

IVYWILD CORE DEVELOPMENT, Inc.

(2-21-2020 Update)

To: CSURA Board

From: Sam Guadagnoli/Ray O'Sullivan on behalf of Ivywild Core Development, Inc.

Re: Project updates per the attached exhibit.

Dear Board,

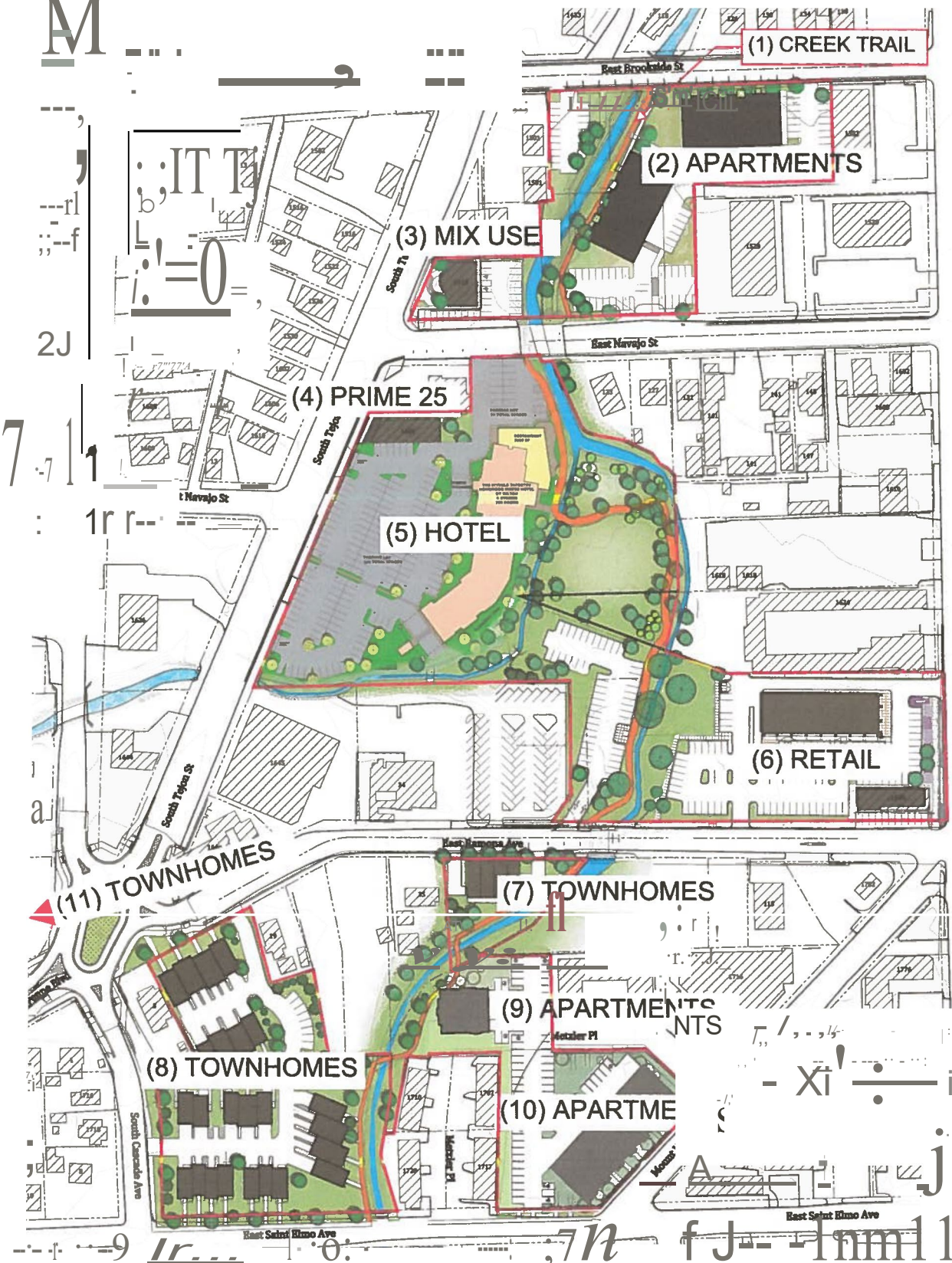
We have broken our approximately 14 acre "Boundary" of the South Nevada Avenue Urban Renewal Area into 11 sub-projects. Here is the current status of each:

1. Creek and Trail: Kiowa Engineering and Thomas and Thomas will be engineering and designing the creek and trail improvements, including improvements to the stream bed and banks where appropriate (engineered and esthetic), bike/pedestrian trail system, pedestrian bridges, lighting, amenities, etc. Work should commence this summer and be complete by the end of 2021 (in 3 sections per the COS Planning Department—block to block).
2. Brookside/Navajo Apartments: Echo Architecture has designed two, 25 unit buildings (permitted) and planned for this site. PRC (Ray Perez) is the civil engineering firm and the Development Plan has been submitted and should be approved this Spring with completion of the 50 units by the end of 2021.
3. 1515 So. Tejon Street: Construction is underway on this 7,500 s.f. commercial building. Completion is expected by this Spring.
4. 1605 So. Tejon Street: Project is complete (approximately 7,000 s.f. restaurant building) and occupied by Prime 25 Steakhouse.

5. 1619 So. Tejon Street: This project is located just south of Navajo Street bound by Tejon Street on the west and Cheyenne Creek on the south and east. It consists of approximately 4 acres and is being planned for an approximately 160 room upscale hotel (Marriott "Tribute"), with a hotel restaurant. Mark Tremmel and RJ Steer are the architects, Kimley-Horn is the civil engineering firm. Project should commence by this Spring and will take approximately a year to build.
6. Ramona Retail: This project is an 8,800 square foot retail shopping center. It is complete and occupied by Tokyo Joe's, Smashburgers, European Waxing Center and AT&T.
7. 43/45 E. Ramona Avenue: This project is being processed thru the City for a new 3 unit Townhome building, which should be completed by the end of 2021. LGA (Larry Gilliland) is the architect.
8. 1719 So. Cascade Avenue: This project consists of 24 "to be built" Townhomes. Echo Architecture is the architect and Altitude land Consultants has done the engineering, land planning and landscape architecture. The Development Plan and Final Plat are in for final approval, development work has commenced, and lots should be completed by April/May of this year. Kirkpatrick Bank is financing this project and the 24 Townhomes should be complete by the end of 2021.
9. 116 Metzler: This site is for a 3 unit Townhome project, which will be built in 2020/2021.
10. 121 Mt. Washington: This site is being planned for a 35 unit apartment building. The Development Plan is in process and will be built in 2020/2021.
11. Canyon Creek Townhomes: 19 completed Townhomes on Cheyenne Blvd, just west of the proposed round-a-bout.

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CREEK DISTRICT MASTER PLAN

March 2019



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