NORTH LAKES
a Spanish Fork Community

North Lakes

Master Plan Development

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Location 10,000 Foot View

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Spanish Fork's 2700 North Vision (2018)

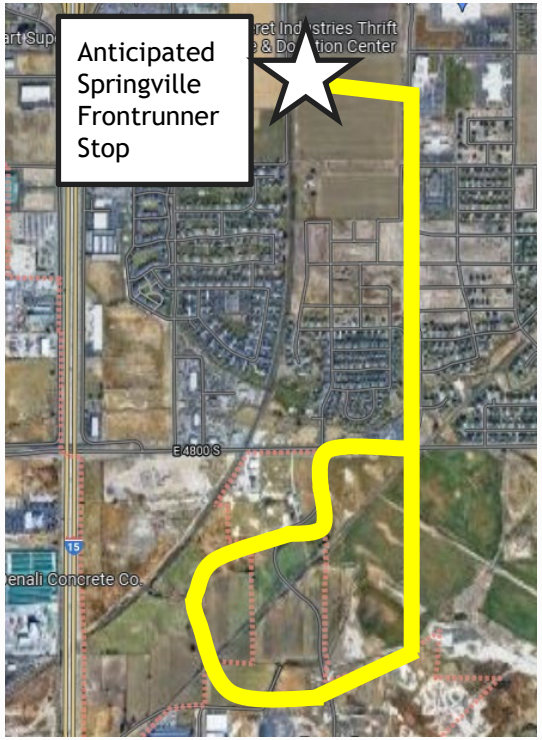
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Medical Office / Retail / Residential

Transit Oriented Development



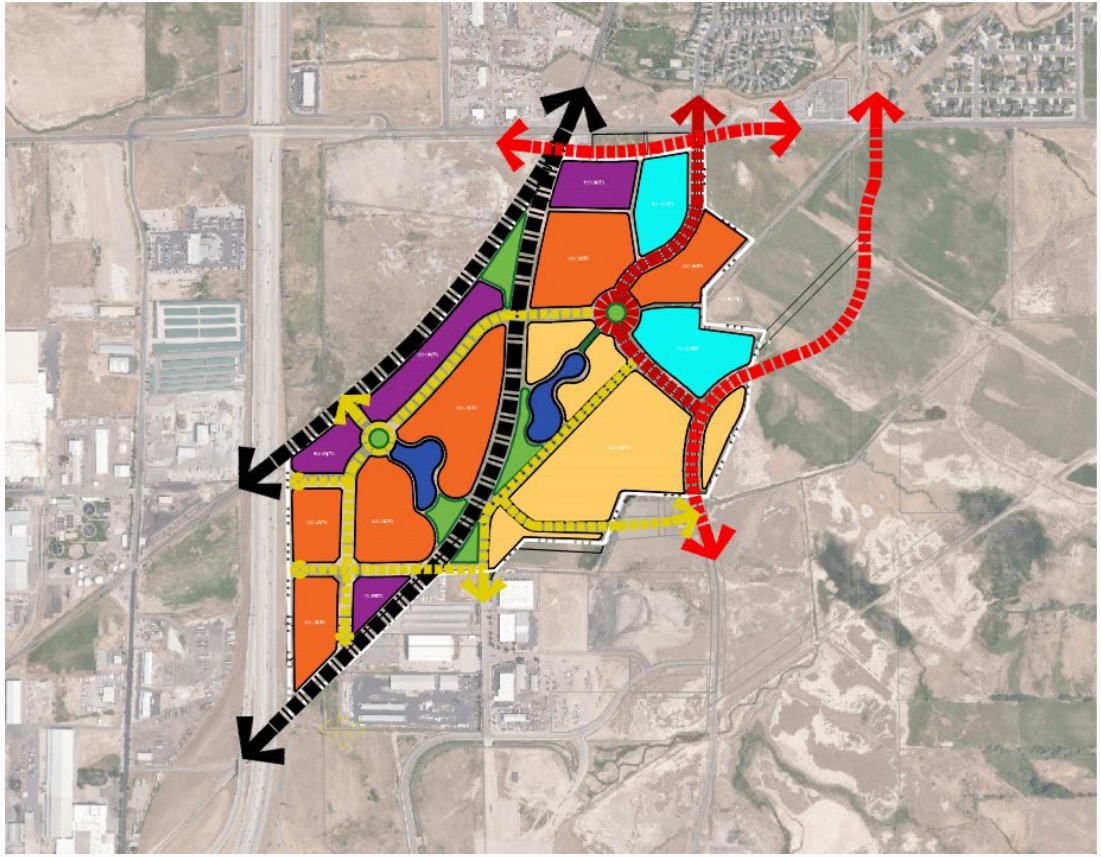
- Elevate has been speaking with UTA on provide Bus Rapid Transit through the area to the Provo Trax Stop, and eventually the new Springville Trax Stop
- Dedicated bus lanes would be incorporated throughout the development to provide efficient access to public transit
- The community would be a true Transit Oriented Development

Unique Opportunity

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- Perfect location for High Density products, no neighbors, the traffic will flow to the new exit to the north and minimally impact spanish fork
- High density housing will be behind commercial retail off a new freeway exit, with bus rapid transit lanes servicing all the residents
- The ability to master plan an entire section of the city without impacting others
- True Transit Oriented Development

North Lakes Master Plan

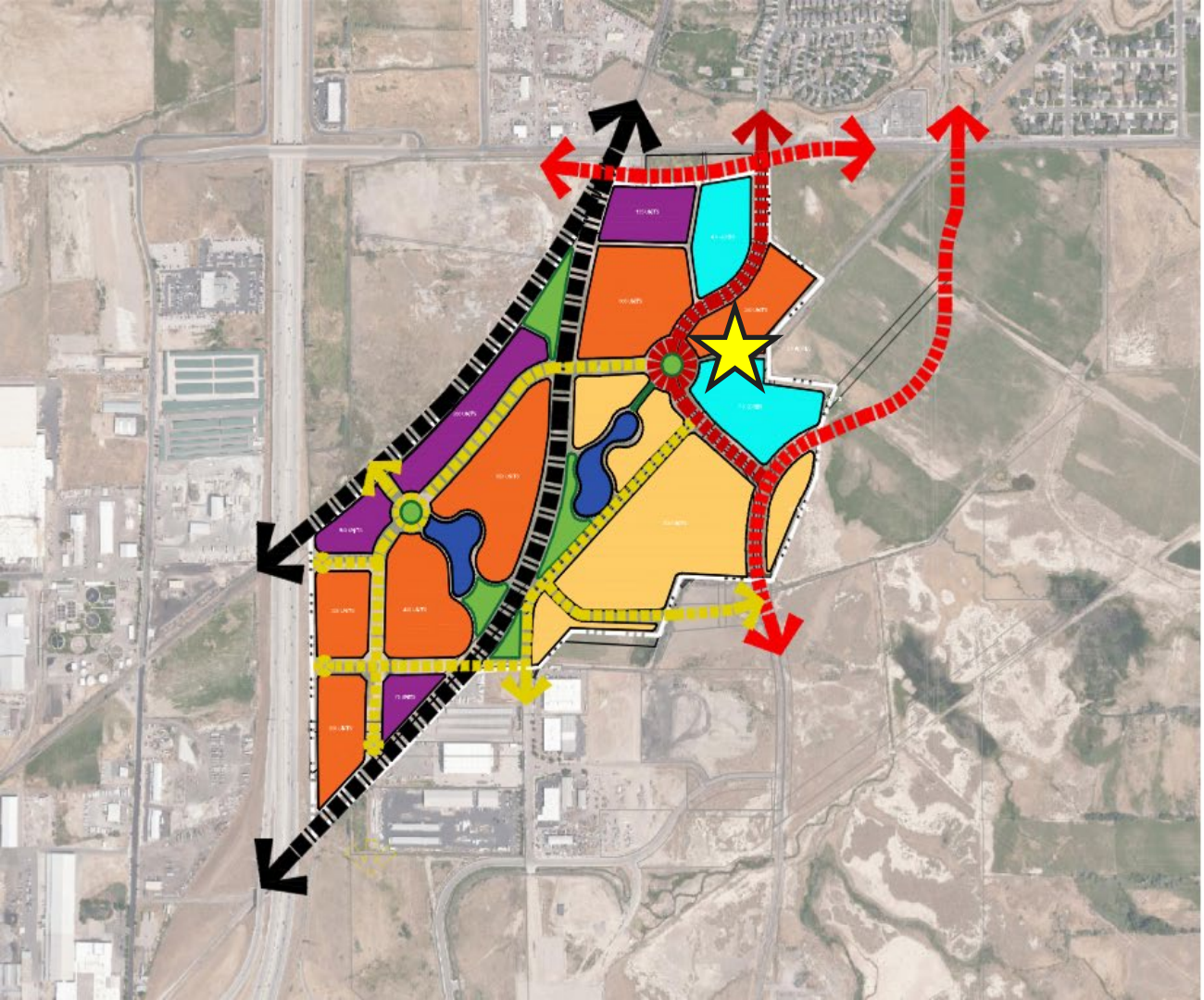


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- PONDS
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- OPEN SPACE
  6 ACRES
- ULTRA HIGH DENSITY 2,400 UNITS
  40 ACRES
- HIGH DENSITY 500 UNITS
  13 ACRES
- MEDIUM DENSITY 500 UNITS
  25 ACRES
- COMMERCIAL RETAIL
  12 ACRES
- RAILROAD
- NEIGHBORHOOD COLLECTOR
- COMMERCIAL COLLECTOR ROAD
- ARTERIAL ROAD

TOTAL UNITS = 3,400
TOTAL UNITS PER ACRE = 25
RESIDENTIAL ACRES = 138

TOTAL COMMERCIAL ACRES = 12
TOTAL ACRES 150



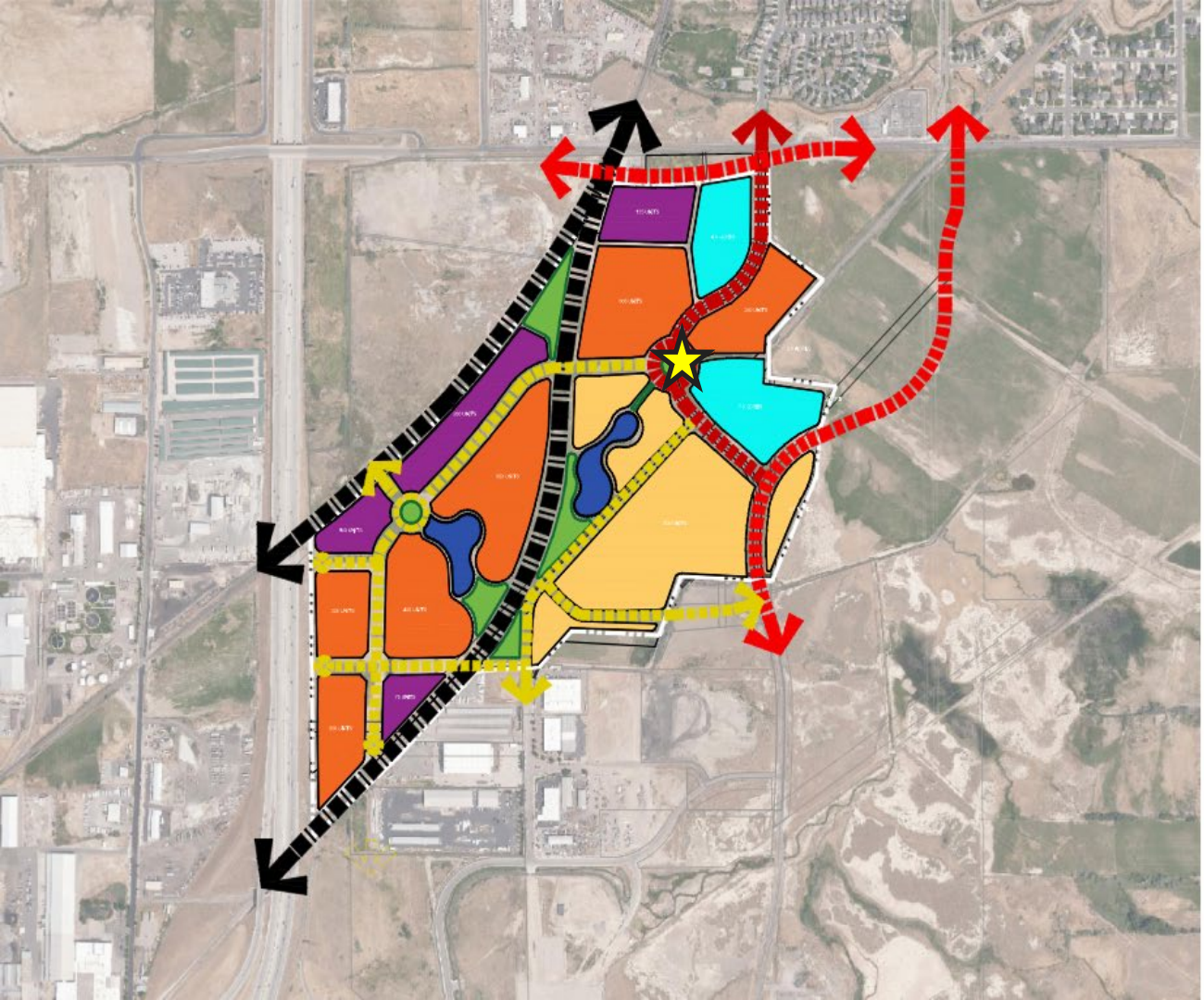
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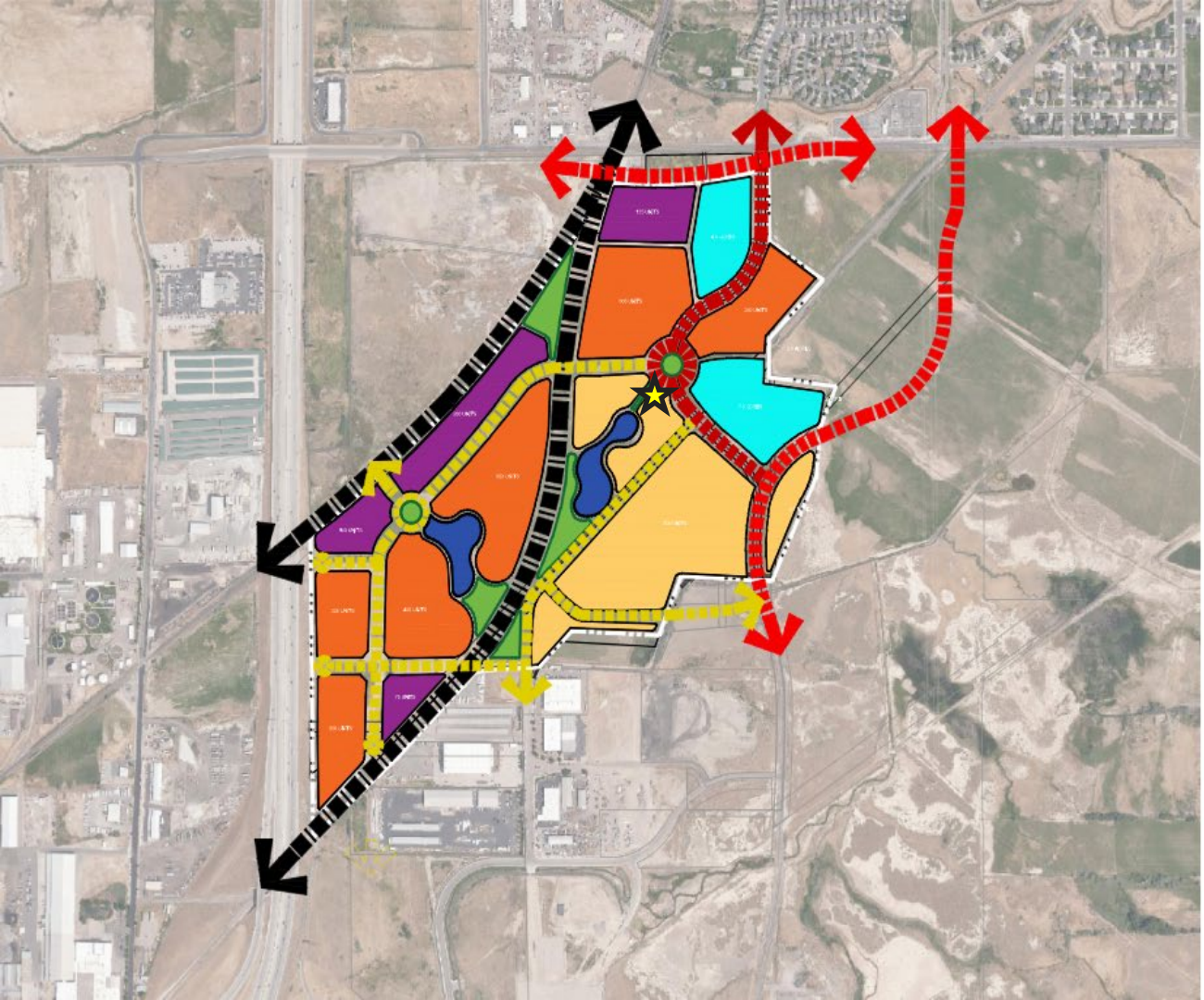
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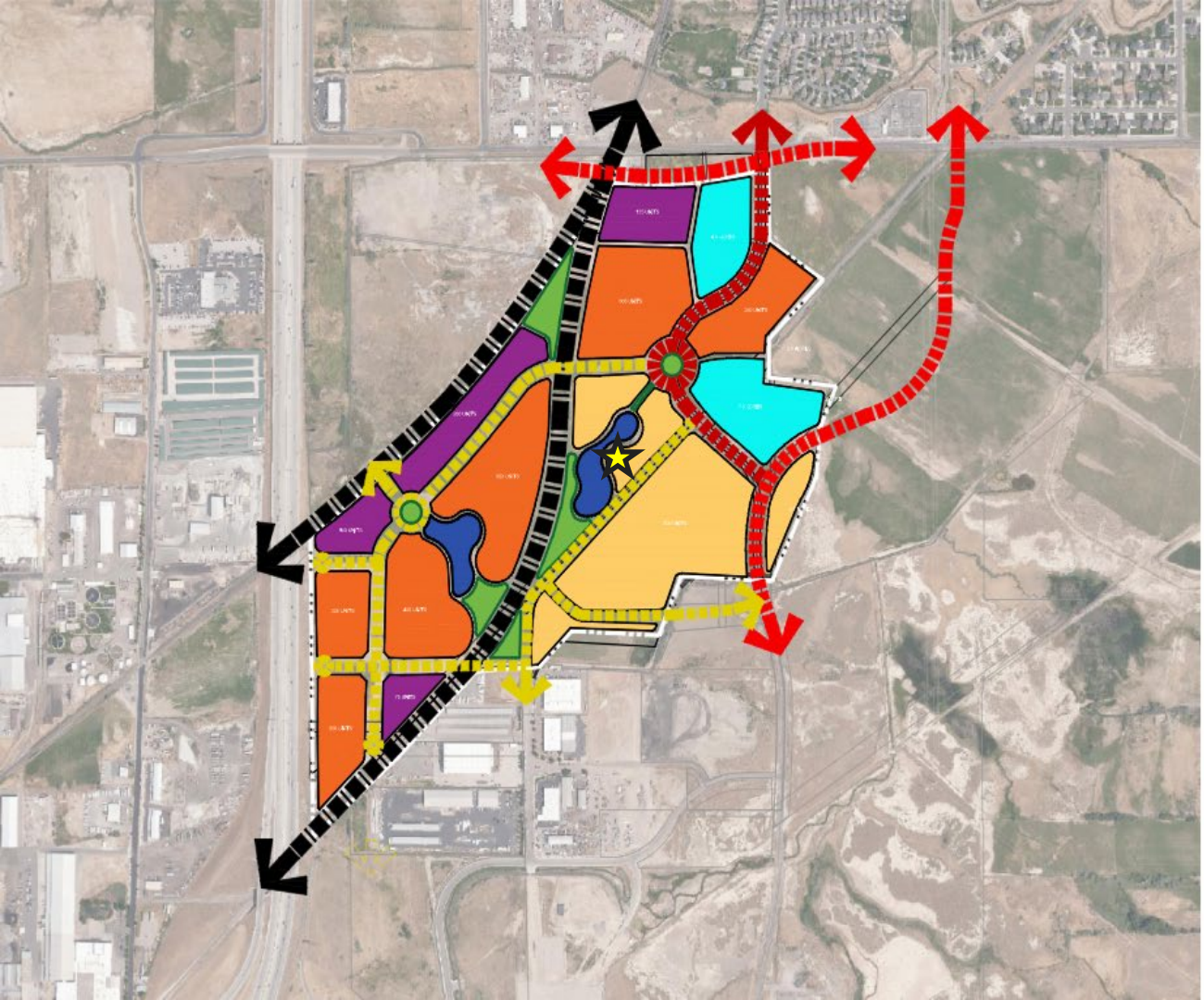
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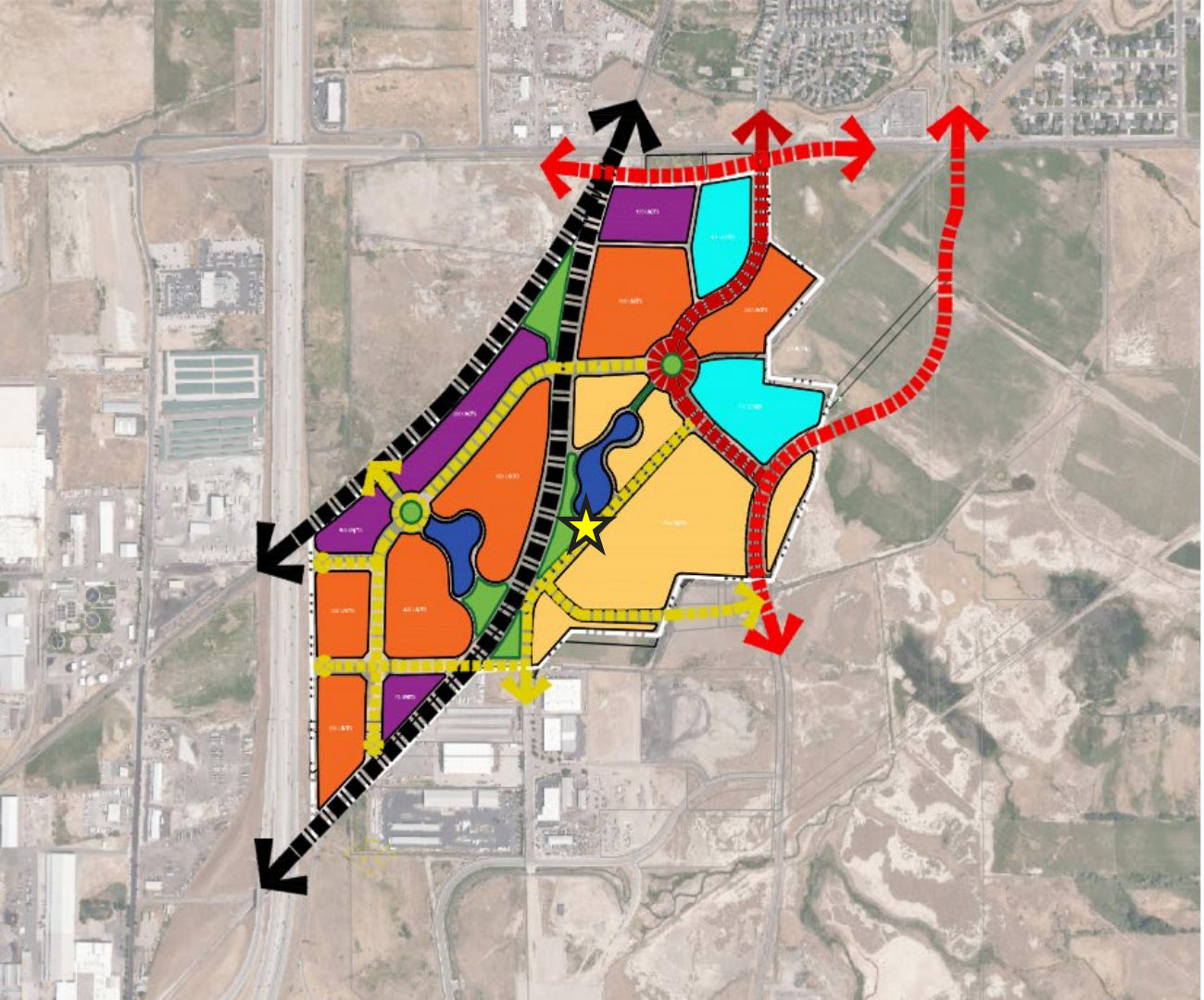












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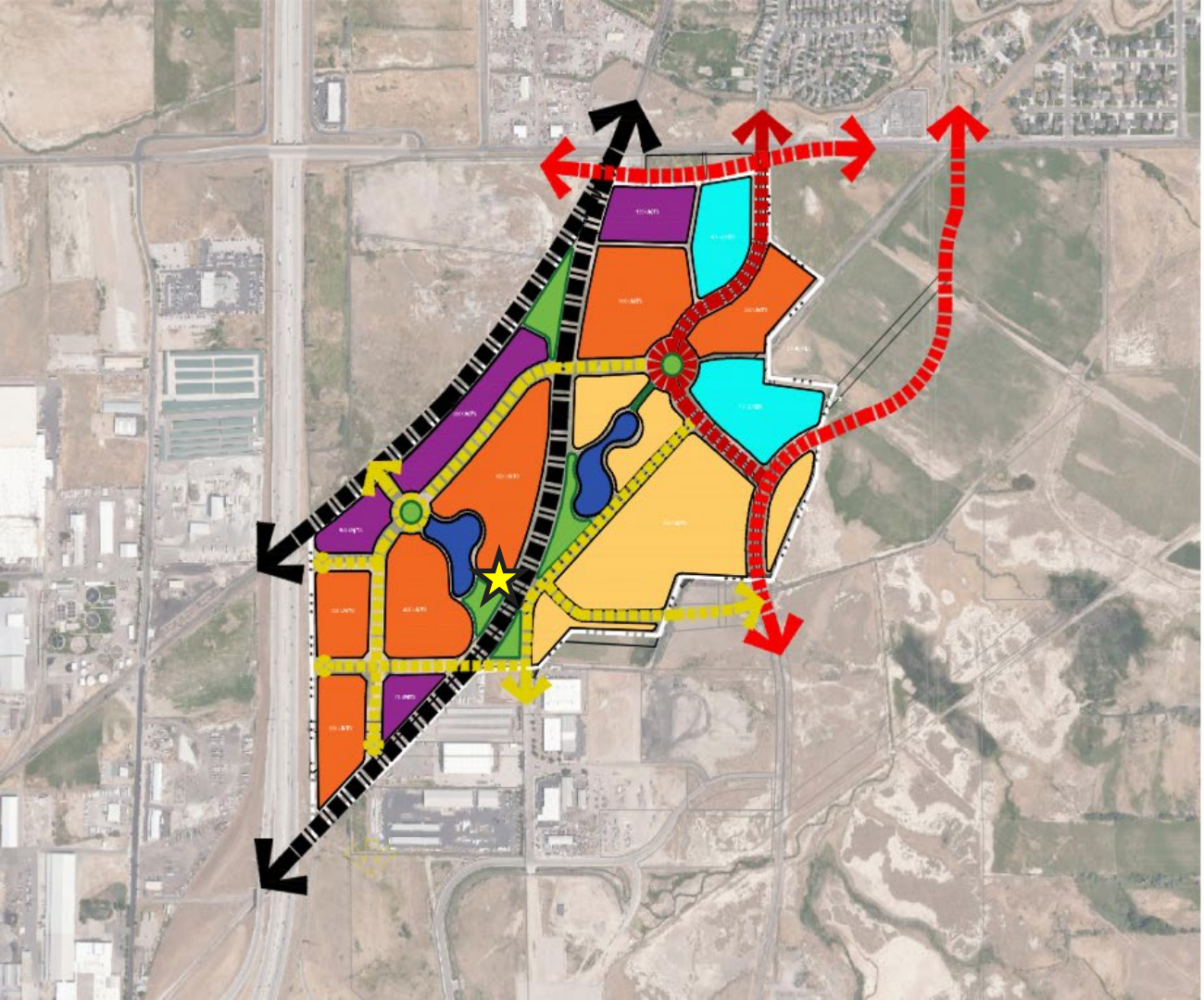
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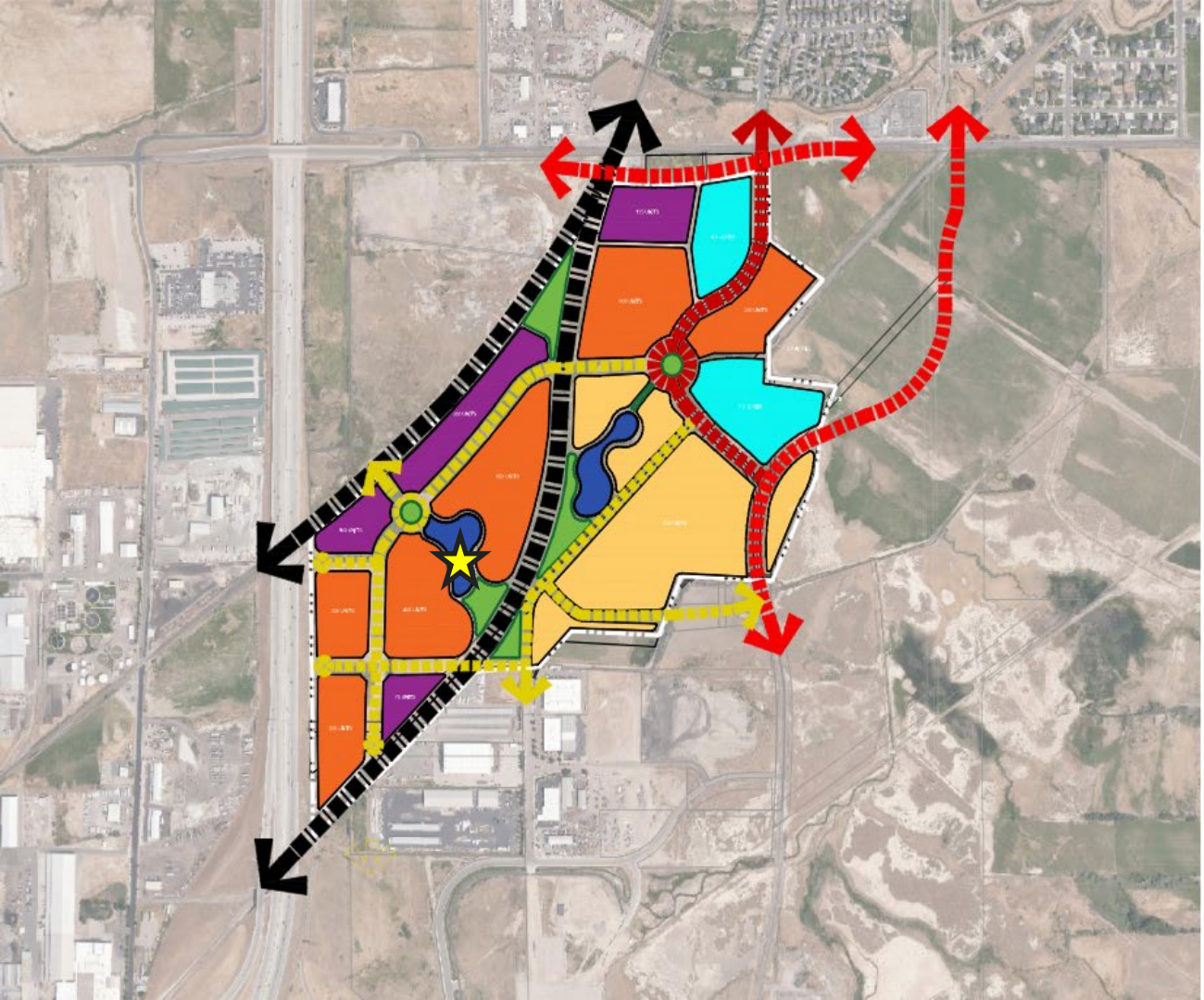
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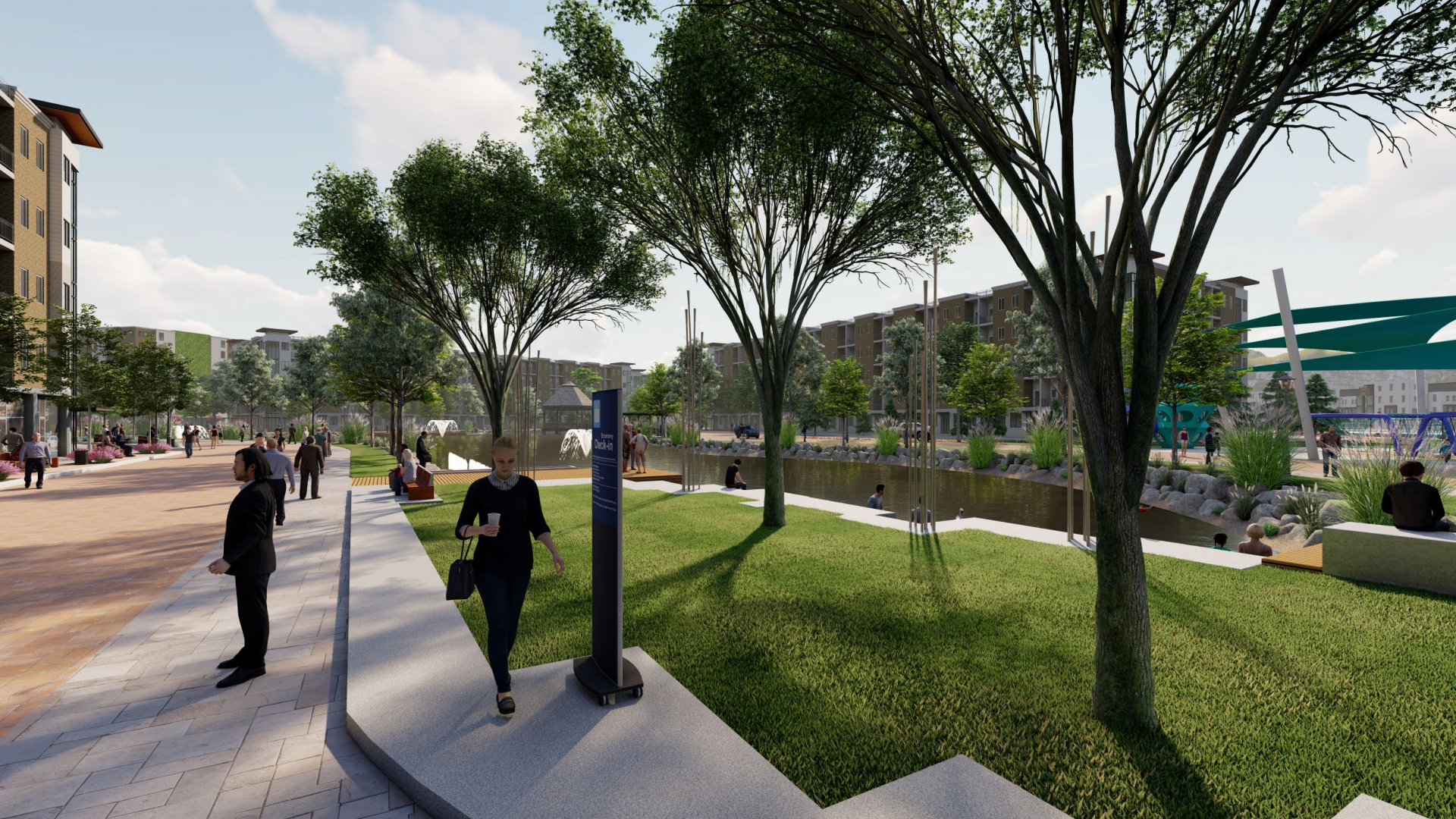
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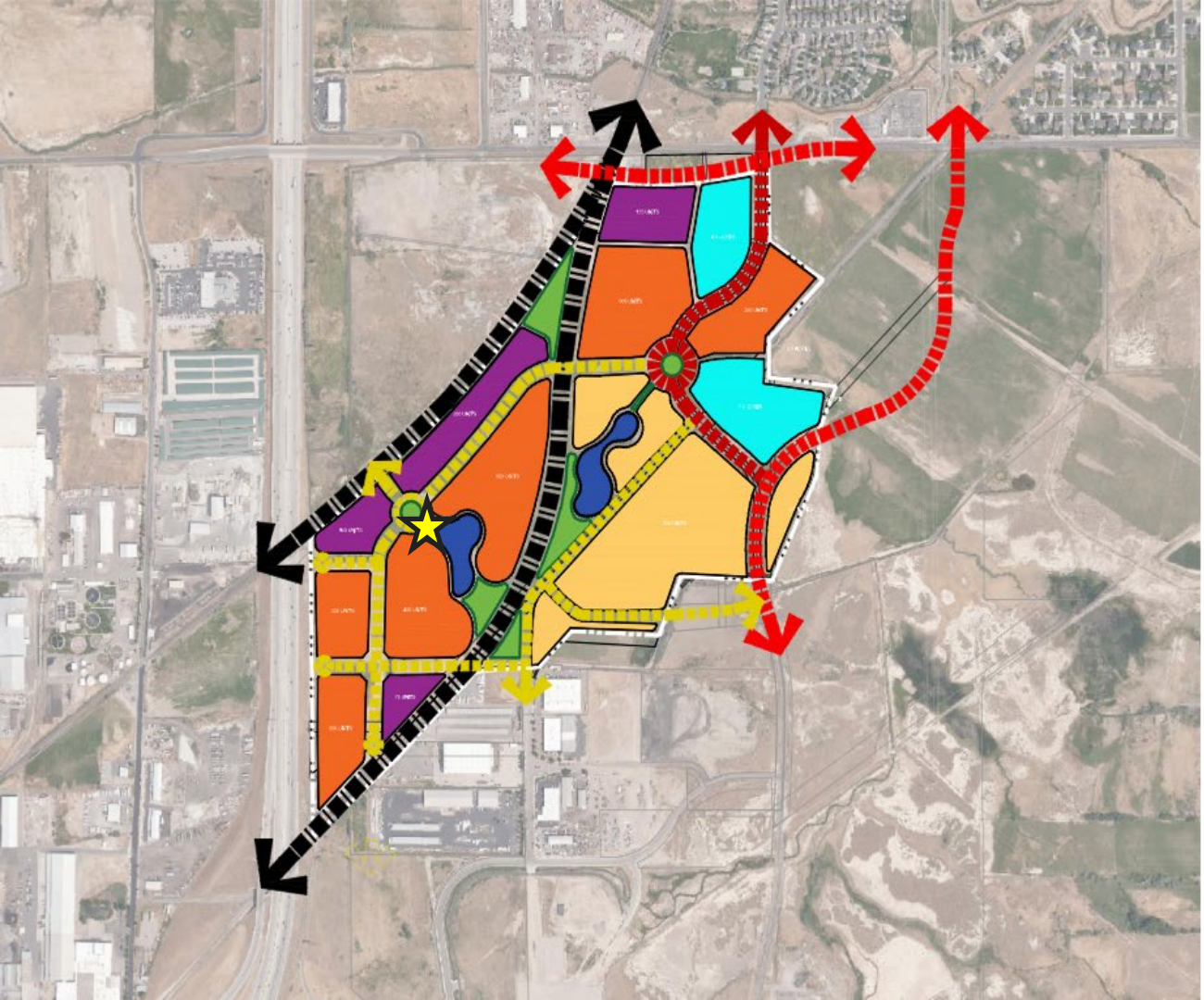












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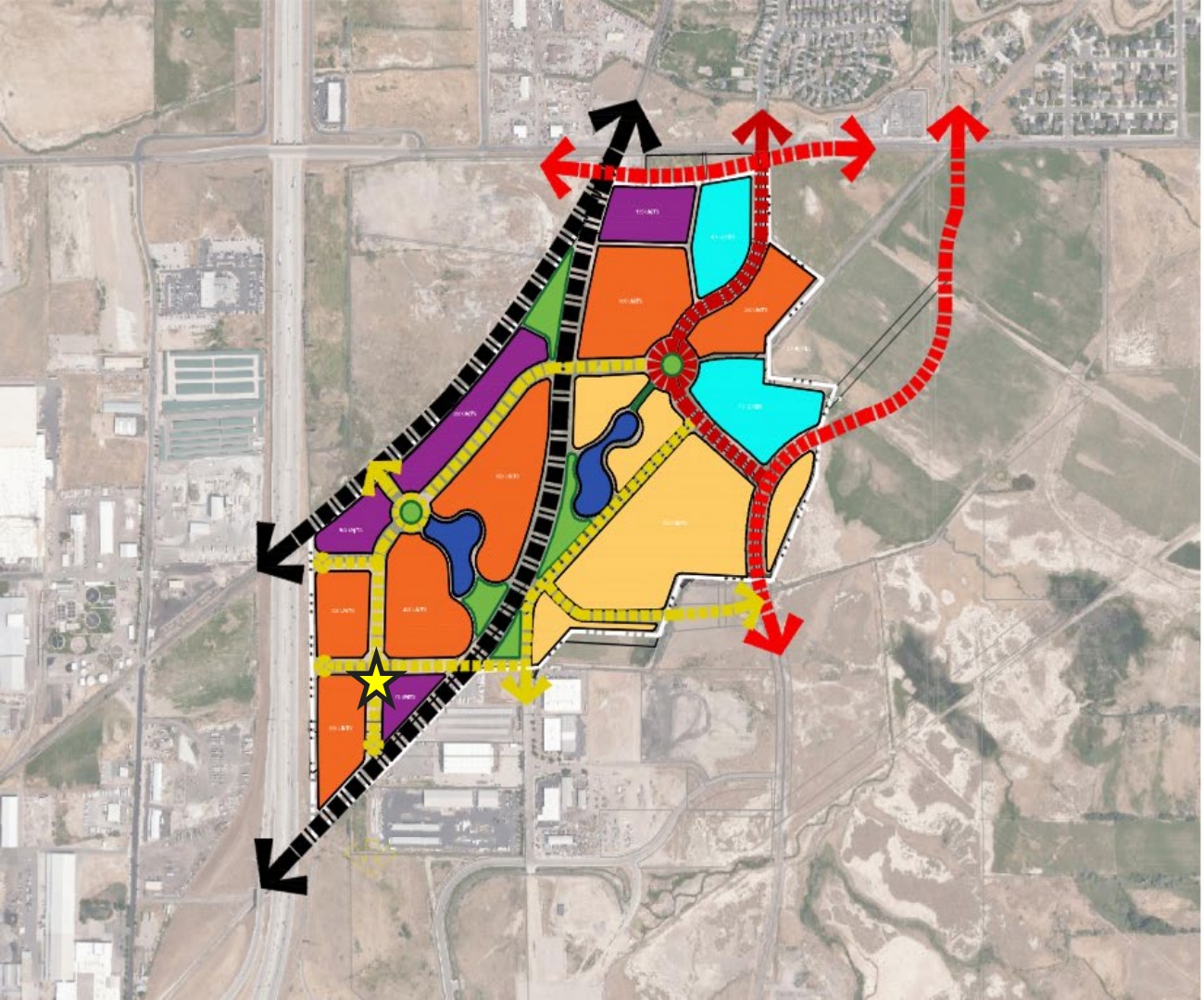
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North Lakes Regional Park

- Large park for new residential areas
- Pump Track/Bike Track
- Gazebo
- Trails
- This is in addition to the lakeside smaller parks







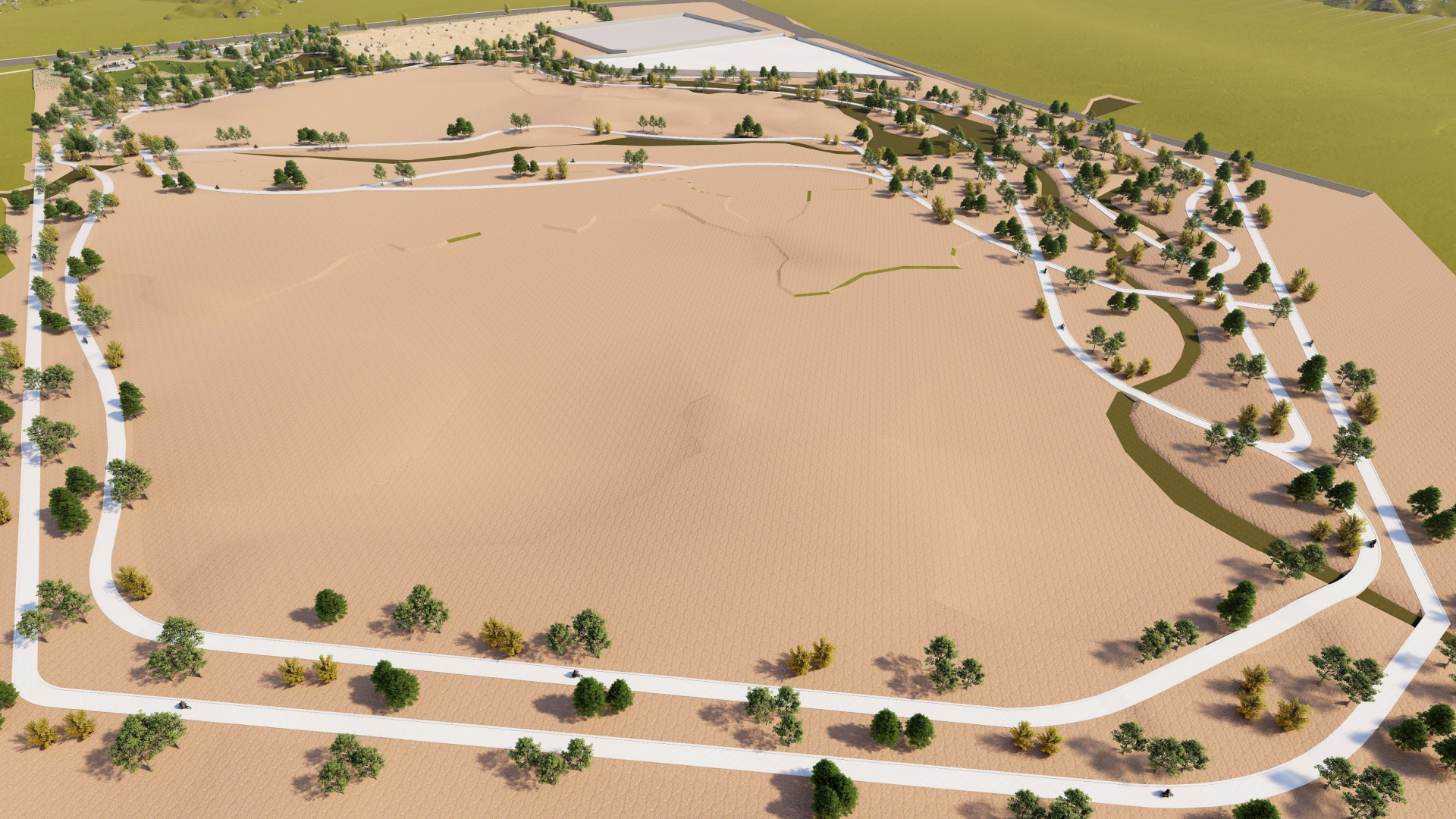












How To Make This Happen

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- Changes to Code to allow one-of-a-kind masterplan
- New zones to accommodate the highest density areas
- Creative financing programs (Public infrastructure districts and other green energy and statewide credits)
- Railroad Crossings (We are currently negotiating with Union Pacific to ensure the correct access in and out of the rail encumbered areas.

Fiscal Impact to Spanish Fork

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Product Type	Townhomes	Multifamily	Retail
Number of Units	500	2900	150,000 sqft
Average Market Value	$332,051	$280,000	$250
Percent Primary/Sec.	100% Primary	100% Primary	
Total Market Value	$166,025,500	$812,000,000	37,500,000
Assessed Value	$91,314,025	$446,600,000	$20,625,000
Spanish Fork Taxes - .000991	$90,492	$442,581	$20,439
Spanish Fork Property Tax Revenue			**$553,512**

Spanish Fork Fee/Impact	Revenue Per Residence*	Total Residences	Total
Online Sales Tax	$60	3,400	$204,000
Municipal Energy Fee	$140	3,400	$476,000
Retail Spending Capacity	$60,000	3,400	$204,000,000 ($1,020,000)**
Population Distribution	$330	3,400	$1,122,000
TOTAL OTHER FEES	**$60,530**		**$2,822,000**

*Direct revenue to Spanish Fork

** Shows total spending capacity of new residents and (in parentheses) Spanish Fork's capture of sales tax from new retail spending

Total Spanish Fork Annual Revenue	**$3,375,512**

Infrastructure Costs

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Total Estimated Infrastructure Cost: **$28,779,570**
Park Infrastructure Cost: $1,195,854

Description	Unit	Quantity	Unit Cost	Amount
Site Work				$ 84,400
Mobilization	Lump	1	$ 20,000.00	
Survey/Testing	Lump	1	$ 36,500.00	
SWPPP	Lump	1	$ 15,000.00	
Clear & Grub (includes removal of trees & vegetation)	Lump	1	$ 12,900.00	
Sewer				$ 560,160
8" PVC Pipe	Length FT	12130	$ 33.00	
48" Manhole	Each	41	$ 3,500.00	
Manhole Collar	Each	41	$ 20.00	
Connect to Existing SS Line	Each	1	$ 1,200.00	
Concrete Collars	Each	41	$ 350.00	
Water				$ 859,432
Fire Hydrant	each	75	$ 4,100.00	
8" Tee or Cross	Length FT	10	$ 1,200.00	
8" Water Main	each	12130	$ 40.00	
8" Bend	each	15	$ 650.00	
Concrete Collars	each	29	$ 33.00	
8" Valves	each	29	$ 1,350.00	
Connect to Existing 8" Culinary Waterline	each	3	$ 1,625.00	
Storm Drain				$ 715,185
24" ADS	Length FT	3000	$ 55.00	
18" ADS	Length FT	3000	$ 45.00	
15" ADS	Length FT	3000	$ 36.00	
Manhole collar	Each	23	$ 20.00	
SD Sump Manhole	Each	23	$ 2,600.00	
Single Catch Basin or Curb Box	Each	83	$ 2,975.00	
Irrigation				$ 447,117
2" PI Service	Each	9	$ 1,125.00	
6" Tee/Cross	Each	10	$ 605.00	
6" PI Bend	Each	15	$ 445.00	
6" PI Main	Length Feet	12130	$ 32.00	
Concrete collars	Each	29	$ 33.00	
6" Valves	Each	29	$ 1,100.00	
Connecting to Existing 6" Irrigation Line	Each	2	$ 1,625.00	

Roadway				$ 5,224,179
Prep for & place ADA Ramps				
Minor Arterial-1200 West				
2.5' Curb and Gutter	Length Feet	2040	$ 22.00	
.5' curb wall center median	Length Feet	2040	$ 17.00	
Prep for & place 5' sidewalk (includes roadbase)	Length Feet	1020	$ 27.00	
Prep for & place 12" Granular Borrow	sqft	59160	$ 1.35	
Prep for & place 8" UBC	sqft	59160	$ 1.20	
Prep for & place 5" Asphalt	sqft	59160	$ 2.90	
Planter strip prep/sprinklers/landscaping	sqft	16320	$ 12.00	
10' trail (includes roadbase)	Length Feet	1020	$ 35.00	
6' Masonry Wall	Length Feet	2040	$ 100.00	
Commercial Collector				
2.5' Curb and Gutter	Length Feet		$ 22.00	
Prep for & place 5' sidewalk (includes roadbase)	Length Feet		$ 27.00	
10' trail (includes roadbase)	Length Feet		$ 35.00	
Prep for & place 12" Granular Borrow	sqft		$ 1.35	
Prep for & place 8" UBC	sqft		$ 1.20	
Prep for & place 5" Asphalt	sqft		$ 1.75	
Planter strip prep/sprinklers/landscaping	sqft		$ 12.00	
Residential				
2.5' Curb and Gutter	Length Feet	17020		
Prep for & place 5' sidewalk (includes roadbase)	Length Feet	17020		
Prep for & place 12" Granular Borrow	sqft	246790		
Prep for & place 8" UBC	sqft	246790		
Prep for & place 3" Asphalt	sqft	246790		
Planter strip prep/sprinklers/landscaping	sqft	68080		
Other				$ 322,400
Stop Signs	each	16	$ 400.00	
Street Signs	each	14	$ 1,500.00	
Street Lights	each	30	$ 1,500.00	
Detention Pond/landscaping	Lump	1	$250,000.00	
Park Improvements				$ 1,195,854
Landscaping	sqft	217800	$ 5.00	
2.5' Curb and Gutter	Length Feet	600	$ 22.00	
Prep for & place 3" Asphalt	sqft	21780	$ 1.75	
Prep for & place 8" UBC	sqft	21780	$ 1.20	
Prep for & place 12" Granular Borrow	sqft	21780	$ 1.35	
Lift Station/Gravity Lines				$ 2,500,000
Lift Station	Each	1	$ 1,500,000	
Gravity Lines	Each	1	$ 1,000,000	
Main Gas				$ 692,886
Lakes				$ 2,800,000
Power				$ 10,500,000
Power Substation			$ 6,000,000	
Transmission Line			$ 1,000,000	
Distribution Lines			$ 3,500,000	
Contingency 10%				$ 2,877,957
Total Infrastructure Estimate				$ 28,779,570