CITY OF ALDER JUNCTION

MUNICIPAL PROPERTY USE ASSESSMENT

Alder Junction

Foundry Green

120 Foundry Lane / Main Street at Depot Avenue



A DOWNTOWN SITE WITH ROOM TO GROW

8.4 acres | Five opportunities | Council briefing

LandLinkX CLIP / Municipal intelligence

Illustrative municipal sample. City, property and figures are for demonstration.

Cover image is a concept illustration.

THE CITY

Meet Alder Junction

An old rail town with a downtown that still belongs to the people who live here.

On Saturday mornings in Alder Junction, the bakery lights come on before the storefronts along Main Street. By nine, the hardware store has set out its sidewalk racks and families are crossing Depot Avenue with coffee in hand. The old rail depot, now a small history room, tells the story of a town built by foundry workers, growers and the merchants who served them. The Founders Market keeps that history in use. Local makers still share the block with shops that have been there for generations.

The city grew from 18,420 residents in 2020 to 22,160 in 2025 in this example. New neighborhoods have widened the circle of people who call Alder Junction home. Many of their daily trips, though, still end at the same library, storefronts and ball fields. Foundry Green sits where that older civic life meets the next wave of growth. On a map it is one vacant tract. From Main Street it feels like the missing link between a morning downtown and an afternoon spent there.

22,160	+20.3%	8.4 acres
Illustrative residents in 2025	Illustrative population growth, 2020–25	Gross area at Main Street and Depot Avenue

A COMMUNITY PRIORITY WITH A PLACE TO PUT IT

The most valuable thing Alder Junction could add is a place with a reason to visit on an ordinary Tuesday. A shaded lunch spot, a short walk from the library and a lawn that feels open when no event is on the calendar can matter as much as the market days that draw a crowd.

What makes this site special

The tract is close enough to work for downtown today and large enough to preserve land for a future generation of residents.

PROPERTY OPPORTUNITIES

The Top Five

Five different ways to put 8.4 downtown acres to work.



01

Foundry Square & Market Green

Build a downtown gathering place with a market canopy, shaded lawn and a direct walk to Main Street.



02

Foundry Court Homes

Use a public ground lease to test 48–60 mixed-income homes close to jobs and daily needs.



03

Alder Commons

Create an all-ages center for classes, teen programs and meeting space with evening access.



04

Foundry Loop Park

Give the neighborhood an everyday walking loop, play space and a landscaped stormwater edge.



05

Foundry Green Reserve

Hold the tract for a future civic need while testing reversible activities and preserving city control.

Select an opportunity to open its detailed profile. The comparison on page 7 shows what changes the ranking.

COMMUNITY IMPACT

A square people will use

Picture a downtown stop that turns into an afternoon.



Before

A vacant frontage splits the walking circuit between storefronts and civic destinations.



Potential after

A compact civic green adds shade, activity and a comfortable place to stop.

Supplied concept imagery represents the Main Street frontage. The buildings and water feature illustrate a long-term vision beyond the Phase 1 budget.

Residents

A shaded place to meet, eat lunch or pause between the library and Main Street stores.

Downtown

A more continuous walking circuit gives people a reason to cross Depot and spend time on both sides.

Local merchants

A modest market can introduce new sellers and send foot traffic toward existing storefronts.

The city over time

A 4.2-acre reserve keeps room for housing or another civic use after the square proves its value.

EXECUTIVE BRIEF

The decision in front of Council

Start with the public space that serves downtown today. Preserve options for the rest of the site.

4.2 acres
Phase 1 program and access

$2.079M
Base Phase 1 capital scenario

$125K
Annual gross operating scenario

Advance a feasibility package for Foundry Square & Market Green. The square gives Alder Junction a visible benefit on the Main Street edge. The city can test the market, crossing and maintenance model while keeping the other half of the property available for the uses that need more time.

Decision	What Council receives
Authorize scoping	A survey, access concept and a drainage layout with confirmed net usable acreage.
Plan for ownership	An operating plan with department assignments, annual appropriation and baseline measures.
Keep the east reserve flexible	A site plan with separate future service access and a clear rule for revisiting the land.
Return before committing construction	Updated capital pricing, partner commitments and a recommendation informed by the pilot.

Council’s immediate choice

Direct staff to price and return with the feasibility package. Construction, procurement and any lease decision occur through later actions.

COMMUNITY VISION

What the city should build for

An active Main Street edge, an everyday place to gather and land for the next civic need.

The design brief starts with the daily users who will give the square life. Design the walk from Main Street, the shaded place to sit and the maintenance route together. The program can grow as use grows.

Who	What to ask them	How to use their answer
Downtown merchants	Which days, hours and event routes help you reach customers?	Set vendor hours and locate loading to protect storefront access.
Teens and families	What would make a visit after school or after dinner routine?	Give sheltered seating, safe crossings and free activities priority.
Older adults and disability advocates	Where do the walk, ramp, restroom or seating break the trip?	Test the route in person before fixing the layout.
Nearby neighbors	Where would noise, lighting or overflow be most noticeable?	Set event hours and keep amplified activities away from homes.
Public Works and Parks	What can existing staff maintain through summer and winter?	Confirm mowing, cleanup and surface maintenance before adding features.

A useful first conversation

Walk the site with residents before showing a preferred design. Ask each participant to mark a route and one barrier.

RANKED COMPARISON

How the five compare

A high rank helps prioritize the next dollar of study.

The square leads because it gives downtown a daily public use, can be built in stages and leaves a large reserve. Housing offers a stronger long-run supply benefit. Its position depends on a viable development partner and a lease structure the city can administer.

Rank and opportunity	Public capital*	Primary upside	Decision hinge
01 Square & Market Green	$1.78M–$2.67M	Civic and business activity downtown	Safe crossing and operating support
02 Foundry Court Homes	$0.55M–$1.05M	48–60 homes near Main Street	Lease economics and affordability terms
03 Alder Commons	$6.4M–$9.6M	Year-round public programs	Staffing and facility demand
04 Foundry Loop Park	$1.35M–$2.20M	Free everyday recreation	Drainage and walkable access
05 Foundry Green Reserve	$0.18M–$0.36M	Long-run flexibility	Review date and interim maintenance

***Comparing public commitments**

Figures are alternative planning allowances. Housing excludes privately financed vertical work. The cost model on pages 29–32 shows what the figures cover.

COUNCIL BRIEFING

The first 90 days

Give staff a short assignment with a date and a work product.

DAYS 1–20	DAYS 21–45	DAYS 46–70	DAYS 71–90
Confirm the site	**Compare layouts**	**Test daily use**	**Return to Council**

Days 1–20 / Establish the site

Planning opens a shared parcel file. Engineering scopes survey, utility marking, turning observations and drainage. Finance identifies available study funding.

Days 21–45 / Compare layouts

Draw two layouts on the same base. Walk crossings and service access with Public Works. Invite merchants and nearby residents to map helpful routes and conflicts.

Days 46–70 / Test daily operations

Run a permitted temporary market on a suitable nearby site or on Foundry Green if the city confirms access. Record turnout, purchases and queue locations.

Days 71–90 / Return to Council

Present a concept, price band, staffing plan and recommended next action. Record conditions that would favor housing, the park or holding the land.

What staff should bring to the meeting

One plan with acreage and access, one capital and recurring cost sheet, one summary of the pilot, and one recommendation for the next appropriation.

SITE AT A GLANCE

Where the site sits

120 Foundry Lane is at the southeast corner of Main Street and Depot Avenue.



In this example, the subject tract sits east of the brick storefronts and south of civic destinations on Main. The proposed public entrance faces Main Street. Foundry Lane is the candidate for event loading and emergency access. An existing alley runs along the east edge.

8.4 acres	AJ–017	4.2 acres
Illustrative gross site area	Illustrative city parcel ID	Proposed retained reserve under option 1

NAVIGATION

Report index

Select an entry to jump to the relevant page.

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THE FIVE OPPORTUNITIES

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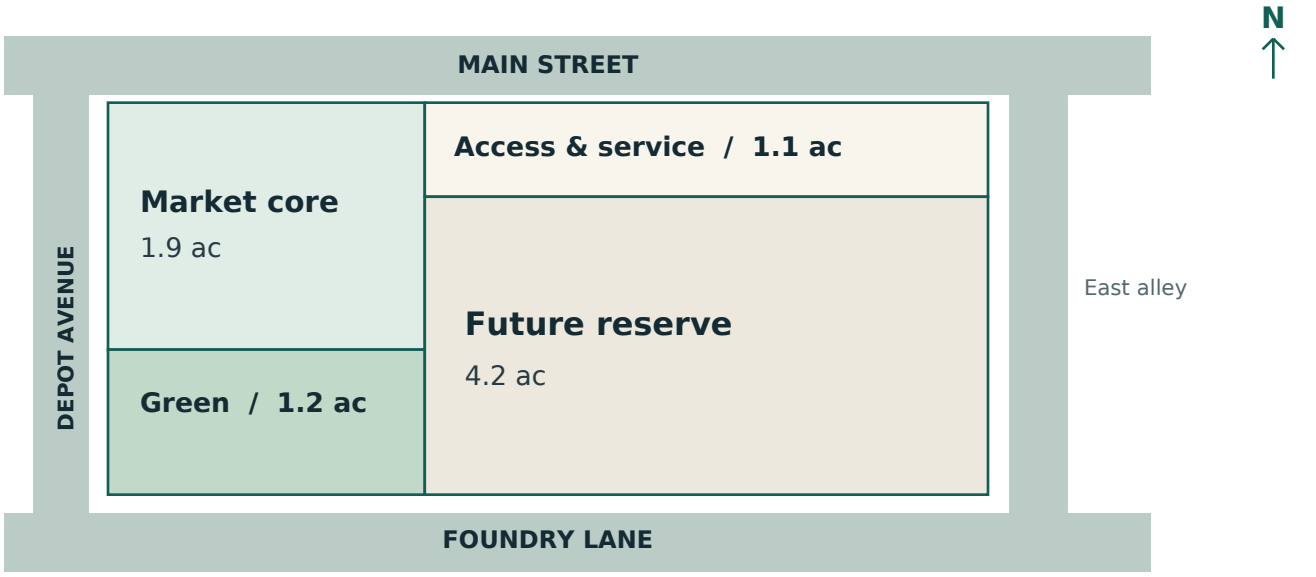
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SITE AND LOCAL CONDITIONS

What fits on 8.4 acres

Separate the gross boundary, the proposed program and the net area that a survey can support.



Illustrative schematic / not to scale

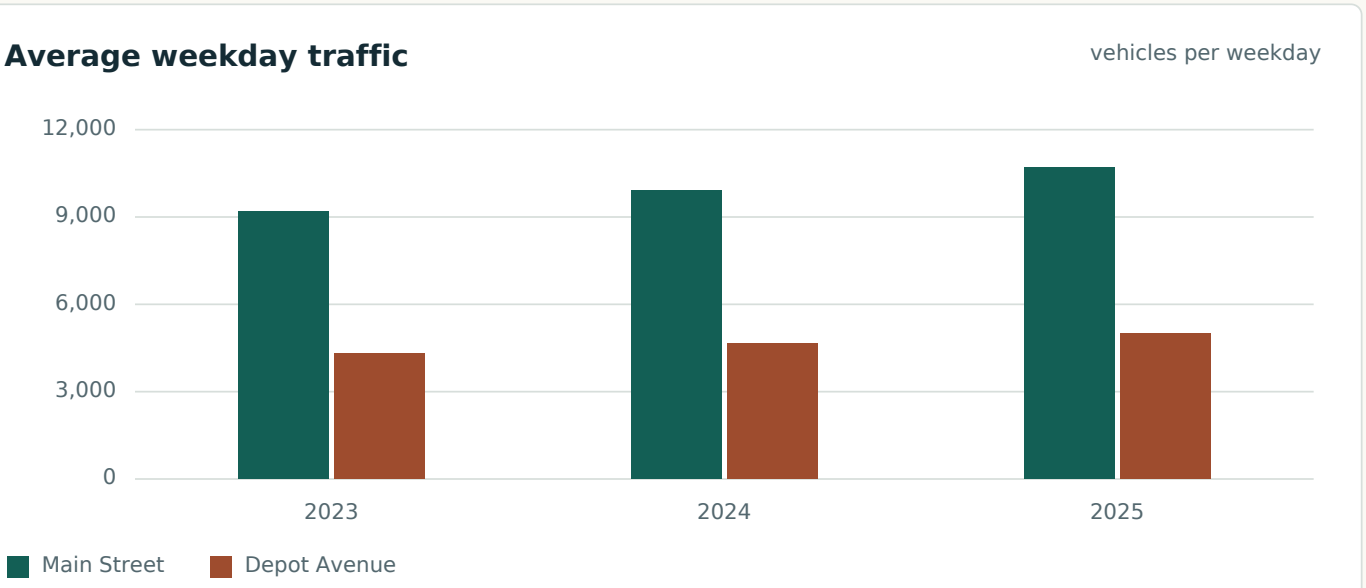
Phase 1 concept allocation	Area	What it buys
Market core	1.9 ac	Canopy, hardscape and gathering space
Green and rain garden	1.2 ac	Lawn, shade and landscape drainage
Access, parking and service	1.1 ac	Arrival, parking and delivery circulation
Future reserve	4.2 ac	Land held for a separate decision

8.4 acres equals 365,904 square feet. Gross allowances include circulation within each area. Parcel and area figures are illustrative.

SITE AND LOCAL CONDITIONS

Traffic and crossing

The strongest frontage for visibility is also the crossing that deserves the most attention.



Illustrative two-way weekday volumes at fixed corridor locations. Main Street increased 16.3% from 2023 to 2025. See page 38 for the full series.

Main Street is the front door. The first design should place the public entrance where people already approach from the storefronts and library. Compare a shorter crossing and improved markings with a layout that shifts the main entry away from the busier corner. Confirm turning movements, walking volumes, sight distance and queues before choosing.

Watch a Saturday market hour

Count vehicles, people crossing, pickup stops and delivery activity during the same hour. Vehicle totals alone cannot tell the city whether the square entrance will work.

SITE AND LOCAL CONDITIONS

How people arrive

The square needs a comfortable everyday route and a separate event operations plan.

Start by making the walk from Main Street direct, with a continuous accessible route from the sidewalk and accessible spaces. Put delivery and trash pickup on Foundry Lane and manage them outside public program hours. Confirm emergency access and turning space through the final layout.

Parking or access element	Illustrative quantity	Operating implication
On-site market parking	42 spaces, including accessible spaces to be designed	Reserve locations near the accessible route. Confirm layout before carrying the count into design.
Shared evening/weekend supply	30 potential off-site spaces	Count these only after written arrangements and a safe walking route.
Peak demand example	180 people across a two-hour window	If 100 are present at once, 70% arrive by car at 2.2 people per car, about 32 visitor vehicles are parked at peak.
Vendor and staff vehicles	12 on-site or managed spaces	Combined with the example visitor peak, total demand is 44 spaces before other overlapping uses.

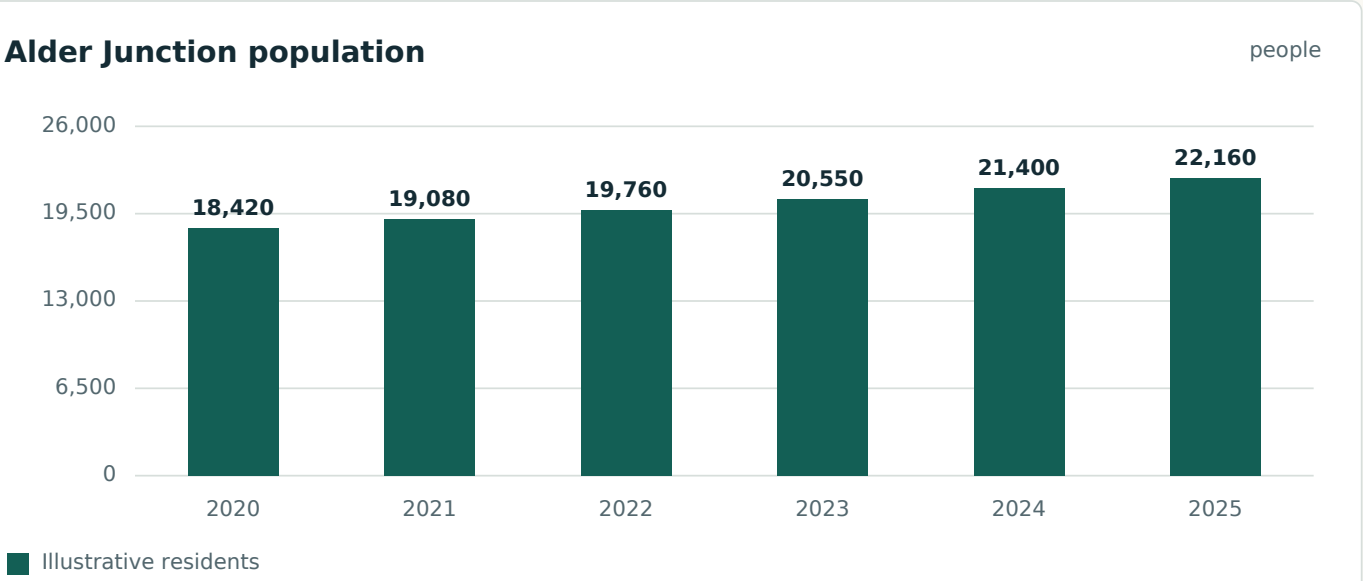
What moves the number

This example exceeds 42 on-site spaces by two. Use a smaller vendor load, a safe shared lot or a timed event plan before buying additional pavement.

SITE AND LOCAL CONDITIONS

Population and housing

A growing city needs shared places along with places to live.



+3,740

Residents added between 2020 and 2025

2.55

Assumed people per household for a scale calculation

48–60

Homes tested at Foundry Court

At 2.55 people per household, 3,740 added residents would correspond to roughly 1,470 household equivalents. Household size, vacancies and the local building pipeline determine whether that becomes demand for new supply. The housing alternative tests a small downtown contribution with unit sizes and rents a partner could deliver.

All values are illustrative. Household equivalents show scale and are not a housing forecast.

SITE AND LOCAL CONDITIONS

The downtown economy

The square should create useful spillover for the businesses already on Main.

In the example district, small food and service businesses trade across different hours. A predictable market with small vendor footprints can broaden the afternoon draw. A bigger event that closes merchant loading or absorbs all parking could constrain the very businesses the square is meant to support.

Local signal	Illustrative baseline	How the city can test it
Storefront occupancy	32 of 36 occupied along the study blocks	Repeat a block-face inventory before the pilot and at year end.
Market demand	24 temporary stalls assumed for layout	Collect pre-registrations, ease participation for new vendors and track waitlist and returns.
Main Street foot traffic	220 passersby in a two-hour reference period	Count at the same points and time window on comparable dates.
Merchant spillover	Unknown until sampled	Invite anonymous same-day comparisons. Separate the effect of weather and simultaneous events.
Evening use	Dining and some services finish after 5 p.m.	Test lighting and pedestrian access with a small weekday event or open house.

Track the distribution of benefits

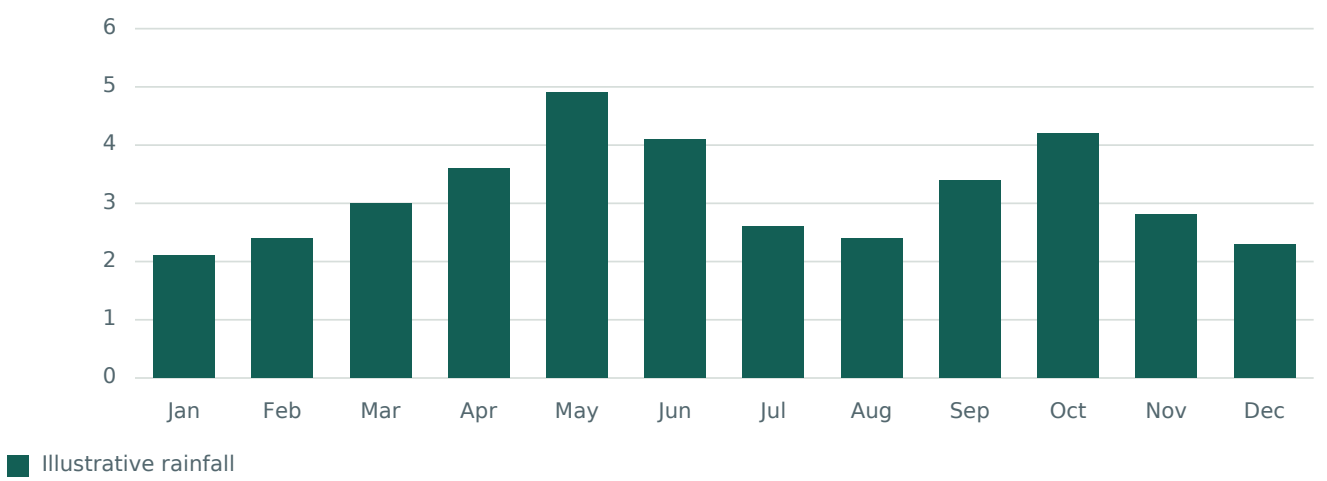
A rising total can mask a quieter block. Count visits by gateway and ask merchants on each side of Depot how event days affect their trade.

SITE AND LOCAL CONDITIONS

Weather and operating seasons

Design for hot afternoons, spring downpours and evenings when the town wants to be outside.

Monthly rainfall planning profile



37.8 in
Annual sum of illustrative monthly rainfall

94°F
Illustrative July average daily high

May
Wettest month in the example series

Size the event program for shade and flexible hours. Summer programming can move toward mornings and evenings, with water and shade where people queue. Wet-weather operations need a paved alternative, defined cancellation authority and recovery time for turf after heavy rain.

Rainfall averages describe operating seasons. Drainage design uses storm intensity and local engineering criteria established separately.

SITE AND LOCAL CONDITIONS

Ground, water and utilities

Three site questions that can change the layout and price.

The planning sketch assumes a gentle eastward fall, an area of historic fill near the center, and street utility corridors. Those assumptions put drainage, soils and service capacity early in the study. Folding that work into concept design protects space for the square and the reserve.

System	Working assumption	Targeted due diligence
Drainage and runoff	Site drains toward the east alley	Survey elevations and outfalls. Test detention, pretreatment and safe overflow routes.
Soils and legacy use	Former rail and industrial context within district	Review historic land uses and commission appropriate environmental and geotechnical work before excavation.
Water and sewer	Distribution assumed along Main and Foundry	Request written capacity, connection conditions and expected upgrade costs.
Power and lighting	Street power nearby	Verify load, transformer location and event power locations. Use shielded lighting at neighborhood edges.
Tree canopy	Keep the healthiest perimeter trees where practical	Inventory trees, plan root protection, and budget irrigation and replacements.

Protect the reserve

Use a section drawing to ensure stormwater and trunk services for the square preserve a separately serviceable future tract.

SITE AND LOCAL CONDITIONS

From concept to approvals

Keep policy fit, property control and construction authorization visible on separate lines.

The sample assumes city control for evaluating public uses. In a real intake, the acquisition record, plat and restrictions establish what the city can commit. Sponsor and staff can test the options while retaining the ability to revise an entrance, shift infrastructure or defer a building.

Milestone	Who would lead	Decision material
Control and restrictions	Real estate and city attorney	Deed, easements, encumbrances and required process for any lease.
Use and public policy	Planning and department sponsors	Map land-use rules, alignment with civic plans and any entitlement path.
Concept and service capacity	Engineering and utilities	Crossing, drainage, fire circulation and written service terms.
Permitting and operations	Building, events and accessibility staff	Required permits and a route/access plan for routine and peak use.
Funding and procurement	Finance and purchasing	Appropriated budget by phase and contracting approach under local rules.

Compare options on the same site base

Update the parcel, access and utility layers before comparing revised layouts and cost estimates.

OPPORTUNITY 01 / RECOMMENDED FOR STUDY

Foundry Square & Market Green

A public front porch for downtown, built in phases.

4.2 acres	24 stalls	4.2 acres
Phase 1 program and support area	Capacity target for a compact market layout	Land retained for a later Council decision

Build a shaded, accessible gathering space with a market canopy, flexible lawn and rain garden. Face the public entrance toward Main Street and put servicing on Foundry Lane. Give the project two ordinary-day jobs: a place for a lunch break and a comfortable connection between storefronts and civic destinations.

Start with what can run every week

Make open seating and shade useful every day. Pilot small markets and repeat the dates visitors and merchants can plan around.

Leave room for a different future

Use the developed edge to establish frontage and access. Keep reserve utility corridors and lot lines workable for a later option.

Set event scale to staff capacity

Test 24 stalls, a clear vendor loading window and a named operator. Design storage, washdown and waste collection into the program.

Separate long-term art from Phase 1

The supplied after-image shows possible pavilions and water features. Phase 1 pricing covers the canopy and landscape plan, with those additions deferred.

Decision after the pilot

Advance concept design if the crossing works, the operating home is clear, and the market can run without crowding out regular downtown business.

OPPORTUNITY 01 / PUBLIC RETURN

Make the square earn its upkeep

Measure repeat use and local benefits before expanding the event calendar.

Give Parks and an events lead distinct responsibilities. Parks keeps the space usable on ordinary days. The events lead handles stall booking, cancellations, vendor loads and a coordinated route for public safety and operations. Regular foot traffic, small vendor participation and maintenance hours tell Council whether the arrangement works.

Benefit channel	What to observe	How it would change the program
Everyday use	Visitors on comparable non-event weekday hours	Add seating or shade where people already pause. Improve routes into quieter corners.
Market business	Returning vendors, waiting list and storefront feedback	Adjust stall count and event timing before expanding the canopy.
Access and comfort	Crossing delays, step-free route continuity and seating availability	Correct the arrival route and comfort issues before raising attendance expectations.
Livability	Complaints by hour, cleanup turnaround and equity of access	Adjust event hours, lighting and closures according to the pattern.
Long-term flexibility	Cost to serve the east reserve after Phase 1	Keep easements and service layout compatible with a later land decision.

Illustrative operating commitment

The base plan carries $125,000 gross a year. Identify service levels, staff and an appropriation before the construction decision.

OPPORTUNITY 02 / HOUSING

Foundry Court Homes

A ground lease that keeps land in public ownership and tests a permanent housing need.

48–60	4.2 acres	11–14
Homes in the concept range	Housing development test area	Approximate gross homes per acre

A small mixed-income development within walking distance of Main Street would put customers close to shops and add housing types some growing households want. Test a combination of two- to three-story walk-up buildings and small courts. Keep an accessible route to Main and place residential access where it can operate during market hours.

City contribution

Study a competitive long-term ground lease and limited off-site improvements. Set the public purpose, affordability terms and ownership rights before soliciting proposals.

Developer contribution

Bring a credible capital plan covering design, construction, operations and reserves. Explain which rents or unit prices support the financing.

Neighborhood fit

Test transitions to adjacent blocks, parking, emergency access, trash storage and outdoor space on the same base plan.

When this is the better choice

Housing can lead if a competitive partner can meet public terms and the city’s immediate priority shifts toward downtown supply.

Keep the housing option separate

The 4.2-acre concept is tested on the reserve footprint. A future combined plan would require a coordinated master plan and new appropriations.

OPPORTUNITY 02 / TRANSACTION

Build the public benefit into the lease

Evaluate multiple proposals against terms the city can administer for years.

The city’s public-enabling range of $0.55M–$1.05M is an illustrative allowance for a lease process, site connections and eligible frontage or utility work. Private vertical construction is separately financed. Keep estimated ground rent out of the budget until legal authority, market terms and procurement are settled.

Lease question	Ask bidders to show	City’s continuing role
Affordability	Proposed unit mix, income bands, terms and operating pro forma	Choose a measurable restriction and fund its administration.
Control	Ground term, transfer rules, defaults and lender remedies	Define the city’s rights if the operator changes or the project stalls.
Infrastructure	Connection cost split and schedule by party	Match enabling dollars to milestones and written commitments.
Management	Leasing, repairs, reserves and resident services plan	Require periodic reports tied to public commitments.
Exit and reversion	Condition of improvements at end of term	Model renewal, reversion and any handback obligations before award.

First deliverable

A market-sounding memo with at least two viable unit mixes and transparent assumptions, followed by the legally appropriate competitive process.

OPPORTUNITY 03 / CIVIC SERVICES

Alder Commons

A year-round building for programs that need a reliable indoor home.

10–14K sf	$6.4–9.6M	$380–530K
Candidate building program	Illustrative public capital range	Gross annual operating scenario

Alder Commons would provide flexible classrooms, a teen room and a dividable gathering hall. It is the strongest option when present rooms are overbooked or unsuitable for weekday evening use. Put flexible rooms close to the entry so after-hours groups can operate without opening the entire building.

What belongs in the first building

Multi-use rooms, accessible restrooms, storage and a small service point. Price larger special-purpose rooms separately.

Use space the town already has

Compare schedules, pricing, transport and unmet booking requests at schools, the library and shared venues.

Give the facility an operator

Translate weekly opening hours into staffing, security, cleaning and utility assumptions before committing square footage.

Why it ranks third

The public benefit can be large. A building comes with the highest initial commitment and the highest gross recurring cost of the five.

Test use before building

Run a shared-room program for one season. Document actual bookings, program attendance and the recurring subsidy the city can carry.

OPPORTUNITY 03 / OPERATIONS

A building that can stay open

The program calendar drives size and staffing.

Test class and meeting demand before fixing room count. A 12,000-square-foot midpoint gives staff a common basis for testing storage, flexible rooms, circulation and evening access.

Program area	Illustrative area	Design and operating choice
Dividable hall and storage	3,300 sf	Allow staggered setups and give equipment a nearby home.
Classrooms and teen room	3,200 sf	Share flexible rooms where schedules fit. Keep a teen room visible from a staffed point.
Lobby, support and staff	2,200 sf	Use a compact control point and allow limited evening operation.
Restrooms, circulation and plant	3,300 sf	Plan public access, mechanical service and cleaning routes.
Total midpoint	12,000 sf	Capital and annual operating case still depend on capacity and service level.

A measurable demand test

Track repeat attendance and occasions when groups cannot find an accessible room. Report the number and duration of unmet reservations by day and hour.

OPPORTUNITY 04 / NEIGHBORHOOD RECREATION

Foundry Loop Park

A free daily walk and play space with a softer edge for stormwater.

3.6 acres	0.25 mi	$70–105K
Illustrative park program area	Concept loop length	Gross annual operating scenario

Foundry Loop Park would connect neighborhood walks to Main Street through a compact loop, small play lawn and shaded seats. The path can frame an attractive planted drainage area where the engineering supports it. The capital model assumes a neighborhood park program and a modest amenity set.

Program for daily visits

Use a short loop for low-impact exercise, accessible seating and a play area with clear sight lines.

Make a park and drainage work together

Use landscape drainage where grades, soils and maintenance allow it. Keep play clear of design overflow routes.

Provide an inviting public entry

Place the gate and signage where neighbors walk. Check curb transitions, crossings and street lighting together.

Why it ranks fourth

The park is a strong free-use alternative. It has fewer direct market and downtown business functions than the square.

When to favor the park

Choose it if resident input favors daily recreation and the market program lacks a sustainable operating home.

OPPORTUNITY 04 / DESIGN SCOPE

The park on an ordinary day

Programs that continue to work between major events.

The concept is a 3.6-acre alternative. Keep the remaining 4.8 acres under study separately. A short path can fit several trips into an hour: walking with a friend, a play stop and a return to Main Street. Accessibility and shade support all three.

Feature	Quantity for concept	What to resolve
Walking loop	About 1,320 linear feet	Survey the route, confirm clear widths, slopes, landings and service access.
Play and open lawn	One compact family area	Choose an amenity mix based on age groups, budget and maintenance.
Tree and seating zones	Three candidate rest nodes	Place across the circuit and measure shade where people sit.
Landscape drainage	One concept zone with engineered outlet	Verify storage, planting mix, overflow and maintenance responsibilities.
Reserve edge	4.8 gross acres outside park concept	Keep a usable access route and confirm where shared infrastructure would run.

Design for care

Price surface repair, landscape maintenance, inspections and litter service as routine operating tasks in the first budget.

OPPORTUNITY 05 / STEWARDSHIP

Foundry Green Reserve

Preserve the land and put a deadline on the next decision.

8.4 acres	$180–360K	$28–45K
Whole site stays in city control	Illustrative initial public allowance	Gross annual care allowance

Holding the whole tract has value when the city is still choosing where to invest. A clean, managed block can support limited reversible activities. Survey, document existing conditions and plan low-cost access and maintenance without placing permanent improvements in the most useful future building area.

Make the land usable in the interim

Maintain sight lines and mowing. Map any temporary public activity so it has a safe entrance, access route and exit.

Write a clear review date

Return to Council within two years or when an adopted capital project, fully supported lease proposal or city facility plan creates a timely decision.

Document the cost of waiting

Track holding costs and set aside maintenance funds. Update opportunity comparisons as the neighborhood changes.

Why it ranks fifth

This option keeps the widest future choice and produces the lowest immediate public benefit. It is a credible fallback if a condition changes.

Council instruction

Adopt a named maintenance owner, a lawful access plan and a dated review memo. Keep future use open in the site plan.

OPPORTUNITY 05 / TRIGGERS

Turn holding into a strategy

Define what would make the city reconsider.

An interim activity can test a demand hypothesis with little permanent commitment. Events need a safe temporary layout, accessible access and a sponsor. A nearby approved site could host the first sessions while Foundry Green’s conditions are being investigated.

Trigger	What staff brings back	Likely next choice
Market and crossing work	Observed use, a manageable event plan and funded operating home	Study the square through design.
Housing partnership takes shape	Competitive interest and a viable ground lease scenario	Compare the housing option and frontage design.
Indoor program space is constrained	Repeated unmet bookings and sustainable operating plan	Study the Commons and shared-space alternatives.
Daily recreation demand is clear	Neighborhood feedback and a feasible drainage and trail design	Study Foundry Loop Park.
No new case by the review date	Maintenance record, current constraints and updated cost bands	Retain the reserve and set a new decision date.

Document the opportunity cost

A reserve plan should identify the public amenities and housing delivery that would be deferred and the site flexibility preserved in return.

FISCAL REVIEW

What Phase 1 would cost

An auditable base scenario for the square, its green and the infrastructure to open it.

Base construction allowance	Scope assumed	$000
Site work and drainage	Grading, landscape detention and connections	310
Plaza and accessible walks	Entry, hardscape, paths and furnishings	290
Market shelter and support	Canopy, event connections and basic support	275
Access and parking	Foundry Lane service access and 42-space target	245
Planting, lawn and irrigation	Shade trees, soil prep and establishment	190
Lighting, power and wayfinding	Pedestrian lights, distribution and signs	230
Construction subtotal	Phase 1 concept scope	1,540
Design, survey and permitting	15% of construction	231
Planning contingency	20% of construction	308
Base capital scenario	Construction plus design and contingency	2,079

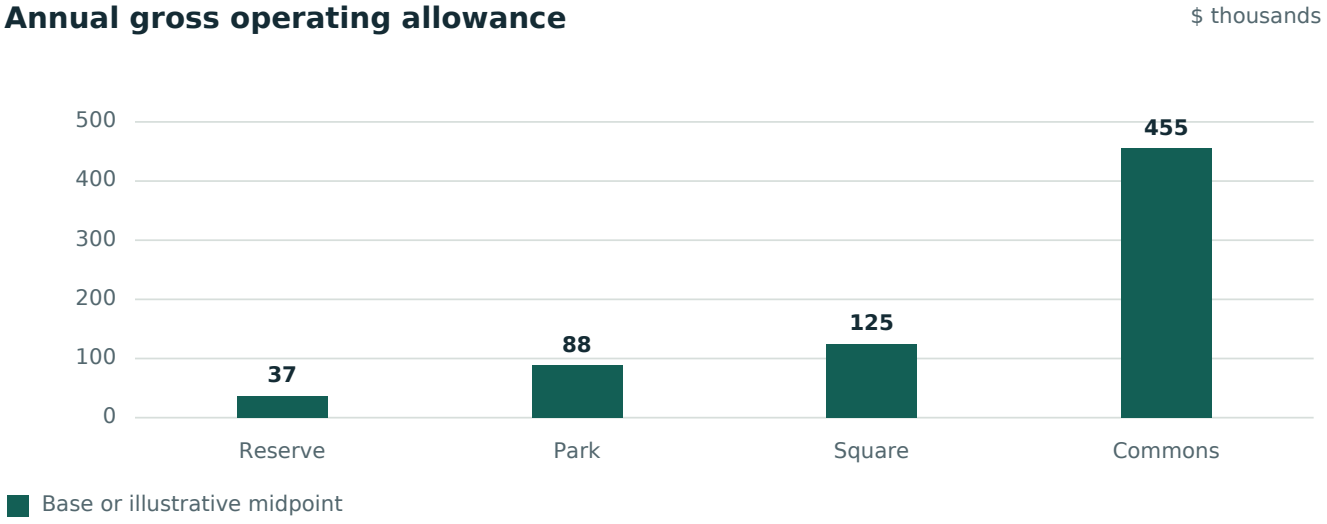
Illustrative 2026 planning dollars. Excludes land purchase, financing, escalation, major off-site utility upgrades and the permanent buildings or water feature shown in the long-term illustration.

FISCAL REVIEW

What it takes to keep open

Recurring costs should be visible at the first budget discussion.

Annual gross operating allowance



Rounded benchmarks for four publicly operated alternatives. Housing has a different public oversight model. See page 32.

Square operating component	Annual base
Grounds, irrigation and litter	$35,000
Programming and staff time	$35,000
Custodial, waste and event support	$20,000
Electricity, water and routine repairs	$20,000
Inspection and replacement allowance	$15,000
Total gross operating cost	$125,000

The replacement allowance sets aside recurring resources for repairs. It is separate from debt service and large asset replacement.

FISCAL REVIEW

What pays for which piece

Assign a payment source and an owner before bidding the full scope.

Start from the city’s annual operating capacity and eligible capital resources. Separate a core public program from enhancements that can be removed or deferred if partners or grants are unavailable. A modest shaded square can open with a clear routine schedule before more capital-intensive amenities arrive.

Potential funding	Best fit in this example	How to treat it
Capital improvement funds	Core accessible public space and civil work	Show appropriation amount and fiscal year by component.
Grants or district partnerships	Aligned access, greening or public realm work	Carry zero in the committed plan until award and matching funds are confirmed.
Sponsors and philanthropy	Trees, furnishings or one-time programs	Use written terms for installation and care. Protect public access and naming policy.
Vendor fees or concessions	A small offset for market administration	Test demand and collection cost. Set gross cost and expected receipts on separate lines.
Developer participation	Housing-related connections or frontage	Tie dollars to a written scope, milestones and documented public benefit.

Fund essentials first

Prioritize a safe public entrance, shade, flexible space and routine maintenance. Defer optional finishes and added amenities if funding narrows.

FISCAL REVIEW

Understand the exposure

Capture the range, the recurring bill and the public dollars at risk.

Square scenario	Construction	Design / study	Contingency	Total
Lean	$1.35M	12%	$0.27M (20%)	$1.78M
Base	$1.54M	15%	$0.308M (20%)	$2.079M
Expanded	$1.88M	17%	$0.47M (25%)	$2.67M

Lean and expanded totals are rounded to the nearest $10,000. Percentages are applied to construction.

At the base budget, ten years of flat $125,000 gross operations adds $1.25M. The base capital plus operations totals $3.329M on a simple undiscounted basis. This separates the initial build from the ongoing service the community has to fund.

Policy or revenue question	Illustrative treatment
Vendor fee test	24 stalls × 16 dates × $20 yields $7,680 gross at full occupancy. At 75% paid occupancy, gross fees would be $5,760.
Reliance on fees	The $125,000 base operating appropriation assumes zero offsets. Update it after observed receipts and administration costs.
Housing public exposure	$0.55M–$1.05M enabling capital, plus $15–30K a year of oversight allowance. Private building and operations are separate.

Give Council a downside case

Show whether the project remains affordable if partner dollars do not arrive, bids trend high or the city funds all recurring service.

IMPLEMENTATION

A schedule the city can own

A concept can move fast when the decision sequence is clear.

For illustration, Phase 1 could open in months 16–22 from an initial staff direction. The ranges allow for approvals and bid timing. The pilot and predesign work can happen before a construction appropriation, so Council gets new information while choices are inexpensive to change.

Window	Staff work	Public decision or output
Months 0–3	Survey scope, walk audit, partner outreach and pilot	Council receives the initial feasibility package.
Months 4–7	Concept plans, service confirmations and refreshed estimate	Choose Phase 1 program, budget and operator.
Months 8–12	Design, local approvals and bid document preparation	Review cost, permit conditions and construction funding.
Months 13–18	Procurement and construction mobilization	Award through the applicable process. Maintain downtown access.
Months 16–22	Substantial completion, inspections and phased opening	Confirm operating readiness and release the first public schedule.

Protect downtown during construction

Coordinate loading blocks, accessible temporary routes and public notices with adjacent merchants before issuing construction documents.

IMPLEMENTATION

A public conversation with a purpose

Use each conversation to settle decisions that change the plan.

Make the first meeting concrete. Show the site edge, two entry routes, service access, shade and what the city could afford to operate. Ask what residents would actually do there on weekdays and which parts of downtown would benefit from a better route.

When	Who and method	Publish back
Before concept plans	Walk with neighbors, store owners, accessibility advocates and staff. Offer an indoor alternative.	Map comments on arrival, pauses, crossings and noise.
After two layouts	Hold a drop-in review at the library and use a short paper and online survey.	Report where each option fits daily use and why specific changes were made.
At the pilot	Collect short intercept responses and count users without recording identifying data.	Summarize ages served in broad groups, use patterns and improvement requests.
At Council decision	Publish the preferred plan, expected capital and annual service cost in advance.	Describe the outcome and conditions that could bring it back to Council.

Outreach question that matters

A good meeting finds out who would still have trouble getting to or using the space and gives that person a way to be heard.

IMPLEMENTATION

How to tell if it works

Collect a baseline before opening, then compare the same place and time.

Use a short dashboard the operating departments can maintain. Tag each reading by location, weather, day and event status. Sample ordinary weekdays as well as market days. Compare totals and who is being served without treating a single busy day as a trend.

Measure	Baseline or starting target	Owner and response
Weekday walking activity	Example baseline 220 people over two hours	Planning uses comparable counts and reviews crossings or seating when one route lags.
Vendor return	Start with at least half of pilot sellers returning for a second date, if invited	Events checks demand and adjusts calendar or pricing.
Access and comfort	Walk every signed public route at opening and quarterly	Engineering and Parks address barriers and failing amenities.
Operating cost and service	Track gross spend against $125,000 base with hours by task	Finance and Parks raise tradeoffs early if service costs drift.
Reserve usability	Retain a separate access and service concept for 4.2 acres	Planning updates the concept after major improvements or new commitments.

Publish at six and twelve months

Use the first full-year review to set the next operating budget and determine whether more capital or programming would pay off.

IMPLEMENTATION

Risks that change the plan

Each risk has an owner, an observable trigger and a design response.

The early assignment is about learning where the city has room to choose. Engineering, operations and finance can surface the major cost and access drivers while the layout is still easy to change.

Issue	What would trigger a change	Response and owner
Crossing or event congestion	Unsafe or slow movement observed at the preferred entry	Engineering studies entry shift, crossing design and small event limits.
Land or drainage conflict	Easement, runoff or unsuitable soil takes usable space	Survey and engineering revise footprint and preserve reserve access.
Core budget moves higher	Estimate exceeds funding or a bid is materially higher	Finance reprices the core and defers distinct enhancements.
No sustainable operator	Staffing and maintenance lack a named sponsor or budget	City manager chooses a smaller program or retains the reserve.
Lease or facility partner changes	Terms, funding or demand assumption weakens	Return the alternative to comparison with current conditions and ownership costs.

Use the return meeting to decide

When a condition changes, staff should identify the least expensive response and whether the change shifts the recommended opportunity.

COUNCIL ACTION

The motion and the next meeting

Advance a specific study and preserve the option to choose differently.

Illustrative staff direction

Direct staff to prepare a feasibility and operating package for a phased Foundry Square & Market Green on Foundry Green, with the 4.2-acre east reserve evaluated for future use. Return within 90 days with concept alternatives, a capital and annual cost range, and a recommended next appropriation.

REQUESTED RETURN PACKAGE

Attachment	What it should show
A / Site plan	Parcel control, usable acreage, travel paths, service and emergency access, drainage and reserve location.
B / Cost and staffing	Phased capital, gross annual operations, funding status and named operating departments.
C / Community and pilot	Who participated, what was observed and how the design responds.
D / Recommended Council decision	Which items are ready for further funding and which decisions follow at later meetings.

SUGGESTED DISCUSSION

Which piece of the project is valuable on ordinary days? What service level can Alder Junction sustain? Which new fact would change the ranking? Give staff a clear date to return with the answers.

REFERENCE

Illustrative data and assumptions

The sample uses a single demonstration dataset. The figures support comparisons within this report.

Dataset	Values used in the report
Site and concept	AJ–017, 8.4 gross acres. Square concept 1.9 core + 1.2 green + 1.1 support + 4.2 reserve.
2020–25 population	18,420 · 19,080 · 19,760 · 20,550 · 21,400 · 22,160. Growth uses the 2020 base.
2023–25 Main Street traffic	9,200 · 9,900 · 10,700 weekday vehicles, two directions.
2023–25 Depot Avenue traffic	4,300 · 4,650 · 5,000 weekday vehicles, two directions.
Jan–Dec rainfall (in.)	2.1 · 2.4 · 3.0 · 3.6 · 4.9 · 4.1 · 2.6 · 2.4 · 3.4 · 4.2 · 2.8 · 2.3. Annual sum: 37.8 inches.
Capital and operations	Concept allowances in 2026 dollars. No grant offsets assumed. The four operations chart values are rounded base or midpoint scenarios.
Town square image and branding	Before/after concept imagery and LandLinkX logo supplied for this sample. Civic seal and site diagrams created for Alder Junction.

Illustrative municipal sample. The city, property, site measurements and figures are for demonstration. The diagrams are conceptual and are drawn without surveyed geometry.