

CAPITAL CITY DEVELOPMENT CORPORATION
Special Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
November 29, 2016 1:00 p.m.

A G E N D A

I. **CALL TO ORDER**.....Chairman Hale

II. **AGENDA CHANGES/ADDITIONS**.....Chairman Hale

III. **ACTION ITEMS**

IV. **INFORMATION / DISCUSSION ITEMS**

1:00 PM A. RFQ/P Overview (5 minutes) Shellan Rodriguez

B. Ash Street Proposals Presentations, and Q&A

1:05 PM 1. Presentation (15 minutes) deChase Miksis
Question and Answer (15 minutes) Chairman Hale

1:35 PM 2. Presentation (15 minutes) KC Gardner Company
Question and Answer (15 minutes) Chairman Hale

2:05 PM C. Ash Street Proposals Discussion

V. **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).

REQUEST FOR PROPOSALS

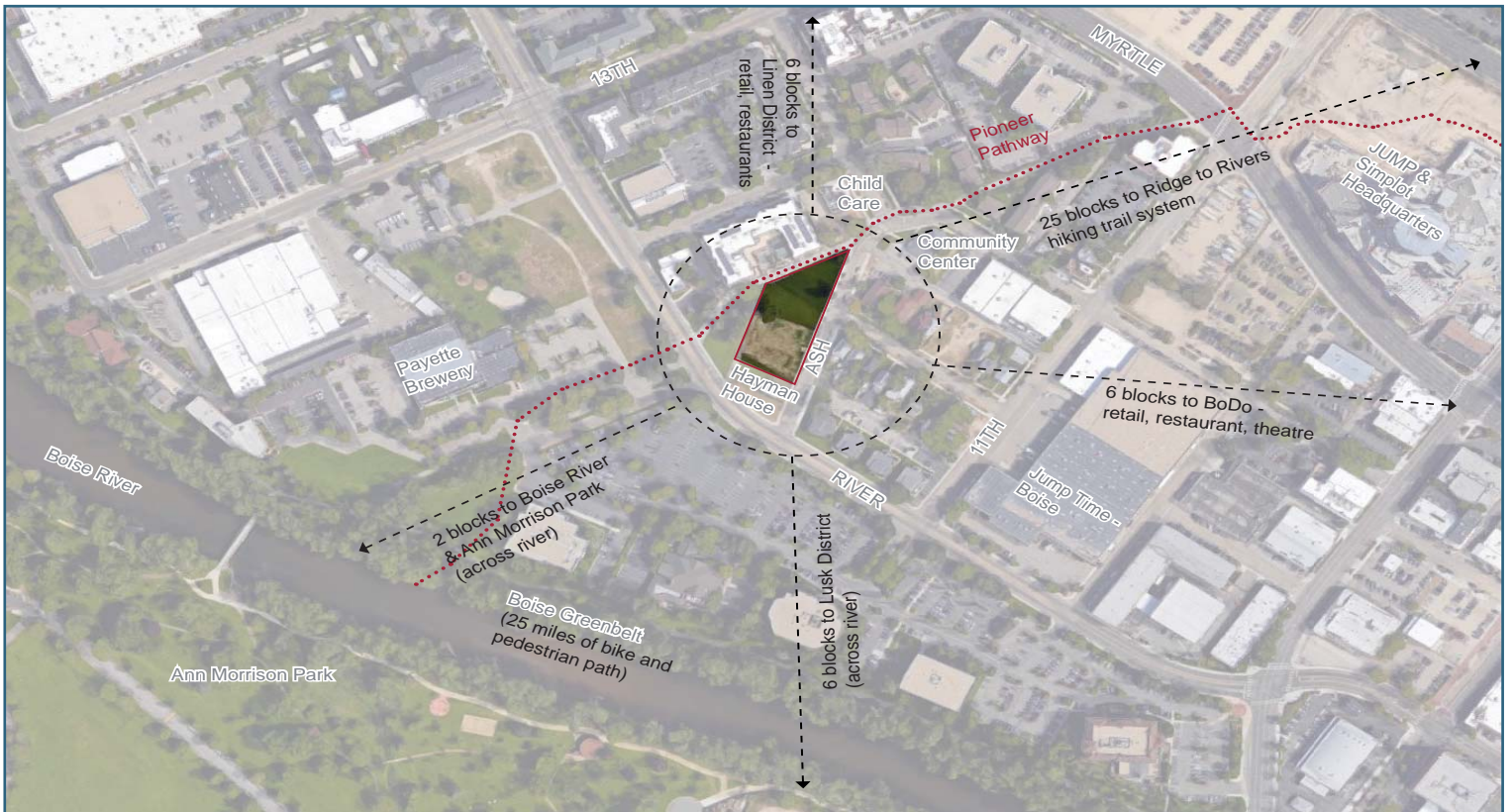


CAPITAL CITY
DEVELOPMENT CORP

WORKFORCE HOUSING DEVELOPMENT

DUE: November 15, 2016 5PM MST

503, 509, 511, 623, and 647 Ash Street



INVITATION

Capital City Development Corporation (CCDC) is requesting proposals for primarily a workforce housing development on a series of vacant parcels (the “Ash Street Properties”) located in the River Street Neighborhood, in Downtown Boise. CCDC is interested in working with a results-oriented, Development Team (“Development Team”) with a creative idea to redevelop the Ash Street Properties into workforce housing. CCDC considers workforce those individuals and families making between 80% and 140% of the current Ada County area median income (AMI), therefore proposals must clearly show how the development would serve this income bracket.

The issuance of an RFQ/P for this property is an extension of CCDC Participation Program, Type 5 (originally adopted September 2013) for disposition of CCDC-owned property. The agency’s goal in releasing this RFQ/P is to strengthen the River Myrtle- Old Boise Urban Renewal District and the River Street Neighborhood in particular and encourage infill housing downtown.

SUBMISSION DEADLINE: Tuesday, November 15, 2016, 5:00 PM, local time

I. About CCDC

CCDC is the urban renewal agency for Boise, Idaho and oversees four downtown urban renewal districts totaling 767 acres. Since 1985, CCDC has focused on creating a lively, pedestrian-oriented, mixed-use urban center in downtown that now includes office, retail, restaurants, lodging, convention facilities, regional health care, and educational, cultural and entertainment opportunities. CCDC invests resources in development partnerships and creating a distinctive and attractive public realm for private development through investment in streets, streetscaping, utilities, public spaces, public art and cultural facilities. A nine-member Board of Commissioners currently governs CCDC. The Boise City Mayor appoints the Commissioners, subject to Boise City Council confirmation.

II. The Project Summary and Site Information



The Project Site, also referred to as the Ash Street Properties, is located within the River Myrtle-Old Boise Urban Renewal District. The Project Site is located near River Street, minutes from the downtown core and in one of the few original urban neighborhoods in downtown Boise. The Project Site is less than ten blocks from the downtown business core and from Boise Downtown (BoDo) an active mixed-use hub with entertainment, restaurants and retail shops. The Project Site is adjacent to the Pioneer Pathway which is a recently completed bicycle and pedestrian corridor connecting the 28-mile Boise River Greenbelt, Boise State University and major Downtown attractions such as JUMP!, Simplot World Headquarters, BoDo and the Grove Plaza. The Project Site is a short walking distance to the Boise River, and is near Ann Morrison Park and the Lusk District; a residential district adjacent to Boise State University. The Project Site is also located within a couple blocks of Payette Brewing Company (a locally owned brewery and tasting room), new storage units, coffee shops, open space, daycare centers, and within walking distance to the many other amenities in downtown like the Boise Public Library, the cultural district, theatres and downtown eateries.

CCDC acquired the parcels incorporated in the Project Site between the years of 2006 and 2011. The 0.74 +/- acre site is comprised of the following parcels:

- Parcel R5336500012 (0.09 acres)
- Parcel R5336500022 (0.119 acres)
- Parcel R5336500031 (0.158 acres)
- Parcel R8453210051 (0.16 acres)
- Parcel R8453210026 (0.173 acres)

TOTAL 0.7 acres

The Project Site is located on the western side of Ash Street north of River Street and South of Grande Avenue. The Project Site is a part of an urban neighborhood envisioned as a transitioning neighborhood that provides affordable rents and prices, is in close proximity to downtown amenities, and according to the 2004 River Street- Myrtle Street Master Plan ("Master Plan"), this area could benefit from additional development that promotes an urban neighborhood with a diversity of housing choices and a lively mix of uses. The goal of making the area more lively, while leveraging assets like the Pioneer Pathway and Payette Brewing Company in providing unique housing options is a priority of CCDC.

The Project Site is currently vacant, although a portion of the site is currently being used as a gravel parking area. The Project Site is adjacent to a small one story single family home owned by CCDC and is intended to be preserved as a historically significant structure. The home is commonly referred to as the Hayman House named after its owner, Erma Hayman. It is one of the oldest intact homes in the area and was purchased by CCDC. CCDC is working with the City of Boise on plans for restoration, preservation, and interpretation of the structure to honor the unique and diverse history of the neighborhood.

PROJECT SITE STATS

Address	503, 509, 511, 623, & 647 South Ash Street, Boise, Idaho 83702
Ownership	Capital City Development Corporation
Site Description	Approximately 0.74 acres
Location	The Project Site is located in the south side of downtown Boise, Idaho. The neighborhood is known as the River Street Neighborhood located within the River Myrtle-Old Boise Urban Renewal District.
Legal/Parcel	<p>Parcel I - 503 South Ash Street, R5336500012 Lots 1 and 2 in Block 1 of Lover’s Lane Addition, according to the official plat thereof, filed in Book 2 of Plats at Page 90, official records of Ada County. Except a triangular strip of Lot 2 in Block 1 of Lover’s Lane Addition (included in Parcel II)</p> <p>Parcel II - 509 South Ash Street, R5336500022 Lots 3 and 4 in Block 1 of Lover’s Lane Addition, according to the official plat thereof, filed in Book 2 of Plats at Page 90, official records of Ada County. Together with a triangular strip of Lot 2 in Block 1 of Lover’s Lane Addition.</p> <p>Parcel III – 511 South Ash Street, R5336500031 Lots 5 and 6 in Block 1 of Lover’s Lane Addition to the Boise City, Idaho, and that portion of Lot 7 in Block 1 of Lover’s Land Addition to Boise City, according to the official plat thereof, filed in Book 2 of Plats at Page 90, official records of Ada County, Idaho</p> <p>Parcel IV – 623 South Ash Street, R8453210051 Lot 2 of Tiffany Subdivision, according to the official plat thereof, filed in Book 53 of Plats at Page 4586, official records of Ada County.</p> <p>Parcel V - 647 South Ash Street, R8453210026 and a portion of R5336500061 A parcel of land being a portion of Lot 12 in Block 1 of Lover’s Lane Addition, recorded in Book 2 of Plats at Page 90 of Ada County Records, and a portion of Lot 1 in Block 1 of Tiffany Subdivision, recorded in Book 83 of Plats at Page 4586 of Ada County Records.</p>
Parking	The Project Site is currently in the P-3 parking district, a reduction of specific parking requirements is determined by the proposed use (See Boise City Zoning).
Zoning and Allowed Land Use/ Current Use	<p>Zoned Commercial (R-OD) – Residential Office. This zoning district includes the areas immediately adjacent to the site to the north, and east. The area adjacent to the west is zoned A-1 (Open Land) and is owned by the City of Boise. The parcel immediately to the south is a single family home, the Hayman House.</p> <p>The site is currently vacant.</p>
Design Standards	For more information on City of Boise Design Standards, see the Boise Downtown

	Design Standards and Guidelines as revised June of 2016 (Appendix 12).
Access	The site is bordered to the east by South Ash Street, to the west by a public alley controlled by ACHD, to the south by West River Street, and to the north by the Pioneer Pathway (a non-motorized pathway that connects downtown Boise to the Boise River and beyond).
Infrastructure	City sewer, water, natural gas, electric, and telephone are available. DISCLAIMER: Utility descriptions are general. Contact utility providers for more information.

III. PROPOSAL MINIMUM REQUIREMENTS

In order for a proposal to be deemed complete and to be further reviewed it must include the minimum requirements. In the event the minimum requirements have not been met for a submission by the due date of **November 15, 2016** the proposal will be deemed incomplete and will not be eligible for further consideration. Written notification confirming whether the proposal is considered complete will be provided to the contact listed in each proposal. If you have any questions regarding these minimum requirements please contact CCDC’s Project Manager as soon as possible.

Submittals must include the following documents to be deemed a complete submittal:

1. **The Cover Sheet.** Appendix 1.
Download the Cover Sheet from www.ccdcboise.com/ashstretrfp , under Appendices, fill out and sign. The individual listed on the Cover Sheet will be contacted if additional information or clarification on the submitted proposal is required.

2. **Acknowledgement & Release.** Appendix 2.
Download the Acknowledgement & Release Agreement from www.ccdcboise.com/ashstretrfp, under Appendices, fill out and sign.

3. **Development Team Information**
 - a. Development Team Identification: Include architect, engineer, contractor, developer, proposed development legal entity, etc. Include address, phone numbers and email contacts.
 - b. Provide an organizational chart for the development entity.
 - c. Confirm whether the development entity has been formed and is registered with the State of Idaho. If it has not yet been legally formed please confirm when it will be formed.
 - d. Identify whether development team has worked together on prior projects and identify and describe those projects briefly.
 - e. Include three professional references- including name, title, email and phone number. References cannot be a member of the development team.
 - f. Include financial statements of the development entity.

4. Portfolio/ Resumé

Include portfolio or resumé of developer including any similar workforce housing projects.

5. Project Summary

The summary should be no more than two single sided pages in length and should include a basic description of the workforce housing proposed together with ancillary uses as well as the following information:

- Number of proposed residential units
- Size and configuration of units
- Proposed rents or sales prices by unit type or quantity depending on the type of project with confirmation that the units are workforce housing, serving individuals and families earning between 80 % and 140% of the area median income in Boise.
 - Ownership: Proposed sales prices must be affordable to families earning incomes between 80% and 140% of the ami based on family size and bedroom size. For example a two bedroom unit shall be affordable to a family of three earning between \$44,960 and \$78,680 annually. See the Income Limits Chart below. The assumption is that no more than 35% of income should be utilized for the mortgage payment.
 - Rental: Proposed rents shall not exceed the workforce housing rents on the Rent Limits Chart below.
- Description of any on and off site improvements
- Description of any additional uses proposed and/or amenities included
- Description of any proposed CCDC financial assistance or participation, if any.
- Explain how the project meets the workforce housing goals of this Request and will continue to do so until 2025. CCDC is open to consideration of lien restrictions and/or guarantees or another tool to confirm the workforce units remain available and affordable to individuals and families earning 80% to140% AMI.







Workforce Housing Rents and Sales Prices based on Novogradic & Company LLP's Rent & Income Calculator for Ada County including the Boise City MSA and is effective as of 03/28/2016 according to the website.

These incomes and rents may not meet or relate to federal, state or local requirements but are the basis of CCDC's requirements solely for the purpose of this RFQ/P.

There may be additional methods to meet the intent of serving individuals and families whose income is between 80% and 140% of the area median income for the City of Boise. CCDC may consider other methods as proposed and based on specific proposals but are unknown at this time.







Income Limits Chart – Income limits for Ada County including Boise City MSA effective as of 03/28/2016.

Income Limits for 2016
(Based on 2016 AMI Income Limits)

	Charts	80.00%	100.00%	120.00%	140.00%
1 Person		34,960	43,700	52,440	61,180
2 Person		39,920	49,900	59,880	69,860
3 Person		44,960	56,200	67,440	78,680
4 Person		49,920	62,400	74,880	87,360
5 Person		53,920	67,400	80,880	94,360
6 Person		57,920	72,400	86,880	101,360

Rent Limits Chart- Rents based on AMI effective as of 03/28/2016

Rent Limits for 2016
(Based on 2016 AMI Income Limits)

Bedrooms (People)	Charts	80.00%	100.00%	120.00%	140.00%
Efficiency (1.0)		874	1,092	1,311	1,529
1 Bedroom (2.0)		998	1,247	1,497	1,746
2 Bedrooms (3.0)		1,124	1,405	1,686	1,967
3 Bedrooms (4.0)		1,248	1,560	1,872	2,184
4 Bedrooms (5.0)		1,348	1,685	2,022	2,359
5 Bedrooms (6.0)		1,448	1,810	2,172	2,534

6. Development Sources and Uses Budget. Appendix 3.

Appendix 3 includes two tabs, both shall be completed. CCDC requires a proposed list of financing sources and a development budget. This may be preliminary but is required to be included with the proposal.

Land Value: the commercial appraised value of the land is the initial purchase price of the property, \$645,000. The commercial land appraisal is dated August 2016 and is Appendix 9. The purchase price must be paid in full to CCDC at the time of the land closing and prior to the transfer of the Project Site from CCDC to the selected developer. CCDC has the opportunity but not the obligation to provide a “site write down” also called “discounted land value” based on the findings within a reuse appraisal (“Reuse Appraisal”). The “discounted land value”, if any, would occur at project completion. Please consider this in your preliminary budget and clearly include the final proposed land cost the project will pay if different than the commercial appraised value of \$645,000.

7. Development Timeline

A preliminary development timeline is required and must include major milestones including but not limited to: design review approval, planning and zoning approval, any additional land use entitlements, loan closings, land transfer, construction start, construction completion and a rent/lease up or sales schedule.

8. Completed Green Building Certification Form. Appendix 4.

CCDC intends to award a project committed to using the City of Boise Green Construction Code, or equivalent thereof as a minimum requirement. The Green Building Certification must be signed and completed with the application.

9. Project Drawings

A schematic design showing building massing, site layout and the exterior design of structures proposed on the site. Sketches that represent the elements listed above are all that is necessary; a full drawing set with floor plans, sections, and detailed elevations is not required or desired with this submittal.

A site survey is available as **Appendix 6.**

SUBMISSION DEADLINE: Tuesday, November 15, 2016, 5:00 PM, local time

Required materials should be organized into a separate PDF files for each section below and submitted on a flash drive or disk. Each PDF file should be named with the name of that section, e.g. the first file should be named "1_Cover Sheet.pdf," the next file "2_Acknowledgement & Release.pdf" and so on.

All submittals must be *received* by the submission deadline. Proposals received after the Submission Deadline will not be considered.

<p>Document Format: PDF, include Appendix 3 as an Excel Document Submittal should be received by CCDC on a flash drive or disk. <u>Do not email submittals.</u></p>	<p>Submit all materials to: Shellan Rodriguez, Project Manager Capital City Development Corp. 121 N. 9th Street, Suite 501 Boise, ID 83702 (208) 384-4264</p>
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IV. Priorities:

The priorities below are the agency’s priorities, rather than requirements and will be used as a basis for selection of the strongest proposal.

• **45%: NEIGHBORHOOD DESIGN & CONTEXT**

Having a unique design which also relates in scale and orientation to the existing neighborhood design and existing neighborhood assets is included in this priority. Designs that complement or enhance existing amenities such as the Pioneer Pathway, multi-modal transportation, Kirstin’s park, Hayman House, neighborhood community center and the history and diversity of the neighborhood will be preferred. Additionally this priority favors proof of neighborhood outreach and support and inclusion of programming that serves the needs of the River Street Neighborhood as described in

the River Street Neighborhood planning process and as described in the River Myrtle-Old Boise Urban Renewal Plan.

The surrounding context is comprised of mostly residential uses, including some one and two story single family homes, multi-plexes, and multiple story income qualified senior housing developments as well as one and two story subsidized apartments and townhomes. There are a few warehouse style buildings in close proximity including one building that has recently been converted into a brewery and a couple of large warehouses used for document storage.

- **15%: CATALYST POTENTIAL**

Proposals that include uses or plan or commit to incorporate or phase underutilized or vacant sites in the neighborhood as part of a future project will be preferred. Proposals adding needed amenities or services to the area, either on-site or in another location will also be preferred. Such amenities that have been suggested are a small grocery store, café space, live work spaces, art, etc. A long term vision for the area can be included together with specific actions in the proposal which lead to accomplishment of the vision.

Proposals that include the permanent displacement of existing residents will not be preferred.

- **15%: INVESTMENT**

Projects which invest more in the redevelopment of the Project Site should result in higher property valuation which adds value to the property tax rolls strengthening the tax base. New investment which creates higher property value for the site may also improve the values of property in the vicinity. Additionally, taxable value as a result of CCDC property redevelopment creates resources to advance general urban renewal efforts within the River Myrtle- Old Boise Urban Renewal District. The investment will be viewed based on total development cost and anticipated assessed value. Within this section please confirm the status of the project's uses as private, public or non-profit and whether they will be for sale or rent as well as whether the improvements will be subject to property tax. If there is any space that is not residential please explain the use in detail. The development costs should correspond with those included in the Development Sources and Uses Budget Form, Appendix 3.

- **15%: DEVELOPMENT SCHEDULE**

Priority will be given to projects proposed to be completed within a shorter time frame relative to the overall size of the project as is exemplified in the Development Timeline, Section III.7 in the requirements. Determining the reasonableness of the timeline submitted is at the discretion of CCDC.

- **10%: SUSTAINABILITY**

In order to get preference in this area a proposal must commit to exceeding the Boise City Green Construction Code. Projects which do not commit to meeting the Boise City Green Construction

Code and that do not include a completed **Green Building Certification Form, Appendix 4** will be deemed incomplete and will not advance

Projects can emphasize sustainability by committing to third party verification programs such as USGBC's LEED program, the Living Building Challenge, Net Zero housing, etc. Projects will be required to meet the stated goals in this section as per the Exclusive Right to Negotiate (ERN) and the Disposition and Development Agreement (DDA). Projects which emphasize sustainability to the greatest extent will be given higher priority in this category. Explain and demonstrate the project's sustainability elements.

V. SELECTION PROCESS

CCDC envisions a four-step process for selection of a proposal for the project site.

Step 1: Request for Qualifications / Proposals

The RFQ/P will be advertised locally in the Boise Metro Area and may include other markets, noticed in the Idaho Statesman, posted on the CCDC website and noticed to known and interested parties. The RFQ/P will be closed on **Tuesday, November 15th at 5:00 pm local time.**

Step 2: Evaluation of Proposals

The proposals will be reviewed by CCDC staff to confirm they meet the RFPs minimum requirements. The applicant will be notified in writing if their proposal is deemed incomplete and no further review will occur. All proposals that meet the minimum requirements will be submitted to the CCDC Board for review. At the discretion of the CCDC Board, respondents may be asked to present their respective projects to the CCDC Board at a public meeting. Proposals will be judged based on the written submittals and on presentations as applicable. The CCDC Board of Commissioners reserves the prerogative to interview or not interview respondents.

Step 3: Exclusive Right-to-Negotiate (ERN)

The next step is for CCDC to enter into an Exclusive Right to Negotiate (ERN) with the selected development entity.

The CCDC Board of Commissioners has sole authority to approve an ERN but is not obligated to consider or approve an ERN under this RFQ/P.

Design Refinement: The ERN allows time for project design and details to be refined and specific development terms to be considered. It is the agency's expectation during this period that, while elements of the design may change, design features will function in the way they were initially proposed. For example, if an applicant proposed a bagel shop on the ground floor, but then found a tenant to put in a pastry shop, that would be acceptable as part of the project would still function as a retail/eatery space.

Financial Feasibility: Once a proposal is selected, additional work will be done to determine the financial feasibility of the project together with the selected developer's banking institution. Required

information may include financial statements from principals in the development entity and equity partners and related financial-credit information. Criminal background checks may be required.

Commercial Appraisal: A commercial appraisal has been completed and establishes a fair market value for purposes of determining an initial purchase price for disposition of the property a schedule of performance for a stipulated project (as described in a DDA agreement in the next step). An update to this commercial appraisal may be provided by CCDC, if needed. The appraisal dated August 29, 2016 is **Appendix 9**. The initial purchase price for the Project Site (all parcels) is Six Hundred Forty Five Thousand Dollars (\$645,000).

Reuse Appraisal: During the ERN stage, the agency will obtain a reuse appraisal to determine the eligible, if any, discounting of the land value. If, during the ERN phase, a land value discount is both eligible and desired based on the project requirements, the discount (difference in commercial value versus reuse value) can be reimbursed upon successful completion of the project. This approach protects the public's investment in the land should the project fail to be completed.

Next Steps: The ERN also sets a schedule for reaching an agreement which may lead to a Disposition and Development Agreement (DDA).

Step 4: Disposition and Development Agreement (DDA)

If an ERN was entered into with a selected developer CCDC may then prepare a DDA that describes in detail the requirements and conditions precedent to the transfer of the Project Site to the development entity. This will include a Schedule of Performance. CCDC may require certain measures such a performance bond, developer guaranty or other mechanism to increase the probability for the successful completion of the project.

An early step in the DDA would involve the selected development entity purchasing the property as advised by the commercial appraisal pricing and subject to the development agreement terms/schedule of performance. The initial purchase would convey title including payment for the property prior to commencement of construction. Successful completion of the project may involve a rebate (or "site write down"/ "discounted land value") as previously advised by the reuse appraisal, determined by the ERN/DDA process and approved by the CCDC Board of Commissioners.

The CCDC Board of Commissioners has sole authority to approve a DDA but is not obligated to consider or approve a DDA under this RFQ/P.

SCHEDULE

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

September 30, 2016: RFQ/P Published

November 15, 2016: Response Deadline

November 15 – December 15, 2016: Review and Presentation Period

December, 2016: Board Approves Proposal and ERN

January 2017: Restricted Use Appraisal received

February 2017: DDA approved

VI. RFQ/P CONTACT INFORMATION

- Respondents may contact the Project Manager for this RFQ/P by sending an email to srodriguez@ccdcoise.com. Answers to questions may be shared with all Respondents.
- Any changes or updates to the RFQ/P will be sent to the primary contact on the proposal.
- If additional information or clarification on individual proposals is necessary, the listed Contact will be notified.

VII. PUBLIC NATURE OF SUBMISSIONS

This RFQ/P is a public process therefore information and materials collected under the RFQ/P are public records. The information that is received by CCDC may be subject to disclosure under the Idaho Public Records Act (Idaho Code Title 74, Chapter 1). With the potential exception of some credit data, it is anticipated that submissions to this RFQ/P will contain little or no material that is exempt from disclosure under the Idaho Public Records Act. Any questions regarding the applicability of the Public Records Law should be addressed by your own legal counsel PRIOR TO SUBMISSION. CCDC will not provide any opinion or guidance on whether or not any information or materials submitted in response to this RFQ/P would be considered exempt from disclosure under Idaho's Public Records Act. Any proprietary or otherwise sensitive information contained in or with any proposals may be subject to potential disclosure.

CCDC's disclosure of documents or any portion of a document submitted and marked as exempt from disclosure under the Idaho Public Records Act may depend upon official or judicial determinations made pursuant to the Idaho Public Records Act.

Respondents, in replying to this RFQ/P agree to release and hold CCDC harmless from any and all liability for disclosing any material or documents included in any proposals submitted to CCDC.

VIII. CCDC DISCRETION AND AUTHORITY, DISCLAIMERS

CCDC may terminate the RFQ/P process at any time for any reason with no requirement to disclose its reasoning.

CCDC also reserves the right to reject any RFQ/P Respondents at any time in the process, or to terminate any or all negotiations implied in this RFQ/P or initiated subsequent to it.

CCDC may change any part of the RFQ/P process at any time for any reason.

If CCDC is unable to reach a satisfactory agreement with a selected development entity, CCDC may terminate negotiations with a selected development entity and commence negotiations with the next most preferred RFQ/P respondent and so on or, in its sole discretion, determine not to enter into an ERN/DDA with any of the Respondents and terminate the process.

CCDC may accept such proposals as it deems to be in the public interest and furtherance of the purposes of the Idaho Urban Renewal Law, the River Myrtle Old Boise Downtown Urban Renewal Plan, or it may proceed with further selection processes, or it may reject any submissions. CCDC will determine, from the information submitted in the responses, the strongest proposal to meet the stated priorities as evaluated under the criteria set forth herein. The CCDC Board will make the final selection.

The issuance of the RFQ/P and the receipt and evaluation of submissions does not obligate CCDC to select a proposal and/or enter into any agreement. Any submission does not constitute business terms under any eventual agreement. CCDC will not pay any costs incurred in responding to this RFQ/P.

IX. APPENDICES

1. Cover Sheet – **(REQUIRED WITH SUBMITTAL)**
2. Acknowledgment & Release **(REQUIRED WITH SUBMITTAL)**
3. Development Sources and Uses Budget Form **(REQUIRED WITH SUBMITTAL)**
4. Green Building Certification Form **(REQUIRED WITH SUBMITTAL)**
5. Site Map
6. Site Survey (2016)
7. Phase I Environmental Site Assessment (2016)
8. Preliminary Title Commitment (2016)
9. Commercial Appraisal (2016)
10. Sample ERN_Ash Street Properties
11. Summary of Disposition and Development Agreement
12. Boise Downtown Design Standards and Guidelines (2016)
13. River Street- Myrtle Street Master Plan (2004)
14. List of River Street Neighborhood property owners (2016) can be provided, contact Project Manager.

Ash Street Properties RFP Priorities

*deChase
Miksis*

Gardner

All points are awarded relative to other proposals received and at the discretion of reviewer.

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Neighborhood Design & Context

45%

Having a unique design which also relates in scale and orientation to the existing neighborhood design and existing neighborhood assets is included in this priority. Designs that complement or enhance existing amenities such as the Pioneer Pathway, multi-modal transportation, Kirstin’s park, Hayman House, neighborhood community center and generally the history and diversity of the neighborhood will be preferred. Additionally this priority favors proof of neighborhood outreach and support and inclusion of programming that serves the needs of the River Street neighborhood as described in the River Street Neighborhood planning process and as described in the Urban Renewal Plan.

The surrounding context is comprised of mostly of residential uses, including some one and two story single family homes, multi-plexes, and multiple story income qualified senior housing developments as well as one and two story subsidized apartments and townhomes. There are a few warehouse style buildings in close proximity including one that has recently been converted into a brewery and a couple of large warehouses used for document storage.

Catalyst Potential

15%

Proposals that include uses or plan or commit to incorporate or phase underutilized or vacant sites in the neighborhood as part of a future project will be favored. Proposals adding needed amenities or services to the area, either on-site or in another location will also be favored. Such amenities that have been suggested are a small grocery store, café space, live work spaces, art, etc. A long term vision for the area can be included in this area with specific actions the site’s proposal will take to attempt to meet the vision.

Proposals that include the permanent displacement of existing residents will not be favored.

Investment

15%

Projects which invest more in the redevelopment of the site should result in higher property valuation which adds value to the property tax rolls strengthening the tax base. New investment which creates higher property value for the site may also improve the values of property in the vicinity. Additionally, taxable value as a result of CCDC property redevelopment creates resources to advance general urban renewal efforts within the River Myrtle Urban Renewal District. This will be viewed based on total development cost and anticipated assessed value. Within this section please confirm the status of the project’s uses as private, public or non-profit and whether they will be for sale or rent. If there is any space that is not residential please explain the use in detail. The development costs should correspond with those included in the Development Sources and Uses Budget Form, Appendix 3.

Development Schedule

15%

Priority will be given to projects proposed to be completed within a shorter time frame relative to the overall size of the project as is exemplified in the Development Timeline, Section III.7 in the requirements. Determining the reasonableness of the timeline submitted is at the discretion of CCDC.

Sustainability

10%

In order to get preference in this area a proposal must commit to exceeding the Boise City Green Construction Code. Projects which do not commit to meeting the Boise City Green Construction Code and that do not include a completed Green Building Certification Form, Appendix 4 will not be reviewed.

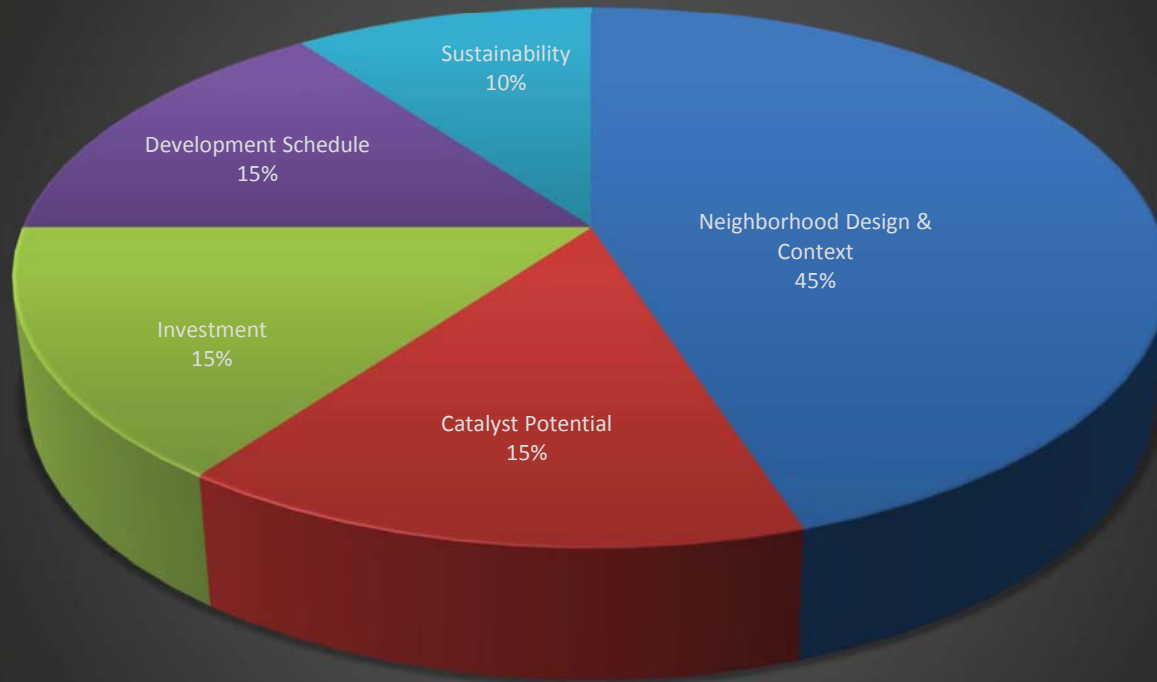
Projects can emphasize sustainability by committing to third party verification programs such as USGBC’s LEED program, the Living Building Challenge, Net Zero housing, etc. Projects will be required to meet their goals in this section as per the ERN and the DDA. Projects which emphasize sustainability to the greatest extent will be given the highest priority in this category. Explain and demonstrate the project’s sustainability elements.

TOTAL 100%

0%

0%

Ash Street RFP Priorities



■ Neighborhood Design & Context ■ Catalyst Potential ■ Investment ■ Development Schedule ■ Sustainability

Ash Street Properties RFQ/P Q&As

Questions Received by CCDC 11.10.2016 (posted 11.10.2016)

*****Please note this is a similar question/ concern asked previously and the answer has been updated and clarified******

1. **QUESTION:** The RFQ/P requires a financial statement with the proposal. What is acceptable to be considered a complete response?

ANSWER: This question is referring to Section III.3 (page 4) of the RFQ/P. See underlined text below for the clarification that will be updated in the RFQ/P.

Include financial statements of the development entity or, in the event the development entity has not yet formed or has no financial statement, include proof of at least one of the members of the development entity's financial capacity to deliver the proposed project. Additionally a "letter of creditworthiness" from a financial institution(s) which describes prior credit relationships, prior lending history/ amounts/ range, anticipated parameters for lending on the proposed project, and confirms the member or entity is not in default is also acceptable in lieu of or, in addition to, another form of a financial statement.

Questions Received by CCDC 10.20.2016 – 11.4.2016

1. **QUESTION:** Can CCDC confirm when in the process the successful developer will know if the land will be discounted or rebated and by how much?

ANSWER: Any discount on the commercial appraised value of the land must be both supported by a re-use appraisal and also be approved by the CCDC Board at their sole discretion. Land will not be conveyed for any less than the re-use appraised value. A discounting of land value is not guaranteed and should not be assumed.

The intent is for the re-use appraisal to be ordered during the Exclusive Right to Negotiate phase, which immediately follows the RFP award. The appraiser will require a detailed proforma, construction budgets, and operating expenses so the timing of the report and thus the re-use appraised value is based primarily on the Respondent's ability to provide information to the appraiser. Upon determining a Re-use value CCDC and Staff will negotiate how the value affects the terms of the DDA. The proposed DDA is subject to approval by the CCDC Board.

In summary the DDA will determine the terms of the disposition including initial land costs and final land costs.

2. **QUESTION:** Is it permissible to submit a proposal in which all residential units target or serve individuals or families at 140% AMI?

ANSWER: The CCDC board has suggested the proposal serve “primarily workforce housing” which CCDC defines to be those individuals and families earning between 80-140% of the AMI. Yes, all residential units may target the upper end of “workforce housing” and would be considered a complete proposal regarding this requirement.

3. **QUESTION:** At what point in the RFQ/P Process are the workforce housing sales prices set in stone, how does CCDC suggest a developer address the likelihood of interest rates increasing thus target mortgages going down?

ANSWER: The intent is that the DDA will include terms of the development including the rents or the sales prices of the product proposed. Due to unknowns in the marketplace there may be ranges or parameters that could be negotiated. The development will have to meet the terms of the DDA to be in compliance with the agreement.

Responses should clearly articulate how the intent of providing workforce housing is being met in regards to rents and/or sales prices. Therefore sales prices should be described using a set of assumptions (creditworthiness, mortgage interest rate, mortgage term, etc.) that serve people in the 80-140% of the area median income range.

Questions Received by CCDC 10.17.2016 **THIS QUESTION AND ANSWER HAS BEEN UPATED ABOVE, 11.10.2016*****

- ~~1. **QUESTION:** The RFQ/P requires a financial statement with the proposal. Our partner is not interested in a financial statement being a part of a public proposal; can we supply other letters of support from banks and accountants?~~

~~**ANSWER:** A proposal submitted without acceptable financial statements will be deemed **NOT** complete and will therefore not be reviewed further. The Respondent is welcome to request confidentiality on portions of their proposal by clearly marking pages or sections as “Confidential” but in the event of a public records request the document’s disclosure will be based upon official or judicial determination made pursuant to the Idaho Public Records Act. CCDC staff does not intend to include financial statements as part of any public postings or board meeting packets.~~

Questions Received by CCDC 10.11.2016 – 10.13.2016

1. **QUESTION:** I am not a developer and am wondering how development teams are formed and whether CCDC is in communication with other potential team members who do not have a complete team.

ANSWER: CCDC is requesting Proposals and Qualifications from development teams. It is up to the respondent determine the how a team is determined and to put together a team for the proposal.

2. **QUESTION:** How can I become involved with competitive CCDC Projects?

ANSWER: At your request CCDC will put you on the list for future RFP invitations. CCDC's policy requires that any disposition go through a public process and be noticed in local legal ads. Additionally, CCDC's current competitive bidding and requests for proposals can be found at www.ccdcboise.com/development/rfps/.

3. **QUESTION:** Re: Submittal Requirements, Item 3.a. (Page 4): Do you require addresses and phone contacts for each member of the development team?

ANSWER: Yes.

4. **QUESTION:** Re: Submittal Requirements, Item 3.e. (Page 4): Does the Response have to include three references for **each** member of the Development Team?

ANSWER: No. The proposal should include at least three professional references in total, which can be for **any** member(s) of the development team.

5. **QUESTION:** Re: Submittal Requirements, Item 5 (Page 5): Historically, we've submitted RFQ/Ps and the Project Summary included a narrative describing how the project meets the listed priorities. We are concerned that we will exceed the CCDC requested two page minimum if we include it in the Project Summary, how should we proceed?

ANSWER: The two page minimum is for the Project Summary which should primarily address the bulleted points on page 5 and 6 of the RFQ/P. Additional information is welcome in this section as long as the section doesn't exceed the two page limit. The Project Summary is intended to be a clear and concise project summary that CCDC can use to describe the project and describes how the workforce requirement will be met.

Additional narrative can be submitted as "Section IV_Priorities" if desired.

6. **QUESTION:** Would CCDC consider a proposal which includes relocating the Hayman House to another site to be preserved and incorporating the Hayman House parcel as part of the workforce housing proposal?

ANSWER: CCDC Board may consider any complete proposal at their sole discretion.

Regarding the Hayman House – the City of Boise Arts and History Department and CCDC have been working together to determine the best solution for the permanent

preservation of the Hayman House as a historically significant site in the River Street Neighborhood. Although the review and approval of completed proposals is at the sole discretion of the CCDC Board, it is likely any proposal to move the Hayman House would only be viewed favorably if the City Arts and History Department was in support of the proposal and if the priorities of the RFQ/P were met in excess of others proposals received.

Generally, if a respondent chooses to incorporate land that is not owned by CCDC or is not part of the RFP's Project Site CCDC requests the respondent includes as much information as possible including the specifics regarding the additional land, such as location, current ownership, proof of site control or description of how site control will be obtained, inclusion of all additional costs associated should be shown within the Development Sources and Uses Budget (Appendix 3), and acknowledgement that any revisions to the proposed site area may also affect the initial appraised value of the land (\$645,000).

7. **QUESTION:** Can you offer additional insight as to what CCDC would like to see in the proposal – the maximum number of units or something smaller in scale?

ANSWER: Please refer to the listed priorities in Section IV.

8. **QUESTION:** Does CCDC expect full assessed price of the land, or would something less be acceptable for the right product?

ANSWER: CCDC's current policy requires the full assessed value to be paid for the land at closing before or concurrent with construction commencing. Based on a Re-Use Appraisal a site write down may be considered. The Re-Use value is determined during the ERN phase of negotiations and any proposed site write down is negotiated within the DDA. If a site write down is accepted by the CCDC Board it would occur at the completion of the project as described within the DDA.



November 15, 2016

Capital City Development Corp.
Attn: Shellan Rodriguez
Project Manager
121 9th St, Suite 501
Boise, ID 83702

VIA: HAND DELIVERY

RE: **Ash Street - Workforce Housing Development Proposal**

Dear Ms. Rodriguez,

Please find attached proposal in response to the RFQ/P for the above referenced project. Our development team is honored to provide Capital City Development Corp (CCDC) a proposal to redevelop this property. Our goal is to create a vibrant, pedestrian friendly, mix of uses to re-create the oldest in-town neighborhood in Boise.

Although the RFQ/P outlined the four parcels along Ash Street north of the historic Hayman House, our vision extended beyond these property lines. This was to ensure our proposed project works within the current context of the neighborhood but also as a catalyst for the future new development. Our proposal meets the requirements of the RFQ/P and could be developed as a stand-alone project.

Working closely with Preservation Idaho we reviewed the current historical properties in the neighborhood, most notably the Hayman House. You will notice that our design creates a seamless transition from the single-level Hayman House at the south end of the property to a multi-story building at the north end of the property. Creating a natural park-like buffer around the Hayman House, that would connect to Kristin's Park to the west of the property.

We met with the Boise Parks Department about the connection to this park and possible inclusion of the park-line area as a public park. They like the design and supported the option to include it as a public park.

We also met with the City of Boise to discuss long-term plans for their property at Ash Street and Grand Street. They currently have no plans for the property but would support a redevelopment for the betterment of the community. Such redevelopment would need to consider the current tenants and their long term goals.

Giraffe Laugh, one of the City's tenants at Ash street and Grand Street, expressed support for our proposed plan in a meeting we had with them last week. They feel more opportunities for work-force families in the neighborhood is a good addition along with neighborhood retail. They have found at locations where pre-schools are within other retail center or close to retail have been a positive impact on their operations.

We feel the addition of twenty-three family focused townhomes, eight flats, and a small neighborhood retail with a focus on the neighborhood's greater needs is a perfect response to CCDC's RFQ/P.

Please review the attached and contact me if you have any questions at 208.830.7071.

Sincerely,

J. Dean Papé

Enclosed: Ash Street - Workforce Housing Development Proposal via portable drive



Cover Sheet

Ash Street Properties RFQ/P Submittal

Please print or type all required information

Respondent Contact Information

Development Entity

Yet to be formed

Contact Person

Dean Pape'

Title

Manager/Developer

Role in Development Entity

Developer

Address

PO Box 733, Boise, Idaho 83701

Phone

208-830-7071

Email Address

dean@dechase.com

By signing this required Cover Sheet, the Respondent indicates the information in the RFQ/P, including any clarifying information, as contained in the Appendices, has been taken into consideration in the preparation of this proposal.

Signature

Date 15-Nov-16

Print or Type Name J. Dean Pape'

Print or Type Title Managing Member for TBD Development Entity

Acknowledgment & Release


The undersigned (“Respondent”), on behalf of Respondent and all participants and parties included or subsequently added in/to Respondent’s development team, has read and fully accepts the Capital City Development Corporation’s (“CCDC”), discretion and non-liability as stipulated herein, expressly for, but not limited to, CCDC’s decision to proceed with a selection process by issuing the Request for Qualifications/Proposals for the development of the Ash Street property (the “RFQ/P”). Capitalized terms not defined herein shall have the meaning ascribed in the RFQ/P.

Respondent accepts and agrees to the terms and conditions as described or as may be modified as well as the following:

1. CCDC reserves the right in its sole discretion and judgment, for whatever reasons it deems appropriate and at any time:
 - a. To suspend or modify any part of the selection process or terminate the RFQ/P at any time for any reason with no financial or other obligation to Respondent.
 - b. Obtain further information from any person, entity, or group, including, but not limited to, any person, entity, or group responding to the RFQ/P and to ascertain the depth of Respondent’s capability and desire to develop the Site;
 - c. Waive any formalities or defects as to form, procedure, or content with respect to its RFQ/P and any submission by any respondent;
 - d. Accept or reject any submission or part thereof received in response to the RFQ/P, including any statement submitted by the undersigned, or select any one submission over another;
 - e. Accept or reject all or any part of any materials, plans, proposals or statements included in a submission, including, but not limited to, the nature and type of submission.
2. CCDC is governed by state law as provided in Title 50, Chapter 20, and in Title 50, Chapter 29 of the Idaho Code, and other state and federal regulations that may apply, and Respondent acknowledges that the RFQ/P selection process and any assistance in the development of the Site from CCDC must conform to all applicable laws, rules and regulations.
3. CCDC may, in its discretion, conduct public hearings during the RFQ/P selection process that would require disclosure of the Respondent’s proposed project and related details to the public and the media.
4. CCDC may accept or reject any proposal or statement and/or information received in response to the RFQ/P, including any proposal, statement, or information submitted by the undersigned, or select one developer over another.
5. Respondent understands that by responding to the RFQ/P, its proposed project may be subject to review and comment by CCDC staff and consultants.
6. Respondent agrees to waive any formalities or defects as to form, procedure, or content with respect to the RFQ/P and any responses by any respondent thereto.

02 Acknowledgment & Release

7. Respondent consents to the acquisition of information by CCDC in conjunction with this RFQ/P, and waives all claims, and releases CCDC from any liability in the acquisition of this information and use of this information.
8. Respondent agrees that CCDC staff, officers or board and the City of Boise shall have no liability whatsoever of any kind or character, directly or indirectly, by reason of all or any decisions made at the discretion of CCDC or the City of Boise with respect to the RFQ/P.
9. Non-Liability of CCDC. Respondent agrees that CCDC shall not have any liability whatsoever of any kind or character, directly or indirectly, by reason of all or any decision made at the discretion of CCDC as identified above.
10. Respondent, including all team members, have carefully and thoroughly reviewed the RFQ/P and have found the RFQ/P and all attachments thereto to be complete and free from ambiguities and sufficient for their intended purpose.
11. Respondent participates in the RFQ/P process at its own risk.

By: 
Its: Member/Owner - deChase Miksis
Date: 15-Nov-16

Acknowledgment & Release

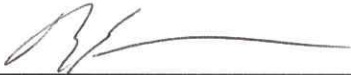
The undersigned (“Respondent”), on behalf of Respondent and all participants and parties included or subsequently added in/to Respondent’s development team, has read and fully accepts the Capital City Development Corporation’s (“CCDC”), discretion and non-liability as stipulated herein, expressly for, but not limited to, CCDC’s decision to proceed with a selection process by issuing the Request for Qualifications/Proposals for the development of the Ash Street property (the “RFQ/P”). Capitalized terms not defined herein shall have the meaning ascribed in the RFQ/P.

Respondent accepts and agrees to the terms and conditions as described or as may be modified as well as the following:

1. CCDC reserves the right in its sole discretion and judgment, for whatever reasons it deems appropriate and at any time:
 - a. To suspend or modify any part of the selection process or terminate the RFQ/P at any time for any reason with no financial or other obligation to Respondent.
 - b. Obtain further information from any person, entity, or group, including, but not limited to, any person, entity, or group responding to the RFQ/P and to ascertain the depth of Respondent’s capability and desire to develop the Site;
 - c. Waive any formalities or defects as to form, procedure, or content with respect to its RFQ/P and any submission by any respondent;
 - d. Accept or reject any submission or part thereof received in response to the RFQ/P, including any statement submitted by the undersigned, or select any one submission over another;
 - e. Accept or reject all or any part of any materials, plans, proposals or statements included in a submission, including, but not limited to, the nature and type of submission.
2. CCDC is governed by state law as provided in Title 50, Chapter 20, and in Title 50, Chapter 29 of the Idaho Code, and other state and federal regulations that may apply, and Respondent acknowledges that the RFQ/P selection process and any assistance in the development of the Site from CCDC must conform to all applicable laws, rules and regulations.
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4. CCDC may accept or reject any proposal or statement and/or information received in response to the RFQ/P, including any proposal, statement, or information submitted by the undersigned, or select one developer over another.
5. Respondent understands that by responding to the RFQ/P, its proposed project may be subject to review and comment by CCDC staff and consultants.
6. Respondent agrees to waive any formalities or defects as to form, procedure, or content with respect to the RFQ/P and any responses by any respondent thereto.

02 Acknowledgment & Release

7. Respondent consents to the acquisition of information by CCDC in conjunction with this RFQ/P, and waives all claims, and releases CCDC from any liability in the acquisition of this information and use of this information.
8. Respondent agrees that CCDC staff, officers or board and the City of Boise shall have no liability whatsoever of any kind or character, directly or indirectly, by reason of all or any decisions made at the discretion of CCDC or the City of Boise with respect to the RFQ/P.
9. Non-Liability of CCDC. Respondent agrees that CCDC shall not have any liability whatsoever of any kind or character, directly or indirectly, by reason of all or any decision made at the discretion of CCDC as identified above.
10. Respondent, including all team members, have carefully and thoroughly reviewed the RFQ/P and have found the RFQ/P and all attachments thereto to be complete and free from ambiguities and sufficient for their intended purpose.
11. Respondent participates in the RFQ/P process at its own risk.

By: 
Its: LSO
Date: 11-14-16

03 Development Team Information

Team Identification

Development Entity

The lead development entity is a yet to be formed or registered LLC. Members of the entity include Dean Papé and Mark Edlen, with possible additional members to be finalized and fully disclosed to CCDC and the selection committee at such time our proposal is chosen for the next stage of the process.

Dean Pape was a member of Gerding Edlen Development and worked with Mark Edlen on a handful of projects, most notably the first projects in Portland's South Waterfront: The Meriwether condominiums and OHSU Center for Health and Healing.

Members of the development team (Dean Pape, Tom Sheldon, Mark Sindell, and John King) all are working on the development of the 5th and Idaho project in Boise. 5th and Idaho will be the newest mixed-use multifamily, retail, and public park in the Old Boise District. The project takes into account an adjacent historic building, and pays homage to the building's story and architecture, as well as its place within the neighborhood. The project is in collaboration with CCDC and Boise Parks & Recreation.

Developer



deChase Miksis specialize in the execution of complex mixed use, multi-family, office and

commercial development projects. The team at deChase Miksis has been involved with the visioning, design, and construction of over 2,000,000 sq. ft. of commercial and multifamily real estate projects. Our values based company that ensures that our client's interests are represented through every stage of development, helping navigate complexity, save time, minimize risk, and maximize return.

Depending upon client needs, we can manage every aspect of the development process from identifying properties for potential acquisition to asset management. deChase Miksis knows development. We combine process driven project management systems with a focus on design and efficiency, to help our clients create buildings that inspire.

Address: P.O. BOX 11942
Eugene, OR 97440

Phone: Dean Papé - 208.830.7071

Email: dean@dechase.com

Developer

GERDING EDLEN

Gerding Edlen is a commercial real estate development and investment management firm, known for its pioneering efforts in sustainable, urban, mixed use, transit-oriented development. Gerding Edlen has 80+ projects completed and in the pipeline, including some of the most complex mixed-use projects in the United States.

Gerding Edlen is broadly recognized as one of the foremost sustainable developers in the United States. The firm's stated objective is to develop buildings that achieve net zero, producing more energy than they consume and consuming more waste than they produce. The firm also has a significant public private practices that focuses on community oriented projects. These projects have also involved numerous not-for-profit entities. Gerding Edlen has now developed numerous affordable housing projects consisting of hundreds of homes for those that need it most.

Address: 1477 NW Everett St.
Portland, OR 97209

Phone: Mark Edlen - 503.299.6000

Email: mark.edlen@gerdingedlen.com

Lead Designer



Founded in 1986, GGLO has grown from four founding partners with architectural backgrounds to a near

100-person integrated design firm providing architecture, landscape architecture, research, planning, urban design, and interior design with an established reputation as a leader in the Northwest.

Our mission remains the same as it did 30 years ago, to design distinct places where communities of people connect and thrive. We seek to bring the essence of community alive in each of our projects - believing that the fundamental desire to interact and feel a part of something can be evoked through design.

Our work has served a broad spectrum of end users including innovative workforce housing, beautiful open spaces and parks, successful and prosperous planned neighborhoods, premiere hospitality destinations, and senior living communities.

Address: 1301 First Ave. Suite 301
Seattle, WA 98101

Phone: Tom Sheldon - 206.902.5464

Email: tsheldon@gglo.com

03 Development Team Information

Team Identification

Project Architect

PIVOT NORTH architecture Founded in the summer of 2016, Pivot North Architecture is led by three principals with 47 years of combined experience leading projects primarily in the State of Idaho and the Treasure Valley. Based in Boise, Pivot North Architecture focuses on providing design services which include architecture, planning, programming and sustainable design.

Our experience is diverse in both project size and building types and we are committed to further establishing our business and relationships in the local community. As the local architectural firm we will use our extensive experience in collaboratively working with nationally recognized design firms to deliver a successful project with meaningful resident representation.


Past successful teaming projects lead by Pivot North Principals include, BSU Football Complex, BSU Stadium Masterplan, Dona Larsen Park, 5th and Idaho Mixed-Use, JUMP and St. Luke's Downtown Masterplan.

Address: 1101 West Grove Street
Boise, Idaho 83702

Phone: John King - 208.720.9947

Email: john@pivotnorthdesign.com

Workforce Housing Consultant

 NeighborWorks® Boise is a private non-profit organization, 501(c)(3), whose mission centers around innovative homeownership options for Idaho's underserved populations. For over 34 years we continue to help families gain healthy homeownership. We offer a full continuum of services including: 278 affordable rental units with supportive resident services, homebuyer education classes, financial fitness coaching, pre-purchase counseling, mortgage lending, acquisition-rehabilitation, homebuilding of affordable 'urban cottages' developed in 'pocket neighborhoods'. Our long-standing events, Paint The Town™ and Rake Up Boise™ continue to have a significant impact in surrounding communities. Each of these efforts lead to safe, happy, and healthy homes that families can afford long-term. We believe the home is where stability and success starts.

Address: 3380 W Americana Terrace Suite 120,
Boise, Idaho 83706

Phone: Bud Compher, Jr. - 208.285.6216

Email: bcompher@nwboise.org

Historic & Cultural Neighborhood Consultant PLANMAKERS


John Bertram believes in energizing and re-using Boise's historic resources. Throughout his 39-year career at Planmakers, he has worked to understand the unique character of a site and create places with strong local identity.

Address: 417 S 13th St
Boise, Idaho 83702

Phone: John Bertram - 208.336.1438

Email: jbertramstudio@gmail.com

Contractor

 Visser Building Company is a registered General Contractor in the State of Idaho. VBC was formed in 1998, and have built and maintained a reputation as being a top high-end custom home, light commercial, and multifamily builder in the Boise.

Address: 8312 W Northview St # 120
Boise, Idaho 83704

Phone: Brian Visser - 208.322.5390

Email: brian@visserbuilding.com

Engineers

Structural Engineer - Axiom PLLC

Address: 121 N. 9th Street, Suite 401
Boise ID 83702

Phone: Lee Harrison - 208.639.4520

Email: lharrison@axiompllc.com

Civil Engineer - KM Engineering

Address: 9233 West State Street
Boise, Idaho 83713

Phone: Kevin McCarthy - 208.639.6939

Email: kevin@kmengllp.com

MEP Engineer - Musgrove Engineering

Address: 234 S Whisperwood Way
Boise, Idaho 83709

Phone: Charles Paulin - 208.384.2585

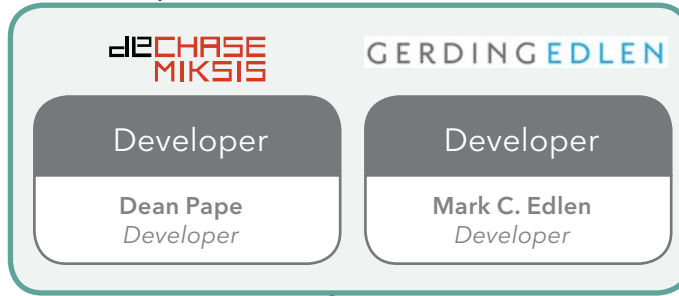
Email: CharlesP@musgrovepa.com

03 Development Team Information

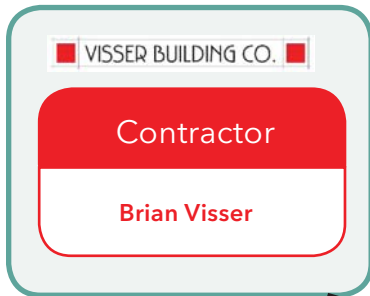
Organizational Chart



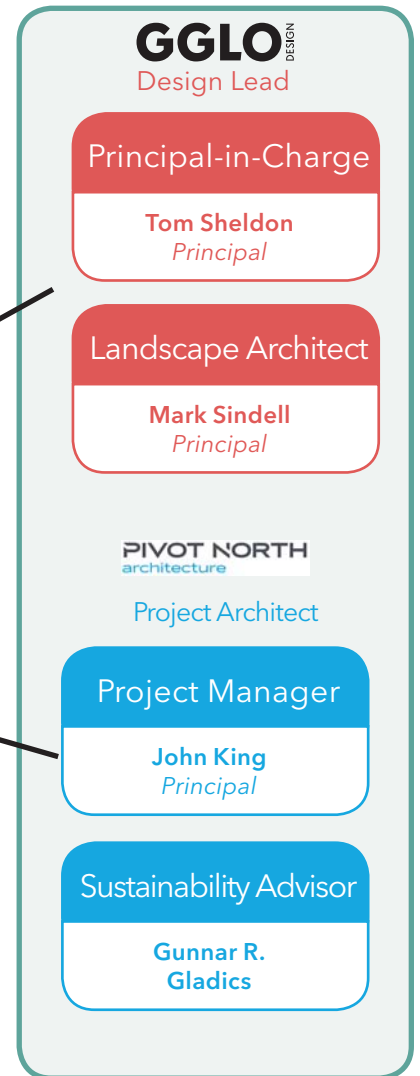
Development Team



Contractor



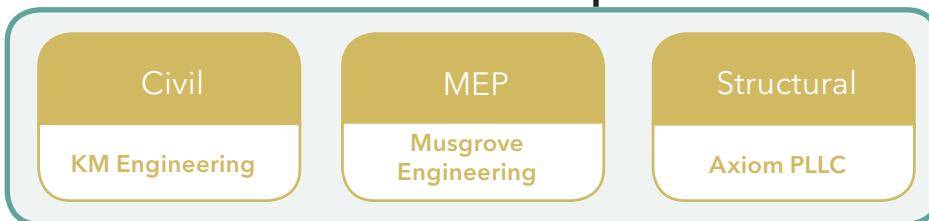
Design Team



Local Consultants



Engineers



03 Development Team Information

Resumes



Dean Pape

Developer

Dean is a partner of the company he established in 2007 as deChase Development Services, now deChase Miksis, and oversees all aspects of project development. Dean has 12 years of experience in real estate development, construction, financing, and management in Oregon, Idaho, Montana, and Alaska. He is a member of numerous development teams that have won awards and recognition including the OHSU Center for Health and Healing (the first large medical facility to receive LEED Platinum certification) and the Kendall Toyota of Eugene (the first auto dealership to received LEED Platinum).

Dean relocated to Boise in 2013 to continue the management of Kendall Development Group's real estate portfolio, while working with land owners, business owners, and others on other development opportunities. He is currently working with downtown Boise property owners to create a new vibrant, pedestrian friendly, mixed-use district. He is also the managing partner and developer for the 5th and Idaho mixed-use project that will commence construction in the coming months.

Education

Oregon State University, Bachelor of Science
Construction Engineering Mgmt/Business Administration

Professional Affiliations

Urban Land Institute
Leadership Boise Class 2017
CCIM Member

Experience

Kendall Development Group: 2012-Present
deChase Miksis: 2007 - Present
Gerding Edlen Development: 2003 - 2007

Relevant Project Experience

- Northwest Community Credit Union** | Eugene, Oregon
- The Janey** | Portland, Or
- Kendall Toyota of Eugene** | Eugene, Oregon
- Skybox** | Eugene, Oregon*
- Courtside** | Eugene, Oregon*
- The Meriwether** | Portland, Oregon*
- OHSU Center for Health and Healing** | Portland, Oregon*

*Project(s) completed while at previous firm(s)



Mark C. Edlen

Developer

Mark Edlen is internationally recognized for his expertise and success in creating sustainable communities in mixed-use commercial, residential, educational, and retail developments. As Managing Partner of Gerding Edlen, Mark leads a company that is grounded in a socially responsible approach to real estate investment, with the belief that the path to preserving natural resources leads directly to a new urban reality; where transformative buildings and vibrant communities deliver investment quality assets to foster prosperity. In his words, cities are the solution for a growing population.

Education

University of Oregon
Bachelor of Science Degree, 1975
Master of Business Administration, 1976

Professional Affiliations

The Clinton Foundation, Climate and Advisory Council
Oregon Historical Society, Advisor
Oregon University System, Sustainability & Task Force on
Historic Property
Oregon Energy and Planning Council
Portland Mayor's Economic Cabinet
Sustainability Initiatives Committee
The Portland Parks Foundation, Leadership Council
Urban Land Institute

Civic Involvement

Bullitt Foundation, Trustee
EcoTrust Board of Directors
Portland State University President's Circle
Portland Ambassadors
Portland Development Commission
SOLV Founders Circle Member

Experience

Gerding Edlen: 1996 - Present
Cushman Wakefield: 1981 - 1996
Xerox: 1976 - 1981

Relevant Project Experience

- South Waterfront** | Portland, Oregon
- The Meriwether** | Portland, Oregon
- OHSU Center for Health & Healing** | Portland, Oregon

03 Development Team Information

Resumes



Tom Sheldon

AIA, NCARB, DBIA

Principal-in-Charge

Tom is a senior Principal leading teams on large mixed-use urban infill projects that encompass housing, retail, entertainment

facilities, grocery and other urban uses. He has over 30 years of experience in design and construction of urban mixed-use projects in the major municipalities within Washington, Idaho, Oregon, and Northern California. Tom is an active board member of the WSU School of Design and Construction and holds a Design Building Institute certification. He was the Principal in charge of numerous Urban Mixed Use project in the bay area of San Francisco and the award winning Via6 project in Seattle. Currently Tom is part of a design and construction team developing some of the first market rate urban housing in Boise since the 1940's. Tom's knowledge of design and construction has given him the background to assist clients in the lengthy and ever-changing process of design and permitting, working with the client and local municipalities to achieve winning results.

Education

Washington State University
Bachelor of Architecture, 1984

Bachelor of Science in Architectural Studies, 1983

University of Copenhagen, Denmark
Emphasis on mixed-use and high-density housing, 1983

Registration

Idaho, Montana, Washington, California,
NCARB

Professional Affiliations

International Conference of Building Officials
American Institutes of Architects
Design Build Institute of America

Experience

GGLO: 1995 - Present

Relevant Project Experience

- The Afton Mid-Rise Apartments | Boise, Idaho
- 5th & Idaho Mid-Rise Apartments | Boise, Idaho
- Old Boise Master Plan | Boise, Idaho
- Boise Code Consultation | Boise, Idaho
- Allez Mid-Rise Apartments | Redmond, Washington



Mark Sindell

ASLA, LEED® AP BD + C, LFA

Landscape Architect Principal

Mark is committed to the creation of vibrant, sustainable places for people. He has over 18 years of experience working corroboratively

with multi-disciplinary design teams providing leadership, design inspiration and technical expertise on complex projects. He is involved on the outset of the design process, ensuring that opportunities for value creation are holistically into each project. Mark's professional experience includes urban infill mixed-use, hospitality and open space projects for both private and institutional clients. Mark's practice has included implementation of green roofs, urban agriculture and rain gardens on the first Living Building in the state of Washington and wide ranging LEED certified projects. He takes pride in getting the most out of each project for his clients.

Education

Washington State University
Bachelor of Landscape Architecture, 1996

University of Macerata, Macerata, Italy
Study Abroad Program for Landscape Architecture, 1995

Registration

Idaho, Montana, Washington, Oregon
CLARB

LEED® Accredited Professional BD + C
Living Future Accredited, LFA

Professional Affiliations

American Society of Landscape Architects, ASLA
Cascadia Green Building Council

Experience

GGLO: 2001 - Present
The Berger Partnership: 1997 - 2001

Relevant Project Experience

- 5th & Idaho Mid-Rise Apartments | Boise, Idaho
- The Afton Mid-Rise Apartments | Boise, Idaho
- Ann Morison Park Master Plan | Boise, Idaho
- Boise City Hall Plaza Renovation | Boise, Idaho
- Old Boise Master Plan | Boise, Idaho
- Spaulding Ranch Master Plan | Boise, Idaho
- Rhodes Park | Boise, Idaho
- Bridges@11th | Seattle, Washington

03 Development Team Information

Resumes

PIVOT NORTH
architecture



John King

NCARB

Project Manager

A native of Boise, John returned in 2011 and brought with him experience in a broad range of building types from large scale civic and performing arts venues, condominiums, custom residential, higher education and mixed-use housing projects. That range of diverse project experience has continued as Boise continues to expand rapidly in many markets.

John has a strong design sensibility and believes that it takes a collaborative effort and contribution from everyone involved for a project to achieve its utmost potential and success. His experience in teaming and working collaboratively with nationally recognized architectural firms on local projects provides an added value to this proposed teaming relationship with GGLO.

Education

University of Idaho
Master of Architecture, 1999
Bachelor of Architecture, 1999
Washington State University, 1994

Registration

NCARB
Idaho

Experience

Pivot North Architecture: 2016-present
Hummel Architects: 2011-2016
Susan Desko Architects: 2009-2011
Williams-Partners (owner): 2001-2009
FFKR Architecture: 1999-2001

Relevant Project Experience

5th & Idaho Mid-Rise Apartments | Boise, Idaho
600 Second Street Condominiums | Ketchum, Idaho
River Ranch Cabins | McCall, Idaho
J.U.M.P (Jack' Urban Meeting Place) | Boise, Idaho
Georges Cycles | Boise, Idaho
Boise State Athletic Football Complex | Boise, Idaho
Washington Place Affordable Apartments | Ketchum, Idaho
Bronco Stadium Masterplan | Boise, Idaho
YMCA / Hillsdale Elementary / Library | Meridian, Idaho
Dona Larsen Park | Boise, Idaho

PIVOT NORTH
architecture



Gunnar R. Gladics

AIA, cSBA

Sustainability Advisor

Gunnar brings a wealth of experience in project management, building performance, and sustainable design. He has a strong background in building science, working at the University of Idaho's Integrated Design Lab as an architectural research scientist for five years prior to joining Hummel. He will lead our team in creating high-quality environments that foster more comfortable, more productive, and healthier occupants while using less energy and resources. Including his time working as a research scientist Gunnar has had the opportunity to lead and or consult on a great number of LEED or other sustainably certified projects across the state and region.

Education

University of Idaho
Bachelor of Architecture, 2005
University of Idaho
Master of Architecture, 2007

Registration

Idaho
NCARB

Professional Affiliations

The American Institute of Architects
Past Associate Director
Past Design Awards Chair
Past AIA+2030 Chair

Experience

Pivot North: 2016 - Current
Hummel Architects: 2013 - 2016
University of Idaho - Integrated Design Lab: 2009 - 2013
Ruscitto/Latham/Blanton Architectura: 2005 - 2009

Relevant Project Experience

Energy Star Northwest, N.W. Net Zero Homes, An Investigation of Five Homes that Targeted Net Zero Energy Analysis of Cost Effectiveness for Multifamily Energy Efficiency Measures with Idaho Power
Scott USA Headquarters Mixed-Use Residential | Ketchum, Idaho

03 Development Team Information

Resumes



Brian Visser

Contractor

Brian Visser is a 3rd generation builder with over 30 years of experience. Brian is a principal partner in Visser Building Company (VBC). Visser Building Company is a registered General Contractor in the State of Idaho and Arizona and his firm is proposing to act as the Builder/Construction Manager for The Ash Street housing project. VBC was formed in 1998, and have built and maintained a reputation as being a top high-end custom home, light commercial, and multifamily builder in the Boise.

Brian and his team at VBC have a unique skill set. The high-end residential experience brings an understanding of quality design, complicated construction assemblies, and attention to details with a focus on the end-user. VBC's in-depth knowledge of both high-end residential and commercial construction with the use of critical path scheduling, historical cost analysis, and project cost controls continue to build some of the best projects in Idaho.

Education

Biola University - 1977
Bachelor of Science

Registration

Idaho General Contractor's License (RCE-2080)
Arizona General Contractor's License (#209802)

Experience

Visser Construction Company: 1981 - Present
Visser Building Company: 1998 - Present

Relevant Project Experience

- Linder Springs Townhomes** | Boise, Idaho
- Riverstone International Housing** | Boise, Idaho
- Northview Office Park** | Boise, Idaho
- Alpine Village Townhomes** | McCall, Idaho*
- Strimple Townhomes** | Ketchum, Idaho

*Project in Entitlement Review



Bud Compher, Jr.

Workforce Housing Consultant

Bud is the Chief Executive Officer for NeighborWorks® Boise. He is also the Director of Real Estate, which encompasses land development, new construction, acquisition-rehabilitation and 5 multi-family apartment communities. He has 23 years of construction experience, including 16 years of direct project management and 13 years in the nonprofit sector.

His knowledge and experience in construction include: developing raw land into subdivision lots in coordination with city, county and state officials; management supervision for the completion of over 100 construction projects of new homes in Idaho with funding exceeding \$13 million; supervising construction of 59 remodeled homes utilizing HUD Neighborhood Stabilization Program with funding of over \$5.7 million and HOME Program funding of over \$3.5 million. Bud is proficient in Green Building methods including the construction of 28 Energy Star and 7 LEED certified homes.

Education

College of Southern Idaho
Associate of Applied Science, 2003

Professional Affiliations

- Urban Land Institute
- Idaho Smart Growth
- Idaho Contractors Association
- Treasure Valley Housing Coordination Committee for the Boise City/Ada County Continuum of Care
- LIV BOISE Committee for the Vista neighborhood

Experience

NeighborWorks® Boise: 2015 - present
Mercy Housing Northwest - Idaho: 2003 - 2015

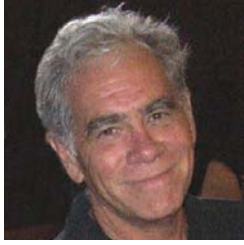
Relevant Project Experience

- Bluestar Subdivision** | Garden City, Idaho
- 36 Oak** | Garden City, Idaho
- Kerr Street Townhomes** | Boise, Idaho
- 43rd Street Cottages** | Garden City, Idaho
- 40th Street Cottages** | Garden City, Idaho
- Ormond Street Cottages** | Boise, Idaho

03 Development Team Information

Resumes & References

PLANMAKERS



John Bertram

Historical Consultant

John Bertram believes in energizing and re-using Boise's historic resources. Throughout his 39-year career at Planmakers, he has worked to understand the unique character of a site and create places with strong local identity. Mr. Bertram has extensive knowledge of the River Street area and its history having prepared the River Street Neighborhood Plan in 1973, living on S.14th St. for 15 years and working at Planmakers office on S. 13th St. since 1983. Planmakers was part of a design team that won the Capitol City Development Corporation competition to stimulate mixed-use development along the Pioneer Corridor, connecting downtown Boise to the river. Most recently Mr. Bertram headed up the fund raising and restoration of the 1864 Surgeon's Quarters at the VA Medical Center.

Education

University of Washington, Urban Planning
Volunteers In Service to America

Professional Affiliations

Preservation Idaho
American Planning Association
National Trust for Historic Preservation

Experience

Planmakers: 1977 - Present

Relevant Project Experience

- VA Surgeon's Quarters Restoration | Boise, Idaho
- Pioneer Corridor Design Team | Boise, Idaho
- River Street Neighborhood Plan | Boise, Idaho
- Eight Street Marketplace Revitalization | Boise, Idaho
- North Bank Project | Boise, Idaho
- Log Cabin Literary Center Restoration | Boise, Idaho
- Boise Depot Restoration | Boise, Idaho

Reference 1



Derick O'Neill

Contact Planning & Development Services Director
(208) 608-7055
DONeill@cityofboise.org

Reference 2



Dr. Abe Farkas

Contact ECONorthwest Senior Project Director
(503) 200-5084
farkas@econw.com

Reference 3



John Iglesias

Contact - Northwest Community Credit Union President & CEO
(541) 744-9406
jiglesias@nwcu.com

03 Development Team Information

Financial Statements

The development entity will be created upon selection of the development team by CCDC for this project. Said entity will include Mark Edlen and Dean Pape'. Please find supporting financial information on both Mr. Edlen and Mr. Pape from financial institutions noting their financial capacity or creditworthiness to deliver the proposed project.

Intentionally omitted, CCDC staff confirms minimum RFQ/P requirements have been met

03 Development Team Information

Financial Statements

Intentionally omitted, CCDC staff confirms minimum RFQ/P requirements have been met

GGLO and its staff are experts in the field of design and over its 30 year history the company's has established itself in key areas, including Residential, Multi-Family Housing, Mixed-Use Commercial, and Urban Design. However, in all its work, integrating the theme of user-focused urban livability as a primary design objective has been a critical success with its project's users, and has provided for commercial success for its clients.

The residential market is multi-faceted, from market-rate to workforce housing; each with its own set of requirements. GGLO is an expert in residential design and continues to expand its expertise in the development of innovative low, mid and high-rise projects around the world. GGLO has produced more than 50,000 residential units and more than 30,000 units in our home city of Seattle; perhaps more than any other Seattle Architecture firm. In 2015 the U.S. Green Building Council named GGLO the nation's Best Residential Design Firm.

GGLO is a leader in wood frame construction throughout our thirty year history. Type V and Type III wood frame construction are the primary building types we have helped our clients develop. GGLO has worked on thousands of homes, in hundreds of buildings of this type of construction. GGLO has assisted municipalities large (Cities of Seattle and Bellevue) and small (Lakewood, WA) create, modify, and implement their building codes to meet the challenges of these types of structures. We are knowledgeable in the nuances, details, and requirements of construction implicit in these buildings.

Whether requirements of building height, structural implications, ratings of walls, or detailing of intersections between walls and floors, GGLO understands wood frame detailing and will bring this expertise to the Ash Street Housing project.

GGLO STATS AT A GLANCE

24,000+ designed residential units built in Type V construction over 1

30 Years experience with designing and building Type V construction

3.5 Million gross square feet of LEED certified spaces

3 Percent of all LEED certified residential units in the U.S. is designed by GGLO



AVA U District



Discovery West



Bridges@11th



AMLI SLU 2

Gerding Edlen has over 20 years of experience in creating vibrant, sustainable and inspiring places where people can live, work and learn. Guided by the firm's Principles of Place, Gerding Edlen is committed to developing properties that build community, minimize impact on the environment and add profound value.

Considered one of the nation's leading full service real estate investment, development asset/property management firms, Gerding Edlen has an extensive resume of successful multi-family and mixed-use projects across the nation with vast experience in developing complex properties across all classes including private, public-private, government and education.

Gerding Edlen provides development, project management and construction oversight and works collaboratively with the best and brightest partners in architecture, engineering, construction, design and marketing to ensure projects create compelling spaces that successfully optimize financial objectives.

Gerding is dedicated to ensuring all aspects of the design and execution are aligned, on time and consistent with the project vision, and are experts in securing traditional and innovative sources of funding.

Uniquely grounded in the goals of creating transformational buildings, vibrant communities and investment quality assets, Gerding Edlen is committed to building high quality and deeply sustainable properties that ensure enduring value.

Gerding Edlen is a recognized national leader in sustainability, developing, or redevelopment more than 75 LEED projects.



The Louisa



The Beverly



20 on Hawthorne

GERDING EDLEN SUSTAINABILITY STATS

23
 LEED Platinum projects designed as of November 2016

50
 LEED Gold projects designed as of November 2016



Ellleven Condos



5th & Idaho Boise, ID

CLIENT: 5th & Idaho LLC

GGLO, Dean Pape and John King collaborated together to develop and design the 5th & Idaho project. This multifamily development fits respectfully within the context of the historically-rich and distinct Old Boise commercial district. Surrounded by blocks with a diversity of architectural styles, the design of 5th & Idaho seamlessly integrates with complimentary architecture and pedestrian-scale massing consistent with the district.

The building pays homage to the adjacent historic building by stepping back and inserting a neighborhood gathering space that will become a public park. The design of 5th & Idaho celebrates Paulsen's work through simple, modest materials and forms that are consistent with other projects in the district.

In alignment with Boise's planning goals, 5th & Idaho's parking is all underground or within the alley. This allows the project to make use of its key corners where retail can encourage visitors and residents to gather and create community.



* Project design completed by team member while at previous firm



The Afton Boise, ID

CLIENT: Capitol City Development Corporation

STATISTICS: 1.2 acres
176,583 gross sf
110,583 sf residential
67 units
8,000 sf retail

SERVICES: Architecture, Interior Design,
Landscape Architecture

The Afton mixed-use development occupies a prominent position in Boise's warehouse district, an industrial-era holdover from the late nineteenth and early twentieth centuries. As the first major residential development in the district, The Afton is poised to set the stage for future development of the community. The Afton's materials and scale build on the existing identity and character of the district. The first two to three stories will be clad in brick patterns and colors similar to those of the historical buildings surrounding the site, highlighting Boise's historical roots.

The Afton's scale aligns with the district's typical quarter-block lots by splitting the project into two similarly sized buildings, which will allow residents to access an existing alleyway on the site as a pedestrian thoroughfare. The alley is one of the best opportunities to elevate pedestrian mobility in the warehouse district, making The Afton a focal point for the changing neighborhood.





Old Boise Master Plan Boise, ID

CLIENT: Old Boise LLC

GGLO worked with the City of Boise to develop a unified planning study for the Old Boise/Eastside Urban Renewal District to develop a holistic vision and identify future strategies for catalytic development.

The project's vision was to create distinct, vibrant, urban neighborhoods that promotes placemaking through the conversion of surface parking lots into place-based, urban, mixed-use developments. Connecting the downtown core through the development of a safe, balanced mobility system that emphasizes transit, bicycle, pedestrian, and vehicular circulation.

Other goals of the project are to:

- Provide a mix and diversity of multi-family housing to support walkable, in-town residential neighborhoods.
- Promote economic development by connecting employment, housing, transportation, and recreation.
- Acknowledge existing Historic Fabric to strengthen an authentic sense of place.
- Build upon existing Neighborhood Performance by creating a model for sustainable innovation on a neighborhood scale.





The Homes at Fort Lawton Seattle, WA

CLIENT: Rise Properties

STATISTICS: **Montana Circle** (13 Homes)
Avg. Home SF: 1,624 sf
Completed in October 2015

Officer's Row (13 Homes)
Avg. Home SF: 4,777 sf
Completed in August 2016

SERVICES: Architecture, Interior Design,
Landscape Architecture



The Homes of Fort Lawton describes a landmark community of historic and authentic military housing that has been renovated to modern living standards while preserving each home's original character. The project is surrounded by the natural beauty of Seattle's Discovery Park, and conveniently located 15 minutes from downtown Seattle. These historic homes were originally built between 1899 and 1935 to process military personnel defending the coastline from a naval attack.

Divided into two parcels of thirteen - Montana Circle and Officer's Row, the colonial-revival homes embrace the classic style while merging historical preservation requirements with modernized living needs. Rise Properties held a steadfast commitment to marrying these two goals while creating a place where a community of neighbors that share a passion for their legacy homes could exist in the midst of this tranquil park. These are not just homes for individuals, but a continuation of the site's enduring

story. Re-imagining these historic homes to be a place where a new community of homeowners could invest in the park and its future, together, was paramount.

Working closely with the City of Seattle's Landmark Preservation Board, these compartmentalized homes were re-worked to meet modern day comforts while still allowing residents to appreciate the home's inherent charm. Kitchens were opened up into living spaces with inclusive, casual dining, perfect for hosting parties. Large master suites with gracious bathrooms where possible and powder rooms made convenient to living spaces were arranged for homes. Modern amenities include high-end plumbing and electrical systems, as well as luxury appliances. A careful balancing between restorations and retrofitting ensured the Colonial Revival style was kept, offering equal parts modern and historic - a perfect blend of past and future.



Allez Redmond, WA

CLIENT: Pine Forest Properties, LLC

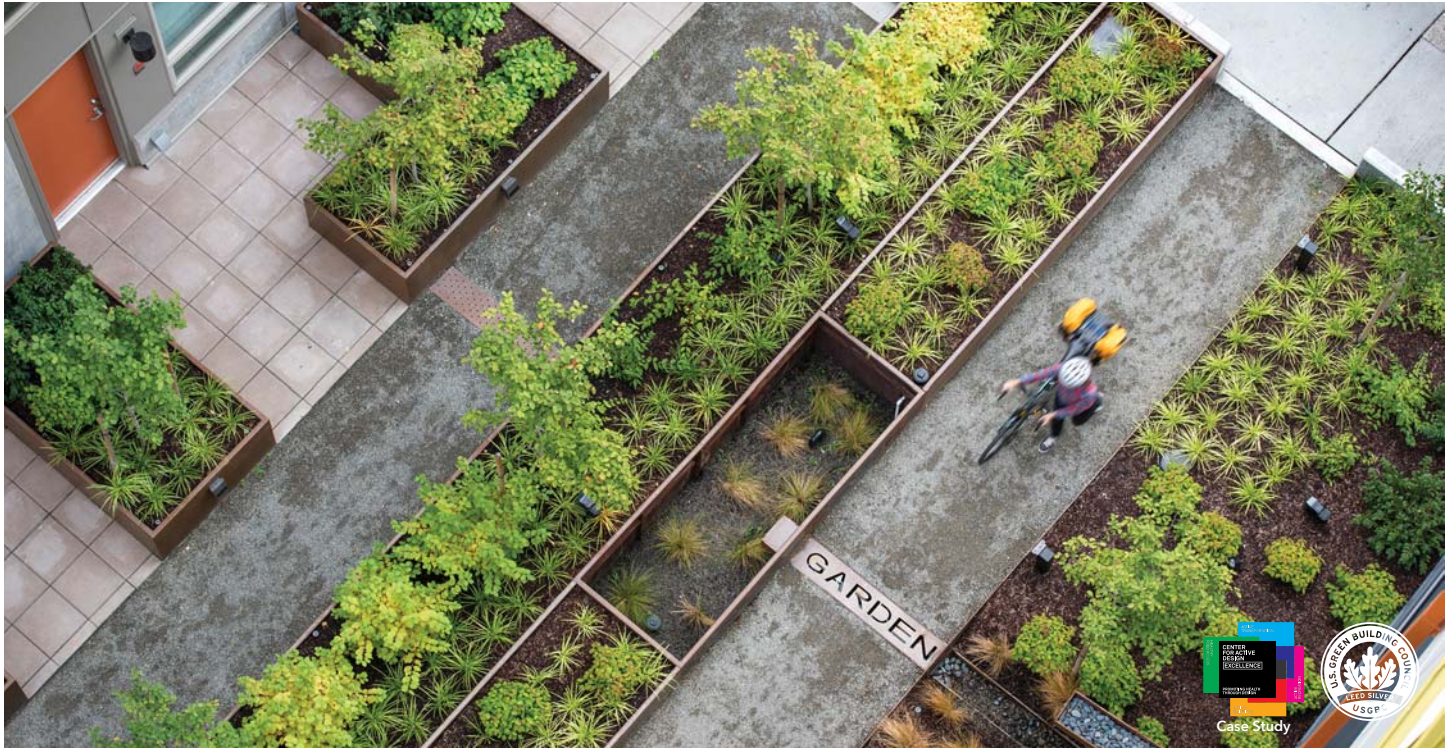
STATISTICS: 1.46 acres
252,168 gross sf
142,178 sf residential
147 units
32,300 sf open space
5,382 sf commercial
Completed in 2014

SERVICES: Architecture, Interior Design,
Landscape Architecture

Located along the scenic Sammamish River Trail, Allez is a mixed-use development that showcases the spirit and vitality of downtown Redmond. The goal was to create a community that was well positioned for the target market, responds to the site context and enhanced the active lifestyle opportunities of its surroundings.

Allez appeals to both the nature lover and the city-dweller. Lush vegetation on circulation paths and a focus on people-powered transportation further enhance the community and natural aspects of the development along facades facing the river trail, while the North and East facing facades were designed reflect the urban fabric of the adjacent streetscapes.





Bridges@11th Seattle, WA

- CLIENT:** Security Properties
- STATISTICS:** 0.92 acres
234,393 gross sf
188,114 sf residential
184 units
17,500 sf outdoor open space
1,394 sf retail
Completed in 2015
- SERVICES:** Architecture, Landscape Architecture

Bridges@11th is a transit-oriented residential development in the heart of Seattle’s University District that fosters community by focusing on the health and well-being of its residents and the surrounding neighborhood. Driven by the needs of the University of Washington and Seattle Children’s Hospital, this innovative model of workforce housing offers employees of these organizations a new housing option within walking and biking distance of work. Bridges is the culmination of a decade old goal of the UW and Seattle Children’s to provide housing in the University District, a goal repeatedly articulated in the University District neighborhood plan. With its completion, the new Bridges community fulfills Seattle Children’s obligation to replace housing impacted by its campus expansion and achieves goals that both institutions share - to provide quality housing for employees, support recruitment and retention, and contribute to a vital urban neighborhood.



The site planning gestures are complimented by pedestrian and bicycle access from the sidewalk, integrated bicycle parking, seating for varying users, planters, and close proximity to a nearby transit stop. These through-block spaces break up the building massing to increase street connectivity and permeability for residents and visitors. Publicly accessible art installations and active retail uses also contribute to an attractive and engaging streetscape.



AML I South Lake Union Seattle, WA

CLIENT: AMLI Residential

PHASE 1 STATISTICS: 0.7 acre site area
159, 835 sf residential (175 units)
4,002 sf commercial
Completed in Spring 2014

PHASE 2 STATISTICS: 0.47 acre site area
111,000 sf residential (118 units)
6,398 sf amenity space
Completion 2015

SERVICES: Architecture, Landscape Architecture

Located in Seattle’s growing South Lake Union is this two-phase multifamily project that interprets timeless forms. The two phases act as counterparts to each other, “Life in Motion” embraces movement and the high energy that is outward focused while “Internal Hearth” is inwardly focused and incorporates a stillness, expressive concept. Both, while different in concept design and materials, they share amenities between the two buildings and overall complement one another.

Phase 1, “Life in Motion” has ground floor retail, a common lobby and lounge mixing with the large public plaza with lush landscaping and a signature specimen tree. An upper level clubroom, theater style courtyard, and rooftop garden provide additional amenities to the resident community.



The residential units feature open floor plans. Phase 2, “Internal Hearth” has multiple amenities surround the space and providing opportunities for creative expression and exploration by the tenants.

An upper level solarium is a beacon to the neighborhood and acts as a refuge, providing views of the city and Lake Union. Both phases are LEED® Silver certified.



AVA Queen Anne Seattle, WA

CLIENT: AvalonBay Communities

STATISTICS: 1 acre
295,738 gross sf
196,011 sf residential
204 units
14,585 sf commercial
244 parking stalls
Completed in 2012

SERVICES: Architecture, Landscape Architecture

Avalon Queen Anne is an innovative multifamily project in a dense, urban neighborhood in Seattle with flats and live/work units and neighborhood commercial spaces at the ground floor. The building also features extensive landscaped courtyards and roof decks, adhering to Seattle's Green Factor codes, and is pursuing LEED Certification. Sustainable site features include green roof, porous paving, and rainwater harvesting for landscape irrigation. The project concept of "erosion" responds to the dynamic site context and environment.





Discovery West Issaquah, WA

CLIENT: DevCo

STATISTICS: 4.65 acres
386,571 gross sf
209 units
8,487 sf indoor amenity space
346 parking stalls
Completed in 2016

SERVICES: Architecture, Interior Design,
Landscape Architecture

Discovery West is the latest project developed by DevCo in the Issaquah Highlands. The 3-acre site houses six buildings with a mix of one, two and three bedroom apartments, located in two mid-rise buildings and four smaller sized buildings with townhome units. Residents of Discovery West can enjoy amenities including the resident lounge, play spaces, indoor pool with spa and a robust fitness space for working out at any time of the day.

Site amenities offered include a bike barn for residents to park their bikes safely, a large open lawn where residents and guests can play bocce ball or spend the afternoon bbqing, outdoor terrace with fireplaces, a pea-patch and a dog park. The site is also connected to previous phases through a pedestrian sky bridge, and regional multi-purpose trails.





The Beverly Apartments Portland, OR

DEVELOPER: Gerding Edlen

STATISTICS: 188,000 sf
53 units
Whole Foods, Chase Bank retailers
LEED Silver
Completed in 2008

SERVICES: Development

A mixed-use project, The Beverly incorporates retail and multi-family residential units in a recognized neighborhood center in Portland. The Hollywood District has a rich history as a commercial hub, making the surrounding neighborhood popular and vibrant. It is well served by mass transit and the ground level boasts the debut of a Whole Foods Market in Northeast Portland.





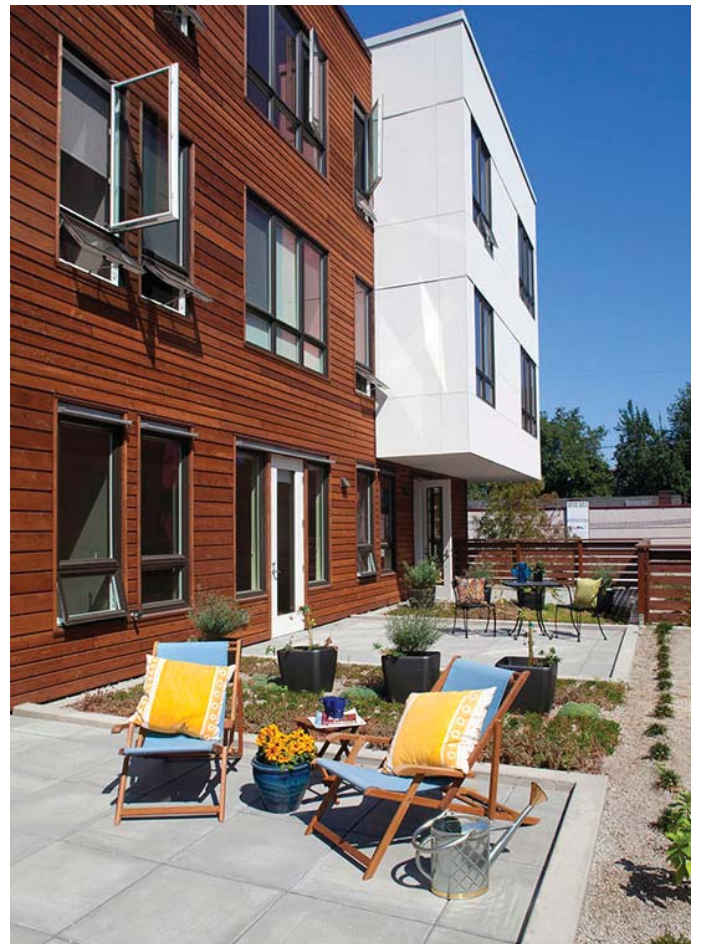
The 20 on Hawthorne Portland, OR

DEVELOPER: Gerding Edlen

STATISTICS: 62,000 sf
51 units
LEED Gold
Completed in 2009

SERVICES: Development

The 20 on Hawthorne is a mixed-use apartment building located on the vibrant Hawthorn Boulevard in Southeast Portland. The building provides one- and two-bedroom apartments with high-efficiency appliances, as well as a unique automated car garage, eco-roof and nearly 5,000 sf of ground floor retail.





The Morrison Portland, OR

DEVELOPER: Gerding Edlen

STATISTICS: 140,000 sf
140 units
LEED Gold
Completed in 2009

SERVICES: Development

In the heart of downtown Portland, The Morrison brings deeply affordable for-rent housing alongside market rate condominiums. Its central location provides alternative transportation options while enlivening the neighborhood with 44,000 square feet of ground-level and mezzanine retail space.





36 Oak Development Garden City, ID

CLIENT: NeighborWorks® Boise

STATISTICS: 2.0 acres
12 urban floorplans
Elevations of 670sf -1,100 sf
24 units

SERVICES: Development, Construction



The 36 Oak development is a 24-lot infill parcel located on 36th Street in a family neighborhood in Garden City, Idaho. It is a unique pocket neighborhood design featuring energy-efficient urban-style designs surrounding central green spaces. This development offers a range of sizes and prices to encourage a diverse community.

The property is situated within the emerging Live/Work/Create District in the eastern end of Garden City. This district has new brew pubs, wineries, art galleries, artisans and restaurants springing up to support the active watersports and Art District influences that are shaping the area. The pedestrian footbridge across the Boise River is popular with those who commute by walking or riding a bicycle to work. This linkage also allow for direct access to three public parks located immediately across the river in the West End - Bernadette Quinn Park, Esther Simplot Park, and Veterans Memorial Park.



43rd Street Cottages Garden City, ID

CLIENT: NeighborWorks® Boise

STATISTICS: 0.67 acre
12 urban floorplans
Elevations of 670 sf -1,100 sf
9 units

SERVICES: Development, Construction

The 43rd Street Cottages development is 9-lot infill parcel located on Adams Street and 43rd in a single-family neighborhood in Garden City, Idaho. Every home is built to Energy Star, indoor airPLUS and WaterSense standards. The 43rd Street Cottages development is located less than 2.5 miles from the Capitol Building in downtown Boise, and is within two blocks of the Boise Greenbelt that runs alongside the beautiful Boise River. This community also includes the Boys & Girls Club, a city park, and schools.

Pocket neighborhoods are small infill lots with advantages such as close-in locations, reduced vehicle reliance, enhanced sociability, and an emphasis on healthy living. They are clustered groups of neighboring houses or apartments gathered around a shared open green space that has a clear sense of territory and shared stewardship. They offer a welcome option for people who want a stronger sense of community.



05 Project Summary



Project Summary

The proposed Ash Street Properties project unifies the development site, the adjacent park, the Hayman House and site, the Pioneer Pathway, and the adjacent street frontage into a singular Commons. The Commons acts as a catalyst for the neighborhood and an important green link from Ann Morrison Park, the Boise River and Downtown. The mix of uses includes townhomes, flats, boutique retail, open space, and pedestrian-supported amenities as follows:

Thirty- one residential units are proposed:

- Twenty-three townhomes, three bedroom, with garage parking for one automobile.
- Eight apartment flats, one bedroom each. Parking is surface, one space per flat.

All residential units have living and dining rooms, as well as a kitchen and full bath. The townhomes also have a powder room and bone room/home office space on the ground floor.

Proposed Rents or Sales Prices

- 3 bedroom townhouse \$1,750/mo (within workforce rent between 80 to 120 AMI or \$1,248/mo to 1,872/mo)
- 1 bedroom flats \$1,100/mo (within workforce rent between 80 to 120 AMI or \$998/mo to \$1,497/mo)

Off Site Improvements

Our plan is to extend the Boise City Geothermal line located along River Avenue to the project to develop a more environmentally friendly project. We also feel the extension of the line will allow other properties in the neighborhood to connect to the geothermal system for the betterment of other future development projects. It will also lower the utility cost within the proposed development for the tenants.

CCDC Financial Assistance

We respectfully request CCDC's assistance with each of the above mentioned off-site improvements as a public improvement.

05 Project Summary

On Site Improvements

1. Ash Street

- a. Entry stoops
- b. Landscape/privacy buffer at each townhome
- c. Streetscape improvements along frontage per CCDC guidelines
- d. Retail space and plaza with commercial grade, gas fire pit

2. West River Street

- a. Streetscape improvements along frontage per CCDC guidelines

3. Pioneer Pathway

- a. Pedestrian and bicycle connection from the Townhomes
- b. Retail space and plaza with commercial grade, gas fire pit
- c. Bicycle racks

4. Project Site

- a. Through bicycle and pedestrian access to Ash Street and Pioneer Pathway
- b. Seating walls, benches, park-like amphitheater providing scale transition and view opportunities between new residential and Hayman House.
- c. Shared guest parking with Hayman House
- d. Improved native and adaptive planting edges adjacent to existing park
- e. Parking court with permeable pavers, trees, and lighting
- f. Green roofs on flats
- g. Solar panels on flats to power on-site utilities

Workforce Housing Goals Through 2025

We will ensure to hold rents within the workforce housing rental range of 80 to 120 AMI through the DDA with CCDC and would guarantee these rents through 2025.

Description of any additional uses

Additional off-site improvement include updating the streetscape to meet CCDC's Type 4 - "Neighborhood" streetscape design.

We also propose the development of a public park at the south end of the project site and round the Hayman House as an extension of the adjacent park. The added public amenity also provides a transition from the single level historic home to the denser housing Mercy housing building to the north end of the project site.

06 Development Sources & Uses Budget

Financing Sources



Source of Funds (Construction and Permanent Financing)

PROJECT NAME: Ash + River

Please complete gray cells only.

Construction Financing

List Individual Sources of Construction Financing

Lender Name or Source of Funds	Amount of Funds	Estimated Interest Rate	Name and Telephone Number of Contact Person	
1 Investor Equity	\$1,594,414.43		Dean Pape	208-830-7071
2 Bank of the Cascades	\$5,750,000.00	4.50%	Doug Ward	208-319-2409
3 OR				
4 CBRE (HUD backed program)		4.25%	John Tayler	206-830-6495
5				
6				
7				
TOTAL SOURCE OF FUNDS		\$7,344,414.43	(Amount must equal all development costs)	

Permanent Financing
(For rental projects only)

For Rental Project - List Permanent Financing for the Development
(Do not include construction financing.)

Lender Name or Source of Funds	Amount of Funds	Estimated Interest Rate	Amortization Period	Loan Term
1 Bank of the Cascades	\$5,000,000.00	4.50%	360 Months	120 Months
2 OR				
3 CBRE (HUD backed program)		4.25%	480 months	480 Months
4				
5				
6				
7 Developer Equity	\$1,250,000.00			
TOTAL SOURCE OF FUNDS		\$6,250,000.00		

06 Development Sources & Uses Budget

Development Budget



Development Budget

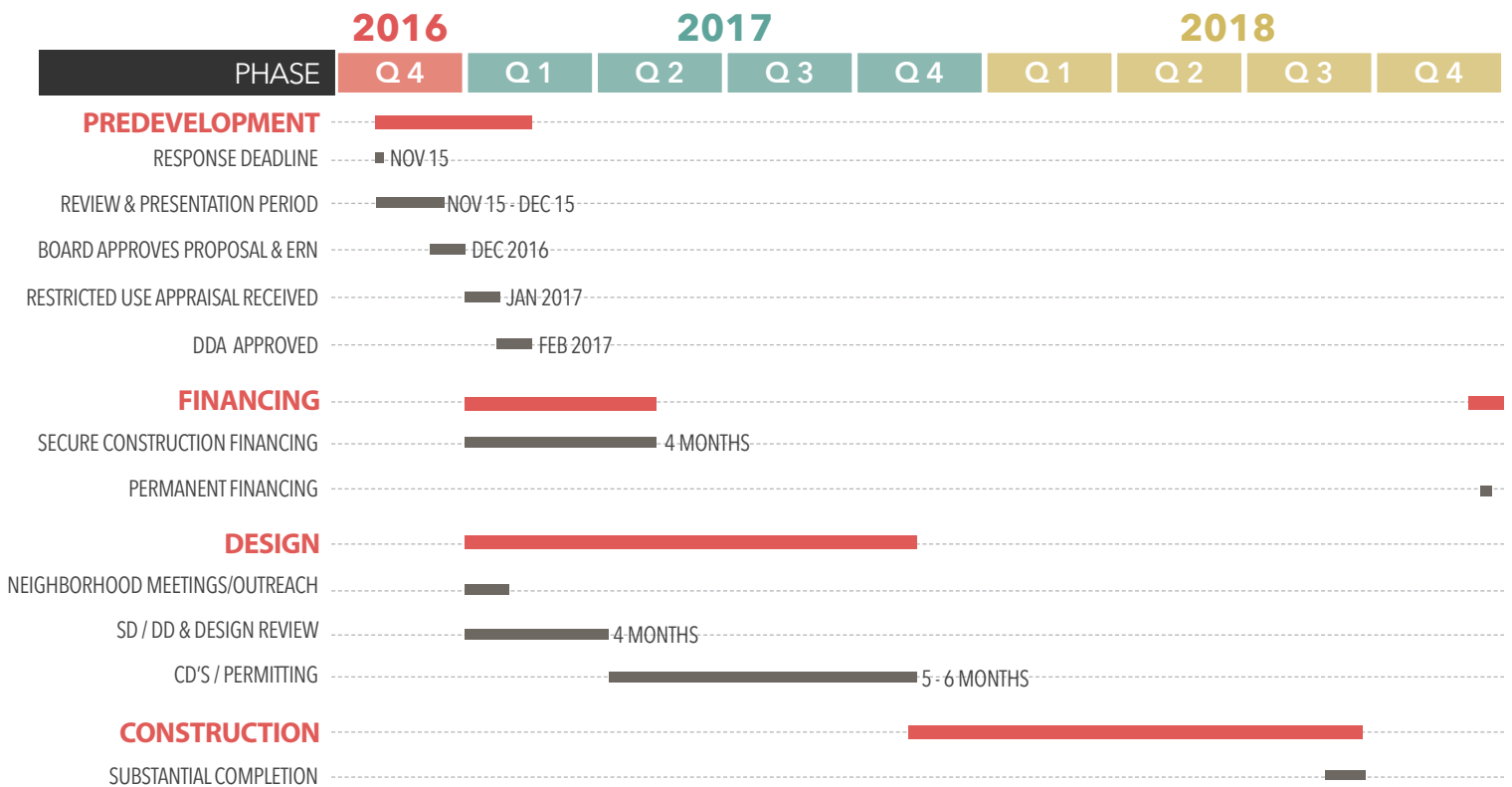
PROJECT NAME:	Pioneer
DEVELOPER:	TBD - deChase Miksis & Gerding Edlen
NUMBER OF UNITS:	31
COST PER UNIT	236,870.37

Please complete gray cells only.

ITEM	COST	% TOTAL
ACQUISITION		
Land Acquisition	674,800	9.19%
SITE IMPROVEMENTS		
Demolition	24,000	0.33%
On-Site Imp.	278,000	3.79%
Streetscapes	75,000	1.02%
Other off-sites	150,000	2.04%
CONSTRUCTION		
New Construction	4,061,166	55.31%
Contingency	200,000	2.72%
City Fees	46,374	0.63%
ACHD Impact Fees	46,810	0.64%
Building Permits	71,485	0.97%
Furnishings	66,500	0.91%
Other - Retail TI	33,950	0.46%
Other - Misc	46,500	0.63%
PROFESSIONAL FEES		
Survey	10,000	0.14%
Architect & Engineer	440,118	5.99%
Entitlement Fees	56,000	0.76%
Real Estate Attorney	32,500	0.44%
Consultant	36,300	0.49%
Developer Fee	302,240	4.12%
Environmental	3,500	0.05%
Other - PM	49,300	0.67%
Other -		0.00%
CONSTRUCTION FINANCE		
Constr. Loan Interest	130,000	1.77%
Constr. Loan Fee	50,000	0.68%
Appraisal	6,500	0.09%
Title and Recording	6,250	0.09%
Other - Legal	15,000	0.20%
Other - 3rd Pty Reports	12,200	0.17%
PERMANENT FINANCE		
Perm. Loan Fee	25,000	0.34%
Perm. Origination	0	0.00%
Title and Recording	7,500	0.10%
Other	0	0.00%
Other	0	0.00%
SOFT COSTS		
Funding Application Fee	12,500	0.17%
Marketing Expense	20,000	0.27%
Organizational Exp.	20,000	0.27%
Constr. Insurance	9,279	0.13%
Property Taxes	10,559	0.14%
Other - GL	1,436	0.02%
Other - 3rd pty Consult	10,000	0.14%
Other		
Reserves - Lease Up	52,000	0.71%
Other - Contingency	235,214	3.20%
Other - Utilities	15,000	0.20%
DEVELOPMENT COST	7,342,981	100.00%

07 Development Timeline

Preliminary Development Timeline



Development Timeline

Design Development - Upon entering into an Exclusive Right to Negotiate with CCDC the schematic and design development process will move forward rapidly. Community outreach, neighborhood meetings and awareness of the proposed project will commence. At the conclusion of schematic design the project will be submitted for Design Review. Paralleling this will be refinement of the design and confirming the financial feasibility and appraisals. **This stage is anticipated to take 3-4 months.**

Construction Documents, Entitlements, Permitting, Disposition and Development Agreement - Following an accepted ERN the team will move forward with the process of completing the construction documents. The permitting and entitlement process will then follow as will confirmation of all requirements identified for the execution of the DDA with CCDC. **This stage is anticipated to take 5-6 months.**

Loan Closing, Construction Start, Land Transfer, Project Marketing - Closing on the loan and transfer of the land will occur just prior to putting a shovel in the ground and starting construction. Project Marketing will be released approximately 3 months prior to completion of the project. Once construction is complete it is anticipated that full lease up will take around 3 months. Construction of the project and issuance of a certificate of occupancy is expected to take **expected to take 10-11 months.**

Total project time from ERN execution to the completion of the project is anticipated to take 19-21 months. Ideally this project would be completed and hit the market during the late summer or early fall of 2018.

PROJECT SCHEDULE AT A GLANCE

Predevelopment Schedule:

- Proposal Deadline: 11.15.2016
- CCDC Review and Presentation Period: December 15, 2016
- CCDC Board Approval and ERN: December, 2016
- Restricted Use Appraisal: January 2017
- DDA Approval: February 2017

Design Schedule:

- Schematic Design: Q1, 2017
- Design Review: March, 2017
- Design Development: Q2, 2017
- Construction Documents: Q3, 2017

Financing Schedule:

- Permitting: Q4, 2017
- Loan Commitment: Q3, 2017

Construction Schedule:

- Construction Start: Q4, 2017
- Substantial Completion: Q3, 2018
- Lease-up: Q4, 2018
- Stabilization/Project Complete: December, 2018

08 Green Building Certification Form

Green Building Certification

To: Capital City Development Corporation (CCDC)

Re: RFQ/P for a Workforce Housing Development,
503, 506, 511, 623, 647 Ash Street, Boise, Idaho

My signature below legally binds this development known as Ash and River to meet or exceed the Boise City Green Construction Code, Boise City Code, Title 4, Chapter 7 (the "Code"). Or in the event the Code does not pertain to the construction type, the developer will obtain written confirmation from a Boise City Building Official that the project meets or exceeds the intent of the Code. By my signature below, I acknowledge for myself and the developer / company that this condition is a requirement of submission of the RFQ/P and that it is a condition that must be satisfied in order to receive any benefit of the RFQ/P, including a site write down.

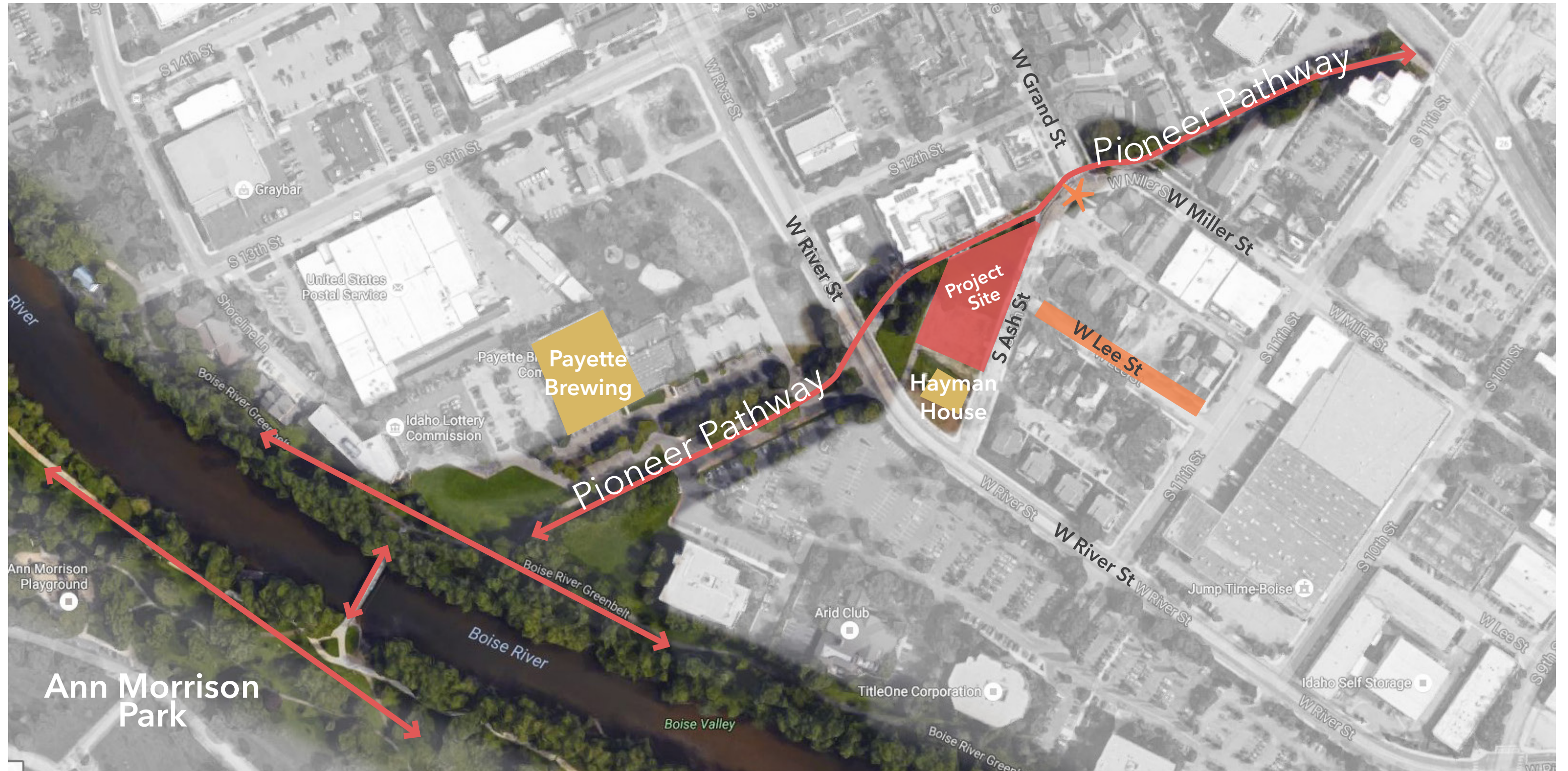
Signature:  _____

Print Name: J. Dean Pape' _____

Title: Member/Owner _____

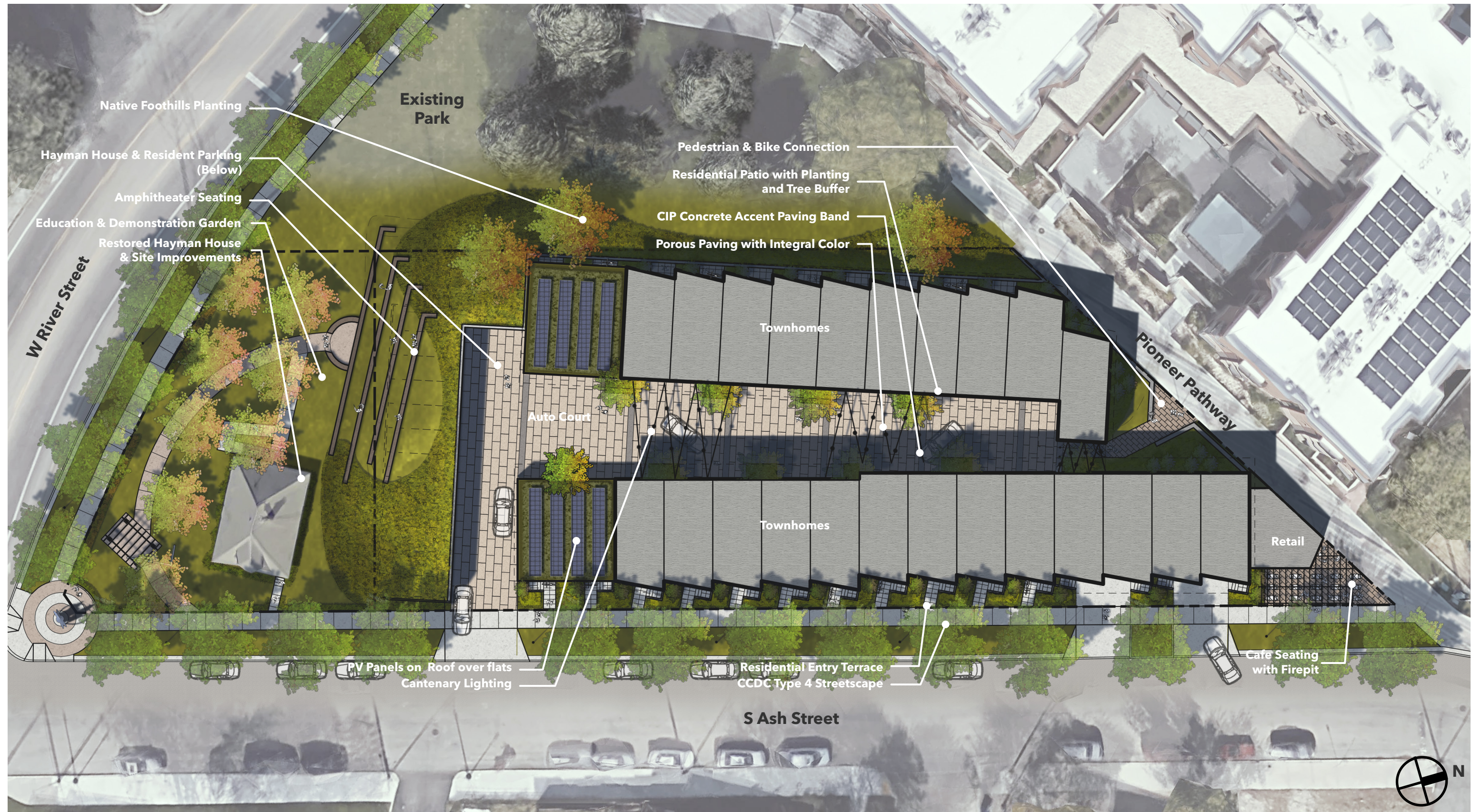
Developer / Company: deChase Miksis _____

Date: 15-Nov-16 _____















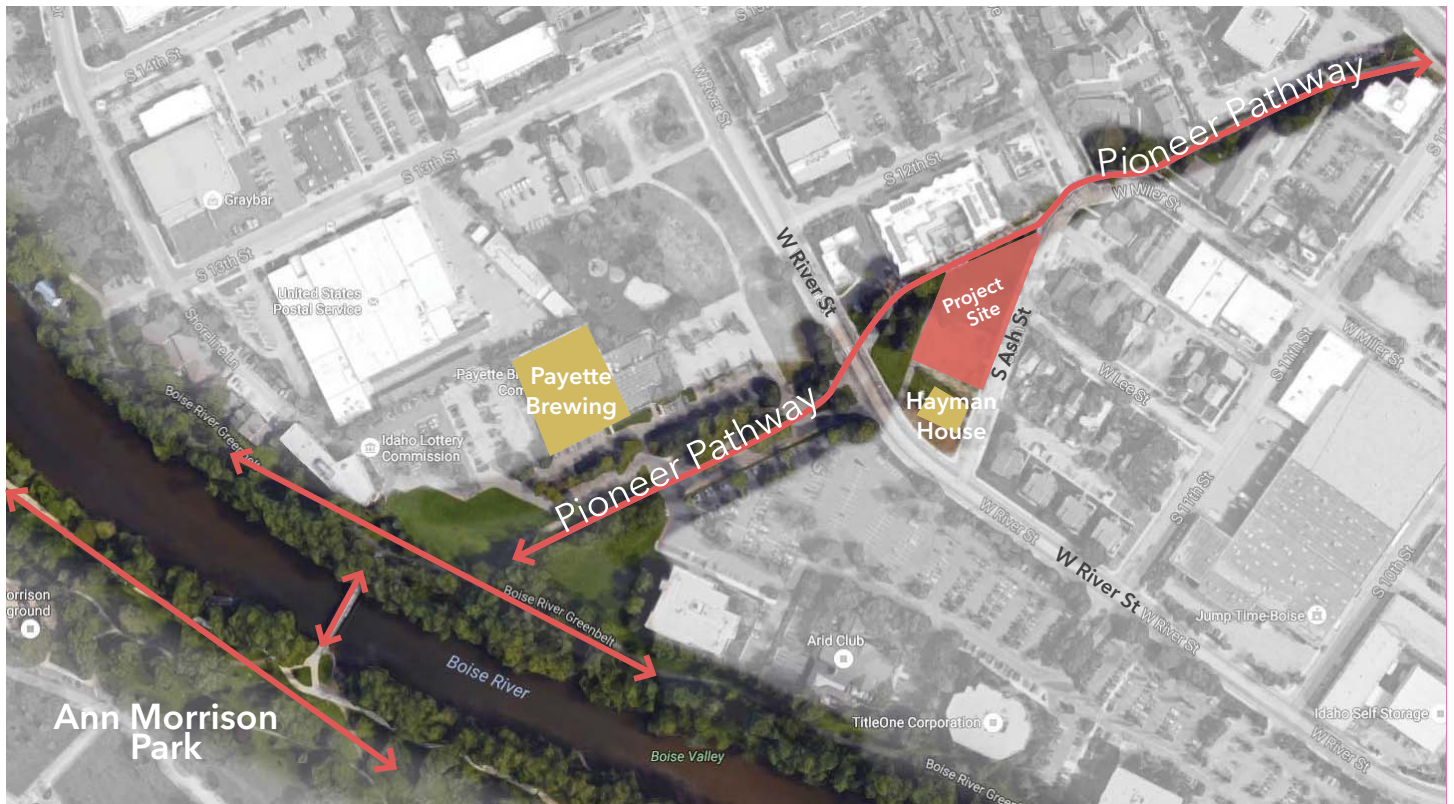


Neighborhood Context

The proposed townhomes and apartment flats along Boise's Pioneer Pathway provide workforce housing that will act as a graceful transition between the historic Hayman House, an adjacent senior apartment building (12th and River), nearby single-family residences, and the adjacent park. The new townhomes are designed to relate to the context of the site in a compact, efficient layout with resident and visitor parking that is both convenient and hidden from public view. The parking for the flats portion of the project is covered by a green roof, including seating, lawn and native planting, connecting the existing park and Hayman House site while providing a venue for neighborhood events and historic interpretation.

The site plan is inspired by the linear nature of the site and the trajectory of the Pioneer Pathway, while the massing strategy acknowledges and pays homage to the historic Hayman House. The residences step down from 3-story homes to 2-story flats. A sloped, planted greenroof and landform brings the 2-story massing of the flats down to scale of the Hayman House while providing: (1) covered parking for the 2-story units as well as guest parking for the flats and the Hayman House; (2) a landscape amphitheater to the north of Hayman House; (3) an innovative and integrated landscape/residence form when viewed from the Hayman House.

The Pioneer Pathway is provided with interpretive signage facing the gateway intersection at West Grand Ave and South Ash Street. In addition, a proposed large-scale historic map allows visitors to make connections between the neighborhood's past and its emerging future. The townhomes face South Ash Street and the Pioneer Pathway and are made with high quality materials including brick, composite wood panel and metal. Passersby will see distinctive residences that are carefully composed and proportioned, conveying durability and permanence. Each townhome has a stoop and landscaped front yard. Generous windows look toward the street and enhance safety.



Catalyst Potential

At the West Grand Avenue and South Ash Street gateway the project will have a small retail space with outdoor terrace that activates this portion of the site and welcomes bikers and pedestrians on the Pioneer Pathway. This is envisioned as a neighborhood gathering place, a coffee shop, a neighborhood corner store, an art gallery or a combination of programs. We envision a finely scaled neighborhood outdoor space of small tables and chairs under a canopy for shade and festival lighting for warm nights under the stars. It will be one of those hidden gems in the neighborhood where everyone can say, "Let's meet at the cafe on Pioneer Pathway".

The typology of compact workforce housing with a connected neighborhood retail space and covered parking could be repeated throughout other development sites in Boise and contribute to a socially vibrant community character. The typology is flexible yet specific enough to allow material and detail variation so that versions elsewhere in Boise can reflect surrounding neighborhood context and cues.

Investment

The development plan includes a total investment of over \$7.3 million with the inclusion of public improvements for the betterment of the neighborhood and future development. The privately owned workforce housing and retail is valued at just over \$6.1 million and increase over the current value by approximately \$5.5 million. This increase in value and move from CCDC to a private entity will create a sizable property tax increase. Additionally, the private and public investment will create a wave of demand in the neighborhood. This will create natural incentives for redevelopment/remodel of single-family homes on Lee Street and redevelopment of City of Boise owned property at the corners of Ash Street, Grand Avenue, and Miller Street. In turn, create higher property values for the neighborhood.

Development Schedule

We anticipate that the construction of the proposal will last approximately 1.3 years, from building permits to substantial completion.



Sustainable Strategies

The design concept connects physically and perceptually with the riparian corridor along Pioneer Pathway. This occurs at two scales: (1) the amphitheater is a green space for public interaction and events; (2) front yards allow homeowners to connect with their neighborhood. The amphitheater and landform weaves together the surrounding park and Hayman House site with surface parking in an approach that unifies the site rather than dividing it. Sustainability is further enhanced by introducing solar photovoltaics and green roofs that can power site lighting and the Hayman House. Green roofs, native and adaptive landscaping will reduce cooling loads and manage storm run-off. Downspouts drain into rain barrels so that owners may water gardens sustainably as weather permits. This proposal will be designed to exceed the Boise City Green Construction Code. Please refer to the submitted form, "Green Building Certification Form, Appendix 4" for details.

The project team intends to demonstrate commitment to sustainability through the LEED for Homes V4 rating system. Based on an analysis of the project specifics LEED Gold certified will be targeted. Please see the LEED for Homes check list provided in the appendix for more information. The location of this project naturally promotes good urban density and growth within the city center. The units are

within walking distance of most of the downtown amenities and businesses as well as the new downtown transit hub. One of the most unique opportunities for the immediate area would be to identify storm water infiltration designs that mitigate run off throughout the whole block and not just project site.

To reduce energy use, the team intends to address the issues specific to multifamily construction in this climate zone. Although heating energy use is reduced via the reduction in exposed wall surface area the heating load is still likely the most prominent piece of the energy pie. The team intends to focus on mitigating heat loss through strategies such as developing true R-30 walls, R-50 roof, and using high performance windows, and most importantly controlling outside air infiltration. Our team feels that informed residents are energy efficient residents and as such will work towards creating a feedback loop to help occupants understand and control their energy costs and generate awareness about environmental issues.

Finally, the project intends to achieve all four regional priority credits, focusing on the issues that matter to Idaho and Boise.



LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise

Project Checklist

Project Name: Ash Street Townhome

Date: 11/15/16

Y ? N

2			Credit	Integrative Process	2
14	0	16	Location and Transportation		15
Y			Prereq	Floodplain Avoidance	Required
PERFORMANCE PATH					
		15	Credit	LEED for Neighborhood Development Location	15
PRESCRIPTIVE PATH					
8			Credit	Site Selection	8
2		1	Credit	Compact Development	3
2			Credit	Community Resources	2
2			Credit	Access to Transit	2
6	0	1	Sustainable Sites		7
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
1		1	Credit	Heat Island Reduction	2
3			Credit	Rainwater Management	3
2			Credit	Non-Toxic Pest Control	2
6	2	14	Water Efficiency		12
Y			Prereq	Water Metering	Required
PERFORMANCE PATH					
6	2	4	Credit	Total Water Use	12
PRESCRIPTIVE PATH					
		6	Credit	Indoor Water Use	6
		4	Credit	Outdoor Water Use	4
19	13	28	Energy and Atmosphere		38
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
PERFORMANCE PATH					
14	10		Credit	Annual Energy Use	29
BOTH PATHS					
4			Credit	Efficient Hot Water Distribution System	5
	2		Credit	Advanced Utility Tracking	2
1			Credit	Active Solar Ready Design	1
	1		Credit	HVAC Start-Up Credentialing	1
PRESCRIPTIVE PATH					
Y			Prereq	Home Size	Required
		3	Credit	Building Orientation for Passive Solar	3
		2	Credit	Air Infiltration	2
		2	Credit	Envelope Insulation	2
		3	Credit	Windows	3
		4	Credit	Space Heating & Cooling Equipment	4

EA PRESCRIPTIVE PATH (continued)					
		3	Credit	Heating & Cooling Distribution Systems	3
		3	Credit	Efficient Domestic Hot Water Equipment	3
		2	Credit	Lighting	2
		2	Credit	High Efficiency Appliances	2
		4	Credit	Renewable Energy	4

6	4	0	Materials and Resources		10
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
1			Credit	Durability Management Verification	1
2	2		Credit	Environmentally Preferable Products	4
2	1		Credit	Construction Waste Management	3
1	1		Credit	Material Efficient Framing	2

11	4	1	Indoor Environmental Quality		16
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
1	1	1	Credit	Enhanced Ventilation	3
1.5	0.5		Credit	Contaminant Control	2
2	1		Credit	Balancing of Heating and Cooling Distribution Systems	3
1			Credit	Enhanced Compartmentalization	1
2			Credit	Enhanced Combustion Venting	2
1			Credit	Enhanced Garage Pollutant Protection	2
2	1		Credit	Low Emitting Products	3

3	3	0	Innovation		6
Y			Prereq	Preliminary Rating	Required
2	3		Credit	Innovation	5
1			Credit	LEED AP Homes	1

4	0	0	Regional Priority		4
1			Credit	Regional Priority: Specific Credit	1
1			Credit	Regional Priority: Specific Credit	1
1			Credit	Regional Priority: Specific Credit	1
1			Credit	Regional Priority: Specific Credit	1

69	26	60	TOTALS		Possible Points: 110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



PRESERVATION IDAHO
THE IDAHO HISTORIC PRESERVATION COUNCIL

November 10, 2016

John Brunelle
Executive Director
Capital City Development Corporation
121 N 9th Street, #501
Boise, ID 83702

Dear John,

Preservation Idaho is writing in support of the RFP submitted by deChase Miksis and Gerding Edlen Development for a development project at Ash & River. They have asked us to review their proposal several times over the past year and they have graciously made some adjustments based on our feedback regarding maintenance of the historical integrity of the Hayman House and the surrounding lot. We appreciate their attention to detail in creating a work force housing development that will meet its own objectives while enhancing, and not harming, the Hayman House and the important story that it tells about Boise's history. The positioning, massing, and style of their project and the sloping lawn with parking underneath complements the Hayman House and keeps the beauty and integrity of the site intact.

Preservation Idaho still hopes to have the opportunity to restore the Hayman House and create an education center that will engage the public, benefit the community, and perpetuate a wonderful public space alongside the Ash Street Townhomes project. We support their exciting design and appreciate their willingness to consider all aspects of the existing neighborhood as they look towards enhancing its future.

Regards

A handwritten signature in cursive script that reads "Paula Benson".

Paula Benson
Board President

Preserving Idaho's historic places through collaboration, education, and advocacy.

Preservation Idaho P.O. Box 1495, Boise, Idaho 83701-1495 tel: (208) 424-5111 www.preservationidaho.org

Intentionally omitted, CCDC staff confirms minimum RFQ/P requirements have been met



Cover Sheet

Ash Street Properties RFQ/P Submittal

Please print or type all required information

Respondent Contact Information

Development Entity

Gardner Company

Contact Person

David Wali

Title

Executive V.P.

Role in Development Entity

Project Manager

Address

101 S. Capitol Blvd #1700

Phone

208 - 246 -8909

Email Address

david@gardnercompany.net

By signing this required Cover Sheet, the Respondent indicates the information in the RFQ/P, including any clarifying information, as contained in the Appendices, has been taken into consideration in the preparation of this proposal.

Signature

Date 11-15-2016

Print or Type Name David Wali

Print or Type Title Executive V.P.


Acknowledgment & Release

The undersigned (“Respondent”), on behalf of Respondent and all participants and parties included or subsequently added in/to Respondent’s development team, has read and fully accepts the Capital City Development Corporation’s (“CCDC”), discretion and non-liability as stipulated herein, expressly for, but not limited to, CCDC’s decision to proceed with a selection process by issuing the Request for Qualifications/Proposals for the development of the Ash Street property (the “RFQ/P”). Capitalized terms not defined herein shall have the meaning ascribed in the RFQ/P.

Respondent accepts and agrees to the terms and conditions as described or as may be modified as well as the following:

1. CCDC reserves the right in its sole discretion and judgment, for whatever reasons it deems appropriate and at any time:
 - a. To suspend or modify any part of the selection process or terminate the RFQ/P at any time for any reason with no financial or other obligation to Respondent.
 - b. Obtain further information from any person, entity, or group, including, but not limited to, any person, entity, or group responding to the RFQ/P and to ascertain the depth of Respondent’s capability and desire to develop the Site;
 - c. Waive any formalities or defects as to form, procedure, or content with respect to its RFQ/P and any submission by any respondent;
 - d. Accept or reject any submission or part thereof received in response to the RFQ/P, including any statement submitted by the undersigned, or select any one submission over another;
 - e. Accept or reject all or any part of any materials, plans, proposals or statements included in a submission, including, but not limited to, the nature and type of submission.
2. CCDC is governed by state law as provided in Title 50, Chapter 20, and in Title 50, Chapter 29 of the Idaho Code, and other state and federal regulations that may apply, and Respondent acknowledges that the RFQ/P selection process and any assistance in the development of the Site from CCDC must conform to all applicable laws, rules and regulations.
3. CCDC may, in its discretion, conduct public hearings during the RFQ/P selection process that would require disclosure of the Respondent’s proposed project and related details to the public and the media.
4. CCDC may accept or reject any proposal or statement and/or information received in response to the RFQ/P, including any proposal, statement, or information submitted by the undersigned, or select one developer over another.
5. Respondent understands that by responding to the RFQ/P, its proposed project may be subject to review and comment by CCDC staff and consultants.
6. Respondent agrees to waive any formalities or defects as to form, procedure, or content with respect to the RFQ/P and any responses by any respondent thereto.

7. Respondent consents to the acquisition of information by CCDC in conjunction with this RFQ/P, and waives all claims, and releases CCDC from any liability in the acquisition of this information and use of this information.
8. Respondent agrees that CCDC staff, officers or board and the City of Boise shall have no liability whatsoever of any kind or character, directly or indirectly, by reason of all or any decisions made at the discretion of CCDC or the City of Boise with respect to the RFQ/P.
9. Non-Liability of CCDC. Respondent agrees that CCDC shall not have any liability whatsoever of any kind or character, directly or indirectly, by reason of all or any decision made at the discretion of CCDC as identified above.
10. Respondent, including all team members, have carefully and thoroughly reviewed the RFQ/P and have found the RFQ/P and all attachments thereto to be complete and free from ambiguities and sufficient for their intended purpose.
11. Respondent participates in the RFQ/P process at its own risk.

By: 
Its: Executive V.P.
Date: 11-15-2016

November 15, 2016

Shellan Rodriguez, Project Manager
Capital City Development Corp.
121 N. 9th Street, Suite 501
Boise, ID 83702

Re: Request for Proposals Workforce Housing Development 503, 509, 511, 623, and 647 Ash Street

It is with great enthusiasm we present our proposal to Capitol City Development Corporation (CCDC) regarding the Ash Street properties mentioned above. Having a vested interest in the future of Downtown Boise, Gardner Company is ready and well suited to provide a unique workforce housing development we propose calling **Ash Street Place**.

Building communities is our passion. The philosophy of Gardner Company is to build great relationships. We achieve this by partnering with people and companies with the highest of standards to benefit our clients, our communities, and the environment. Through collaboration and connection, we propose a unique design and construction for **Ash Street Place** that will prove to be efficient and effective in creating affordable housing.

Community involvement is a trademark of Gardner Company as we provide opportunities for our employees to give back and serve our neighborhoods. Our philosophy is to respond to the needs in the community and to look for ways to serve so that we can make positive contributions that in turn promote positive growth. We recognize the potential this project could have as a catalyst to development in the River Street Neighborhood. We are excited at the opportunity to connect the Pioneer Pathway, Hayman House, and Boise River with our thriving Downtown. One of our objectives is to design and construct buildings that minimize the impact on the environment, improve the surroundings, and enhance the experience for our tenants. Our goal is to provide solutions in construction and materials so that the buildings we build are cost effective, efficient, reduce our carbon footprint, are environmentally friendly, and aesthetically pleasing.

With an appreciation of the history of the site, current nearby connections, and the future potential growth, we are confident our collaboration will lead to a successful and desirable place for our community to live, work, and play in. Thank you for your time and consideration.

Sincerely,



J. Thomas Ahlquist
Gardner Company, Chief Operating Officer
208.246.8909
tommy@gardnercompany.net
www.gardnercompany.net

3 Development Team Information

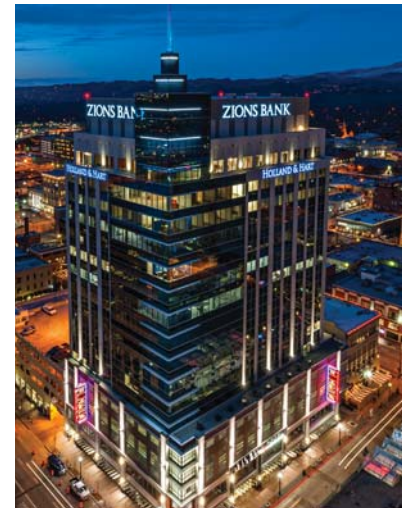
- a. **Development Team Identification: Include architect, engineer, contractor, developer, proposed development legal entity, etc. Include address, phone numbers and email contacts.**

GARDNER COMPANY

KC Gardner Company, L.C. (“Gardner Company”), is a Utah limited liability company with offices in both Boise, Idaho and Salt Lake City, Utah. Our Chief Operating Officer, Tommy Ahlquist, leads our team in Boise, while Christian Gardner, our Chief Executive Officer, leads our company in Salt Lake City.

Gardner Company is the managing member of various affiliated entities, such as:

- KC Gardner Riverwoods, L.C., the Utah limited liability company that owns the US Bank Plaza, where the City Center is;
- Eighth & Main, LLC, the Idaho limited liability company, which developed 8th & Main in Downtown Boise; and
- Pivot Block, LLC, the Idaho limited liability company the development of Library Square in Nampa, Idaho in conjunction with the Nampa Development Corporation and the City of Nampa.



Gardner Company, a full service real estate company, will be responsible for managing the activities of its team members in developing **Ash Street Place**. Over the years, we’ve had the opportunity to specialize in multiple developments including mixed-use facilities, office, retail, industrial, parking facilities, and all the associated design and project management. Our current multi-use experience includes developing 8th & Main in downtown Boise, which today exceeds 80% leasing, and Nampa Library Square, a block containing a new public library, retail and office space plus a 300-stall parking garage.

We understand the opportunities and challenges that this workforce housing development project represents to you and our community. The Gardner Company will guide you and our team through the design and construction of a place that will connect and create community.



If selected in this process, Gardner Company will engage the necessary consultants, engineers, architects and contractors identified herein to make **Ash Street Place** a successful thriving project for all project stakeholders.

Gardner Company's philosophy is to build great relationships with people and companies that maintain the highest standards to benefit our projects, our tenants, our clients, our communities, and the environment. Our objective is to respond to the needs in the community and to look for ways to serve them better.

As discussed above, Gardner Company will be the developer of **Ash Street Place**, overseeing the general development of the project in all its phases and scopes. Based upon our prior experience in developing in this market, we intend to engage the following consultants and contractors on the project:

- CTA Architects and Engineers will be the design architect.
- Horrocks will serve as the civil engineer on the project working with the other engineering consultants to prepare and submit the project for submittal.
- Nashua Builders will provide construction, specifically their industry leading modular living design.

We are confident that we have pulled together a team that can successfully develop the property at **Ash Street Place** in such a way that will enhance and create a unique sense of place in the community.

Where Gardner Company sets itself apart is in the level of service we demand from ourselves and deliver to the client and the relationship. We are well known for our leadership and management as well as our exceptional client relationships. When you work with our team, you can expect:

- **Planning** from the moment you engage our services to the completion of the project.
- **Communication** that keeps you informed and involved in the decision making process.
- **Teamwork** encouraging an open exchange of ideas and resulting in the best solutions for overcoming challenges, saving time, and reducing costs.

Perhaps the best measure of our success today is our relationships, specifically: our communities, our clients, our people, and our partners. Gardner Company has significant previous experience on complex development projects with CTA and Horrocks. A brief description of each of their expertise follows.

Contact:

Gardner Company
101 S. Capitol Blvd #1700
Boise, ID 83702
208.246.8909

David Wali
Executive V.P.
david@gardnercompany.net





CTA is a full-service design firm providing in-house expertise in all allied disciplines. Their ability to provide comprehensive and integrated design and construction services significantly reduces reliance on consultants. This gives clients the highest level of control of their project.

CTA has a strong understanding of the lasting effects that successful redevelopment projects can have on their surroundings. The Eighth & Main Building and 10 Barrel Brewing Company in downtown Boise, Scentsy's Corporate Campus in Meridian, and Alpine Village in downtown McCall are all project examples which have had a profound positive impact on their environment -- impact that is measurable, that leaves an impression, and that provides award winning smart growth design to downtown communities.

These projects also demonstrate CTA's ability to partner with the development team, construction partner, and jurisdictional authorities to yield successful results. Destination projects that serve as a catalyst for business that helps grow the physical and economic footprint of urban environments are a passion of CTA.

CTA has designed numerous mixed use and workforce housing projects across the intermountain west. Its team of design professionals has the vision to explore multiple possibilities and opportunities that exist with affordable living, walkable neighborhoods, bicycle path connectivity and public art/history – all important components to creating a great place to live and work. In addition, CTA has the practical knowledge and experience to understand what it takes to make creative affordable living projects a reality.



Contact:

CTA Architects Engineers
800 West Main Street Suite 800
Boise, ID 83702
208.336.4900

Jason Butler
Associate Principal
jasonb@ctagroup.com





Horrocks Engineers is a medium-sized, regional civil engineering firm with 230 employees in nine offices, including Boise. It has the ability to provide a staff large enough to provide specialty expertise and perform large engineering projects - yet it's small enough to be intimately familiar with each client's needs. This combination of attributes enables Horrocks to be responsive and diligent to the needs of each project, regardless of size and complexity.

Contact:

Horrocks Engineers
5700 East Franklin Road Suite 160
Nampa, ID 83687
208.463.4197



Nashua Builders, a leading Modular Home and Commercial builder, is a State of Idaho Corporation. Nashua established itself as a leading producer of manufactured homes beginning in 1956 having produced over 50,000 units. In 2006, it shifted from homes to Commercial Temporary Workforce Housing units for the Canadian market; partnering with a Canadian company, Alta-Fab Structures to build 5000+ units. Beginning in 2014, with the downturn in oil prices, emphasis was shifted again to commercial buildings for the US market.

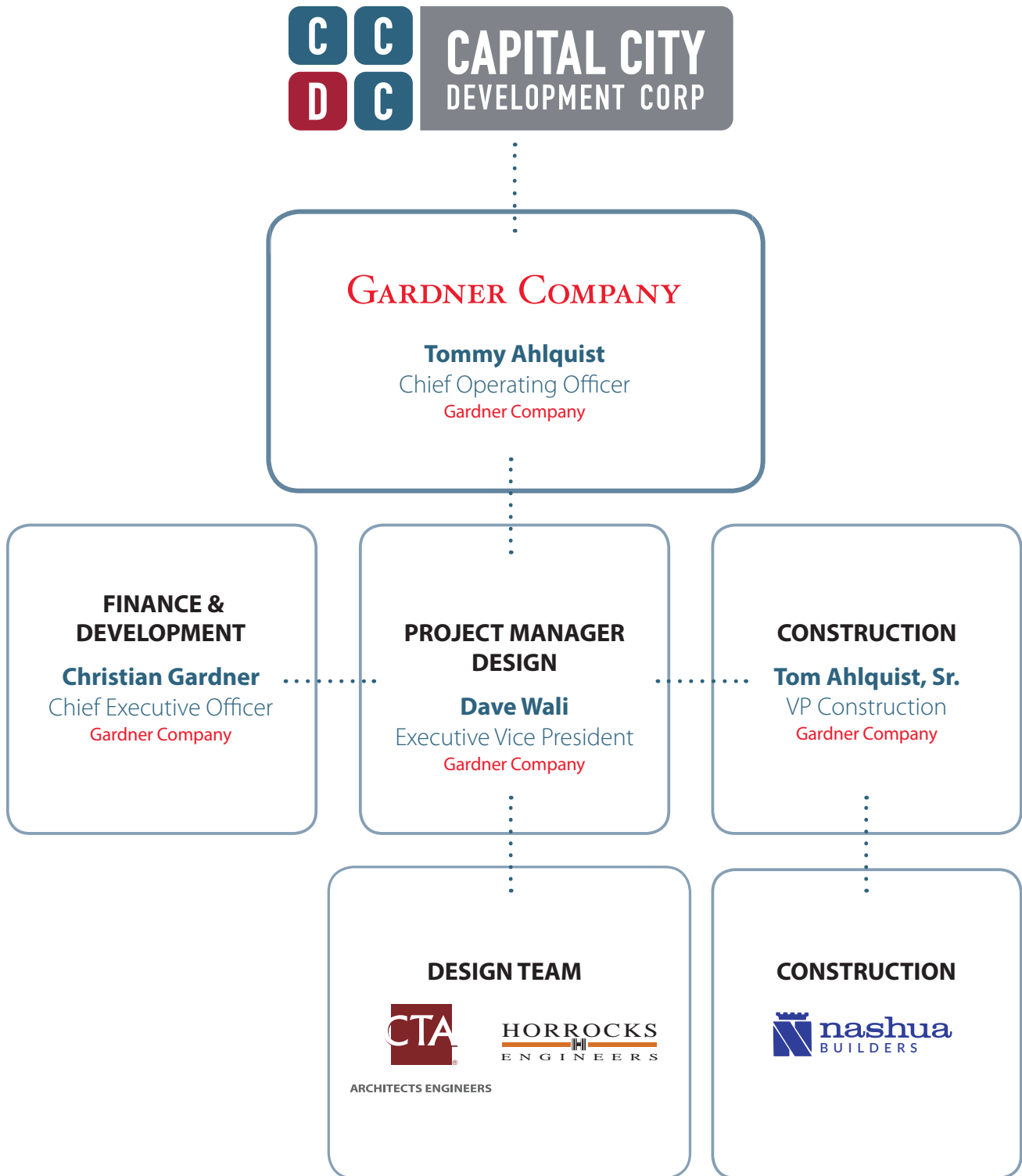
Contact:

Nashua Builders
5200 S. Federal Way
Boise, ID 83716
208.345.0222

Shain Zenor
General Manager
szenor@nashuabuilders.com



b. Provide an organizational chart for the developmental entity



c. Confirm whether the development entity has been formed and is registered with the State of Idaho. If it has not yet been legally formed please confirm when it will be formed.

The entity form will be a single asset, limited liability Company owned and managed by KC Gardner Company L.C.

d. Identify whether development team has worked together on prior projects and identify and describe those projects briefly.

This high performing team has worked together on several community focused, complex, and successful projects.

- **St. Luke's Ambulatory Surgery Center; Meridian, Idaho**

Gardner Company employed CTA for a two-story, 33,000 sq. ft. outpatient surgery center located on St. Luke's Meridian campus. The entire project was documented, financed, designed, and constructed in just over 14 months. Capable of supporting five operating rooms, its interiors provide a comforting atmosphere for staff and patients alike. The unique, modern facility captures the St. Luke's aesthetic with an open and inviting layout, ample daylighting, and efficient flows. Construction of the Surgery Center was completed in 2013.

- **Eighth & Main Building; Boise, Idaho**

Located at Eighth and Main streets in the heart of downtown, this structure is the tallest building in the state of Idaho. The building, created in partnership with CTA, contains 17 floors with a penthouse crowning the structure. The tower's program includes a bank, retail and restaurant on the first two floors, tenant parking on the third through fifth floors, and office space on the sixth through sixteenth floors.

Construction of the Office Building was completed in 2014.

- **St. Luke's Ambulatory Surgery Center; Twin Falls, Idaho**

Gardner Company partnered with CTA for a 22,470 sq. ft. outpatient surgery center located on St. Luke's Magic Valley Medical Center campus. This center features 5 operating rooms and 19 pre and post operation spaces.

Construction of the Surgery Center was completed in 2016.

- **St. Luke's Medical Office Building; Twin Falls, Idaho**

Gardner Company is developing a two-story, 58,000 sq. ft. medical office building located on St. Luke's Magic Valley Medical Center campus. CTA is the architect of record and provided structural and interior design services. The building features an imaging clinic, occupational health clinic, an ear nose and throat practice, among others.

Construction of the Medical Office Building will be complete in 2017.

e. Include three professional references - including name, title, email and phone number. References cannot be a member of the development team.

Chris Roth
CEO
St. Luke's Health System
rothc@slhs.org
208.493.0520

Kevin Satterlee
COO
Boise State University
ksatterl@boisestate.edu
208.426.1233

Frederick J. Mack
Managing Partner
Holland and Hart
fmack@hollandhart.com
208.383.3910



f. Include financial statements of the development entity.

Intentionally omitted, CCDC staff confirms minimum RFQ/P requirements have been met

Intentionally omitted, CCDC staff confirms minimum RFQ/P requirements have been met

4 Portfolio / Resume



Pioneer Crossing

Boise, ID

Pioneer Crossing is a 4.5 Acre development in the River Myrtle district which consist of a 644 stall garage with 12,000 sq. ft. of ground floor office/retail space. It will also include a 150 room Hilton Garden Inn along with 130,000 sq. ft. of a five-story office building and 5000 feet of retail/restaurant space. Located near the Pioneer Pathway, it will become an integral part of the corridor development.



GARDNER COMPANY





City Center Plaza

Boise, ID

City Center Plaza is the epitome of a public/private partnership to transform Downtown Boise. The class 'A' retail space in a nine-story office building is on Boise's most visible and vibrant downtown corner/plaza. The two buildings total over 350,000 sq. ft. of expanded convention space, co-located synergy with Boise State University's Computer Science Department with Clearwater Analytics, a new multimodal transportation center called Main Street Station, and approximately 25,000 sq. ft. of restaurant on the ground floor surrounding The Grove Plaza which will activate and enhance this public space.



GARDNER COMPANY





Ten Mile

Meridian, ID

The 75-acre complex on the northeast corner of Ten Mile Road and Interstate 84 will provide office and retail space, and potentially multi-family housing. AmeriBen will occupy a two-story, 75,950-square-foot building, and the new headquarters for Brighton, currently based in Boise, will have room for other tenants.



GARDNER COMPANY





Veranda

Meridian, ID

Gardner and Brighton Corporation collaborated on this assisted living complex in Meridian, Idaho. Veranda Senior Living at Paramount at the corner of Chinden Boulevard and Fox Run Drive will be a 55,000 sq. ft., 84-unit assisted living facility.



GARDNER COMPANY





Lone Mountain Land Company

Big Sky, MT

Big Sky Workforce Housing

CTA has been working on designing an affordable workforce housing concept for Lone Mountain Land Company in Big Sky Montana. This project begins to address the shortage of affordable housing by finding creative solutions for acquiring parcels of land large enough for meaningful unit quantities to reduce the cost of construction, which translates into less cost to purchase. The design entails modular manufacturing of the living floors, combined with on-site installation of ground level foundations which reduces the cost of construction, in which the labor cost is a premium. The design features a target construction cost of \$150/sq. ft. and includes 32 affordable units in (eight) four-unit multiplexes.





The Uptown Flats

Missoula, MT

The Uptown Flats was created from the renovation of an existing 1960s-era, 80-room hotel into a 42-unit, privately-owned residential condominiums. The project included the addition of private covered parking for tenants, private balconies for each unit, a community deck for shared use, a fitness room, and a community room.





College of Southern Idaho Student Apartment Housing

Twin Falls, ID

This two-story apartment housing project is the first of its kind to be built on the campus. This efficient mix of 20 single and 20 double bedroom units is a prototype for a planned build-out of three buildings totaling 120 living units. The significant use of brick on the building's exterior complements the palate of the campus's academic core, while providing a welcoming residential scale. The interior finishes are durable, bright, and appropriately day-lighted with operable exterior windows.





Jackson Hole Mountain Resort

Jackson, WY

This project is Phase I of a privately funded, employee housing project in Jackson WY. It contains 24 dwelling units of dorm style housing that are spread out over 3 buildings and 31,399 sq. ft. Buildings step down from three-story structures to two-story facing the street and are arranged to create and face an interior common green space.

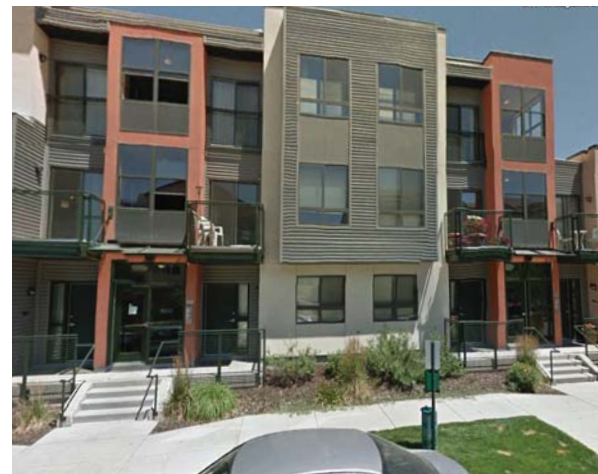




Hazel Court Apartment Complex

Denver, CO

This project is a 17-unit, affordable apartment complex in Denver, Colorado. The living units consisted of 24 prefabricated modules, each of which needed to be set upon completed foundations. Once the buildings were set, the structural, electrical, mechanical, and plumbing systems had to be married to each other, as well as to the awaiting site. Modular construction was chosen for this project to help keep construction costs down and to speed up the construction process.





Nashua Builders Projects

Battle Mountain Housing Development;

Battle Mountain, NV

This project was 4-plex and 3-plex configurations, a combination of studio, one, two and three bedroom builds of both single-story and two-story buildings.

Children's Learning Center; Jackson, WY

This is a three-story School (18 Modules 15,000 sq. ft.)

Single Family Homes; Across the US

Over 45,000 homes in various states

Moose Haven Lodge; Alberta, Canada

Two three-story dorm buildings (30 modules each)

42,000 sq. ft.

Kitchen Dinner complex (15 modules) 10,000 sq. ft.

Tulita Community Center; North West Territories

This was single-story building of 9,000 sq. ft. that had to be trucked in over ice and installed in weather that was 40– 60 degrees below zero.

Dormitory Buildings; Alberta & BC, Canada

Built for Gas and Oil companies that are (8 modules 5,000 sq. ft. each) these were for several companies in both Alberta and British Columbia. Over 250 of these building have been manufactured in our plant.

Kitchen & Dining Complexes

Over 20 complexes ranging in size from 5 to 43 modules each. Some of the dinners have the capacity to serve 500 plus meals 3 to 5 times a day.

Rig Manager Well Site (Exploration or RMWS) Units

These units are specifically engineered to accommodate a Drill Rig operator as well as a Soils Engineer.

San Carlos Apartments; CA

This is a three-story building c/w 9 apartments (12 modules 11,000 sq. ft.)

Silver Creek Inn; Bellevue, ID

Three-story boutique hotel (36 modules 58 rooms 28,000 sq. ft.)



5 Project Summary

Building Blocks

Our team’s vision for **Ash Street Place** is to create a safe, inviting, and interesting aesthetic through design which becomes a cornerstone of community living in Downtown Boise. Our mission is to develop this active and historic block into an affordable place that connects our diverse community with a desirable place to live, work, and play.

In appreciation of the history of the site and the ideal connective location along the Pioneer Corridor, **Ash Street Place** will create an inviting community which will be an efficient and affordable living option for our workforce community. Using local prefabricated modular units, this “building block” approach will provide efficient and cost effective construction that is easily repeatable. Thoughtful selection of building materials, exterior finishes and detailing will create a strong architectural identity that includes positive indoor and outdoor living. Connecting the Hayman House, Pioneer Pathway, Pioneer Neighborhood Community Center, and existing open park space will create a node along the corridor that is will be an exciting place to call home. Our vision is to see the development of this block solidify the Pioneer Neighborhood for years to come.

Number of proposed residential units

36 Units

Size and configuration of units

(12) 2-Bed Units - Approximately 800 sq. ft.

(24) Studio Efficiency Units - Approximately 400 sq. ft.

Apartments will be laid out in a clean and simple configuration reflective of the modular building block system. The goal is to have strong connectivity to Ash Street and the urban setting all while providing adequate daylight and views from each unit.

Ash Street Downtown Apartment Pro-forma				
	Sq. Ft.	Rent	# Units	Gross Rent Potential
Studio Efficiency	400	\$ 950.00	24	\$273,600
2-Bed Units	800	\$ 1,100.00	12	\$158,400
Totals	24,000		36	\$432,000

Assumptions		Per door
RUBS Recovery		\$ 600.00
Other Income		\$ 200.00
Operating Expense		\$ 3,750.00
Pro-forma	Total	Per door
Rental Revenue	\$ 432,000	\$ 12,000.00
Vacancy (5%)	\$ (21,600)	\$ (600.00)
Rental Income	\$ 410,400	\$ 11,400.00
Other Income	\$ 7,200	\$ 200.00
RUBS Income	\$ 21,600	\$ 600.00
Total Revenue	\$ 439,200	\$ 12,200.00
Expenses	\$ (135,000)	\$ (3,750.00)
Net Operating Income	\$ 304,200	\$ 8,450.00
Project Cost	\$5,000,000.00	
Project Value at 6% Return	\$5,070,000.00	



Description of any on and off site improvements

On and off site improvements will focus on connecting the unique surroundings of the site to promote community while also providing livability. **Ash Street Place** will become an integral feature along Pioneer Pathway linking downtown Boise with the river. An area for food truck vendors, open park space, ample parking, and outdoor space for tenants will complement the functionality of the building.

Building materials for the project will be simple, elegant, clean and natural in origin. This includes weathered steel (Corten accents), cement plastering (3 coat stucco), and accents of integrally colored fiber cement paneling (Cembrit). Adequate storage and necessary facilities to serve tenants will be provided assuring a functional site.

Description of any additional uses proposed and/or amenities included

Ash Street Place's amenities include semi-private outdoor community gathering space, food truck utility hook ups, fire pits, enclosed bike storage, and connection to the open park space that could incorporate a playground for tenant's children.

Description of any proposed CCDC financial assistance or participation, if any

If Gardner Company is selected; CCDC and Gardner Company will work together to determine the most appropriate participation program to meet the stated goal of creating work force housing. These negotiations will also include the mechanisms need to ensure the property remains workforce housing for the desired length of time.

Explain how the project meets the workforce housing goals of this Request and will continue to do so until 2025.

Ash Street Place will meet the longer term goals of urban workforce housing for Boise by its location, quality of life, and inherent durability.

The location of this property is perfectly positioned as our downtown develops westward within the coming decade. The site's adjacency for easy in access to the greenbelt, pathway, and bus systems is unparalleled. **Ash Street Place** will offer a quality of life few current housing options can match.

The durability and quality of the modular construction will allow for efficient maintenance and care of the building. The manufactured building blocks are built offsite in a weather protected, controlled setting, all while site work and utility improvements on the property can be conducted. Utilizing this modular system enables efficient use of material resources, and once brought on site, minimal construction impact to the existing neighborhood.

This allows efficient construction and ultimately a final product that will not only be affordable, but have a strong identity, aesthetic, and community vibe that caters to the downtown workforce.

Ash Street Place will appeal to various generations, an evolving workforce, and a diverse demographic.



6 Development Sources and Uses Budget



Development Budget

PROJECT NAME:	ASH ST PLACE
DEVELOPER:	KC GARDNER
NUMBER OF UNITS:	36
COST PER UNIT	\$136,310.70

Please complete gray cells only.

ITEM	COST	% TOTAL
ACQUISITION		
Land Acquisition	150,000	3.06%
SITE IMPROVEMENTS		
Demolition	7,000	0.14%
On-Site Imp.	354,578	7.23%
Streetscapes	50,000	1.02%
Other off-sites	10,000	0.20%
CONSTRUCTION		
New Construction	3,063,319	62.43%
Contingency	180,000	3.67%
City Fees	112,000	2.28%
ACHD Impact Fees	40,788	0.83%
Building Permits	200,000	4.08%
Furnishings	30,000	0.61%
Other	0	0.00%
Other	0	0.00%
PROFESSIONAL FEES		
Survey	1,500	0.03%
Architect & Engineer	200,000	4.08%
Entitlement Fees	0	0.00%
Real Estate Attorney	25,000	0.51%
Consultant	0	0.00%
Developer Fee	250,000	5.09%
Environmental	3,000	0.06%
Other	0	0.00%
Other	0	0.00%
CONSTRUCTION FINANCE		
Constr. Loan Interest	160,000	3.26%
Constr. Loan Fee	0	0.00%
Appraisal	3,500	0.07%
Title and Recording	10,000	0.20%
Other	0	0.00%
Other	0	0.00%
PERMANENT FINANCE		
Perm. Loan Fee	40,000	0.82%
Perm. Origination	0	0.00%
Title and Recording	0	0.00%
Other	0	0.00%
Other	0	0.00%
SOFT COSTS		
Funding Application Fee	1,000	0.02%
Marketing Expense	3,500	0.07%
Organizational Exp.	0	0.00%
Constr. Insurance	2,000	0.04%
Property Taxes	10,000	0.20%
Other	0	0.00%
Other	0	0.00%
Other		
Reserves	0	0.00%
Other	0	0.00%
Other	0	0.00%
DEVELOPMENT COST	4,907,185	100.00%





Source of Funds (Construction and Permanent Financing)

PROJECT NAME: **ASH ST. PLACE**

Please complete gray cells only.

Construction Financing

List Individual Sources of Construction Financing

Lender Name or Source of Funds		Amount of Funds	Estimated Interest Rate	Name and Telephone Number of Contact Person	
1	Bank of the Cascades	\$4,000,000.00	4%	Jeff Huhn	208-319-2424
2	Gardner Company	\$1,000,000.00	5%	Ryan Cleverly	208-246-8934
3					
4					
5					
6					
7					
TOTAL SOURCE OF FUNDS		<u>\$5,000,000.00</u>	(Amount must equal all development costs)		

Permanent Financing

(For rental projects only)

For Rental Project - List Permanent Financing for the Development

(Do not include construction financing.)

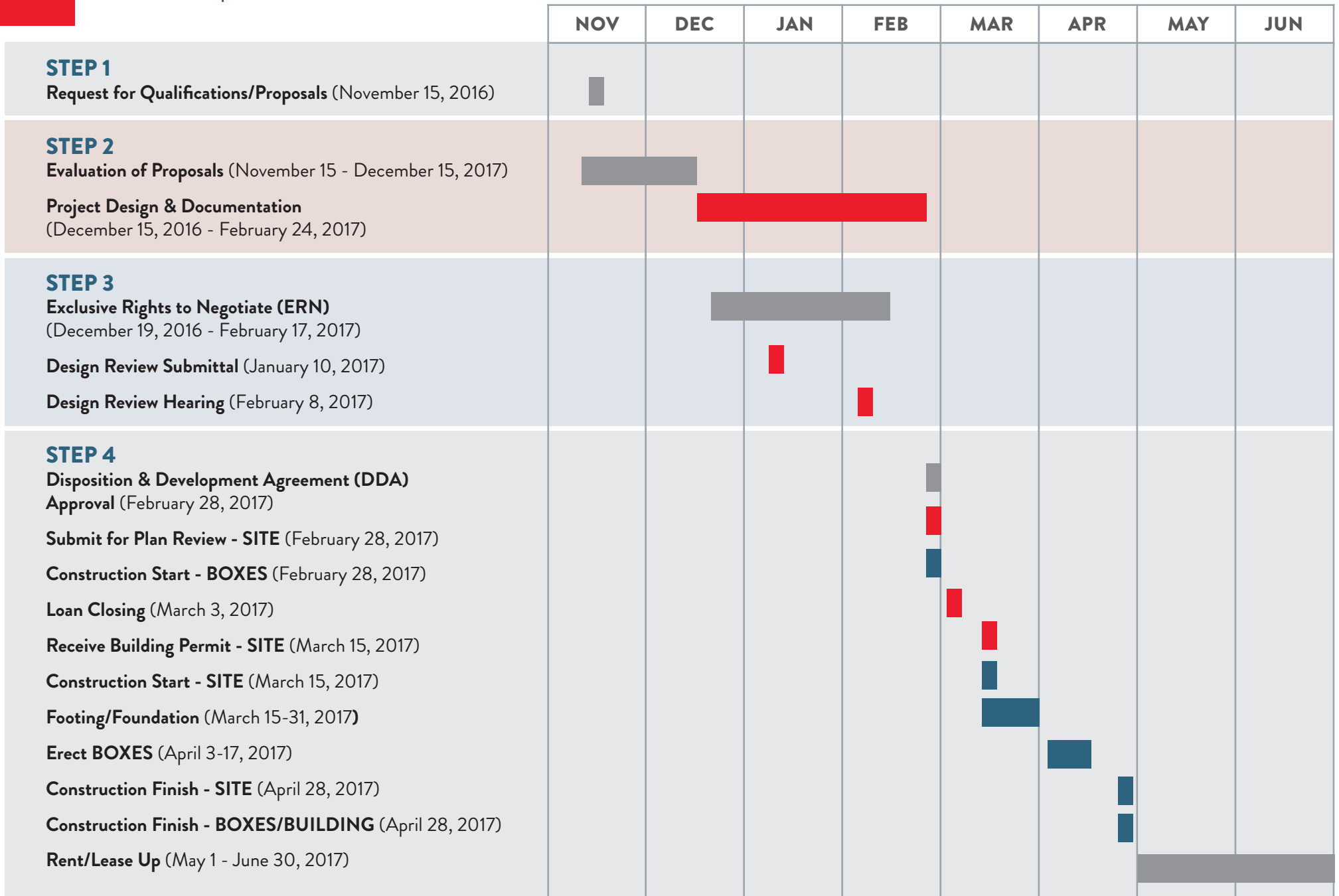
Lender Name or Source of Funds		Amount of Funds	Estimated Interest Rate	Amortization Period	Loan Term
1	To Be Determined				
2					
3					
4					
5					
6					
7	Developer Equity				
TOTAL SOURCE OF FUNDS		<u>\$0.00</u>			

Development Timeline

■ CCDC Dates

■ Gardner/CTA Dates

■ Nashua/Site GC Dates



8 Completed Green Building Certification Form

Green Building Certification

To: Capital City Development Corporation (CCDC)
Re: RFQ/P for a Workforce Housing Development,
503, 506, 511, 623, 647 Ash Street, Boise, Idaho

My signature below legally binds this development known as Ash Street Place to meet or exceed the Boise City Green Construction Code, Boise City Code, Title 4, Chapter 7 (the "Code"). Or in the event the Code does not pertain to the construction type, the developer will obtain written confirmation from a Boise City Building Official that the project meets or exceeds the intent of the Code. By my signature below, I acknowledge for myself and the developer / company that this condition is a requirement of submission of the RFQ/P and that it is a condition that must be satisfied in order to receive any benefit of the RFQ/P, including a site write down.

Signature:  _____

Print Name: David Wali

Title: Executive V.P.

Developer / Company: Gardner Company

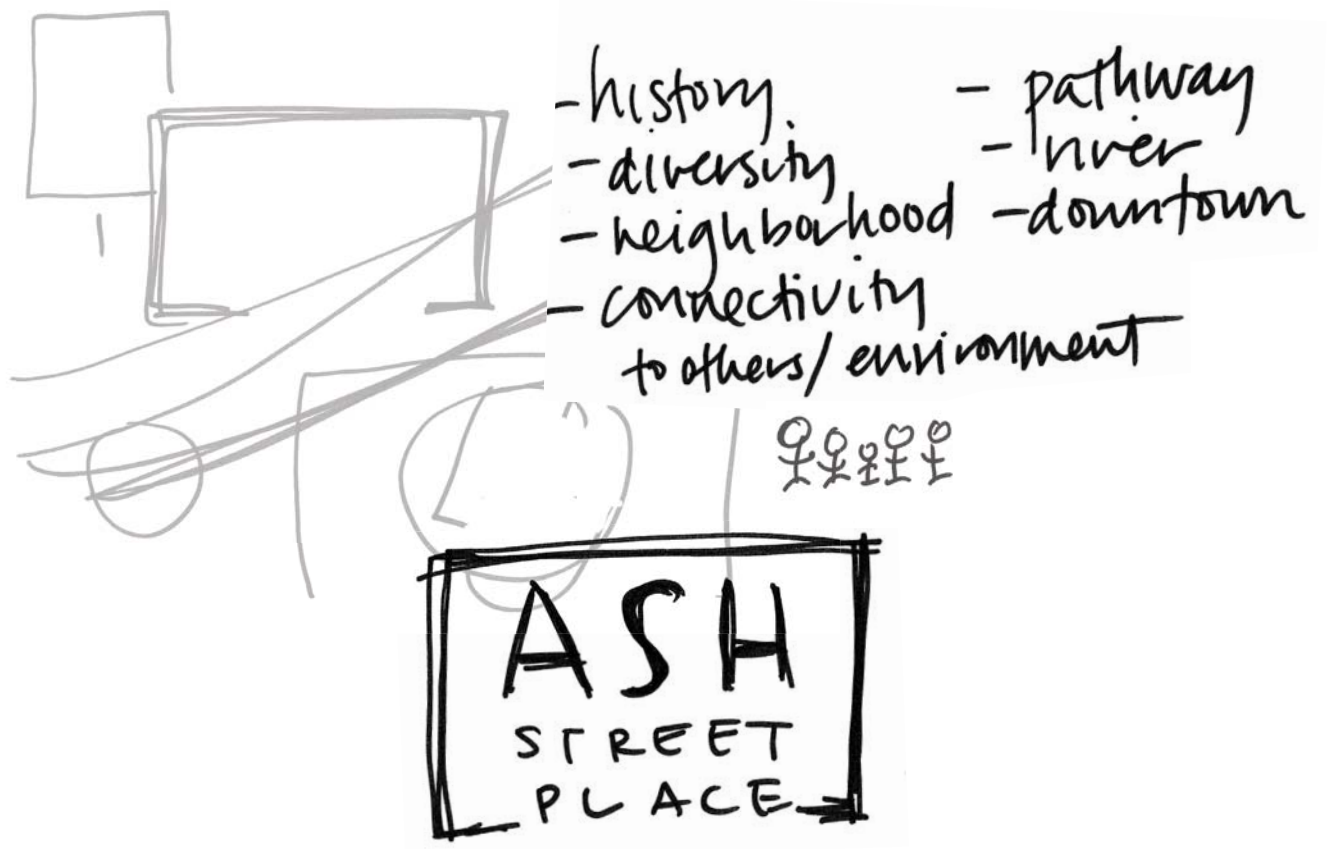
Date: 11-15-2016



Logo Development

To compliment the design of the building, our team felt it necessary to capture a strong brand identity for the proposed project. We welcome you to **Ash Street Place**.

Ash Street Place emerged from acknowledging the history, diversity, and fabric of the neighborhood. The development of this brand is one which embodies shelter, connectivity, and openness. This mark communicates the modular nature of the architecture which reinforces the notion of place.



Site Photos



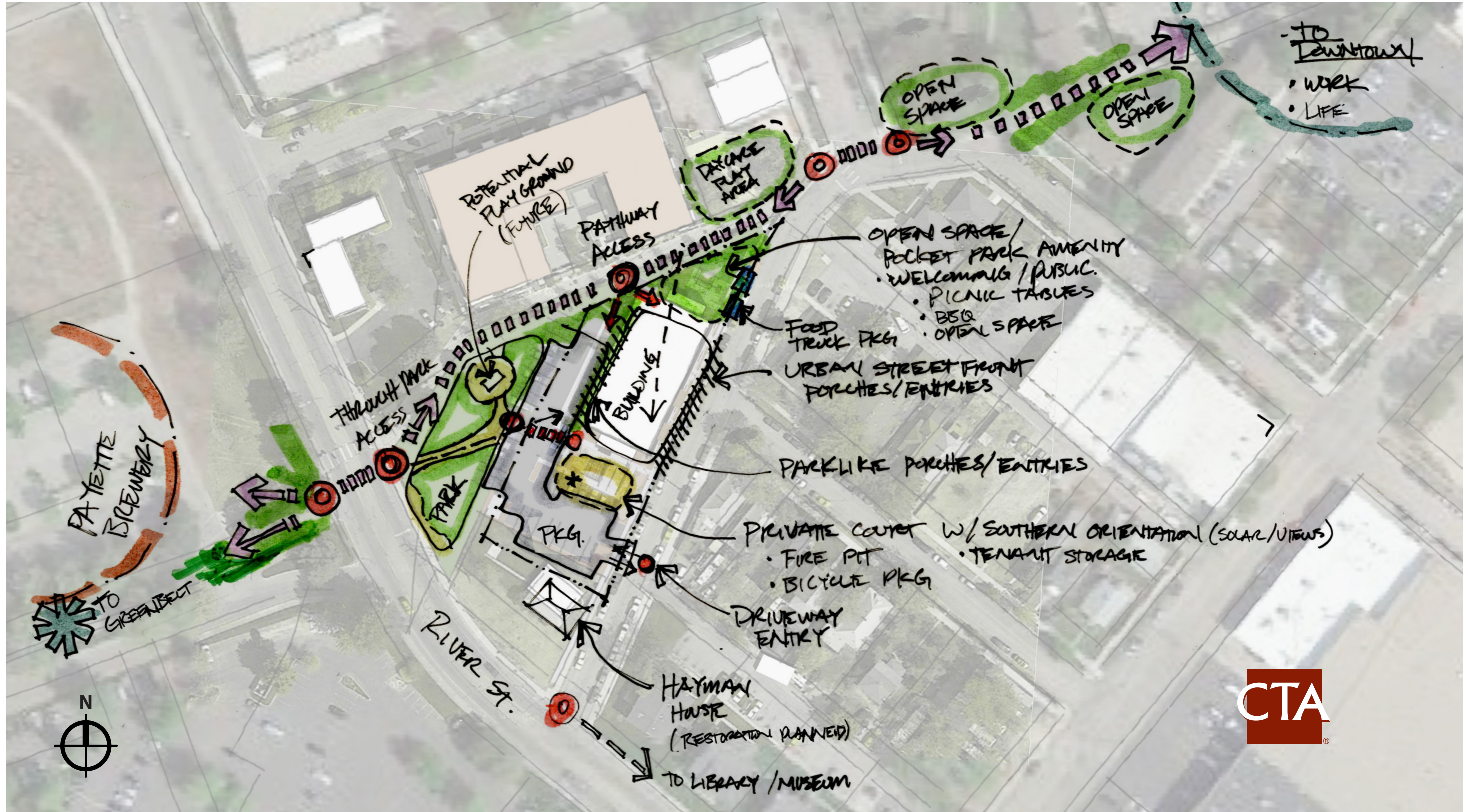
Ash Street Place - View from Northeast



Ash Street



Site Study



Site Layout



Ash Street Place

Total Unit Count:

36

- 12** - 2 Bedroom Units
- 24** - Studio Efficiency Units
- 37** - Parking Stalls (2 ADA Stalls)

Corner Park / Food Truck Court (Open / Public)

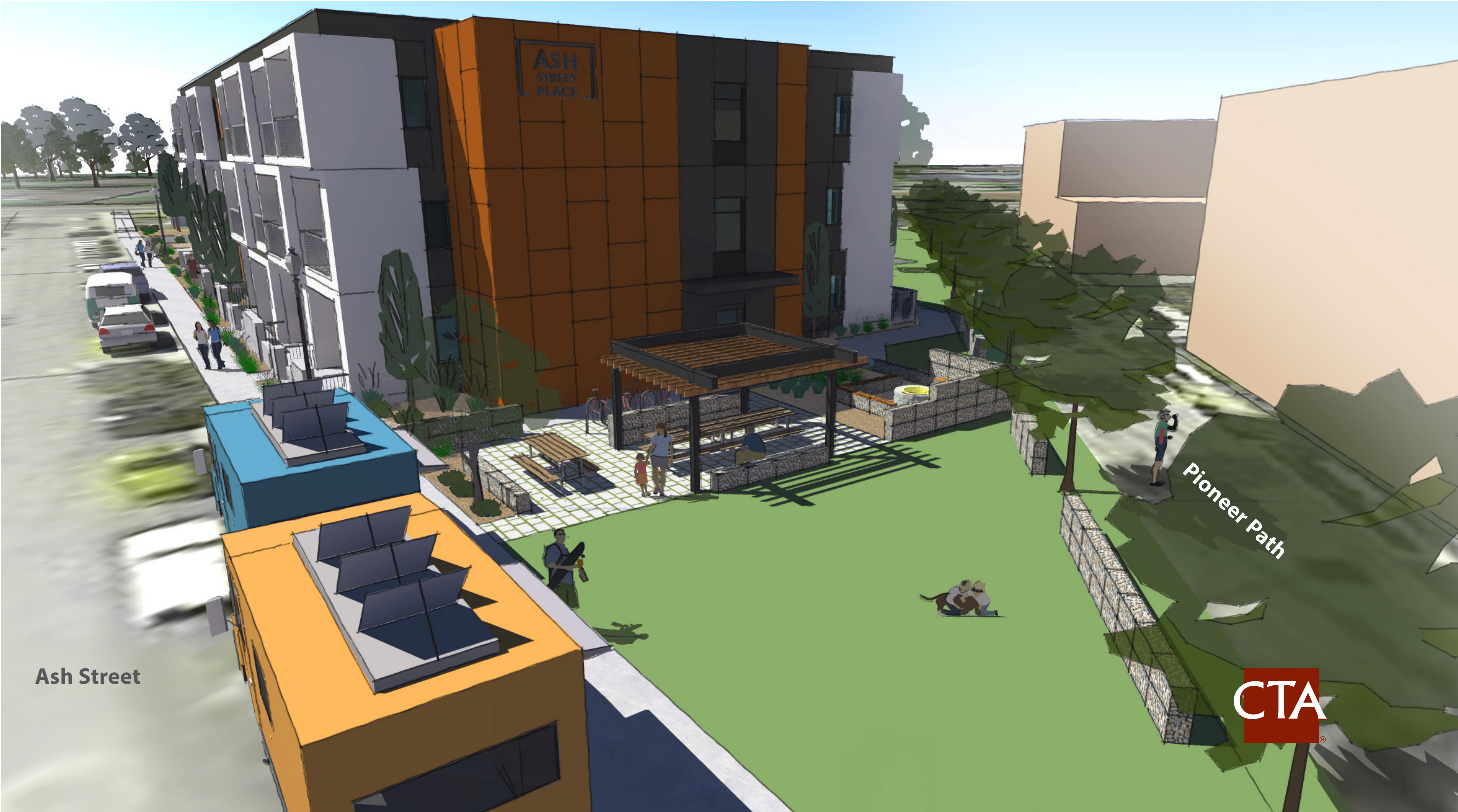
- Tenant Courtyard (Open)
- Picnic Tables
 - Outdoor Fireplace
 - BBQ

Urban Streetfront Patios

- Future Park Improvements (TBD)
- Playground
 - Pioneer Path Connections

- Tenant Courtyard (Private)
- Picnic Tables
 - Bike Parking
 - Fire Pit
 - Tenant Storage

Corner Park / Food Truck Court / Tenant Courtyard



South Tenant Courtyard - Sunset Views to Southwest Sky



Floor Plan



Urban Streetscape Along Ash Street

