



**COLLABORATE. CREATE. DEVELOP. COMPLETE.**

# Board of Commissioners

**Regular Meeting  
January 9, 2017**

# AGENDA

## **I. Call to Order**

*Chairman Hale*

## **II. Agenda Changes**

*Chair Hale*

## **III. Consent Agenda**

### **A. Expenses**

1. Approval of Paid Invoice Report – December 2016

### **B. Minutes & Reports**

1. Approval of Meeting Minutes from December 12, 2016

### **C. Other**

1. Defer election of Executive Committee officers, appointment of At-Large member, approval of Executive Committee Charge, and designation of Secretary Pro Tempore to February Board Meeting.

# AGENDA

## IV. Action Items

- A. CONSIDER: Resolution 1476 Broad Street CM/GC Guaranteed Maximum Price (GMP) No. 3 .....Karl Woods & Mary Watson (10 minutes)
- B. CONSIDER: Resolution 1475 First Amendment to the 5<sup>th</sup> and Idaho Type 4 Agreement .....(10 minutes) Matt Edmond

## V. Information/Discussion Items

- A. State Street MOU.....Matt Edmond (5 minutes)
- B. City Hall Renovation Type 4 Agreement.....Doug Woodruff (10 minutes)
- C. 8<sup>th</sup> Street Corridor Planning.....Karl Woods, CCDC; Dwaine Carver, CTY Studio; ..... and Mike Budge, LoCi (15 minutes)
- A. Operations Report.....John Brunelle (5 minutes)

## VI. Adjourn

# CONSIDER: Resolution #1476 Broad Street CM/GC Contract Amendment

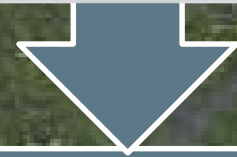
Karl Woods - CCDC Project Manager  
Mary Watson - CCDC Contracts Manager





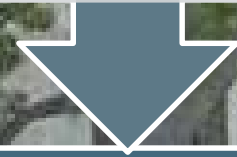
02.08.16

Board Approval – Guho CMGC selection



06.13.16

Board Approval – Guho CMGC Amendment 1 – Early procurement of geothermal pipe and fittings



09.12.16

Board Approval – Guho CMGC Amendment 2 allowing start of construction



01.09.17

Board Request – Guho CMGC Amendment 3 authorizing phase 2 construction

## BROAD STREET ROAD MAP







# SCOPE OF WORK





# PHASING PROGRESS



CCDC’s FY2016 / 2017 budgets

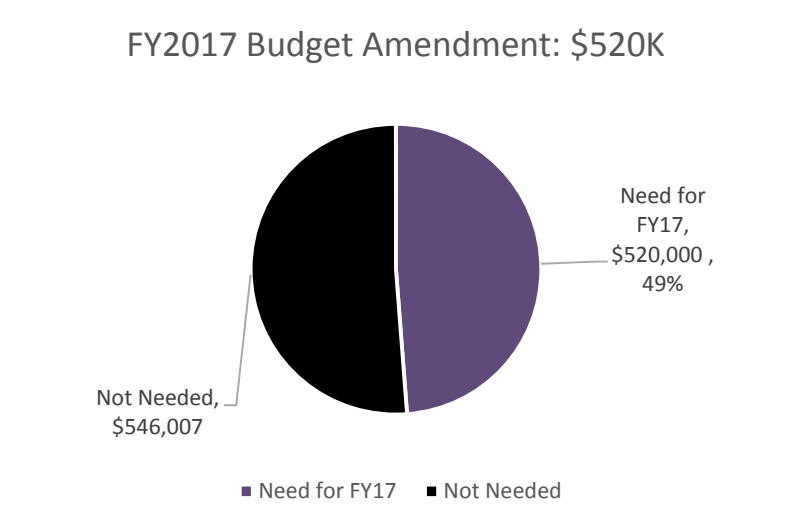
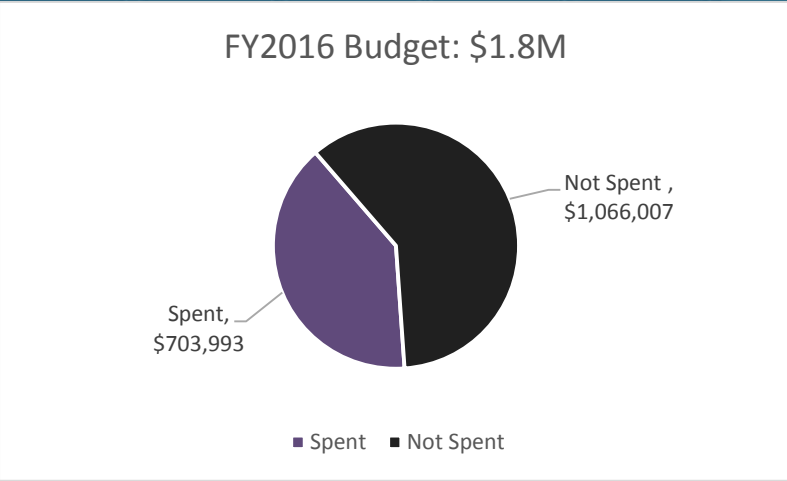
Streetscape budget	\$4,500,000	
Geothermal budget	\$1,000,000	(Including \$500,000 cost share with City of Boise)
JD Park Entry budget	\$470,000	(Including \$60,000 cost share with City of Boise)
Fiber Optic budget	\$310,000	
ACHD costs share	\$326,000	(Anticipated value)

Total Project Budget \$6,606,000

FY17 Approved Budget

FY17 Budget	\$4,342,535	(Approved FY17 project budget \$4,785,000 minus obligated soft costs of \$442,465)
Budget Amendment	\$ 520,000	(Obligated FY16 funding that wasn’t spent due to construction timing)
Available Resources	\$4,862,535	(Resources available to complete phase 2 construction)
Approved Guho PO	(\$3,084,843)	(Balance of Guho PO obligated for FY17)
FY17 Balance	\$1,777,692	(FY17 budget remaining to complete construction)
<b>Amendment No. 3</b>	<b>\$1,773,375</b>	(Capitol to 5 <sup>th</sup> St., streetscapes, road rebuild, fiber optic expansion)
FY17 Remaining	\$ 4,317	(Remaining FY17 budget, included amendment later this year)

FY16 unspent \$546,007 (Amount obligated for FY16 Broad Street Improvements unspent due to construction timing assuming \$520,000 amendment)









# CONSIDER: Resolution #1476 Broad Street CM/GC Contract Amendment

## Suggested Motion

I move to adopt Resolution #1476 approving and authorizing the execution of the 3rd Amendment to the CM/GC Contract with Guho Corp.

# AGENDA

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.....Karl Woods & Mary Watson (10 minutes)
- B. CONSIDER: Resolution 1475 First Amendment to the 5<sup>th</sup> and Idaho Type 4 Agreement  
.....(10 minutes) Matt Edmond

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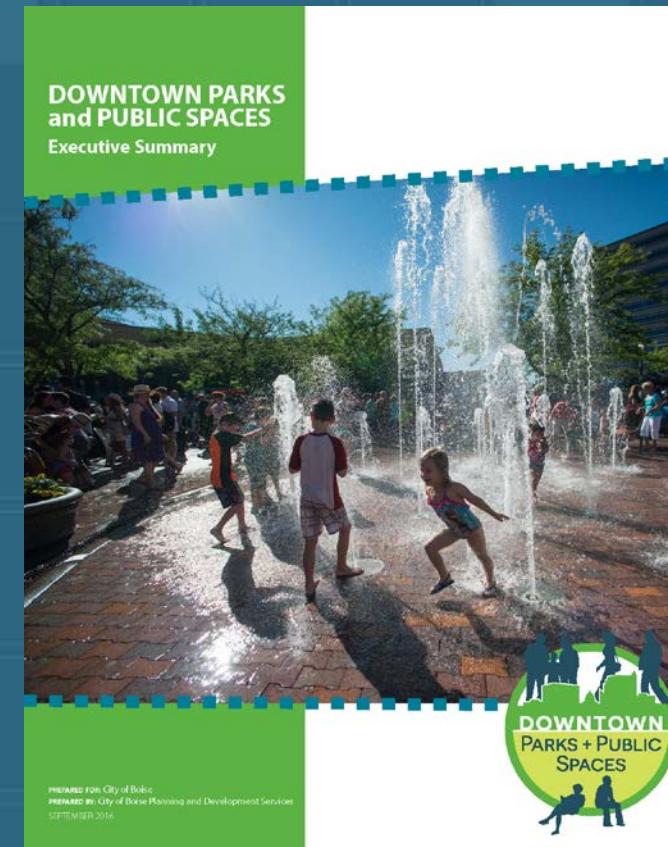
## VI. Adjourn

# CONSIDER: Resolution 1475 First Amendment to the 5th and Idaho Type 4 Agreement

Matt Edmond  
Project Manager, Capital Improvements

# Background

- May 2016: Board approved T4 for 5<sup>th</sup> & Idaho Project
  - Utility undergrounding: \$168,000
  - Public park/plaza: \$622,000
- August 2016: Board approved CIP & '17 budget
  - Alley improvement project, Main/Idaho, 6<sup>th</sup>-3<sup>rd</sup>
- September 2016: Draft Downtown Parks & Public Spaces Plan
  - Alley connection, City Hall to Assay Office





# City Hall – Assay Office Connection





# T4 Amendment

## Alley between 5<sup>th</sup> and 6<sup>th</sup> Streets

- Underground utilities to City Hall: \$ 93,000
- Improve alley surface: \$ 122,000
- Total: \$ 215,000
- Mimic ACHD “green” alley





# Fiscal Notes

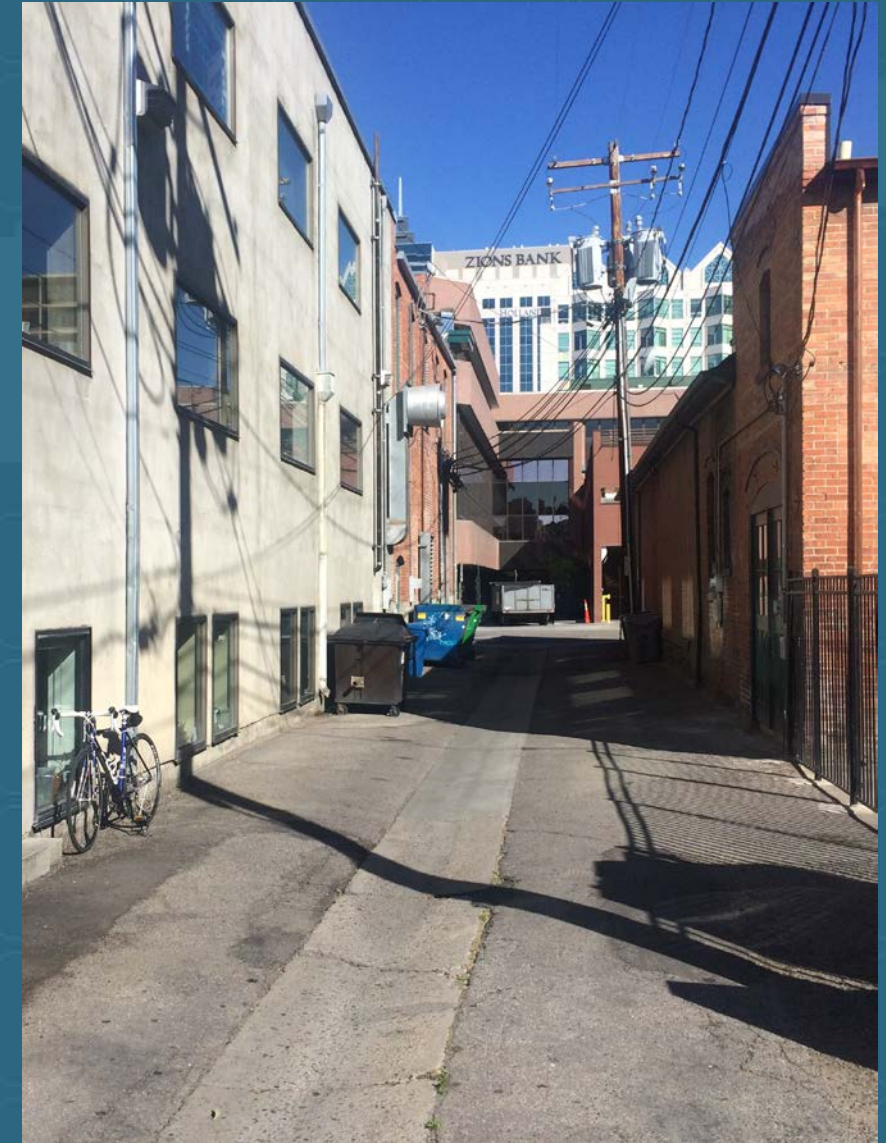
- \$285,000 budgeted in FY17 for Alley Improvement Project
- Adjust CIP/budget to underground 5<sup>th</sup>-3<sup>rd</sup> in FY18
- ACHD projects will complete alley surface
  - 3<sup>rd</sup>-4<sup>th</sup> Street alley is complete
  - 4<sup>th</sup>-5<sup>th</sup> Street alley work planned for 2018





# Project Timeline/Next Steps

- January 2017: Finalize T4 Amendment
- January 2017: Begin alley utility work
- Summer 2017: 5<sup>th</sup>-6<sup>th</sup> utility work, alley complete
  - T4 reimbursement for completed sub-projects
- Summer 2018: 3<sup>rd</sup>-5<sup>th</sup> alleys to east complete (ACHD/CCDC projects)
- Fall 2018: 5<sup>th</sup> & Idaho project complete



# Suggested Motion

I move to adopt Resolution No. 1475 to approve and authorize staff to finalize and execute The First Amendment to the Type 4 Public Private Partnership Participation Agreement with 5th and Idaho Developers, LLC, regarding the project commonly known as 5th and Idaho Apartments.

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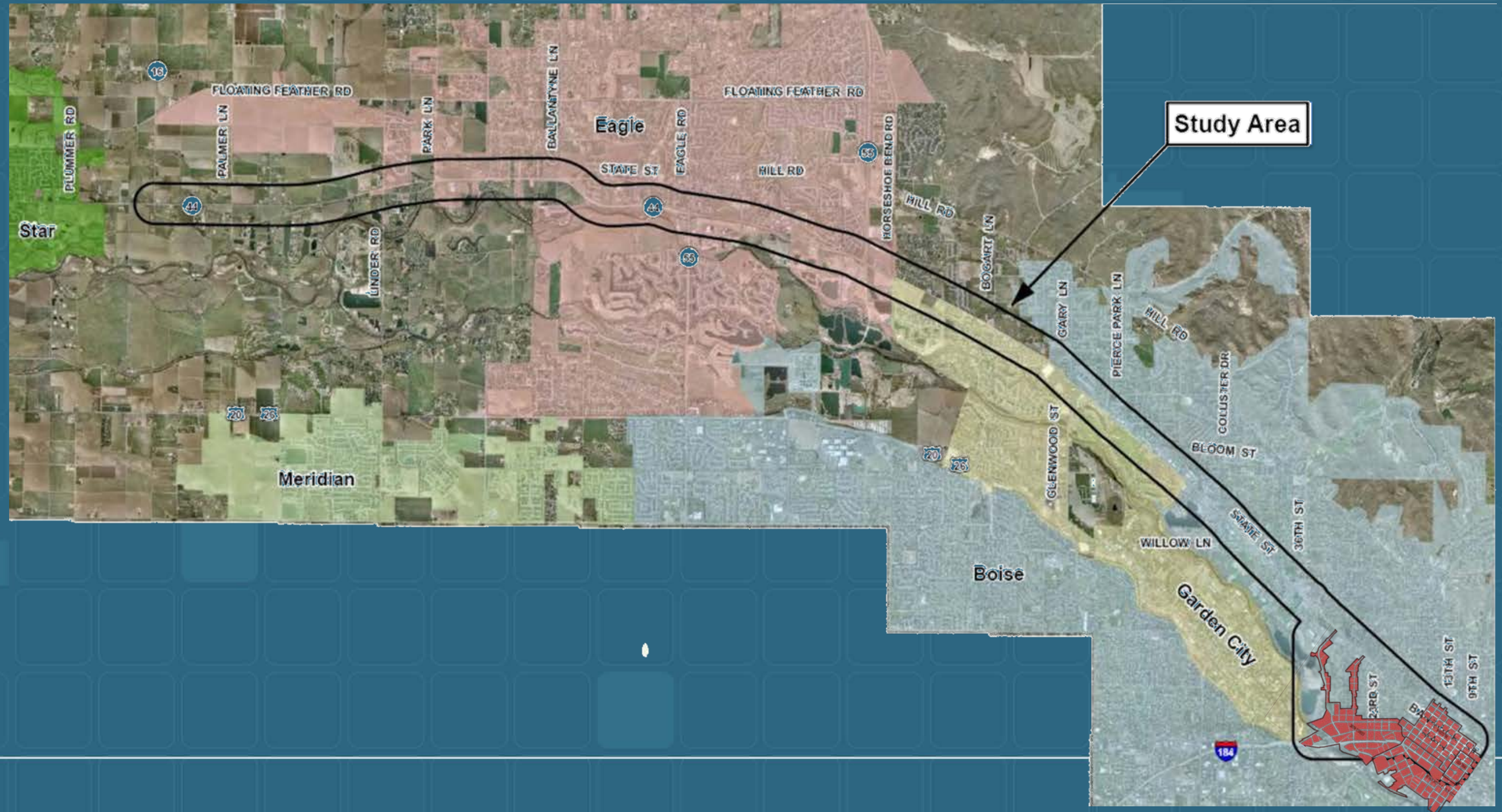
## VI. Adjourn



# INFORMATION: State Street MOU Renewal

Matt Edmond  
Project Manager, Capital Improvements

# Background





# Background

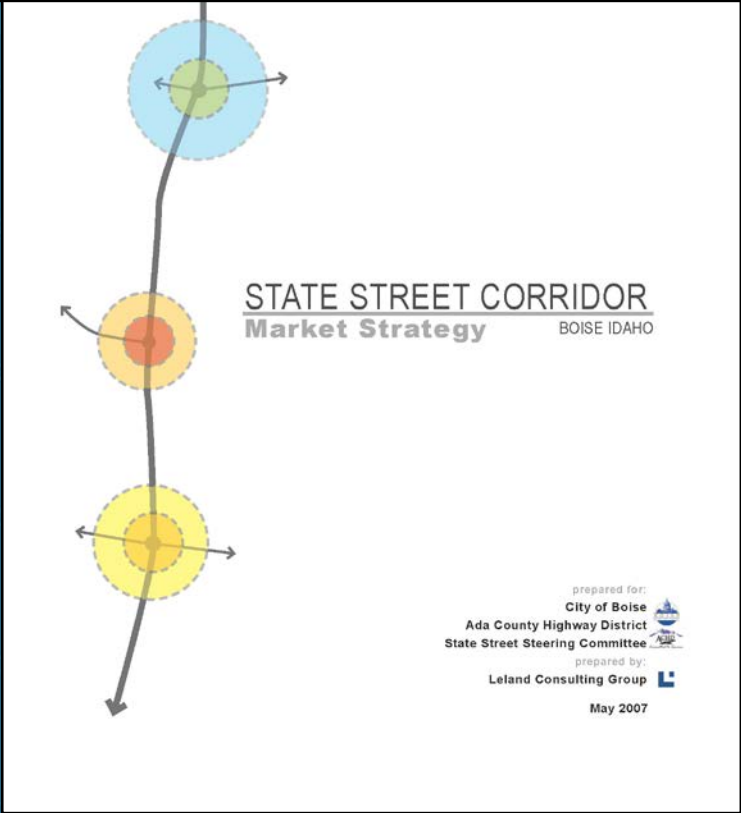


→

**State Street Corridor  
Transit Oriented Development  
Policy Guidelines**

→

April 2008



# Parties to MOU

- Ada County
- Ada County Highway District
- Capital City Development Corporation
- City of Boise
- City of Eagle
- City of Garden City
- Community Planning Association of Southwest Idaho
- Idaho Transportation Department
- Valley Regional Transit



# CCDC Roles & Responsibilities

- Potential creation and/or implementation of urban renewal plans;
- Local match for Multimodal Center (Main Street Station) COMPLETE;
- Planning and facilitation of activities involving redevelopment tools;
- Collaborate on land use/transportation facility integration (structured parking, protected bike lanes)
- Coordinate development activity and provide assistance subject to the plan provisions and applicable law;
- Coordinate Travel Demand Management (TDM)



# Next Steps

- January 2017: Finalize MOU update
- February 2017: CCDC Board considers for adoption
- 2017-2021: New MOU in effect, near and medium term implementation actions

*Comments or questions?*

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# Update: City Hall Renovation - a Type 4 Participation Project



Doug Woodruff  
CCDC Project Manager



# Summary

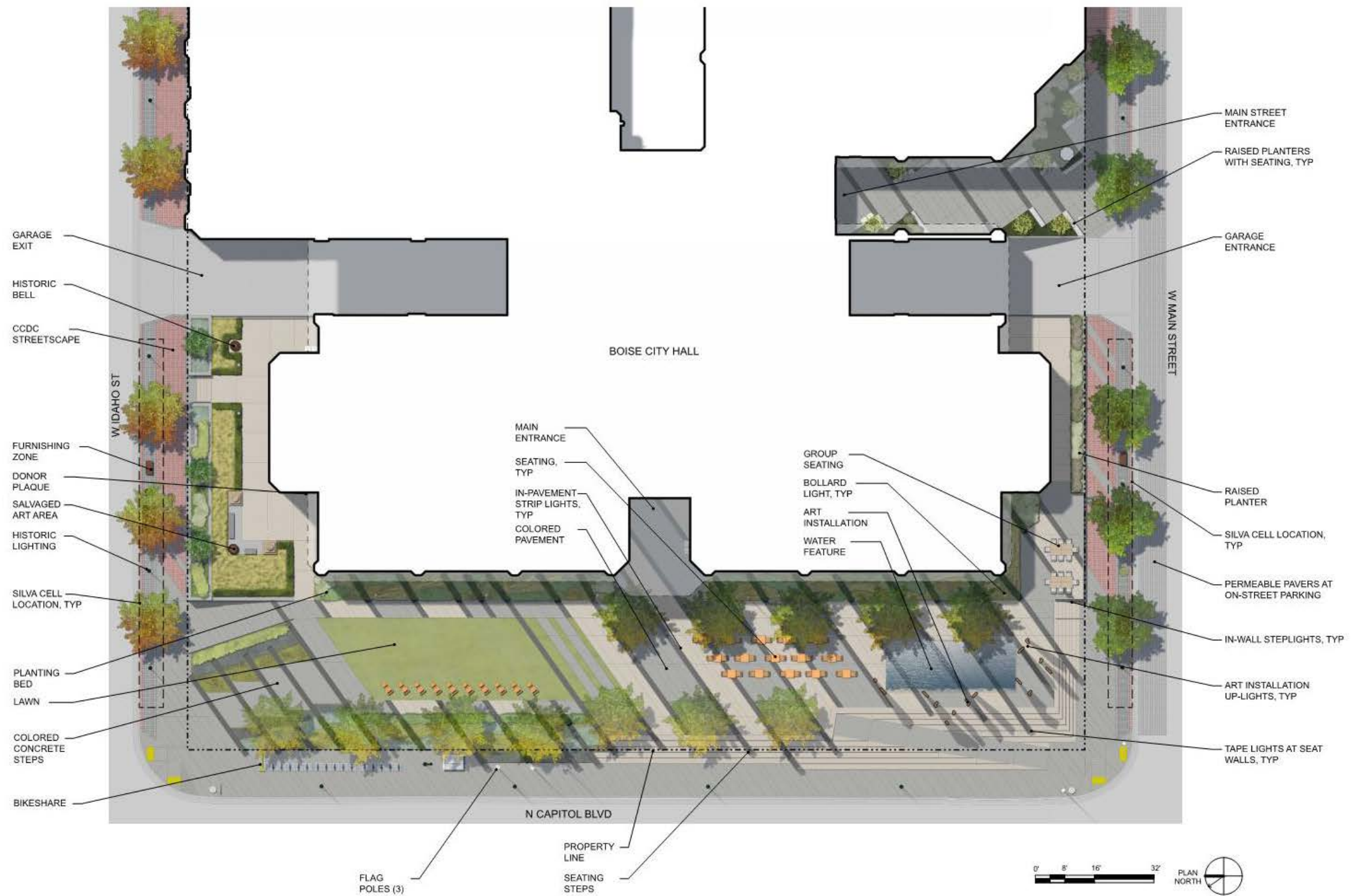
August 2016 – T4 Designation

CCDC/City Staff – Finalize Agreement

January 10 – City Council Approval

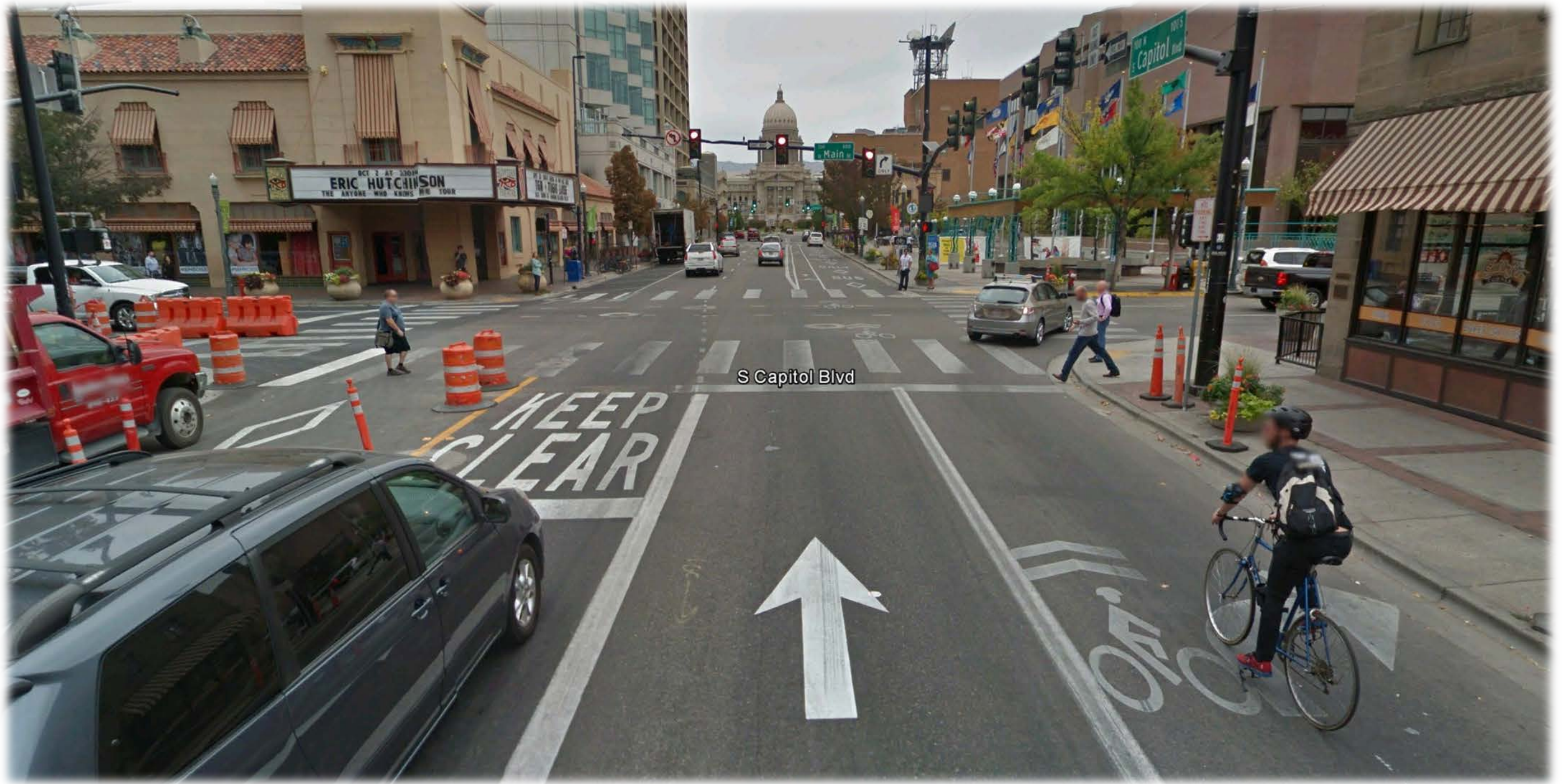
February 13 – Consent Agenda Item





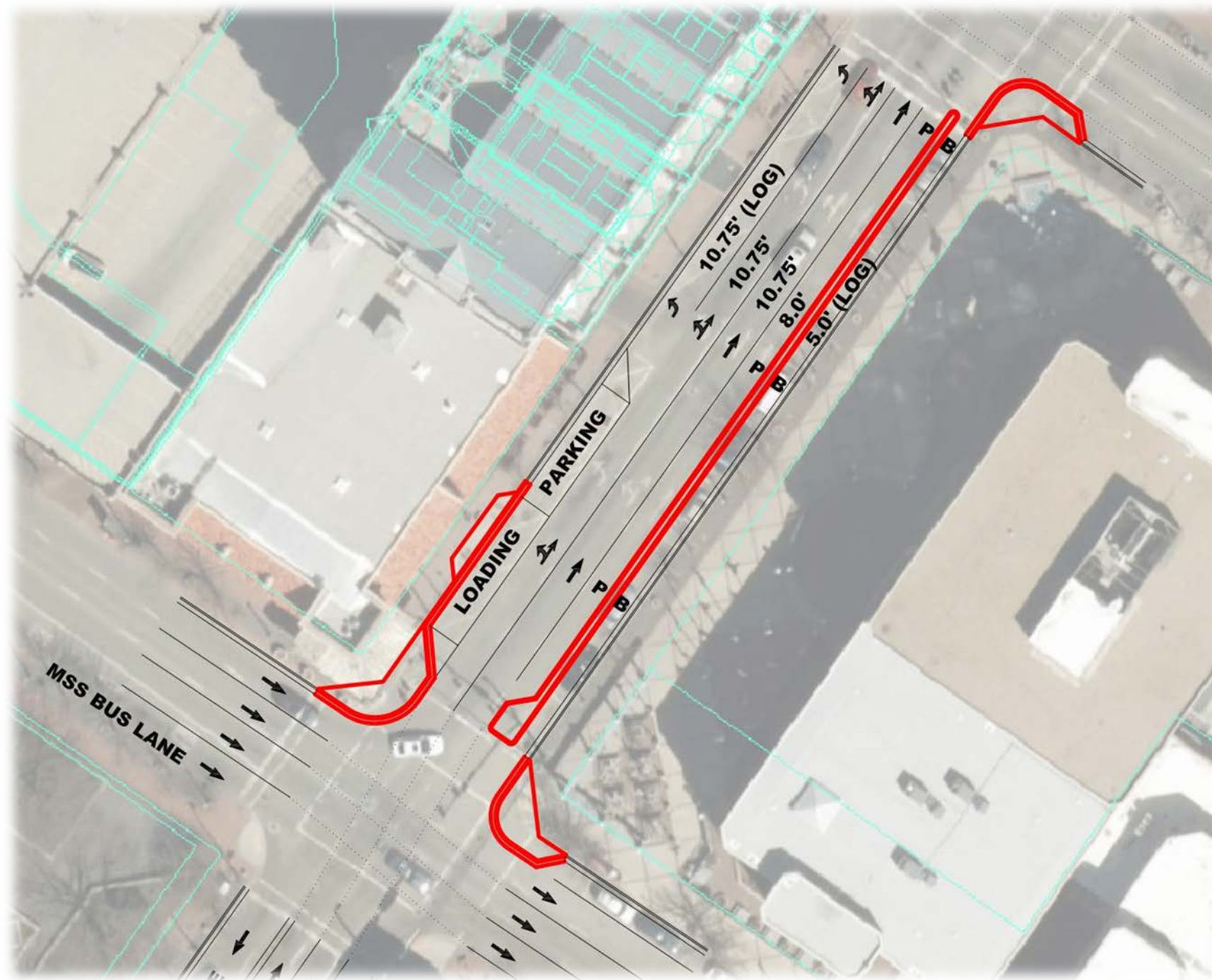
# City Hall Plaza Renovation





# Capitol Boulevard Improvements





# Capitol Boulevard Improvements



# CCDC Participation



CITY HALL

150

\$1,225,000 Plaza Renovation

\$80,000 Capitol Blvd Improvements

\$1,305,000 Total Reimbursement

One payment upon completion





# Next Steps

An architectural rendering of a modern, multi-story brick building with large windows. The building is surrounded by a landscaped courtyard with green lawns, trees, and a paved area where people are walking and sitting. A blue flag is visible on a pole in the foreground. The background shows a city skyline with various buildings under a hazy sky.

Approve Agreement, Consent Agenda

Permit/Bidding Underway

Start Construction March 2017

Complete November 2017







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## VI. Adjourn

# 8<sup>th</sup> Street Corridor Planning

Karl Woods, CCDC

Dwaine Carver, CTY Studio

Mike Budge, LoCi





# 8TH STREET CORRIDOR MASTER PLAN

CAPITAL CITY  
DEVELOPMENT  
CORPORATION





# LOCATION + CONTEXT

RIVER/TRAIL SYSTEMS

BOISE STATE UNIVERSITY

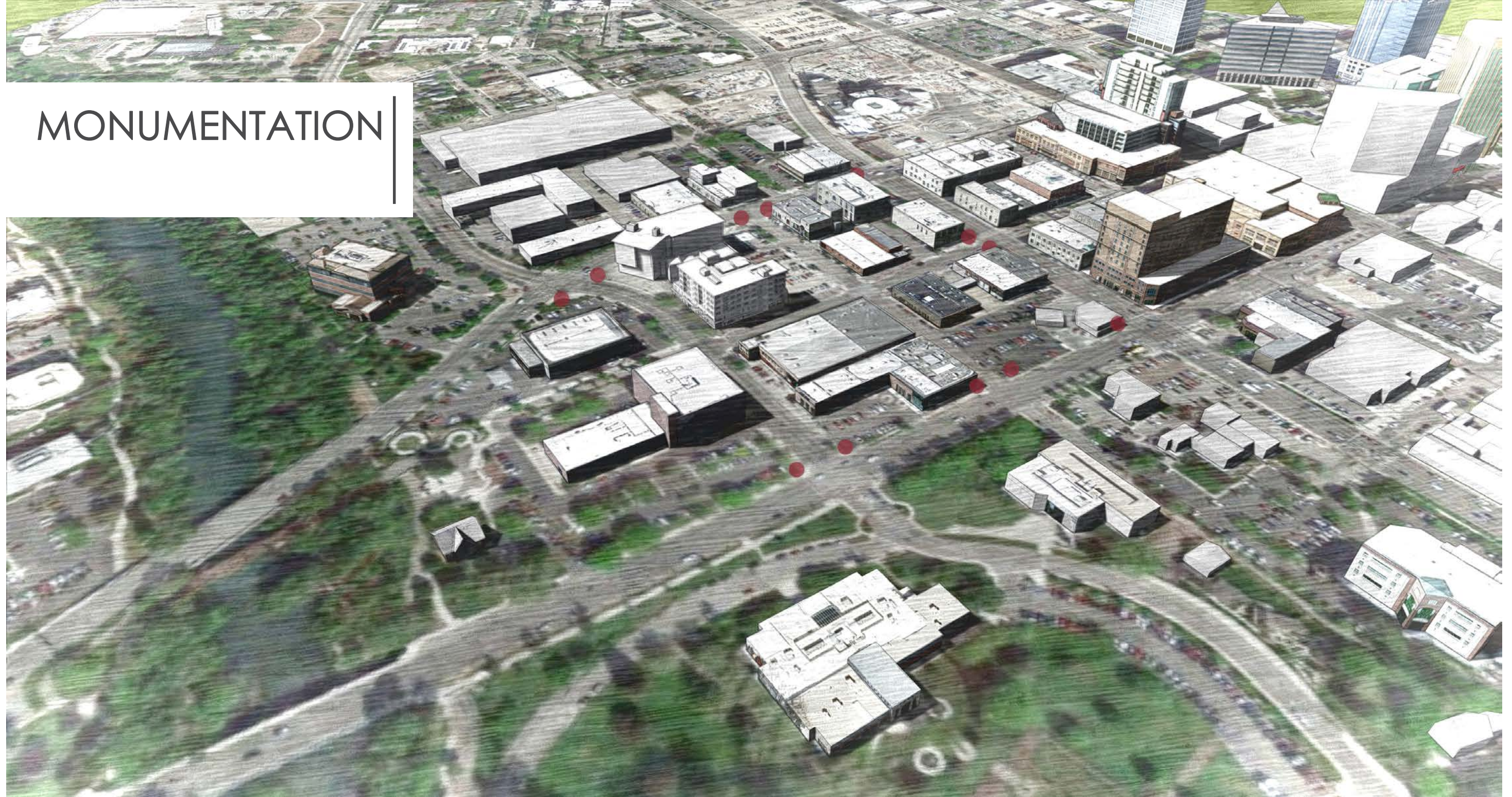
DOWNTOWN







# MONUMENTATION



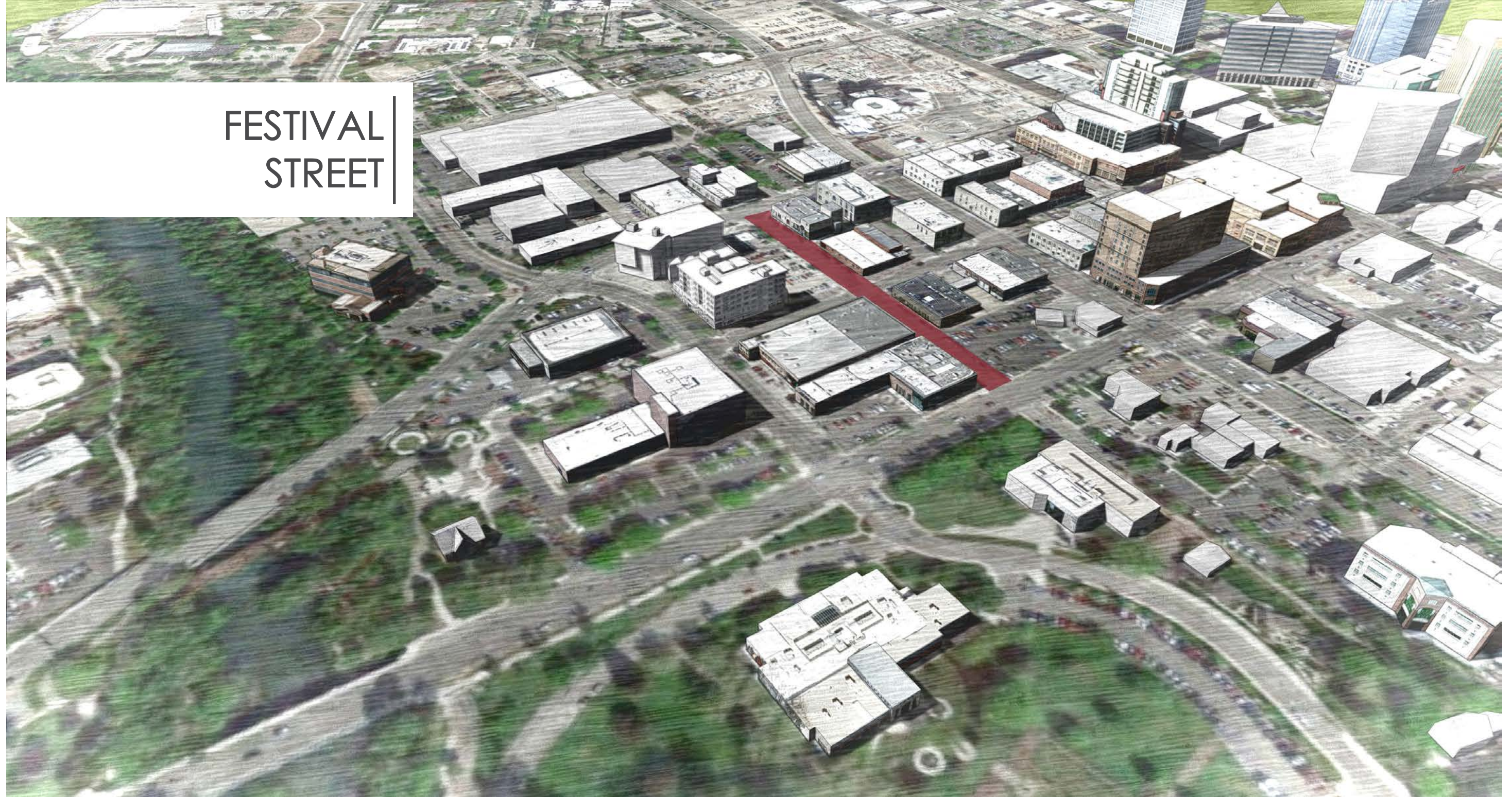


# LANDMARKS





# FESTIVAL STREET





# FLEXIBLE OPEN SPACE



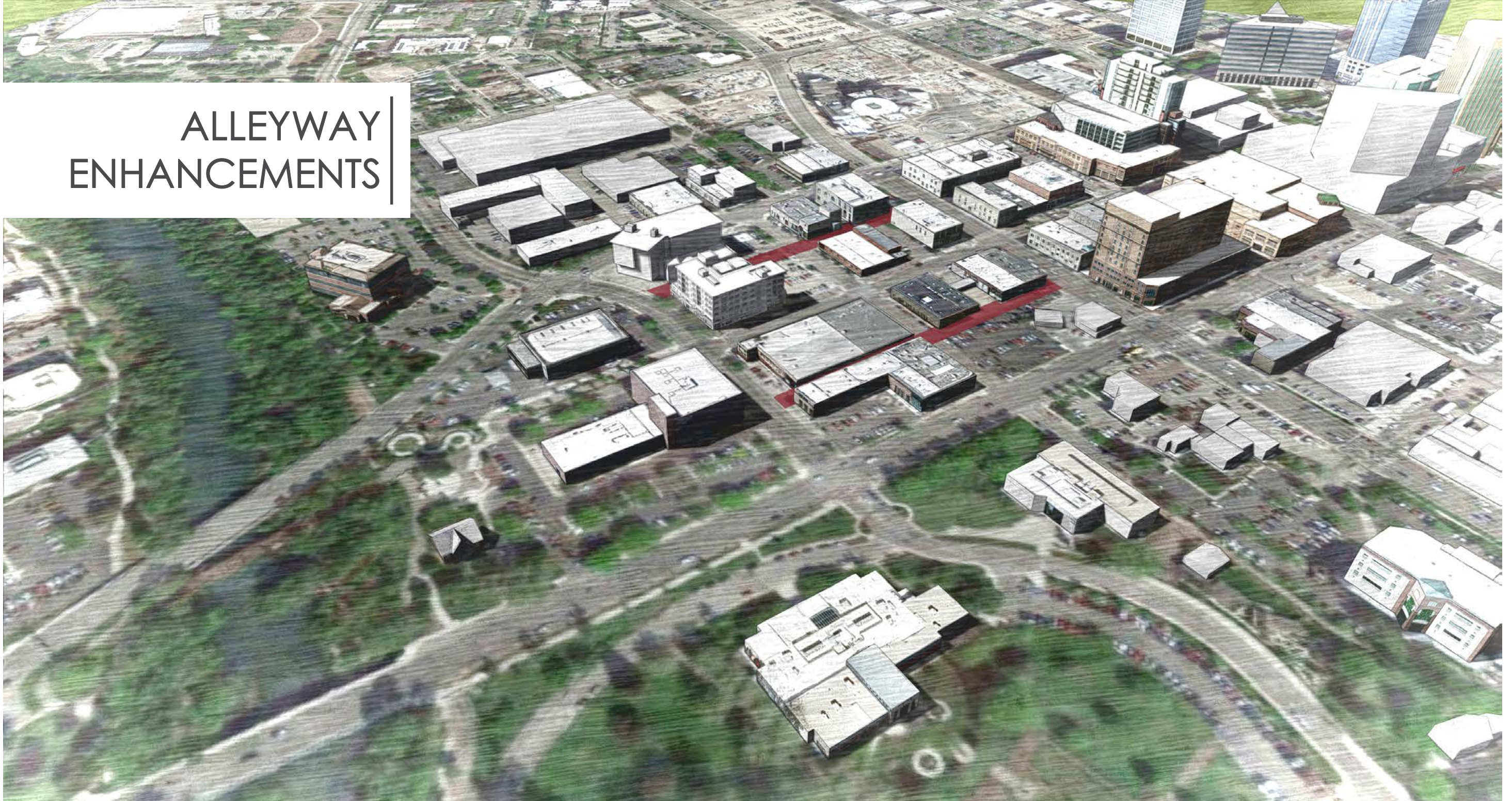


# ENHANCED CROSSWALKS



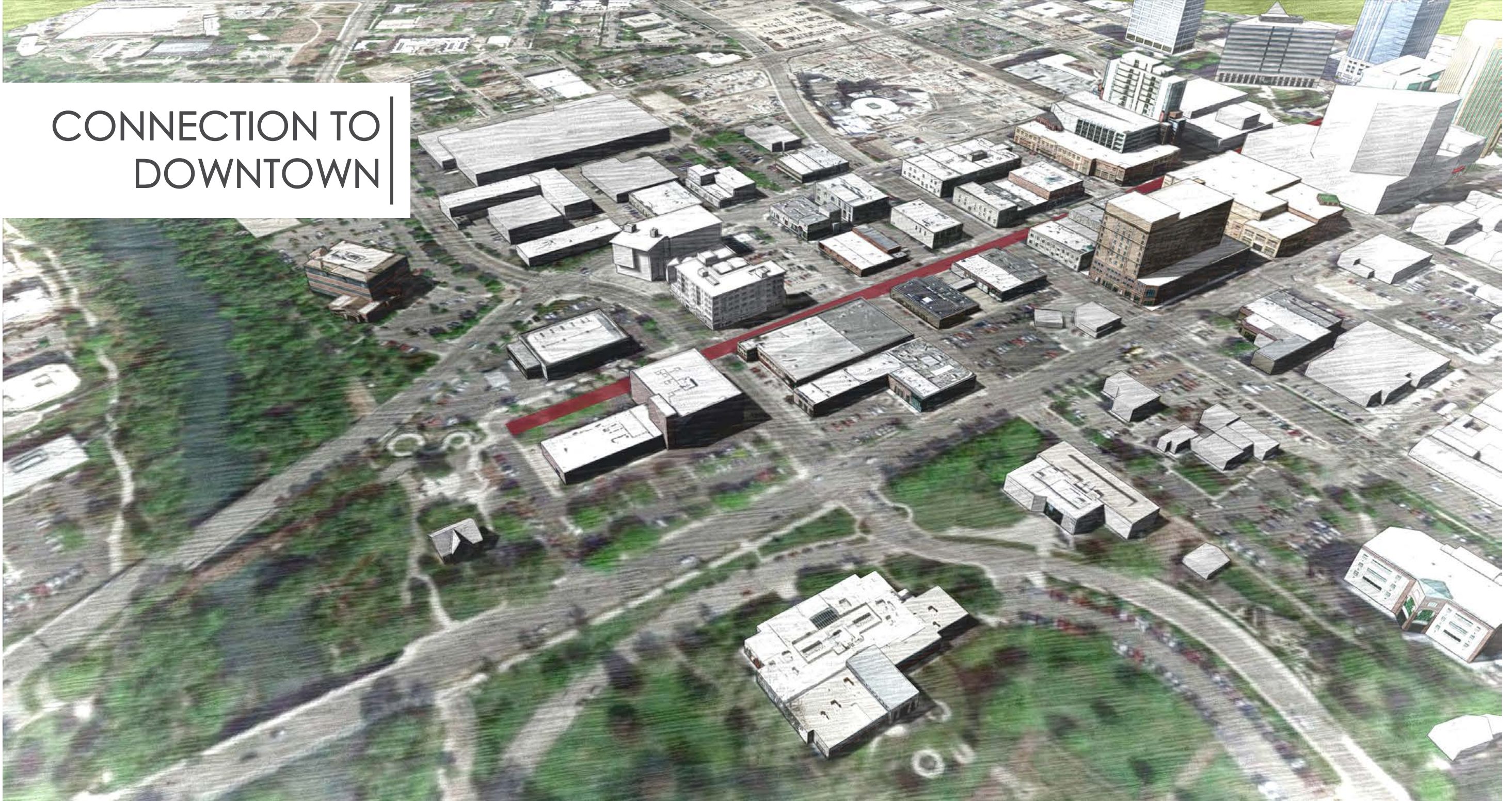


# ALLEYWAY ENHANCEMENTS





# CONNECTION TO DOWNTOWN





# BRIDGE LIGHTING











Residential buildings should reflect the cultural and architectural history of the District. Rather than being historical reproductions, they should interpret historical forms and materials in modern, artistic ways. Industrial materials such as brick, concrete, steel and glass are appropriate for the District. Buildings should meet the street at a human scale of one to three stories with setbacks for additional floors above.

Clockwise from top left: Cube Lofts, Toronto, Canada; 21 Clarence Place, San Francisco, CA; Folsom & Dore, San Francisco, CA

# RESIDENTIAL

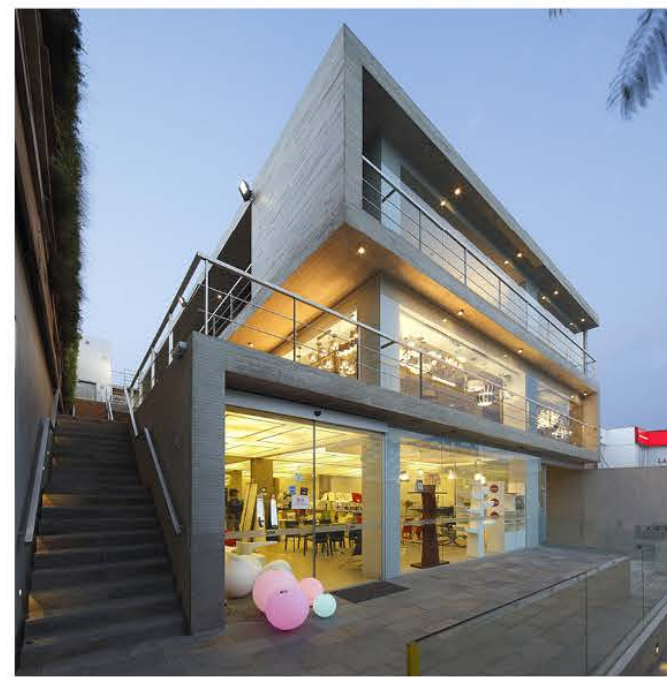
8TH STREET CORRIDOR MASTER PLAN | Boise, Idaho | PRECEDENT IMAGES



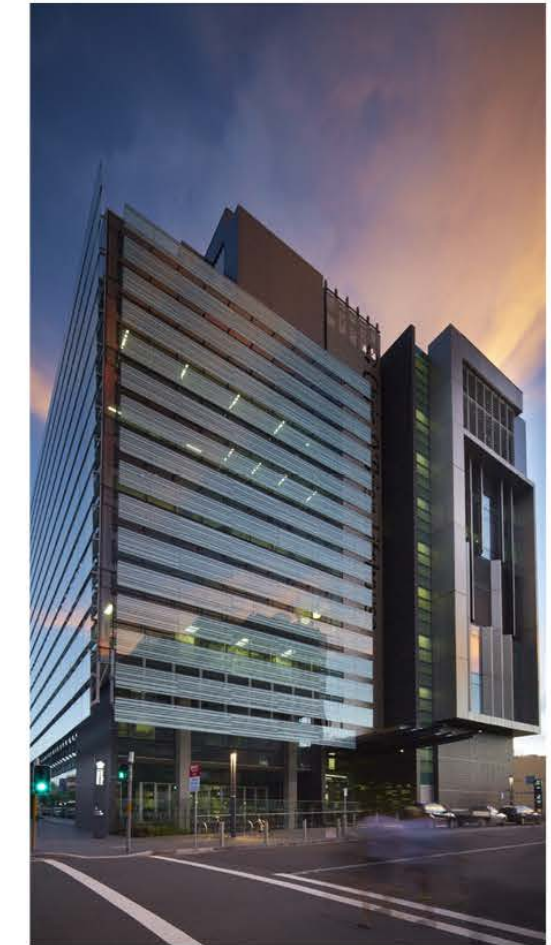


Commercial buildings should reflect the cultural and architectural history of the District. Rather than being historical reproductions, they should interpret historical forms and materials in modern, artistic ways. Industrial materials such as brick, concrete, steel and glass are appropriate for the District. Buildings should meet the street at a human scale of one to three stories with setbacks for additional floors above.

Studio 5C, Tempe, AZ



Clockwise from top left: Zentro Office Building, La Molina, Peru; Chris O'Brien Lifehouse, Camperdown, Australia; Supply Laundry Building, Seattle, WA



# COMMERCIAL

8TH STREET CORRIDOR MASTER PLAN | Boise, Idaho | PRECEDENT IMAGES

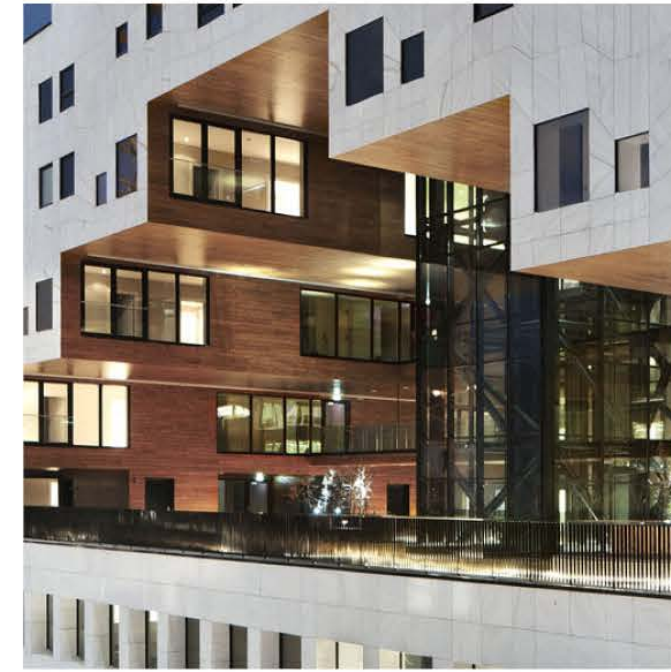




Cultural and civic buildings should act as magnets or lanterns for the District. They should be open and welcoming with large transparent facades. Active uses should be located at the ground level in the form of lobbies, cafes and gift shops.



Clockwise from top left: Eccles Theater, Salt Lake City, UT; The City Library - Marmalade Branch, Salt Lake City, UT; Kunsthaus (Cultural Center) Weiz, Weiz, Austria.



Top: The Curve, Oslo, Norway  
Bottom: Public Records Office of Northern Ireland, Belfast, Northern Ireland



## CULTURAL/CIVIC

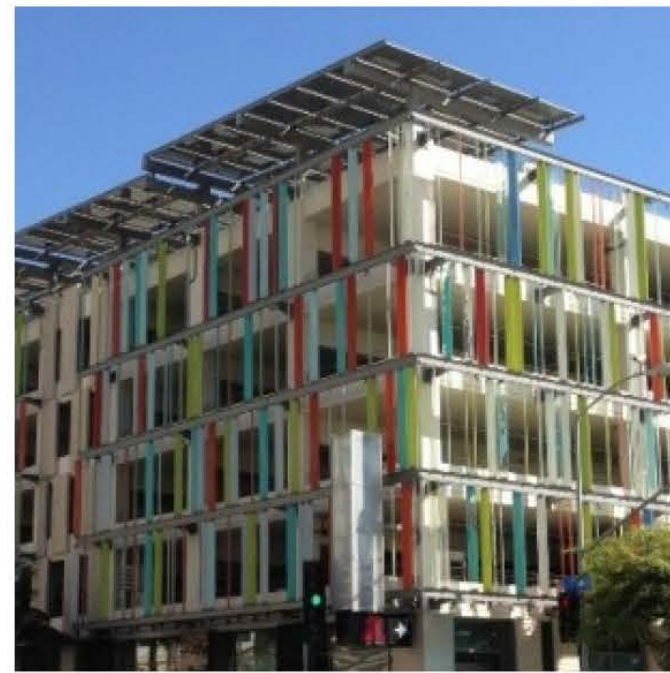
8TH STREET CORRIDOR MASTER PLAN | Boise, Idaho | PRECEDENT IMAGES





Parking structures should contribute to the architectural character of the District. Active uses should be located at the ground level to provide continuity to the pedestrian experience and to activate the street. Ground level uses might include retail shops, artist studios, professional offices or gyms. Entrances to public parking should be clearly marked and, wherever possible, should not be located on primary pedestrian streets.

Block 7, Belmar, CO.



Clockwise from top left: Santa Monica Civic Center parking, Santa Monica, CA; Park Place, Missoula, MT; Festspielgarage Erl, Erl, Austria.



# PARKING

8TH STREET CORRIDOR MASTER PLAN | Boise, Idaho | PRECEDENT IMAGES









## **South 8th Street District: Cultural Strategies for Placemaking and Activation**

Boise, Idaho

Capital City Development Corporation  
December 2016



<b>Introduction</b> <i>Lighter, Quicker, Cheaper</i>	page 3
<b>Overview</b> <i>Principal Institutions, Sites, and Intersections</i>	page 6
<b>Intersections and Crossings</b> <i>3 Priority Infrastructures Creative Crossings</i>	page 8
<b>Alleys as Asset</b> <i>Simplot Alley Capitol Alley</i>	page 12
<b>Festivals and Other Temporary Programs</b> <i>Fulton Street 8th Street</i>	page 16
<b>New Landmarks for the City</b> <i>Steel Truss Bridge Landmark at the Library! 8th and Fulton</i>	page 20
<b>Other Pop-Up Urbanisms</b>	page 26
<b>Coordinating with the District: A Calendar of Events</b>	page 27
<b>Budget Summary</b>	page 28
<b>Priority Projects</b>	page 29
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<b>Index of Stakeholders</b>	



### ***The Goals and Principles of the Plan***

- + To enhance and preserve neighborhood places
- + To activate the district through cultural programming
- + To provide greater visual and physical access to the district
- + To provide new landmarks and public areas
- + To provide a temporary testing ground for ideas
- + To foster partnerships among artists, agencies, organizations, and other stakeholders

### **Recommended Content and Themes for Artworks**

Artists are encouraged to engage the following:

- + The specific and localized history of the district
- + The cultural organizations within the district
- + The principle activities of district, such as, the production and dissemination of knowledge, dance, theater, education, technological development, nature, and recreation

### **Artist Opportunities**

Because of the range of project scales, timelines, and longevity, there are opportunities for wide range of artists, from new, local, to intermediate, regional, to national.

### **Administrators' Responsibilities**

The plan recommends establishing an agency administrator, or contracting a programming organizer on an event by event basis, for the execution of the proposed works. Several works are opportunities for the development of partnerships among agencies, local organizations and institutions, as well as stakeholders within the district.



*South 8th Street District: lighter, quicker, cheaper*

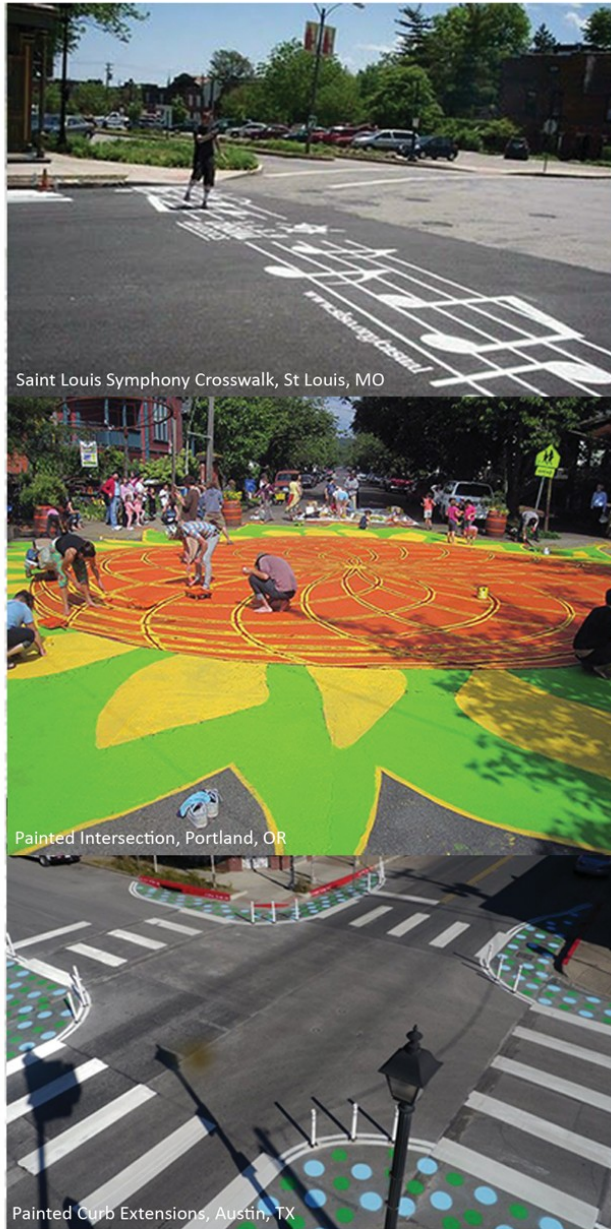


## Creative Crossings



*South 8th Street District: lighter, quicker, cheaper*





# Creative Crossings

## Sites

South 8th and Myrtle, Fulton, and River Streets  
 Capital Boulevard and Myrtle, Fulton, and River Streets  
 South 9th and Myrtle, Fulton, and River Streets  
 South 11th and Myrtle, Miller, and River Streets  
 Ash and Miller and River Streets

## Program

3-10 Year Rotations of Artistic Painting of Intersections

## Materials and Infrastructure

Non-solvent based paint and thermoplastic paint

## Budget

\$3,000.00 - \$10,000.00 each

## Timeline and Duration

Immediate to mid-term (See 3 Priority Infrastructures)  
 Non-solvent paints will last 1 - 3 years  
 Thermoplastic paint 4 - 8 years

## Administration

CCDC and Boise Department of Arts and History in coordination with  
 ACHD, ITD and local organizations, property, and business owners.

## Narrative

An artist designed collection of painted intersections and/or crosswalks  
 for the South 8th Street neighborhood, The Creative Crossings project will  
 contribute to the identity of the district. These intersections, will also facilitate  
 pedestrian and bicycle visitors by providing inviting, fun and highly  
 visible crossings.



## Simplot Alley



*South 8th Street District: lighter, quicker, cheaper*





Umbrella Sky, Agueda, Portugal



Small Wall Painting, Paris



The Belt, Detroit, MI

## Programming Simplot Alley

### Site

North-south alley between S. 8th and 9th Streets, from Broad Street to River Street.

### Program

Curated overhead temporary installations, small and medium scale murals, painted pavement, programmed events, especially theater, dance, and visual arts.

#### Temporary installations

#### Small and Medium Scale Murals

#### Painted Pavement

#### Programmed Events

### Materials and Infrastructure

Overhead and accent lighting

Overhead wire and fasteners

Electrical supply at grade, in R.O.W.

### Budget

Overhead Infrastructure \$20,000.00

Small Scale Murals and Temporary Installations \$20,000.00 - \$50,000.00

Programming organizer - on event basis

### Timeline and Duration

Immediate to Mid-term

Duration of event: semi-permanent

### Administration

CCDC and Boise Department of Arts and History, in coordination with local organizations, property and business owners

### Narrative

Projects for Simplot Alley should be emphasize visibility and continuity with the pedestrian alley to north. Content could range from themed installations for specific events, and seasonal installations to referencing cultural programs with painted pavement patterns or small mural projects. Possible coordination opportunities for student, workshop or classroom opportunities with The Boise Public Library!, Boise Contemporary Theater, Esther Simplot Performing Arts Academy, Opera Idaho, Ballet Idaho, Boise Philharmonic, The Foothills School of Arts and Sciences.





## Landmark Project: Fulton & 8th Streets

*South 8th Street District: lighter, quicker, cheaper*





## Landmark Art at 8th and Fulton Streets

### Site

Any of the four corners at the intersection of 8th and Fulton Streets. new construction or renovations of existing or new buildings, as well as incorporating into new festival infrastructure for both Fulton and 8th Streets, are all possible sites for a new large scale artwork.

### Program

The project should visually connect Broad and Myrtle intersections along 8th Street to Fulton and River Streets to the south. It should be understood as part of a series of landmarks: The trestle bridge, the landmark artwork at 8th and River as well as the Fulton site. A large-scale, high-visibility work will connect BoDo to the Library! and river areas, helping to draw interest and entice pedestrians toward the river from Broad and Myrtle Streets.

### High visibility

### Day and night presence

### festival and seasonal infrastucture

### Required infrastructure

Access to city power source

### Budget

\$50,000.00 - \$100,000.00

programming organizer - on event basis

### Timeline and Duration

Immediate. Longterm,

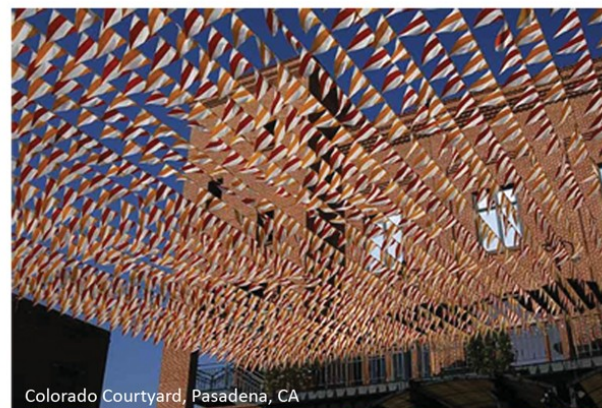
### Administration

CCDC and Boise City Arts and History in coordination with local organizations, property and business owners

### Narrative

The project should function as infrastructure for festivals and special occasions for both 8th and Fulton Streets as well as a landmark piece marking a pulse point of the South 8th Street District.





## Festival Programming Fulton Street

### Site

*Fulton Street from Capitol Boulevard to S. 9th Street*

### Program

*Street and Sidewalk Festivals*

**Pop-up Theater and Performance Stage**

**Fulton Street Food Truck Rally**

**Pop-up Parklets and Vendors**

### Materials and Infrastructure

*Overhead lighting, banners, canopies*

*City power sources*

*Temporary stage and seating*

*Temporary Street Paint*

### Budget

*\$10,000.00 overhead infrastructure*

*\$10,000.00 street and intersection paint*

*Programming organizer - on event basis*

### Timeline and Duration

*Midterm 5 - 10 years*

### Administration

*CCDC and Boise Department of Arts and History*

*in coordination with local organizations, property*

*and business owners*

### Narrative

*Festival events - programming themes should coordinate*

*with locals businesses and institutions: chalk art with Foothills School,*

*outdoor cinema with Flicks, outdoor theater with Boise Contemporary*

*Theater, a Flea Market event with Renewal, et cetera.*





Chalk Art Festival, Denver, CO



Kids' Chalk Art Festival, Fair Oaks, CA



Nomad Cinema, London

## Temporary Cultural Programming for South 8th Street

### Site

South 8th Street from Myrtle to Anne Frank Memorial

### Program

Annual Street Festivals

**8th Street Flea Market**

**8th Street Children's Chalk Art Festival**

**National "Parking Day"**

**Outdoor Cinema Festival**

**Outdoor Theater Festival**

### Materials and Infrastructure

Overhead lighting, banners, canopies

City power sources

Temporary markings for stalls and/or artworks

Screen or wall preparation for projection

### Budget

\$15,000.00 - overhead infrastructure

\$5,000.00 - \$10,000.00 per event

Programming organizer - on event basis

### Timeline and Duration

Immediate

repeating, longterm

### Administration

Boise Department of Arts and History, CCDC,

in coordination with local organizations, property

and business owners

### Narrative

Festival events - programming themes should coordinate with locals businesses

and institutions: chalk art with Foothills School, outdoor cinema with Flicks, outdoor

theater with Boise Contemporary Theater, a Flea Market event with Renewal, et cetera.





## Landmark Project: 9th Street Steel Bridge

9th St Truss Bridge

*South 8th Street District: lighter, quicker, cheaper*





Old Northern Avenue Bridge, Boston, MA

Bay Bridge, San Francisco, CA

The Garden Bridge, Shanghai

## Lighting the 9th Street Truss Bridge

### Site

9th Street Pedestrian Bridge

### Program

Adjustable and programmable lighting for seasonal and special occasions

#### Seasonal Displays

Commemorative Occassions

Landmark Lighting

Festival Lighting

### Materials and Infrastructure

Programmable LED lighting system

City power sources

### Budget

\$50,000.00

### Timeline and Duration

Immediate

Long-term

### Administration

CCDC and Boise Parks and Recreation Department  
in coordination with local organizations, property  
and business owners

### Narrative

A programmable lighting system for the 9th Street pedestrian bridge will contribute to the safety and landmark visibility of this historic structure. Lighting design should address visibilty from multiple points, especially the southern end of Capitol Boulevard and north from 8th and Myrtle. Setting and colors should address seasonal and holiday events as well as specific commemorative occassions.



### Budget Summary

Priority Infrastructure - Resurfacing Simplot Alley	40,000	
Priority Infrastructure - Crossing at 8th and River	10,000	
Priority Infrastructure - Crossing at Fulton and Capitol	10,000	
Creative Crossings (15 x 5K)	75,000	
Alleys - Simplot Alley Overhead Infrastructure	20,000	
Alleys - Simplot Alley Art and Installations	20,000	- 50,000
Alleys - Capitol Alley Art	30,000	
Festival - Fulton Street Overhead Infrastructure	10,000	
Festival - Fulton Street Paint	10,000	
Festival - 8th Street Overhead Infrastructure	15,000	
Landmark - Steel Truss Bridge Lighting	50,000	
Landmark - Library	50,000	- 200,000
Landmark - 8th and Fulton	50,000	- 100,000
Events Programming - Coordination	40,000	- 80,000
Total	\$430,000	- 700,000



### Priority Projects and Timeline

1. Landmark - Steel Truss Bridge	
LED Lighting	50,000
<i>Timeline: early 2017</i>	
2. Intersection at Fulton and 8th Streets	
Creative Crossing	5,000
Landmark – 8th and Fulton	50,000 - 100,000
Overhead Infrastructure	10,000
Fulton Street Paint	10,000
<i>Timeline: Spring 2017</i>	
3. Priority Infrastructures - Crossings	
8th and River	10,000
Fulton and Capitol	10,000
<i>Timeline: Summer/Fall 2017</i>	
4. Simplot Alley	
Resurfacing (in addition to ACHD)	40,000
Simplot Alley Overhead Infrastructure	20,000
Small Scale Murals and Installations	20,000 - 50,000
<i>Timeline: 2018</i>	
5. Creative Crossings	
Multiple Intersections	75,000
<i>Timeline: 2017 - 2018</i>	
<i>Total</i>	<i>300,000 - 380,000</i>



# AGENDA

## IV. Action Items

- A. CONSIDER: Resolution 1476 Broad Street CM/GC Guaranteed Maximum Price (GMP) No. 3 .....Karl Woods & Mary Watson (10 minutes)
- B. CONSIDER: Resolution 1475 First Amendment to the 5<sup>th</sup> and Idaho Type 4 Agreement .....(10 minutes) Matt Edmond

## V. Information/Discussion Items

- A. State Street MOU.....Matt Edmond (5 minutes)
- B. City Hall Renovation Type 4 Agreement.....Doug Woodruff (10 minutes)
- C. 8<sup>th</sup> Street Corridor Planning.....Karl Woods, CCDC; Dwaine Carver, CTY Studio; ..... and Mike Budge, LoCi (15 minutes)
- A. Operations Report.....John Brunelle (5 minutes)

## VI. Adjourn



# Operations Report

John Brunelle  
CCDC Executive Director



# ADJOURN

