

CAPITAL CITY DEVELOPMENT CORPORATION
Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
May 18, 2015 11:30 a.m.

A G E N D A

- I. **CALL TO ORDER**.....Chairman Hale
- II. **AGENDA CHANGES/ADDITIONS**.....Chairman Hale
- III. **ACTION ITEM**
 - A. **CONSIDER: Resolution #1389 Approval of Consultant Selection for Broad Street Design**
.....Doug Woodruff
 - C. **CONSIDER: 1401 & 1413 W. Idaho Street RFQ/P Award**John Brunelle
- IV. **ADJOURN**

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N. 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529)



AGENDA BILL

Agenda Subject: CONSIDER: Resolution #1389 Approval of Consultant Selection for Broad Street Design		Date: May 18, 2015
Staff Contact: Doug Woodruff	Attachments: 1) Resolution 1389, including Exhibit A- ZGF Architects Proposal dated May 6, 2015	
Action Requested: Adopt Resolution No. 1389 approving the selection of ZGF Architects to conduct Broad Street design services, and authorizing the Agency's Executive Director to negotiate and enter into an acceptable contract with ZGF Architects.		

Fiscal Notes:

On February 9, 2015 the Agency Board authorized an estimated design budget of \$40,000 to conduct initial design services. This resolution is requesting that the \$40,000 amount be amended to \$54,969 which represents the proposed fee amount of the recommended firm.

The \$54,969 represents about 25% of the total design and construction services necessary to complete the project. Staff estimates the project's total cost of services will amount to \$240,000.

Upon completion of this initial design services contract an additional contract, which is anticipated to use the remaining \$185,000 of the \$240,000, will be executed to prepare technical drawings and administer construction.

The total project budget is roughly \$2.4 million dollars. The draft 5 year CIP plan identifies \$2.1 million dollars and it's anticipated that ACHD will also contribute several hundred thousand dollars to the project.

Background:

On February 9, 2015 the Agency Board designated Broad Street a CIP project and authorized staff to pursue initial design services. With authorization to move forward, Agency Staff prepared a Request for Proposal and solicited proposals from five design consultant teams. In review of the Respondents' proposals it became evident that it is advisable to increase the fee to an amount that provides requisite compensation for the requested scope of work.

The selection process included an evaluation panel that consisted of staff from PDS and from CCDC. The evaluation panel reviewed each proposal, with consideration of the selection criteria, and reached consensus on recommending ZGF Architects to the Agency's

management team. Agency management team reviewed the staff's process, and is supportive of the selection of ZGF Architects.

Five selection criteria were stated in the RFP and were subsequently utilized in the selection process. The criteria were equally weighted. The selection criteria are as follows, and include staff's findings on ZGF Architects, the recommended design team's proposal:

Selection Criteria 1) Expertise and experience in urban street design and public space programming and design.

ZGF Architect team is co-led by Paddy Tillett, an urban designer, and Brian McCarter, a landscape architect, both with 40 years of experience in urban street design--in national and international settings.

The design team has 30 years of experience in downtown Boise, dating back to the Central District urban renewal district Urban Design Plan, and more specifically the River-Myrtle Street Urban Design Plan of which this project is centrally located with the plan's boundaries.

Selection Criteria 2) Local knowledge of agency partners and jurisdictional approval process

ZGF has extensive experience working with PDS, ACHD, CCDC, VRT and community groups active in downtown Boise.

CH2M is included on the design team. Robert Beckman a senior traffic engineer, and Elizabeth Roberts a civil engineer, add a local presence to the team. Both have extensive experience in the City of Boise design review process and coordination with ACHD.

Selection Criteria 3) GSI planning and design expertise

Pat Lando, of Lando and Associates, a firm that specializes in Green Stormwater Infrastructure, is included on the design team. Lando and ZGF have a strong history of successful partnerships on projects of similar scope.

ZGF offers Charles Kelley, an Ecodistrict and sustainability architect, who brings national and international experience planning Ecodistricts to the team (the concept upon which the LIV District initiative was model).

Selection Criteria 4) Cost of services

The proposed fees received from respondents to conduct the requested services are: \$72,194, \$60,000, \$55,000, \$54,969, and \$40,000.

ZGF Architects has proposed to conduct the work for \$54,969. Albeit, not the lowest fee it is a reasonable and competitive amount when considered with the other proposed fee amounts.

Selection Criteria 5) Public engagement facilitation, capacity of out-to-town team members to attend meetings

Implementing national design expertise in the initial stages of the project is expected to garner cutting edge and quality design results that meet the expectations of the visionary and ambitious LIV District Initiative.

ZGF Architects will conduct over 50% of the requested services, leveraging the local expertise when most helpful in the coordination with agency partners.

The primary goal of the project is to develop and achieve approval of a schematic plan of Broad Street. ZGF Architects will be the talent crafting that plan.

The ZGF design team arrangement was superior to other proposed design team arrangements. ZGF's team most effectively employs the collective expertise at the appropriate stages of the process.

In consideration of the selection criteria, the evaluation panel determined that ZGF Architects is best suited to conduct this scope of work for the Agency.

Staff Recommendation:

Agency Staff recommends that the Agency Board find it in the best interest of the public and of the Agency to approve the selection of ZGF Architects to conduct Broad Street design services, and authorize the Agency's Executive Director to negotiate and enter into an acceptable contract with ZGF Architects.

Suggested Motion:

I move to adopt Resolution No. 1389 approving the selection of ZGF Architects, and authorize the Agency's Executive Director to negotiate and enter into an acceptable contract with ZGF Architects.

RESOLUTION NO. 1389

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE SELECTION OF ZIMMER GUNSEL FRASCA ARCHITECTS, LLC TO CONDUCT THE SERVICES INCLUDED IN THE BROAD STREET PUBLIC INFRASTRUCTURE IMPROVEMENT PROJECT REQUEST FOR PROPOSAL FOR PROFESSIONAL DESIGN SERVICES SOLICITED ON APRIL 22, 2015; AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AN ACCEPABLE CONTRACT WITH ZIMMER GUNSEL FRASCA ARHICTECTS, LLC.; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Boise City, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, and the Local Economic Development Act, being Idaho Code, Title 50, Chapter 29, as amended and supplemented (collectively the "Act"); and,

WHEREAS, following a public hearing with notice duly published, the City Council adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan ("River Street Plan") and making certain findings; and,

WHEREAS, following a public hearing with notice duly published, the City Council adopted its Ordinance No. 6362 on November 30, 2004, approving the First Amended and Restated Urban Renewal Plan River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"); River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the Agency issued a Broad Street Public Infrastructure Improvement Project Request for Professional Design Services (RFP) on April 22, 2015; and,

WHEREAS, the deadline for submitting proposals was May 6, 2015 at 3:00 p.m.; and,

WHEREAS, on May 6, 2015, by 3:00 p.m., Agency staff received proposals from by Zimmer Gunsel Frasca Architects, LLC (“ZGF Architects”), CSHQA, GGLO Design, NNBJ, and The Land Group (collectively, the “Respondents”); and,

WHEREAS, Agency staff reviewed the proposals from the five Respondents and determined that each of the Respondents provided the required submission materials; and,

WHEREAS, the Agency convened an evaluation panel consisting of representatives from the City of Boise Planning and Development Services (PDS), which is the Agency’s primary partner in implementation of public improvements within the Central Addition, and the Agency’s Capital Improvements Project Manager (“Evaluation Panel) to review the proposals submitted by the Respondents; and,

WHEREAS, the Evaluation Panel has recommends the selection of ZGF Architects; and,

WHEREAS, Agency staff recommends the Agency Board approve the selection of ZGF Architects and authorize the Agency’s Executive Director to negotiate and enter into a professional services agreement with ZGF Architects for professional design services.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Agency Board hereby finds it is in the public interest to select ZGF Architects as the consultant team to conduct the Broad Street Public Infrastructure Improvement Project design services, based on the examination of the proposals by the Evaluation Panel and the recommendation of the Evaluation Panel and the Agency staff.

Section 3: That the Chair, Vice-Chair, or Executive Director of the Agency are hereby authorized to negotiate, sign and enter into the Professional Services Agreement with Zimmer Gunsel Frasca Architects, LLC for an amount not to exceed \$54,969 to supply the services as stated in the May 6, 2015 proposal received by the Agency from ZGF Architects, which is attached to this resolution as Exhibit A and incorporated herein by this reference, and are hereby authorized to execute all necessary documents required to implement the actions contemplated by the Proposal, subject to representations by the Executive Director and Agency legal counsel that all conditions precedent to actions or other documents are acceptable based upon advice from Agency’s legal counsel.

Section 4. That the Executive Director is hereby authorized to expend funds up to an amount equal to the authorized amount stated in Section 3 above.

Section 5: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Boise City, Idaho, on March 9, 2015. Signed by the Chairman of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on March 9, 2015.

URBAN RENEWAL AGENCY OF BOISE CITY:

By: _____
John Hale, Chairman

Date: _____

ATTEST:

By: _____
Secretary

Date: _____

EXHIBIT A

BROAD STREET

Public Infrastructure Improvement Project

Professional Design Services

May 6, 2015

For the Capital City Development Corporation

ZGF
ZIMMER GUNSUL FRASCA ARCHITECTS LLC



A GREAT PLACE IN AMERICA

In 2014, the Portland Mall, whose revitalization project was led by ZGF, was named one of the Great Places in America: Streets by the American Planning Association (APA), which celebrates places of exemplary character, quality, and planning that represent the gold standard in terms of having a true sense of place, cultural and historical interest, community involvement, and a vision for tomorrow. APA Great Places offer better choices for where and how people work and live. They are enjoyable, safe, and desirable. They are places where people want to be — not only to visit, but to live and work every day. America's truly great streets, neighborhoods and public spaces are defined by many criteria, including architectural features, accessibility, functionality, and community involvement.



May 6, 2014

Doug Woodruff, Capital Improvements Project Manager
Capital City Development Corporation
121 N 9th Street., Suite 501
Boise, ID 83702

Dear Doug and Members of the Selection Committee:

ZGF Architects LLC has assembled a team of individuals for the Broad Street LIV project each of whom brings special and relevant experience. Our colleagues at CH2M in Boise will provide engineering oversight and can be immediately responsive during the Design Review submittal process. Pat Lando supplements our knowledge of eco-districts and is current on GSI standards. As you know, ZGF holds Boise as a high priority, so we have fielded the 'A' team for expertise in street design, green infrastructure, public space programming and design. Our resumes include examples of the relevant experience that each of us brings.

ZGF has been actively engaged in the urban renaissance of Boise for 29 years, through a series of projects beginning with the Downtown Urban Design Plan and design of The Grove in 1986. McCarter and Tillett have remained engaged throughout, becoming locally knowledgeable, working with agency partners and the jurisdictional approval process. Our colleagues at CH2M have day-to-day familiarity with these.

ZGF has developed equivalents to GSI standards elsewhere, implementing them in projects from Washington DC to Tokyo. But a thorough understanding of the intentions, acceptance and implementation of GSI standards in Boise is critical to this project, so we have included Pat Lando who possesses that knowledge. Thus our team has the capacity to both understand and surpass accomplishments to date in green storm-water infrastructure.

The cost of services proposed by our team exceeds the \$40,000 budget stated in the RFP. We have made a detailed assessment of the effort needed to accomplish each sub-task, and find that we cannot meet that budget figure without compromising the depth and quality of the services to be provided. We are of course open to re-definition of the scope to meet the budget. We have included the details of our labor allocations so that you can see how each hour is assigned.

Those of you with whom we have worked in the past can attest to ZGF's dependable availability for facilitation of public engagement or other need. We also have Bob Beckman, Betsy Roberts and their CH2M colleagues ready at hand to respond at short notice. Since most of the project will be completed in a two-month time frame, an early priority will be to confirm the date and time of all known meetings, thus assuring the availability of all necessary participants.

In this cover letter, we have addressed each of the five selection criteria cited in the RFP. Elaboration of each is included in the following proposal pages.

The Broad Street public infrastructure improvement project will set a precedent for similar projects throughout the city. It is essential that the very best talent be brought to bear on this new neighborhood district. ZGF has assembled the individuals that possess that talent, together with experience as a collaborative and dedicated team. We hope to have the opportunity to demonstrate the full potential of the LIV District.

Sincerely,

ZGF Architects LLC

Paddy Tillett, Principal

PORTLAND
SEATTLE
LOS ANGELES
WASHINGTON DC
NEW YORK

PARTNERS

Braulio Baptista ASSOCIATE AIA
Kathy Shaloo Berg AIA, LEED AP BD+C
Larry S. Bruton FAIA
Joseph A. Collins FAIA, LEED AP BD+C
Kelly D. Davis AIA
Margaret W. DeBolt AIA, LEED AP BD+C
Mark M. Foster AIA
Robert J. Frasca FAIA
Daniel J. Huberty FAIA
Ted A. Hyman FAIA, LEED AP BD+C
R. Doss Mabe FAIA
Robert G. Packard III ASSOCIATE AIA
Eugene B. Sandoval ASSOCIATE AIA
Karl R. Sonnenberg AIA, ACHA
Allyn B. Stellmacher AIA, LEED AP BD+C
Todd Stine AIA, LEED AP BD+C
Jan Carl Willemse AIA, LEED AP BD+C

PRINCIPALS

Sue Ann W. Barton AIA, EDAC, LEED AP BD+C
Hugh J. Campbell AIA
Chris Flint Chatto ASSOCIATE AIA, LEED AP BD+C
Kristin Crain ASSOCIATE AIA
Paul J. Engels
Nancy M. Fishman
Ronald P. Gronowski FAIA, LEED AP BD+C
Ellen S. Gyllstrom
Tobias P. Hasselgren AIA
Andrew L. Hallomon
Terri J. Johnson ASSOCIATE IIDA
Susan E. Kerns IIDA
Brian C. McCarter FASLA, AICP
William R. McGee AIA, LEED AP BD+C
Solvei M. Neiger AIA
Douglas W. Sams AIA, CSI, CDT, LEED AP
Robert Snyder AIA, LEED AP BD+C
David J. Staczek AIA
Ronald R. Stewart AIA, LEED AP BD+C
Kip M. Storey
John H. Thompson AIA, LEED AP BD+C
Paddy Tillett RIBA, FRPI, FAICP, FAIA, LEED AP
Sharron M. van der Meulen
Peter W. van der Meulen AIA, LEED AP

1223 SW Washington Street
Suite 200
Portland, OR 97205
T 503 224 3860
www.zgf.com

Firm Overview

ZGF is an architectural, urban planning, and interior design firm with offices in Portland, Seattle, Los Angeles, Washington, D.C., New York, and as ZGF Cotter Architects Inc., in Vancouver, B.C. With a national design reputation, ZGF continues to be involved in a diverse mix of both public and private projects nationwide, ranging from airports, civic centers, and regional transportation systems to mix-use and commercial developments, high-rises, academic campuses, and corporate campuses, and including healthcare and research buildings, educational facilities, and museums. Our special talent is the ability to look at the unique qualities of each place and to create buildings and spaces that respect the existing environment and strengthen, or even heal, the fabric of which they become a part.

During the last 60 years, ZGF has designed numerous plans, policies, regulations and guidelines that have shaped the development of cities across the country, including Boise. ZGF has in many instances followed through with urban design and landscape architecture to realize the vision behind those guidelines.

ZGF has designed many streets, plazas and other public open spaces since its work in Boise in the 1980s. These have included award winning places such as Columbia Heights in Washington DC and Director Park in Portland - which incorporated prototypes for the redesign of two narrow downtown streets. Street design standards, many incorporating green infrastructure elements, have been successfully designed and built in San Francisco, China, Calgary and many other cities: notably the Transit Malls in Portland.



ZGF's Boise West Downtown Urban Design

1. Project Approach

Much good work on the Central Addition has been accomplished in the past three years. It will be the task of your selected team to make of the whole more than simply the sum of those parts. The primary task will be to recognize opportunities that reach beyond normal expectations for an infrastructure improvement project. A successful public realm will fulfill all the engineering functions demanded of it, but will also engage modern and historic buildings, quirky sites and open spaces in a distinctive place that variously respects privacy, community, biophilia and serendipity. Broad Street was recognized almost thirty years ago to have potential as the east-west complement to 8th Street as downtown Boise's premier pedestrian street. Innovative thinking and design will be needed to achieve the goals of a lasting and vibrant locale here.

An obvious yet often overlooked reality of street design is that the character and ambiance of a street depends as much on the buildings and activities that contain it as the physical attributes of the street and sidewalks. Vibrancy depends on an interplay between what goes on in the street and what goes on behind building frontages. For retail uses, transparency and free-flowing circulation can maximize this contact, but some uses require varying degrees of separation and privacy. For these the interplay between public and private must be achieved by less obvious means.

There are implicit connections to Downtown assets such as Julia Davis Park and Old Boise which may not be visible from Broad Street, but nonetheless exert a considerable influence on it. Those external connections will become functionally effective with improvements to the numbered streets and their crossings of Front and Myrtle. This means that the LIV District will not be isolated, but will grow with the full benefit of shared neighborhood assets. This is a process that we capitalized on in our plan for redevelopment of rail yards in Portland that has become the enormously successful Pearl District. A symbiosis with nearby buildings, open spaces, historic and other assets accelerated investment and a growing vibrancy as they can do in Broad Street.

The ZGF team will adhere closely to the series of work tasks detailed in the RFP. We have added a fifth set of tasks concerned with submittals, since formal entitlement of proposed improvements will be essential to subsequent implementation. In our labor analysis, we have departed from the recommended division of effort between tasks, directing a third of the budget onto the first set of tasks because we believe that it is important to tackle the discovery phase in sufficient depth to ensure that a) the right questions are being asked, and that b) full engagement of stakeholders is achieved. This will build confidence in the process, and will ultimately result in supportive consensus. We anticipate working closely with CCDC to engage the public and affected agencies throughout, coordinating and executing meetings as needed.

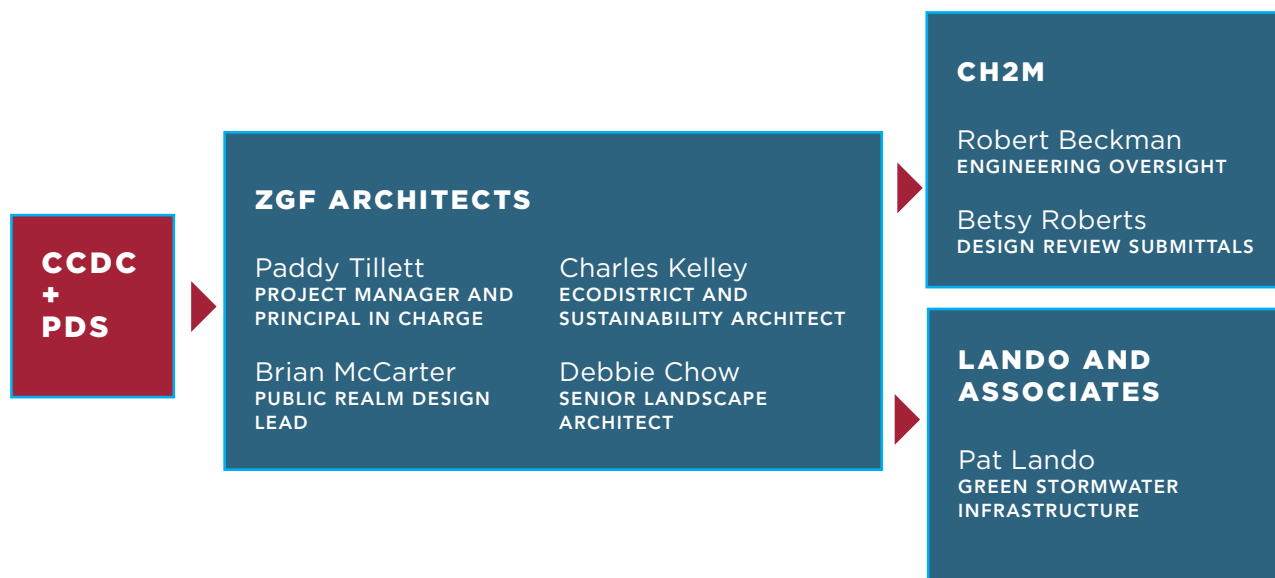
2. Project Team

The design principles behind the words Lasting, Innovative and Vibrant characterize the work of ZGF as exemplified in our design of the Portland Transit Mall, which has received national design awards from AIA, ASLA and APA. The American Institute of Planners has also declared it to be one of the nation’s ‘Great Places’. Three of the principal designers on that project will form the core of our team for Broad Street. ZGF will be complemented by CH2M in Boise with Bob Beckman and Betsy Roberts providing engineering and DR submission oversight, and Lando Associates who will bring their current knowledge of ecodistricts and green stormwater infrastructure in Boise. We are prepared for a concerted two-month effort.

Roles and Responsibilities

Leading the team for ZGF Architects LLC will be Paddy Tillett as Principal in Charge and Project Manager. He will be the point of contact with CCDC and Boise Planning and Development Services. He will work closely with Brian McCarter, who will lead Public Realm Design. Brian will be supported by senior landscape architect Debbie Chow, and by Charles Kelley, an architect with extensive experience in designing ecodistricts and sustainable water, waste and energy systems. Charles’ abilities complement those of landscape architect Pat Lando of Lando Associates, who has current working knowledge of GSI in Boise. Engineering oversight will be provided by Bob Beckman and Betsy Roberts of CH2M based in Boise. Betsy will also guide documents through the Design Review process.

Project Team Organizational Chart





Paddy Tillett

RIBA, FRTP, FAIA, FAICP, LEED AP
Project Manager and Principal in Charge | ZGF

Paddy Tillett has accrued more than 40 years of professional experience, and has worked for consulting firms and public agencies in many parts of the world before settling in the Pacific Northwest. Since that time, he has been responsible for a large number of the firm’s major planning and urban design projects. Participating as principal urban planner and frequently as project manager, Paddy remains fully engaged in the projects that he takes on. His project experience has included downtown revitalization strategies, transportation systems, and over 30 campus master plans, the majority of which have been approved and largely implemented.

Education

Master of Civic Design/University of Liverpool/1972

Diploma in Architecture, Oxford School of Architecture/1968

Professional Registrations

LEED Accredited Professional

Royal Town Planning Institute/London

NCARB

Registered Architect/Idaho

Registered Architect/Oregon

Architects Registration Board/London

Royal Institute of British Architects/London

American Institute of Certified Planners

Relevant Experience

- Boise Cultural Strategy, Boise, ID
- Boise Downtown Urban Design Plan, Boise, ID
- Boise Multimodal Center at 8th and Grove Feasibility Study, Boise, ID
- Boise River Street and Myrtle Street Area Master Plan, Boise, ID
- Boise State University Master Plan, Boise, Nampa, ID
- Boise State University, Master Plan Update, Boise, Nampa, ID
- Boise West Downtown Urban Design Development Plan, Boise, ID
- Idaho State University Campus Master Plan, Pocatello, ID
- Old Boise Eastside Urban Design and Development Plan, Boise, ID
- CCDC-Boise On-Call Services, Boise, ID
- The Grove 2.0 Concepts, Boise, ID
- Valley Regional Multimodal Transit Center, Boise, ID
- Lake City Development Corporation Lake District Strategic Plan, Coeur d’Alene, ID
- 16th Street Mall Extension, Denver, CO
- Baltimore Red Line Transit Corridor Study, Baltimore, MD
- Boulder Junction Master Plan, Boulder, CO
- Central Corridor Light Rail Transit Analysis, Minneapolis/St. Paul, MN
- City of Beaverton Strategic Civic Plan, Beaverton, OR
- City of Portland, Simon and Helen Director Park, Portland, OR
- City of Redmond Business/Medical District Master Plan and Development Strategy, Redmond, OR
- City of Vancouver Central City Vision Model, Vancouver, WA
- Coeur d’Alene Strategic Planning, Coeur d’Alene, ID
- Denver 16th Street Mall Urban Design Plan, Denver, CO
- Embarcadero Parkway Master Plan, San Francisco, CA
- Esther Short Redevelopment Plan, Vancouver, WA
- Hallmark Plaza, Kansas City, MO
- Living City Design Competition, Symbiotic Districts: Towards a Balanced City, Portland, OR
- OMSI District Plan, Portland, OR
- Oregon Health & Science University Framework Master Plan, Portland, OR
- Pacific Northwest University of Health Sciences Campus Master Plan, Yakima, WA
- Portland Cultural District Feasibility Study, Portland, OR
- Portland Streetcar, Portland, OR
- River District Illustrative Vision Plan, Portland, OR
- Salmon & Main Development Concepts, Portland, OR
- Springfield Central Transit Oriented Development Plan, Brisbane, QLD



Brian McCarter

FASLA, AICP

Public Lead Design Lead | ZGF

Brian McCarter is a ZGF principal with 38 years of experience focused on urban design, landscape architecture and planning for a variety of urban, mixed-use, waterfront, campus, public open space and transportation projects. Brian's experience with urban spaces throughout the United States gives him a unique perspective on place-making in varying environments. Brian designs major street and transit projects that involve extensive work with public and private agencies, advisory committees, and other stakeholder groups. He is fluent in the topics of civil, systems and transit operations, and has developed close working relationships with designers of different disciplines to effectively create a marriage of architecture and engineering in the street.

Education

Bachelor of Landscape Architecture/
University of Oregon/1975

Professional Registrations

Registered Landscape Architect: Oregon,
Washington

American Institute of Certified Planners

Relevant Experience

- Boise Downtown Urban Design Plan (Central Area), Boise, ID
- River Street-Myrtle Street Urban Design Plan, Boise, ID
- West Boise Downtown Urban Design Plan, Boise, ID
- Boise State University Master Plan, Boise, Nampa, ID
- Boise State University, Master Plan Update, Boise, Nampa, ID
- Boise West Downtown Urban Design Development Plan, Boise, ID
- The Grove 2.0 Concepts, Boise, ID
- Saint Alphonsus Medical Center - Nampa, Replacement Hospital, Nampa, ID
- City of Portland, Director Park, Portland, OR
- 16th Street Mall Reconstruction RTD, Denver, CO
- 20th Street Viaduct Replacement and I-25/HOV Project, Denver, CO
- Beaverton Performing Arts Center Feasibility Study, Beaverton, OR
- Bel-Red Corridor Transportation Development Standards, Urban Design Component, Bellevue, WA
- CenterLine Light Rail Transit System, Preliminary Engineering, Orange County, CA
- Central Platte Valley Urban Design Plan - Speer Viaduct Replacement, Denver, CO
- Century Group, Southlands Master Plan, Southlands, BC
- Columbia River Crossing, Portland, OR and Vancouver, WA
- Denver 16th Street Mall Urban Design Plan, Denver, CO
- Downtown Multimodal Access Plan, Denver, CO
- Embarcadero Parkway Master Plan, San Francisco, CA
- Everett Station, Everett, WA
- Gerding Edlen Development Company, Twelve | West Mixed-Use Building, Portland, OR
- Howard Street Enhancement Strategy, Baltimore, MD
- Interstate MAX Light Rail Transitway, Portland, OR
- K Street Centerway, Washington, DC
- Keystone Hills/Centre Street North Land Use and Transportation Plan, Calgary, AB
- NCPC/GSA, SW Ecodistrict Plan, Washington, DC
- Oregon Health & Science University Biomedical Research Building, Portland, OR
- Pacific Lutheran University, Morken Center for Learning and Technology, Tacoma, WA
- Pacific Lutheran University, Xavier Hall Renovation, Tacoma, WA
- Western Gateway Park, Des Moines, IA

Charles Kelley

AIA, LEED AP BD+C

Ecodistrict and Sustainability Architect | ZGF



Charles Kelley is a senior urban designer and architect with 31 years of experience and an interdisciplinary background in architecture and planning. His community planning experience brings a balance to land use and transportation objectives through the design of large- and small-scale public infrastructure and

development projects. He has played a leadership role in the City of Portland through the development of the Neighborhood Walks Program, and as a current member of the % for Green Committee, as well as a past member of the River District Coordinating Committee and City of Portland Stormwater Advisory Committee.

Education

Master of Architecture/Urban Design Certificate/ University of Pennsylvania

Bachelor of Arts in Architecture University of Washington

Professional Registrations

Registered Architect/Oregon

NCARB

LEED AP Building Design + Construction

Relevant Experience

- Boise State University Master Plan, Boise / Nampa, ID
- Idaho State University Campus Master Plan, Pocatello, ID
- Beaverton Civic Strategic Plan, Creekside Master Plan, And Ecodistrict Strategic Plan Beaverton, OR
- SW Ecodistrict Plan Washington, DC
- Shizuoka Ecodistrict Shizuoka, Japan
- Mitsui Fudosan Co., Ltd. Kashiwanoha Master Plan, Chiba Prefecture Kashiwanoha, Japan
- Wenjiang Ecodistrict Chengdu, China
- North/North East Quadrant Plan Portland, OR
- I-5/Broadway Weidler Traffic Study, Odot Portland, OR
- Oregon Convention Center Expansion Street And Open Space Improvements Portland, OR
- River District Illustrative Plan Portland, OR
- Living City Design Competition, Symbiotic Districts: Towards A Balanced City Portland, OR
- Rock Creek Employment Area Infrastructure Plan Portland, OR
- Little Rock Waterfront Master Plan And Fountain Little Rock, AR
- Interstate Max Transit Guideway Improvement Standards Portland, OR
- Upshur Neighborhood Norm Thompson Redevelopment Plan Portland, OR
- Airport Max Transit Project Portland, OR
- Union Station Housing Portland, Or
- Hoyt Street Properties Development Plan Portland, OR

Debbie Chow

ASLA

Senior Landscape Architect | ZGF



With 14 years of experience, Debbie Chow has focused on urban design, landscape architecture and planning for a variety of urban, mixed-use, campus, public open space and transportation projects. She brings a background in the design of campus planning, downtown revitalization, and public streetscape improvement, as well as land use applications and detailed landscape plans

for construction to projects. Her recent work in Washington D.C. has exclusively involved urban, multimodal streetscape design in redeveloping districts.

Education

Bachelor of Landscape Architecture/University of Oregon

Relevant Experience

- Valley Regional Multimodal Transit Center, Boise, ID
- Idaho State University Campus Master Plan, Pocatello, ID
- City of Philadelphia Transportation Planning and Engineering Services, Philadelphia, PA
- Portland Mall Revitalization, Portland, OR
- Coastal Greenland Limited, Silo City, Beijing, HB
- Columbia Heights Streetscape Concept Design, Washington, DC
- Dana-Farber Cancer Institute, Yawkey Center for Cancer Care, Boston, MA
- DC Streetcar Program Management, Washington, DC
- DCOP 19th Street LID Design
- DDOT 15th Street Intersection Safety Improvements, Washington, DC
- Great Streets Minnesota Avenue NE Streetscape Design, Washington, DC
- Howard Street Enhancement Strategy, Baltimore, MD
- K Street Centerway, Washington, DC
- Oregon Health & Science University 2011 Facilities Master Plan for all Campuses, Portland, OR
- Pacific Northwest University of Health Sciences Campus Master Plan, Yakima, WA
- Providence Health & Services, Providence Tanasbourne Health Center Master Plan and Medical Plaza, Hillsboro, OR
- Seattle Children's, Master Plan and Major Institution Master Plan, Seattle, WA
- St. Joseph Health System, Master Planning of Mission Hospital in Mission Viejo and Laguna Beach, Mission Viejo, CA
- TriMet Southwest Corridor DEIS Conceptual & Technical Plan Development Services, Portland, OR
- WenJiang South Industrial District Planning, Chengdu, SC
- West Salem Business District Development, Salem, OR

Robert Beckman PE, PTOE

Engineering Oversight | CH2M



Bob Beckman is a Senior Traffic Engineer with CH2M in Boise. He has more than 28 years of experience on a wide variety of transportation projects throughout the United States. His diverse transportation experience includes traffic engineering and roadway design, highway functional design, intersection and arterial

improvements, route location and corridor studies, signal and lighting design, traffic impact studies, parking analysis and design, comprehensive transportation plans, site circulation and access, environmental studies, and highway safety improvements. Bob has performed and managed all phases of highway and transportation projects including planning, design, and construction engineering.

Education

B.S., Civil Engineering, University of Arizona

Graduate Transportation Studies, Arizona State University and Northwestern Traffic Institute

Professional Registrations

Professional Engineer: Idaho, Illinois, Montana, Washington, Arizona, Wyoming, Professional Traffic Operations Engineer, Transportation Professional Certification Board

Relevant Experience

- GARVEE Transportation Improvements Program Management—Connecting Idaho, Boise, ID
- St. Luke's Regional Medical Center Traffic Impact Analysis, St. Luke's Downtown Medical Center, Boise, ID
- SH 8, Moscow to Troy Corridor Study, Idaho Transportation Department, Moscow, ID
- Alameda Road and Hawthorne Road Intersection Improvement, Pocatello, ID
- Kuna-Mora Road Corridor Study, Boise, ID
- Orchard Street and Overland Road Intersection, Boise, ID
- East Parkcenter Bridge, Boise, ID
- Ustick Road Reconstruction and Widening, Boise, ID
- I-90 Post Falls Access Improvements, Post Falls, ID
- Environmental Study, Pocatello, ID
- Floating Feather Road Corridor Study, Eagle and Star, ID
- City of McCall Comprehensive Plan, McCall, Idaho
- Elgin O'Hare West Bypass Study, Illinois Tollway, Chicago, IL
- Interchange Design Study (IDS) Manager, Elgin O'Hare West Bypass, Illinois Department of Transportation, Chicago, IL
- SR 92, Lehi to Highland Design-Build project, Utah Department of Transportation, Salt Lake City, UT

Elizabeth Roberts PE LEED AP

Design Review Submittals | CH2M



Betsy Roberts is a civil engineer with 25 years of experience as a consulting engineer, focusing mainly on community based engineering projects, ranging from transportation projects to utility work to green stormwater. She was part of the original wave of LEED™ accredited professionals. While Betsy is a project manager, but also works closely with staff to stay engaged in the details and

ensure quality work. She is well networked in the community and engages continuously with the local agencies. She is familiar with the City of Boise design review process.

Education

M.S., Environmental Engineering/University of Illinois
B.S., Civil Engineering/Marquette University

Professional Registrations

Professional Engineer: Idaho, Oregon, Wisconsin, Leadership in Energy and Environmental Design

Relevant Experience

- St. Luke's Regional Medical Center Traffic Impact Analysis, St. Luke's Downtown Medical Center, Boise, ID
- City Engineer for City of Ontario (CH2M Contract) City of Ontario, Ontario, OR
- City of Sun Valley, Sun Valley, ID - City Engineer for City of Sun Valley
 - Sun Valley Capital Improvements Programming
 - Transportation Planning Services
 - Bike Path and Roadway Improvements Program
 - Development Review
 - Planning and Code Writing Services
 - Annual Pavement Condition Assessment
 - Maintenance Facility Site Analysis and Final Design
- City of McCall City Engineer, McCall, ID
- YMCA Horsethief Reservoir Camp (Programming through Construction Phases), Cascade, ID
- City of Rupert Infrastructure Improvements and Downtown Revitalization Project, Rupert, ID
- City of Caldwell Downtown Revitalization Plan, Caldwell, ID
- I-15, Rose Road Underpass, Blackfoot, ID
- US 30, McCammon to Lava Hot Springs Preliminary Design, ID
- Woodhead Park Master Plan, Idaho Power, Brownlee Reservoir Hells Canyon, ID
- Prioritized Roadway Improvement Projects, Rocky Mountain National Park in Estes Park, Colorado, and Dinosaur National Monument in Vernal, UT
- Barber Park Concept Plan Development, Ada County, ID

Pat Lando

PE, PTOE

Green Stormwater Infrastructure | Lando and Associates



Pat Lando specializes in resilient landscapes, sustainability and green infrastructure, and has been integrating natural systems into projects for the past 22 years. His projects employ innovative design solutions such as planted roofs and walls, natural stormwater facilities, rain and gray water re-use systems and more recently “living machine”

systems that treat and reuse blackwater. Pat’s goal has been to show how these technologies can be harnessed into projects that seek net-zero or restorative development program objectives. As a further commitment to these resiliency goals and innovation, he started a manufacturing company in 2005 that provides ‘permitted and skid ready’ rainwater harvesting systems.

Education

Stormwater Management Design Studies/Clackamas Community College

BSLandscape Architecture/University of Wisconsin - Madison

Professional Registrations

Landscape Architect: Oregon, Washington; LEED Certified; Certification; River & Watershed Restoration, Portland State University

Relevant Experience

- Oregon Sustainability Center, Portland, OR
- Lloyd District Eco-District Development, Portland, OR
- The Rocket Mixed-Use Development, Portland, OR
- City Of Portland Bureau Of Environmental Services Evaluate Stormwater Retrofit Opportunities, Portland, OR
- Portland City Hall EcoRoof, Portland, OR
- The Confluence Project Vancouver Landbridge, Vancouver, WA
- Nuevo Amanecer Farm Worker’s Housing Development, Woodburn, Oregon
- Tualatin Valley Water District Demonstration Garden, Beaverton, OR
- [NPK]house International Living Futures Competition Greenhouse Design, Snohomish County, WA



KEY STAFF
Brian McCarter

1 Keystone Hills Core Plan/Land Use and Transportation Plan Calgary, Alberta

Energy sector economic pressure is driving significant growth in Calgary. The City has developed long range goals and policies for redevelopment and new development to respond to the opportunities and impacts of this growth. The greater Keystone Hills area, on Calgary's north side, will accommodate 50,000 new residents over the next 25 years. ZGF is leading the urban design for a 74-hectare (182 acre) town center for Keystone Hills that is strategically located along a future high-capacity transit corridor. Working with the City and two major developers, the new plan will establish a complete streets hierarchy, block patterns, open space, land use types and intensity and the future BRT/LRT alignment and stations. Also noteworthy, Calgary intends for this to be the City's first low-floor LRT system to complement their existing high-floor system. The City of Calgary intends to use the results of this process and plan to promote new design guidelines and standards for mixed-use development and multimodal transportation in all new growth areas.





VISION PLAN FEATURES

- A** Urban blocks and grid streets distribute traffic to complete communities A, B
- B** Centre Street transit greenway accommodates transit, bikes, pedestrians and local traffic
- C** Mixed use major activity center with intensity focal point around transit station and amenity space
- D** Retail-focus street with enhanced plazas and crossings
- E** Mid-block laneways
- F** Less intensity between stations
- G** North Transit Station intensity focus
- H** Complete streets for all modes
- I** Network of green streets and plazas linked to neighborhood parks and greenways
- J** Future institutional use

Note:

Neighbourhood outline plan streets and blocks are preliminary and subject to change.

Illustration does not represent a development plan. It is one visualization of land use, building height, massing, orientation, streetwall, amenity spaces, and street type guidelines of this plan. This view at build-out assumes many phases of development and intensification over time and completion of area transportation improvements including the Primary Transit Network/North LRT Line. Final build-out plans may vary.

Figure 2: Vision Plan



KEY STAFF
Brian McCarter | Debbie Chow

2

Portland Mall Revitalization

Portland, OR

The Portland Mall Revitalization is an award-winning makeover of the city's iconic 1970s transit mall, which now combines light rail and bus transit, bikes, pedestrians, and vehicular traffic with storefront retail revitalization. ZGF has been involved with the Mall since its inception.

Through the years, the Mall has helped to bolster Portland's reputation as a haven for progressive planning, public transportation, and robust urban design. It is the largest public works project in downtown Portland's history and is one of the largest surface transit projects in the country, addressing 122 city block faces. ZGF led a complete inventory and lifecycle assessment for all aspects of the existing avenues. Community and stakeholder participation was key to the redevelopment, as was outreach to downtown retailers. When full service began, it was complemented by \$1.5 billion in private investment on or near the Mall, representing more reinvestment in downtown's

core in three years than had been seen in 20 years.

This revitalization has made the heart of Portland significantly more accessible as the downtown area has grown, and by the activities the Mall engenders, it has re-established itself as the place where the whole community can come together. The Mall has been honored nationwide for its design and planning, including the 2011 Award of Excellence from the American Society of Landscape Architects and the 2012 Award for Regional and Urban Design from the AIA. Last month, the Portland Mall was named one of the Great Places in America by the American Planning Association.





KEY STAFF

Brian McCarter | Charles Kelley | Debbie Chow

3

SW Ecodistrict

Washington, DC

ZGF developed urban design and sustainability strategies for the SW Ecodistrict, an effort led by National Capital Planning Commission (NCPCC) and General Services Administration (GSA) in coordination with DC Office of Planning, and 17 other local and federal agencies. The 100-acre project area is identified in the NCPCC's Monumental Core Framework Plan as a significant redevelopment area that provides an opportunity to connect the National Mall to the Potomac Riverfront. The area south of the National Mall is a federal employment center featuring headquarters for agencies including the GSA and the Departments of Energy, Education, and Housing and Urban Development.

ZGF is developing urban design and sustainability strategies to transform the district into a 21st-century sustainable and livable community that uses resources more efficiently and

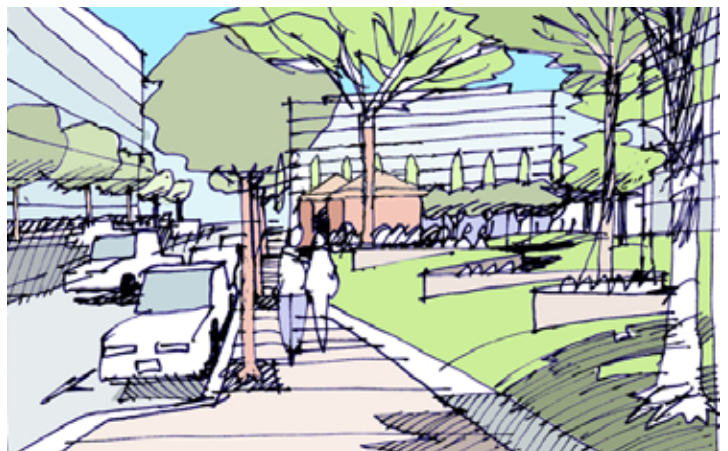
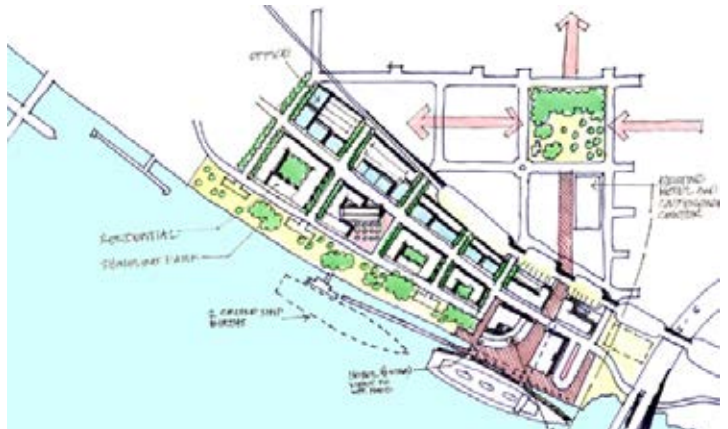
contributes to the City's economic vitality and environmental health. As envisioned, the ecodistrict will become an active, mixed-use neighborhood with significant cultural attractions, public spaces, offices and residences with improved regional rail and subway connections, a future streetcar line, improved bike facilities, and enhanced pedestrian connectivity. The plan includes transit enhancements to minimize traffic impacts that may result from adding an additional 5 million SF to the existing 10 million SF of development. New buildings in the ecodistrict will achieve net-zero energy and carbon by 2030 through the interconnection of high-performance buildings, infrastructure and open spaces to pool resources and share by-products. Water, gas, electricity, and heating and cooling will all be shared among the buildings to create a 24-hour synergy.



KEY STAFF
Paddy Tillett

4 City of Vancouver Central City Vision Model Vancouver, WA

ZGF was selected to develop two plans for the City of Vancouver. The first plan, centered on the four-block historic Esther Short Park, was for a 30-block area that had seen no significant investment in 20 years. The plan developed a clear vision, achieved consensus among diverse stakeholders, and proposed a series of specific actions. Eight years later, 40 projects had been accomplished, leveraging over \$100 million in private investments. In 2004, ZGF was asked to return to develop a vision for the whole central city—120 blocks—which also included the original 30 blocks. Many of the original stakeholders participated in the process as well as others representing interests throughout the central city. An early task was to develop a “Success Audit” detailing the accomplishments of the earlier plan through our planned specific actions. This demonstrated how much could be accomplished as the result of good planning, and was instrumental in engaging partners and investors in implementation of the new plan.





KEY STAFF

Brian McCarter | Paddy Tillett | Charles Kelley

5 River District Street Standards

Portland, OR

Until the 1990s, the 200-acre River District, now known as the Pearl District, was distinguished by old buildings, rail yards, abandoned wharves, and unfulfilled plans for redevelopment. Through an unusual initiative by a consortium of property owners and other interested parties, ZGF developed a vision for redevelopment that reached beyond the aspirations of the Central City Plan. The goal of the Framework Master Plan, which was co-authored by ZGF, was to establish a coherent, yet diverse community of 5,500 homes, and the creation of 6,500 new jobs. The plan was presented to the Portland City Council together with a list of specific implementation recommendations.

ZGF then completed one of the Framework Master Plan's recommendations, the River District Right-of-Way Standards. This set of street and sidewalk design standards give continuity of design character between original streets and new street

extensions while allowing sub-district variation. They also allow pervious surfaces in the sidewalk and provide for once-widely-used residential stair stoops and sidewalk garden strips that had been banned decades ago in the general right-of-way standards. As a whole, the new standards accommodate vehicular circulation needs conveniently and discreetly while emphasizing the district as a pedestrian environment. ZGF has also completed several other specific elements of the original plan including the Hoyt Street Yards Master Plan, and urban design, landscape architecture, condominiums, and pedestrian bridge at Union Station Yards.

5 Fee Proposal

Task		Date	Meetings	ZGF			CH2M		LA	Hours	Labor	
			Staff	McCarter & Tillett	Kelley	Chow	Beckman	Roberts	Lando			%
Hourly Rates				\$210	\$185	\$95	\$233	\$180	\$220			
1. Neighborhood Framework												
		May 21st	Project Kick-Off	6		6	4		6			
1.1	Land Use, Storefront and Massing Diagram											
	review plans, projects and documents			2		1	1		1			
	locate storefronts and diagram massing			1		2						
1.2	Circulation											
	review mobility plans			2		2	1					
	diagram 2nd and 6th intersection designs			1		2	2					
	draft recommendations on listed topics			1			1					
1.3	Public Space											
	identify potential public open spaces			2		1						
	diagram POS relationships					4						
	draft preliminary POS program			1		2						
1.4	Neighborhood Gateways											
	prepare three gateway concepts			4		8			2			
	establish spatial parameters			2								
	coordinate with Boise PDS, Arts and History depts.		Video Conference	1		1						
	prepare illustrated concept plans			2		6						
1.5	Existing Conditions											
	identify neighborhoos features			1		2			1			
	diagram existing conditions					4						
	recommend suitable actions			1		2			1			
	<i>Sub-Total Hours</i>			27	0	43	9	0	11	90		
	<i>Sub-Total Labor</i>			\$ 5,670	\$ -	\$4,085	\$ 2,097	\$ -	\$2,420		\$14,272	30%
2. Stormwater Management Plan												
2.1	Existing Conditions Storm Water											
	calculate district stormwater run-off					4			2			
2.2	Neighborhood Build-Out Private Stormwater											
	calculate on-site runoff at build-out					4						
2.3	Public ROW Stormwater											
	calculate public ROW stormwater run-off					2						
	calculate 25 year event run-off storage					2						
	diagram on-street watersheds and collection					2	2		2			
2.4	GSI Concept Plan											
	diagram GSI management of LIV stormwater					2	4		6			
	size and locate GSI					1			4			
	identify strategic GSI locations					1			2			
	recommend materials and systems					2			2			
	<i>Sub-Total Hours</i>			0	20	6	0	0	18	44		
	<i>Sub-Total Labor</i>			\$ -	\$3,700	\$570	\$ -	\$ -	\$3,960		\$8,230	17%

Task		Date	Meetings	ZGF		CH2M	LA	Hours	Labor		
				McCarter & Tillett	Kelley	Chow	Beckman	Roberts	Lando		%
Hourly Rates				\$210	\$185	\$95	\$233	\$180	\$220		
3. Broad Street Schematic Design											
3.1	Schematic design of Broad Street										
	prepare site plan of Broad Street			2		8	2		2		
	address neighborhood framework diagrams			2		4					
	draft project design criteria				2				2		
	design core public open space			6	2	4			2		
	verify design review requirements met					2		2			
		June 4th	Stakeholder Work Session	6		6			6		
	finalize illustrative street plan			1		4			1		
3.2	Estimate of Probable Costs										
	Broad Street improvement costs per block					1	2	4	4		
	overall street improvement estimate					1		4	2		
	<i>Sub-Total Hours</i>			17	4	30	4	10	19	84	
	<i>Sub-Total Labor</i>			\$3,570	\$740	\$2,850	\$932	\$1,800	\$4,180		\$14,072 29%
4. Streetscape Standards											
		June 8&9	CCDC and City Presentations								
4.1	GSI Streetscape Standards										
	reconcile design with updated GSI standards		by Staff		2	6	2		2		
	design prototype GSI for numbered streets				2		1		4		
4.2	Estimate of Probable Costs										
	estimate costs for typical GSI blockface					1			4		
	<i>Sub-Total Hours</i>			0	4	7	3	0	10	24	
	<i>Sub-Total Labor</i>			\$-	\$740	\$665	\$699	\$-	\$2,200		\$4,304 9%
5. Submittals											
5.1	Prepare Presentations	June 25th	DR Pre-App., ACHD and Stormwater								
	present to design review pre-ap. meeting					2	2	2			
	present to ACHD						2				
	participate in stormwater work session				2			2	2		
5.2	Refine Graphics & Recommendations			2		4	1	2	2		
	submit to CCDC for Design Review	July 13th	Submit DR					2			
5.3	Finalize Materials as Necessary			1		4			2		
	submit final DR package	July 17th	Final DR			8		4			
	<i>Sub-Total Hours</i>		Submission	3	2	18	5	12	4	44	
	<i>Sub-Total Labor</i>			\$630	\$370	\$1,710	\$1,165	\$2,160	\$880		\$6,915 14%
		July 29th to August 5th	DR Approval								
Total Hours				47	30	104	21	22	62	286	
Total Labor				\$9,870	\$5,550	\$9,880	\$4,893	\$3,960	\$13,640		\$47,793
						53%		19%	29%		
	Travel Expenses at \$575 per person trip			\$1,725	\$1,150	\$1,725			\$1,725		\$6,325
	Other Project Expenses			\$165	\$105	\$364			\$217		\$851
Total Estimated Fee											\$54,969

Standard Hourly Billing Rate Schedule

Partner	210.00 - 300.00
Principal	210.00
Associate Partner	185.00
Project Manager	165.00
Architecture-5	140.00
Architecture-4	115.00
Architecture-3	95.00
Architecture-2	80.00
Architecture-1	70.00
Interior Design-5	140.00
Interior Design-4	115.00
Interior Design-3	95.00
Interior Design-2	80.00
Interior Design-1	70.00
Urban Design-5	140.00
Urban Design-4	115.00
Urban Design-3	95.00
Urban Design-2	80.00
Urban Design-1	70.00
Graphic Design-5	135.00
Graphic Design-4	110.00
Graphic Design-3	95.00
Graphic Design-2	75.00
Graphic Design-1	65.00
Technology	140.00
Specification Writer	140.00
Model Builder	100.00
Administrative Asst.	70.00

Rates are Subject to Annual Adjustment

ZGF

ZIMMER GUNSUL FRASCA ARCHITECTS LLC

Portland

1223 SW Washington Street
Suite 200
Portland, Oregon 97205
T 503.224.3860

www.zgf.com



AGENDA BILL

Agenda Subject: 1401 & 1413 W. Idaho Street RFQ/P Award		Date: 5/18/2015
Staff Contact: Shellan Rodriguez	Attachments: <ol style="list-style-type: none"> 1. RFQ/P Submittal List of Findings 2. Review Panel Meeting Dates and Attendees 3. Staff Presentation from 5.11.2015 Board Meeting 4. Gardner Co. Images and Handout from 5.11.2015 Board Meeting 5. LocalConstruct Images and Presentation from 5.11.2015 Board Meeting 	
Action Requested: Authorize Staff to enter into negotiations for preparation of an Exclusive Right to Negotiate agreement. This the next step identified by the RFQ/P process for the redevelopment of 1401 and 1413 W.		

Fiscal Notes:

This step involves staff time and legal review and preparation of the ERN document.

Background:

On January 9, 2015, CCDC issued a Request for Qualification/Proposals (RFQ/P) inviting development teams to submit proposals regarding the CCDC-owned property located at 1401 W. Idaho Street in Boise, Idaho. Two proposals were received on the due date, March 4, 2015.

The RFQ/P did not stipulate or restrict uses in any manner nor did it require the existing building to be included within the proposals. The RFQ/P listed ten project priorities. It also outlined the evaluation of proposals in the following way, "Submissions will be judged based on the identified priorities on pages 6-8. The review process is a subjective and evaluative overall assessment of the potential of each proposed project to strengthen and revitalize this area of downtown."

The RFQ/P included additional information including previous environmental reviews, ALTA survey and property appraisal.

The project priorities from the RFQ/P are listed below. They are in no particular order and are not weighted.

Strong Financing:

Priority will be given to applicants with strong creditworthiness and with clear financial capacity to deliver the proposed project. Proposals financed by recognizable lending institutions speaking to both the applicant's creditworthiness and willingness to lend for the proposed project are preferred to those financed by speculative equity investors. Describe how the project will be funded/financed including construction financing, permanent financing and anticipated final ownership. Letters from financial

institutions which describe prior credit relationships, prior lending history/amounts/range, and anticipated parameters for lending on proposed project (e.g. pre-sale/lease ratios, etc.) are desirable. A list of preliminary development financing sources and uses for the proposed development must be included in your submittal.

Successful Similar Portfolio:

Applicants who have worked on projects of similar scale, cost, context and use are preferred. Priority will be given to applicants with similar projects in their portfolios which also demonstrate marked past success.

Quick Construction:

Priority will be given to projects proposed to be completed within a shorter time frame relative to the size of the project.

Pedestrian Friendly Design:

Pedestrian-friendly design at the street level is preferred, which includes, but is not limited to buildings which meet the sidewalk and orient windows toward the sidewalk, limited blank walls facing the sidewalk, and buildings with entrances facing the sidewalk.

Context:

Projects which relate in scale and orientation to the surrounding urban context and meet the existing plans for the area are preferred. The surrounding context is comprised of mostly one-story warehouse type structures with a few two-story structures which meet the sidewalk. Priority will be given to projects which relate in scale and orientation to the surrounding context and exhibit urban form over projects which exhibit more suburban form. Priority is given to projects which minimize the impact of parking on the site. Projects which propose to meet parking requirements without the use of surface parking are preferred over those which propose to meet parking requirements with surface parking. Surface parking along street frontages is discouraged.

Active Mixed Use:

Mixed-use projects with active ground floor uses are preferred over single-use projects with dormant ground floor uses. Active ground floor uses are those which invite the public to enter the building often and engender frequent foot traffic.

High Floor Area Ratio

High Floor Area Ratio (FAR) is preferred over lower FAR. The current commercial zoning of the Project

Sustainability:

Designs which emphasize sustainability and resource-efficiency are preferred over designs which propose only to meet the current building code. Projects can emphasize sustainability to an average degree by proposing to utilize geothermal, proposing energy-efficiency and water-efficiency measures, and/or proposing a project that is potentially eligible for LEED certification. Projects can emphasize

sustainability to a high degree by proposing to re-use the existing building, to use daylight and energy modeling to drive building design, advanced energy-efficiency and water-efficiency measures, by proposing a project which is potentially eligible for LEED Gold/Platinum or Living Building Challenge certification.

Investment: Explain and show estimates for: building size(s) and uses in approximate footage by use, total construction value, and anticipated total taxable value of the proposed project (e.g. income restricted or non-profit property value would vary more in assessed value from construction value than a market value development). What is the status of the project uses: Private, Public, or Non-profit?

Catalyst Potential:

Projects which best leverage neighborhood assets, create and draw pedestrian activity, and are most likely to stimulate spin-off and/or complementary development are preferred. An overall goal for CCDC in urban redevelopment is to eliminate blight, promote development, and fuel economic growth. The judgment about whether a project can reasonably be expected to catalyze future development and create pedestrian activity is based on many of the priorities listed above as well as determined by the expertise of the RFQ/P review panel.

Review & Recommendation:

A panel of representatives comprised of CCDC staff, members of the CCDC Board and Boise City Planning & Development staff was formed to review the RFQ/P submittals and interview respondents. The panel included the following individuals: John Brunelle, Todd Bunderson, David Eberle, Cody Riddle, Shellan Rodriguez, Sarah Schafer, Pat Shalz and Dana Zuckerman. The panel convened on three separate occasions between March 30th and April 8th for more than 6 hours of discussions and evaluations of proposals based on the RFQ/ P priorities. A complete list of meeting dates and attendees is attached. The panel determined presentations by both development teams would be beneficial and held 1 hour Interview sessions with each development team. Additionally, the development teams presented their proposals at the May 11, 2015, CCDC Board of Commissioners Meeting. Please note Commissioners McLean and Eberle were absent.

The evaluation effort concludes by forwarding the findings to the CCDC Board of Commissioners for consideration and selection.

The next step would be for CCDC and the chosen Developer to enter into an Exclusive Right to Negotiate agreement (ERN) to refine the project design and consider specific development terms. As with any project, additional due diligence will be done to determine the financial feasibility of the project and the ERN document will be approved by the CCDC Board at a subsequent meeting.

Staff Recommendation:

Staff recommends Board determines which proposal to move forward with and authorize Staff to enter into negotiations for preparation of an Exclusive Right to Negotiate agreement with said developer.

Suggested Motion:

I move the Board to authorize Staff to enter into negotiations for preparation of an Exclusive Right to Negotiate agreement with _____.

1401 & 1413 RFQ/P PRIORITIES & FINDINGS

1. **Strong Financing:**

Priority will be given to applicants with strong creditworthiness and with clear financial capacity to deliver the proposed project. Proposals financed by recognizable lending institutions speaking to both the applicant's creditworthiness and willingness to lend for the proposed project are preferred to those financed by speculative equity investors. Describe how the project will be funded/financed including construction financing, permanent financing and anticipated final ownership. Letters from financial institutions which describe prior credit relationships, prior lending history/amounts/range, and anticipated parameters for lending on proposed project (e.g. pre-sale/lease ratios, etc.) are desirable. A list of preliminary development financing sources and uses for the proposed development must be included in your submittal.

Findings:

Local Construct: George Smith Partners (REI Banking) provided letter of reference within the submittal. This includes a description of prior financing history (since 2010, 15 separate transactions \$100 Million, acquisition, bridge, construction and supplemental financing). Complete development budget included in submittal.

A detailed development budget was included in submittal.

Gardner: Proposal offered to contact bank contacts to discuss financial strength of the firm. Explanation of project's financing history, over \$100 Million in Treasure Valley over last 10 years.

A specific development budget was not provided.

2. **Successful Similar Portfolio:**

Applicants who have worked on projects of similar scale, cost, context and use are preferred. Priority will be given to applicants with similar projects in their portfolios which also demonstrate marked past success. Describe narratively and offer examples of prior projects with comparability to the proposed project. Pictures and references can be included.

Findings:

Local Construct: The developers have developed similar urban mixed used housing types in other communities including the Owyhee in Boise. They included the following projects within their proposal: The Owyhee, Blackbirds, proposed 5th & Myrtle. Their portfolio includes 2,000 residential units.

- **Gardner:** Contractor, ESI, has substantial multifamily housing construction experience. The ESI multi-family projects discussed in the proposal included Boise Heights Student Housing, Depot

Loft Apartments. The developer did not discuss experience developing urban infill housing product. Members of the development team have experience with similar warehouse renovation projects in neighborhood.

3. Quick Construction:

Priority will be given to projects proposed to be completed within a shorter time frame relative to the size of the project. For example, a 140,000 square foot project completed within 24 months would be judged as relatively quick construction for the size of the project and would be given preference over a 140,000 SF project phased over 3-6 years, which would be judged as protracted. Describe the timeline for the project including the design development phase, construction duration, certificate of occupancy, lease-up/sales schedule and building stabilization.

Findings:

Local Construct: The proposal included a timeline showing 16 months from 'start' date until construction completion.

Gardner: The proposal included a timeline showing 19 months from 'start' date until construction completion.

4. Pedestrian Friendly Design:

Pedestrian-friendly design at the street level is preferred, which includes, but is not limited to buildings which meet the sidewalk and orient windows toward the sidewalk, limited blank walls facing the sidewalk, and buildings with entrances facing the sidewalk. Explain and demonstrate why the proposed project is urban and pedestrian-friendly with regard to use/design. Sketches and drawings of the proposed site plan/elevations may be helpful.

Findings:

Local Construct: Corner of 14th and Idaho includes "pocket park" and commercial space, intended to activate 14th. The remaining street level frontage on 14th and Idaho includes 7 live/work units oriented towards the streets. 14th includes a wider sidewalk than is standard or than exists. All parking hidden from streetview.

Gardner: Approximately 2/3rds of the street frontage on Idaho includes screened podium parking. The existing building would remain as the street frontage on Idaho and 14th.

5. Context:

Projects which relate in scale and orientation to the surrounding urban context and meet the existing plans for the area are preferred. The surrounding context is comprised of mostly one-story warehouse type structures with a few two-story structures which meet the sidewalk. Priority will be given to projects which relate in scale and orientation to the surrounding context and exhibit urban form over projects which exhibit more suburban form. Priority is given to

projects which minimize the impact of parking on the site. Projects which propose to meet parking requirements without the use of surface parking are preferred over those which propose to meet parking requirements with surface parking. Surface parking along street frontages is discouraged. Explain and show how the project both fits the neighborhood, the existing plans, and employs an urban parking approach.

Findings:

Local Construct: Proposed building height (3 stories)- surrounding buildings are 1 and 2 including the Linen Building which is 2+ stories.

Gardner: Maintains the existing Watercooler building. Proposed building height is 6 stories- surrounding buildings are 1 and 2 including the Linen Building which is 2+ stories.

6. Active Mixed Use:

Mixed-use projects with active ground floor uses are preferred over single-use projects with dormant ground floor uses. Active ground floor uses are those which invite the public to enter the building often and engender frequent foot traffic.

Findings:

Local Construct: Design includes retail and live/work units at street level. 32 market rate studio, one and two bedroom apartments plus 7 live/work units for a total of 39 residential units are proposed. 1,450 s.f. corner retail space is also included. Pocket Park included on corner.

Gardner: Design includes about 8,000 s.f. of retail/commercial space using the existing Watercooler building and 50 one and two bedroom apartments above podium parking. Ground level includes the renovation of the existing Watercooler building and screened podium parking. Gardner provided information concerning the possible inclusion of a restaurant or brew pub in the renovated Watercooler building. Dave Krick of Bittercreek Alehouse presented his interest in opening a Public Brewery in the building at the May 11, 2015 CCDC Board Meeting.

7. High Floor Area Ratio

High Floor Area Ratio (FAR) is preferred over lower FAR. The current commercial zoning of the Project Site allows an upper limit FAR of 1.5 for residential uses and unlimited for commercial/office/retail as long as height requirements are met. The CCDC expects proposals to exceed these limits substantially. These FAR limits can be exceeded with approval of a Conditional Use Permit by the Boise City Planning & Zoning Commission. Explain and show how FAR is calculated for the proposed project.

Findings:

Local Construct: 1.50 FAR (confirmed by both CCDC staff and PDS).

Gardner: 3.56 FAR (confirmed by both CCDC staff and PDS)

8. **Sustainability:**

Designs which emphasize sustainability and resource-efficiency are preferred over designs which propose only to meet the current building code. Projects can emphasize sustainability to an average degree by proposing to utilize geothermal, proposing energy-efficiency and water-efficiency measures, and/or proposing a project that is potentially eligible for LEED certification. Projects can emphasize sustainability to a high degree by proposing to re-use the existing building, to use daylight and energy modeling to drive building design, advanced energy-efficiency and water-efficiency measures, by proposing a project which is potentially eligible for LEED Gold/Platinum or Living Building Challenge certification. Projects which emphasize sustainability to the greatest extent will be given the highest priority in this category.

Findings:

Local Construct: LEED Gold design standard.

Gardner: LEED Silver and reusing the existing building.

9. **Investment:** Explain and show estimates for: building size(s) and uses in approximate footage by use, total construction value, and anticipated total taxable value of the proposed project (e.g. income restricted or non-profit property value would vary more in assessed value from construction value than a market value development). What is the status of the project uses: Private, Public, or Non-profit?

Findings:

Local Construct: Private use. \$5.8 Million total development investment in the project. Request of CCDC includes a land price of approximately \$250,000-\$350,000 as stated during interview with Review Panel and Board presentation. Estimated tax increment revenue to CCDC is \$630,000.

Gardner: Private use. \$11.5 Million total development investment in the project. Request of CCDC includes a 100% land write down and the reimbursement for required public streetscape improvements as stated during interview with Review Panel. Estimated tax increment revenue to CCDC is \$1,237,000.

10. **Catalyst Potential:**

Projects which best leverage neighborhood assets, create and draw pedestrian activity, and are most likely to stimulate spin-off and/or complementary development are preferred. An overall goal for CCDC in urban redevelopment is to eliminate blight, promote development, and fuel economic growth. The judgment about whether a project can reasonably be expected to catalyze future development and create pedestrian activity is based on many of the priorities listed above as well as determined by the expertise of the RFQ/P review panel. Explain and demonstrate why the uses within the development were chosen and why the project may be a

catalyst. These descriptions could take the form of answers to the following questions; e.g. are the uses complementary, as in housing + corner grocery? Does the project seek to partner and/or incorporate surrounding entities like the adjacent surface parking lot or the adjacent furniture store, etc.? Will the project attract more development or provide for a neighborhood anchor?

Findings:

Local Construct: Developer is invested in nearby developable properties (Bannock between 15th and 15th). They are also invested in Boise housing market, including downtown housing (Owyhee, proposed The Roost)

Gardner: Interested in replicating successful housing project. Development team members are currently invested in the Linen District.

REVIEW PANEL MEETING DATES AND ATTENDEES

1. Meeting Date: March 30, 2015, 9am – 11am

Review Panel Members Present

John Brunelle
Todd Bunderson
Cody Riddle
Shellan Rodriguez
Sarah Schafer
Pat Shalz
Dana Zuckerman

2. Meeting Date: April 2, 2015, 10am – Noon

Gardner Co. Interview: David Wali, Geoff Wardle, Tommy Ahlquist (for a portion of the interview), Jason Butler (CTA)

Review Panel Members Present:

John Brunelle
Todd Bunderson
Cody Riddle
Shellan Rodriguez
Sarah Schafer
Pat Shalz
Dana Zuckerman

3. Meeting Date April 8, 2015, 1 pm-3pm

LocalConstruct Interview: Mike Brown, Casey Lynch, Jason Osterburg

Review Panel Members Present:

John Brunelle
Todd Bunderson
David Eberle
Cody Riddle
Shellan Rodriguez
Sarah Schafer
Pat Shalz
Dana Zuckerman

1401 & 1413 RFQ/P

Two Proposals Received March 4, 2015

Gardner Company
Local Construct

Review Panel:

Pat Shalz
David Eberle
Dana Zuckerman
John Brunelle
Todd Bunderson
Shellan Rodriguez
Sara Schafer
Cody Riddle

Multiple meetings-
reviewing, discussing
priorities including
developer interviews.

SCHEDULE

The schedule for each step is approximate and may be adjusted by CCDC in its sole discretion.

RESPONSE PERIOD

JAN 9
2015

RFQ/P Published

Respondents are given 54 days to prepare proposals for the 1401 & 1413 W Idaho St RFQ/P.

A site visit will be scheduled in January 2015, but is not required.

During this period, questions can be directed to srodriguez@ccdcboise.com.

Response Deadline

MAR 4
2015

EVALUATION

{ Panel Review
A panel composed of City of Boise, CCDC, and others will review each proposal relative to the priorities listed in the RFQ/P }

Proposal Presentations

Respondents may be asked to present their proposal to the RFQ/P review panel during March/April 2015

MAR/APR
2015

MAY
2015

Ranking of Proposals Presented to CCDC Board [estimated]

ERN {EXCLUSIVE RIGHT TO NEGOTIATE}

The schedule for the Exclusive Right to Negotiate (ERN) will be determined following the CCDC Board of Commissioners' selection of the proposal for purposes of preparing an ERN agreement. Proposal refinement, agreement terms, and reuse appraisal are estimated at 2-3 months.

DDA {DISPOSITION & DEVELOPMENT AGREEMENT}

The schedule for the Disposition & Development Agreement (DDA) will be determined following the CCDC Board of Commissioners' selection of the proposal for purposes of preparing a DDA. If the ERN advances to a DDA, an estimated 3 months is added.

RFQ/P PRIORITIES

- Strong Financing
- Similar Portfolio
- Quick Construction
- Pedestrian Friendly Design
- Context with the surroundings
- Active Mixed Use
- High FAR
- Sustainability
- Investment
- Catalyst Potential

“Submissions will be judged based on the identified priorities on pages 6-8. The review process is a subjective and evaluative overall assessment of the potential of each proposed project to strengthen and revitalize this area of downtown.”

Strong Financing

Strong Financing

Gardner Co.

- Over \$100 Million invested in Treasure Valley within last 10 years.
- A complete proforma was not included in the submittal.

Strong Financing

Gardner Co.

- Over \$100 Million invested in Treasure Valley within last 10 years.
- A complete development budget was not included.

Local Construct

- Letter of reference from lender within the submittal.
- Since 2010, 15 separate transactions \$100 Million, acquisition, bridge, construction and supplemental financing
- Complete development budget included in submittal.

Successful Similar Portfolio

Successful Similar Portfolio

Gardner Co.

- Contractor, ESI, has substantial multifamily housing experience. Including: Boise Heights Student Housing and Depot Loft Apartments.
- The developer did not discuss specific experience developing urban infill housing product.
- Success with similar warehouse renovation projects in neighborhood

Successful Similar Portfolio

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- The developer did not discuss specific experience developing urban infill housing product.
- Success with similar warehouse renovation projects in neighborhood

Local Construct

- Developers have experience with urban mixed used housing. Including: The Owyhee, Blackbirds, proposed The Roost.
- They have 2,000 housing units within their portfolio.

Quick Construction

Quick Construction

Gardner Co.

- 19 months from “start” date

Quick Construction

Gardner Co.

- 19 months from “start” date

Local Construct

- 16 months from “start” date

Context With Surroundings

Context With Surroundings

Gardner Co.

- Maintains the existing Watercooler building.
- 6 stories

Context With Surroundings

Gardner Co.

- Maintains the existing Watercooler building.
- 6 stories

Local Construct

- 3 stories

Active Mixed Use Ground Floor Level

Active Mixed Use Ground Floor Level

Gardner Co.

- 8,000 s.f. of retail/commercial space (existing building)
- Screened podium parking
- 50 one and two bedroom apartments above podium

Active Mixed Use Ground Floor Level

Gardner Co.

- 8,000 s.f. of retail/commercial space (existing building)
- Screened podium parking ground floor
- 50 one and two bedroom apartments above podium

Local Construct

- 32 market rate studio, one and two bedroom apartments
- 7 live/work units at street level
- 1,450 s.f. corner retail space is also included
- Pocket Park

High FAR

High FAR

Gardner Co.

- 3.56 FAR

High FAR

Gardner Co.

- 3.56 FAR

Local Construct

- 1.50 FAR

Sustainability

Sustainability

Gardner Co.

- LEED Silver
- Reuse Existing Building

Sustainability

Gardner Co.

- LEED Silver
- Reuse Existing Building

Local Construct

- LEED Gold

Investment

Investment

Gardner Co.

- Private Project, fully taxable
- \$11.5 Million (est.)*
- Approx. Increment thru 2026:
 - \$1,237,000

Investment

Gardner Co.

- Private Project, fully taxable
- \$11.5 Million (est.)*
- Approx. Increment thru 2026:
 - \$1,237,000

Local Construct

- Private Project, fully taxable
- \$5.8 Million (est.)*
- Approx. Increment thru 2026:
 - \$630,000

DOES NOT INCLUDE FINAL PROPOSED LAND PRICE PAID TO CCDC.
*ADDITIONAL DUE DILIGENCE REQUIRED

Catalyst Potential-

Leverage neighborhood assets and stimulate development

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Leverage neighborhood assets and stimulate development

Gardner Co.

- Interested in replicating successful housing project.
- Development Team Members invested in Linen District.

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Leverage neighborhood assets and stimulate development

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Local Construct

- Invested in nearby developable properties
- Invested in Boise housing market, including downtown housing (Owyhee, proposed The Roost)



localconstruct



GARDNER COMPANY

WaterCooler APARTMENTS

'NESTLE' CONCEPT

50 APARTMENTS

35 PARKING STALLS



Questions & Presentations

WaterCooler APARTMENTS

'NESTLE' CONCEPT

50 APARTMENTS

35 PARKING STALLS



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

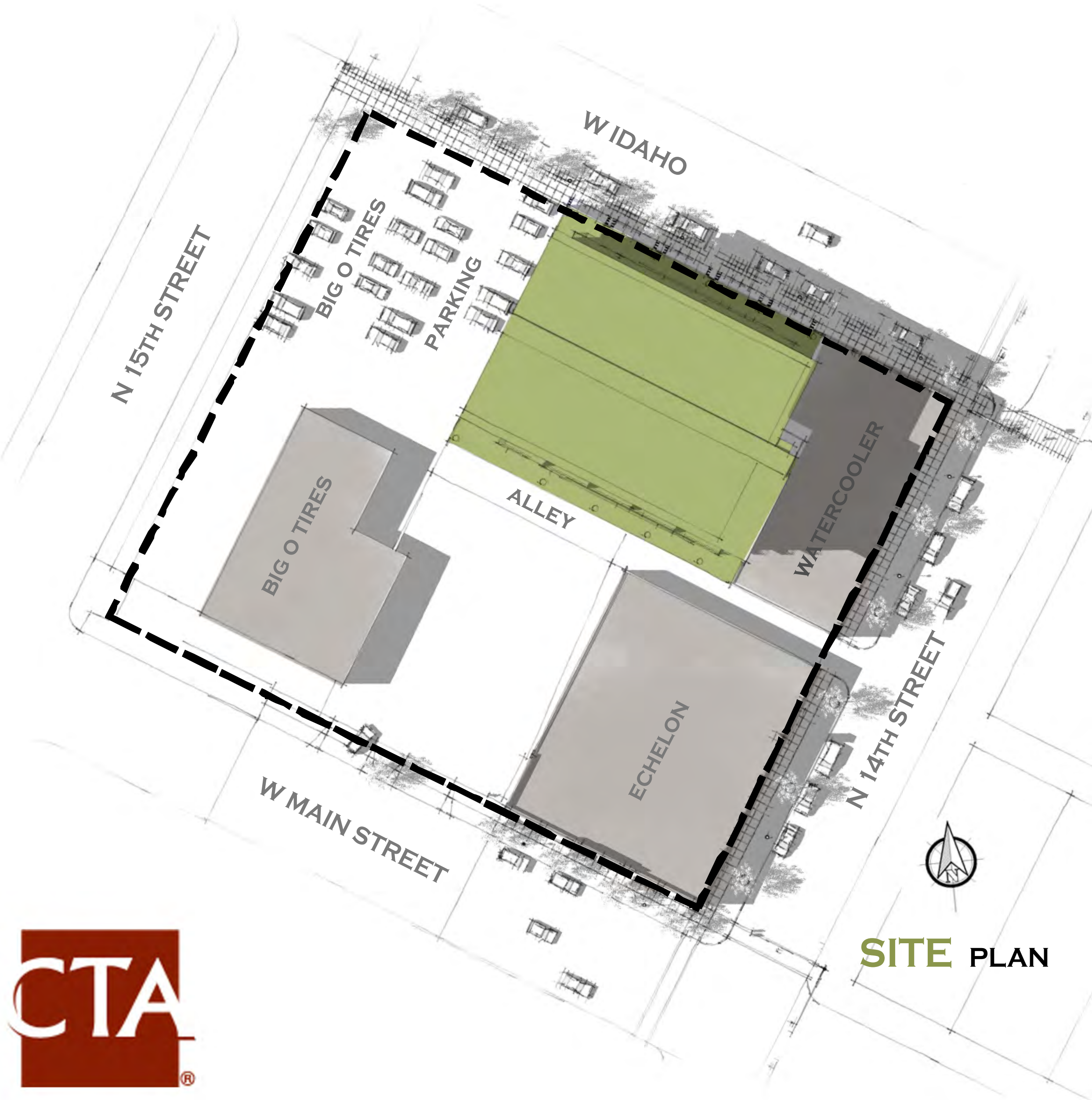


SOUTH ELEVATION

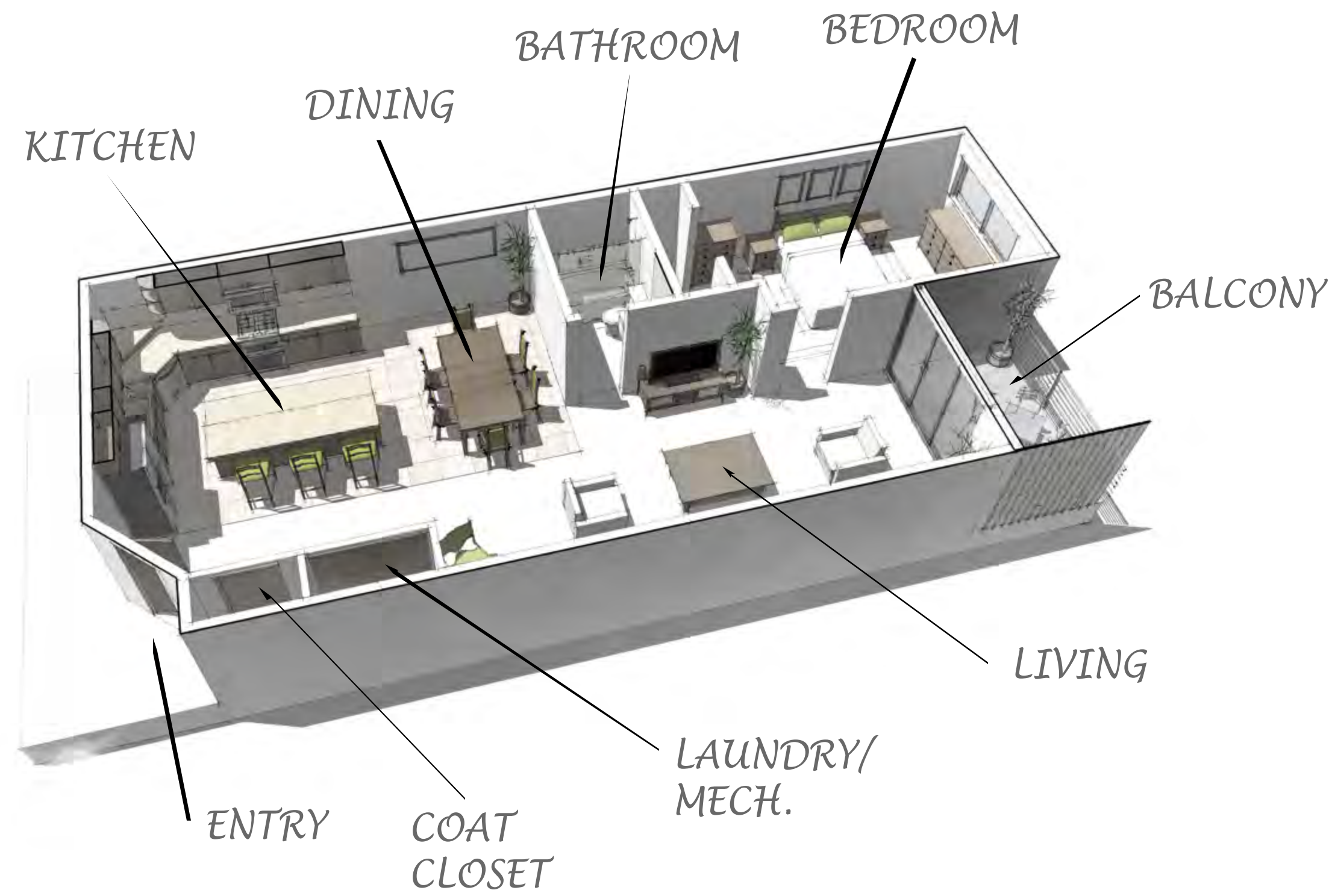


WaterCooler APARTMENTS

'NESTLE' CONCEPT



WaterCooler APARTMENTS

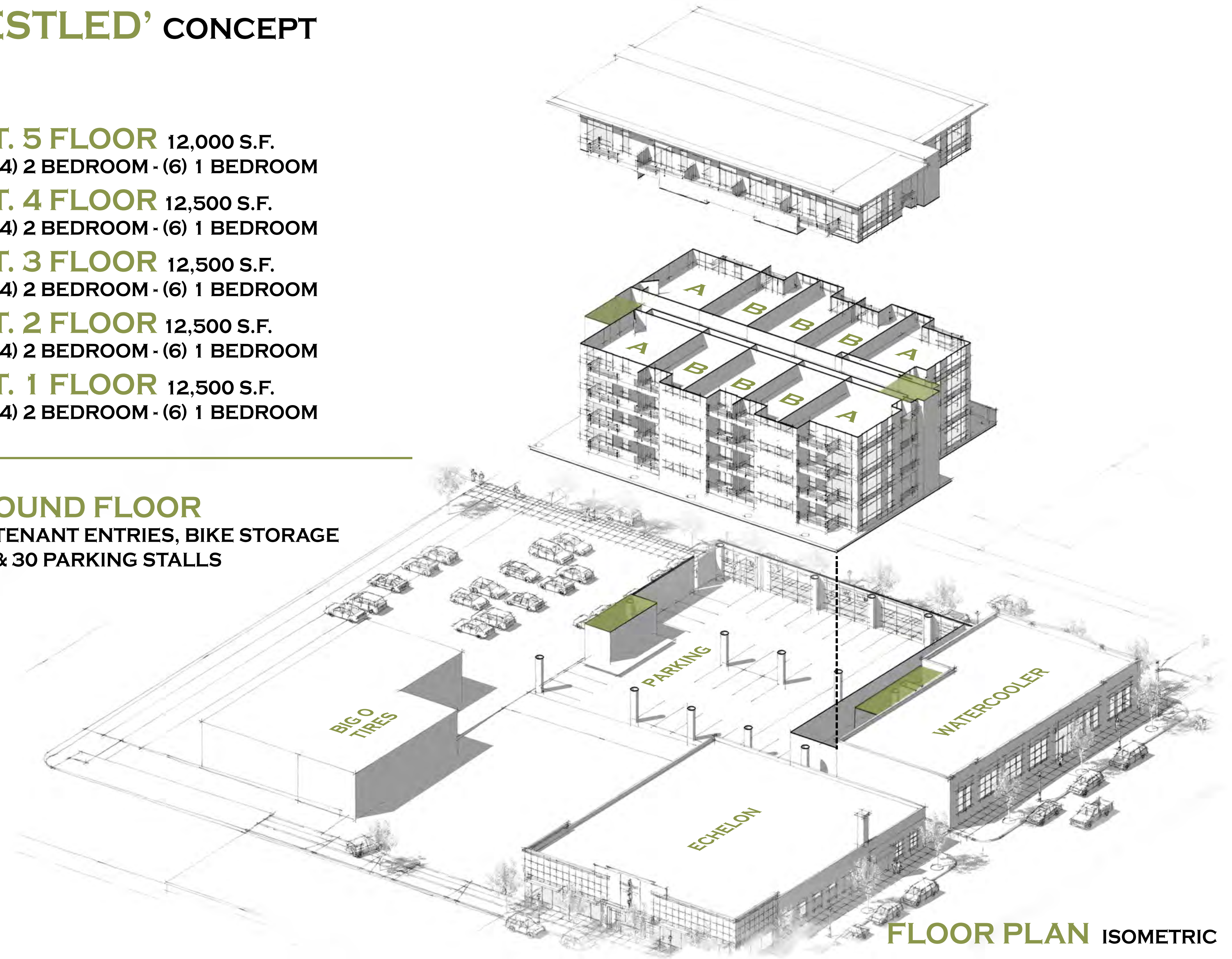


(B) 1 BEDROOM EXAMPLE

'NESTLED' CONCEPT

- APT. 5 FLOOR** 12,000 S.F.
(4) 2 BEDROOM - (6) 1 BEDROOM
- APT. 4 FLOOR** 12,500 S.F.
(4) 2 BEDROOM - (6) 1 BEDROOM
- APT. 3 FLOOR** 12,500 S.F.
(4) 2 BEDROOM - (6) 1 BEDROOM
- APT. 2 FLOOR** 12,500 S.F.
(4) 2 BEDROOM - (6) 1 BEDROOM
- APT. 1 FLOOR** 12,500 S.F.
(4) 2 BEDROOM - (6) 1 BEDROOM

GROUND FLOOR
TENANT ENTRIES, BIKE STORAGE
& 30 PARKING STALLS



FLOOR PLAN ISOMETRIC



PUBLIC BREWERY

BREWERY / KITCHEN / BEER HALL

PROFILE

Dave Krick, Jami Adams and the team at Bittercreek/Red Feather are planning to build a bar/restaurant concept in concert with a production/packaging brewery. Dave spent several years studying brewing science in Chicago and Europe and earned a diploma in brewing science along with a master brewers certificate from Doemans Akadamie in Munich, Germany in 2012. We have a long history working in the craft beer industry and have been planning this restaurant/brewery project for several years. In addition to our restaurant and craft beer background, we are familiar with place building in downtown Boise:

- ◆ Built Bittercreek Alehouse on 8th street in 1996, we recruited what is today known as The Capital City Public Market to 8th street the summer after we opened.
- ◆ Built Bardenay on the Basque Block; collaborated on the design of Grove Street with CCDC, City, Basque Community and ACHD.

Our brewery will be a bit different; we think a unique retail experience:

- ◆ 25 HL European Style Brewhouse
- ◆ Open Fermentation
- ◆ Horizontal Lagering
- ◆ Mixed culture fermentation
- ◆ Bottle Packaging in 12 and 22oz
- ◆ Restaurant design inside brewery for high visibility of all production



MISSION:

**BUILDING WORLD CLASS
TRADITIONALLY INSPIRED LAGERS
AND ALES, BUILDING COMMUNITY**

WESTSIDE STORY

TO BOB
5/11/15

WHY THE WATERCOOLER

We view 14th street much like we did 8th street and the Basque Block before we located our businesses in those locations. We believe the Watercooler meets our business needs in design and scale. We also like that it's an early 40's industrial building reminiscent of Boise's history. Further, a recent review of the Westside Downtown Master Plan indicates the following vision for 14th street:

- ◆ Major new urban open space at 14th between Main and Idaho
- ◆ 20 foot wide pedestrian promenades
- ◆ Retail and Restaurant uses
- ◆ Trees, Grass, Water Feature
- ◆ Enhanced Lighting and family of street furnishings

The Watercooler's location on the north end and east side of 14th is preferred for our business. A plus is the added visibility this corner location provides with downtown drive by traffic.

ORIENTATION

We expect the design process would identify the Idaho Street side of the building as our entrance; the restaurant/bar would occupy much of the 14th street side of the building with large operable doors/windows opening onto a large sidewalk patio on 14th street. We would hope to help collaborate with CCDC and ACHD on a redesign of the 14th street sidewalk area to accommodate a 14-foot sidewalk patio much like 8th street and the Basque Block. The Brewery would occupy the west side of the building including most of the facility west of the entrance on Idaho.

IMPACT

We expect to employ 40-55 in the restaurant/bar on day one and 8-10 more in the opening days of the brewery. We expect the brewery production to grow as our focus is both draft and packaging for retail/grocery. Depending on finished design we expect this facility would allow us to produce up to 7500 BBL's a year, if we reach this capacity we would expect to employ 20-25 in brewery operations, these would be living wage and above jobs. With success, we feel the restaurant/bar operations would be a nice addition for the Westside downtown neighborhood. It's a risk as there is not much on 14th street today, and we believe with good collaboration 14th street could become a vibrant pedestrian zone, especially if people begin living in the neighborhood.





Project Overview
1401 Idaho Street


localconstruct

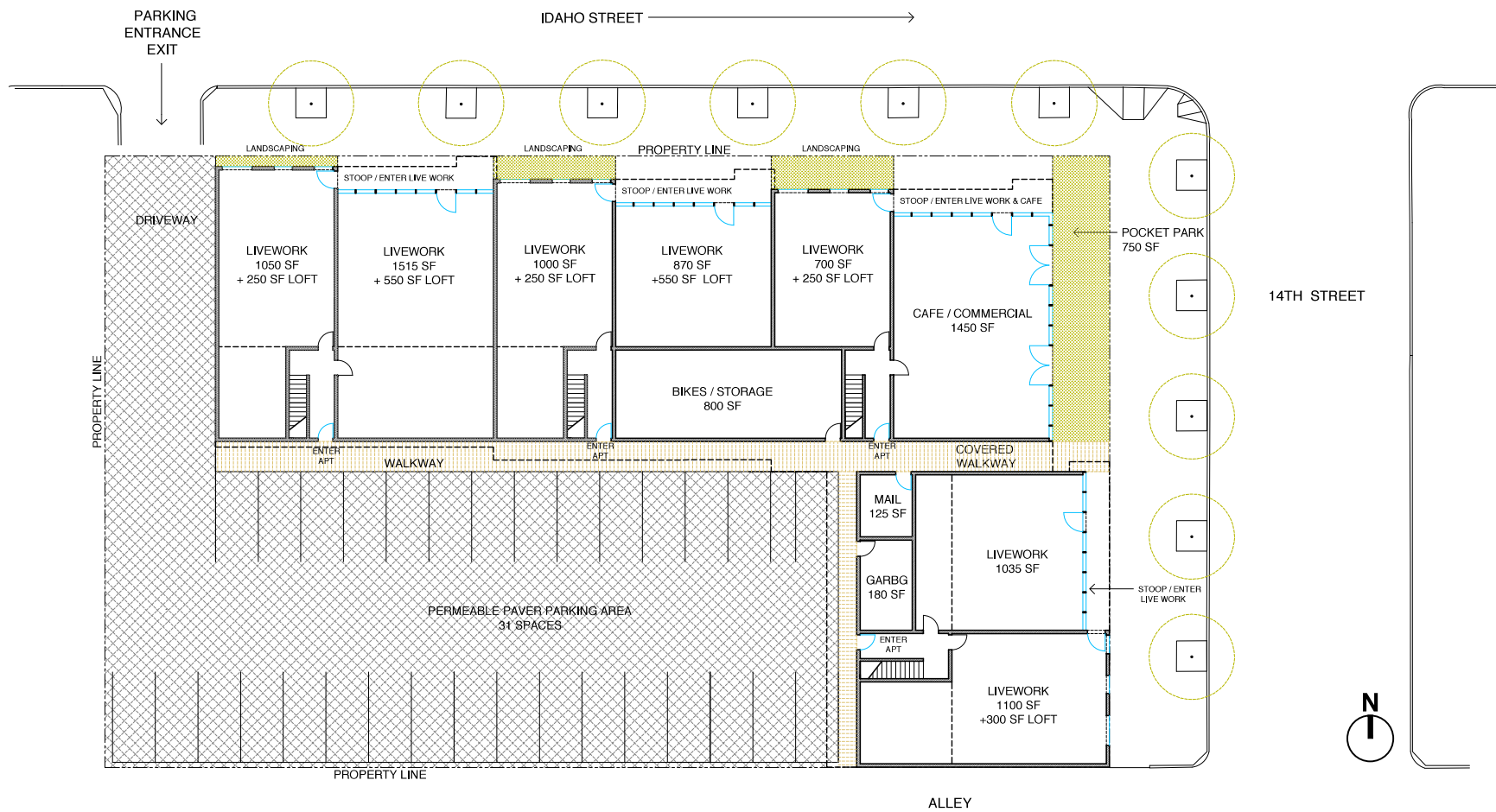
Development Program

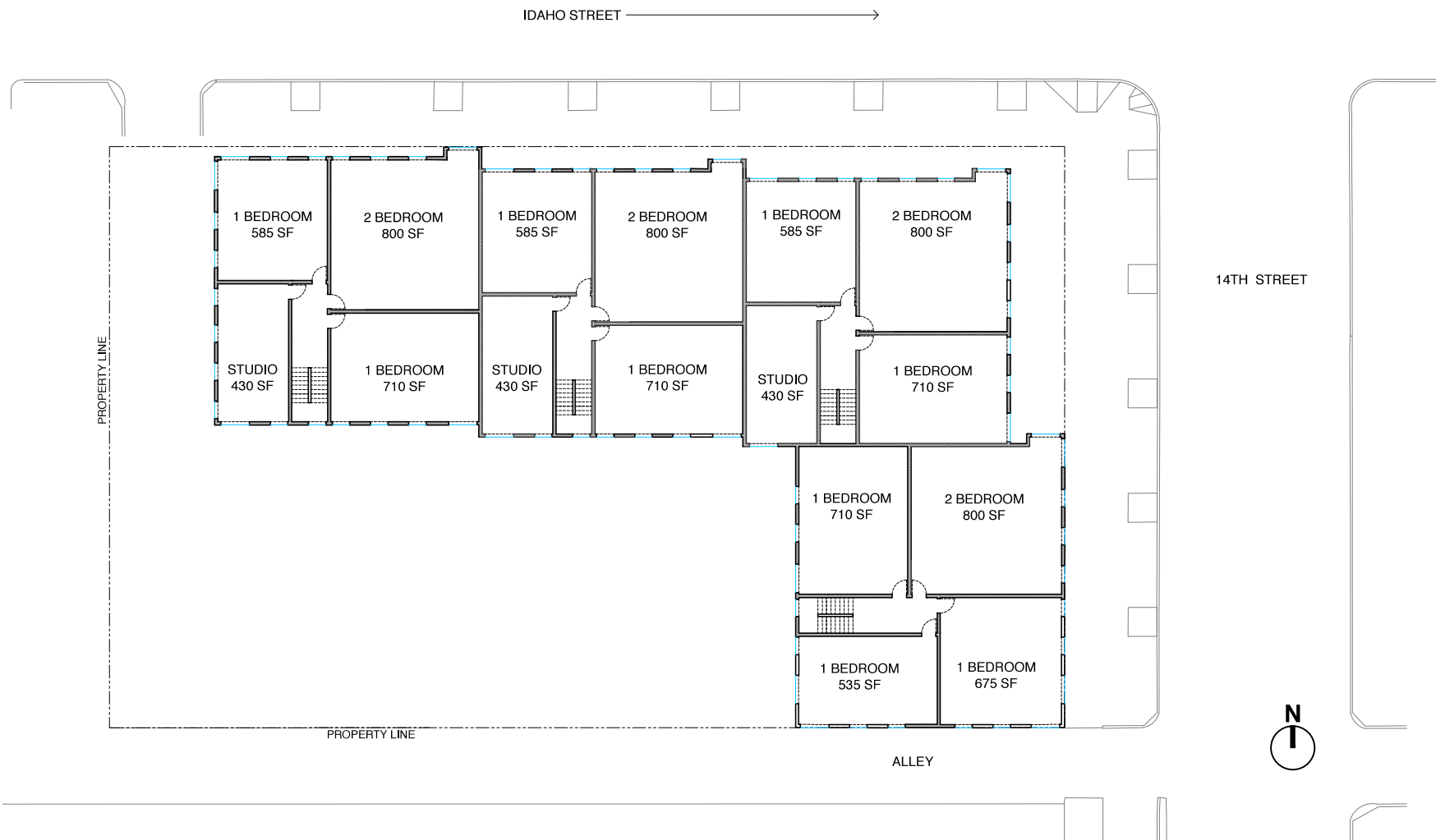
- 32 market rate apartments
- 7 ground level “live/work” units (zoned dual use)
- 1,450 sq ft corner retail space
- 31 parking spaces
- 36,735 total square feet

Amenities & Features

- Green roof deck with outdoor seating
- Corner “pocket park” to activate street life
- Large tenant bike storage room with bike repair station
- Live/work units with street level entry and stoops
- LEED Gold design standard









**Green Roof Deck /
Tenant Lounge**



**Urban Pocket Park /
Public Use**



Revitalizing Downtown Boise

Diversity of Housing Options Downtown

- Strong demand for downtown housing, but not all of the same type
- High density/cost projects in city center & lower density/cost projects in fringe areas
- Building too much of the same type of housing at once is a threat to Downtown

Public Spaces & Pedestrian Orientation

- Parking hidden from street to emphasize urban quality
- Designed to activate street life with a “pocket park” and live/work units at street level
- Landscape elements enhance street level experience and unify building with new sidewalk standards

Economically Viable

- Ownership group with strong recent history of capitalizing similar projects
- No speculation on rents – 20-30% below what’s required of podium parked project
- An appropriate density/construction type given lack of precedent in fringe area
- Live/Work offers flexibility and Retail corner can be “rent free” to activate project

Strong Financing

- Proposed product mix is currently financeable as lenders see demand for rental housing
- LC has a strong recent history of capitalizing similar projects

Successful, Similar Portfolio

- LC's large portfolio of urban apartments demonstrates existing demand
- LC has delivered hundreds of comparable units in other markets and has acute knowledge of product type

Quick Construction

- Walk up typology reduces costs and makes economically viable – start right away
- Lower parking ratio / surface parking reduces costs and improves project economics – start right away

Pedestrian Friendly Design

- Live/Work units oriented to interact with street (stoops & street level entry, reduced setbacks, etc.)
- Corner commercial space and “pocket park” to activate undeveloped section of Downtown Boise
- Scheme oriented towards 14th Street creating wide pedestrian walkway and urban open space

Context

- 3 story building similar in scale to current surrounding uses
- Massing consists of 4 similar, smaller scale, buildings to mimic surrounding context and existing infrastructure

Active, Mixed-Use

- High degree of transparency at street level with large openings, stoops, seating, and landscaping
- Commercial and live work spaces serve the project as well as surrounding uses and emphasize street level activity

High FAR

- Medium density project the only economically viable option in this location for immediate development
- Unproven demand for product in this location rules out higher density and higher cost building typologies

Sustainability

- Designed to LEED gold rating utilizing recycled materials, energy efficient building systems & low parking ratio

Investment

- \$5mm is a sizeable investment in West Downtown given lack of precedent in other projects
- Residential use will have disproportionate impact as residents will buy goods and services Downtown

Catalyst Potential

- The proposed project will plant a seed in the Western edge of Downtown spurring higher density projects in the future (15th & Bannock)
- Low cost urban housing will attract a new demographic to Downtown and will enhance the appeal of the City and facilitate the growing vibrancy of Boise



Sawyer's Row Case Study

40 Units - 3 story walk-up building with surface parking in rear

Ground level units with stoops activate street scene (commercial rents not viable)

One of the first projects constructed in emerging Slabtown submarket in Portland

Lower cost typology allowed for project in area with unproven rents (spurred subsequent higher density / higher rent projects)





localconstruct

3112 Los Feliz Blvd
Los Angeles, CA 90039

1109 Main Street
Suite 330B
Boise, ID 83702

310.997.2373
localconstruct.com









CORNER
CAFE

MADE IN
IDAHO

208
STUFF

GEN STATE
SERVICES

3

4

5

