

**CITY OF PEORIA, ARIZONA
CITY MANAGER REPORT**

RCM #: 3a

Date Prepared: August 11, 2008

Council Meeting Date: August 26, 2008

TO: Carl Swenson, City Manager

FROM: Steve Prokopek, Economic Development Director 

SUBJECT: City Manager to update Council on the Peoria Place/Cotton Crossing project.

SUMMARY:

Peoria Place is a 126 acre mixed-use project located at the intersection of Monroe Street and 83rd Avenue. As part of the project, the City entered into an agreement with the developer to reimburse the developer costs for construction and dedication of Cotton Crossing. In addition, the developer agreed to dedicate and build 79th Avenue from Cotton Crossing to Olive Avenue.

The agreement set a construction start date no later than July 1, 2008. However, the project has been delayed due to complications during design and acquiring necessary right of way. The City agreed to administratively extend this start date to October 1, 2008. In exchange for this extension, the City will be granted a construction yard easement on the Peoria Place site for the City's courthouse expansion.

The developer has been working closely with the City on the design for Cotton Crossing and is anxious to get the project started as soon as possible. Currently, the project is on schedule to break ground before the October 1st date.

Attachment: Conceptual design for Cotton Crossing.



