

**Upper Mississippi River Master Plan**  
**Preliminary Estimate**  
**Total Cost of Park Development**

**The River Green: Park and Neighborhood**

Acquisition, Relocation, Demolition	\$	82,096,000
Park Improvements (\$ 31.8 to \$ 49.4 M)		49,383,000
Parkway Construction		10,752,000
Major Gateway Streets		1,105,000
Secondary Gateway Streets		302,000
New Truck Route		5,832,000
Marshall Blvd. (south of truck route)		2,185,000
I-94 Bridge Improvements		825,000
Street and Utility Removals		160,000
BNRR Bridge Conversion		163,000
Pedestrian Bridges over I-94		1,500,000
Lowry Avenue Bridge Lighting		500,000
Street and Utility Removals		320,000
<b>Total</b>	\$	<b>152,640,000</b>

**The River Green: Park and Industry**

Acquisition, Relocation, Demolition	\$	81,122,000
Park Improvements (\$ 31.8 to \$ 49.4 M)		49,383,000
Parkway Construction		9,056,000
Major Gateway Streets		1,105,000
Secondary Gateway Streets		302,000
New Truck Route		5,832,000
Marshall Blvd. (south of truck route)		2,610,000
I-94 Bridge Improvements		825,000
Street and Utility Removals		160,000
BNRR Bridge Conversion		130,000
Pedestrian Bridges over I-94		1,500,000
Lowry Avenue Bridge Lighting		500,000
Street and Utility Removals		320,000
<b>Total</b>	\$	<b>150,526,000</b>

**The Working River**

Acquisition, Relocation, Demolition	\$	43,389,000
Park Improvements (\$ 31.8 to \$ 49.4 M)		34,302,000
Parkway Construction		12,911,000
Major Gateway Streets		1,105,000
Secondary Gateway Streets		302,000
New Truck Route		
Marshall Blvd. (south of truck route)		
I-94 Bridge Improvements		825,000
Street and Utility Removals		-
BNRR Bridge Conversion		130,000
Pedestrian Bridges over I-94		750,000
Lowry Avenue Bridge Lighting		500,000
Street and Utility Removals		-
<b>Total</b>	\$	<b>92,964,000</b>

## Assumptions for Preliminary Construction Cost Estimate

### Alternative A

#### I. Major East-West Gateway Streets

Street	Existing Surface Type/Width	Sidewalks	Length (LF)
53rd Avenue N.	Bituminous/	2-6	850
41st Avenue N.	Bituminous/	?	450
Dowling Avenue N.	Bituminous/	2-6'	1,800
Lowry Avenue N.	Bituminous/50'	2-6'	3,000
26th Avenue N.	Bituminous/	2-6	3,000
West Broadway	Bituminous/50'	2-?	3,000
Plymouth Avenue N.	Bituminous/	2-?	3,700
Lowry Avenue N.E.	Bituminous/50'	2-6	1,800
Broadway Street N.E.	Bituminous/50'	2-6	2,000
8th Street N.E.	Bituminous/	2-?	2,500
Total		265,000SF	2 <sup>2</sup> ,100LF

General Description of Assumed Improvements:

- Removal and replacement of 50% of existing concrete sidewalk
- Installation of decorative streetlighting (18' height, 120' spacing)
- Deciduous trees (one every 120', both sides)
- **No reconstruction** of existing roadways is proposed as a part of this project

#### II. Secondary East-West Gateway Streets

Street	Existing Surface Type/Width	Sidewalks	Length (LF)
29th Avenue N.E.	Concrete/	2-?	1,250
27th Avenue N.E.	Bituminous/	2-?	1,700
22nd Avenue N.E.	Bituminous/	2-?	1,650
18th Avenue N.E.	Bituminous/	2-?	900
13th Avenue N.E.	Bituminous/	2-?	2,000
36th Avenue N.	Bituminous/	2-?	1,275
17th Avenue N.	Bituminous/	-'	1,300
		121,000SF	10,075LF

General Description of Assumed Improvements:

- Installation of decorative streetlighting (18' height, 120' spacing)
- Deciduous trees (one every 120', both sides)
- **No reconstruction** of existing roadways is proposed as a part of this project

### III. New Truck Route:

- Total length approximately 2.3 miles (12,15OLF)

#### General Description of Assumed Improvements:

- New Roadway along BN right of way from Marshall Ave. to 37th Ave. N.E.
- 40 foot Face-Face, 14' lane, 6' shoulder/bikelane, concrete curb & gutter
- Decorative Streetlighting, 18' height, spacing 120' each side
- Deciduous tree 40 feet intervals both sides
- Pavement Section:8" bituminous surface, 12" aggregate base. 24" sand subbase
- Storm sewer piping and catch basins
- Removal and relocation of railroad track within right of way
- New railroad crossings (signalized) at 27th Ave., Lowry Ave. and 23rd Ave.

### IV. Parkways

East River Parkway: 11,600 feet between BN bridge and 37th Avenue N.E.

West River Parkway: 12,300 feet between Broadway St. and Camden Bridge

East River Parkway: 5,300 feet between BN bridge and Marshall Boulevard Intersection

Total 29,200 feet

#### General Description of Assumed Improvements:

- 30 foot Face-Face, 10' traffic lane. 5' bikelane, concrete curb & gutter (surmountable)
- Standard Parkway Streetlighting, spacing 100' each side
- Deciduous trees at 60 foot intervals, both sides
- Pavement Section:4" bituminous surface, 8" aggregate base, 18" sand subbase
- Storm sewer piping and catch basins
- Two parallel (meandering) bituminous trails w/concrete edging. 10' wide
- Assumed 50% of length includes 8' wide parking bay
- Segment of East River Road between 8th Ave NE and Brewery (Sibley St.) to include construction of parking bays only. Existing roadway is 40' F-F concrete, good condition.
- Trucks allowed on Sibley St. segment of East River Road until removal of commercial businesses.

### V. Marshall Boulevard

- Located between BN Bridge and Intersection of Boom Island Park. 4,600 feet
- Existing roadway 50' face-face, bituminous surface, possible overlay
- Proposed 64 foot face-face, 4-12' lanes, 2-8' parking lanes
- 6' wide concrete walk on both sides of roadway
- Install deciduous tree @ 60' intervals, both sides
- Install decorative streetlighting, 18' height @ 120' intervals, both sides
- On Brewery block: eliminate 8' parking bays, increase sidewalks to 10' width
- Pavement Section:8" bituminous surface, 12" aggregate base, 24" sand subbase
- Install new storm sewer piping and catch basins

## VI. Bridge Improvements

<u>Bridle</u>	<u>Crossing/Length</u>	<u>Proposed Improvements</u>
41st Avenue N.	1-94/300'	Decorative Lighting, Railing
Dowling Avenue N.	1-94/300'	Decorative Lighting, Railing
26th Avenue N.	1-94/300'	Decorative Lighting, Railing
Lowry Avenue N.	1-94/300'	Decorative Lighting, Railing
Lowry Avenue	Mississippi/900'	Decorative Lighting
West Broadway	1-94/450'	Decorative Lighting, Railing
West Broadway	Mississippi/850'	No Improvements Planned
Burlington Northern RR	Mississippi/650'	No Improvements Planned
Plymouth Avenue	Mississippi/650'	No Improvements Planned

## VII. Street and Utility Removals

- Includes Pavement. Concrete Curb& Gutter and Sidewalk Removals
- Includes Hydrant. Sanitary Sewer and Storm Sewer Manhole Removals
- Includes Removal of all Underground Public Piping
- Removals in Future Park Areas Only
- Includes 3,000LF of Washington Avenue South of Soo Line Bridge
- Includes 1.000LF of Local Streets Between Lowry Ave. N. And 26th Ave. N.

## Alternative B

### 1. Major East-West Gateway Streets

Street	Existing		
	Surface Type/Width	Sidewalks	Length (LF)
53rd Avenue N.	Bituminous/	2-6'	850
41st Avenue N.	Bituminous/	?	450
Dowling Avenue N.	Bituminous/	2-6'	1,800
Lowry Avenue N.	Bituminous/50'	2-6'	3,000
26th Avenue N.	Bituminous/	2-6'	3,000
West Broadway	Bituminous/50'	2-?	3,000
Plymouth Avenue N.	Bituminous/	2-?	3,700
Lowry Avenue N.E.	Bituminous/50'	2-6'	1,800
Broadway Street N.E.	Bituminous/50'	2-6'	2,000
8th Street N.E.	Bituminous/	2-?	2,500
<b>Total</b>		<b>265,000SF</b>	<b>22,100LF</b>

#### General Description of Assumed Improvements:

- Removal and replacement of 50% of existing concrete sidewalk
- Installation of decorative streetlighting (18' height, 120' spacing)
- Deciduous trees (one every 120', both sides)
- No reconstruction of existing roadways is proposed as a part of this project

### II. Secondary East-West Gateway Streets

Street	Existing		
	Surface Type/Width	Sidewalks	Length (LF)
29th Avenue N.E.	Concrete/	2-?	1,250
27th Avenue N.E.	Bituminous/	2-?	1,700
22nd Avenue N.E.	Bituminous/	2-?	1,650
18th Avenue N.E.	Bituminous/	2-?	900
13th Avenue N.E.	Bituminous/	2-?	2,000
36th Avenue N.	Bituminous/	2-?	1,275
17th Avenue N.	Bituminous/	2-?	1,300
		<b>121,000SF</b>	<b>10,075LF</b>

#### General Description of Assumed Improvements:

- Installation of decorative streetlighting (18' height, 120' spacing)
- Deciduous trees (one every 120', both sides)
- No reconstruction of existing roadways is proposed as a part of this project

### III. **New Truck Route:**

- Total length approximately 2.3 miles (12, I5OLF)

#### General Description of Assumed Improvements:

- New Roadway along BN right of way from Marshall Ave. to 37th Ave. N.E.
- 40 foot Face-Face, 14' lane, 6' shoulder/bikelane, concrete curb & gutter
- Decorative Streetlighting, 18' height, spacing 120' each side
- Deciduous tree 40 feet intervals both sides
- Pavement Section:8" bituminous surface, 12" aggregate base, 24" sand subbase
- Storm sewer piping and catch basins
- Removal and relocation of railroad track within right of way
- New railroad crossings (signalized) at 27th Ave., Lowry Ave. and 23rd Ave.

### IV. **Parkways**

East River Parkway: 11,600 feet between BN bridge and 37th Avenue N.E.

West River Parkway: 12,300 feet between Broadway St. and Camden Bridge

Total 23,900 feet

#### General Description of Assumed Improvements:

- 30 foot Face-Face, 10' traffic lane, 5' bikelane, concrete curb & gutter (surmountable)
- Standard Parkway Streetlighting, spacing 100' each side
- Deciduous trees at 60 foot intervals, both sides
- Pavement Section:4" bituminous surface, 8" aggregate base, 18" sand subbase
- Storm sewer piping and catch basins
- Two parallel (meandering) bituminous trails w/concrete edging, 10' wide
- Assumed 50% of length includes 8' wide parking bay
- Segment of East River Road between 8th Ave NE and Brewery (Sibley St.) to include construction of parking bays only. Existing roadway is 40' F-F concrete, good condition.
- Trucks allowed on Sibley St. segment of East River Road until removal of commercial businesses.

### V. **Marshall Boulevard**

- Located between BN Bridge and Intersection of Boom Island Park, 4,600 feet
- Existing roadway 50' face-face, bituminous surface, possible overlay
- Proposed 64 foot face-face, 4-12' lanes, 2-8' parking lanes
- 6' wide concrete walk on both sides of roadway
- Install deciduous tree @ 60' intervals, both sides
- Install decorative streetlighting, 18' height @ 120' intervals, both sides
- On Brewery block: eliminate 8' parking bays, increase sidewalks to 10' width
- Pavement Section:8" bituminous surface, 12" aggregate base, 24" sand subbase
- Install new storm sewer piping and catch basins

## VI. Bridge Improvements

Bridge	Crossina/Length	Proposed Improvements
41st Avenue N.	1-94/300'	Decorative Lighting, Railing
Dowling Avenue N.	1-94/300'	Decorative Lighting, Railing
26th Avenue N.	1-94/300'	Decorative Lighting, Railing
Lowry Avenue N.	1-94/300'	Decorative Lighting, Railing
Lowry Avenue	Mississippi/900'	Decorative Lighting
West Broadway	1-94/450'	Decorative Lighting, Railing
West Broadway	Mississippi/850'	No Improvements Planned
Burlington Northern RR	Mississippi/650'	Retrofit for bikeway/pedestrians*
Plymouth Avenue	Mississippi/650'	No Improvements Planned

\*Includes new railings, pedestrian lighting, track removal, pavement construction

## VII. Street and Utility Removals

- Includes Pavement, Concrete Curb& Gutter and Sidewalk Removals
- Includes Hydrant, Sanitary Sewer and Storm Sewer Manhole Removals
- Includes Removal of all Underground Public Piping
- Removals in Future Park Areas Only
- Includes 3,000LF of Washington Avenue South of Soo Line Bridge
- Includes 1,000LF of Local Streets Between Lowry Ave. N. And 26th Ave. N.

Upper Mississippi River Master Plan

**Estimated Cost of Street and Utility Improvements**

	Unit	Unit Price	Quantity	Cost
<b>Parkways</b>				
Park and Neighborhood	LF	\$ 320	33,600	\$ 10,752,000
Park and Industry	LF	\$ 320	28,300	9,056,000
The Working River	LF	\$ 320	16,700	5,344,000
<b>Major East-West Gateway Streets</b>				
Park and Neighborhood	LF	\$ 50	22,100	1,105,000
Park and Industry	LF	\$ 50	22,100	1,105,000
The Working River	LF	\$ 50	22,100	1,105,000
<b>Secondary East-West Gateway Streets</b>				
Park and Neighborhood	LF	\$ 30	10,075	302,250
Park and Industry	LF	\$ 30	10,075	302,250
The Working River	LF	\$ 30	10,075	302,250
<b>New Truck Route</b>				
Park and Neighborhood	LF	\$ 480	12,150	5,832,000
Park and Industry	LF	\$ 480	12,150	5,832,000
The Working River	LF	\$ 480		
<b>Marshall Boulevard Improvements</b>				
Park and Neighborhood	LF	\$ 475	11,300	5,367,500
Park and Industry	LF	\$ 450	5,800	2,610,000
The Working River	LF	\$ 450		
<b>1-94 Bridge Improvements</b>				
Park and Neighborhood	LF	\$ 500	1,650	825,000
Park and Industry	LF	500	1,650	825,000
The Working River	LF	500	1,650	825,000
<b>BNRR Bridge Conversion</b>				
Park and Neighborhood	LF	\$ 250	650	162,500
Park and Industry	LF	200	650	130,000
The Working River	LF	\$ 200	650	130,000
<b>Pedestrian Bridges over 1-94</b>				
Park and Neighborhood	Each	\$ 750,000	2	1,500,000
Park and Industry	Each	\$ 750,000	2	1,500,000
The Working River	Each	\$ 750,000	1	750,000
<b>New Lowry Avenue River Bridge</b>				
New Bridge	SF	\$ 200	140000	28,000,000

**Lowry Avenue Bridge Lighting**

Park and Neighborhood	LF	500,000	1	500,000
Park and Industry	LF	500,000	1	500,000
The Working River	LF	500,000	1	500,000

**Street and Utility Removals**

Park and Neighborhood	LF	80	4000	320,000
Park and Industry	LF	80	4000	320,000
The Working River	LF	0	4000	-

**Marshall Parkway**

Park and Neighborhood	LF	470	0	
Park and Industry	LF	470	0	-
The Working River	LF	470	16100	7,567,000

**West Side Powerline Relocation**

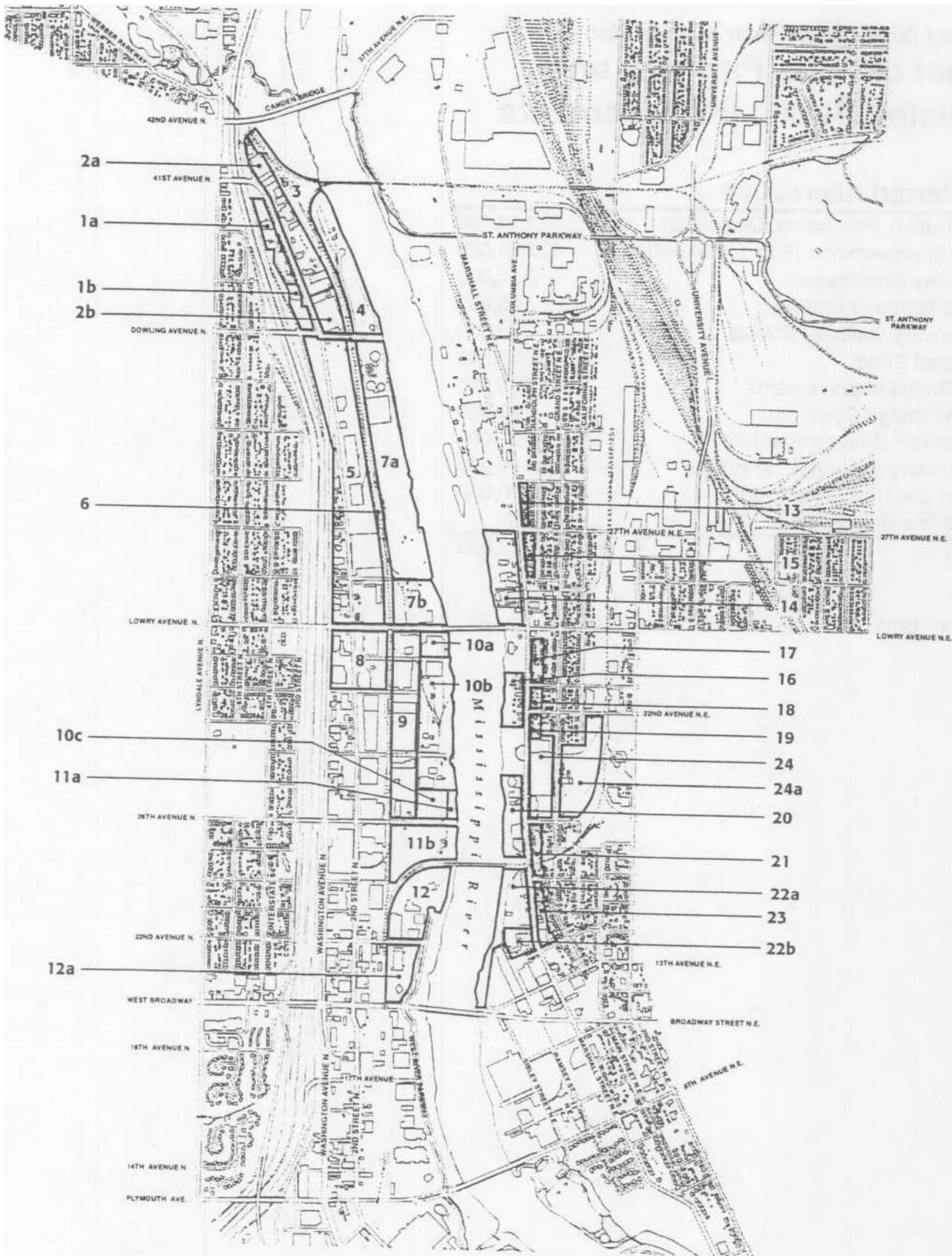
Preferred Alternative	LF			
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## Cost of Park, Parkway and Related Public Improvements

### Preferred Alternative

Acquisition, Relocation, Demolition	\$	39,118,000
Park Improvements (\$ 21 to \$ 43 M)		42,984,000
Parkway Construction		10,752,000
Major Gateway Streets		1,105,000
Secondary Gateway Streets		302,000
Marshall Street		5,368,000
I-94 Bridge Improvements		825,000
BNRR Bridge Conversion		163,000
Pedestrian Bridges over I-94		1,500,000
New Lowry Avenue River Bridge		28,000,000
Street and Utility Removals		320,000
Powerline Relocation		
<b>Total</b>		<b>\$ 130,437,000</b>

Source: BRW, Inc., and Wallace Roberts & Todd, Inc., 1999.



# Upper Mississippi River Master Plan

## Sub-Areas for value Aggregation

*Upper Mississippi River Master Plan*

## **Estimated Cost of Acquisition, Relocation and Demolition for the Preferred Plan Parks**

<b>Sub-Areas</b>	<b>Park Cost</b>	<b>of Site Acquisition Cost Allocated to Park Project</b>
3	\$ 1,488,000	100%
4	4,010,400	100%
7a	50,000	50%
7b	2,234,265	33%
9	2,484,240	20%
10a	1,346,400	33%
10b	4,027,485	33%
11a	567,000	100%
11b	2,730,915	33%
12	400,000	50%
14	8,784,480	100%
16	2,755,655	100%
20	4,923,600	100%
22a	3,315,120	100%
	<b>\$ 39,117,560</b>	

## Northwest Area Redevelopment

Redevelopment Site North of Lowry Avenue West of the River (Except the Park)

Sub-Areas	Land		Assessor's	Current
	Sq. Footage	Acres	Estimated Value	Property Tax
1a	148,043	3.4	707,600	30,378
2a	614,692	14.1	3,553,500	193,792
1b	97,205	2.2	608,000	30,969
2b	211,986	4.9	2,100,000	124,108
5	1,657,711	38.1	12,901,400	440,169
70 Percent of 7a	1,051,439	24.1	2,286,000	0
66 % of 7b	177,634	4.1	812,460	45,308
<b>Totals</b>	<b>3,958,709</b>	<b>91</b>	<b>22,968,960</b>	<b>864,724</b>
<b>Net Development Area</b>	<b>3,166,967</b>	<b>72.7</b>		

### Site Preparation Costs

Item	per Unit	Units	Cost	
Site Acquisition-Relocation-Demolition				
1a	Each	1	1,521,340	
1b	Each	1	1,459,200	
2a	Each	1	8,528,400	
2b	Each	1	5,040,000	
5	Each	1	30,963,360	
6	Each	1	1,382,400	
70 Percent of 7a	Each	1	70,000	
66 % 7b	Each	1	4,468,530	
Infrastructure Removals	Each	1	350,000	
Realign Washington-2nd	\$ 480	3,600	1,728,000	
Local Streets and Utilities	\$ 125	3,000	375,000	
Soil Remediation	Not included			Soil remediation costs have not been included.
Other @ 20 %	Each	1	10,872,978	
<b>Total</b>			<b>66,759,208</b>	
Less Land Sale Income			17,070,000	18 % of housing value plus \$100,000 per acre for office and business.
<b>Total</b>			<b>49,689,208</b>	

### Development Assumptions

Use	Net Acres	Du / Ac. or FAR	Units or SF	Home-steaded	Value Per Unit		Total Property Tax
					per SF or unit	Tax Capacity	
Housing	26.0	15	390	Yes	\$250,000	3,725	2,164,351
Housing	26.0	15	390	No	200,000	5,000	2,905,169
Housing	3.0	35	105	Yes	150,000	2,025	316,775
Office	17.7	0.3	231,304		75		872,601
Business	9.0	0.3	117,612		35		207,058
<b>Total</b>	<b>72.7</b>						<b>6,258,895</b>

Tax Capacity Composite Extension Rate = 1.48983  
Assume 3.3% effective class rate for office and business.

**Increased Annual Property Taxes to City, County and School District \$ 5,394,172**

**Total Private Investment 208,597,770**

**Ratio of Private to Public Investment 420%**

*Upper Mississippi River Master Plan*

## West Central Riverfront Redevelopment

Redevelopment Site Bounded by Lowry and 26th Avenues No., Railroad and the Park.

### Housing and Office

#### Site Statistics

Sub-Areas	Land Sq. Footage	Acres	Assessor's Estimated Value	Current Property Tax
80 % of 9	610,513	14.0	4,945,440	290,426
66 % of 10a	91,229	2.1	1,122,000	65,944
66 % of 10b	487,512	11.2	1,464,540	58,719
10c	139,808	3.2	436,600	52,334
66 % of 11b	329,934	7.6	1,213,740	69,578
<b>Total</b>	1,658,997	38	9,182,320	537,002
<b>Net Development Area</b>		32.4		

#### Site Preparation Costs

Item	per Unit	Units	Cost
Site Acquisition-Demolition-Relocation			
9	Each	1	12,421,200
Half of 10a	Each	1	2,040,000
Half of 10b	Each	1	6,102,250
10c	Each	1	2,401,300
66 % of 11 b	Each	1	5,461,830
Infrastructure Removals	Each	1	100,000
New Streets and Utilities	\$ 125	1200	150,000
Soil Remediation	Not included		
Other @ 20 %	Each	1	5,735,316
<b>Total</b>			34,411,896
Less Land Sale Income			23,957,425
<b>Total</b>			10,454,471

#### Development Assumptions

Use	Units per		Units or Sq. Feet	Home- steaded	Value per Unit	Per Unit Tax Capacity	Total Property Tax
	Net Acres	Acre or FAR					
Housing	20	50	1,000	Yes	200,000	2,875	4,283,261
Housing	12	50	600	No	150,000	3,750	3,352,118
Office, Restaurant, Entertainment	7.6	0.5	164,967		100	544,392	811,050.94
	32						<b>7,635,379</b>

Tax Capacity Composite Extension Rate 1.48983  
 Assume 3.3% effective tax rate for office and business.

Increased Annual Property Taxes to  
 City, County and School District **7,098,377**

Total Private Investment **290,000,000**

Ratio of Private to Public Investment **2774%**

**Upper Mississippi River Master Plan**  
**Estimated Cost of Acquisition, Relocation and Demolition**  
**by Sub-Area**

Sub-Area	Assessor's Estimated Market Value	Adjustment of Assessor's Estimate	Adjusted Estimated Market Value	Primary Land Use	Factor for Relocation and Demolition	Relocation & Demolition	Acquisition, Relocation & Demolition
1a	\$ 707,600	0.40	990,640	Residential	0.75	\$ 530,700	\$ 1,521,340
1b	608,000	0.40	851,200	Industrial	1.00	608,000	1,459,200
2a	3,553,500	0.40	4,974,900	Industrial	1.00	3,553,500	8,528,400
2b	2,100,000	0.40	2,940,000	Industrial	1.00	2,100,000	5,040,000
3	620,000	0.40	868,000	Industrial	1.00	620,000	1,488,000
4	1,671,000	0.40	2,339,400	Industrial	1.00	1,671,000	4,010,400
5	12,901,400	0.40	18,061,960	Industrial	1.00	12,901,400	30,963,360
6	576,000	0.40	806,400	Industrial	1.00	576,000	1,382,400
7-a	-	-	-	Upper Harbor	-	100,000	100,000
7-b	1,231,000	1.00	2,462,000	GAF	3.50	4,308,500	6,770,500
9	5,175,500	0.40	7,245,700	Industrial	1.00	5,175,500	12,421,200
10	6,181,800	0.40	8,654,520	Industrial	1.00	6,181,800	14,836,320
10a	1,700,000	0.40	2,380,000	Industrial	1.00	1,700,000	4,080,000
10b	2,219,000	1.00	4,438,000	ALS	3.50	7,766,500	12,204,500
10c	436,600	1.00	873,200	Minnegasco	3.50	1,528,100	2,401,300
11a	126,000	1.00	252,000	Shiely	2.50	315,000	567,000
11b	1,839,000	1.00	3,678,000	Shiely	2.50	4,597,500	8,275,500
12	2,373,600	0.40	3,323,040	Industrial	1.00	2,373,600	5,696,640
12a	2,275,000	0.40	3,185,000	Industrial	1.00	2,275,000	5,460,000
13	503,100	0.40	704,340	Residential	0.75	377,325	1,081,665
14	3,660,200	0.40	5,124,280	Industrial	1.00	3,660,200	8,784,480
15	776,800	0.40	1,087,520	Residential	0.75	582,600	1,670,120
16	1,281,700	0.40	1,794,380	Residential	0.75	961,275	2,755,655
17	722,400	0.40	1,011,360	Residential	0.75	541,800	1,553,160
18	565,500	0.40	791,700	Residential	0.75	424,125	1,215,825
19	368,500	0.40	515,900	Residential	0.75	276,375	792,275
20	2,051,500	0.40	2,872,100	Industrial	1.00	2,051,500	4,923,600
21	774,100	0.40	1,083,740	Residential	0.75	580,575	1,664,315
22a	1,381,300	0.40	1,933,820	Industrial	1.00	1,381,300	3,315,120
22b	827,000	0.40	1,157,800	Industrial	1.00	827,000	1,984,800
23	1,736,800	0.40	2,431,520	Residential	0.75	1,302,600	3,734,120
24	3,215,000	0.40	4,501,000	Industrial	1.00	3,215,000	7,716,000
24a	1,830,100	0.40	2,562,140	Ind / Res	0.50	915,050	3,477,190

**Assumptions**

Residential Properties Average market value -- \$60,000  
Relocation -- \$20,000 per unit  
Demolition -- \$ 12,000 per unit  
Legal Fees -- \$ 5,000 per unit  
Therefore, assume a 75% increase for relocation, demolition.  
and legal.