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May 17, 2023

Via E-mail

Michael Tassi
Assistant Planning Director
City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80903
Michael.tassi@coloradosprings.gov

Re: Creekwalk Marketplace Business Improvement District – Petition for Inclusion of Property

Dear Mr. Tassi:

This office represents the Creekwalk Marketplace Business Improvement District (the “District”). Pursuant to Section 31-25-1220, Colorado Revised Statutes, and the District’s Operating Plan, the District is seeking to include certain properties into the boundaries of the District. The proposed properties are located at 915 S. Tejon Street and 934 S. Nevada Avenue (collectively, the “Property”). The Property is being developed for commercial purposes and are statutorily eligible to be in the District’s boundaries pursuant to Section 31-25-1203(10), C.R.S. The following documents are enclosed herewith:

- 1) A Petition for Inclusion of Property into the Creekwalk Marketplace Business Improvement District boundaries as executed by the property owner, SNA Equities LLC;
- 2) Draft Notice of Inclusion;
- 3) Draft Ordinance of the City accepting and approving the Petition for Inclusion of Property; and
- 4) A map showing the location of the Property and the current District boundaries.

The owner has requested that the Property be included into the District’s boundaries because the owner believes the District will and has benefitted the Property through the District’s activities and enhancements to South Nevada, which is the main corridor connecting the properties

located within the District's boundaries. The District and the owner are anticipating potential future public improvements for the businesses located at the Property currently and anticipated in the future, and inclusion into the District's boundaries will facilitate those activities. The inclusion of the Property into the District will not impact the URA and does not have any relation to the URA activities or TIF other than to enhance properties in the South Nevada corridor, which is the overall goal of the URA.

Once we have approval from the City and a hearing date has been set, we will publish the Notice of Inclusion on behalf of the City in the Colorado Springs *Daily Transcript*.

The District requests the City Council approve the statutorily required inclusion as soon as possible. Please feel free to contact me if you have any questions or need anything further.

Best regards,

/s/ Russell W. Dykstra
Russell W. Dykstra

Enclosure