25th-5th to Granary	Linear Foot	\$70	500	\$35,000	
			Kasota Avenue Ext	Linear Foot	\$70	4,000	\$280,000	
		SUBTOTAL						\$315,000
		Storm Sewer	25th-5th to Granary	Linear Foot	\$120	500	\$60,000	
			Kasota Avenue Ext	Linear Foot	\$120	4,000	\$480,000	
		SUBTOTAL						\$540,000
	Water	25th-5th to Granary	Linear Foot	\$110	500	\$55,000		
		Kasota Avenue Ext	Linear Foot	\$110	4,000	\$440,000		
	SUBTOTAL						\$495,000	
		District Energy		Linear Foot			\$0	
	Dry	Electric		Linear Foot			\$0	
		Gas		Linear Foot			\$0	
		Telecom		Linear Foot			\$0	
Solid Waste			Linear Foot			\$0		
Surface Public Costs	Connections	Street	Granary Road Middle Segment	Lump Sum	11,500,000	1	\$11,500,000	
			Franklin/27th/East River Rd	Lump Sum	\$5,000,000	1.00	\$5,000,000	
		Kasota Avenue Ext ROW	Building Demo	Lump Sum	\$100,000	0	\$0	
			25th-5th to Granary ROW	Building Demo	Lump Sum	\$50,000	1	\$50,000
		SUBTOTAL						\$33,350,000
		Alley		Linear Foot			\$0	
		Sidewalk	4th St SE	Linear Foot	\$75	2,500	\$187,500	
			5th St SE connection to 23rd Ave SE	Linear Foot	\$75	4,000	\$300,000	
		SUBTOTAL						\$487,500
		Bikeway	Huron/St. Marys/Williams	Linear Foot	\$60	3,600	\$216,000	
	University Ave (Oak St to 27th Ave SE)		Linear Foot	\$60	2,500	\$150,000		
	Franklin-27th to Arthur		Linear Foot	\$60	1,600	\$96,000		
	SUBTOTAL						\$462,000	
	Bridge	Kasota Avenue Ext. Bridge	Linear Foot	\$15,000	400	\$6,000,000		
			SUBTOTAL					\$6,000,000
		Bridge (Ped/Bike)		Linear Foot			\$0	
	Beautification	Streetscape	<i>Stadium Village</i>	Lump Sum	\$334,800	1	\$334,800	
			SUBTOTAL					\$334,800
		Public Art		Per Unit			\$0	
	Open Space	Parks		Lump Sum			\$0	
Water Feature			Square foot			\$0		
Plazas			Square foot			\$0		
Site Development Costs	Clean-up	Remediation	Sites identified in Phase 1 Analysis of EIS	Per site	\$500,000	25	\$12,500,000	
	Energy	District Energy	Parcel hook-ups	Lump Sum			\$0	
	Construction	Parking Ramp	Intermodal transit center	Stall	\$8,000	1,500	\$12,000,000	
				SUBTOTAL				
	Housing	Huron Flats	1013 University Ave	Per Unit	\$180,000	100	\$18,000,000	
				Per Unit	\$180,000	8	\$1,440,000	
	SUBTOTAL						\$19,440,000	
	Office			Square foot	\$200		\$0	
	Retail			Square foot	\$150		\$0	
	Hotel			Per Unit	\$100,000		\$0	
Institutional	Cancer Biomedical Research Facility	Lellehei Heart Research Building	Infectious Disease and Neuroscience	Additional biomedical development	Square foot	\$200	120,000	\$24,000,000
					Square foot	\$200	120,000	\$24,000,000
					Square foot	\$200	90,000	\$18,000,000
					Square foot	\$200	1,000,000	\$200,000,000
SUBTOTAL						\$266,000,000		

High Priority Public Costs (concurrent with LRT project)	\$334,800
Moderate and Low Priority Public Costs	\$41,649,500
Public Construction Costs	\$278,000,000
Total Public Costs	\$319,984,300

Private Sector Costs	\$31,940,000
Total Public and Private Costs	\$351,924,300


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Central Corridor TOD Investment Framework
29th Avenue Station Area Potential Improvements 04-14-2010

		Improvement	Description	Unit of Measure	Average cost per unit of measure	Amount	Cost
Underground Public Costs	Wet	Sanitary Sewer	27th-University to Granary	Linear Foot	\$70	500	\$35,000
			Kasota Avenue Ext	Linear Foot	\$70	3,000	\$210,000
			29th-5th to Granary	Linear Foot	\$70	500	\$35,000
			30th-5th to Granary	Linear Foot	\$70	1,100	\$77,000
			Malcolm-5th to Granary	Linear Foot	\$70	900	\$63,000
			Bedford Street Realignment	Linear Foot	\$70	400	\$28,000
		Bedford St. Extension	Linear Foot	\$70	700	\$49,000	
		SUBTOTAL					\$497,000
		Storm Sewer	27th-University to Granary	Linear Foot	\$120	500	\$60,000
			Kasota Avenue Ext	Linear Foot	\$120	3,000	\$360,000
			29th-5th to Granary	Linear Foot	\$120	500	\$60,000
			30th-5th to Granary	Linear Foot	\$120	1,100	\$132,000
			Malcolm-5th to Granary	Linear Foot	\$120	900	\$108,000
			Bedford Street Realignment	Linear Foot	\$120	400	\$48,000
		Bedford St. Extension	Linear Foot	\$120	700	\$84,000	
	SUBTOTAL					\$852,000	
	Water	27th-University to Granary	Linear Foot	\$110	500	\$55,000	
		Kasota Avenue Ext	Linear Foot	\$110	3,000	\$330,000	
		29th-5th to Granary	Linear Foot	\$110	500	\$55,000	
		30th-5th to Granary	Linear Foot	\$110	1,100	\$121,000	
Malcolm-5th to Granary		Linear Foot	\$110	900	\$99,000		
Bedford Street Realignment		Linear Foot	\$110	400	\$44,000		
Bedford St. Extension	Linear Foot	\$110	700	\$77,000			
SUBTOTAL					\$781,000		
District Energy	University Ave trunk line	Linear Foot			\$0		
	Lateral extensions	Linear Foot			\$0		
	Co-generation sites (solar, heat recovery, etc.)	Lump Sum			\$0		
	SUBTOTAL					\$0	
Dry	Electric	Linear Foot			\$0		
	Gas	Linear Foot			\$0		
	Telecom	Linear Foot			\$0		
	Solid Waste	Linear Foot			\$0		
Surface Public Costs	Connections	Street	Granary Road East Segment	Lump Sum	9,200,000	1	\$9,200,000
			27th-4th to Granary	Linear Foot	\$400	700.00	\$280,000
			ROW	Acre	\$1,000,000	0.7	\$700,000
			Building Demo	Lump Sum	\$100,000	1	\$100,000
			29th-4th to Granary	Linear Foot	\$400	500	\$200,000
			ROW	Acre	\$1,000,000	1.0	\$1,000,000
			Building Demo	Lump Sum	\$100,000	1	\$100,000
			30th-5th to Granary	Linear Foot	\$400	1,100	\$440,000
			ROW	Acre	\$1,000,000	1.0	\$1,000,000
			Building Demo	Lump Sum	\$100,000	1	\$100,000
			Bedford Street Realignment	Linear Foot	\$400	400	\$160,000
			Bedford St ROW Acquisition	Acre	\$1,000,000	0.8	\$800,000
			Bedford St Demo	Lump Sum	\$200,000	1	\$200,000
			Bedford St. Extension	Linear Foot	\$400	700	\$280,000
			SUBTOTAL				\$14,560,000
	Alley	Linear Foot			\$0		
		Sidewalk	Malcolm and 5th	Linear Foot	\$75	2,000	\$150,000
			4th and 30th	Linear Foot	\$75	1,200	\$90,000
	Bedford		Linear Foot	\$75	1,000	\$75,000	
	SUBTOTAL				\$315,000		
	Bikeway	Seymour-E. River to Franklin	Linear Foot	\$60	1,600	\$96,000	
		University Ave (27th Ave SE to Emeralds Ave)	Linear Foot	\$60	3,000	\$180,000	
		27th Ave SE (LRT to Franklin/East River Rd)	Linear Foot	\$60	4,000	\$240,000	
		Franklin-Arthur to east	Linear Foot	\$60	1,800	\$108,000	
	SUBTOTAL				\$624,000		
	Bridge	Linear Foot			\$0		
	Bridge (Ped/Bike)	Linear Foot			\$0		
Beautification	Streetscape	University Avenue	Lump Sum	\$452,000	1	\$452,000	
		SUBTOTAL				\$452,000	
Public Art	Per Unit			\$0			
Open Space	Parks	Granary Park & Bridal Veil Park	Lump Sum	\$15,000,000	1	\$15,000,000	
		SUBTOTAL				\$15,000,000	
		Water Feature	Square foot			\$0	
Plazas	Square foot			\$0			
Site Development Costs	Clean-up	Remediation	Sites identified in Phase 1 Analysis of EIS	Per site	\$500,000	17	\$8,500,000
		Energy	District Energy	Parcel hook-ups	Lump Sum		
	Construction	Parking Ramp		Stall	\$8,000		\$0
		Housing	Prospect Place	Per Unit	\$180,000	40	\$7,200,000
		SUBTOTAL					\$7,200,000
		Office		Lump Sum	\$200		\$0
		Retail	Community Plan (Univ Ave & 29th Ave)	Square foot	\$150	144,000	\$21,600,000
		Hotel		Per Unit	\$100,000		\$0
		Institutional	Community Plan (Univ Ave & 29th Ave)	Square foot	\$200	30,000	\$6,000,000

High Priority Public Costs (concurrent with LRT project)	\$1,732,000
Moderate and Low Priority Public Costs	\$31,349,000
Public Construction Costs	\$6,000,000
Total Public Costs	\$39,081,000
Private Sector Costs	\$37,300,000
Total Public and Private Costs	\$76,381,000

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Central Corridor TOD Investment Framework
Westgate Station Area Potential Improvements 04-14-2010

		Improvement	Description	Unit of Measure	Average cost per unit of measure	Amount	Cost		
Underground Public Costs	Wet	Sanitary Sewer	Curfew St Ext	Linear Foot	\$90	680	\$61,200		
			Eustis Street	Linear Foot	\$90	0	\$0		
			Berry Street-Wabash to Franklin	Linear Foot	\$90	900	\$81,000		
			New North-South Street	Linear Foot	\$90	600	\$54,000		
			Curfew Commons Park Street	Linear Foot	\$90	1,600	\$144,000		
			Sharon Avenue Extension	Linear Foot	\$90	0	\$0		
		SUBTOTAL							\$340,200
		Storm Sewer	Curfew St Ext	Linear Foot	\$120	680	\$81,600		
			Eustis Street	Linear Foot	\$120	0	\$0		
			Berry Street-Wabash to Franklin	Linear Foot	\$120	900	\$108,000		
			New North-South Street	Linear Foot	\$120	600	\$72,000		
			Curfew Commons Park Street	Linear Foot	\$120	1,600	\$192,000		
			Sharon Avenue Extension	Linear Foot	\$120	0	\$0		
		SUBTOTAL							\$453,600
		Water	Curfew St Ext	Linear Foot	\$110	680	\$74,800		
	Eustis Street		Linear Foot	\$110	0	\$0			
	Berry Street-Wabash to Franklin		Linear Foot	\$110	900	\$99,000			
	New North-South Street		Linear Foot	\$110	600	\$66,000			
	Curfew Commons Park Street		Linear Foot	\$110	1,600	\$176,000			
	Sharon Avenue Extension		Linear Foot	\$110	650	\$71,500			
SUBTOTAL							\$487,300		
District Energy	University Ave trunk line	Linear Foot	\$600		\$0				
	Lateral extensions	Linear Foot	\$110		\$0				
	Co-generation sites (solar, heat recovery, etc.)	Lump Sum			\$0				
	SUBTOTAL							\$0	
Dry	Electric	Linear Foot			\$0				
	Gas	Linear Foot			\$0				
	Telecom	Linear Foot			\$0				
	Solid Waste	Linear Foot			\$0				
Surface Public Costs	Connections	Street	Curfew Street Extension	Linear Foot	\$600	680	\$408,000		
			ROW	Ac	\$1,000,000	6.18	\$6,180,000		
		Bldg Demo	Lump Sum	\$250,000	1	\$250,000			
		Eustis Street	Linear Foot	\$600	4,000	\$2,400,000			
		Berry Street-Wabash to Franklin	Linear Foot	\$400	1,300	\$520,000			
		ROW	Ac	\$1,000,000	1.80	\$1,800,000			
		Bldg Demo	Lump Sum	\$250,000	1	\$250,000			
		New North-South Street	Linear Foot	\$400	600	\$240,000			
		ROW	Ac	\$1,000,000	0.80	\$800,000			
		Bldg Demo	Lump Sum	\$250,000	1	\$250,000			
		Curfew Commons Park Street	Linear Foot	\$400	1,600	\$640,000			
		ROW	Ac	\$1,000,000	2.20	\$2,200,000			
		Bldg Demo	Lump Sum	\$250,000	1	\$250,000			
		Sharon Avenue Extension	Linear Foot	\$400	1,300	\$520,000			
		ROW	Ac	\$1,000,000	1.80	\$1,800,000			
		Bldg Demo	Lump Sum	\$250,000	1	\$250,000			
		SUBTOTAL							\$18,758,000
		Alley		Linear Foot			\$0		
		Sidewalk		Linear Foot	\$100		\$0		
		Bikeway	Franklin Bike Lane	Linear Foot	\$130	2,920	\$379,600		
	Curfew Bike Blvd		Linear Foot	\$130	3,600	\$468,000			
	Territorial Bike Blvd		Linear Foot	\$130	2,890	\$375,700			
	SUBTOTAL							\$1,223,300	
	Bridge	Territorial	Linear Foot	\$7,500	400	\$3,000,000			
		Avenue	Linear Foot	\$7,500	420	\$3,150,000			
		Franklin	Linear Foot	\$7,500	340	\$2,550,000			
		Wabash	Linear Foot	\$7,500	500	\$3,750,000			
	SUBTOTAL							\$12,450,000	
	Bridge (Ped/Bike)		Linear Foot			\$0			
	Beautification	Streetscape	Curfew Street	Square Foot	\$25	93,000	\$2,325,000		
Eustis Street			Square Foot	\$25	140,000	\$3,500,000			
Highway 280			Square Foot	\$10	150,000	\$1,500,000			
Franklin Avenue			Square Foot	\$25	60,000	\$1,500,000			
Additional			Lump Sum	\$75,000	1	\$75,000			
University Avenue			Lump Sum	\$1,050,000	1	\$1,050,000			
SUBTOTAL							\$9,950,000		
Public Art		Gateway	Per Unit	\$200,000	1	\$200,000			
		Parks	Per Unit	\$50,000	3	\$150,000			
SUBTOTAL							\$350,000		
Open Space	Parks	Curfew Commons	Lump Sum	\$3,006,370	1	\$3,006,370			
		Technology Commons	Lump Sum	\$2,866,710	1	\$2,866,710			
		Avenue Pocket Parks	Square Foot	\$15	25,000	\$375,000			
	SUBTOTAL							\$6,248,080	
Water Feature		Square foot			\$0				
Plazas		Square foot			\$0				
Site Development Costs	Clean-up	Remediation	Sites identified in Phase 1 Analysis of EIS	Per site	\$500,000	15	\$7,500,000		
		Energy	District Energy	Parcel hook-ups	Lump Sum	\$800,000	1	\$800,000	
	Construction	Parking Ramp	Per Westgate Station Area Plan	Stall	\$8,000	700	\$5,600,000		
		Housing	Per Westgate Station Area Plan	Per Unit	\$180,000	2,500	\$450,000,000		
		Office	Per Westgate Station Area Plan	Square foot	\$200	700,000	\$140,000,000		
		Retail	Per Westgate Station Area Plan	Square foot	\$150	60,000	\$9,000,000		
		Hotel	Per Westgate Station Area Plan	Per Unit	\$100,000	150	\$15,000,000		
	Institutional	Per Westgate Station Area Plan	Square foot	\$200		\$0			

High Priority Public Costs (concurrent with LRT project)	\$1,050,000
Moderate and Low Priority Public Costs	\$49,210,480
Public Construction Costs	\$0
Total Public Costs	\$50,260,480
Private Sector Costs	\$627,900,000
Total Public and Private Costs	\$678,160,480

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Central Corridor TOD Investment Framework

Raymond Station Area Potential Improvements 04-14-2010

		Improvement	Description	Unit of Measure	Average cost per unit of measure	Amount	Cost
Underground Public Costs	Wet	Sanitary Sewer	Carlton Street Extension	Linear Foot	\$90	0	\$0
			New East-West Street	Linear Foot	\$90	0	\$0
			SUBTOTAL				\$0
		Storm Sewer	Carlton Street Extension	Linear Foot	\$120	200	\$24,000
			New East-West Street	Linear Foot	\$120	0	\$0
			SUBTOTAL				\$24,000
		Water	Carlton Street Extension	Linear Foot	\$110	0	\$0
			New East-West Street	Linear Foot	\$110	0	\$0
			SUBTOTAL				\$0
		District Energy	<i>University Ave trunk line</i>	Lump Sum	\$3,868,761	1	\$3,868,761
	Lateral extensions		Linear Foot	\$110		\$0	
	Co-generation sites (solar, heat recovery, etc.)		Lump Sum			\$0	
	SUBTOTAL					\$3,868,761	
	Dry	Electric	Linear Foot			\$0	
Gas		Linear Foot			\$0		
Telecom		Linear Foot			\$0		
Solid Waste		Linear Foot			\$0		
Surface Public Costs	Connections	Street	Carlton Street Extension	Linear Foot	\$400	400	\$160,000
			ROW	Ac	\$1,000,000	0.60	\$600,000
			Bldg Demo	Lump Sum	\$50,000	1	\$50,000
			New East-West Street	Linear Foot	\$400	650	\$260,000
			ROW	Ac	\$1,000,000	0.90	\$900,000
			Bldg Demo	Lump Sum	\$500,000	1	\$500,000
		SUBTOTAL				\$2,470,000	
		Alley	Linear Foot			\$0	
		Sidewalk	Linear Foot	\$100		\$0	
		Bikeway	Pelham Share the Road	Linear Foot	\$130	2,910	\$378,300
	Myrtle		Linear Foot	\$130	660	\$85,800	
	Raymond Share the Road		Linear Foot	\$130	460	\$59,800	
	Raymond Bike Lane		Linear Foot	\$130	2,150	\$279,500	
	Pierce Butler		Linear Foot	\$130	510	\$66,300	
	Franklin Bike Lane		Linear Foot	\$130	740	\$96,200	
	Curfew Bike Blvd		Linear Foot	\$130	1,400	\$182,000	
	Territorial Bike Blvd		Linear Foot	\$130	4,970	\$646,100	
	Cleveland Bike Lane		Linear Foot	\$130	2,240	\$291,200	
	Wabash		Linear Foot	\$130	1,000	\$130,000	
	SUBTOTAL				\$2,215,200		
	Bridge	Linear Foot			\$0		
	Bridge (Ped/Bike)	Linear Foot			\$0		
	Beautification	Streetscape	Carleton Avenue Streetscape	Square Foot	\$40	100,000	\$4,000,000
			Raymond Avenue Streetscape	Square Foot	\$25	72,000	\$1,800,000
			Territorial Road Streetscape	Square Foot	\$25	102,000	\$2,550,000
			<i>University Avenue</i>	Lump Sum	\$1,050,000	1	\$1,050,000
	SUBTOTAL				\$9,400,000		
	Public Art	Parks	Per Unit	\$50,000	4	\$200,000	
		University Avenue	Per Unit	\$200,000	1	\$200,000	
	SUBTOTAL				\$400,000		
Open Space	Parks	Charles Street Comm. Park	Lump Sum	\$647,745	1	\$647,745	
		Top of the Village Park	Lump Sum	\$75,164	1	\$75,164	
		Myrtle Hinge Park	Lump Sum	\$491,542	1	\$491,542	
		Wabash Commons	Lump Sum	\$2,977,711	1	\$2,977,711	
	SUBTOTAL				\$4,192,162		
Water Feature	Square foot			\$0			
Plazas	Square foot			\$0			
Site Development Costs	Clean-up	Remediation	Sites identified in Phase 1 Analysis of EIS	Per site	\$500,000	26	\$13,000,000
	Energy	District Energy	Parcel hook-ups	Lump Sum	\$980,000	1	\$980,000
	Construction	Parking Ramp	Per Raymond Station Area Plan	Stall	\$8,000	500	\$4,000,000
		Housing	Per Raymond Station Area Plan	Per Unit	\$180,000	1,100	\$198,000,000
		Office	Per Raymond Station Area Plan	Square foot	\$200	950,000	\$190,000,000
		Retail	Per Raymond Station Area Plan	Square foot	\$150	60,000	\$9,000,000
		Hotel	Per Raymond Station Area Plan	Per Unit	\$100,000		\$0
	Institutional	Per Raymond Station Area Plan	Square foot	\$200		\$0	

High Priority Public Costs (concurrent with LRT project)	\$4,918,761
Moderate and Low Priority Public Costs	\$17,651,362
Public Construction Costs	\$0
Total Public Costs	\$22,570,123
Private Sector Costs	\$414,980,000
Total Public and Private Costs	\$437,550,123

* High Priority Public Costs are designated in italics and bold
 = Project costs typically covered by private sources

Disclaimer: The potential improvements projects depicted on this spreadsheet are for planning purposes only. Their inclusion in this inventory does not reflect any funding commitment. The rough cost estimates are based on industry standards.

Central Corridor TOD Investment Framework
Fairview Station Area Potential Improvements 04-14-2010

		Improvement	Description	Unit of Measure	Average cost per unit of measure	Amount	Cost		
Underground Public Costs	Wet	Sanitary Sewer	Fairview Avenue	Linear Foot	\$90	0	\$0		
			New Street-Univ to Charles	Linear Foot	\$90	0	\$0		
			New Street-Charles to Thomas	Linear Foot	\$90	650	\$58,500		
			Edmund-Aldine to Wheeler	Linear Foot	\$90	650	\$58,500		
			Charles-Aldine to Wheeler	Linear Foot	\$90	0	\$0		
			Sherbourne Avenue	Linear Foot	\$90	1,300	\$117,000		
		SUBTOTAL						\$234,000	
		Storm Sewer	Fairview Avenue	Linear Foot	\$120	0	\$0		
			New Street-Univ to Charles	Linear Foot	\$120	200	\$24,000		
			New Street-Charles to Thomas	Linear Foot	\$120	650	\$78,000		
			Edmund-Aldine to Wheeler	Linear Foot	\$120	650	\$78,000		
			Charles-Aldine to Wheeler	Linear Foot	\$120	650	\$78,000		
	Sherbourne Avenue		Linear Foot	\$120	1,300	\$156,000			
	SUBTOTAL						\$414,000		
	Water	Fairview Avenue	Linear Foot	\$110	0	\$0			
		New Street-Univ to Charles	Linear Foot	\$110	0	\$0			
		New Street-Charles to Thomas	Linear Foot	\$110	650	\$71,500			
		Edmund-Aldine to Wheeler	Linear Foot	\$110	650	\$71,500			
		Charles-Aldine to Wheeler	Linear Foot	\$110	650	\$71,500			
		Sherbourne Avenue	Linear Foot	\$110	650	\$71,500			
SUBTOTAL						\$286,000			
District Energy	University Ave trunk line	Lump Sum	\$5,342,334	1	\$5,342,334				
	Lateral extensions	Linear Foot	\$110		\$0				
	Co-generation sites (solar, heat recovery, etc.)	Lump Sum			\$0				
SUBTOTAL						\$5,342,334			
Dry	Electric	Linear Foot			\$0				
	Gas	Linear Foot			\$0				
	Telecom	Linear Foot			\$0				
	Solid Waste	Linear Foot			\$0				
Surface Public Costs	Connections	Street	Fairview Avenue Intersections	Per Unit	\$200,000	2	\$400,000		
			New Street-Univ to Charles	Linear Foot	\$400	350	\$140,000		
			ROW	Ac	\$1,000,000	0.50	\$500,000		
			Bldg Demo	Lump Sum	\$250,000	1	\$250,000		
			New Street-Charles to Thomas	Linear Foot	\$400	650	\$260,000		
			ROW	Ac	\$1,000,000	0.90	\$900,000		
			Bldg Demo	Lump Sum	\$250,000	1	\$250,000		
			Edmund-Aldine to Wheeler	Linear Foot	\$400	650	\$260,000		
			ROW	Ac	\$1,000,000	0.90	\$900,000		
			Bldg Demo	Lump Sum	\$250,000	1	\$250,000		
			Charles-Aldine to Wheeler	Linear Foot	\$400	650	\$260,000		
			ROW	Ac	\$1,000,000	0.60	\$600,000		
			Bldg Demo	Lump Sum	\$250,000	1	\$225,000		
			SUBTOTAL						\$5,195,000
			Alley	Linear Foot			\$0		
			Sidewalk	Linear Foot			\$0		
			Bike Route	Lynhurst Avenue	Linear Foot	\$130	2,400	\$312,000	
	Charles Avenue Bike Route	Linear Foot		\$130	3,200	\$416,000			
	Marshall Bike Lane	Linear Foot		\$130	720	\$93,600			
	Prior Bike Lane	Linear Foot		\$130	5,580	\$725,400			
	Aldine Street Bike Route	Linear Foot		\$130	3,200	\$416,000			
	Cleveland Bike Lane	Linear Foot		\$130	8,650	\$1,124,500			
	Cleveland Bike Blvd	Linear Foot		\$130	3,850	\$500,500			
	SUBTOTAL						\$3,588,000		
	Bridge	Prior Avenue	Linear Foot	\$7,500	400	\$3,000,000			
	SUBTOTAL						\$3,000,000		
	Bridge (Ped/Bike)	Aldine Street Pedestrian Bridge	Linear Foot	\$4,000	400	\$1,600,000			
SUBTOTAL						\$1,600,000			
Beautification	Streetscape	Wheeler Street	Square Foot	\$25	6,000	\$150,000			
		Charles Avenue	Square Foot	\$25	30,000	\$750,000			
		Fairview Avenue	Square Foot	\$25	96,000	\$2,400,000			
		University Avenue	Lump Sum	\$1,050,000	1	\$1,050,000			
SUBTOTAL						\$4,350,000			
Public Art	Parks	Per Unit	\$50,000	7	\$350,000				
	University Avenue	Per Unit	\$200,000	1	\$200,000				
SUBTOTAL						\$550,000			
Open Space	Parks	Avenue of Parks	Lump Sum	\$132,519	1	\$132,519			
		New Griggs Midway Commons	Lump Sum	\$680,206	1	\$680,206			
		Charles Commons	Lump Sum	\$3,661,100	1	\$3,661,100			
		Dickerman Park	Lump Sum	\$0	1	\$0			
		Dickerman Park Extension	Lump Sum	\$308,987	1	\$308,987			
		Health East healing Grounds	Lump Sum	\$748,381	1	\$748,381			
		Iris Park	Lump Sum	\$0	1	\$0			
		Goodwill	Lump Sum	\$0	1	\$0			
		Episcopal Homes	Lump Sum	\$0	1	\$0			
		SUBTOTAL						\$5,531,193	
Water Feature	Square foot			\$0					
Plazas	Square foot			\$0					
Site Development Costs	Clean-up	Remediation	Sites identified in Phase 1 Analysis of EIS	Per site	\$500,000	14	\$7,000,000		
	Energy	District Energy	Parcel hook-ups	Lump Sum	\$550,000	1	\$550,000		
	Construction	Parking Ramp	Per Fairview Station Area Plan	Stall	\$8,000	300	\$2,400,000		
		Housing	Per Fairview Station Area Plan	Per Unit	\$180,000	800	\$144,000,000		
		Office	Per Fairview Station Area Plan	Square foot	\$200	300,000	\$60,000,000		
		Retail	Per Fairview Station Area Plan	Square foot	\$150	40,000	\$6,000,000		
		Hotel	Per Fairview Station Area Plan	Per Unit	\$100,000		\$0		
		Institutional	Per Fairview Station Area Plan	Square foot	\$200		\$0		

High Priority Public Costs (concurrent with LRT project)	\$6,392,334
Moderate and Low Priority Public Costs	\$23,698,193
Public Construction Costs	\$0
Total Public Costs	\$30,090,527
Private Sector Costs	\$219,950,000
Total Public and Private Costs	\$250,040,527

* High Priority Public Costs are designated in italics and bold
= Project costs typically covered by private sources

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Central Corridor TOD Investment Framework

Snelling Station Area Potential Improvements 04-14-2010

		Improvement	Description	Unit of Measure	Average cost per unit of measure	Amount	Cost		
Underground Public Costs	Wet	Sanitary Sewer	Fuller Avenue	Linear Foot	\$90	0	\$0		
			Simpson-Univ to St Anthony	Linear Foot	\$90	1,300	\$117,000		
			Spruce Tree	Linear Foot	\$90	850	\$76,500		
		SUBTOTAL							\$193,500
		Storm Sewer	Fuller Avenue	Linear Foot	\$120	300	\$36,000		
			Simpson-Univ to St Anthony	Linear Foot	\$120	1,300	\$156,000		
			Spruce Tree	Linear Foot	\$120	850	\$102,000		
		SUBTOTAL							\$294,000
		Water	Fuller Avenue	Linear Foot	\$110	300	\$33,000		
			Simpson-Univ to St Anthony	Linear Foot	\$110	1,300	\$143,000		
			Spruce Tree	Linear Foot	\$110	850	\$93,500		
		SUBTOTAL							\$269,500
	District Energy	<i>University Ave trunk line</i>		Lump Sum	\$2,760,966	1	\$2,760,966		
		Lateral extensions		Linear Foot	\$110		\$0		
		Co-generation sites (solar, heat recovery, etc.)		Lump Sum			\$0		
	SUBTOTAL							\$2,760,966	
	Dry	Electric			Linear Foot		\$0		
		Gas			Linear Foot		\$0		
		Telecom			Linear Foot		\$0		
		Solid Waste			Linear Foot		\$0		
Surface Public Costs	Connections	Street	Fuller Avenue	Linear Foot	\$400	1,320	\$528,000		
			ROW	Ac	\$1,000,000	0.10	\$100,000		
		Simpson-Univ to St Anthony	Bldg Demo	Lump Sum	\$250,000	1.00	\$250,000		
			ROW	Ac	\$1,000,000	1.80	\$1,800,000		
		Bldg Demo		Lump Sum	\$100,000	1	\$100,000		
			Spruce Tree	Linear Foot	\$400	850	\$340,000		
		ROW		Ac	\$1,000,000	1.20	\$1,200,000		
			Bldg Demo	Lump Sum	\$100,000	1	\$100,000		
		SUBTOTAL							\$4,938,000
		Alley	Aldine to Pascal	City Block	\$42,000	4	\$168,000		
		Sidewalk		Linear Foot			\$0		
		Bike Route	Charles Avenue Bike Rt	Linear Foot	\$130	3,300	\$429,000		
	Fuller Avenue Bike Route		Linear Foot	\$130	2,700	\$351,000			
	Fry St		Linear Foot	\$130	1,800	\$234,000			
	Simpson St		Linear Foot	\$130	1,600	\$208,000			
	Aldine Bike Lane		Linear Foot	\$130	6,800	\$884,000			
	Aldine Bike Blvd		Linear Foot	\$130	1,680	\$218,400			
	SUBTOTAL							\$2,492,400	
	Bridge	Snelling Ave & I-94	Linear Foot	\$7,500	400	\$3,000,000			
		Pascal St & I-94	Linear Foot	\$7,500	400	\$3,000,000			
	SUBTOTAL							\$3,000,000	
	Bridge (Ped/Bike)		Linear Foot	\$100		\$0			
	Beautifications	Streetscape	Fuller Avenue	Square Foot	\$25	39,000	\$975,000		
			Snelling Avenue	Square Foot	\$25	120,000	\$3,000,000		
			<i>University Avenue</i>	Lump Sum	\$1,050,000	1	\$1,050,000		
	SUBTOTAL							\$5,025,000	
	Public Art	Parks	Per Unit	\$50,000	2	\$100,000			
		University Avenue	Per Unit	\$200,000	1	\$200,000			
SUBTOTAL							\$300,000		
Open Space	Parks	Snelling Commons	Lump Sum	\$3,442,788	1	\$3,442,788			
		Snelling Transit Plaza	Lump Sum	\$2,187,621	1	\$2,187,621			
		Greening the Gateway	Lump Sum	\$0	1	\$0			
	SUBTOTAL							\$5,630,409	
Water Feature		Square foot			\$0				
Plazas		Square foot			\$0				
Site Development Costs	Clean-up	Remediation	Sites identified in Phase 1 Analysis of EIS	Per site	\$500,000	8	\$4,000,000		
	Energy	District Energy	Parcel hook-ups	Lump Sum	\$675,000	1	\$675,000		
	Construction	Parking Ramp	Per Selling Station Area Plan	Stall	\$8,000	300	\$2,400,000		
		Housing	Per Selling Station Area Plan	Per Unit	\$180,000	1,000	\$180,000,000		
		Office	Per Selling Station Area Plan	Square foot	\$200	300,000	\$60,000,000		
		Retail	Per Selling Station Area Plan	Square foot	\$150	450,000	\$67,500,000		
		Hotel	Per Selling Station Area Plan	Per Unit	\$100,000	150	\$15,000,000		
	Institutional		Square foot	\$200		\$0			

High Priority Public Costs (concurrent with LRT project)	\$3,810,966
Moderate and Low Priority Public Costs	\$21,260,809
Public Construction Costs	\$0
Total Public Costs	\$25,071,775

Private Sector Costs	\$329,575,000
Total Public and Private Costs	\$354,646,775

* High Priority Public Costs are designated in italics and bold
 = Project costs typically covered by private sources

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Central Corridor TOD Investment Framework

Hamline Station Area Potential Improvements 04-14-2010

		Improvement	Description	Unit of Measure	Average cost per unit of measure	Amount	Cost	
Under-ground Public Costs	Wet	Sanitary Sewer	Fuller Avenue	Linear Foot	\$90	1,300	\$117,000	
			Albert-Univ to St Anthony	Linear Foot	\$90	1,300	\$117,000	
					SUBTOTAL			\$234,000
		Storm Sewer	Fuller Avenue	Linear Foot	\$120	1,300	\$156,000	
			Albert-Univ to St Anthony	Linear Foot	\$120	1,300	\$156,000	
					SUBTOTAL			\$312,000
		Water	Fuller Avenue	Linear Foot	\$110	1,300	\$143,000	
			Albert-Univ to St Anthony	Linear Foot	\$110	1,300	\$143,000	
					SUBTOTAL			\$286,000
		District Energy	<i>University Ave trunk line</i>		Lump Sum	\$2,622,828	1	\$2,622,828
	Lateral extensions			Linear Foot	\$110		\$0	
	Co-generation sites (solar, heat recovery, etc.)			Lump Sum			\$0	
				SUBTOTAL			\$2,622,828	
	Dry	Electric		Linear Foot			\$0	
		Gas		Linear Foot			\$0	
		Telecom		Linear Foot			\$0	
		Solid Waste		Linear Foot			\$0	
Surface Public Costs	Connections	Street	Fuller Ave (Pascal to Griggs)	Linear Foot	\$400	2,980	\$1,192,000	
			ROW	Ac	\$1,000,000	2.15	\$2,150,000	
		Bldg Demo	Albert-Univ to St Anthony	Lump Sum	\$500,000	1.00	\$500,000	
			ROW	Linear Foot	\$400	1,300	\$520,000	
		Bldg Demo	Albert-Univ to St Anthony	Ac	\$1,000,000	1.80	\$1,800,000	
			ROW	Lump Sum	\$250,000	1	\$250,000	
					SUBTOTAL			\$6,412,000
	Alley	Pascal to Griggs	City Block	\$42,000	4	\$168,000		
	Sidewalk		Linear Foot			\$0		
	Bike Route	Charles Avenue Bike Rt	Linear Foot	\$130	2,600	\$338,000		
		Fuller Ave (Pascal to Griggs)	Linear Foot	\$130	2,600	\$338,000		
				SUBTOTAL			\$844,000	
	Bridge	Hamline & I-94	Linear Foot	\$7,500	400	\$3,000,000		
				SUBTOTAL			\$3,000,000	
	Bridge (Ped/Bike)		Linear Foot	\$100		\$0		
	Beautifications	Streetscape	Fuller Avenue	Square Foot	\$25	81,000	\$2,025,000	
			<i>University Avenue</i>	Lump Sum	\$1,050,000	1	\$1,050,000	
					SUBTOTAL			\$3,075,000
	Public Art	Parks	Per Unit	\$50,000	2	\$100,000		
		University Avenue	Per Unit	\$200,000	1	\$200,000		
			SUBTOTAL			\$300,000		
Open Space	Parks	Skyline Commons	Lump Sum	\$3,492,630	1	\$3,492,630		
		Albert Triangle Park	Lump Sum	\$2,363,246	1	\$2,363,246		
				SUBTOTAL			\$3,492,630	
Water Feature		Square foot			\$0			
Plazas		Square foot			\$0			
Site Development Costs	Clean-up	Remediation	Sites identified in Phase 1 Analysis of EIS	Per site	\$500,000	10	\$5,000,000	
	Energy	District Energy	Parcel hook-ups	Lump Sum		1	\$0	
	Construction	Parking Ramp		Stall	\$8,000		\$0	
		Housing		Per Unit	\$180,000		\$0	
		Office		Square foot	\$200		\$0	
		Retail		Square foot	\$150		\$0	
		Hotel		Per Unit	\$100,000		\$0	
		Institutional		Square foot	\$200		\$0	
					SUBTOTAL			\$0

High Priority Public Costs (concurrent with LRT project)	\$3,672,828
Moderate and Low Priority Public Costs	\$17,073,630
Public Construction Costs	\$0
Total Public Costs	\$20,746,458
Private Sector Costs	\$5,000,000
Total Public and Private Costs	\$25,746,458

* High Priority Public Costs are designated in italics and bold
 = Project costs typically covered by private sources

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Central Corridor TOD Investment Framework

Lexington Station Area Potential Improvements 04-14-2010

		Improvement	Description	Unit of Measure	Average cost per unit of measure	Amount	Cost	
Under-ground Public Costs	Wet	Sanitary Sewer	Fuller-Griggs to Lexington	Linear Foot	\$90	1,300	\$117,000	
			Aurora -Griggs to Dunlap	Linear Foot	\$90	650	\$58,500	
						SUBTOTAL		\$175,500
		Storm Sewer	Fuller-Griggs to Lexington	Linear Foot	\$120	1,300	\$156,000	
			Aurora -Griggs to Dunlap	Linear Foot	\$120	650	\$78,000	
						SUBTOTAL		\$234,000
		Water	Fuller-Griggs to Lexington	Linear Foot	\$110	1,300	\$143,000	
			Aurora -Griggs to Dunlap	Linear Foot	\$110	650	\$71,500	
						SUBTOTAL		\$214,500
		District Energy	<i>University Ave trunk line</i>		Lump Sum	\$2,673,957	1	\$2,673,957
	Lateral extensions		Linear Foot	\$110		\$0		
	Co-generation sites (solar, heat recovery, etc.)		Lump Sum			\$0		
					SUBTOTAL		\$2,673,957	
	Dry	Electric			Linear Foot		\$0	
Gas				Linear Foot		\$0		
Telecom				Linear Foot		\$0		
Solid Waste				Linear Foot		\$0		
Surface Public Costs	Connections	Street	Fuller-Griggsto Lexington	Linear Foot	\$400	1,300	\$520,000	
			ROW	Acre	\$1,000,000	1.85	\$1,850,000	
			Aurora -Griggs to Dunlap	Linear Foot	\$400	650	\$260,000	
			ROW	Acre	\$1,000,000	0.90	\$900,000	
			Bldg Demo	Lump Sum	\$250,000	1	\$250,000	
						SUBTOTAL		\$3,780,000
		Alley	Griggs to Chatsworth	City Block	\$42,000	4	\$168,000	
		Sidewalk			Linear Foot		\$0	
		Bike Route	Lexington-St. Anthony to Univ	Linear Foot	\$130	4,600	\$598,000	
			Charles Bike Blvd	Linear Foot	\$130	2,600	\$338,000	
	Griggs Bike Lane		Linear Foot	\$130	5,360	\$696,800		
	Chatsworth Bike Lane		Linear Foot	\$130	5,350	\$695,500		
	Fuller-Griggs to Milton		Linear Foot	\$130	2,000	\$260,000		
					SUBTOTAL		\$2,588,300	
	Bridge	Lexington & I-94	Linear Foot	\$7,500	400	\$3,000,000		
					SUBTOTAL		\$3,000,000	
	Bridge (Ped/Bike)	Griggs	Linear Foot	\$4,000	400	\$1,600,000		
		Chatsworth	Linear Foot	\$4,000	400	\$1,600,000		
					SUBTOTAL		\$3,200,000	
	Beautifications	Streetscape	Lexington Avenue	Square Foot	\$25	60,000	\$1,500,000	
			Lexington Avenue w/Median	Square Foot	\$40	40,000	\$1,600,000	
			Fuller Avenue	Square Foot	\$25	78,000	\$1,950,000	
			<i>University Avenue</i>	Lump Sum	\$1,050,000	1	\$1,050,000	
				SUBTOTAL		\$6,100,000		
Public Art	Parks	University Avenue	Per Unit	\$50,000	4	\$200,000		
			Per Unit	\$200,000	2	\$400,000		
						SUBTOTAL		\$600,000
Open Space	Parks	Aurora Ave Community Park	Lump Sum	\$736,927	1	\$736,927		
		Lexington Village Commons	Lump Sum	\$4,271,011	1	\$4,271,011		
		Skyline Commons	Lump Sum	\$3,492,630	1	\$3,492,630		
					SUBTOTAL		\$8,500,568	
		Water Feature			Square foot		\$0	
		Plazas			Square foot		\$0	
Site Development Costs	Clean-up	Remediation	Sites identified in Phase 1 Analysis of EIS	Per site	\$500,000	8	\$4,000,000	
	Energy	District Energy	Parcel hook-ups	Lump Sum	\$425,000	1	\$425,000	
	Construction	Parking Ramp	Per Lexington Station Area Plan		Stall	\$8,000	250	\$2,000,000
		Housing	Per Lexington Station Area Plan		Per Unit	\$180,000	400	\$72,000,000
		Office	Per Lexington Station Area Plan		Square foot	\$200	250,000	\$50,000,000
		Retail	Per Lexington Station Area Plan		Square foot	\$150	90,000	\$13,500,000
		Hotel	Per Lexington Station Area Plan		Per Unit	\$100,000		\$0
	Institutional	Per Lexington Station Area Plan		Square foot	\$200		\$0	

High Priority Public Costs (concurrent with LRT project)	\$3,723,957
Moderate and Low Priority Public Costs	\$27,510,868
Public Construction Costs	\$0
Total Public Costs	\$31,234,825
Private Sector Costs	\$141,925,000
Total Public and Private Costs	\$173,159,825

* High Priority Public Costs are designated in italics and bold
 = Project costs typically covered by private sources

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Central Corridor TOD Investment Framework

Victoria Station Area Potential Improvements 04-14-2010

		Improvement	Description	Unit of Measure	Average cost per unit of measure	Amount	Cost
Underground Public Costs	Wet	Sanitary Sewer		Linear Foot			\$0
		Storm Sewer		Linear Foot			\$0
		Water		Linear Foot			\$0
		District Energy	<i>University Ave trunk line</i>	<i>Lump Sum</i>	<i>\$2,651,532</i>	<i>1</i>	<i>\$2,651,532</i>
		Lateral extensions		Linear Foot	\$110		\$0
			Co-generation sites (solar, heat recovery, etc.)	Lump Sum			\$0
			<i>SUBTOTAL</i>				<i>\$2,651,532</i>
	Dry	Electric		Linear Foot			\$0
		Gas		Linear Foot			\$0
		Telecom		Linear Foot			\$0
Solid Waste			Linear Foot			\$0	
Surface Public Costs	Connections	Street		Lump Sum			\$0
		Alley	Chatsworth to Grotto	City Block	\$42,000	4	\$168,000
		Sidewalk		Linear Foot			\$0
		Bike Route	Charles Bike Blvd	Linear Foot	\$130	2,600	\$338,000
			Fuller Ave (Chatsworth-Grotto)	Linear Foot	\$130	1,900	\$247,000
			Victoria (Fuller-Charles)	Linear Foot	\$130	1,300	\$169,000
			<i>SUBTOTAL</i>				
	Beautifications	Streetscape	Victoria (I 94 to Univ Ave)	Square Foot	\$25	39,000	\$975,000
			<i>University Avenue</i>	<i>Lump Sum</i>	<i>\$1,050,000</i>	<i>1</i>	<i>\$1,050,000</i>
			<i>SUBTOTAL</i>				<i>\$2,025,000</i>
	Open Space	Public Art		Per Unit			\$0
		Parks		Lump Sum			\$0
		Water Feature		Square foot			\$0
	Plazas		Square foot			\$0	
Site Development Costs	Clean-up	Remediation	Sites identified in Phase 1 Analysis of EIS	Per site	\$500,000	1	\$500,000
	Energy	District Energy	Parcel hook-ups	Lump Sum		1	\$0
	Construction	Parking Ramp		Stall	\$8,000		\$0
		Housing		Per Unit	\$180,000		\$0
		Office		Square foot	\$200		\$0
		Retail		Square foot	\$150		\$0
		Hotel		Per Unit	\$100,000		\$0
Institutional		Square foot	\$200		\$0		

High Priority Public Costs (concurrent with LRT project)	\$3,701,532
Moderate and Low Priority Public Costs	\$1,897,000
Public Construction Costs	\$0
Total Public Costs	\$5,598,532

Private Sector Costs	\$500,000
Total Public and Private Costs	\$6,098,532

* High Priority Public Costs are designated in italics and bold
 = Project costs typically covered by private sources

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Central Corridor TOD Investment Framework

Dale Station Area Potential Improvements 04-14-2010

		Improvement	Description	Unit of Measure	Average cost per unit of measure	Amount	Cost	
Underground Public Costs	Wet	Sanitary Sewer	Aurora and Fuller Link	Linear Foot	\$90	0	\$0	
						SUBTOTAL		\$0
		Storm Sewer	Aurora and Fuller Link	Linear Foot	\$120	1,000	\$120,000	
						SUBTOTAL		\$120,000
	Wet	Water	Aurora and Fuller Link	Linear Foot	\$110	1,200	\$132,000	
						SUBTOTAL		\$132,000
		District Energy	<i>University Ave trunk line</i>	Lump Sum	\$2,612,064	1	\$2,612,064	
			Lateral extensions	Linear Foot	\$110		\$0	
			Co-generation sites (solar, heat recovery, etc.)	Lump Sum			\$0	
					SUBTOTAL		\$2,612,064	
	Dry	Electric		Linear Foot			\$0	
		Gas		Linear Foot			\$0	
		Telecom		Linear Foot			\$0	
Solid Waste			Linear Foot			\$0		
Surface Public Costs	Connections	Street	Dale St/St. Anthony Intersection	Lump Sum	\$500,000	1	\$500,000	
			Aurora and Fuller Link	Linear Foot	\$400	1,500	\$600,000	
			ROW	Ac	\$1,000,000	2.10	\$2,100,000	
			Bldg Demo	Lump Sum	\$250,000	1	\$250,000	
						SUBTOTAL		\$3,450,000
	Alley	Grotto to Mackubin	City Block	\$42,000	4	\$168,000		
	Sidewalk		Linear Foot			\$0		
	Bike Route	Aurora Bike Lane	Linear Foot	\$130	600	\$78,000		
		Fuller-St Albans to Park	Linear Foot	\$130	1,900	\$247,000		
		Kent-Univ. to Central Vill. Grnwy	Linear Foot	\$130	600	\$78,000		
		Central Village Off Street	Linear Foot	\$130	3,880	\$504,400		
		Charles Bike Blvd	Linear Foot	\$130	2,600	\$338,000		
		Grotto Bike Lane	Linear Foot	\$130	5,370	\$698,100		
		Mackubin Bike Lane	Linear Foot	\$130	5,560	\$722,800		
						SUBTOTAL		\$2,666,300
	Bridge	Dale Street	Linear Foot	\$7,500	400	\$3,000,000		
					SUBTOTAL		\$3,000,000	
	Bridge (Ped/Bike)	Grotto	Linear Foot	\$4,000	400	\$1,600,000		
		Mackubin	Linear Foot	\$4,000	400	\$1,600,000		
					SUBTOTAL		\$3,200,000	
	Beautifications	Streetscape	Dale Street	Square Foot	\$25	144,000	\$3,600,000	
			Fuller Avenue	Square Foot	\$25	54,000	\$1,350,000	
			<i>University Avenue</i>	Lump Sum	\$1,050,000	1	\$1,050,000	
					SUBTOTAL		\$6,000,000	
	Public Art	Parks	Per Unit	\$50,000	6	\$300,000		
		University Avenue	Per Unit	\$200,000	1	\$200,000		
					SUBTOTAL		\$500,000	
Open Space	Parks	Central Park	Lump Sum	\$0	1	\$0		
		Central Park Village	Lump Sum	\$0	1	\$0		
		New Rondo Park	Lump Sum	\$3,611,244	1	\$3,611,244		
					SUBTOTAL		\$3,611,244	
	Water Feature		Square foot			\$0		
Plazas		Square foot			\$0			
Site Development Costs	Clean-up	Remediation	Sites identified in Phase 1 Analysis of EIS	Per site	\$500,000	1	\$500,000	
		District Energy	Parcel hook-ups	Lump Sum	\$325,000	1	\$325,000	
	Construction	Parking Ramp	Per Dale Station Area Plan	Stall	\$8,000	0	\$0	
		Housing	Per Dale Station Area Plan	Per Unit	\$180,000	600	\$108,000,000	
		Office	Per Dale Station Area Plan	Square foot	\$200	50,000	\$10,000,000	
		Retail	Per Dale Station Area Plan	Square foot	\$150	50,000	\$7,500,000	
		Hotel	Per Dale Station Area Plan	Per Unit	\$100,000		\$0	
		Institutional		Square foot	\$200		\$0	

High Priority Public Costs (concurrent with LRT project)	\$3,662,064
Moderate and Low Priority Public Costs	\$21,797,544
Public Construction Costs	\$0
Total Public Costs	\$25,459,608
Private Sector Costs	\$126,325,000
Total Public and Private Costs	\$151,784,608

* High Priority Public Costs are designated in italics and bold
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Central Corridor TOD Investment Framework

Western Station Area Potential Improvements 04-14-2010

		Improvement	Description	Unit of Measure	Average cost per unit of measure	Amount	Cost
Under-ground Public Costs	Wet	Sanitary Sewer		Linear Foot			\$0
		Storm Sewer		Linear Foot			\$0
		Water		Linear Foot			\$0
		District Energy	<i>University Ave trunk line</i>	Lump Sum	\$4,187,022	1	\$4,187,022
		Lateral extensions		Linear Foot	\$110		\$0
		Co-generation sites (solar, heat recovery, etc.)	Lump Sum			\$0	
			SUBTOTAL				\$4,187,022
	Dry	Electric		Linear Foot			\$0
		Gas		Linear Foot			\$0
		Telecom		Linear Foot			\$0
Solid Waste			Linear Foot			\$0	
Surface Public Costs	Connections	Street		Linear Foot			\$0
		Alley	Mackubin to Galtier	City Block	\$42,000	4	\$168,000
		Sidewalk		Linear Foot			\$0
		Bike Route	Charles Bike Blvd	Linear Foot	\$130	2,600	\$338,000
			Aurora Bike Blvd	Linear Foot	\$130	2,600	\$338,000
			Farrington Street	Linear Foot	\$130	2,600	\$338,000
			SUBTOTAL				\$1,014,000
	Bridge		Linear Foot			\$0	
	Bridge (Ped/Bike)		Linear Foot			\$0	
	Beautifications	Streetscape	<i>University Avenue</i>	Square foot	\$1,050,000	1	\$1,050,000
				SUBTOTAL			\$1,050,000
		Public Art		Per Unit			\$0
	Open Space	Parks		Lump Sum			\$0
Water Feature			Square foot			\$0	
Plazas			Square foot			\$0	
Site Development Costs	Clean-up	Remediation	Sites identified in Phase 1 Analysis of EIS	Per site	\$500,000	3	\$1,500,000
	Energy	District Energy	Parcel hook-ups	Lump Sum		1	\$0
	Construction	Parking Ramp		Stall	\$8,000		\$0
		Housing		Per Unit	\$180,000		\$0
		Office		Square foot	\$200		\$0
		Retail		Square foot	\$150		\$0
		Hotel		Per Unit	\$100,000		\$0
Institutional		Square foot	\$200		\$0		

High Priority Public Costs (concurrent with LRT project)	\$5,237,022
Moderate and Low Priority Public Costs	\$1,182,000
Public Construction Costs	\$0
Total Public Costs	\$6,419,022
Private Sector Costs	\$1,500,000
Total Public and Private Costs	\$7,919,022

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Central Corridor TOD Investment Framework

Rice Station Area Potential Improvements 04-14-2010

		Improvement	Description	Unit of Measure	Average cost per unit of measure	Amount	Cost		
Underground Public Costs	Wet	Sanitary Sewer	Aurora-Marion to Rice	Linear Foot	\$90	0	\$0		
			Fuller-Marion to Rice	Linear Foot	\$90	0	\$0		
			New St 1-Marion to Rice	Linear Foot	\$90	0	\$0		
			Ravoux-New St 2 to Rice	Linear Foot	\$90	0	\$0		
			New St 2-Ravoux to Aurora	Linear Foot	\$90	0	\$0		
			New St 3-Ravoux to Aurora	Linear Foot	\$90	0	\$0		
		SUBTOTAL							\$0
		Storm Sewer	Aurora-Marion to Rice	Linear Foot	\$120	0	\$0		
			Fuller-Marion to Rice	Linear Foot	\$120	400	\$48,000		
			New St 1-Marion to Rice	Linear Foot	\$120	400	\$48,000		
			Ravoux-New St 2 to Rice	Linear Foot	\$120	300	\$36,000		
			New St 2-Ravoux to Aurora	Linear Foot	\$120	920	\$110,400		
			New St 3-Ravoux to Aurora	Linear Foot	\$120	920	\$110,400		
		SUBTOTAL							\$352,800
		Water	Aurora-Marion to Rice	Linear Foot	\$110	0	\$0		
	Fuller-Marion to Rice		Linear Foot	\$110	0	\$0			
	New St 1-Marion to Rice		Linear Foot	\$110	0	\$0			
	Ravoux-New St 2 to Rice		Linear Foot	\$110	920	\$101,200			
	New St 2-Ravoux to Aurora		Linear Foot	\$110	920	\$101,200			
	New St 3-Ravoux to Aurora		Linear Foot	\$110	920	\$101,200			
	SUBTOTAL							\$303,600	
	District Energy	<i>University Ave trunk line</i>			Lump Sum	\$1,497,990	1	\$1,497,990	
		Lateral extensions			Linear Foot	\$110		\$0	
		Co-generation sites (solar, heat recovery, etc.)			Lump Sum			\$0	
SUBTOTAL							\$1,497,990		
Dry	Electric			Linear Foot			\$0		
	Gas			Linear Foot			\$0		
	Telecom			Linear Foot			\$0		
	Solid Waste			Linear Foot			\$0		
Surface Public Costs	Connections	Street	Aurora-Marion to Rice	Linear Foot	\$400	800	\$320,000		
			Fuller-Marion to Rice	Linear Foot	\$400	800	\$320,000		
			New St 1-Marion to Rice	Linear Foot	\$400	850	\$340,000		
			Ravoux-New St 2 to Rice	Linear Foot	\$400	600	\$240,000		
			New St 2-Ravoux to Aurora	Linear Foot	\$400	920	\$368,000		
			New St 3-Ravoux to Aurora	Linear Foot	\$400	920	\$368,000		
			Property Acqu.-entire site	Lump Sum	\$16,069,000	1.00	\$16,069,000		
			Bldg Demo	Lump Sum	\$500,000	1	\$500,000		
		SUBTOTAL							\$18,525,000
		Alley	Galtier to Rice	City Block	\$42,000	2	\$84,000		
	Sidewalk			Linear Foot			\$0		
	Bike Route	Charles Bike Blvd	Linear Foot	\$130	500	\$65,000			
		Aurora Bike Blvd	Linear Foot	\$130	1,900	\$247,000			
		Marion Street	Linear Foot	\$130	1,100	\$143,000			
	SUBTOTAL							\$455,000	
	Bridge	Marion	Linear Foot	\$7,500	600	\$4,500,000			
		John Ireland	Linear Foot	\$7,500	500	\$3,750,000			
	SUBTOTAL							\$8,250,000	
	Bridge (Ped/Bike)				Linear Foot	\$4,000		\$0	
	Beautifications	Streetscape	Rice Street	Square foot	\$25	123,000	\$3,075,000		
			Marion Street	Square foot	\$25	99,000	\$2,475,000		
			Aurora Avenue	Square foot	\$25	90,000	\$2,250,000		
			University Avenue	Lump Sum	\$1,050,000	1	\$1,050,000		
		SUBTOTAL							\$8,850,000
Public Art	Parks	Per Unit	\$50,000	3	\$150,000				
	University Avenue	Per Unit	\$200,000	1	\$200,000				
SUBTOTAL							\$350,000		
Open Space	Parks	Leif Erickson Lawn	Lump Sum	\$0	1	\$0			
		Rice Urban Village Comm Park	Lump Sum	\$4,262,699	1	\$4,262,699			
		Rice Triangle Park	Lump Sum	\$454,318	1	\$454,318			
	SUBTOTAL							\$4,717,017	
Water Feature				Square foot			\$0		
Plazas				Square foot			\$0		
Site Development Costs	Clean-up	Remediation	Sites identified in Phase 1 Analysis of EIS	Per site	\$500,000	9	\$4,500,000		
		Energy	Parcel hook-ups	Lump Sum	\$800,000	1	\$800,000		
	Const- ruction	Parking Ramp	Per Rice Station Area Plan	Stall	\$8,000	800	\$6,400,000		
		Housing	Per Rice Station Area Plan	Per Unit	\$180,000	1,000	\$180,000,000		
		Office	Per Rice Station Area Plan	Square foot	\$200	800,000	\$160,000,000		
		Retail	Per Rice Station Area Plan	Square foot	\$150	100,000	\$15,000,000		
		Hotel	Per Rice Station Area Plan	Per Unit	\$100,000	200	\$20,000,000		
		Institutional			Square foot	\$200		\$0	
		SUBTOTAL							\$430,085,407

High Priority Public Costs (concurrent with LRT project)	\$2,547,990
Moderate and Low Priority Public Costs	\$40,837,417
Public Construction Costs	\$0
Total Public Costs	\$43,385,407
Private Sector Costs	\$386,700,000
Total Public and Private Costs	\$430,085,407

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Central Corridor TOD Investment Framework

Downtown St. Paul Station Area Potential Improvements 04-14-2010 (East Capitol, 10th St, 4th & Cedar, Union Depot)

		Improvement	Description	Unit of Measure	Average cost per unit of measure	Amount	Cost	
Under-ground Public Costs	Wet	Sanitary Sewer	Prince Street-Broadway to Railroad	Linear Foot	\$90	0	\$0	
		SUBTOTAL						
		Storm Sewer	Prince Street-Broadway to Railroad	Linear Foot	\$120	0	\$0	
		SUBTOTAL						
		Water	Prince Street-Broadway to Railroad	Linear Foot	\$110	0	\$0	
		SUBTOTAL						
		District Heating	Lateral extensions	Linear Foot	\$90	0	\$0	
			Parcel hook-ups	Linear Foot	\$110		\$0	
	SUBTOTAL							
	Dry	Electric		Linear Foot			\$0	
		Gas		Linear Foot			\$0	
		Telecommunications		Linear Foot			\$0	
		Solid Waste		Linear Foot			\$0	
		SUBTOTAL						
Surface Public Costs	Connections	Street	Prince Street-Broadway to Railroad ROW	Linear Foot	\$600	2,100	\$1,260,000	
			Bldg Demo	Ac	\$1,000,000	2.90	\$2,900,000	
		Lump Sum						
					\$0	1	\$0	
		SUBTOTAL						
					\$4,160,000			
		Alley		Linear Foot			\$0	
		Sidewalk		Linear Foot	\$75		\$0	
		Bike Route	Jackson		Linear Foot	\$130	3,960	\$514,800
			Wabasha		Linear Foot	\$130	4,630	\$601,900
	St. Peter			Linear Foot	\$130	16,110	\$2,094,300	
	Pierce Butler			Linear Foot	\$130	2,410	\$313,300	
	LaFayette Bridge			Linear Foot	\$130	11,420	\$1,484,600	
	Kellogg			Linear Foot	\$130	4,980	\$647,400	
	Jackson Off Street			Linear Foot	\$130	1,980	\$257,400	
	Riverfront Connections			Per Unit	\$500,000	3	\$1,500,000	
	LaFayette Bridge Connection to Sam Morgan			Per Unit	\$1,000,000	1	\$1,000,000	
	SUBTOTAL							
				\$8,413,700				
	Bridge	Bridge		Linear Foot	\$7,500		\$0	
		Bridge (Ped/Bike)		Linear Foot	\$4,000		\$0	
		Beautifications	Streetscape	Neighborhood Park Streets	Square Foot	\$25	320,000	\$8,000,000
				4th St Artway	Square Foot	\$25	45,000	\$1,125,000
			5th St Crosstown Connection	Square Foot	\$25	69,000	\$1,725,000	
			6th St Crosstown Connection	Square Foot	\$25	69,000	\$1,725,000	
			Link Urban Rooms	Square Foot	\$15	650,000	\$9,750,000	
			4th and Cedar	Lump Sum	\$3,007,430	1	\$3,007,430	
SUBTOTAL								
				\$25,332,430				
Public Art	Parks		Per Unit	\$50,000	0	\$0		
	Central Corridor Stations		Per Unit	\$200,000	3	\$600,000		
	SUBTOTAL							
			\$600,000					
Open Space	Parks		Lump Sum			\$0		
	Water Feature		Square foot			\$0		
	Plazas		Square foot			\$0		
Site Development Costs	Clean-up	Remediation	Sites identified in Phase 1 Analysis of EIS	Per site	\$500,000	38	\$19,000,000	
	Energy	Generations Sites		Lump Sum			\$0	
	Construction	Parking Ramp	Per Downtown Station Area Plan	Stall	\$8,000	920	\$7,360,000	
		Housing	Per Downtown Station Area Plan	Per Unit	\$180,000	7,200	\$1,296,000,000	
		Office	Per Downtown Station Area Plan	Square foot	\$200	2,300,000	\$460,000,000	
		Retail	Per Downtown Station Area Plan	Square foot	\$150	150,000	\$22,500,000	
		Hotel	Per Downtown Station Area Plan	Per Unit	\$100,000	300	\$30,000,000	
		Institutional		Square foot	\$200		\$0	

High Priority Public Costs (concurrent with LRT project)	\$3,007,430
Moderate and Low Priority Public Costs	\$35,498,700
Public Construction Costs	\$0
Total Public Costs	\$38,506,130
Private Sector Costs	\$1,834,860,000
Total Public and Private Costs	\$1,873,366,130

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