

**CITY OF LONGMONT  
MAIN STREET REDEVELOPMENT PLAN  
CATALYST PROJECT ECONOMIC ANALYSIS SUMMARY**

	<i>Site 1 17th Avenue Gateway</i>	<i>Site 3 Armory/Service Station</i>	<i>Site 4 Mercado/Public Plaza</i>	<i>Site 5 Redevelopment Sites</i>	<i>Site 6 8th Street Plaza</i>	<i>Site 7 Former Hajek Chevrolet</i>	<i>Site 8 Courthouse Parking</i>	<i>Total All Sites</i>
<i>New Housing Development (Units):</i>								
Rental	0	30	0	20	30	0	0	80
Ownership & Live/Work	0	0	0	10	24	0	0	34
<i>New Commercial Development (SF):</i>								
Retail/Restaurant	10,000	20,000	5,000	10,000	0	25,000	25,000	95,000
Office	20,000	30,000	0	0	0	0	0	50,000
<i>Project Economics:</i>								
Total New Project Value:	\$4,125,000	\$9,082,000	\$616,250	\$5,244,000	\$7,740,000	\$3,722,500	\$3,936,250	\$34,466,000
Total New Project Cost:	\$4,526,841	\$10,928,711	\$826,366	\$7,208,391	\$9,434,449	\$4,465,472	\$4,885,357	\$42,275,588
Economic Margin/(Gap):	(\$401,841)	(\$1,846,711)	(\$210,116)	(\$1,964,391)	(\$1,694,449)	(\$742,972)	(\$949,107)	(\$7,809,588)
Economic Margin/(Gap) %:	-9%	-17%	-25%	-27%	-18%	-17%	-19%	-18%
<i>Public Investment "Leverage":</i>								
Total New Public Investment:	\$400,000	\$1,850,000	\$210,000	\$1,960,000	\$1,690,000	\$740,000	\$950,000	\$7,800,000
Total New Private Investment:	\$4,100,000	\$9,100,000	\$600,000	\$5,200,000	\$7,700,000	\$3,700,000	\$3,900,000	\$34,500,000
<b>Public Investment Leverage Ratio:</b>	<b>10.3</b>	<b>4.9</b>	<b>2.9</b>	<b>2.7</b>	<b>4.6</b>	<b>5.0</b>	<b>4.1</b>	<b>4.4</b>

Source: Matrix Design Group; Carter-Burgess; and Leland Consulting Group.