

Prepared June 5, 2020

Timeline of Cedar Creek Arterial Roadways**Construction of Arterials in Cedar Creek Area:**

All arterials and primary collectors have been either financed using benefit districts or constructed by developers.

See the table below for the benefit districts that have been formed in the Cedar Creek Area, including and percent of project costs paid by the City and percent paid by Assessments:

BD Name/Street	Project Scope ⁽¹⁾	BD Number	Year BD Created	Years BD Assessments Levied	% paid by City	% paid by Assessments
103 rd Street, east of Cedar Creek Pkwy; Valley Pkwy, west of Cedar Creek Pkwy; and Cedar Creek Pkwy, south to K-10	S	BD34988B	1988	1991-2000	20%	80%
Valley Pkwy, east of Cedar Creek Pkwy and Bluestem, Valley Pkwy south 1,825 feet	S	BD30793B	1993	N/A ⁽²⁾	20%	80%
103 rd Street, Bluestem west 909 feet					0%	100%
105 th Street, Valley Pkwy to Hedge Lane	S	BD35597B	1997	1999-2008	0%	100%
Clare Road, College South	S	BD30898	1998	2001-2010	5.3%	94.7%
College Blvd, K-7 to Clare	S	BD32398	1998	2007-2016	50%	50%
Cedar Creek Campus Business Park	S, W, SS	BD35200	2000	2004-2013	0%	100%
Valley Parkway, College North 4,600 feet	S, W, SS	BD35400	2000	2006-2015	0%	100%
Valley Parkway Shadow Circle West	S	BD34402	2002	2007-2016	50%	50%
Hedge Lane Terrace/110 th /Dunraven	S, W	BD 30205	2005	2008-2017	0%	100%
Cedar Creek Parkway, south of College	S, W	3-B-027-19	2019	TBD	0%	100%

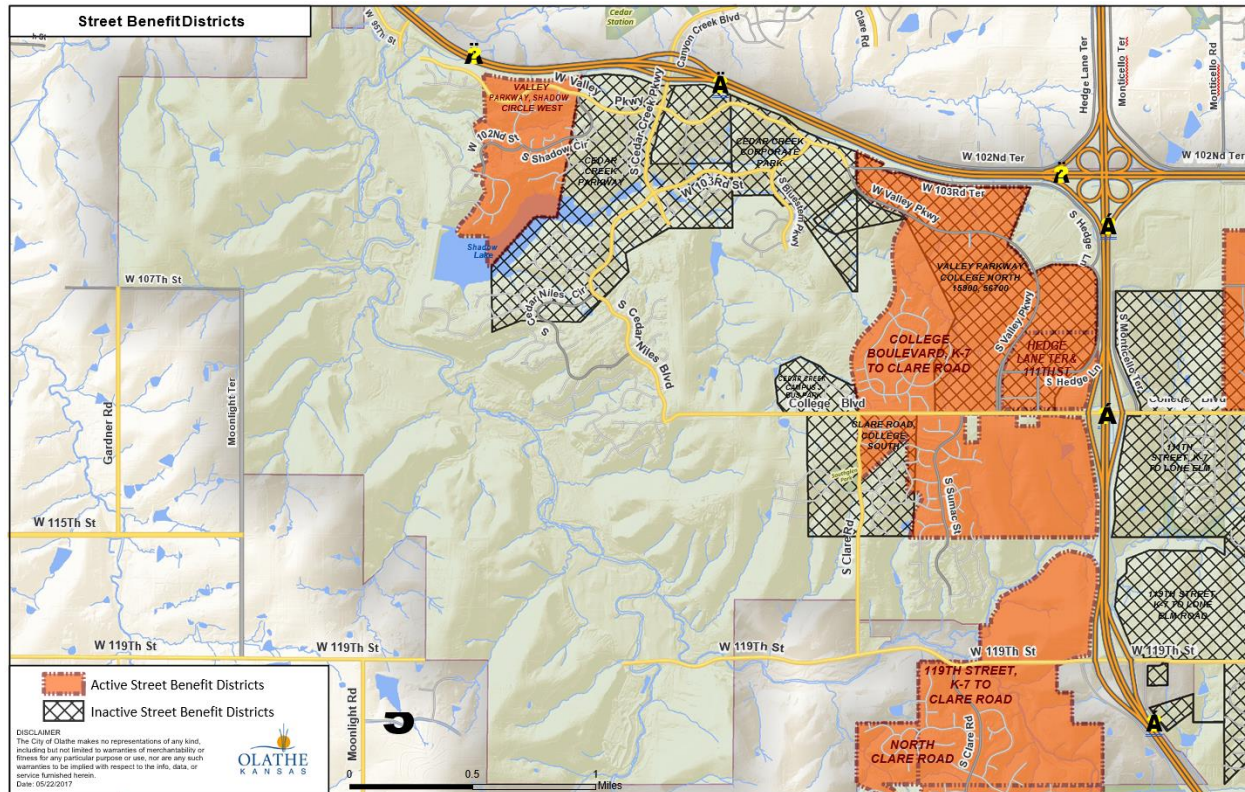
⁽¹⁾ S = Street; W = Water; SS = Sanitary Sewer

⁽²⁾ District was created but assessments were never levied; Developer paid costs out of pocket, except for City 20% share of Valley Pkwy and Bluestem.

All other residential streets and a primary collector were constructed by developers, without forming a benefit district:

- Cedar Niles Boulevard - Constructed by the developer of Cedar Creek Properties
 - Started in 1988 and was done in multiple phases the last in 1994

A map showing the boundaries of each of the benefit districts is included below:



Note that the boundaries of the College Boulevard, K-7 to Clare Road benefit district overlap with the boundaries of (1) the Hedge Lane Terrace and 111th Street Benefit District, (2) the Clare Road, College South Benefit District, and (3) the Valley Parkway, College North Benefit District.