



CDS ASSOCIATES, INC.

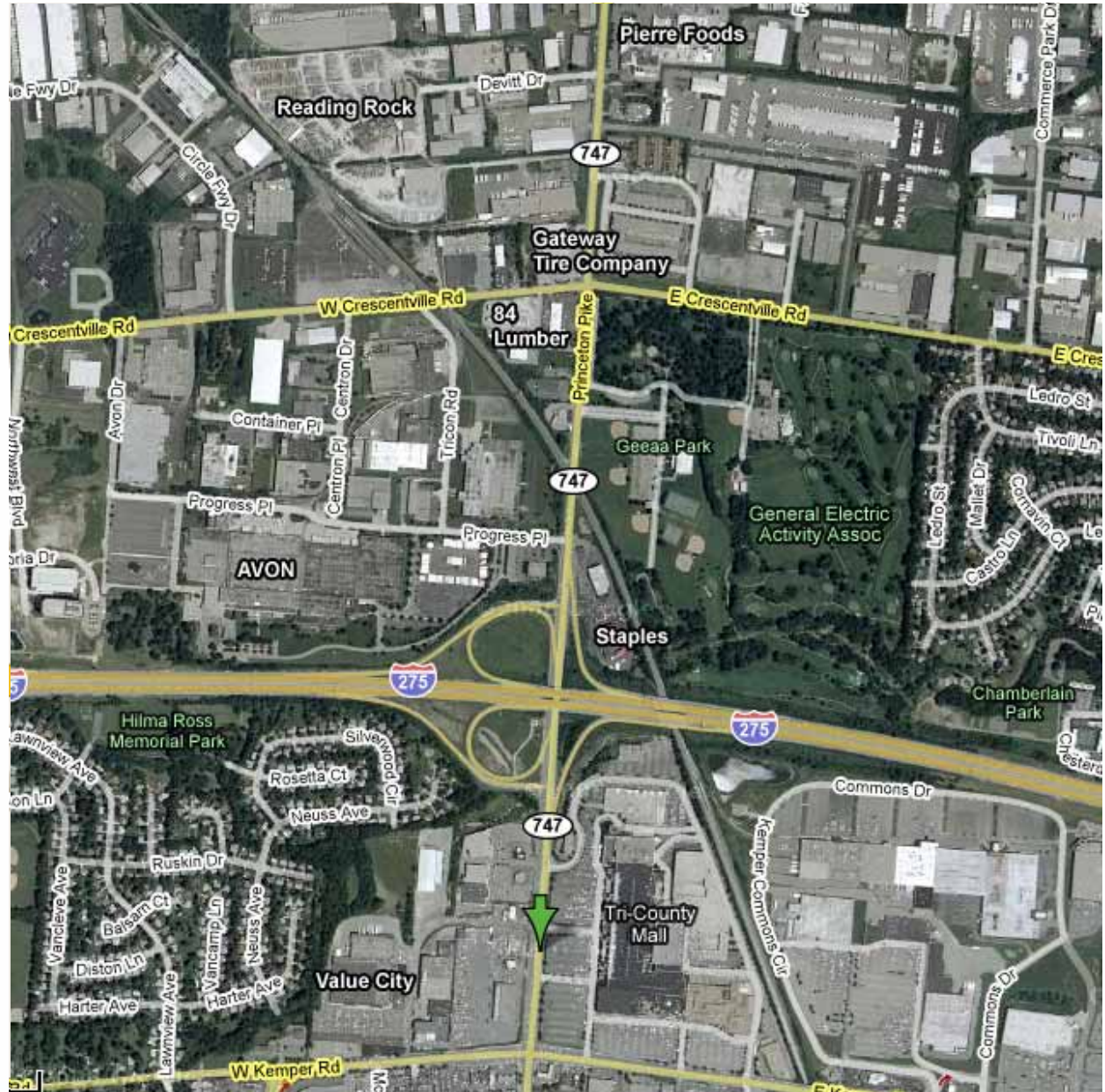
SR 747 CSX Rail Grade Separation: Inside Track to Commerce

OTEC 2007

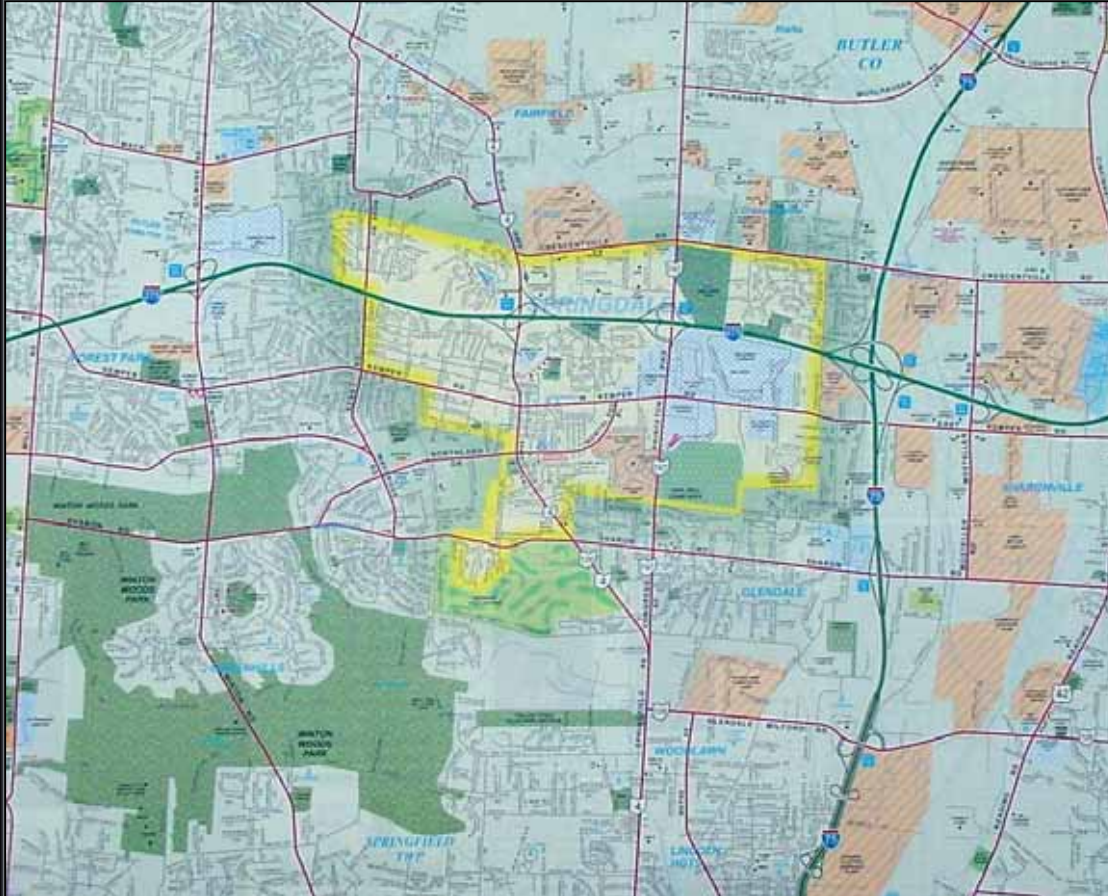
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Vicinity Map



Springdale Geo-Economic Profile

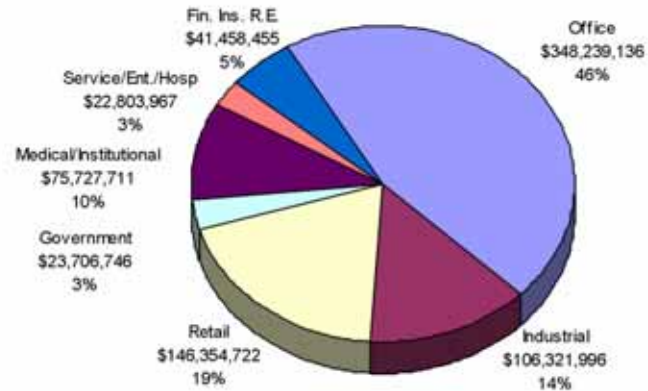


- **Created 1806 – Bicentennial 2006**
- **Suburban Growth Early 1960's with TCM/I-275**
- **Area of 3,520 Acres – 5.5 Square Miles**
- **Resident Population of 10,000 +/-**
- **Resident and Business Population of 50,000**
- **\$750 Million in Wages Generated**
- **\$900 Million in Retail Sales**
- **Undeveloped Land 57 acres +/-**
- **Future Focus on Redevelopment / Revitalization**

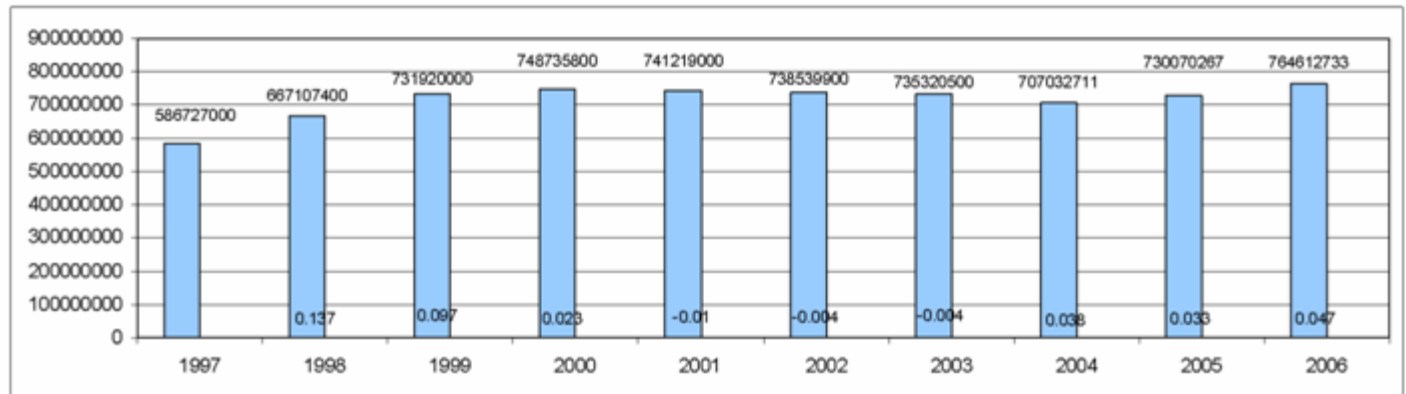


Springdale Economy

SPRINGDALE ECONOMY: BREAKDOWN BY INCOME SOURCES



SPRINGDALE ECONOMY: RECENT TRENDS BY INCOME



Springdale Business District - Retail



Project Background

- 80 + trains
- 45,000 ADT
- Significant time delays
 - One mile long backups
 - One-five minute blockages
- Safety
 - Vehicles trapped at the grade crossing



Key Economic Factors

- Allow trains to operate to deliver freight
- Access to Tri-County Mall
- Access to GEAA, Staples, and businesses on Progress Place
- Improved access to businesses north of the crossing (Bobcat Enterprises)



Challenges

- MOT
 - Trains
 - Vehicles
- I-275 traffic
- Keeping business open during construction
- Relocating Progress Place



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**SR 747 CORRIDOR LOOKING NORTH
FROM PROGRESS PLACE**



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Operational 10/23/06 / Completion 2007



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Economic Impact of Improvements

- Tri-County
 - \$20,000,000 Mall Renovation
 - Macy's and Sears Projects
- Merchant Street Office Complex
 - Occupancy Level increased from 70% to 95%
 - New Development Contemplated



Economic Impact of Improvements

- Progress Parkway Industrial Park
 - Avon, Impac, Floturn, and Sun Chemical all report improvement to logistics and operations.
 - Proposed acquisition of an existing building that would employ 200 people for a new business. Improvements cited as reason for considering the purchase.



“The improvement to 747 was critical to our business. Without it our business was dead!”

**Pat Schmetzer,
General Sales Manager
Bobcat Enterprises**

