

Creekwalk IGA

City Council
Work Session

April 22, 2019

Ryan Tefertiller, Planning Manager



Background



- South Nevada Urban Renewal Area created in 2015
- Prioritized area for redevelopment
- Cure blight
- Projects can utilize TIF for public improvements



Creekwalk Info



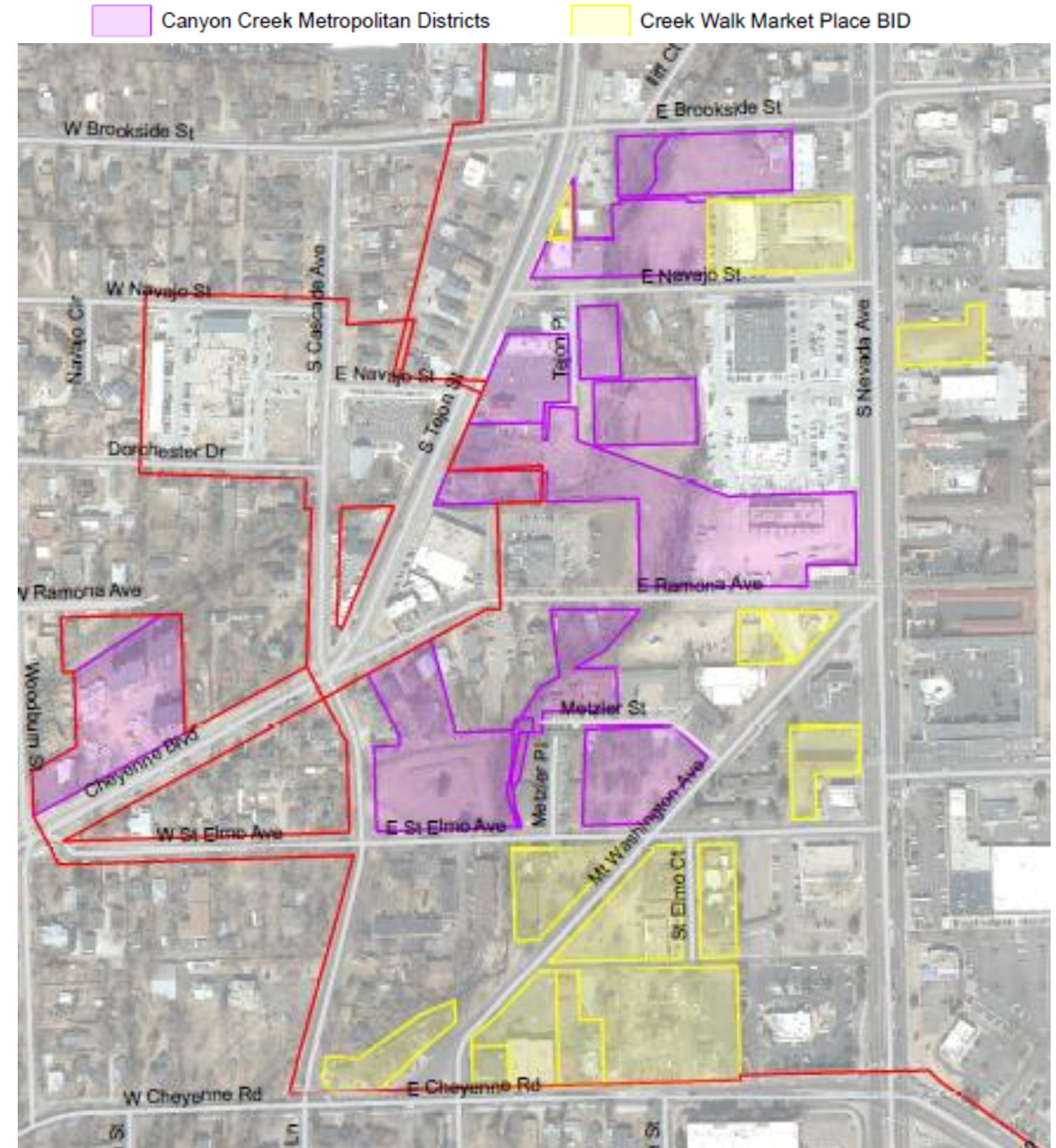
- Roughly 10 acres
- NW of Nevada Ave. and Cheyenne Rd.
- Borders Cheyenne Creek along west edge
- Includes 29 parcels
- Access from Cheyenne Rd, Nevada, St. Elmo, Ramona, and Mt. Washington



Creekwalk Marketplace BID



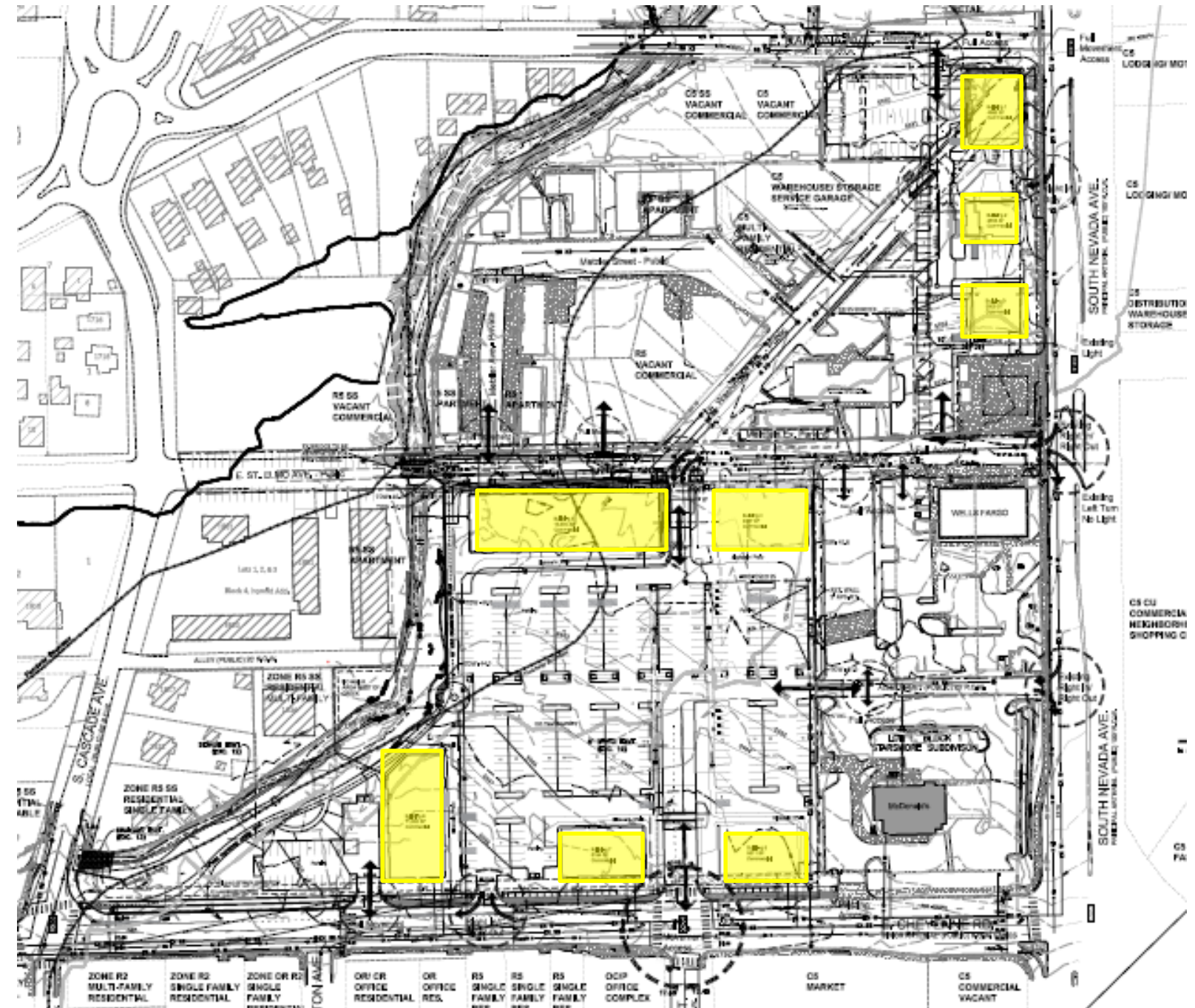
- Creekwalk Marketplace BID first created in Feb. 2016
- Expanded in Sept. 2017
- Expanded again in Feb. 2018
- Expanded again in March 2019



Creekwalk Info, cont.



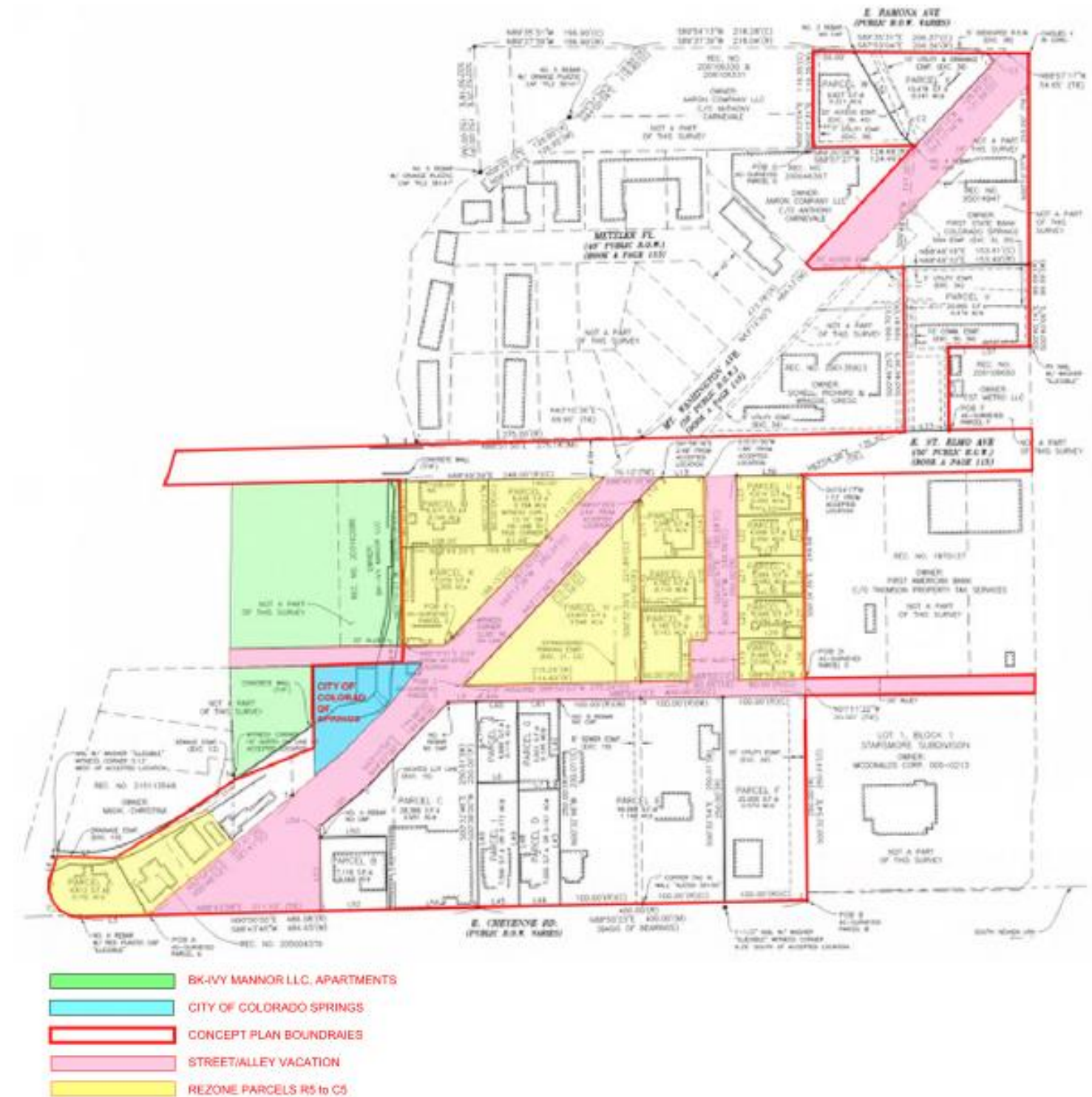
- Roughly 60,000 sf of commercial
- Integration with adjacent uses and buildings
- Creekside trail
- St. Elmo bridge becomes bike/ped only
- ROW vacations



ROW Vacations



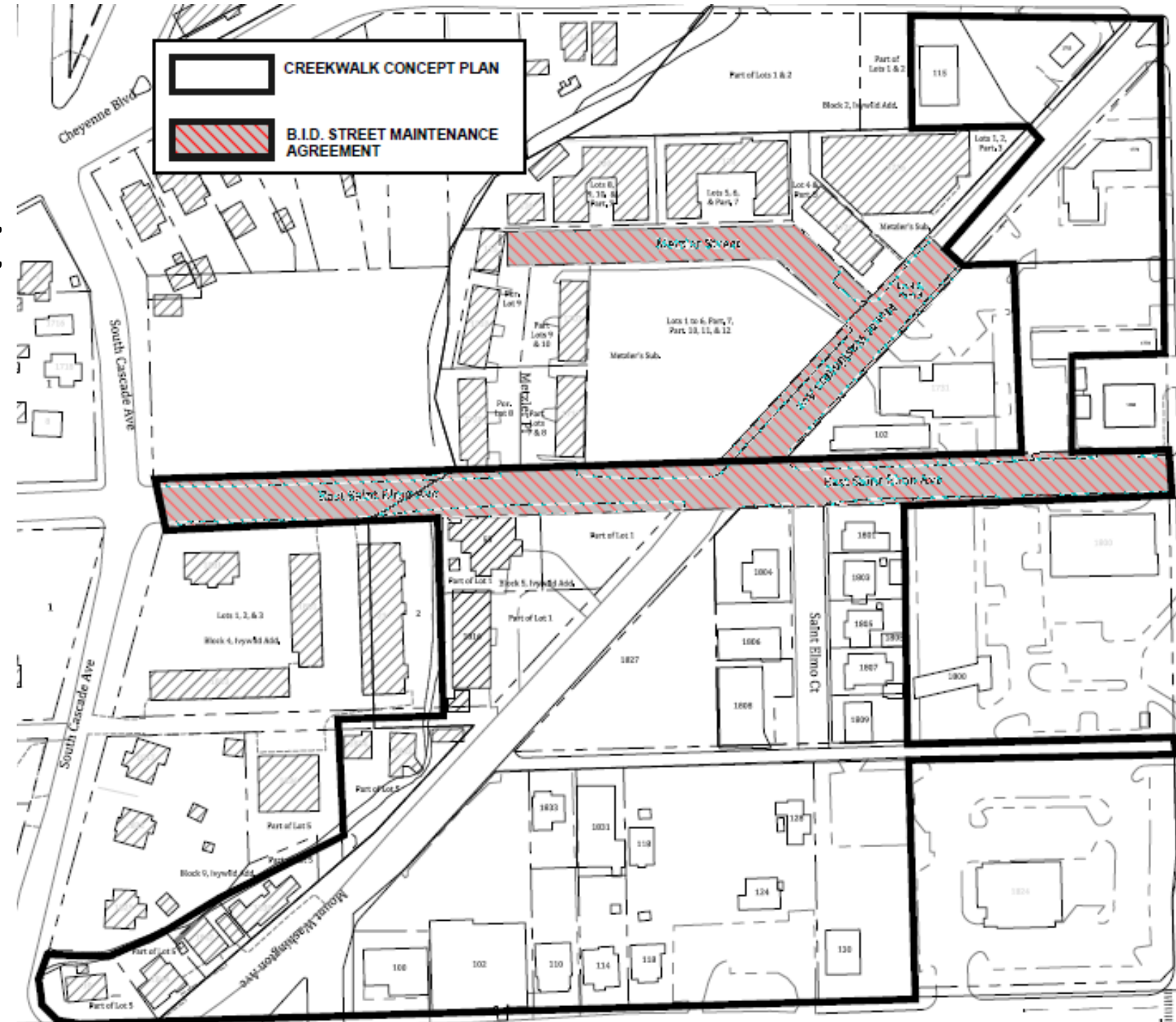
- Multiple roadways and alleys vacated in late 2018
 - Portions of Mt. Washington
 - St. Elmo Ct.
 - Two alley segments
- St. Elmo and portions of Mt. Washington kept as public ROW



Maintenance of Public ROW



- Proposed IGA to allow private maintenance of public roadways adjacent to Creekwalk
 - E. St. Elmo
 - Creekwalk Ct. (aka Mt. Washington Ave. north of St. Elmo)
 - Metzler St.



Agreement



- Proposed IGA is between the City and the Creekwalk Marketplace Business Improvement District
- The BID to provide: paving, patching, grading, striping, snow removal, etc.
- City to retain: rights regarding the use of the streets, public improvements, stormwater facilities, utilities, and emergency access

Analysis



- Proposed IGA will allow improved maintenance of public streets
- Developer will have certainty of appearance, function and safety of streets that are critical to Creekwalk project
- City retains necessary rights

Recommendations



- Recommend approval of proposed IGA
- Placement on Consent agenda for May 14, 2019
City Council meeting



QUESTIONS?