

To: URA Board of Commissioners

From: Jade Riley

cc:

Date: September 26, 2025

Re: Executive Director Monthly Update

FY26 Budget/CIP Project Update

- **Sidewalks (\$900,000)**

Staff are working to implement a small package of sidewalk improvements this fall (post Trailing of Sheep) and then the larger package in the spring prior to the July 4th weekend. Attached at the end of this memo is the pending list. Staff would welcome feedback from the Board if there were any concerns regarding missing priority areas.

Staff are also working to complete a physical and digital version of the full 5-year Capital Improvement Program (sidewalks, streets, facilities, etc.) this fall. It will include photos and longer descriptions to better communicate plans with the URA, City Council, and the general public.

- **Parking Management Improvements (\$100,000)**

Per the Downtown Parking Plan, staff have completed due diligence to acquire and install a new parking monitoring system. Currently, all parking utilization data is captured via the city's enforcement vehicle, which is only as good as the frequency of the vehicle passing by each block. Other similar communities have moved to a sensor-based system to enable the collection of continuous data throughout the day/year. Furthermore, the system selected will enable parking users to access an app, which will report **real-time available parking spots**.

Staff have identified the two public surface lots and our busiest on-street parking zone in and around Atkinsons and the Visitor Center (East Avenue/Leadville from Sun Valley Road to 5th Street) as potential locations for the parking monitoring system.

- **Town Square Improvements (\$250,000)**

Per the recently approved Master Plan, the following elements were identified for improvement in FY26.

- New, larger umbrellas (more shade was the top public feedback)
- Refresh outdoor public restrooms
- ADA access to the stage
- Decommission non-working water fountain and recommission fire pit area
- Redo lawn area to increase usage by expanding the grass area and improving shade/seating
- Replace select pavers

Staff are working to complete the construction drawings and acquire bids. A small scope of work will be completed this fall (new pavers in front of the Visitor Center building to prevent drainage into the building and new pavers on the East Ave. sidewalk), and the larger elements on the north side will be scheduled in the spring.

- **Public Parking at YMCA (\$800,000)**

This project consists of reengineering the intersection at Saddle/Warm Springs. Staff will bring the design contract to the City Council at the 10/6 meeting for review and approval. The updated lease agreement will also be reviewed during the same meeting. Should the design contract be approved, the goal would be to construct the improvements next spring. Staff propose conducting walking tours with any interested Board Members this fall as we commence design.

Harriman Hotel OPA

The Board terminated the financial participation agreement in February of 2022. Recently, the development team approached staff to inquire if the OPA could be revived. Staff would welcome feedback from Board Members if there is interest in pursuing a revised agreement. Staff have already outlined to the development team that there is a very limited window due to the URA District expiring in 2030 for repayment.

First & Washington

With recent news of the PEG hotel land-use approvals expiring and the ownership group's plan to propose a new multi-family project, it provides an opportunity to revisit some of the goals that were being sought at the First and Washington site that could be achieved through a partnership on the PEG site. The potential partnership, along with lessons learned from the original First and Washington community housing development plan, could inform a different scope of future redevelopment at the First and Washington site that satisfies both the community's parking and housing goals.

5-YEAR SIDEWALK PLAN

Year Planned	Project Name	Road Construction Alignment	Total Cost
2026	6th St & Leadville Ave Intersection		\$ 299,901
2026	Huck and Paddle Corner		\$ 400,896
2026	5th Street		\$ 10,000
2026	1st Street		\$ 30,000
2026	6th Street & Washington		\$ 25,000
2026	1st Avenue & 5th Street	Aligned w/1st Avenue mill/overlay	\$ 125,000
2026	Asphalt sidewalk in front of Albertson property from Lewis to 10th		\$ 40,000
2027	2nd St & Leadville		\$ 55,000
2027	Spruce Ave Bike Route		\$ 207,361
2027	Backwoods Sneak Route		\$ 127,075
2027	8th and Washington		\$ 39,325
2027	Walnut & 5th St Sidewalk		\$ 50,000
2027	Atkinsons Driveway Apron		\$ 25,000
2027	4th Street Paver Replacement		\$ 38,250
2027	111 1st Street	Aligned w/ Street Reconstruction	\$ 62,563
2028	2nd St & 1st Ave Intersection	Aligned w/ Street Reconstruction	\$ 1,329,611
2028	111 1st Street	Aligned w/ Street Reconstruction	\$ 77,149
2028	Pump Park Block - 7th St		\$ 90,000
2029	1st St & 2nd Ave		
2029	2nd St - Walnut to Alpine		\$ 340,000
2029	Mid E walnut, end of Tamarack lodge		\$ 46,475
2030	6th St & Washington Ave Intersection		\$ 901,456