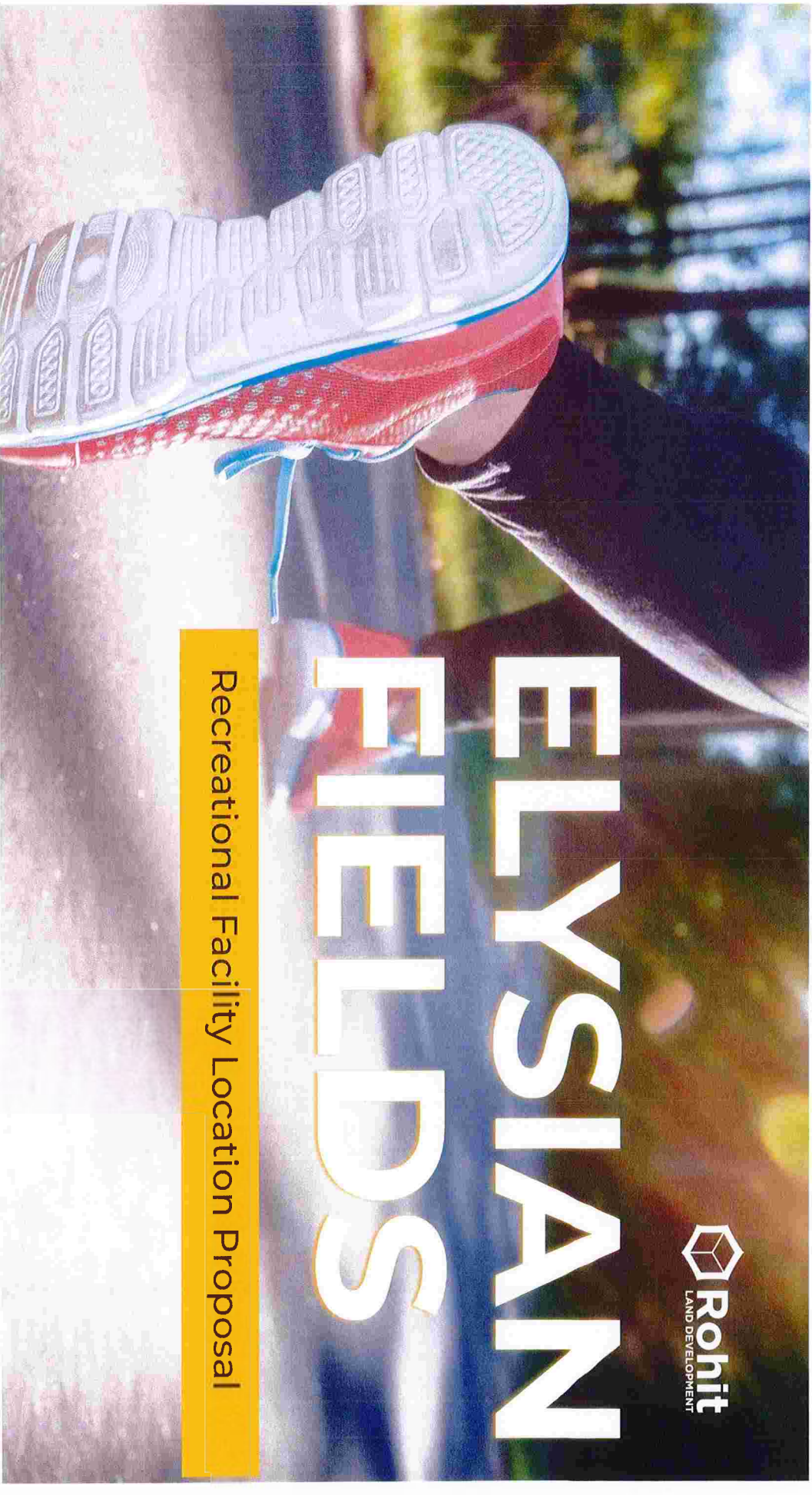




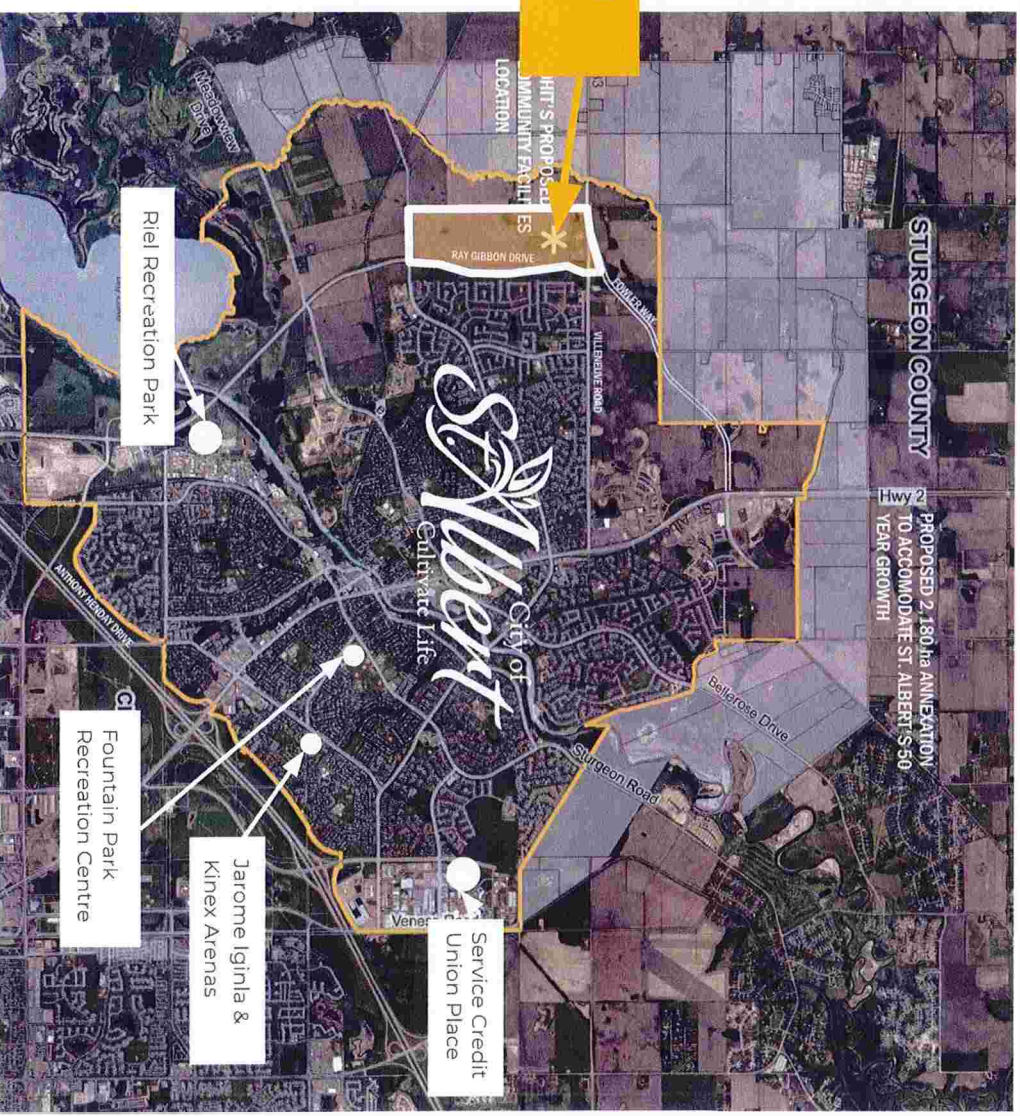
ELYSIAN FIELDS

Recreational Facility Location Proposal



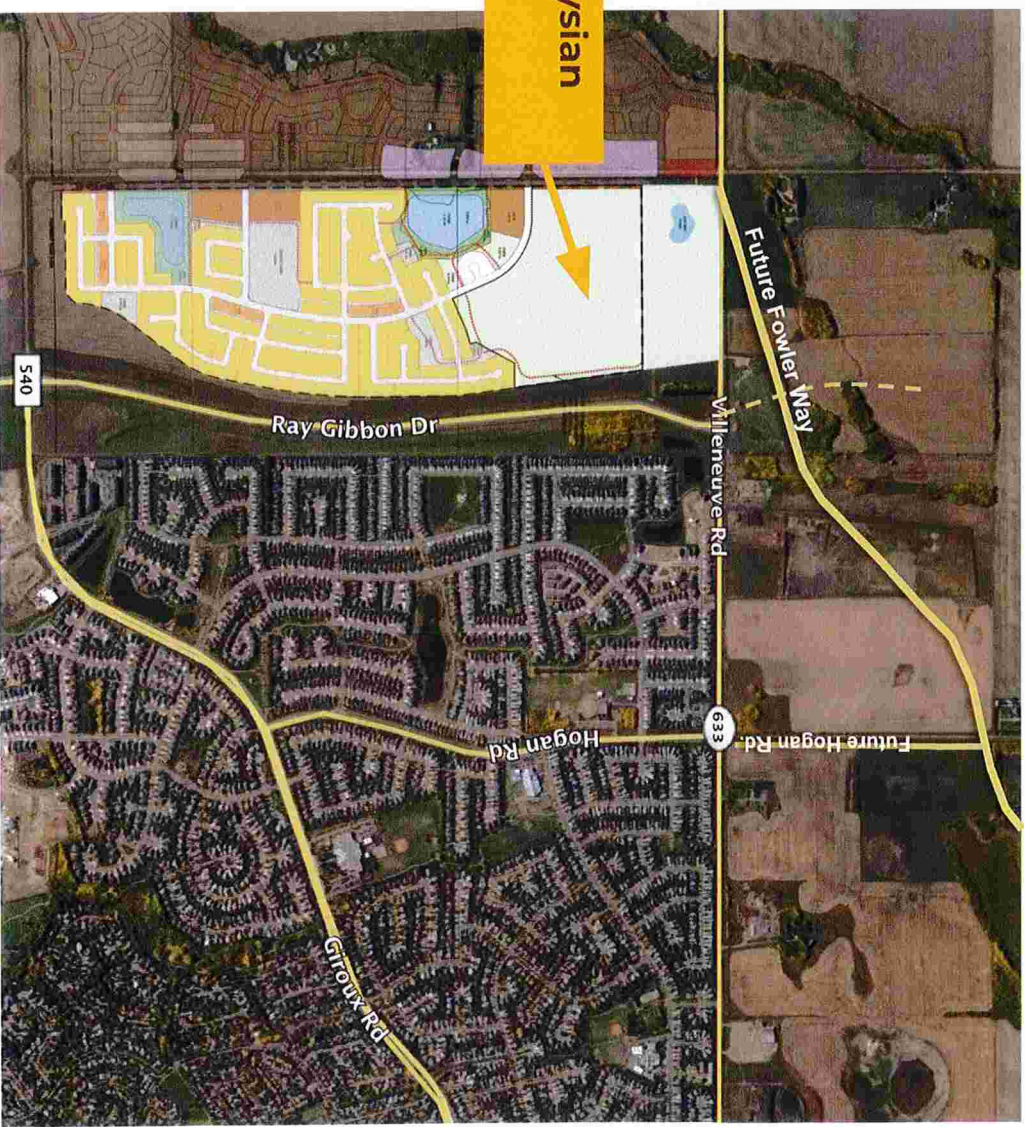
AREA CONTEXT

Proposed Elysian
Fields Site



AREA ROAD NETWORK

Proposed Elysian
Fields Site



POTENTIAL 92+ AC LAND ASSEMBLY

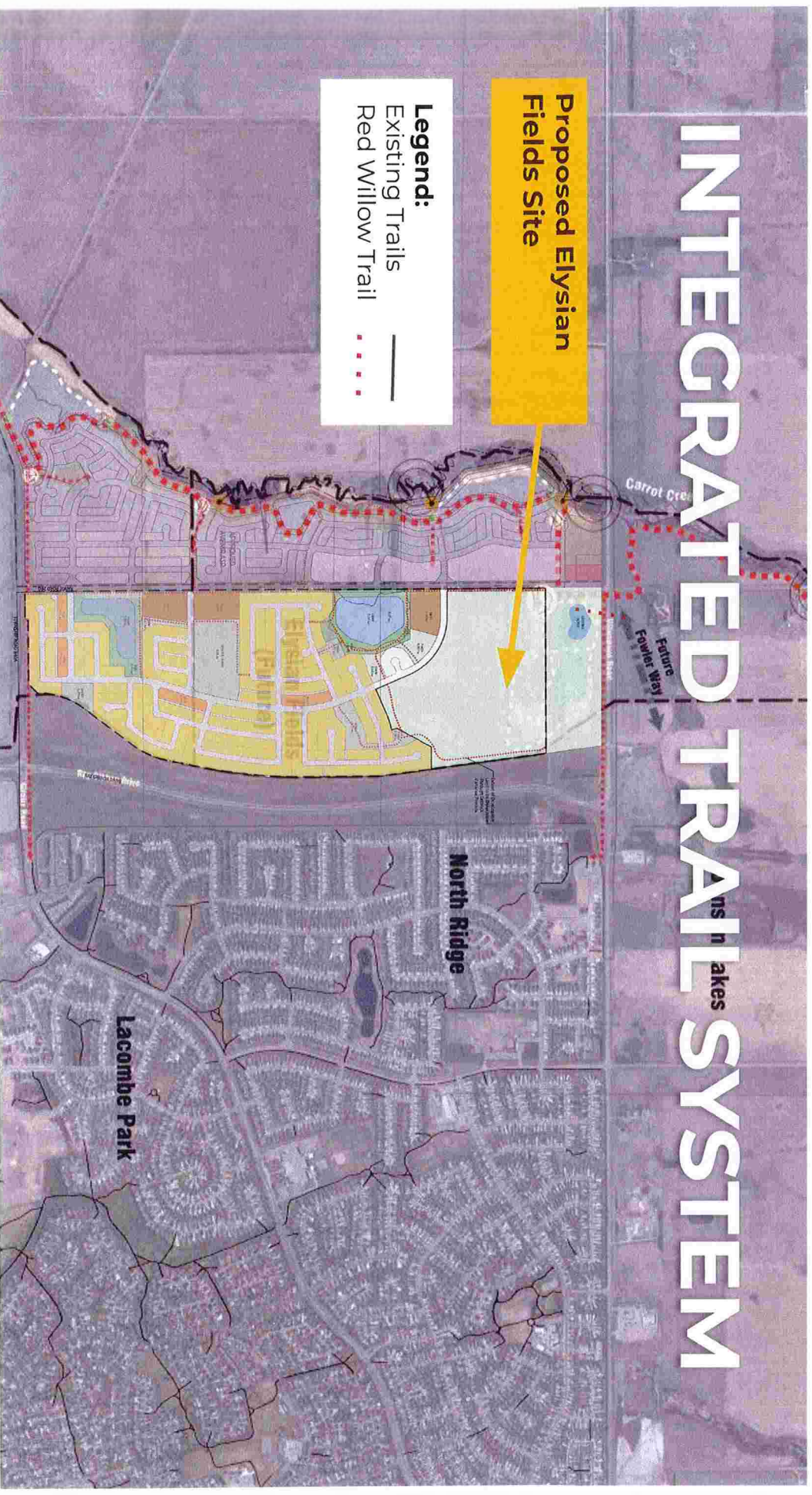
1. Primary Rohit Land Offering 30 AC
2. Secondary Rohit Land Offering 29.03 AC (Former Landfill, Potential Future Hilltop Park)
3. Existing storm pond - City of St. Albert Land 33.1 AC
4. Potential Surplus Lands (Area TDB)



INTEGRATED TRAIL SYSTEM

Proposed Elysian
Fields Site

Legend:
Existing Trails
Red Willow Trail



OPEN TO COOPERATE



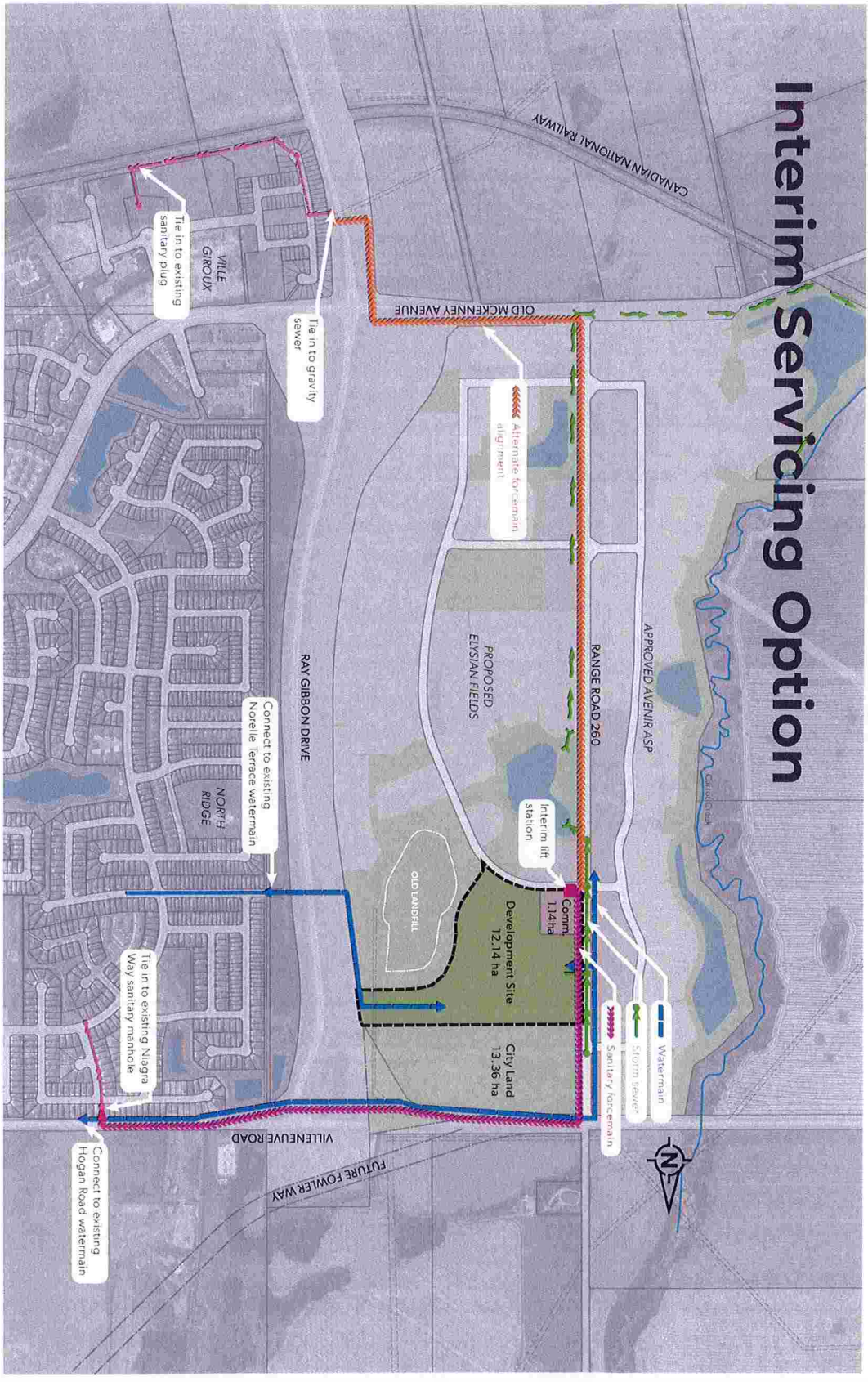
Option 1:
59+ AC Fully
Serviced Land

\$22,500,000

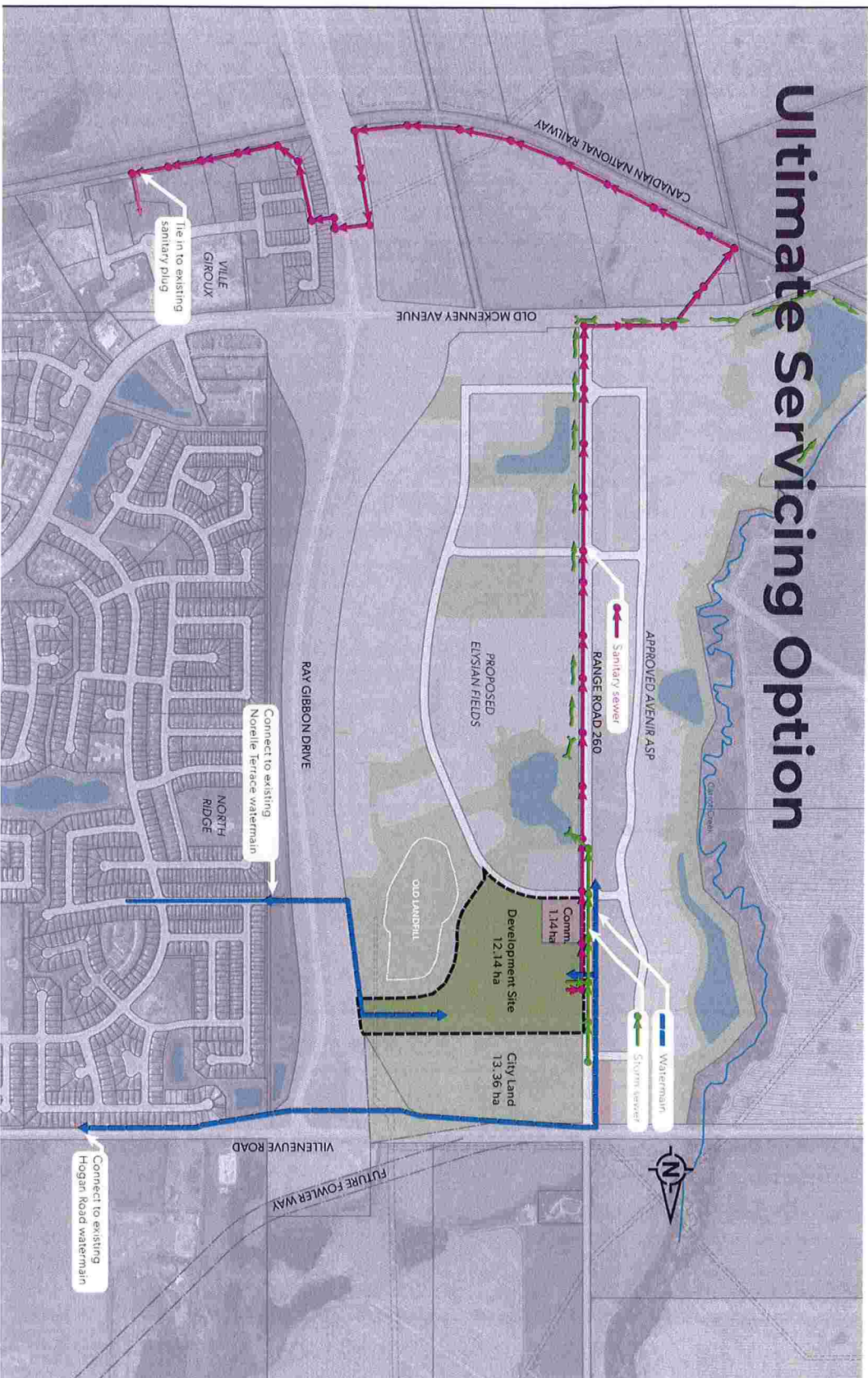
Option 2:
59+ AC Graded
Unserviced Land

Free

Interim Servicing Option



Ultimate Servicing Option



Projected Costs for City Servicing the Lands

Sanitary (Lift Station)	\$2,700,000	Lift Station to service 30-acre Community Amenities Site
Storm	\$900,000	Collector road work plus inlet into storm pond
Watermain	\$2,100,000	From Hogan Rd. through Villeneuve, down Rng. Rd.260
Road Improvements	\$2,100,000	+ tie-in to Norelle Terrace
Power	\$650,000	Villeneuve upgrade / Range Road 260
Landscaping	\$450,000	Villeneuve upgrade / Range Road 260
Sub-Total Construction	\$8,900,000	Villeneuve upgrade / Range Road 260
Contingency	\$890,000	
Engineering/Testing	\$1,335,000	
Total	\$11,125,000	

Notes:

1) Based on 2018/19 unit rate estimates, does not include assessments.



Consultant's Signature

Alex Swonek P. Tech(Engl), P.L.(Eng)
Select Engineering Consultants Ltd.

SUMMARY

Opportunity to:

Place new recreation facility at ideal growth location

Use the facility as a catalyst for area development

Make use of strong existing and future road networks

Optimize use of existing city lands

Retain other municipal lands

Assemble significant lands for future needs

Obtain land for free