



COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
September 11, 2017**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – August 2017

B. Minutes & Report

1. Approval of Meeting Minutes from August 29, 2017

IV. Action Items

- A. CONSIDER: Resolution 1503 Approving the Ash Street Property Disposition and Development Agreement (DDA) (10 min).....Todd Bunderson
- B. CONSIDER: Resolution 1508 Approval of Amended 11th & Myrtle – Pioneer Corner – Type Four Participation Agreement with BVGC Parcel B, LLC (5 min).....Matt Edmond
- C. CONSIDER: Resolution 1507 Approval of Master License Agreement between CCDC, City of Boise, and Ada county Highway District for Installation and Maintenance of Wayfinding Signage (10 min).....Matt Edmond

CONSENT AGENDA

Motion to Approve Consent Agenda

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CONSIDER: Resolution 1503 Approving the Ash Street Property Disposition and Development Agreement (DDA)

Todd Bunderson
CCDC Director of Development

Consider Resolution 1503

The Disposition and Development Agreement with Ash and River Investment, LLC to develop the Ash Street Townhomes.

Where We've Been...

September 2016 Board Meeting: RFQ/P Approved by Board

November 2016: Two Complete Proposals Received

January 2017: Exclusive Right to Negotiate (ERN) executed with DeChase Miksis for the Ash Street Townhomes

May 2017:

- a) CCDC Staff approves Design Development Plan per the ERN.
- b) City of Boise Design Review Committee approves the project.

June 2017: Disposition and Development Agreement drafted and negotiations begin

September 2017:

DDA drafted for Board Approval

March 2018 – September 2019:

Land Closing, and planned construction timeline



DDA Terms

- Based on the:
 - RFQ/P Thresholds
 - The Developer's Commitment
 - ERN Obligations





Terms include

1. Workforce Housing
2. Design Revisions
3. Green Building
4. Conditions Precedent to Conveyance
5. Public Improvements Reimbursement

Workforce Housing

- Deed Restricted
 - 7 years post completion
 - Rents in a range that are affordable to workforce
 - (80-120% AMI)

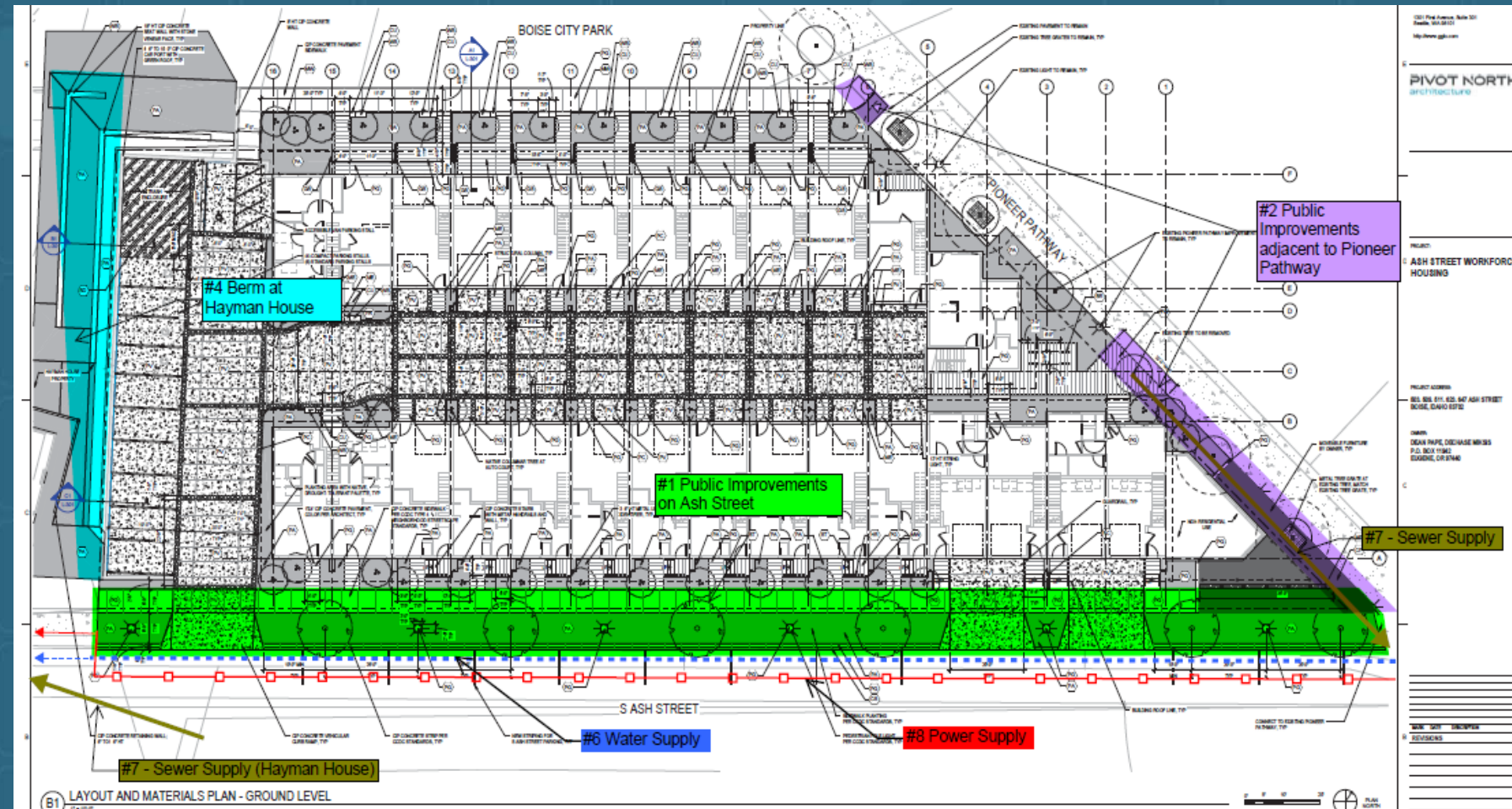
Rent Limits for 2017
(Based on 2017 AMI Income Limits)

| Bedrooms (People) | Charts | 80.00% | 100.00% | 120.00% |
|-------------------|---|--------|---------|---------|
| Efficiency (1.0) |  | 900 | 1,125 | 1,350 |
| 1 Bedroom (2.0) |  | 1,028 | 1,285 | 1,542 |
| 2 Bedrooms (3.0) |  | 1,158 | 1,447 | 1,737 |
| 3 Bedrooms (4.0) |  | 1,286 | 1,607 | 1,929 |

Public Improvements Reimbursement

- Not to Exceed \$318,000 - For Public Eligible Costs
- Paid Upon Completion of the Project
- Shown in Exhibits to the DDA

| | | |
|-------|--|-----------|
| 1. | Berms providing a visual barrier to the covered parking structure: | \$35,000 |
| 2. | Streetscape Improvements: | \$134,000 |
| 3. | Water / Sewer/ Power Utility improvements in ROW | \$98,000 |
| 4. | Pedestrian Connections in Pioneer Pathway Right of Way | \$24,000 |
| 6. | Contingency (10%) | \$27,000 |
| TOTAL | | \$318,000 |



Design Revisions

- As Per the ERN the DDP was approved with:
 - A decrease in retail space (1,000 SF to 500+/-)
 - A decrease in the encroachments into Hayman House Property
 - Alley Vacation



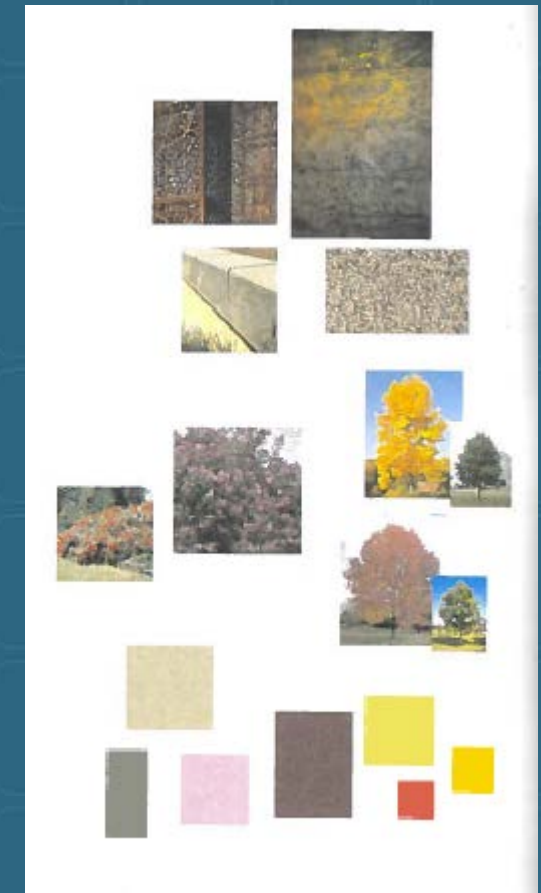
Draft Design

- As per the ERN the Developer collaborated with Arts & History Staff, the successor to CCDC of the Hayman House Property.
- CCDC Staff, Parks & Rec and PDS worked together to maintain the design and the value of the parcel to Arts and History.

Opportunities

While not formally approved, this is a list of opportunities as identified by the design team:

- 1 MARKER** Announces the Hayman House.
- 2 VERTICAL MARKER** Suggest a landmark art element that terminates the plat line and visually announces the River Street Neighborhood.
- 3 STORYTELLING** Interpretive signage panels tell the story of the River Street neighborhood, of Erma Hayman, and the Hayman House. Educate visitors about the density of buildings that used to be on this site.
- 4 MARKER** Fronton Court art element to mark this early Basque influence.
- 5 ART WALL** This wall could be an applied art installation, painted mural, or mosaic that celebrates the River Street Neighborhood and/or tells a story.
- 6 CONNECTION TO GREENBELT / RIVER / DOWNTOWN / PIONEER PATHWAY** Reference train tracks and/or wayfinding, and tie back to site.
- 7 PRIVACY SCREENS** Vertical elements that are fabric or fruit tree-inspired.
- 8 STAGE BACKGROUND** Reflect the community voice and provide a backdrop for performances, selfies, readings, etc. There's also an opportunity for an integrated, custom-designed railing or ground plane texture treatment.
- 9 HISTORIC PLAT LINES** Rhythmic lines that could also continue to Pioneer Pathway.



Prior to Land Conveyance

Section 5.3

- Land Use Approvals & Easements/ Encroachments obtained
- Deeds and Restrictions in Escrow
- Evidence Financing documents must be in escrow prior to land closing.
- Insurance
- Construction Contract
- Alley Vacation
- Construction Documents approved by CCDC

Initial Sales Price and Adjusted Sales Price

Full land price: \$679,000

| | |
|------------------|-------------------|
| — Land Appraisal | \$645,000 |
| — Alley Vacation | <u>\$ 34,000*</u> |
| TOTAL | \$679,000 |

**based on ACHDs acceptance*

DDA includes 100% land write down upon completion of the project as described in the DDA

Reuse Value: Negative \$1,160,000

Land Write Down: \$679,000

Net Reuse Value: Negative \$480,000

Repayment Public Improvements: \$318,000

Net Value of Project: Negative \$163,000

(difference accounted for in profit delta)

Green Building

- LEED Certification

(LEED Certification exceeds City's Green Building Code)



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

Resolution

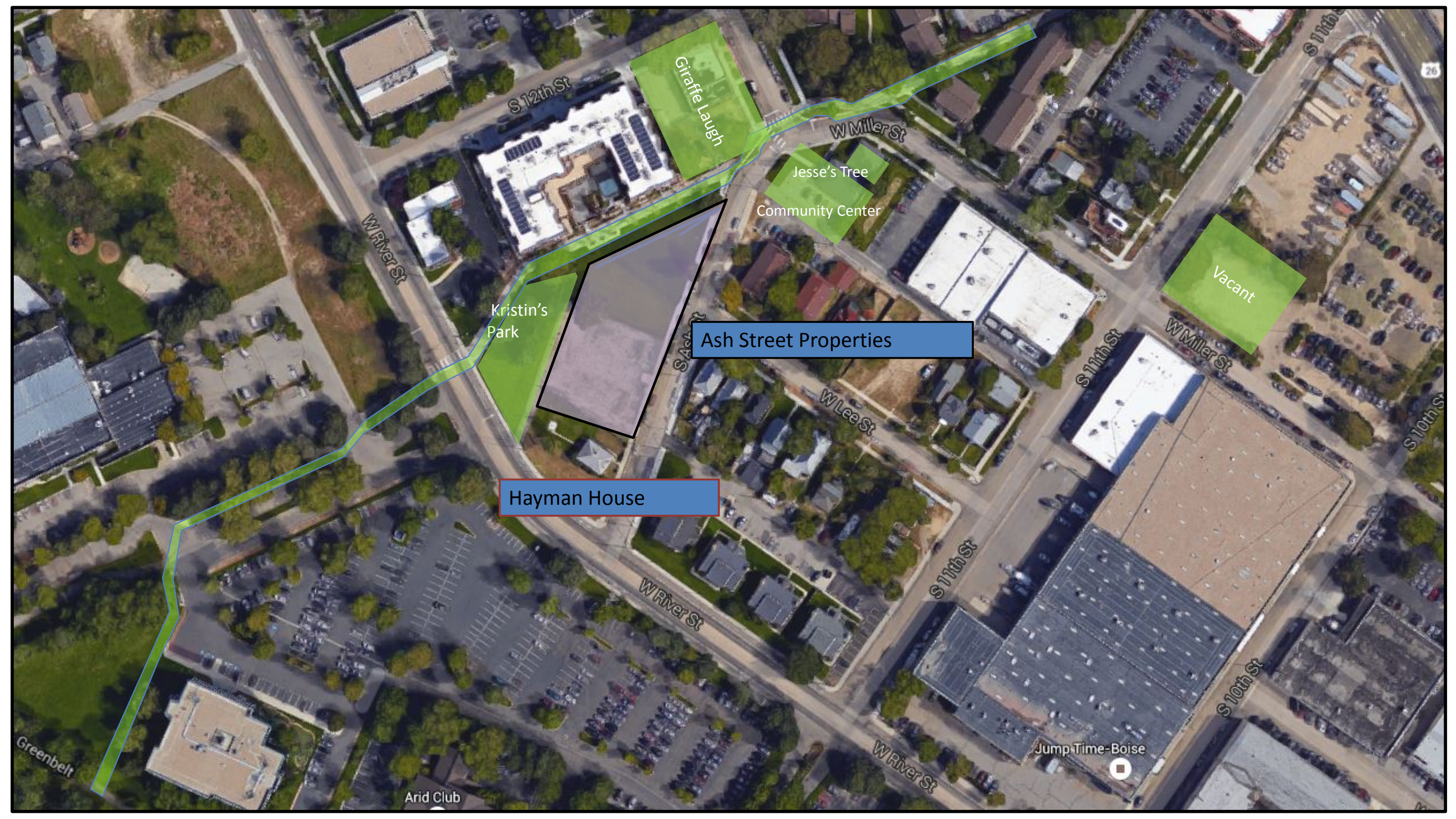
I move to adopt Resolution No.1503 to authorize the Executive Director to execute the DDA and all associated documents as required to implement the Agreement.











Giraffe Laugh

Jesse's Tree
Community Center

Kristin's
Park

Ash Street Properties

Hayman House

Vacant

Greenbelt

Arid Club

Jump Time-Boise

S 12th St

W Miller St

W River St

S 11th St

W Lee St

S 11th St

W Miller St

S 11th St

S 10th St

W River St

S 11th St

W River St

S 10th St

26



Ash St. Properties



View from Ash Street



- ▶ Parks Dept.
- ▶ CCDC Hayman House
- ▶ 647 Ash
- ▶ 621 Ash (burned)
- ▶ CCDC Pioneer Street Green

View from Pioneer Corridor



Ash St.



▶ 647 Ash



▶ 621 Ash (burned)



▶ CCDC

Pioneer Street Green

Pioneer
Corridor

12th & River Apts.
(Mercy Housing)

621 Ash (burned)





PIONEER CORRIDOR PROPERTIES

5/13/2013

| | owner | address | land SF | description | assessed | purchased |
|---|-----------------------------|-----------------------|---------|-----------------------------|--|-----------------------------------|
| 1 | ccdc | 503 ash razed | 3,920 | land+impr | 2006 61,300 \$16 | 2006 128,000 \$33 |
| 2 | ccdc | 509 ash land | 5,184 | land exchange w/ city | 2006 62,200 \$12 | 2007 197,000 \$38 |
| 3 | ccdc | 511 ash* razed | 6,883 | land + six plex | 2011 219,000 \$32 | 2011 265,000 \$39 |
| 4 | ccdc | 617 ash stonehouse | 6,098 | land + house | 2010 105,100 \$17 | 2010 108,800 \$18 |
| 5 | Ellen Smith Morgan Smith | 621 ash burned | 6,969 | land + 4-plex | assessed '12 195,900 \$28 | Pending 300,000 \$43 |
| 6 | Ellen Smith Sydney Smith | 647 ash apartment | 7,535 | land + 4-plex | assessed '12 202,100 \$27 | Pending 300,000 \$40 |
| | Total | 621 + 647 | 36,589 | 2 parcels 2 buildings | Total 398,000 \$27 | Total 600,000 \$41 |

* 2006 area appraisal comparables were \$28.37 to \$38.55 with \$38.00 used for 511 Ash

CONSIDER: Resolution 1503 Approving the Ash Street Property Disposition and Development Agreement (DDA)

QUESTIONS?

CONSIDER: Resolution 1503 Approving the Ash Street Property Disposition and Development Agreement (DDA)

SUGGESTED MOTION:

Adopt Resolution No. 1503 to authorize the Executive Director to execute the DDA and all associated documents as required to implement the Agreement.

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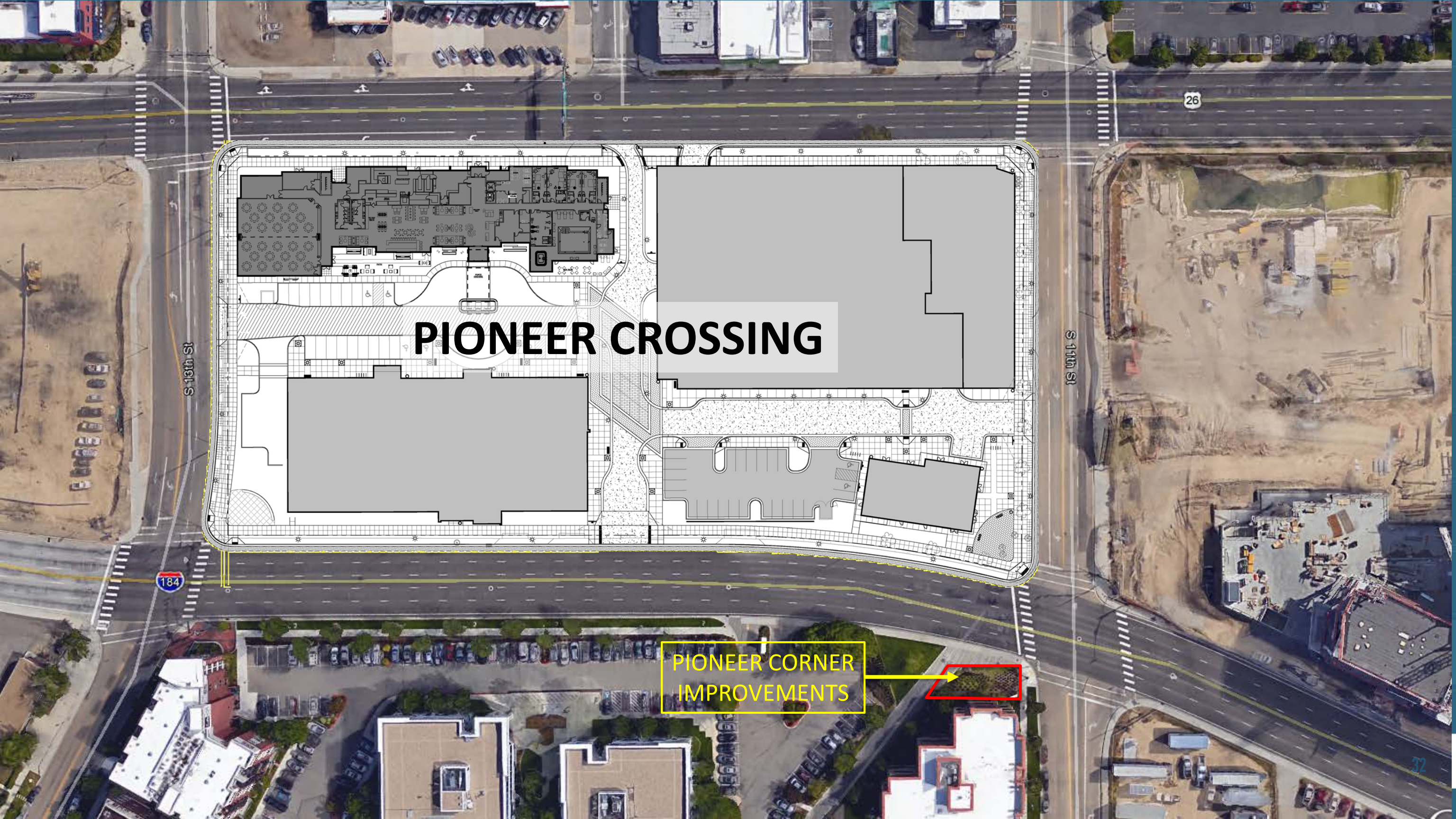
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CONSIDER: Resolution 1508 Approval of Amended 11th & Myrtle – Pioneer Corner – Type
Four Participation Agreement with BVGC Parcel B, LLC

Matt Edmond
CCDC Project Manager



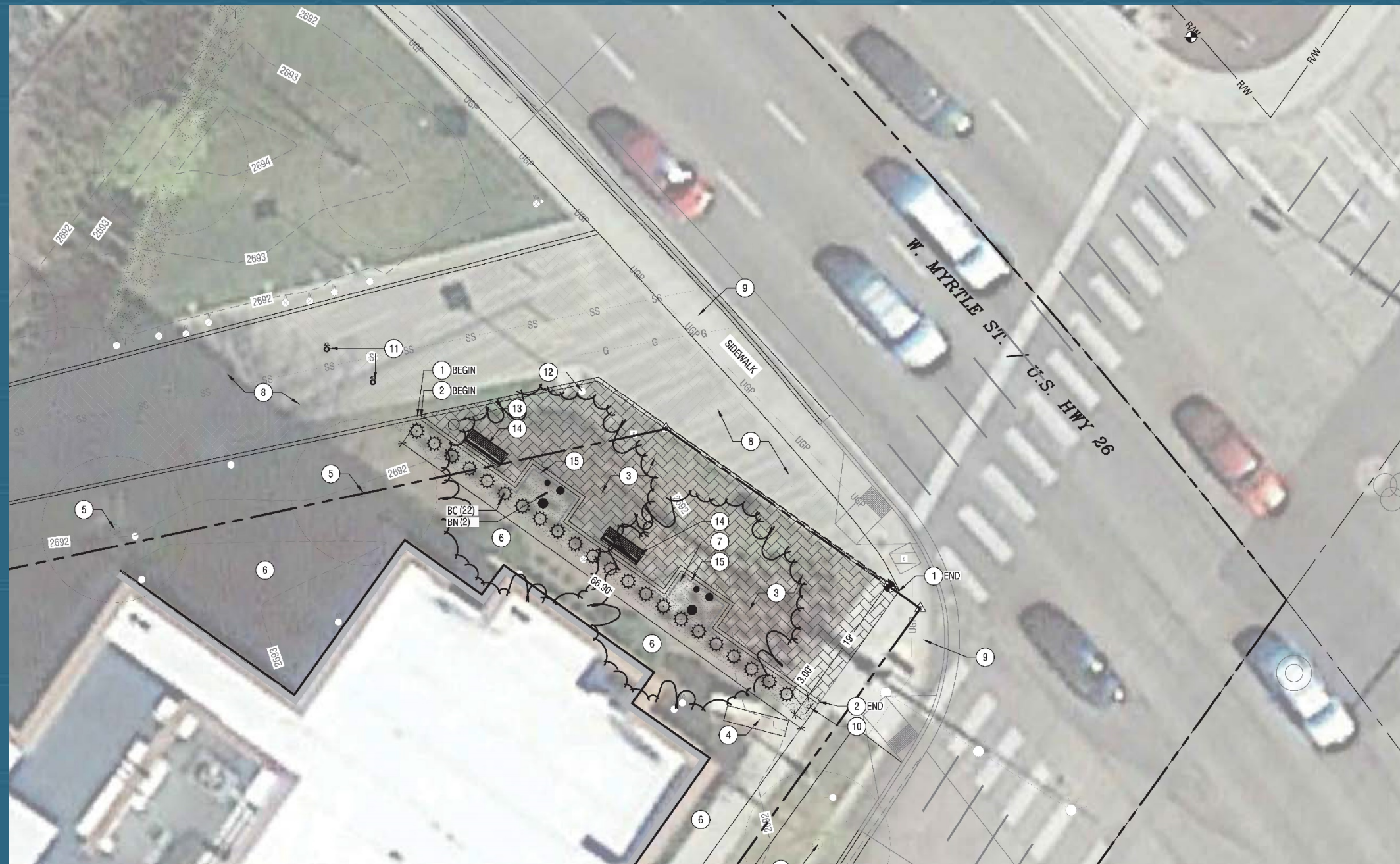
PIONEER CROSSING

PIONEER CORNER IMPROVEMENTS

Pioneer Corner: Existing Conditions



Pioneer Corner: Planned Improvements



Pioneer Corner: Timeline and Next Steps



CONSIDER: Resolution 1508 Approval of Amended 11th & Myrtle – Pioneer Corner – Type
Four Participation Agreement with BVGC Parcel B, LLC

QUESTIONS?

CONSIDER: Resolution 1508 Approval of Amended 11th & Myrtle – Pioneer Corner – Type Four Participation Agreement with BVGC Parcel B, LLC

SUGGESTED MOTION:

I move to adopt Resolution No. 1508, approving the Type 4 Participation Agreement with BVGC Parcel B, LLC to construct Pioneer Corner Improvements

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Downtown Boise Wayfinding

Wayfinding Project Update &
Consider Resolution 1507
Approving Master License Agreement

September 11, 2017

Wayfinding Purpose & Goals

An attractive, well-designed, durable, and easy-to-use Downtown wayfinding system that:

- ➔ Promotes Downtown Boise as an exciting destination that is easy to navigate
- ➔ Enhances community identity
- ➔ Welcomes visitors
- ➔ Encourages residents and visitors to get out of their cars and use other modes of transportation: "Park Once"
- ➔ Positively affects business and spurs economic growth

The Process To Date

**September
2013**

Sea Reach
hired to
develop
wayfinding
system

June 2014

Public
workshops
on three
concepts

**December
2014**

“City of
Trees”
concept
approved by
City Council,
CCDC Board

Spring 2015

Development
& refinement
of wayfinding
system

June 2015

ACHD issue
with FHWA
community
wayfinding
standards

March 2016

ACHD
initiated legal
task for
master
license
agreement

May 2016

Draft sign
package to
ITD for
review

April 2017

ITD required
changes to
wayfinding
design and
arrangement

**Summer
2017**

Consultant
and staff
revisions
based on ITD
requirements

Primary Destinations

- Airport
- Albertsons Stadium
- Boise Centre/Conv Ctr
- Boise State University
- CenturyLink Arena
- City Hall
- County Courthouse
- Julia Davis Park
- Main Street Station
- St. Luke's (H)
- State Capitol
- The Grove Plaza
- VA Medical Center

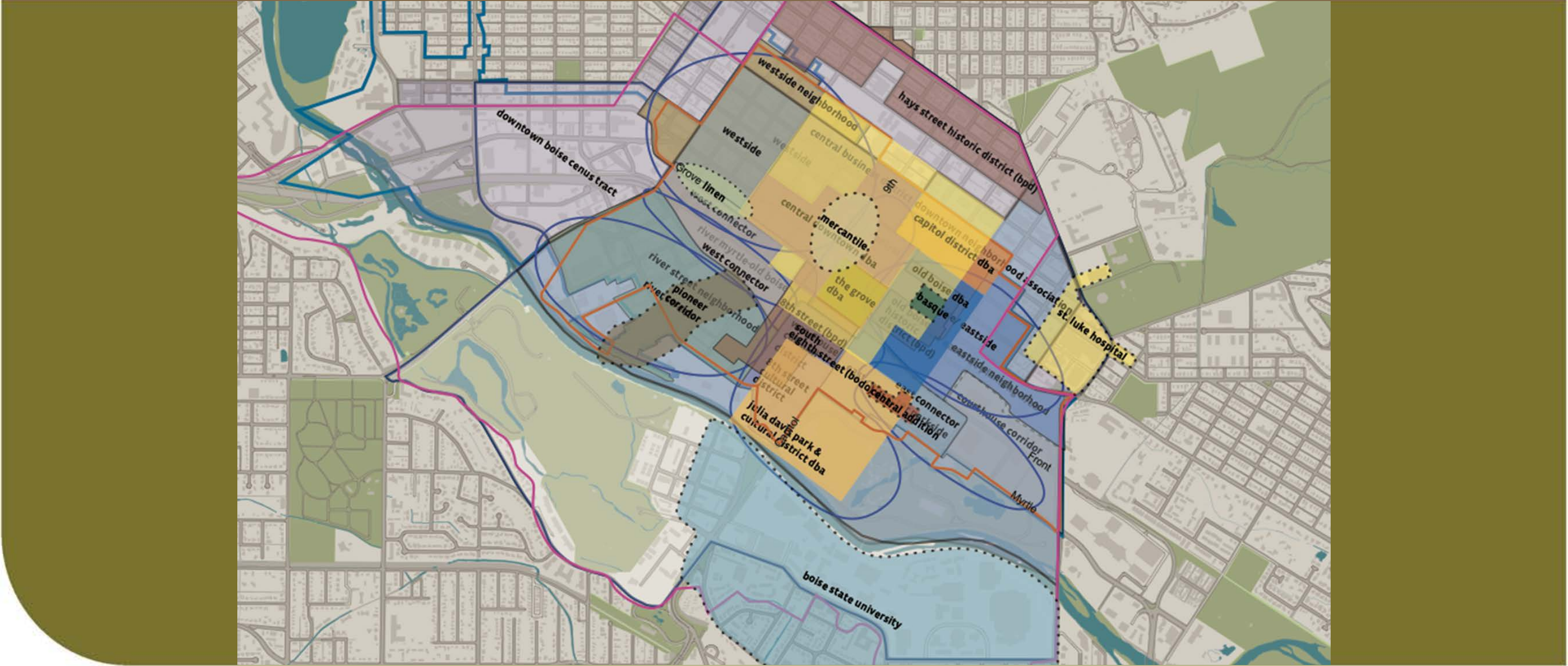
Secondary Destinations

- Ann Morrison Park
- Black History Museum
- BoDo/8th St Marketplace
- Boise Art Museum
- Boise River Greenbelt
- Camel's Back Park
- Central Addition
- Cultural District
- Discovery Center
- Dona Larsen Park
- Foothills Learning Center
- Fort Boise
- Hulls Gulch Trailheads
- Idaho Botanical Gardens
- JUMP
- Kathryn Albertson Park
- Library!
- Linen District
- Lusk District
- Main Post Office
- Military Reserve Trailheads
- Morrison Center
- Old Boise Historic District
- Old Idaho Penitentiary
- State Historical Museum
- Taco Bell Arena
- University of Idaho
- Whitewater Park
- YMCA
- Zoo

Tertiary Destinations

- Anne Frank Memorial
- Basque Block
- Boise Contemporary Theater
- Boise Depot
- Boise High School
- Boise Little Theater
- Borah Post Office
- Capitol Park
- Cancer Survivor Plaza
- Concordia School of Law
- CW Moore Park
- Egyptian Theater
- Esther Simplot Performing Arts
- Ft. Boise Community Center
- Harrison Blvd Historic District
- Hays Street Historic District
- Hyde Park
- Pioneer Cemetery
- Pioneer Pathway
- Rhodes Skateboard Park
- U of I College of Law
- Visitor Information
- Warm Springs Historic District

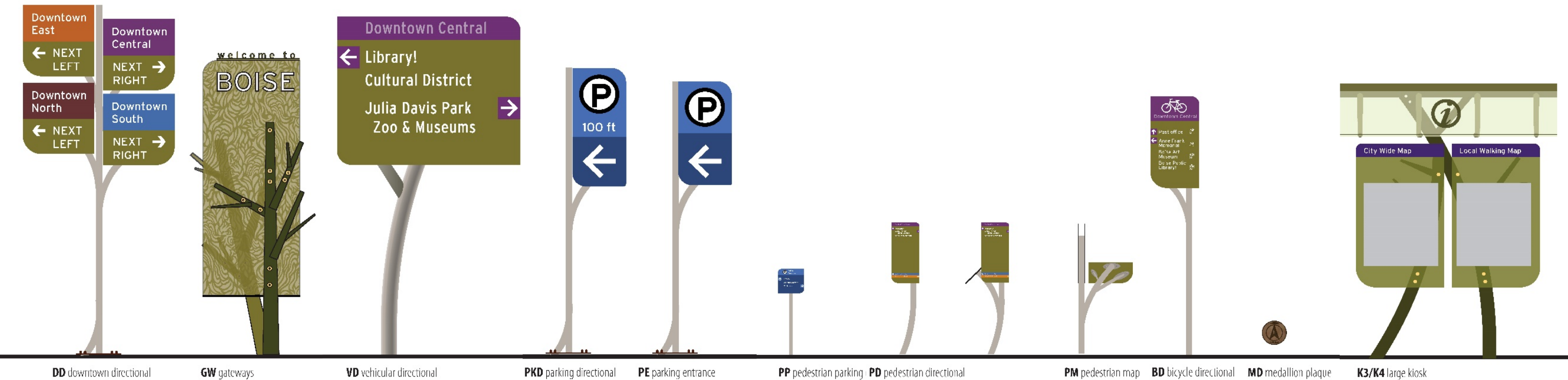
Downtown Districts & Neighborhoods



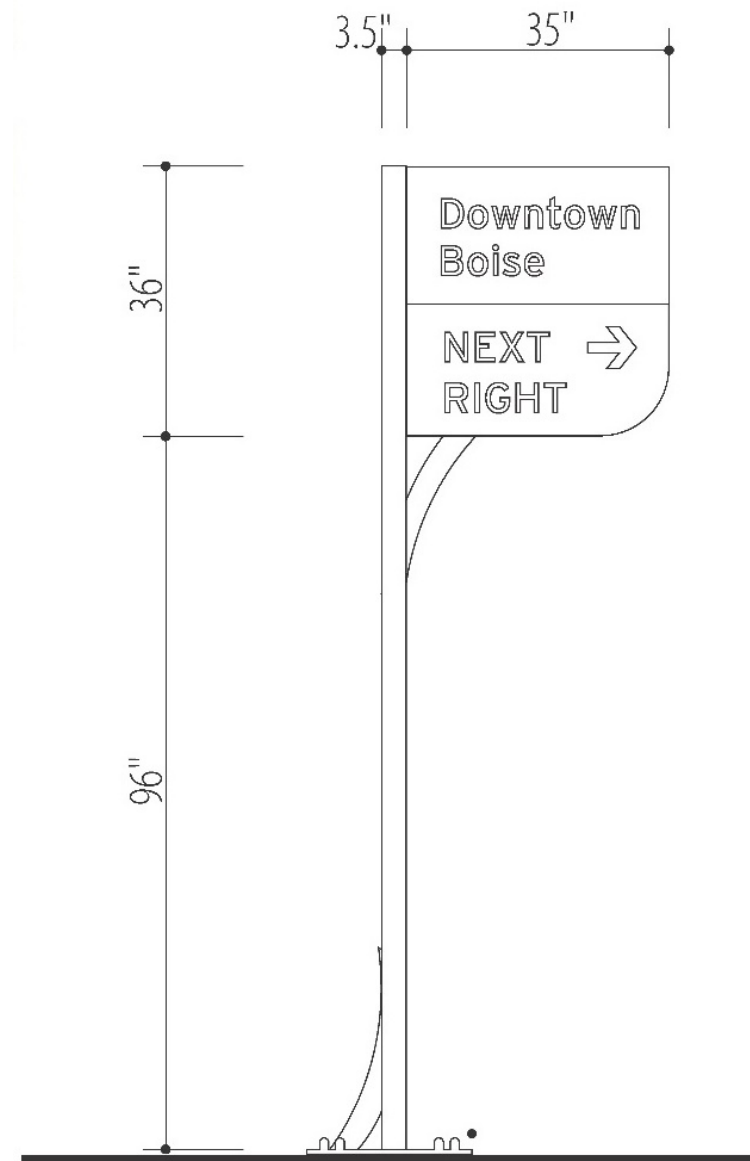
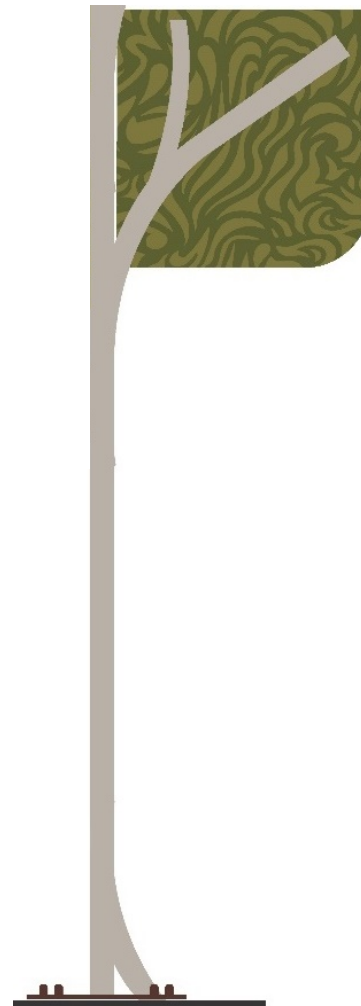
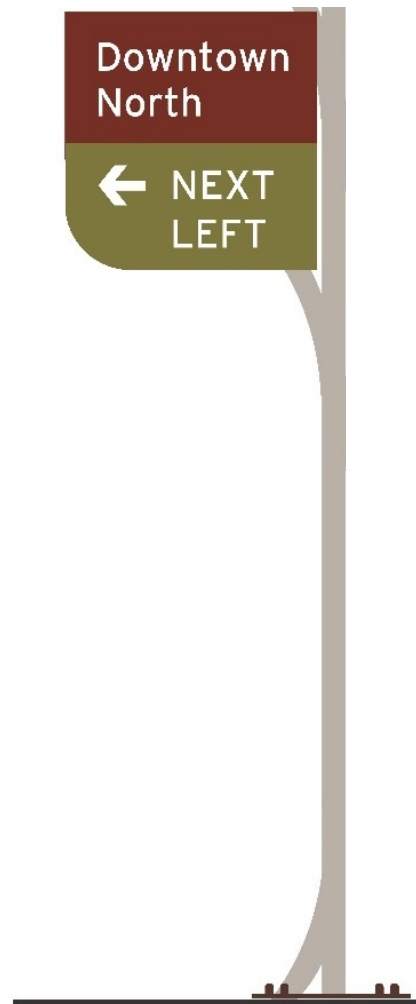
Wayfinding Zones



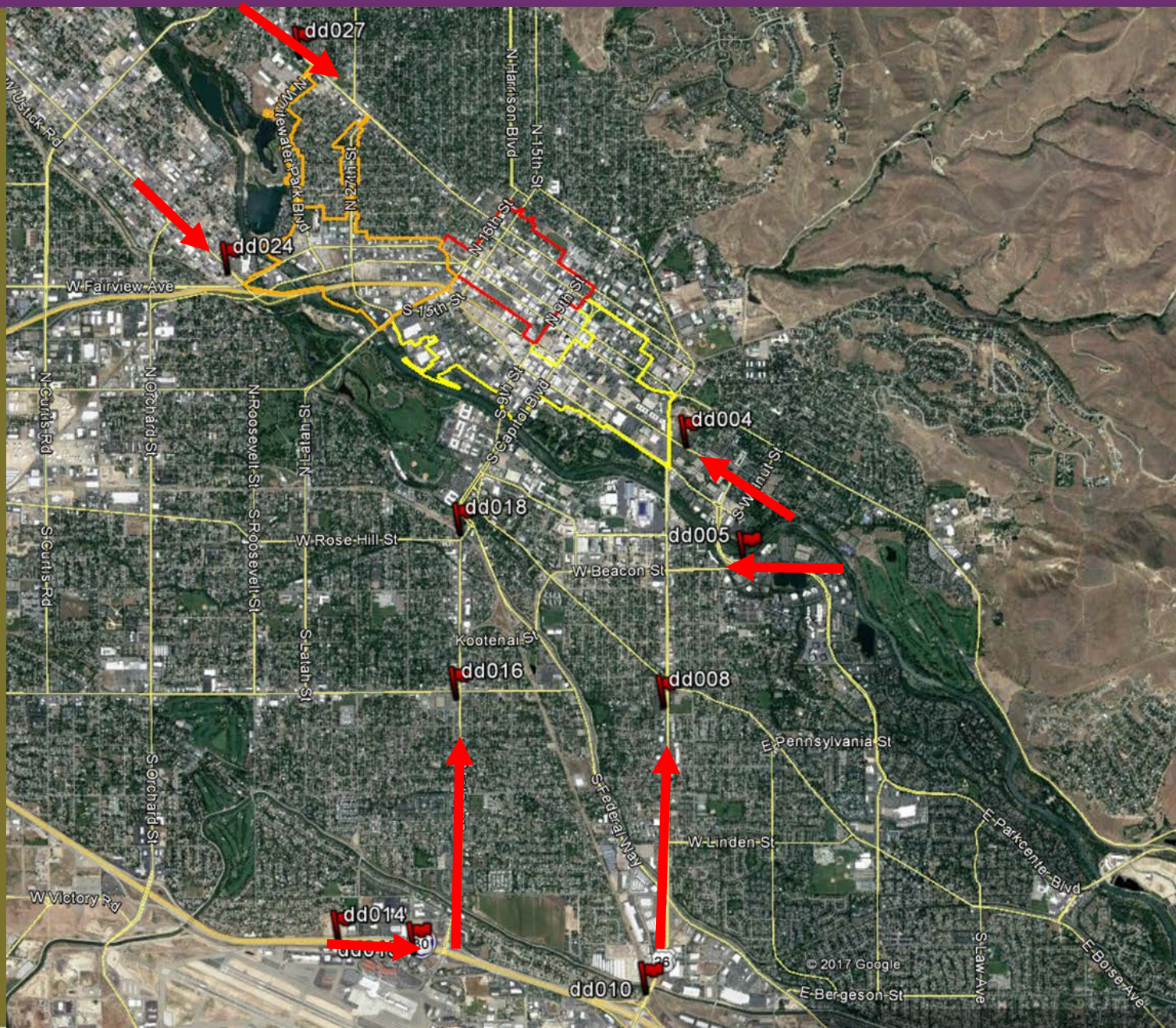
Wayfinding Elements



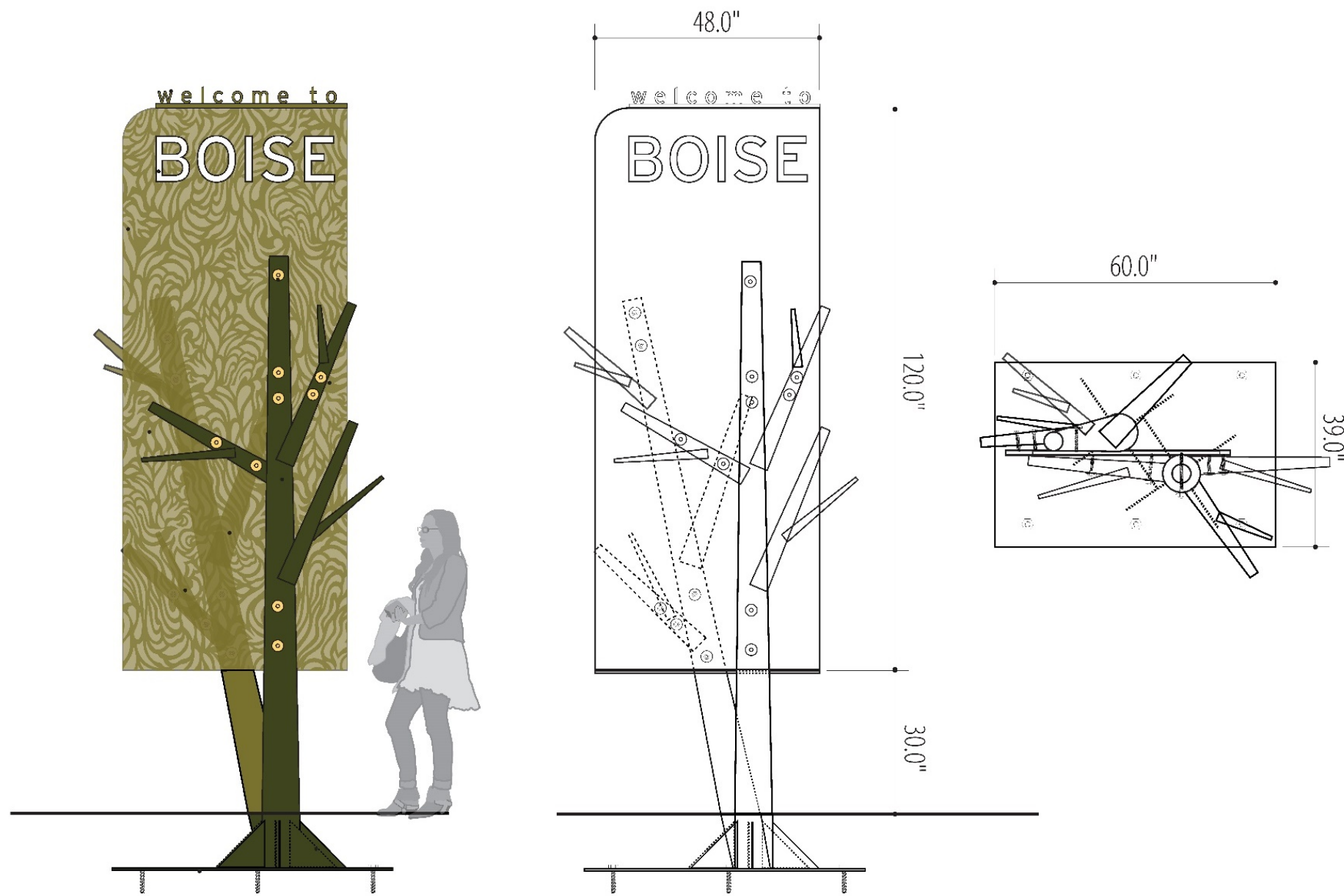
Downtown Directional Signs



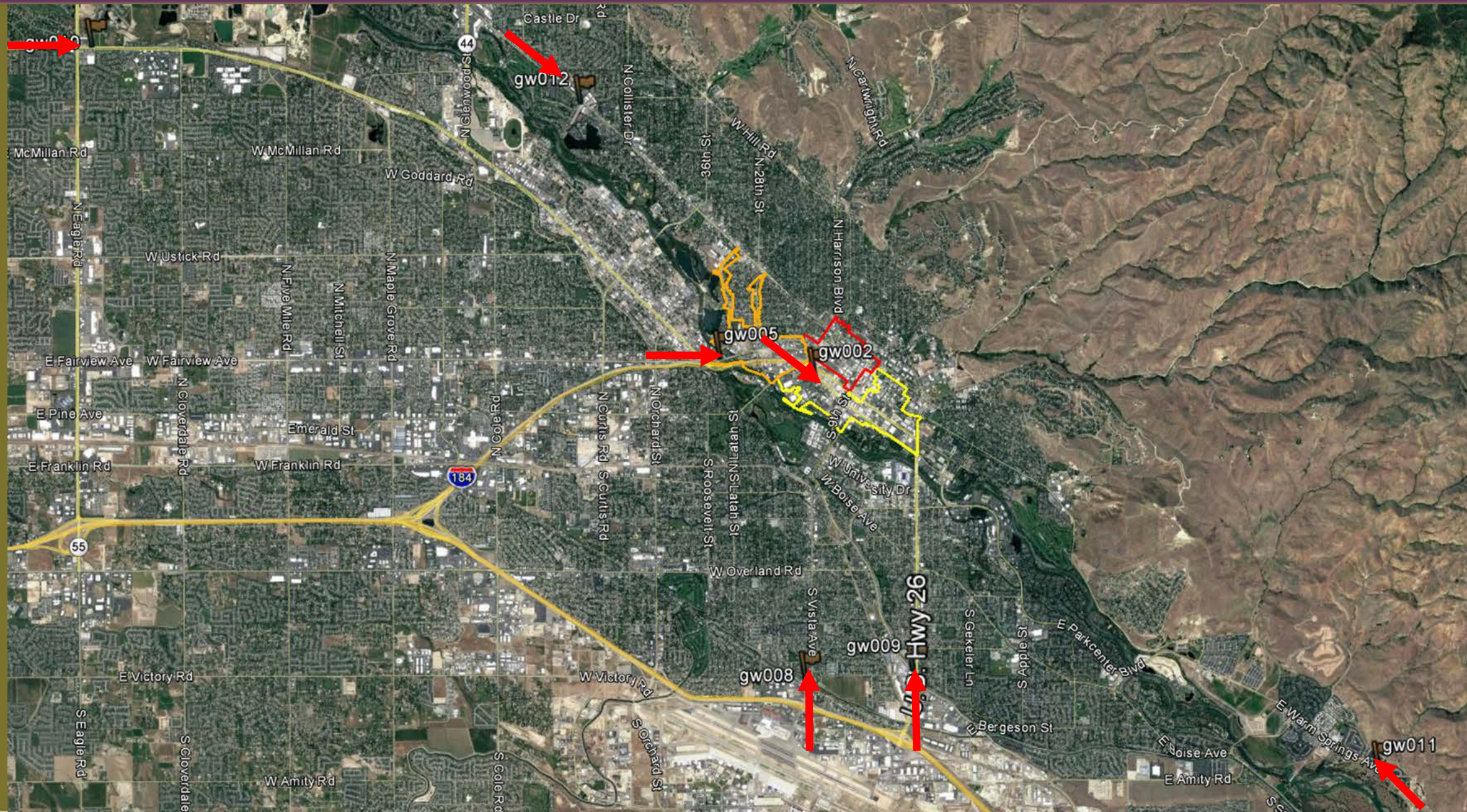
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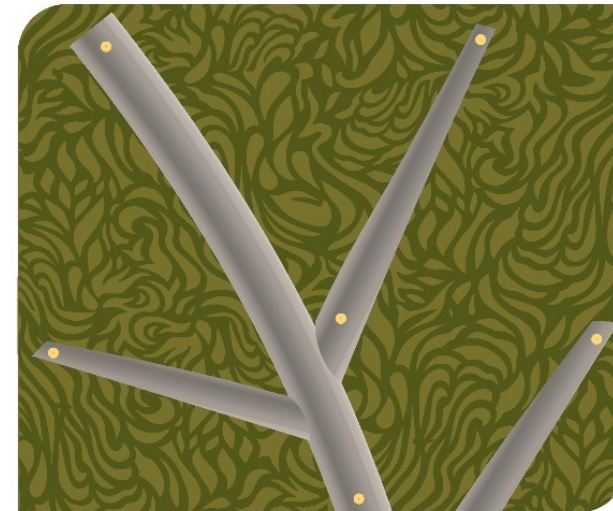
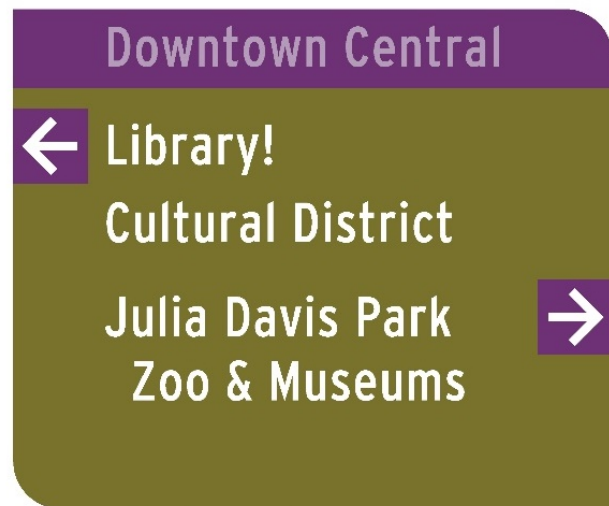
Gateway Signs



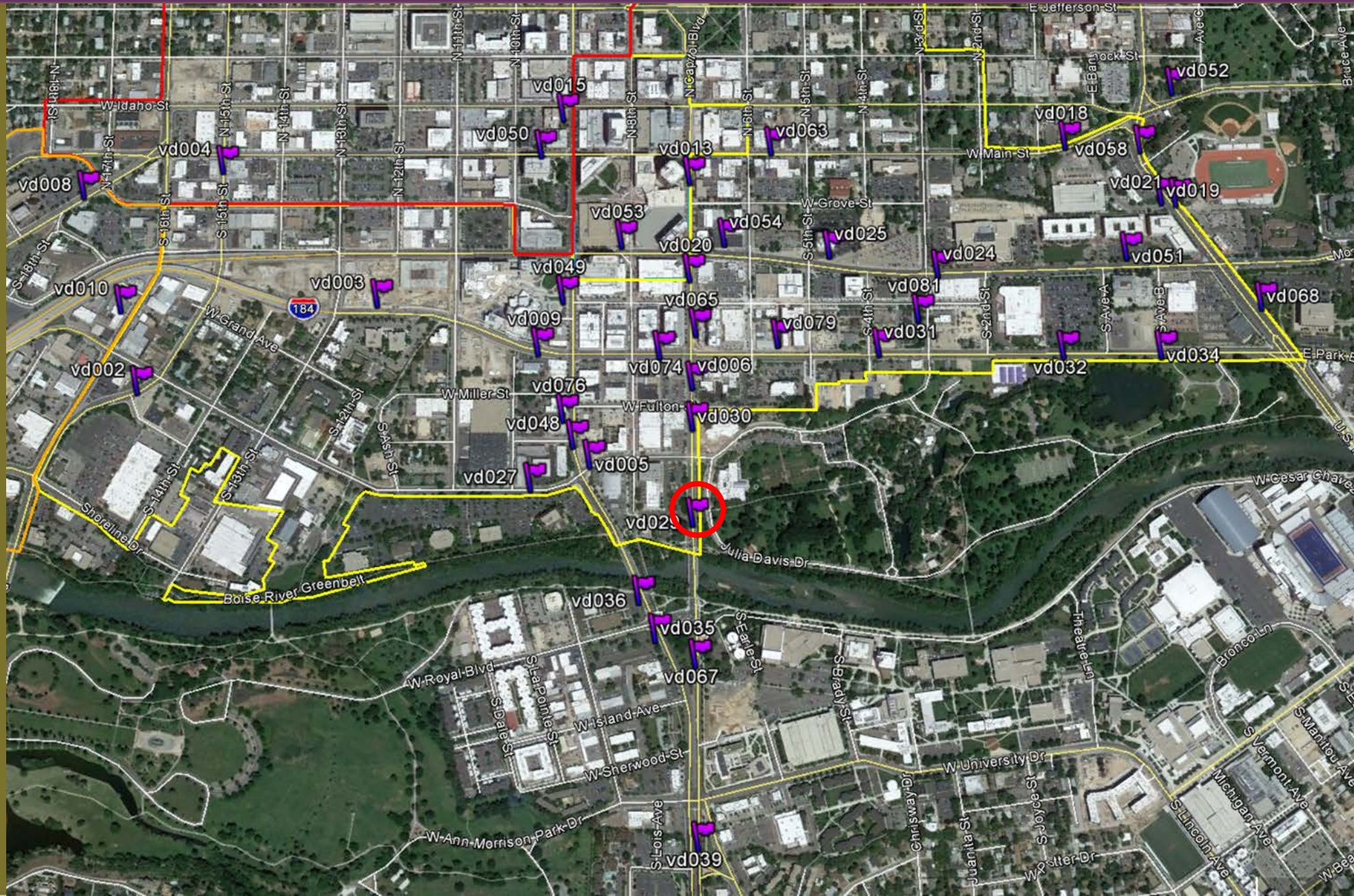
Gateway Signs



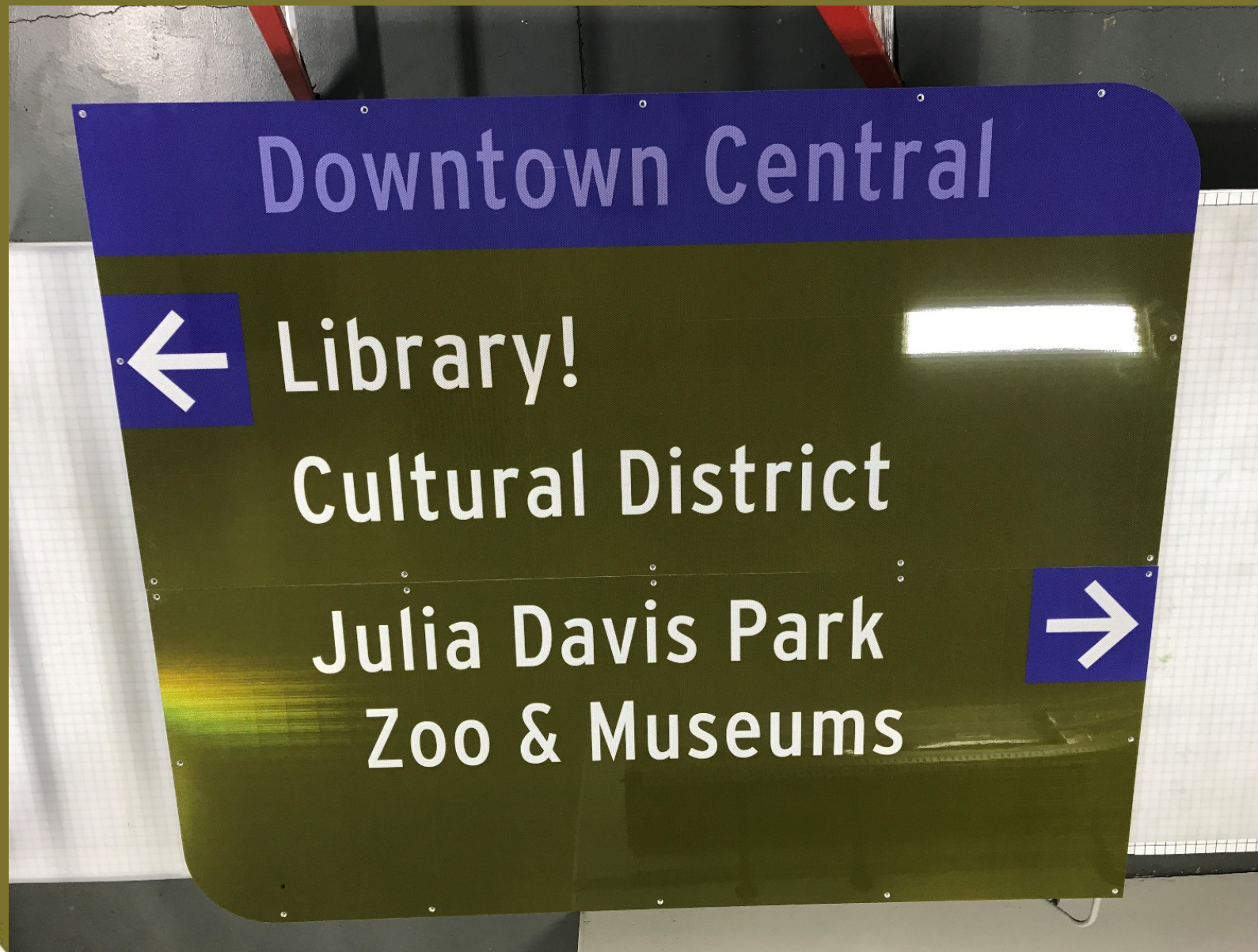
Vehicular Directional Signs



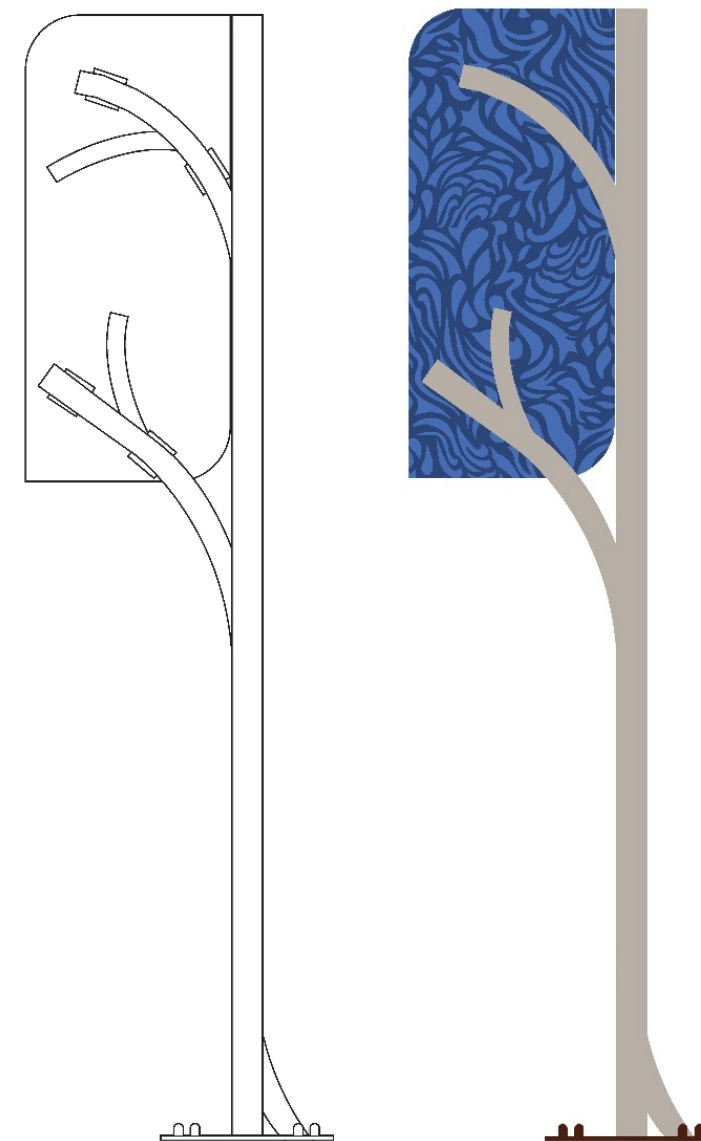
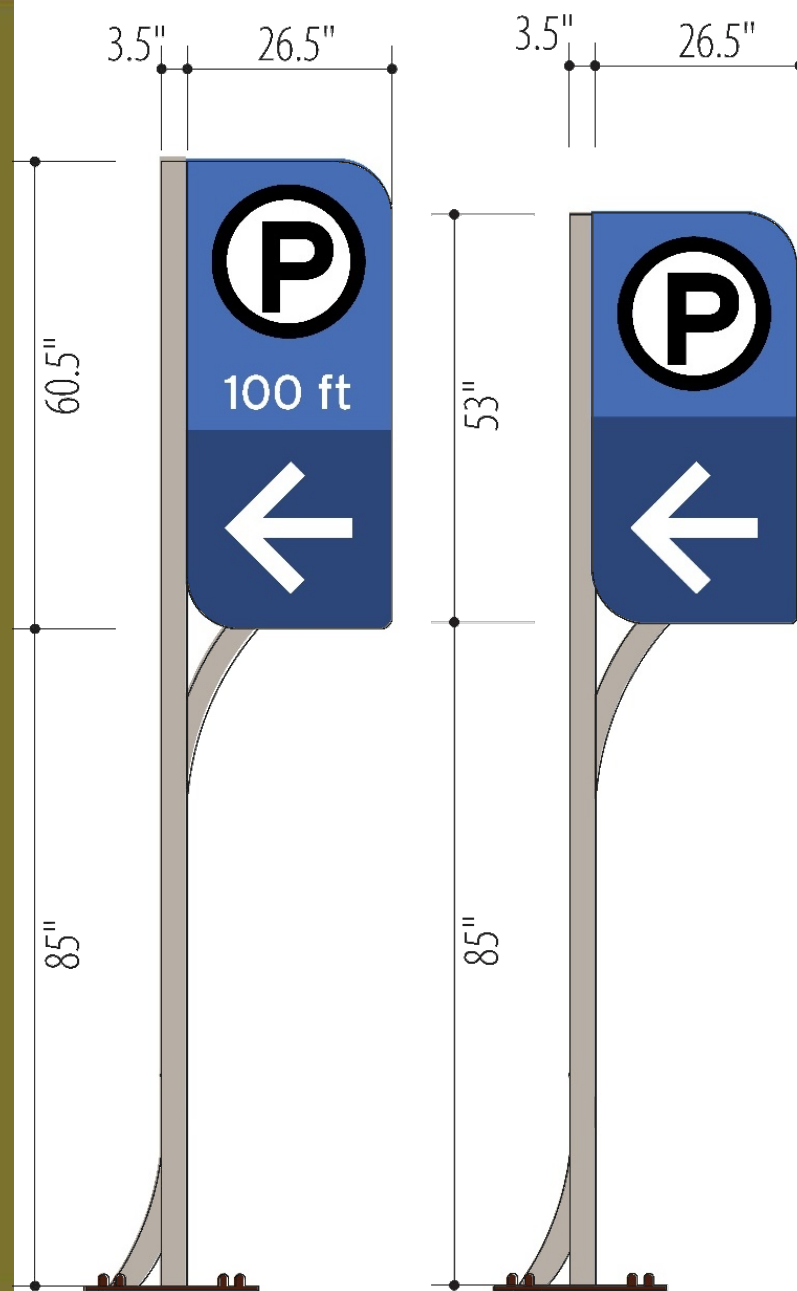
Vehicular Directional Signs



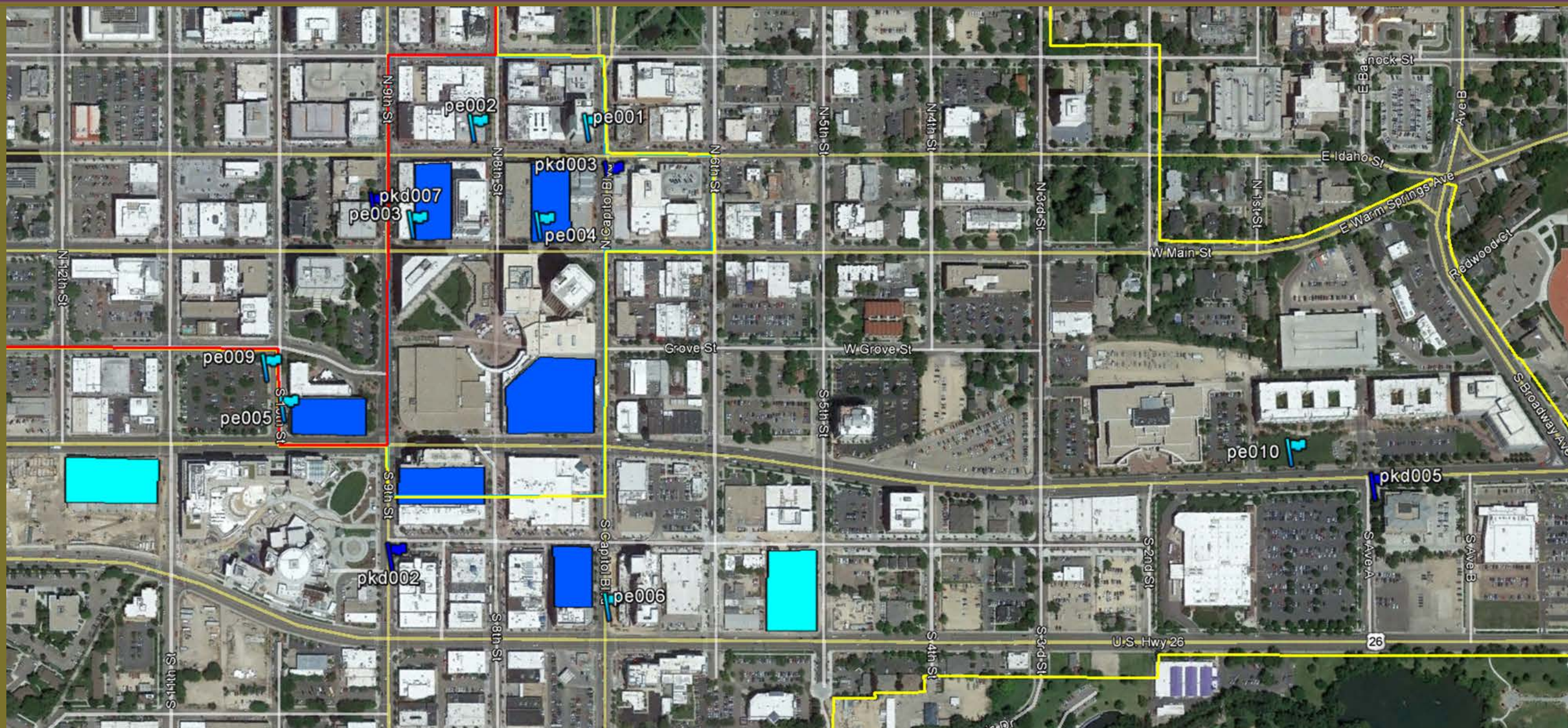
Vehicular Prototype



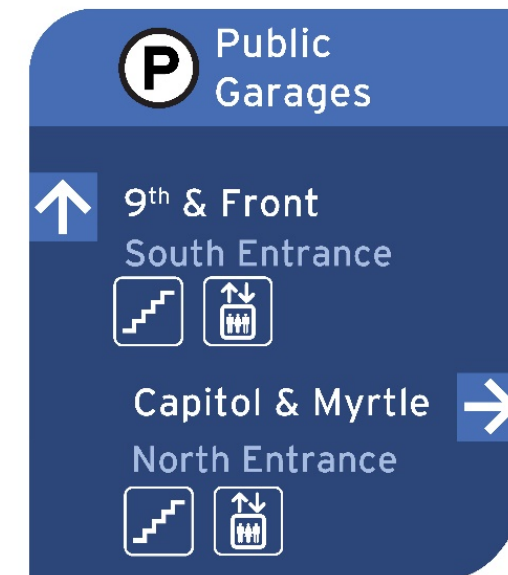
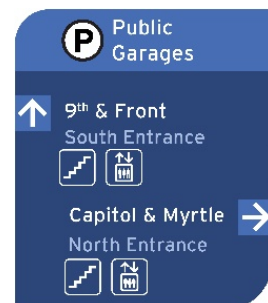
Parking Signs



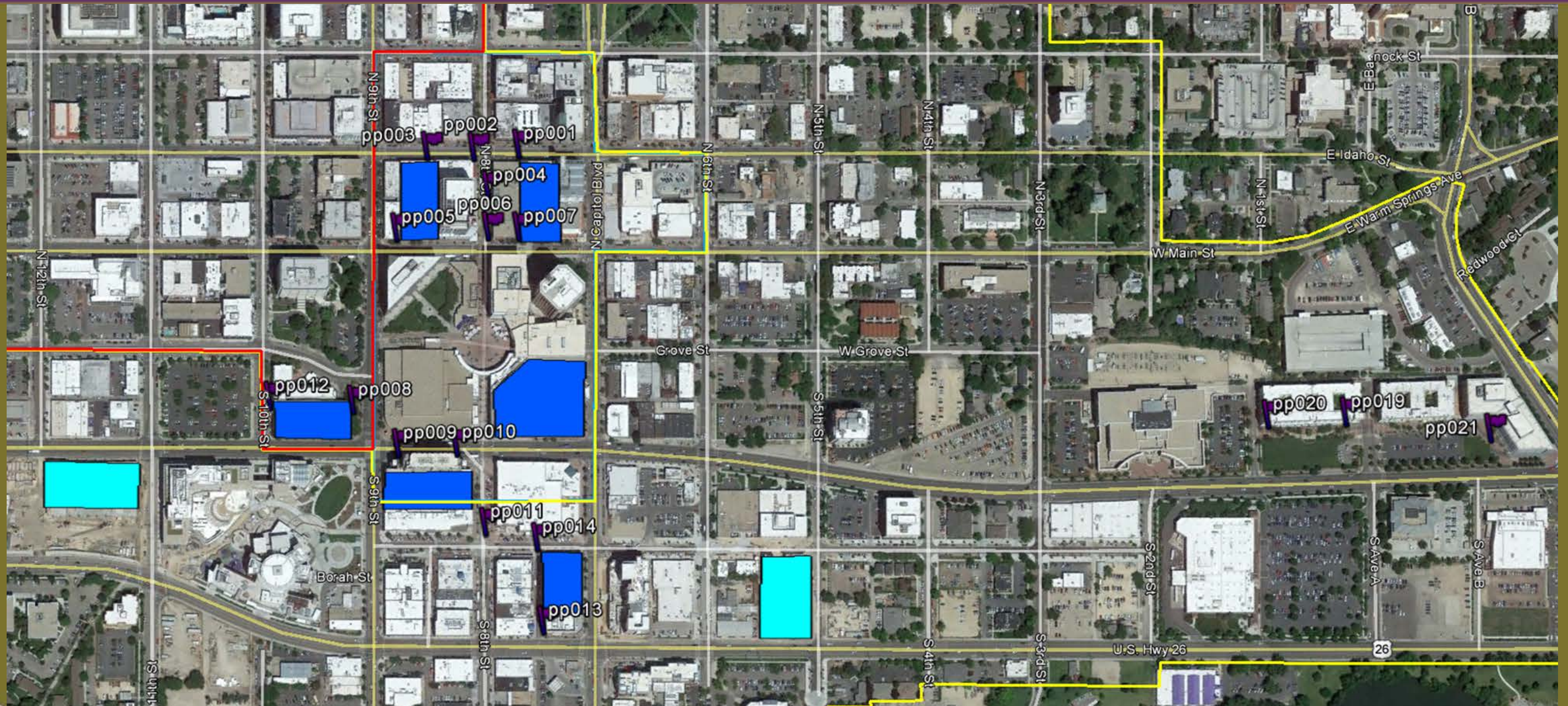
Parking Signs



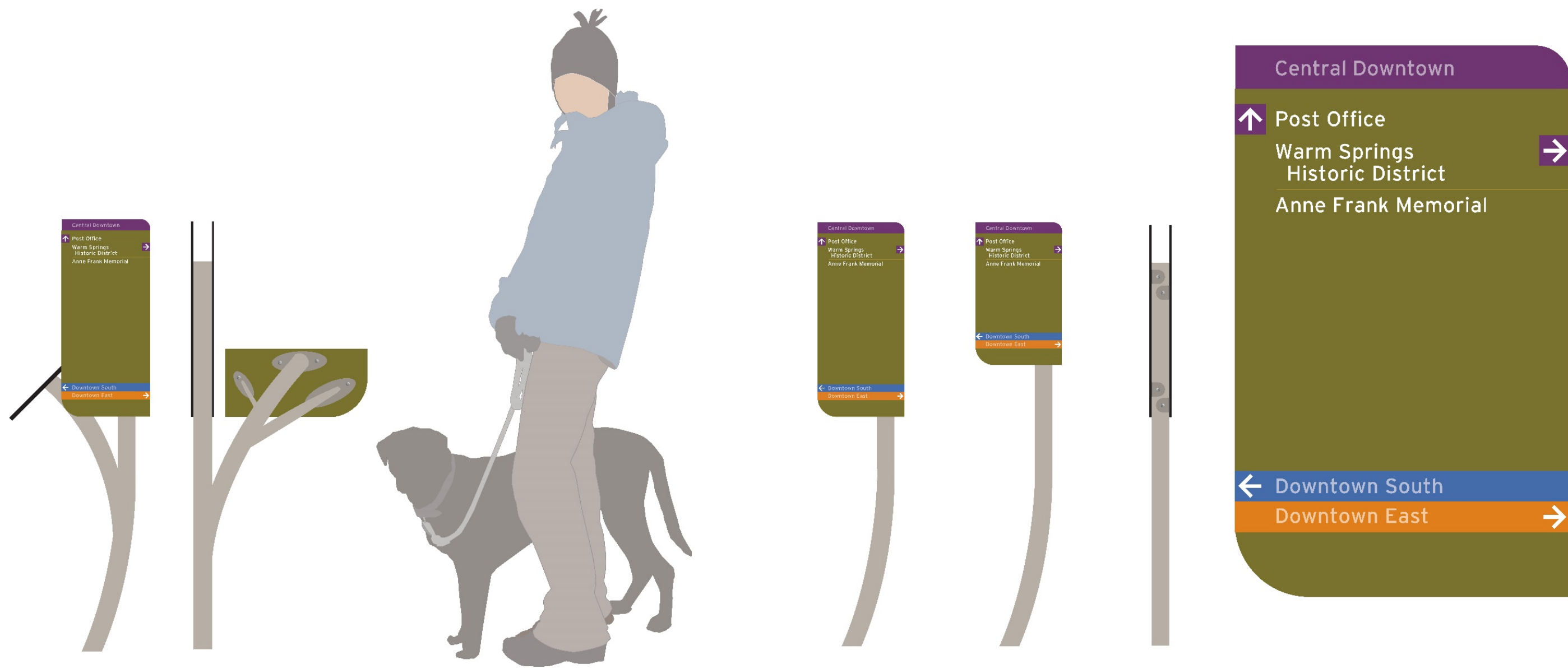
Pedestrian Parking Signs



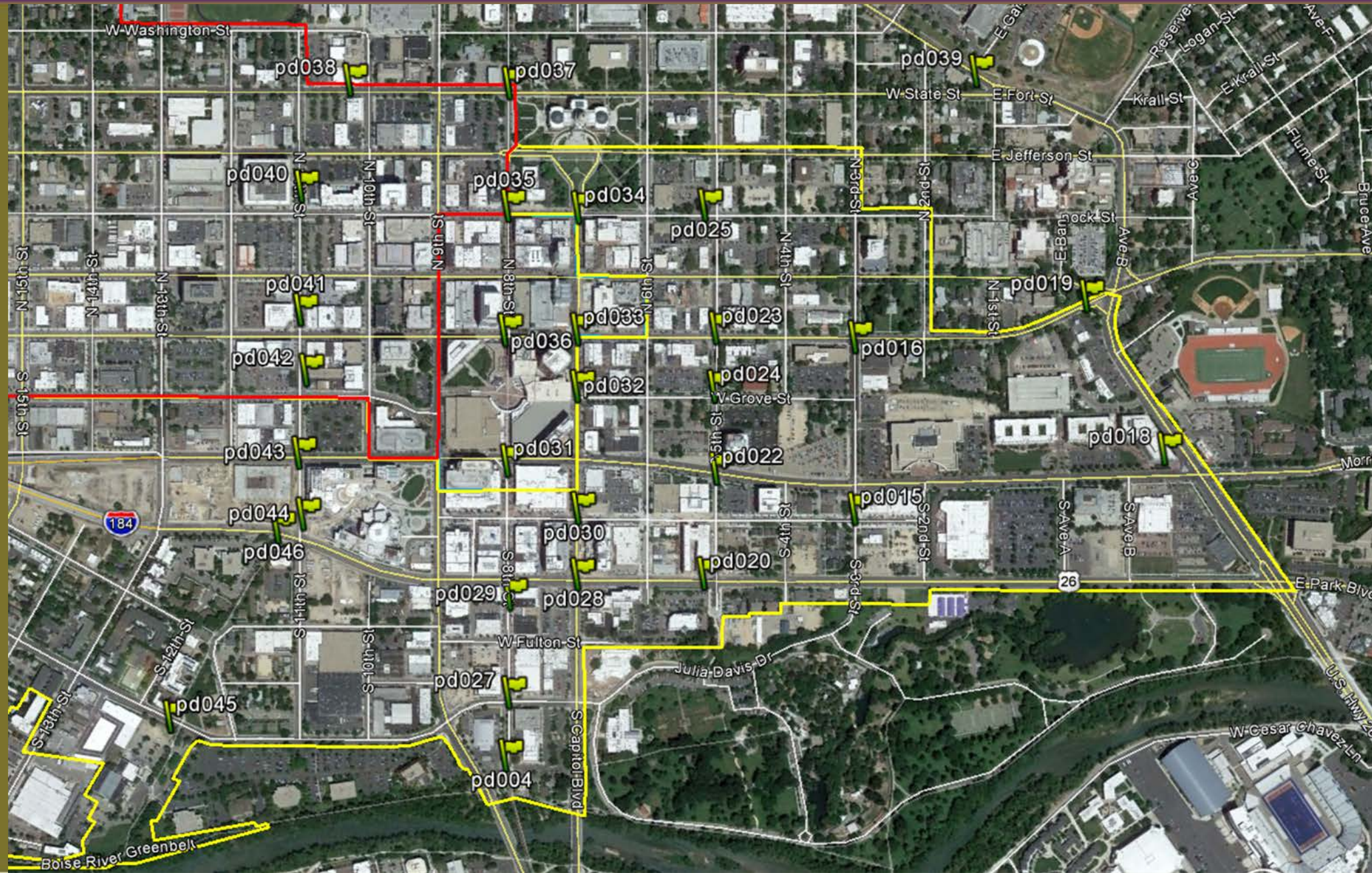
Pedestrian Parking Signs



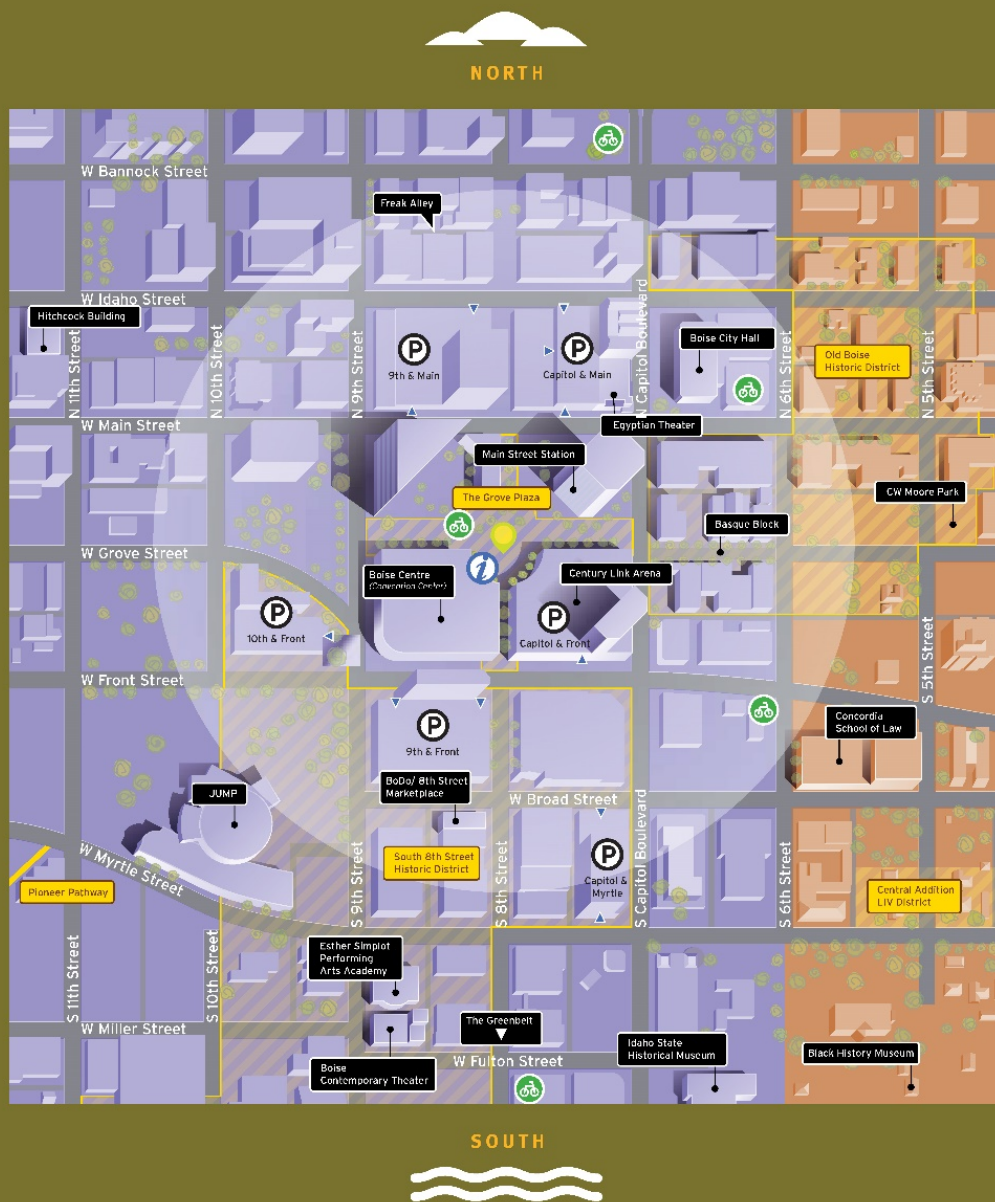
Pedestrian Directional Signs



Pedestrian Directional Signs



Pedestrian Maps

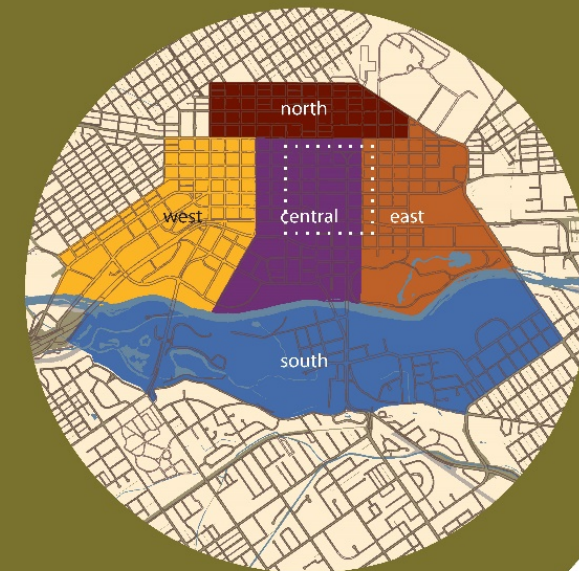


Local Map Key

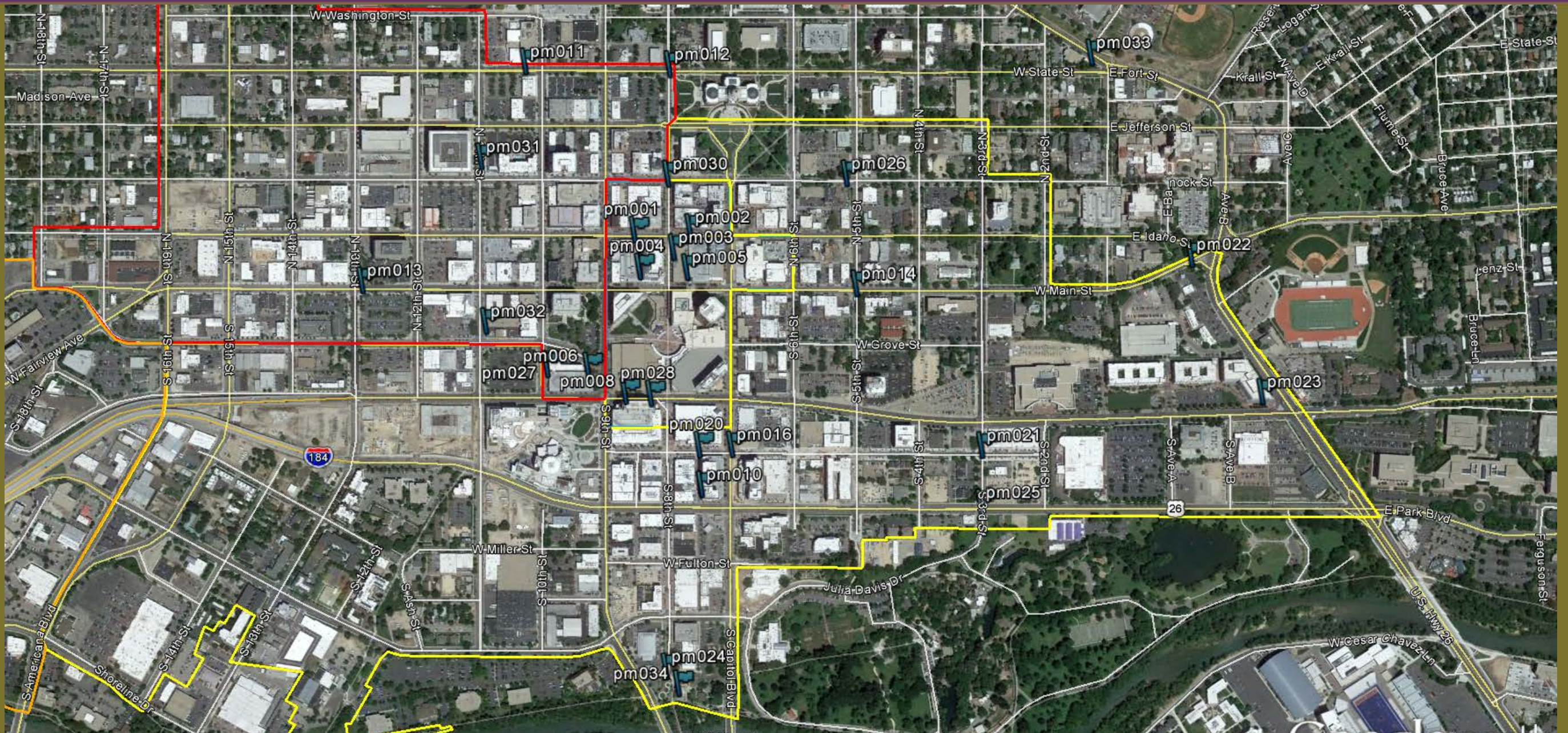
- You are here, and you are facing north which is on top of the map.
- The light circle on the map shows a 5-minute walking radius.
- 100 feet
50 meters
5 minute walk
- This arrow indicates a pedestrian entrance into the parking garage.
- Downtown Central
- Downtown East
- District
- Destination structure
- Public Parking Garage
- GreenBike Hub
- Map & information
- Destination name
- District Name
- Boise Mountains (to the north)
- Boise River (to the south)

Downtown Central

Downtown Boise is divided into five regions for easy navigation. Each region has a designated color on maps, vehicular, bicycle and pedestrian signs. You are in Downtown Central, the purple region.



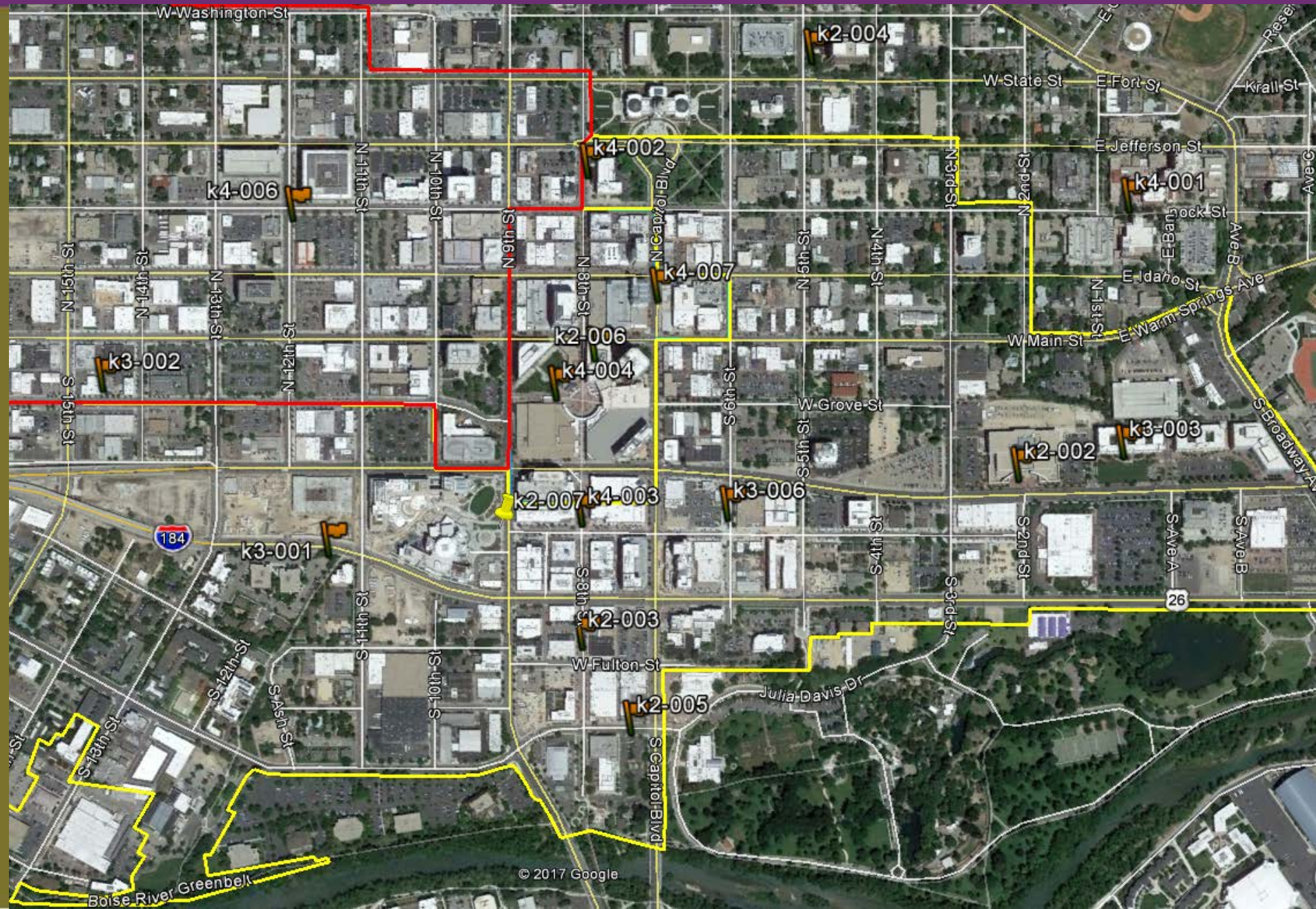
Pedestrian Maps



Kiosks



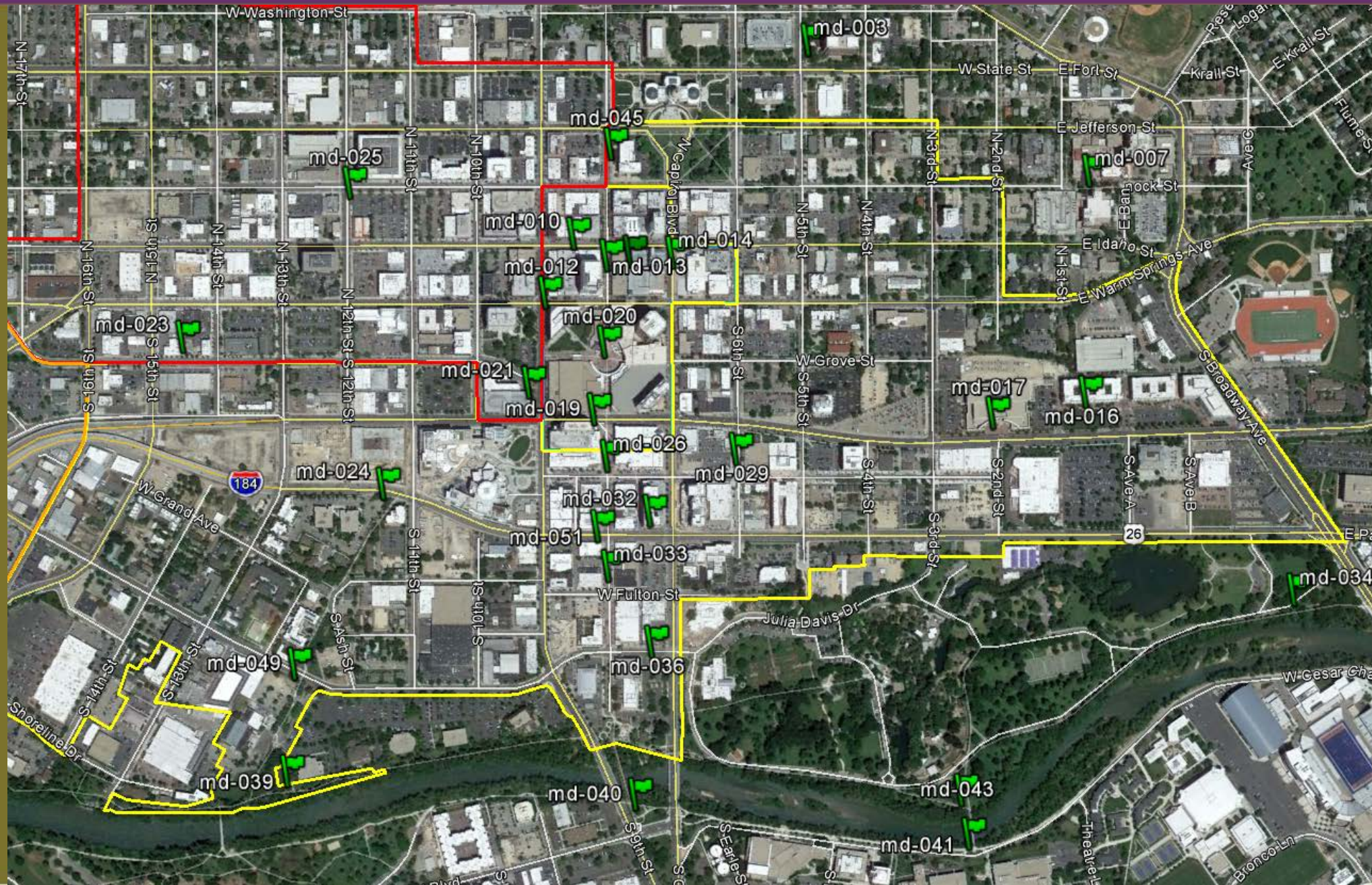
Kiosks



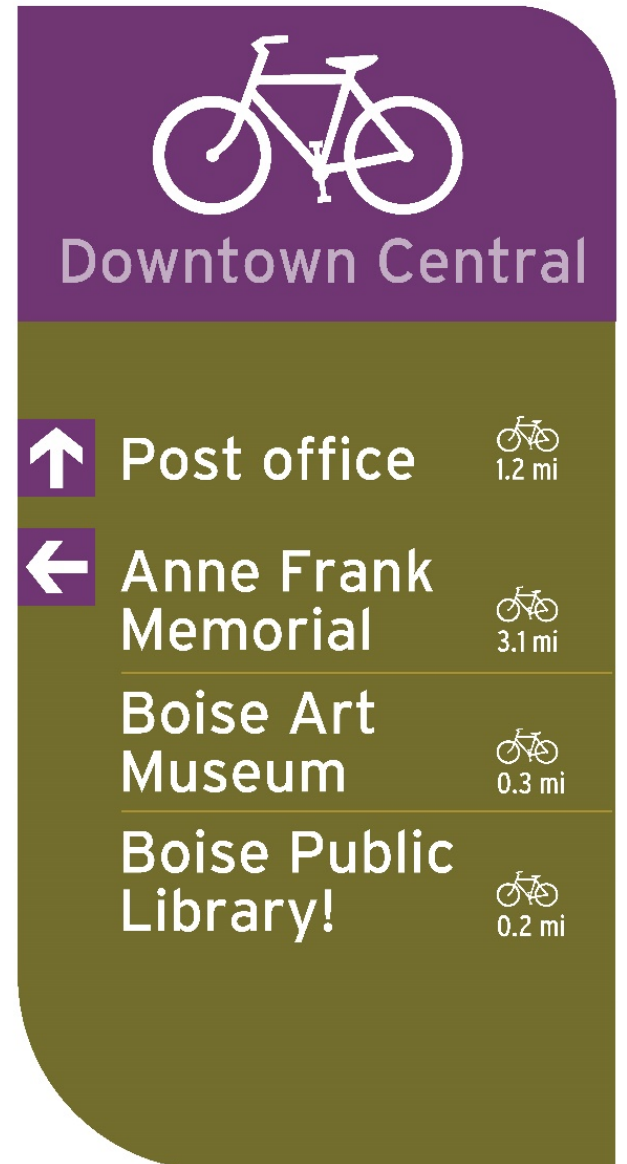
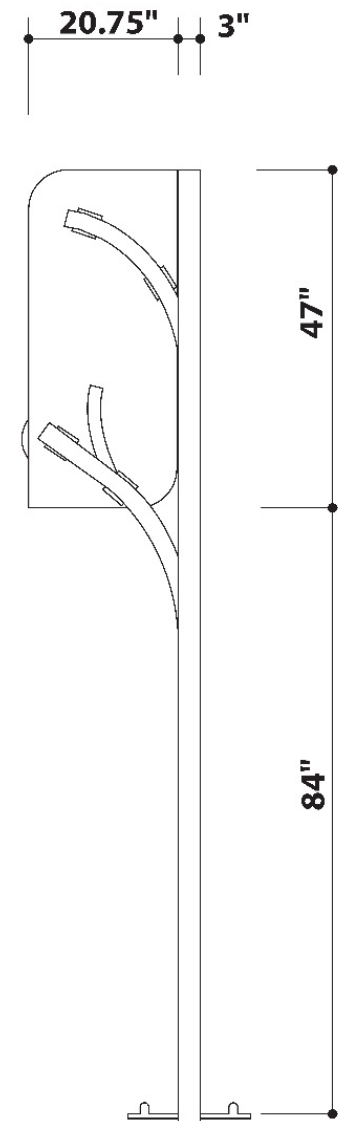
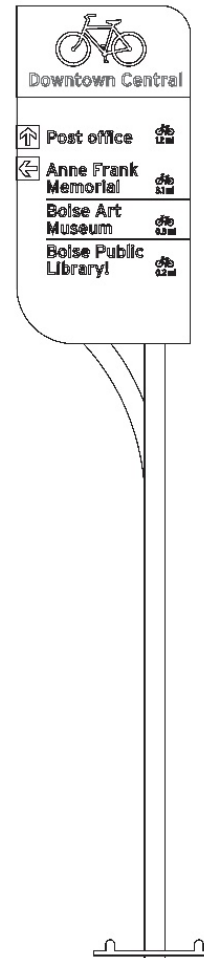
Compass Medallions



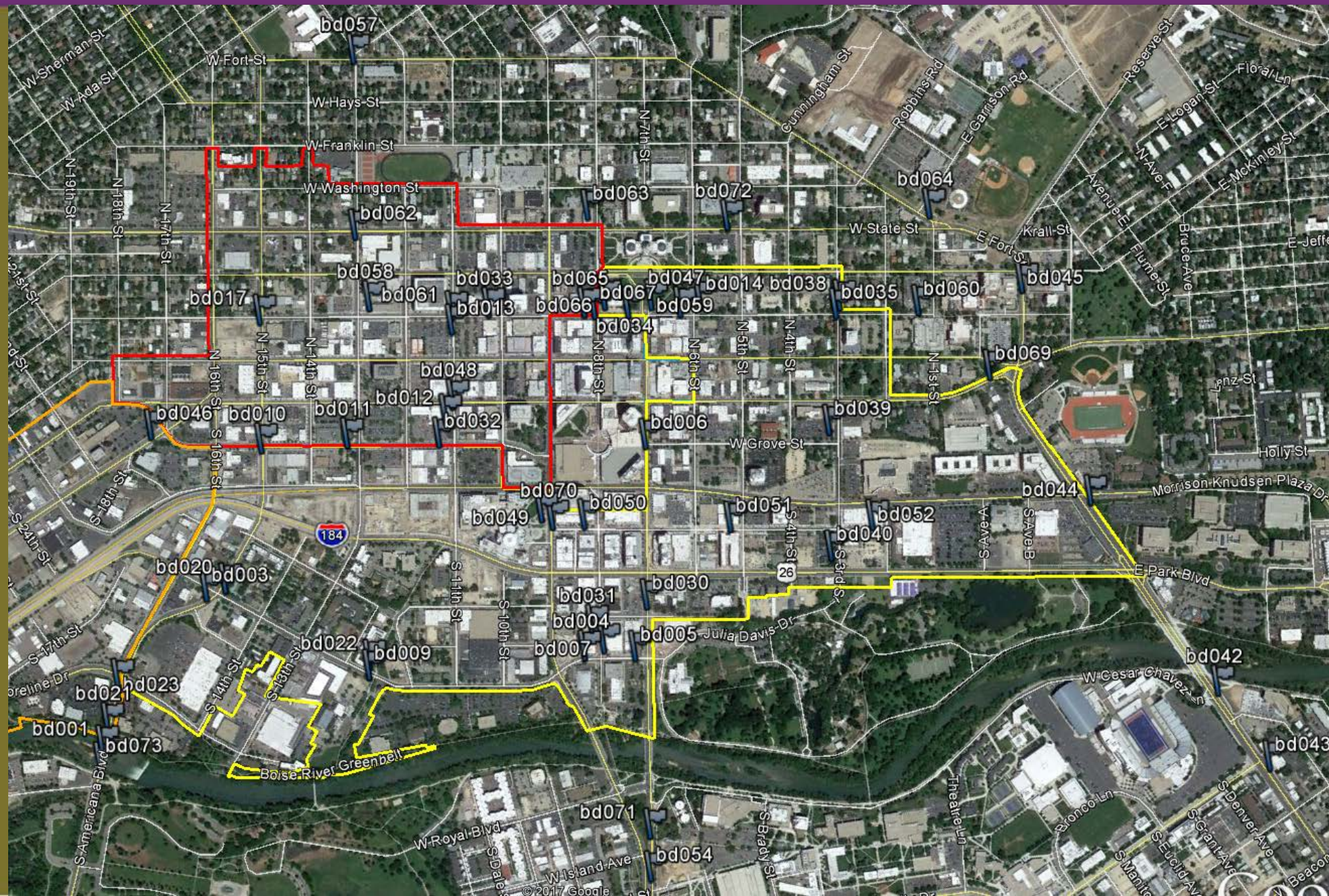
Compass Medallions



Bicycle Directional Signs



Bicycle Directional Signs



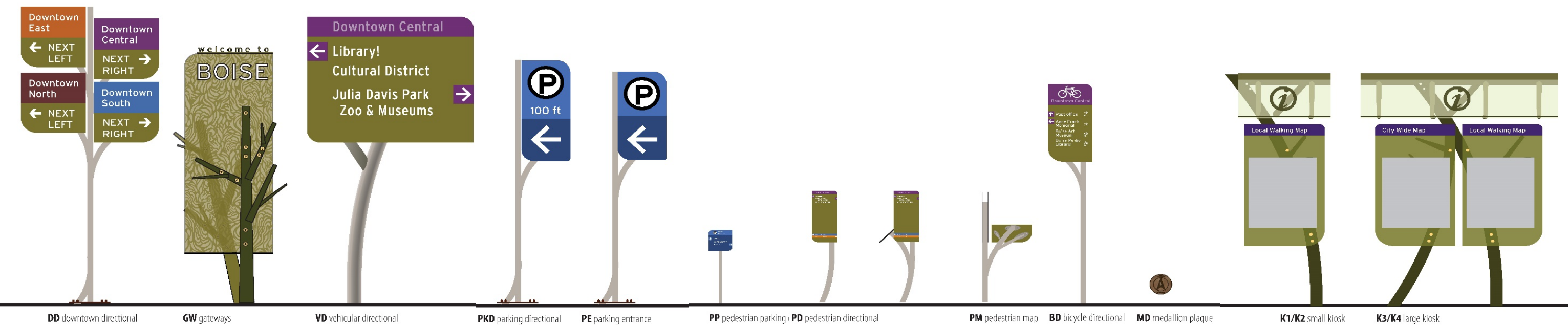
Project Cost Estimate

| | Vehicle Directional Signs | Downtown Directional Signs | Gateway Signs | Parking Signs | Parking Pedestrian Signs | Pedestrian Maps | Pedestrian Signs | Bicycle Signs | Kiosks | Compass Medallion s | Cost By District |
|------------------------|---------------------------------|----------------------------------|------------------|------------------|--------------------------------|----------------------|---------------------|------------------|-----------|---------------------------|---------------------|
| Estimated Unit Cost | \$17,000 – \$ 19,000 | \$ 5,000 - \$ 7,500 | \$ 20,500 | \$ 3,500 | \$ 1,000 | \$ 800 – \$ 1,100 | \$ 1,500 | \$ 4,000 | \$ 12,000 | \$ 800 | |
| Outside a URD | 7 | 8 | 5 | 0 | 0 | 1 | 2 | 12 | 3 | 6 | \$ 362,000 |
| Central District | 4 | 0 | 0 | 5 | 9 | 8 | 6 | 3 | 3 | 6 | \$ 152,000 |
| River Myrtle – OB | 27 | 0 | 1 | 6 | 6 | 10 | 18 | 30 | 9 | 13 | \$ 770,000 |
| Westside Downtown | 2 | 0 | 0 | 1 | 2 | 6 | 4 | 8 | 2 | 3 | \$ 111,000 |
| 30th Street | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | \$ 61,000 |
| Total | 42 | 9 | 7 | 12 | 17 | 25 | 30 | 54 | 17 | 28 | \$1,456,000 |

Next Steps

- ➔ Finalize Master License Agreement with ACHD
- ➔ Install Prototype Sign (Capitol Blvd/Julia Davis Park)
- ➔ Finalize Encroachment Permit with ITD
- ➔ Cost share agreement for elements outside URDs
- ➔ Finalize Project Manual
- ➔ Bid Project
- ➔ Construct Project

Comments/Questions?



Suggested Motion

**I move to adopt Resolution No. 1507,
approving the Master License Agreement
between CCDC, City of Boise, and ACHD for
installation and maintenance of wayfinding
signage.**

AGENDA

V. Information/Discussion Items

- A. Proposed Shoreline District Eligibility Report (20 min).....Geoff Dickinson, Senior Vice President, SB Friedman
- B. 8th Street Corridor Improvements (5 min).....Karl Woods
- C. FY 18 Central District Improvements (5 min).....Doug Woodruff
- D. Operations Report (5 min).....John Brunelle

VI. Adjourn

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INFORMATION/DISCUSSION

Proposed Shoreline District Eligibility Report

Geoff Dickinson
Senior Vice President, SB Friedman

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INFORMATION/DISCUSSION

8th Street Corridor Improvements

Karl Woods
CCDC Project Manager

- Board budget approval
- Iolci planning document
- CTY working plan
- January 2017 Board Meeting priorities presentation



2019 Bannock and 8th Street Streetscape Improvements

2018 Alley Improvements

2018 Central Closeout

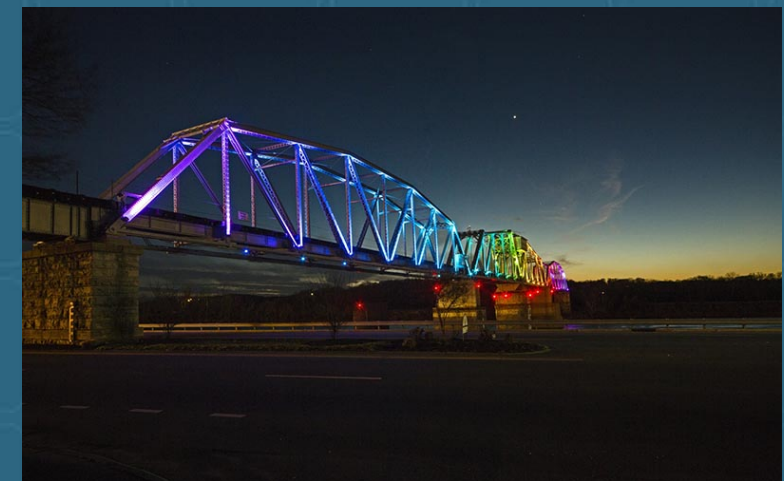
2018 Simplot Alley Improvements

2020 Streetscape Improvements

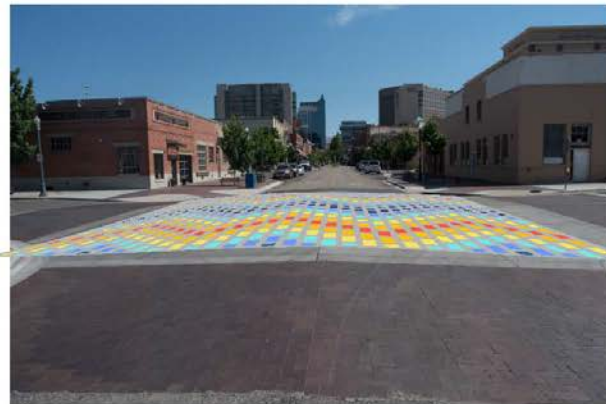
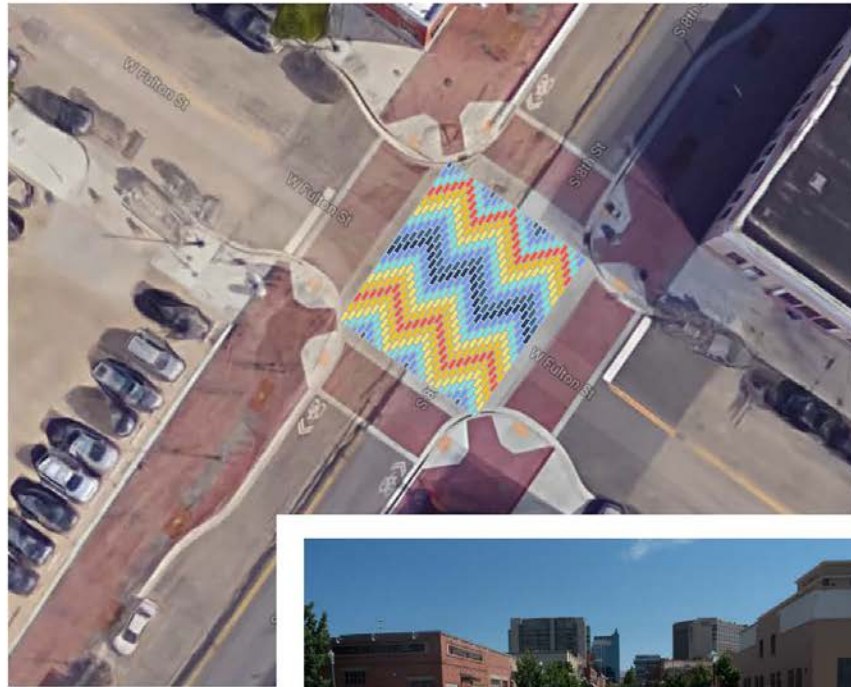
2018 Intersection Mural and Overhead Infrastructure

2018 Pedestrian Bridge Lighting

- Adjustable and programmable LED lighting for seasonal and special occasions. Improve pedestrian experience and safety
- City of Boise Arts and History has contracted with Rocky Mountain Electric and DMA lighting through an RFP process
- October Arts and History funding approval
- Installation late this year
- MOU cost share between City of Boise and CCDC



8th and Fulton - geometric design

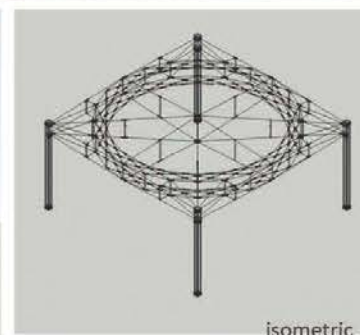
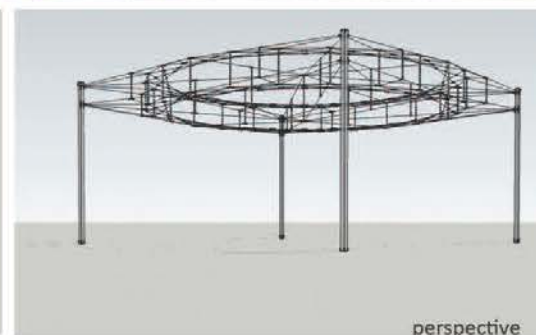
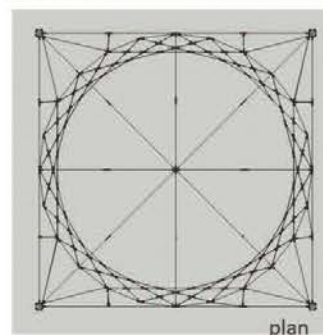


JASON KEEBLE

915 Royal Blvd.
Boise ID. 83706
208.949.1160

This area is in great need of a color splash. This design offers a chance to brighten up the area with a fun and engaging pattern. Depending on your view point, this design can offer a multitude of perspectives and with the Foothills Learning Center on the corner, the bright colors will be sure to resonate with the children in this area.

- City of Boise Arts and History Issued an RFP for design services for a mural at 8th & Fulton Streets
- Jason Keeble was chosen to provide design proposals
- Arts and History staff is recommending this design for the installation
- 2017 Fall installation
- MOU cost share between City of Boise and CCDC

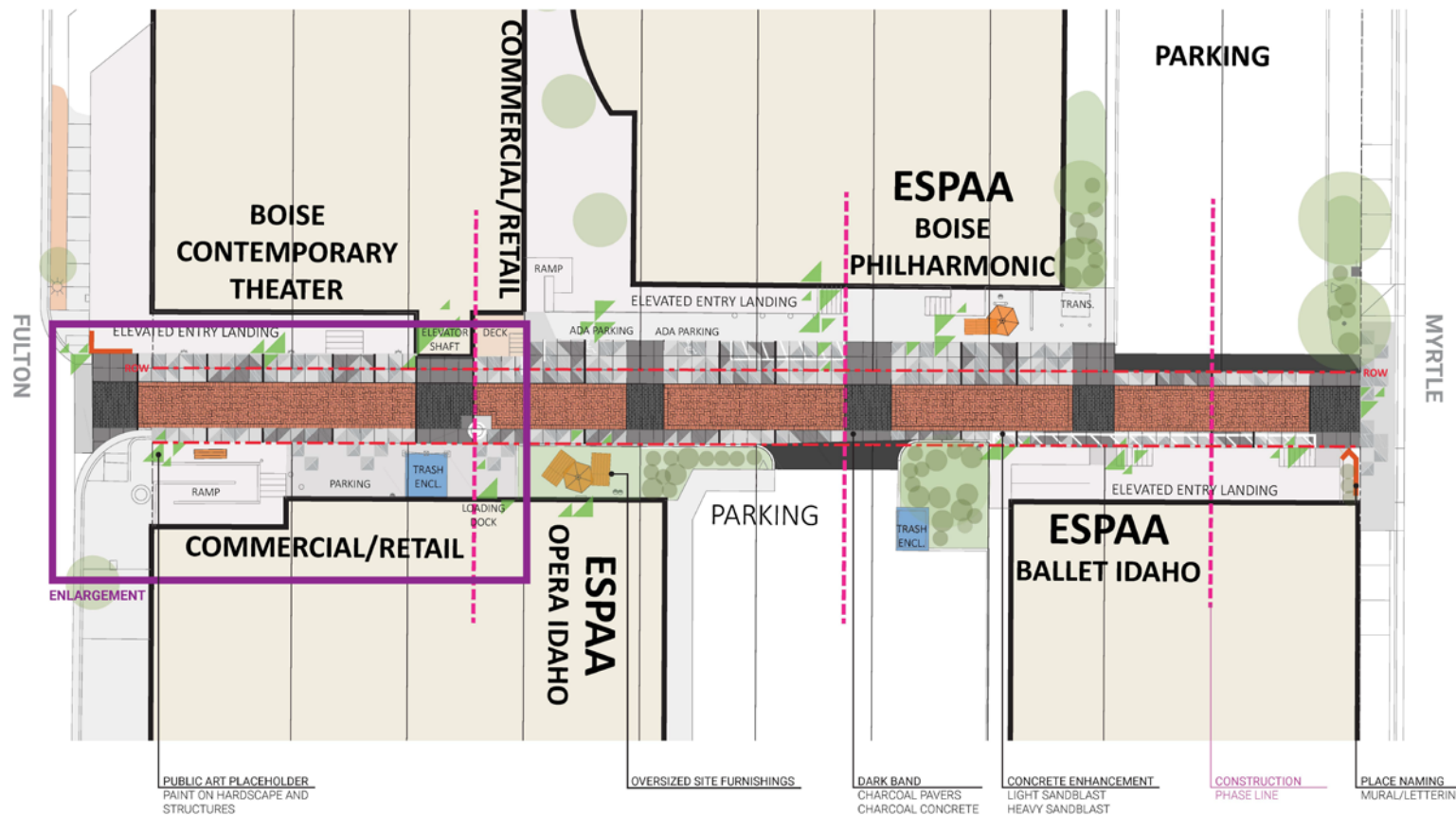


Schematic Design for a
circular tensegrity structure at
8th and Fulton Streets

CTV
studio

- A multi-functional part of a series of landmarks that should visually connect Broad and Myrtle to Fulton and the river. Helping entice pedestrians and draw interest to the area.
- 2017 Fall - design completed
- 2017 Fall – bidding
- 2017 / 2018 - construction
- Budget allowance - \$100K

Site Base



SIMPLOT ALLEY

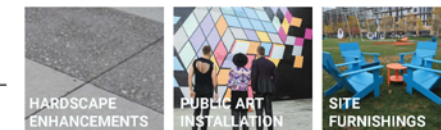
PLACEMAKING PROJECT



Fulton Perspective



Materials



Partnership Opportunities

STAKEHOLDER MEETING
PN: 117038 08.08.17

- Create safer, pedestrian friendly points of entry into the district
- Partnership with ACHD & Stakeholders
- 2017 Fall - design completed
- 2018 Spring – bidding
- 2018 Summer – construction
- Budget allowance - \$40K



- Multi-functional overhead infrastructure to facilitate temporary installations.
- 2017 Fall - design completed
- 2018 – bidding
- 2018 –construction following alley resurface
- Budget allowance - \$20K

INFORMATION/DISCUSSION

8th Street Corridor Improvements

QUESTIONS?

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INFORMATION/DISCUSSION

FY 18 Central District Improvements

Doug Woodruff
CCDC Project Manager

Central District Public Improvements



| CENTRAL DISTRICT | | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | STATUS |
|---------------------|---|-------------|--------|--------|--------|--------|------------|
| Estimated Resources | | \$4,866,800 | N/A | N/A | N/A | N/A | |
| INFRASTRUCTURE | | | | | | | |
| 1 | 176 Capitol Blvd - Business Interiors of Idaho - Type 1 Participation Program | | | | | | |
| 2 | 150 8th Street - Capitol Terrace - Type 1 Participation Program | | | | | | |
| 3 | 8th Street Streetscape Improvements - Main to Bannock | 650,000 | | | | | Designated |
| 4 | Capitol Blvd. Streetscape Imp - east side, Front St to alley between Grove and Main St. | | | | | | |
| 5 | Capitol Blvd. Streetscape Imp - east side, Idaho to Bannock | | | | | | |
| 6 | Treegrates repair/replacement - district wide | 150,000 | | | | | Designated |
| 7 | Paving, furnishings, misc. spot repair/replacement - district wide | | | | | | |
| 8 | Loading Zone/Sidewalk Enhancement - @ 5 locations | 125,000 | | | | | Designated |
| 9 | Idaho Street Pedestrian/Bike Improvements - North side, Capitol BLVD to 9th St | | | | | | |
| MOBILITY | | | | | | | |
| 10 | Idaho Street Pedestrian/Bike Improvements - 9th - Capitol, see #9 | | | | | | Designated |
| 11 | Main Street Pedestrian/Bike Improvements - 9th - Capitol | | | | | | |
| 12 | Wayfinding Project Installation | | | | | | |
| 13 | Pedestrian Scramble - 8th and Main Intersection | 100,000 | | | | | Tentative |
| 14 | Pedestrian Scramble - 8th and Idaho Intersection | | | | | | |
| 15 | Pedestrian Scramble - 8th and Bannock Intersection | | | | | | |
| PLACEMAKING | | | | | | | |
| 16 | 8th Street Retractable Event Bollards | | | | | | |
| 17 | Alley Placemaking Project (8th to Capitol between Idaho and Bannock) | | | | | | |
| 18 | City Hall Plaza Improvements | 787,000 | | | | | Obligated |
| 19 | City Hall Streetscapes West Side | 655,000 | | | | | Obligated |
| SPECIAL PROJECTS | | | | | | | |
| 20 | Protective Bollards at Capitol Blvd. & Front St. | 30,000 | | | | | Designated |
| Estimated Expenses | | \$4,866,800 | | | | | |

8th Street \$788,000

Freak/Union Alleys \$419,000

Idaho St. Bike/Ped \$230,000

Capitol BLVD Streetscape \$523,000

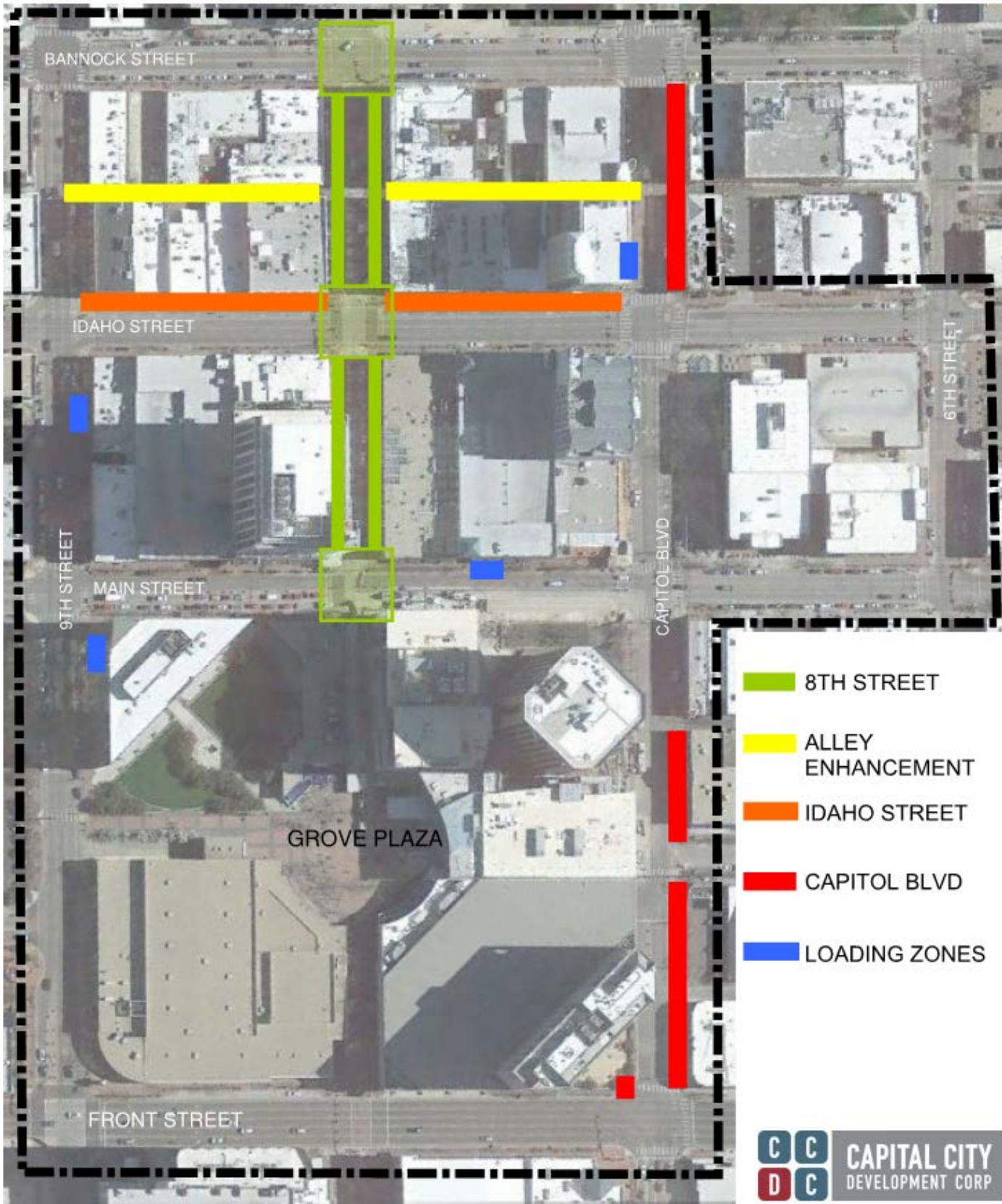
DISTRICT CLOSED

Loading Zones \$105,000

Construction Budget \$2,065,000

Soft Costs \$334,000

CIP Line Items – Total Budget \$2,399,000



Construction Budget

\$2,065,000

One CMGC Contract

Multiple GMP's

Coordinated Construction – minimize disruptions downtown

- District Assessment
- CIP Budget
- City Coordination

Summer 2017

Today

- Preparing DR Drawings
- CMGC Selection Process

- Technical Drawings
- Precon Planning
- Permits – Jan/Feb
- GMP Approval - Feb

Fall/Winter

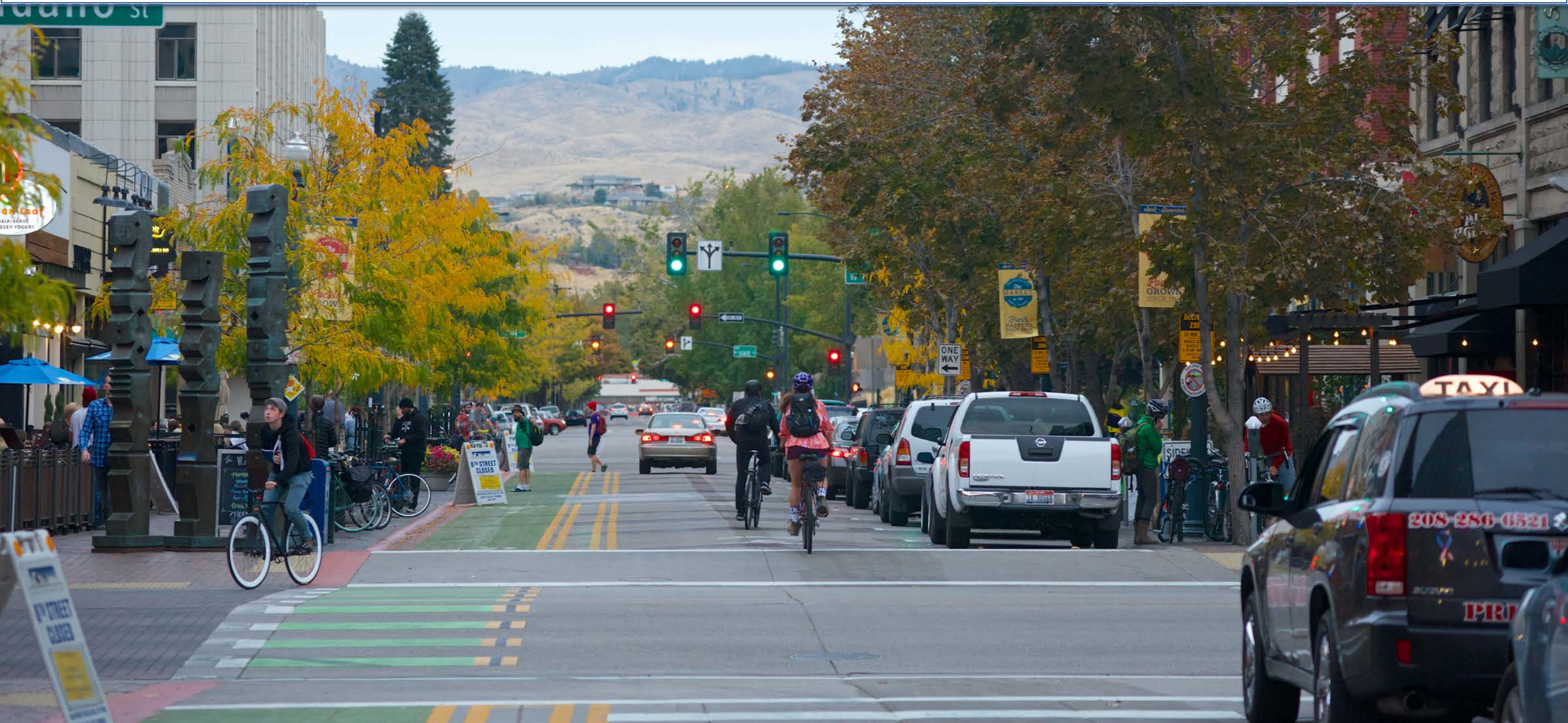
Spring/Summer

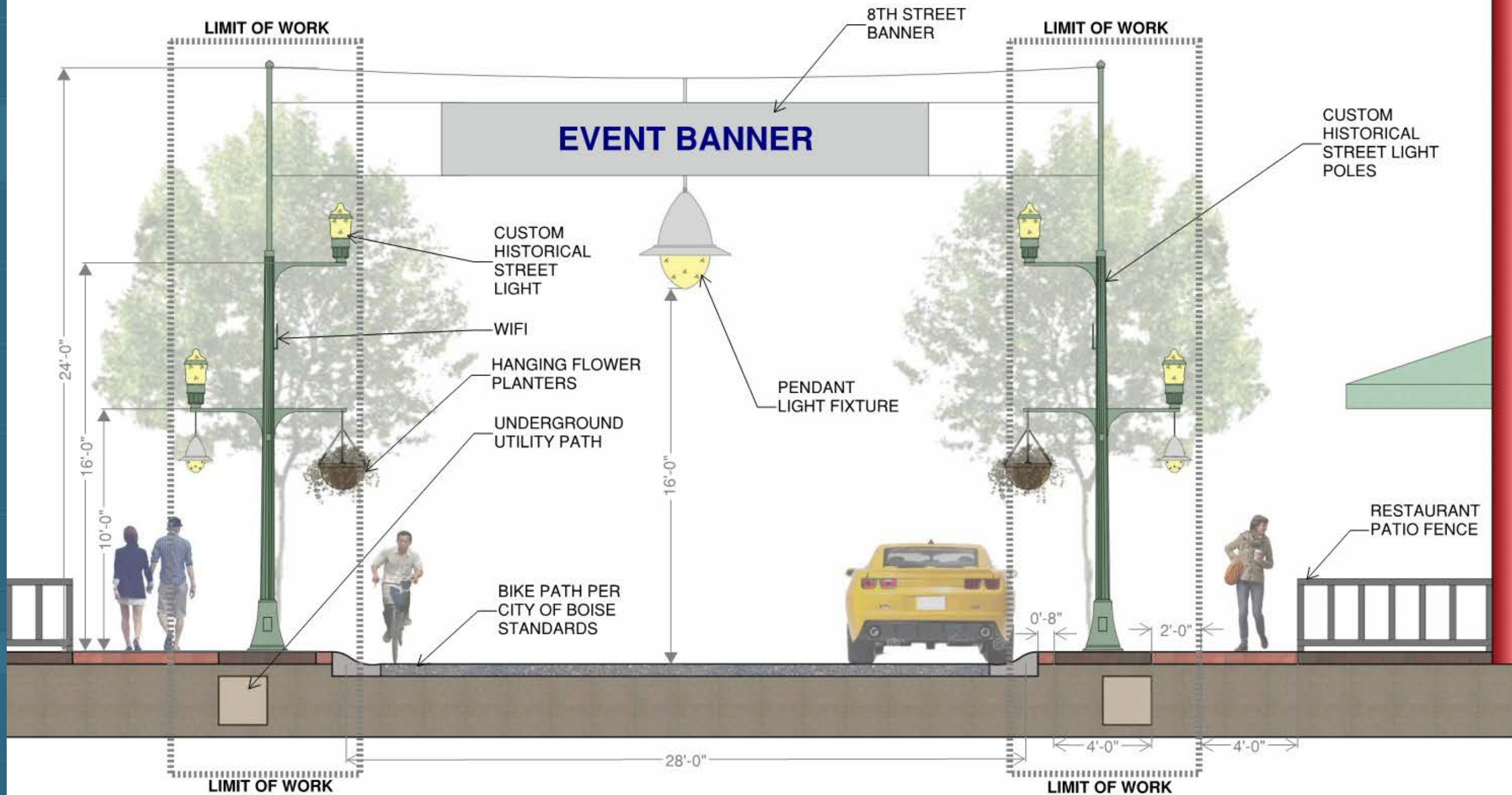
- Start Construction -March
- Phased Construction
- GMP Approval - April
- Complete – Aug/Sept

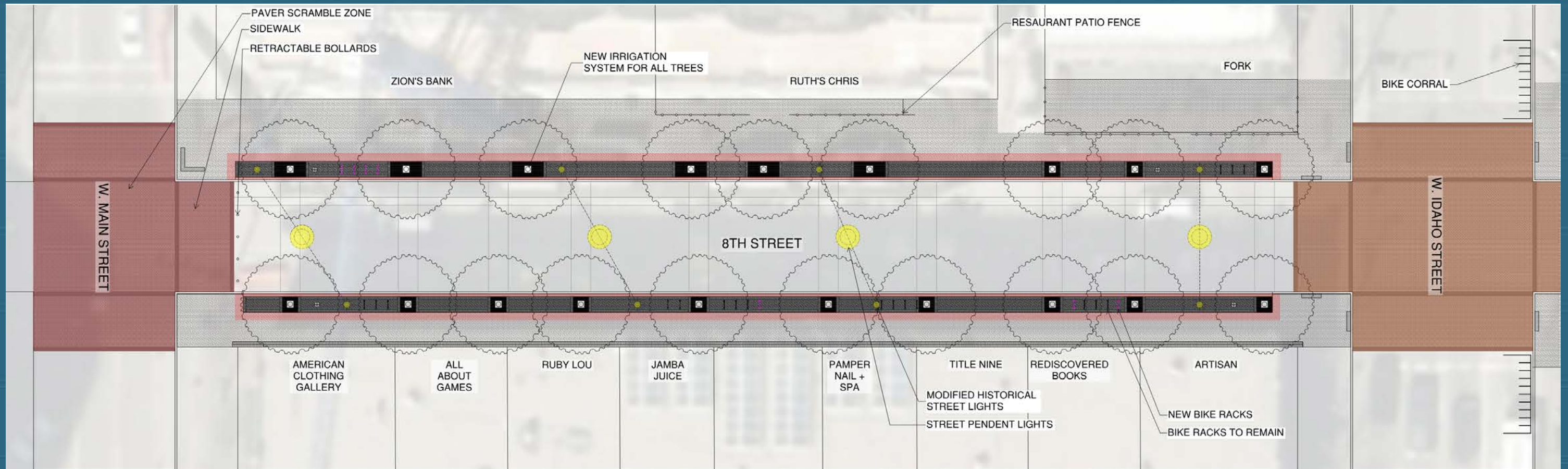


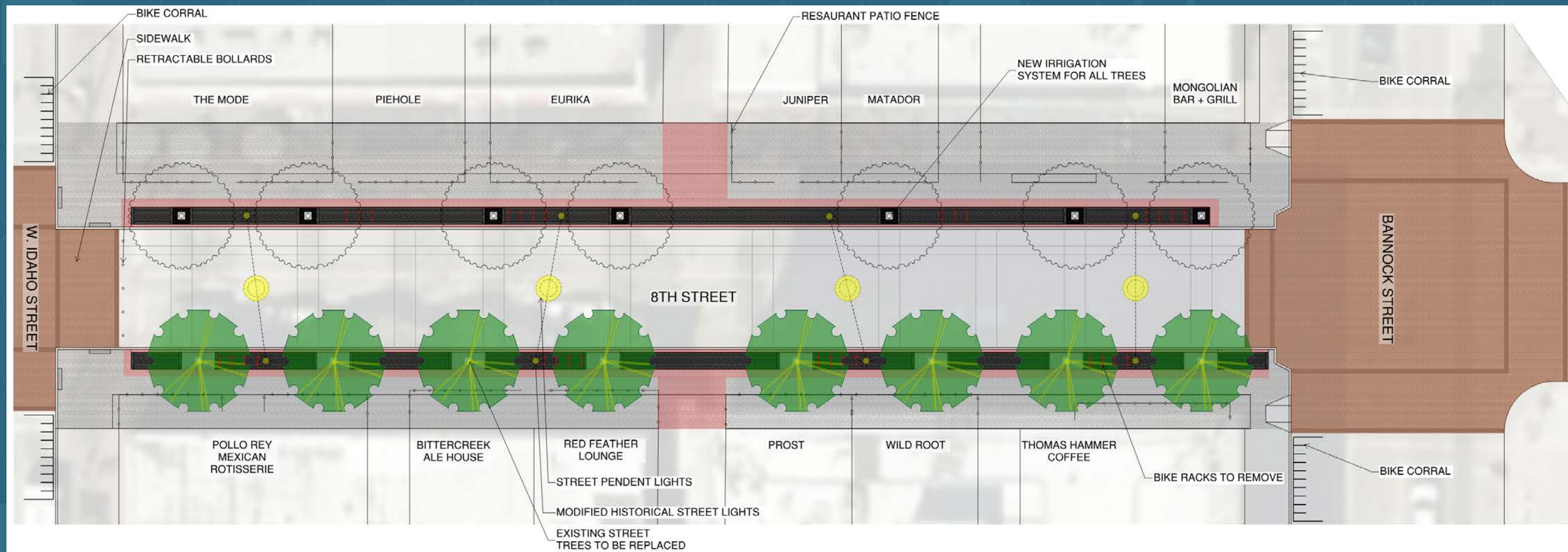
September 30, 2018

8th Street Furnishing Enhancements

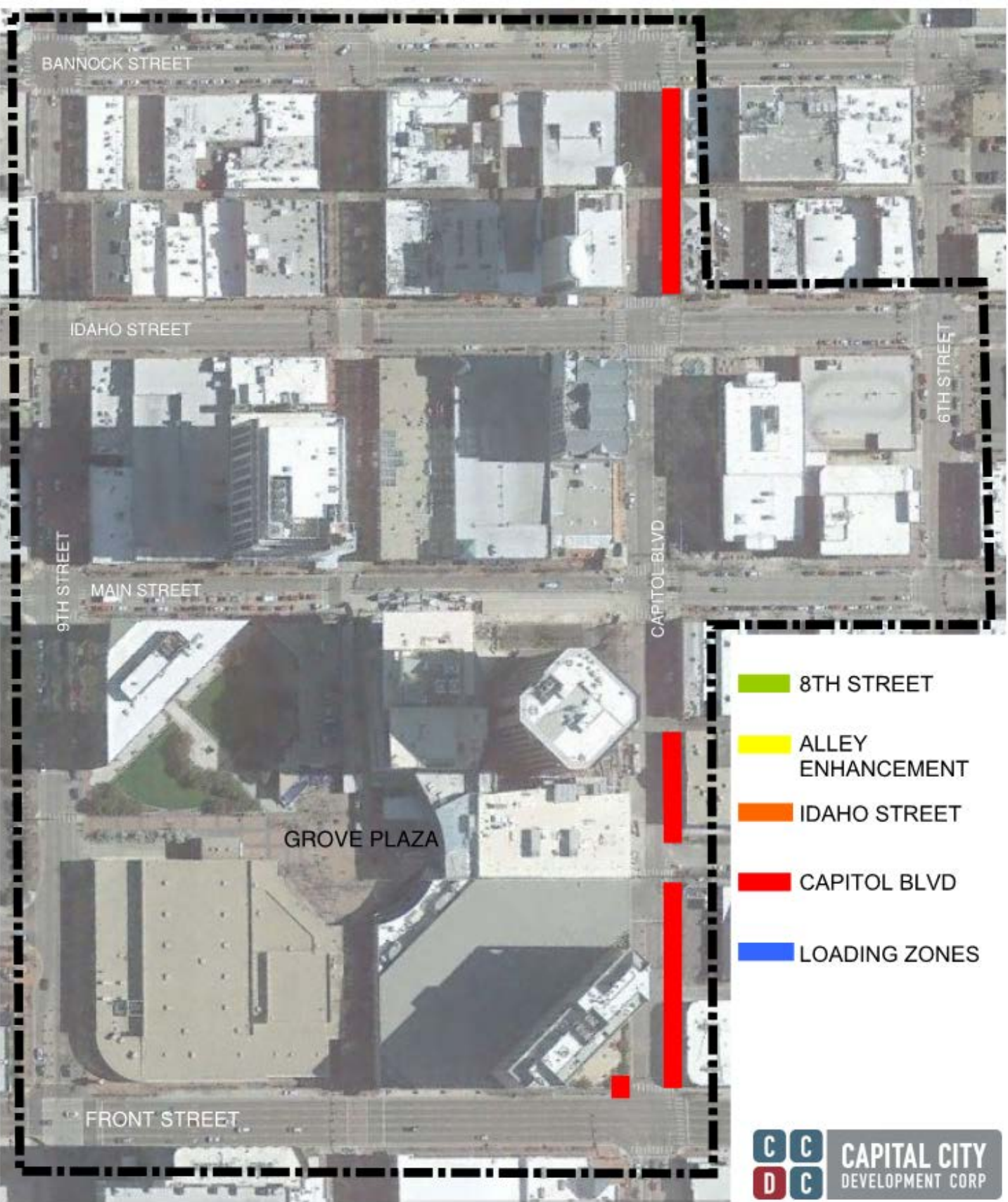








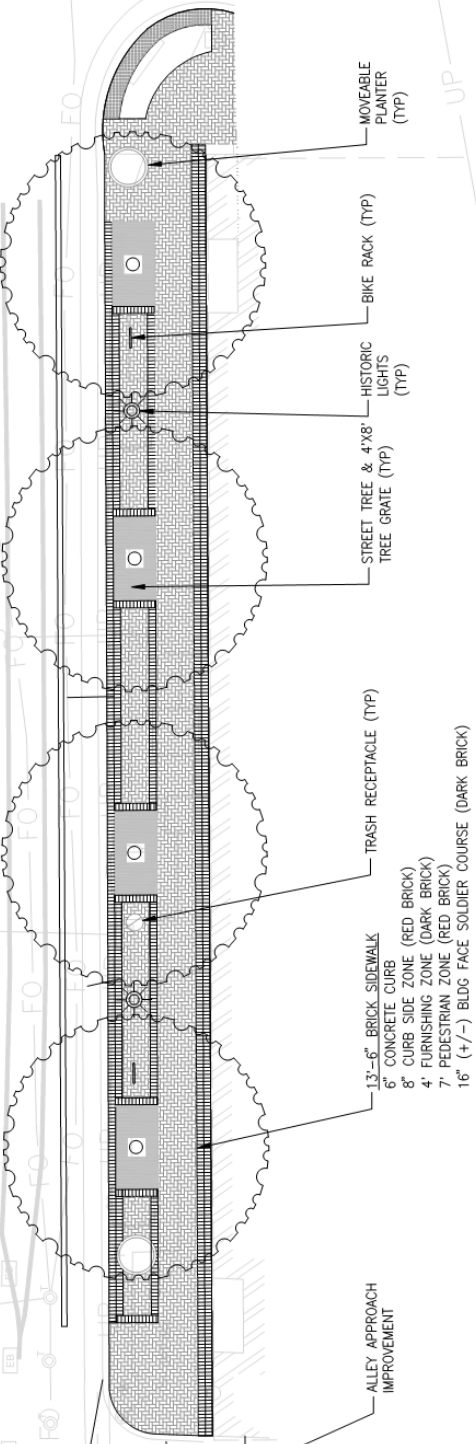
Capitol Blvd Streetscape Improvements



CAPITOL BLVD.

BANNOCK ST.

ALLEY



SOUTH CAPITOL BLVD.

ALLEY

ALLEY APPROACH IMPROVEMENT

MOVEABLE PLANTER (TYP)

BIKE RACK (TYP)

HISTORIC LIGHTS (TYP)

STREET TREE & 4'X8' TREE GRATE (TYP)

BIKE LANE CURB (TYP)

TRASH RECEPTACLE (TYP)

13'-6" BRICK SIDEWALK
6" CONCRETE CURB
8" CURB SIDE ZONE (RED BRICK)
4' FURNISHING ZONE (DARK BRICK)
7' PEDESTRIAN ZONE (RED BRICK)
16" (+/-) BLDG FACE SOLDIER COURSE (DARK BRICK)

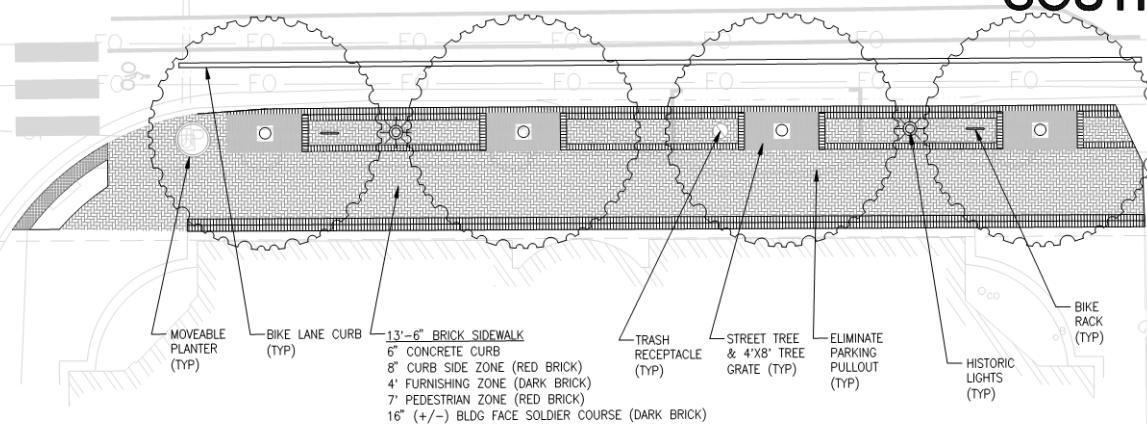
W. GROVE ST.





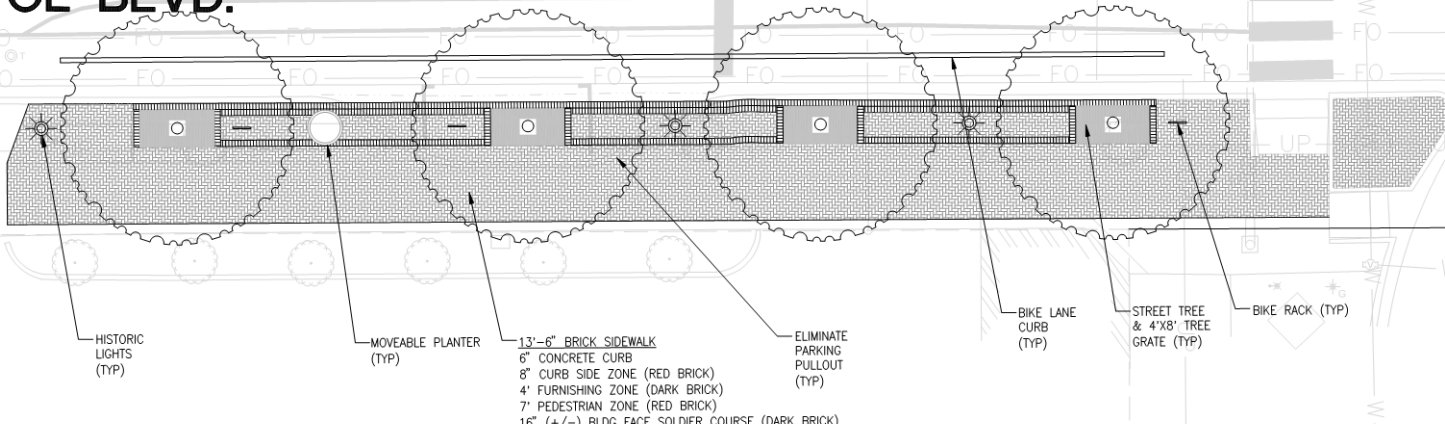
SOUTH CAPITOL BLVD.

W. FRONT ST.



ALLEY APPROACH IMPROVEMENT

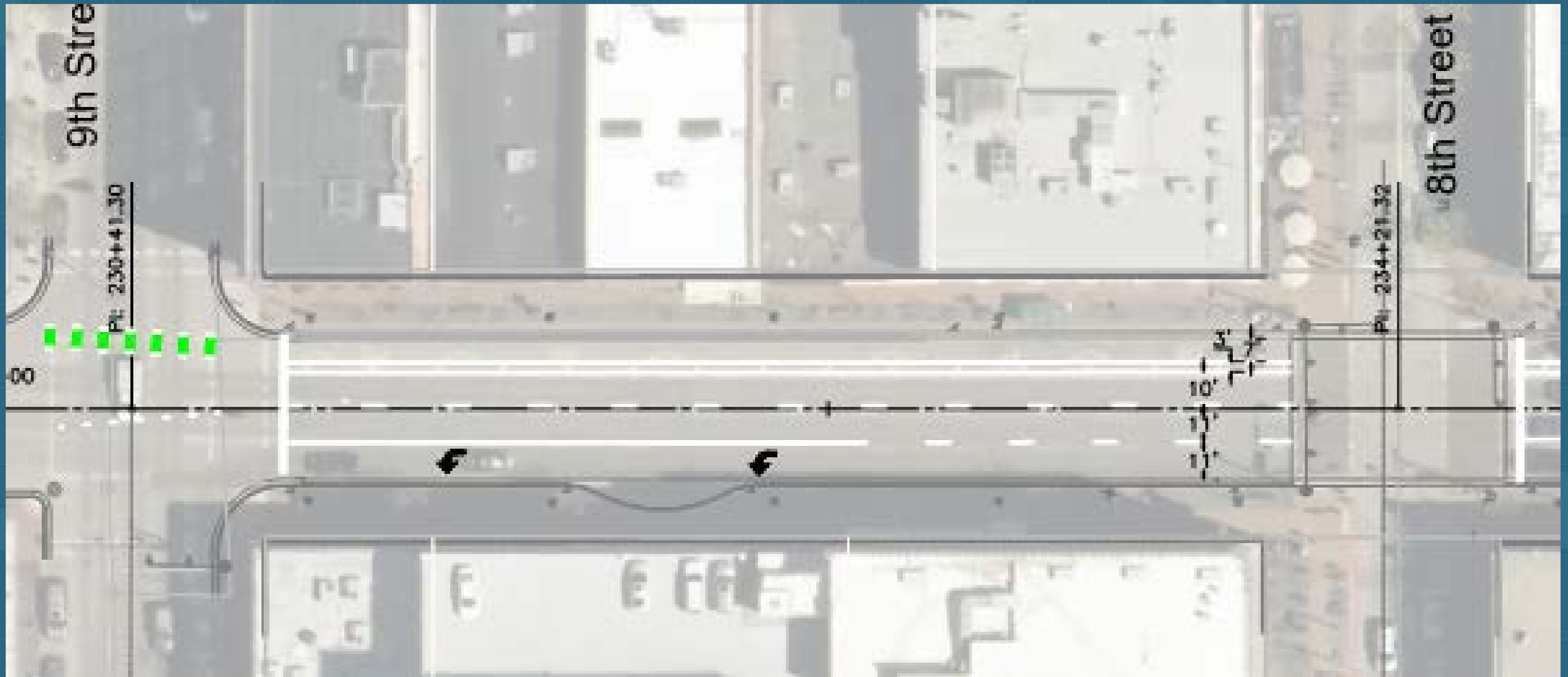
W. GROVE ST.



Idaho Street Enhancements - Protected Bike lanes



9th Street to 8th Street



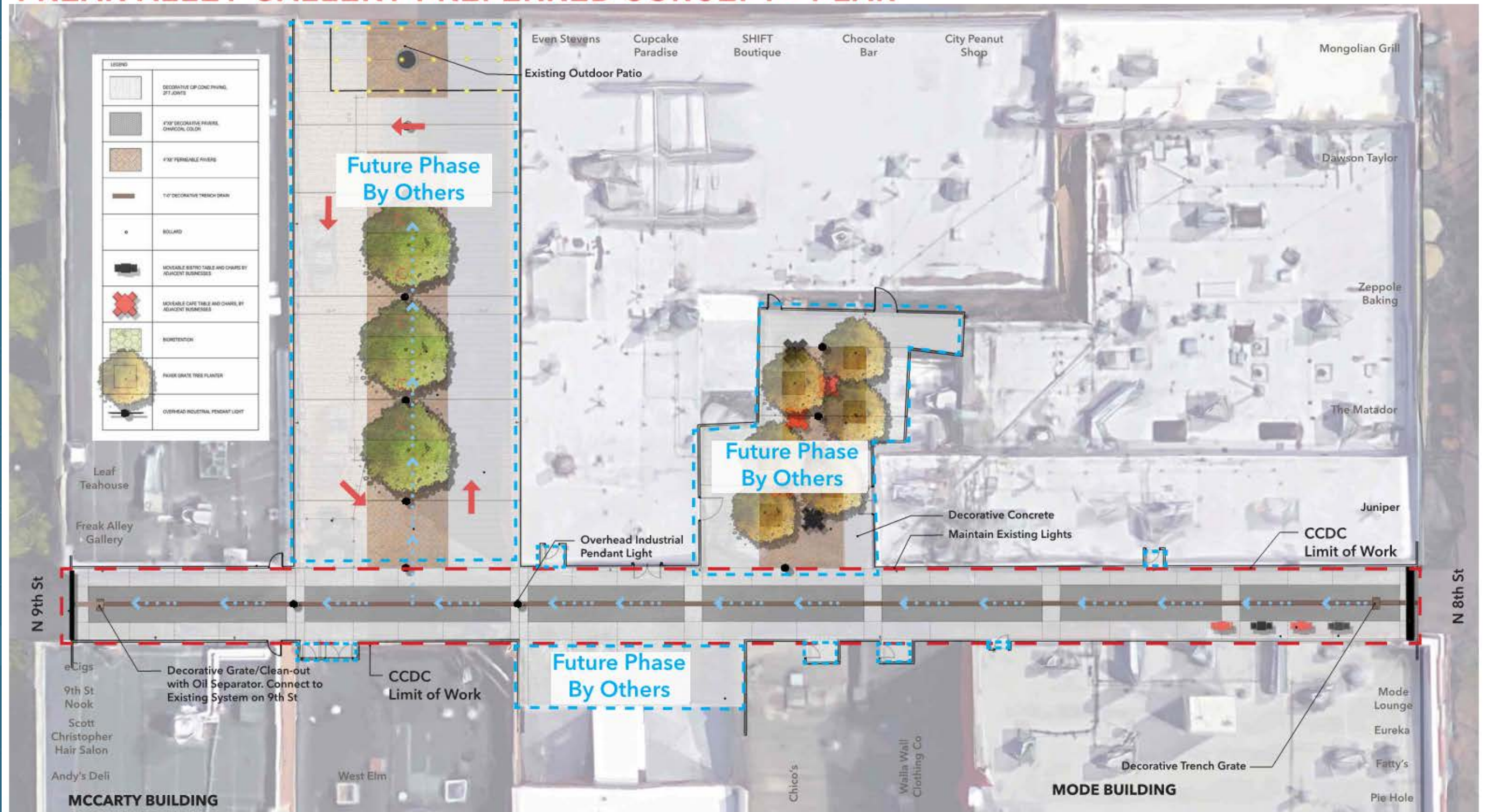
8th Street to Capitol Boulevard



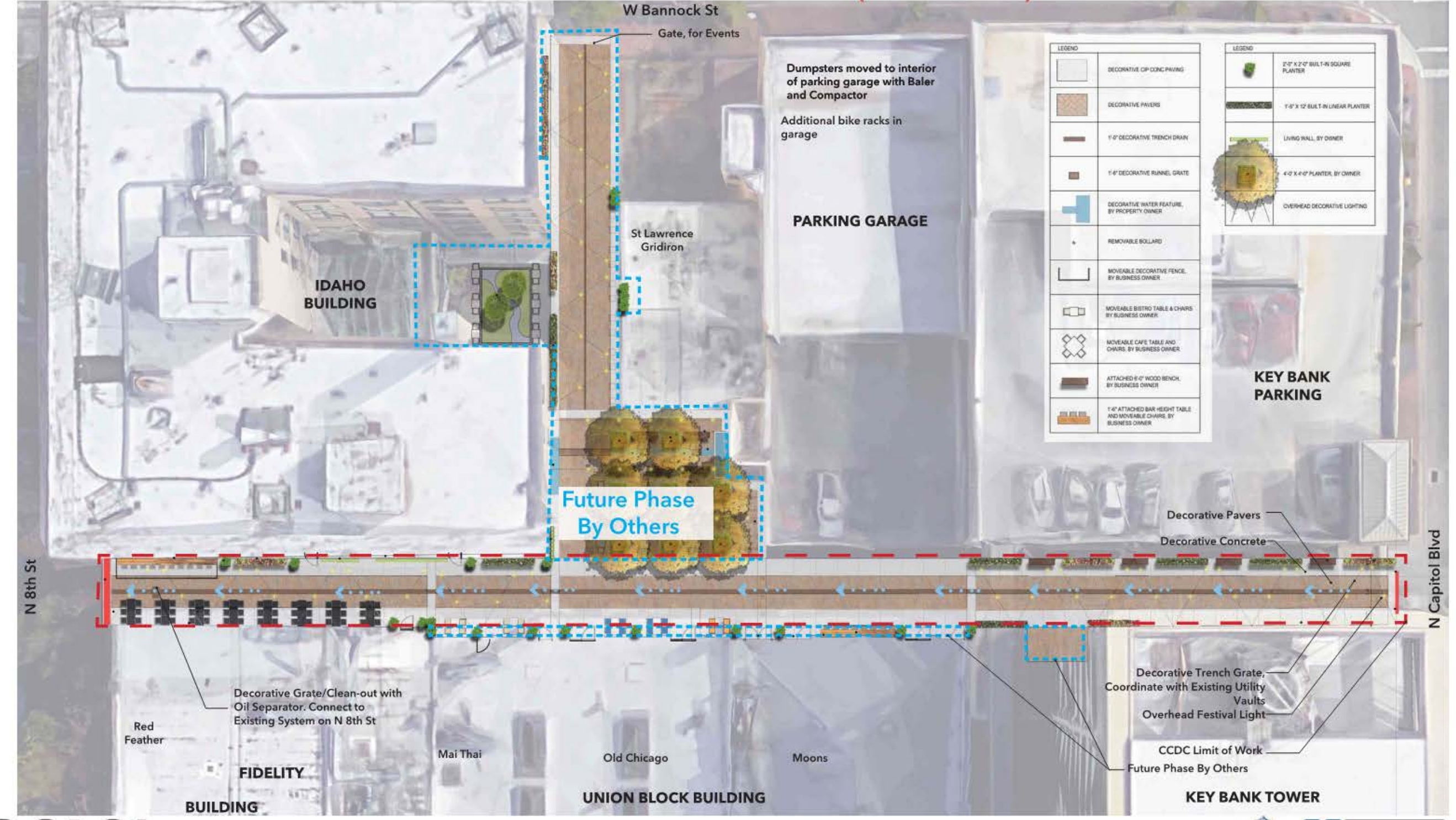
Freak & Union Alley Improvements



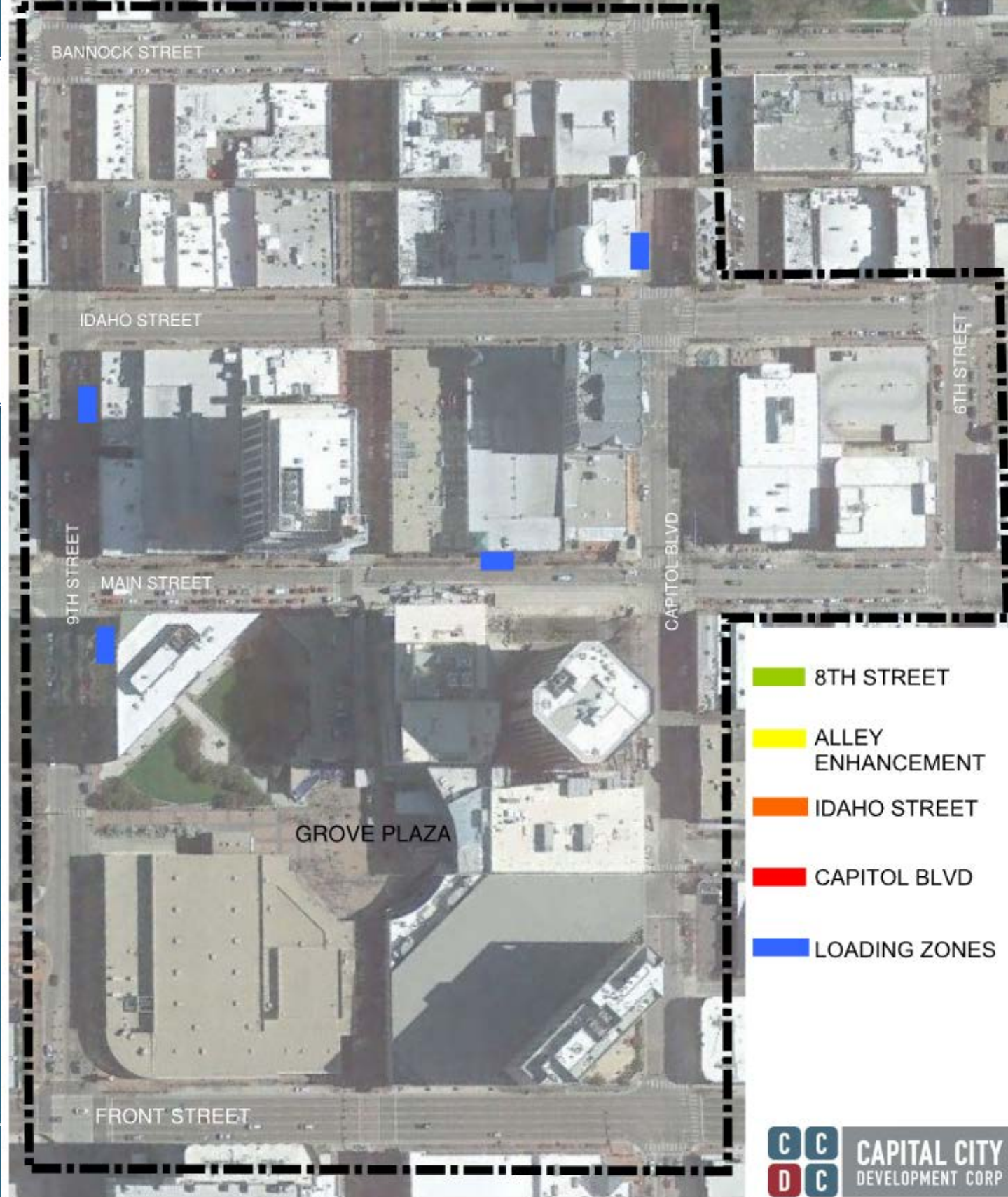
FREAK ALLEY GALLERY PREFERRED CONCEPT - PLAN



UNION BLOCK ALLEY PREFERRED CONCEPT - PLAN (MODIFIED)



Loading Zone Sidewalk Enhancements





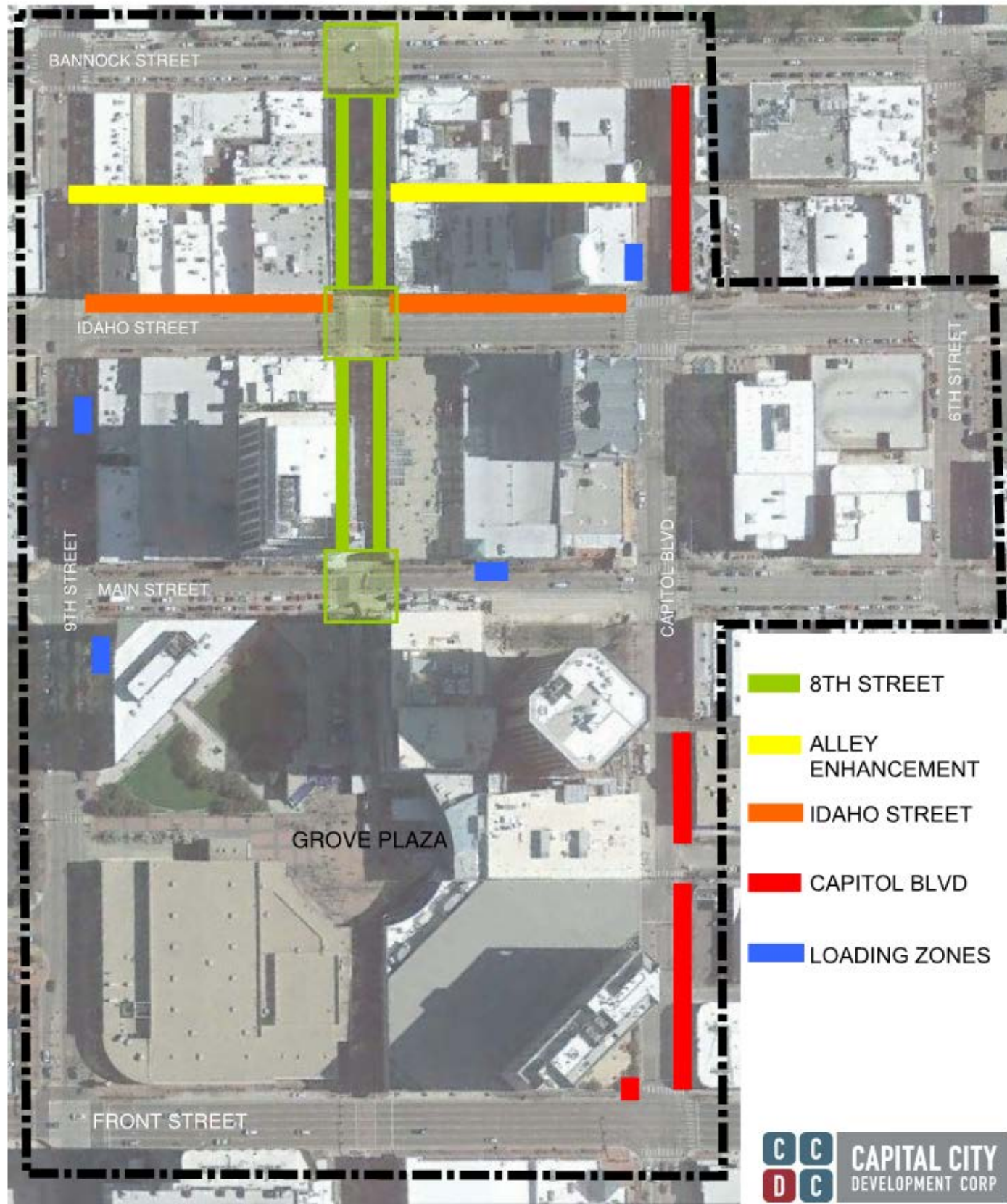
Sidewalk

Loading
Zone

Next Steps

- DR submission – before October
- CMGC Selection/Contract – October Board Meeting
- 60% Estimate and Design Informational Update – December
- Phase 1 Guaranteed Max Price - February 2018

Questions/Discussion



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OPERATIONS REPORT

John Brunelle
CCDC Executive Director

ADJOURN

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