

**IVYWILD CORE DEVELOPMENT, Inc.**

**(4-24-19 Update)**

To: CSURA Board

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

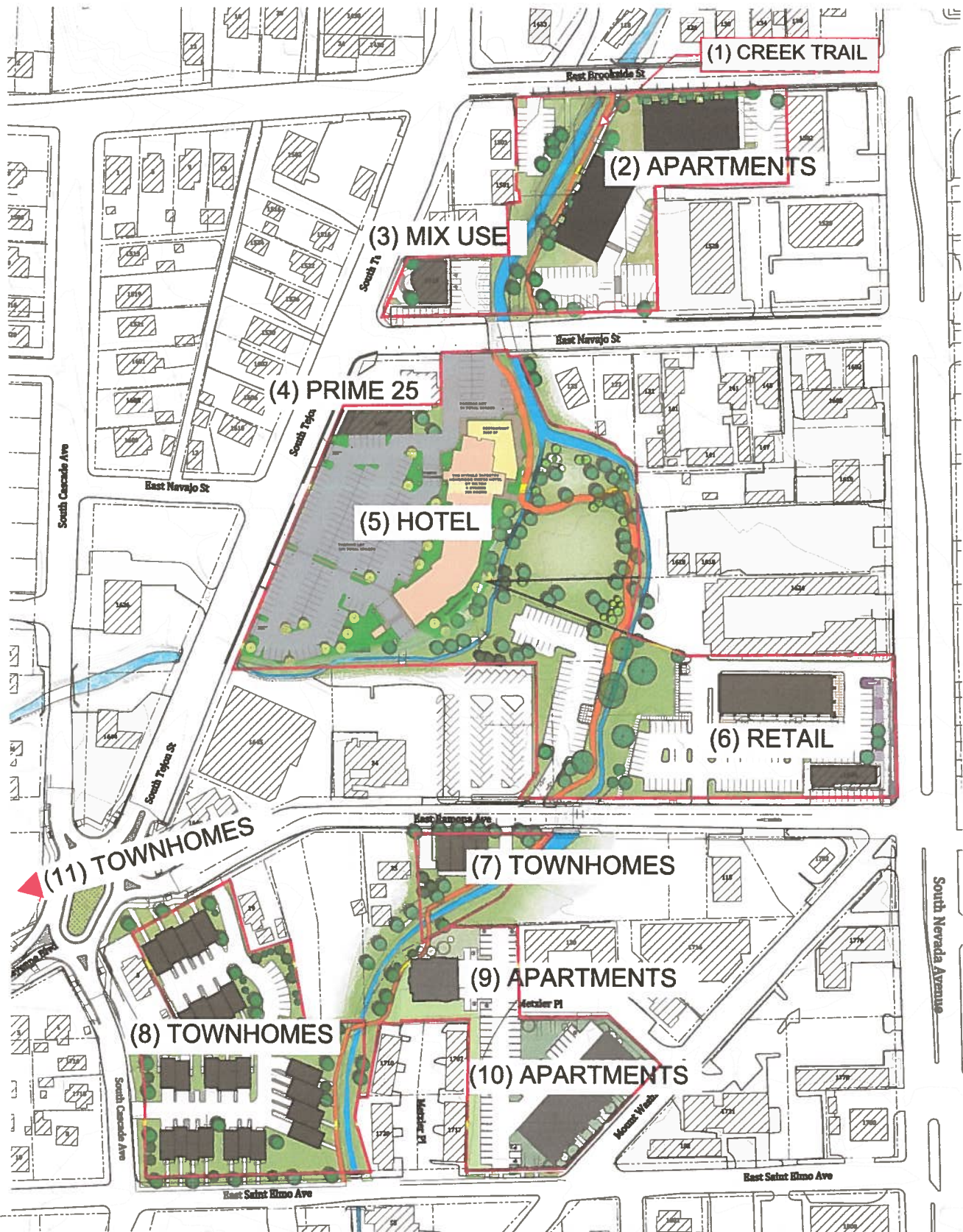
Re: Project updates per the attached exhibit.

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 2020.
2. Brookside/Navajo Apartments: Echo Architecture has designed the two, 25 unit buildings planned for this site. PRC (Ray Perez) is the civil engineering firm and the Development Plan will be submitted in the next several weeks and should be approved this year with completion of the 50 units by the end of 2020.
3. 1515 So. Tejon Street: Construction is underway on this 7,500 s.f. commercial building. Completion is expected by year end, 2019.
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 140 room upscale hotel (Wyndham Trademark), with a restaurant. Mark Tremmel and RJ Steer are the architects, Kimley-Horn is the civil engineering firm. Project should commence by the end of the year 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 Wacing Center and AT&T.
7. 43/45 E. Ramona Avenue: This project is a total remodel of 2 existing homes, which should be completed by the end of 2020. 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 is approved, Kirkpatrick Bank is financing the project and we hope to commence work in the next few weeks. Project should be complete by the end of 2020.
9. 116 Metzler: This site is for a 12 unit apartment project. To be built in 2020 (same team as Navajo/Brookside apartments)
10. 121 Mt. Washington: This site is for a 25 unit apartment building. To be built in 2020 (same team as Navajo/Brookside apartments).
11. Canyon Creek Townhomes: 19 completed Townhomes on Cheyenne Blvd, just west of the proposed round-a-bout.



# CREEK DISTRICT MASTER PLAN

March 2019

