



**Planning Commission Work Session
Monday, July 17, 2023 at 6:00 PM
Council Chambers**

AGENDA

- 1. Call to Order**
- 2. Items for Discussion**
 - A. General Summary - Small Area Plans: 1). Hwy 60 W. 2). I-35 Interchange at CSAH 9
- 3. Future Discussion**
- 4. Adjournment**

Please contact the Departments of Community & Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.



Planning Commission Work Session Memorandum

TO: Planning Commission
THROUGH: Dave Wanberg, Community and Economic Development Director
FROM: Peter Waldock, Planning and Zoning Coordinator
MEETING DATE: July 17, 2023
SUBJECT: General Summary - Small Area Plans: 1). Hwy 60 W. 2). I-35 Interchange at CSAH 9

Background:

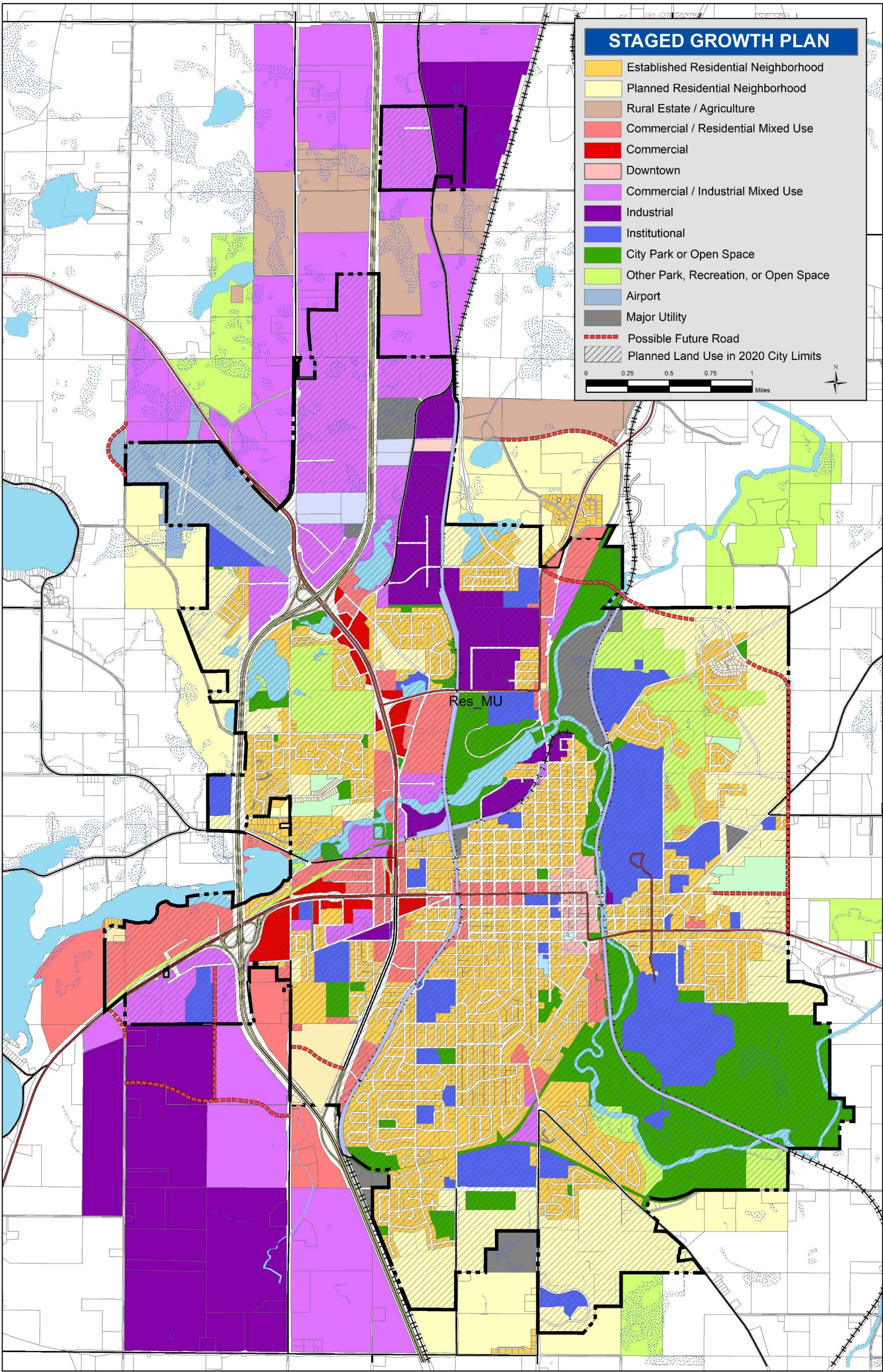
1). Highway 60 W. The City and EDA are seeking proposals for master planning services to develop a master concept plan for the Highway 60 West area consisting of 360 acres, generally located west of I-35 along Minnesota Trunk Highway 60. The study areas will be both north and south of the state highway through this area. The plan will be based on the City's Comprehensive Plan for staged growth. Staff will provide a summary of the project planning process and status updates. This discussion will be for informational purposes only at this stage.

2). I-35 Interchange at CSAH 9. The City and Rice County are conducting a preliminary study for a new interchange on I-35 at CSAH 9 near the northern city limits. The study will determine the viability of constructing a new interchange including factors such as regional connectivity, economic development opportunities, truck access, overall transportation network, social, environmental and fiscal considerations.

This discussion is to inform the Planning Commission of these projects generally. This will be information only. No Planning Commission action will be needed at this time.

Attachments:

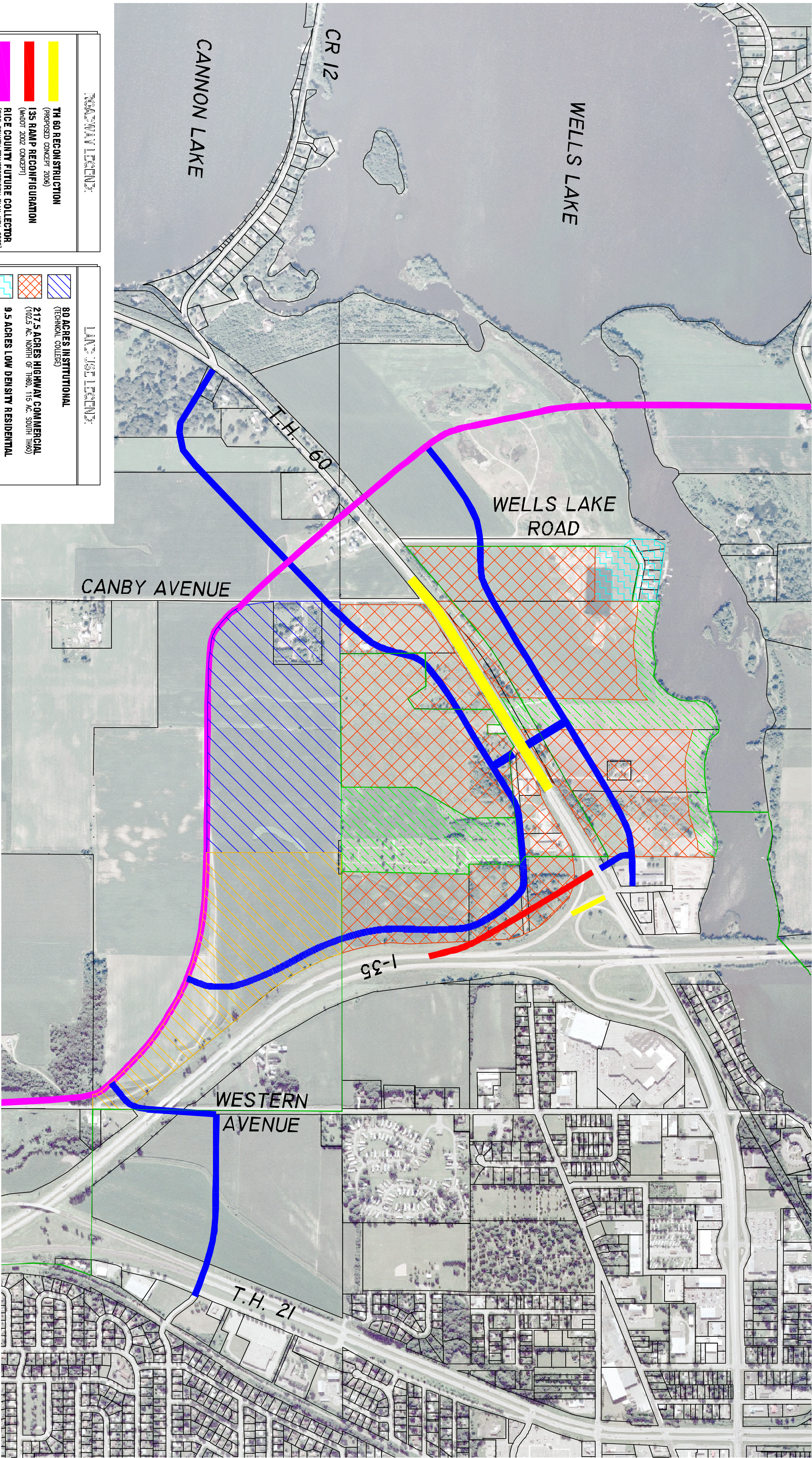
1. Staged Growth Plan
2. TH60 Land Use 9-15-06
3. Proposal - Bolton & Menk
4. I-35 Interchange Study Map



Map 3-3: Staged Growth Plan

TH60 COMMERCIAL DEVELOPMENT AREA

FARIBAULT, MINNESOTA



ROADWAY LEGEND:

- **TH 60 RECONSTRUCTION**
(PROPOSED CONCEPT 2006)
- **I-35 RAMP RECONFIGURATION**
(MDOT 2002 CONCEPT)
- **RICE COUNTY FUTURE COLLECTOR**
(RICE COUNTY TRANSPORTATION PLAN NOV. 2005)
- **COMMERCIAL ROAD NETWORK**
(CITY OF FARIBAULT TH60 2006)

LAND USE LEGEND:

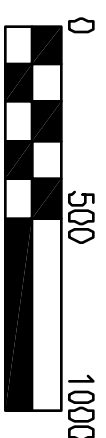
- 80 ACRES INSTITUTIONAL**
(TECHNICAL COLLEGE)
- 217.5 ACRES HIGHWAY COMMERCIAL**
(102.5 AC. NORTH OF TH60, 115 AC. SOUTH TH60)
- 9.5 ACRES LOW DENSITY RESIDENTIAL**
- 62 ACRES MEDIUM DENSITY RESIDENTIAL**
- 56 ACRES PARK/OPEN SPACE**
(28 AC NORTH OF TH60, 28 AC SOUTH OF TH60-DEMEYER)

PREPARED BY:



I&S Engineers & Architects, Inc.

One firm - start to finish



Scale:

PLOT DATE:

9/15/06





Proposal for
**TH 60 WEST - CONCEPT MASTER
PLANNING SERVICES**

City of Faribault

Contact:
Mike Thompson, AICP
952-207-4974
Mike.Thompson@bolton-menk.com



May 5, 2023

Tim Murray
City Administrator
City of Faribault
208 1st Avenue NW
Faribault, MN 55021



111 Washington Avenue South | Suite 650
Minneapolis, MN 55401

RE: Proposal for TH 60 West - Concept Master Planning Services

Dear Tim:

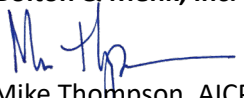
The City of Faribault is proactively reconsidering and refining the direction of the TH 60 West corridor growth area, in order to develop a vision that can catalyze long-desired development. Like you, Bolton & Menk takes great pride in thoughtful, community-centered planning and design. We are excited at the opportunity to work alongside you and help shape the next chapter of the TH 60 West area.

LOCAL EXPERTISE – We know Faribault and are invested in its future. This familiarity means we understand city priorities and constraints, and can hit the ground running. We also bring deep relationships with other jurisdictions, including Rice County and MnDOT. This will enable us to seek out and leverage opportunities for potential partnerships, or troubleshoot issues before they arise.

CREATIVE PROBLEM SOLVERS – Bolton & Menk's planning and design team brings a deep portfolio of successful community visioning and land use planning in Faribault and around the region. We are a full service firm, which means the City of Faribault will benefit from our collaborative in-house land use planners, urban designers, landscape architects, engineers, GIS specialists, and other professionals. As such, we can efficiently address many topics that may come up with just a quick conversation.

FOCUSED ON EFFECTIVE RESULTS – This is about timely and actionable results for Faribault that catalyze a long-desired land use vision. Our approach is open, collaborative, and cooperative with both staff and stakeholders. Our multidisciplinary team approach ensures a vision process deeply vetted from multiple perspectives, while ensuring city staff are fully knowledgeable and equipped at every step of the way.

In continued service to the City of Faribault, we are excited at the opportunity to complete the TH 60 West - Concept Master Planning Services. I will serve as your lead client contact and project manager. Please contact me at 952-207-4974 or Mike.Thompson@bolton-menk.com if you have any questions regarding our proposal.

Respectfully submitted,
Bolton & Menk, Inc.

Mike Thompson, AICP
Project Manager

Proposal Accepted:		June 15, 2023
FARIBAULT ECONOMIC DEVELOPMENT AUTHORITY		
Kevin F. Voracek, Vice President	A.J. Smith, Secretary	

PROJECT UNDERSTANDING AND APPROACH

The two study areas are at a critical location for the city - both physically and symbolically. The area welcomes in travelers eastbound along TH 60, while presenting some of the city's largest developable lots. It also rests adjacent to the TH 60/I-35 interchange, along the Sakatah Singing Hills State Trail, and is nestled against the Cannon River. All told, these amenities provide invaluable access and recreation opportunities for current users and prospective redevelopment.

Since the 2000s the city has been seeking development to the TH 60 West area. Despite its identification as one of the largest strategic growth areas in the 2040 Comprehensive Plan, a development vision has yet to materialize and both study areas remain just sparsely built out.

The absence of significant area development presents an opportunity to reevaluate prior land use visions, better understand existing development deterrents, and collaboratively shape a vision. This process must balance feasible land use expectations, public investment needs, and leveraging of area assets to ensure city goals are met.

Our project approach will be guided by three key focus areas that prioritize city goals.

A Complementary Vision

Reconsidering the future of the two study areas must be crafted within the context of other city development areas, pressures, and opportunities. Items to consider include:

- Faribault is actively investing in its north industrial growth area and is partnering with Rice County on an interchange and land use study up to CSAH 9
- Newer residential development has been concentrated to the south, around Faribault Middle School
- The city and county are facing population and employment constraints and need new housing options to support growth
- Faribault has limited industrial development sites within city limits

As such, a future development vision must complement these and other considerations, balancing local market demands, and the provision of public investment.

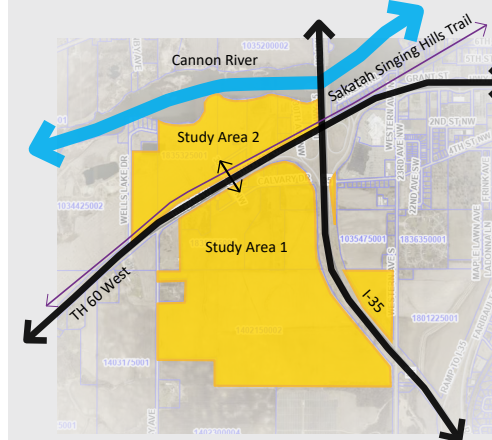
Faribault-Centered Design

Faribault needs a vision plan that is realistic yet reflective of its aspirational goals. Our integrated design approach efficiently combines land use and development intelligence, strong design principles, and supportive engineering expertise with a focus on implementable solutions. While doing so, we center Faribault in the development vision to maximize local benefits.

A Responsive Team

We have assembled a tight-knit, highly experienced team with minimal ramp up time needed to hit the ground running. Grounded in economic, design, and engineering best practices, our team can move seamlessly from data collection to design to final vision plan materials.

TH 60 WEST STUDY AREA



STRENGTHS

- Strong regional vehicle access via TH 60 and I-35
- Strong multimodal access to Sakatah Singing Hills State Trail
- Adjacency to Cannon River as natural asset
- Existing access to city services
- Large undeveloped lots are rare elsewhere in Faribault

CHALLENGES

- Steep slopes, the gas line, and the cemetery constrain total developable area
- Shoreland ordinance restricts density along the Cannon River
- Market demand historically not strong for significant build out
- Large lots carry cost and platting barriers for small or medium sized development interests

OPPORTUNITIES

- New housing choices for existing and future residents
- Establish western gateway at entrance to Faribault
- Connections to Sakatah Singing Hills State Trail
- Create area destination or node, complementary to other city growth areas

SCOPE OF WORK

Our team brings comprehensive on-the-ground experience delivering solutions for prospective and planning development areas. We have tailored our scope of work to establish an attainable development vision that maximizes outcomes for the City of Faribault.



*Industrial and office development vision sketch
Cahill District, Edina, MN*

TASK 1: PROJECT MANAGEMENT

Our project management approach is rooted in personable, proactive communication that prioritizes collaboration, transparency, and trust. Our team, led by Mike Thompson, will maintain regular communication with the city and other stakeholders. During an initial project kick-off meeting, we will establish a regular meeting and reporting schedule.

OPTIONAL ADD-ON SERVICES

With additional grant funding necessary to plan both study areas, our team can provide grant application support to the city in the preparation and submission of the grant request to Xcel Energy. Over the last five years, we have helped client communities secure more than \$220M in funding from both public and private sources.

TASK 1 DELIVERABLES

- Project kickoff meeting and project management plan
- Regular staff progress report meetings
- Up to two planning commission or city council meetings
- Meeting agendas and minutes

TASK 2: CURRENT CONDITIONS ANALYSIS

Our team will conduct a planning-level analysis of city land use policies, study area physical site conditions, area utility capacity estimates, and regional industrial, commercial, and residential market conditions to create a shared understanding of developable area and market feasibility.

We anticipate this analysis will be conducted using city-provided or readily available documents and data. From this analysis, our team will compile findings into a current conditions memo which will, at a minimum, include exhibits detailing:

- Current and future land use guidance and policies, such as property lines, current zoning, and the Shoreland Ordinance Overlay area
- Development barriers including wetlands, steep topography, protected vegetation, and other natural features
- Infrastructure and utility locations, particularly the location of the gas line and known easements

During the current conditions analysis, we will work with the city to coordinate a meeting with area property owners to explain the project and gather additional insight. We plan to hold two in-person property owner meetings, one oriented to each study area, yet provide all owners the ability to attend either meeting to ensure flexibility. As weather and availability allow, we would consider hosting the meetings at the Dairy Queen located at 30th Avenue NW.

OPTIONAL ADD-ON SERVICES

Our team can provide additional value-added services outside the tasks identified in the RFP, including:

- Detailed infrastructure impact studies for stormwater, storm sewer, and other utilities to better understand current capacity and scenario-based needs
- Land survey to provide refined development barrier locations and easement locations

TASK 2 DELIVERABLES

- Current conditions memo summarizing policy, physical, and market conditions
- Composite drawings for each study area showing all above elements

TASK 3: DEVELOPMENT SCENARIO ALTERNATIVES

Using information gathered during the current conditions analysis and owner meetings, our team will create up to three development build-out scenarios for each study area, for a total of up to six scenarios. Each scenario will, at a minimum, include

- Land use and development scale, density, and patterns
- Public gathering spaces and relationship to private development
- Multimodal transportation connectivity, access, and circulation, including connections to the Sakatah Singing Hills State Trail
- Planning level public utility layouts, stormwater management, and drainage areas
- Public right-of-way landscape, vegetation, wayfinding, and signage
- Location(s) of open space areas to remain undeveloped

Scenarios will present market-supported development alternatives that further city goals, increase area market value, maximize outcomes from suggested public investment, and establish a unique western gateway for the city. Each scenario will vary in its density and design arrangement, presenting a series of market-supported visions for city staff to consider.

Each scenario will "stress test" different aspects of area strengths and opportunities, to identify development vision components that maximize local benefits while remaining feasible. For study area 1, at least one scenario will show the continued use of KGPCo, located at 3305 Highway 60 W. In study area 2, at least one scenario will show the continued use of existing commercial buildings.



KGPCo building, as seen from TH 60



Study area 2 commercial building, as seen from TH 60

TASK 3 DELIVERABLES

- Three development scenarios for each study area to include, at a minimum, all above components; each scenario will include corresponding maps, narrative, and associated exhibits to clearly and uniformly communicate the above components; all materials will be created in a user-friendly format with an eye toward easy public understanding of content
- Up to two city staff scenario review meetings to select a final preferred development vision scenario to progress

TASK 4: FINAL DEVELOPMENT VISION PLAN

Following scenario review and comments, we will finalize a development vision plan for each study area. This plan will revise selected elements from scenario alternatives and culminate in clearly legible color renderings for each study area.

To aid the city in communicating the final vision plan to potential developers, we will create a digital marketing handout. This handout will summarize key aspects of the area vision, including key community characteristics, that's easily legible and visually attractive. Final marketing handout content will be developed in coordination with city staff.

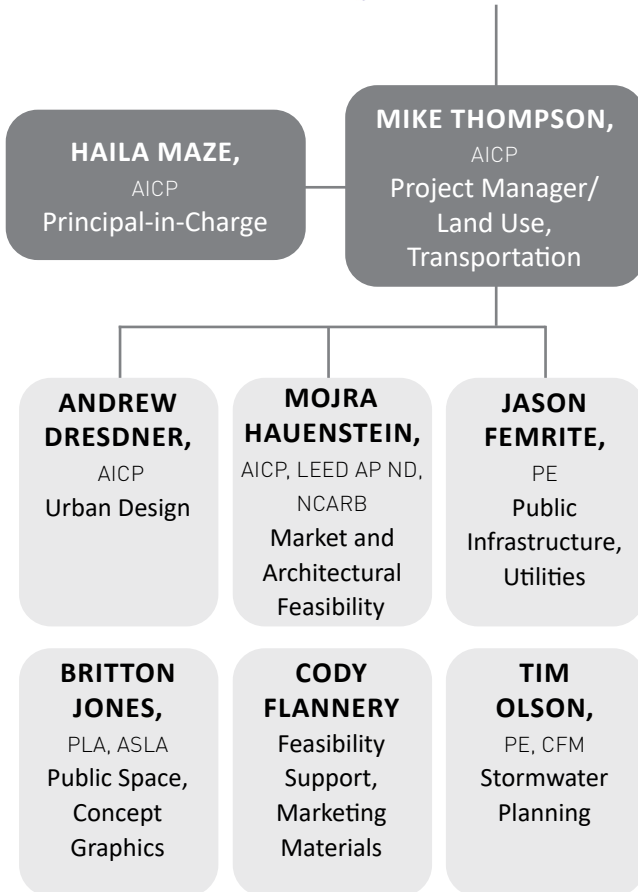
Finally, our team will compile a preliminary, planning-level set of implementation recommendations necessary to realize the planning vision.

TASK 4 DELIVERABLES

- Draft and final development vision plan; the vision plan will include corresponding maps, narratives, and associated exhibits to communicate the above components clearly and uniformly; all materials will be created in a user-friendly format with an eye toward easy public understanding of content
- Illustrated digital marketing handout, to include key and summarized components of the development plan vision
- Implementation memo outlining preliminary, planning-level steps to realize final development plan vision

OUR TEAM, YOUR PARTNER

We have assembled a tight-knit, rapid response team custom built for this development plan. Focused on vision, feasibility, and attainable implementation, we will work alongside Faribault to align land use and design guidance with community goals.



HAILA MAZE, AICP
Principal-in-Charge

Haila will serve as principal-in-charge and planning advisor, while ensuring project QA/QC.

As a principal planner, Haila is committed to advancing the long-term success of communities through planning and project management services. She draws on her experience in local and regional planning to connect with clients, helping them identify what they need and how to accomplish it. She began her planning career in 1998 and has extensive experience with land use and transportation planning, creative and inclusive engagement, and supporting work in health assessment, scenario planning and modeling, and implementation planning.

SIMILAR PROJECT EXPERIENCE

- Prospect Park Innovation District Small Area Plan, City of Minneapolis, MN
- Southdale District Small Area Plan, City of Edina, MN
- Opportunity Site Small Area Plan, City of Brooklyn Center, MN
- Brooklyn Boulevard Redevelopment Study, City of Brooklyn Center, MN
- Cahill District Small Area Plan, City of Edina, MN
- Above the Falls Master Plan, City of Minneapolis, MN
- Comprehensive and Station Area Plan, City of Hopkins, MN



MIKE THOMPSON, AICP
Project Manager/Land Use
and Transportation

Mike will be the project manager, lead planner, and primary point of contact.

Mike began his career in 2012, and loves the process of working with communities to rethink and redesign the ways in which they look, feel, and function. He has community planning and design experience across the country, including site planning and design, public realm programming and design, multimodal transportation planning, project management, and public engagement facilitation. Through his work, Mike seeks to promote places that are reflective of those who use them every day.

SIMILAR PROJECT EXPERIENCE

- Opportunity Site Master Plan, City of Brooklyn Center, MN
- Opportunity Site Infrastructure and Public Realm Plan, City of Brooklyn Center, MN
- Cahill District Small Area Plan, City of Edina, MN
- Brooklyn Boulevard Redevelopment Study, City of Brooklyn Center, MN
- Rice Street Visioning Study, Ramsey County, MN
- Monticello Strategic Growth Plan, City of Monticello, MN
- Public Space Public Life Plan of 1st Ave and Broadway, City of Nashville, TN
- Madison Development Study, City of Nashville, TN



ANDREW DRESDNER, AICP
Urban Design

Andrew will lead urban design efforts, including development concept visualizations.

Andrew's professional career began in 1998. His expertise spans urban design, redevelopment planning, community development, public space design, and placemaking. Andrew has worked in both the private and public sector in both the Twin Cities and around the country. His background in architecture and urban economics lends him a unique perspective to how cities grow and evolve.

SIMILAR PROJECT EXPERIENCE

- Cahill District Small Area Plan, City of Edina, MN
- Opportunity Site Master Plan, City of Brooklyn Center, MN
- Central Avenue Small Area Plan, City of Minneapolis, MN
- Lowry Avenue Small Area Plan, City of Minneapolis, MN
- Hillcrest Master Plan, City of Saint Paul, MN
- Lowertown Small Area Plan, City of Saint Paul, MN
- Uptown Small Area Plan, City of Minneapolis, MN
- Prospect Park Innovation District Small Area Plan, City of Minneapolis, MN
- Comprehensive and Station Area Plan, City of Hopkins, MN



**MOJRA HAUENSTEIN, AICP,
LEED AP ND, NCARB**
Market and Architectural
Feasibility

Mojra will lead market and architectural feasibility analysis.

Mojra's expertise spans decades of neighborhood development, architecture, conservation and sustainability, as well as economic revitalizations. She began her career in 1998 and is experienced in green and carbon-zero design, comprehensive planning, and economic development with an emphasis on sustainability and resilience practices. She is passionate about methane and carbon sequestration as well as how food, water, and energy decisions impact our environment and ultimately our health. She thrives on providing sustainable and customized solutions to communities in need.

SIMILAR PROJECT EXPERIENCE

- Housing Location and Implementation Study, City of International Falls, MN
- Comprehensive Housing Study and Needs Analysis, City of Winnebago, MN
- Comprehensive Land Use Plan, City of Albert Lea, MN
- Comprehensive Plan and Zoning Code Update, Boone County, IA
- Zoning and Subdivision Ordinance, Chisago County, MN



JASON FEMRITE, PE
Utilities and Public
Infrastructure

Jason will lead utility and public infrastructure assessments and layouts.

Since 1995, Jason has been helping clients reach their goals. A registered Professional Engineer in Minnesota and Iowa, he excels in project administration, planning, project concepts, preliminary engineering reports, and financing of capital improvements. Jason has extensive experience both as a municipal engineer and with private site development. He believes Bolton & Menk focuses on strong client satisfaction, while still providing the work/life balance that allows their employees to grow careers and have a family life.

SIMILAR PROJECT EXPERIENCE

- Highway 60 Utility Improvements, City of Madison Lake, MN
- 2019 Street and Utility Improvements, City of Arlington, MN
- 2023 Street and Utility Improvements, City of Montgomery, MN
- 2018, 2020, and 2022 Street and Utility, City of Janesville, MN
- Southside Drainage Improvements, City of Janesville, MN
- Groh Farm Subdivision in Mankato Drummer Land Investments
- Old TH 14 Turn-Back Improvements, City of Janesville, MN



BRITTON JONES, PLA, ASLA
Public Space and
Concept Graphics

Britton will lead all public space considerations and landscape area components..

Since 2006, Britton has been specializing in public space design, and his work aims to thoughtfully integrate human needs with ecological function in urban settings. He enjoys working with clients, communities, and stakeholders to create designs that are a framework for development, open space, and flexible programming. Britton understands the importance of creating places that are committed to their unique context through design, materiality, and maintenance and operations realities.



CODY FLANNERY
Feasibility Support and
Marketing Materials

Cody will provide general planning and market material support for the development vision.

Cody's career began in 2020. He assists in the research and development of planning studies and reports for communities looking to update or create new plans and programs. He also assists in liaising with community partners, agencies, and officials about their project goals and expected outcomes. Cody's passion for the field stems from his belief that everyone deserves to live in communities that are healthy, sustainable, equitable, prosperous, and beautiful.



TIM OLSON, PE, CFM
Stormwater Planning

Tim will lead stormwater and water resources assessment and drainage area layouts.

Growing up in the land of 10,000 lakes, Tim found a career with which he could protect these important resources. Since 2006, he has worked on the design and construction of complex water resources and environmentally sensitive projects. He specializes in comprehensive surface water management planning, innovative best management practice design, hydrologic and hydraulic modeling, drainage design and construction plan review, and NPDES Phase I & II MS4 and construction stormwater permitting requirements. He couples GIS techniques with water resources design and analysis, while integrating these into future-oriented land use planning.

SIMILAR PROJECT EXPERIENCE

- Broadway Street and Walnut Street Streetscape Design, City of Monticello, MN
- Opportunity Site Small Area Plan, City of Brooklyn Center, MN
- Downtown Roadway & Pedestrian Improvements, City of Monticello, MN
- Opportunity Site Design, City of Brooklyn Center, MN
- Summit Ave Regional Trail Master, City of St. Paul, MN

SIMILAR PROJECT EXPERIENCE

- Rice Street Visioning Study, Ramsey County, MN
- Planning Services, City of Carver, MN
- Opportunity Site Master Plan, City of Brooklyn Center, MN
- Cahill Area District Plan, City of Edina, MN
- Parks, Trails, and Open Space Master Plan Update, City of Forest Lake, MN
- Planning Services, City of Arden Hills, MN

SIMILAR PROJECT EXPERIENCE

- Rice Street Visioning Study, Ramsey County, MN
- Opportunity Site Stormwater Management Planning, City of Brooklyn Center, MN
- High School Stormwater Reuse Project, Forest Lake Area Schools, MN
- CSAH 50 Expansion, Dakota County, MN
- Stormwater Modeling, City of Northfield, MN
- CSAH 34 Drainage Study, City of Owatonna, MN
- TH 10 Corridor Stormwater Drainage Improvements, City of Wadena, MN

PROJECT EXPERIENCE

We have highlighted the following projects as examples of the type of work we think is most relevant to TH 60 and Faribault.

ADDITIONAL PROJECT EXPERIENCE

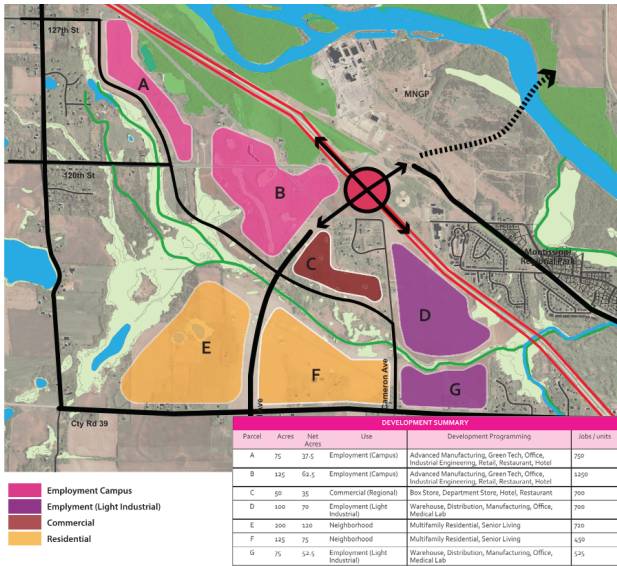
- Boulder Road Small Area Plan, Louisville, CO
- Hillcrest Redevelopment Plan, Saint Paul, MN
- Lowertown Small Area Plan, Saint Paul, MN
- Downtown Small Area Plan, Monticello, MN
- The Shipyard, Green Bay, WI
- Rice Creek Commons Master Plan, Arden Hills, MN
- Above the Falls Master Plan, Minneapolis, MN
- West Bank LRT Station Area Plan, Minneapolis, MN
- Brooklyn Boulevard Land Use Study, Brooklyn Center, MN
- Warehouse District Master Plan, Dubuque, IA
- Southeast Minneapolis Industrial Land Use Study, Minneapolis, MN
- Webster Ave Industrial Land Use Study, North Mankato, MN

INDUSTRIAL LAND USE FEASIBILITY STUDY
CITY OF MONTICELLO, MINNESOTA

Monticello's Industrial Land Use Study explored industrial-based development scenarios for the city's two major growth areas - one on either side of the city. The scenario process reflected the city's desire to promote higher quality development while protecting local identity, and efficient public investment. In each scenario, associated cost and benefits were calculated, while building in implementation flexibility to ensure the city maintained flexibility and responsiveness to change. Bolton & Menk led the entire study, including conditions and demand analysis, scenario building, and implementation development.

SIMILARITIES TO TH 60 WEST:

- Industrial and commercial growth site vision
- Infrastructure assessment
- Nearby riverfront development
- Interstate and interchange access



Click the image to view the plan

HARDMAN TRIANGLE MARKET ANALYSIS AND REDEVELOPMENT SCENARIO PLANNING
CITY OF SOUTH SAINT PAUL, MINNESOTA

The 22-acre Hardman Triangle is a key part of South Saint Paul's plan to revitalize its transitioning industrial riverfront. The purpose of this study was to establish a feasible vision for the property, attract and guide the redevelopment of the area, and enhance community connections to the Mississippi River Trail. This site had lagged behind other nearby properties in redevelopment, so a focused and strategic approach was needed. Bolton & Menk supported plan production for the Hardman Triangle. Outcomes included a market analysis, infrastructure assessment, redevelopment scenarios, a design principles manual, and public engagement around and increased awareness of the site's redevelopment potential.

SIMILARITIES TO TH 60 WEST:

- Commercial, industrial, and residential site vision
- Nearby riverfront revitalization
- Development feasibility
- Trail and corridor integration



Click the image to view the plan

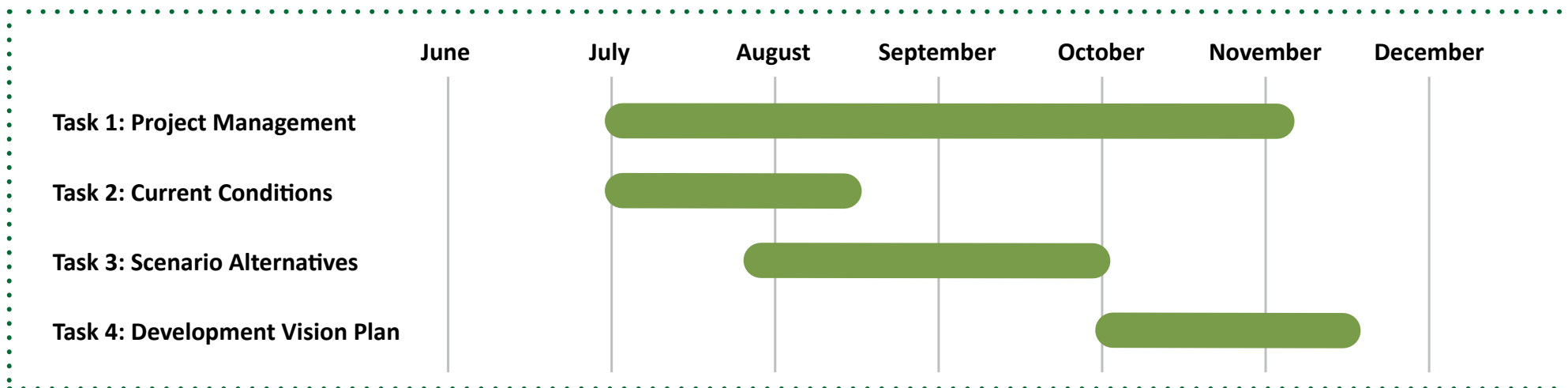
BUDGET

As directed in the RFP, the following table delineates a proposed fee for each study area, reflective of the potential for additional grant funding to complete both study areas. Because of efficiencies both study areas simultaneously, and necessary feasibility work for the development vision plan, our proposed fee is not evenly distributed between the two areas. As final available funding is known, we would certainly welcome conversations on necessary fee and scope adjustments to ensure a strong final vision plan is produced within budget realities.

*The estimated fee includes labor, general business, and other normal and customary expenses associated with operating a professional business. Unless otherwise noted, the fees include vehicle and personal expenses, mileage, telephone, and routine expendable supplies; no separate charges will be made for these activities and materials. Expenses beyond the agreed scope of services and non-routine expenses, such as large quantities of prints, extra report copies, out-sourced graphics and photographic reproductions, document recording fees, outside professional and technical assistance, and other items of this general nature will be invoiced separately.

	Task No.	Task Description	Total Cost
STUDY AREA 1	1.0	Project Management	\$2,982
	2.0	Current Conditions Analysis	\$5,984
	3.0	Development Scenario Alternatives	\$12,014
	4.0	Final Development Vision Plan	\$9,210
		Study Area 1 Total	\$30,190
STUDY AREA 2	1.0	Project Management	\$0 (prorated with Study Area 1)
	2.0	Current Conditions Analysis	\$3,200
	3.0	Development Scenario Alternatives	\$8,340
	4.0	Final Development Vision Plan	\$8,170
		Study Area 2 Total	\$19,710
TOTAL FEE*			\$49,900

PROJECT SCHEDULE



Interchange Study Area - I-35 at CSAH 9

