



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)

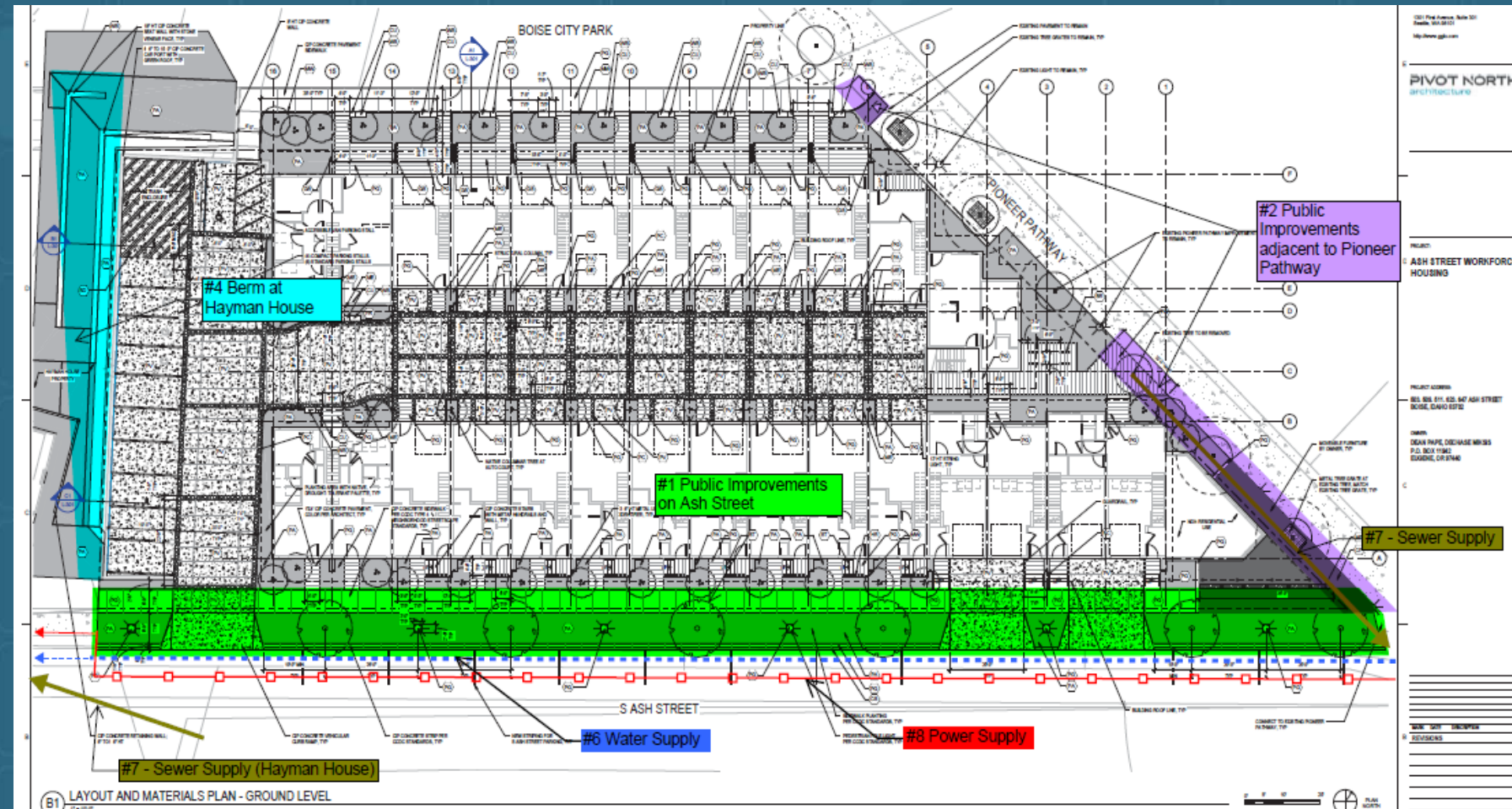
Rent Limits for 2017
(Based on 2017 AMI Income Limits)

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

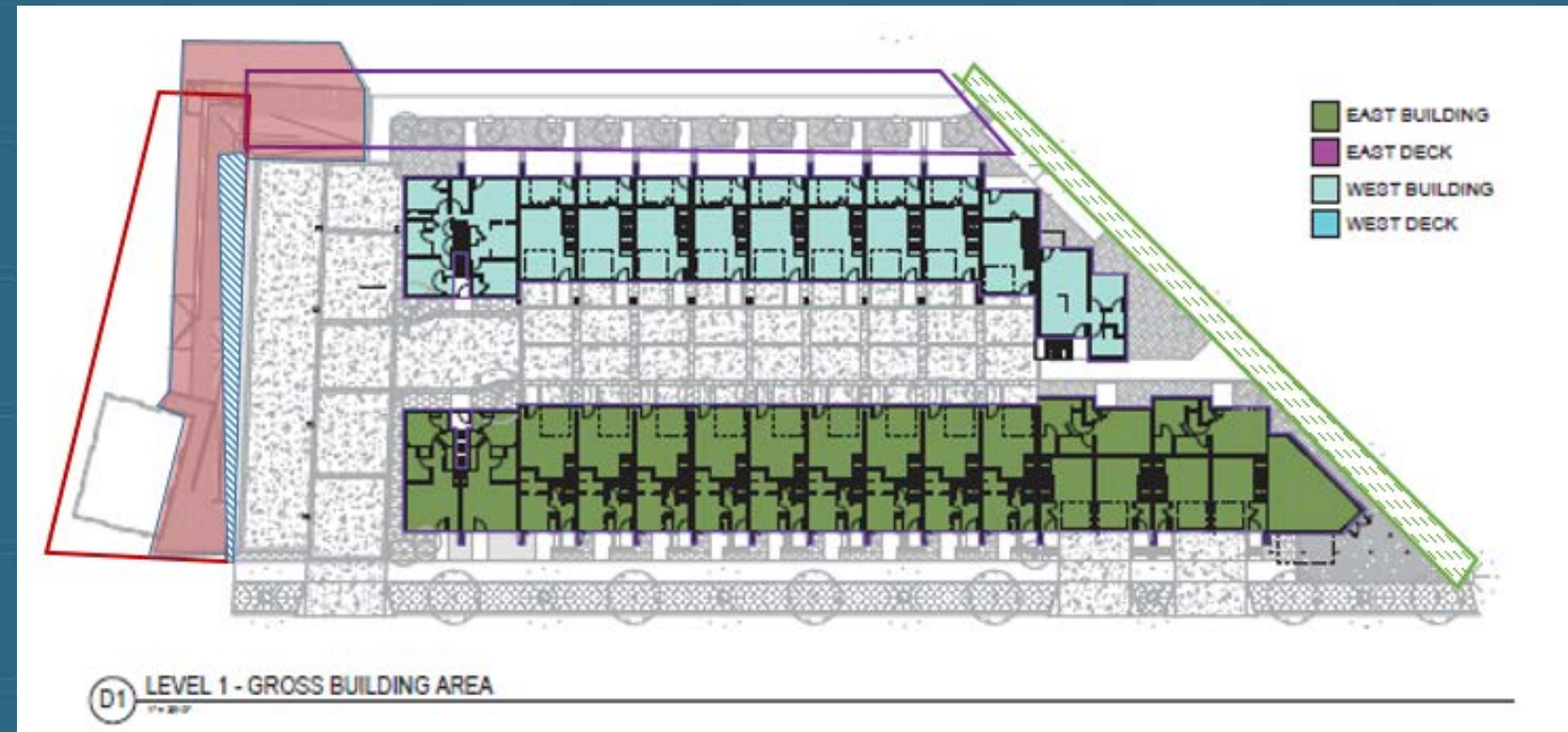
- Not to Exceed \$318,000 - For Public Eligible Costs
- Paid Upon Completion of the Project
- Shown in Exhibits to the DDA

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



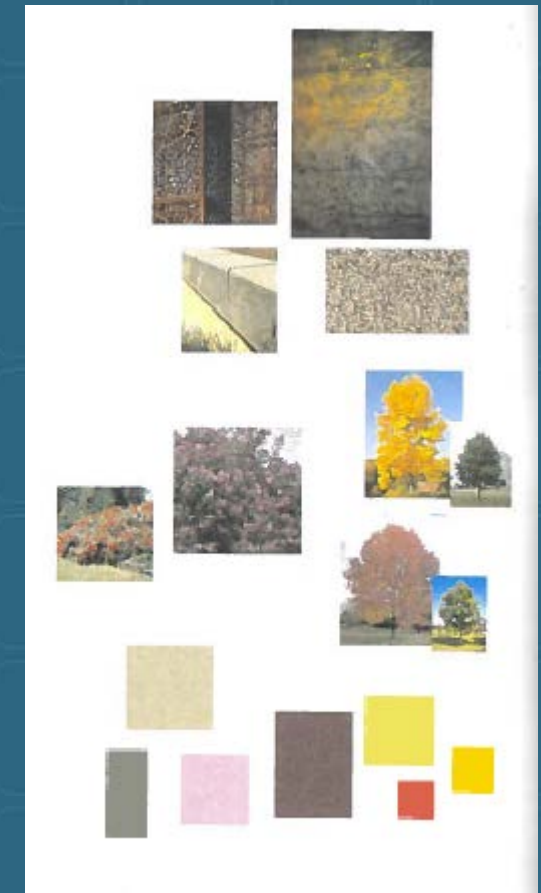
Draft Design

- 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

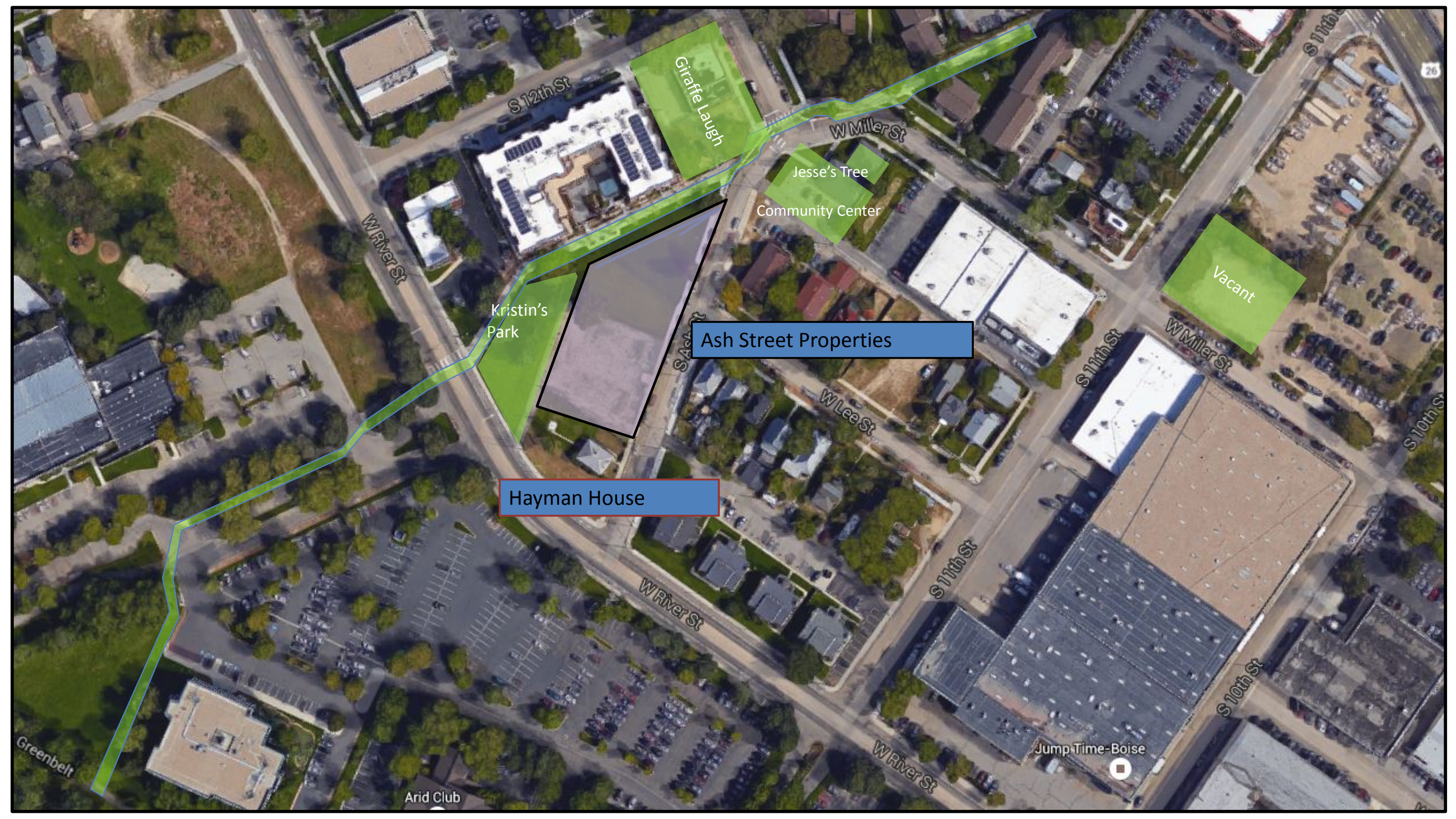
I move to adopt Resolution No.1503 to authorize the Executive Director to execute the DDA and all associated documents as required to implement the Agreement.











Giraffe Laugh

Jesse's Tree
Community Center

Vacant

Ash Street Properties

Kristin's
Park

Hayman House

Greenbelt

Arid Club

Jump Time-Boise

S 12th St

W Miller St

W Lee St

W River St

S 11th St

S 10th St

W River St

S 11th St

W Miller St

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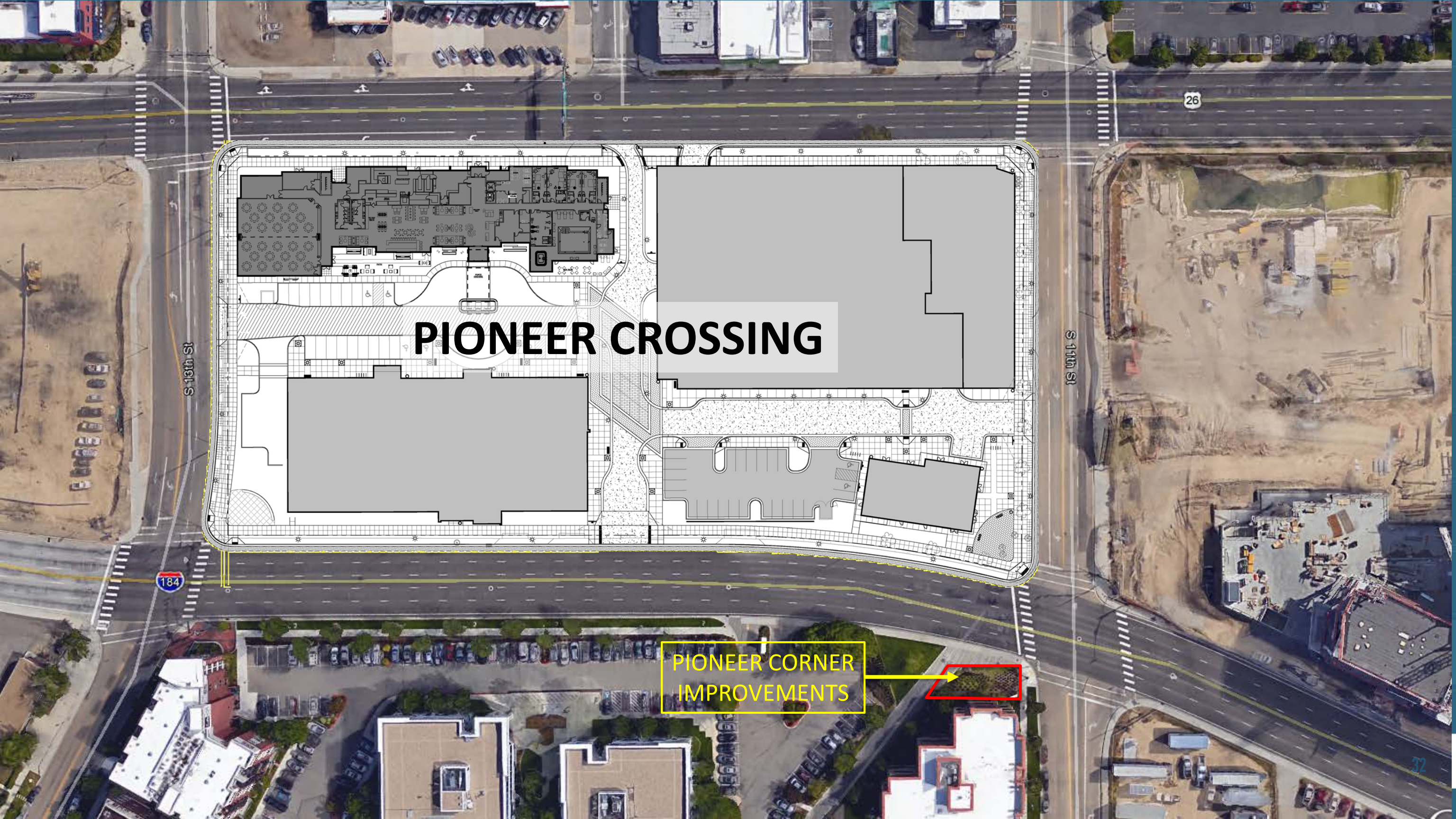
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CONSIDER: Resolution 1508 Approval of Amended 11th & Myrtle – Pioneer Corner – Type
Four Participation Agreement with BVGC Parcel B, LLC

Matt Edmond
CCDC Project Manager



PIONEER CROSSING

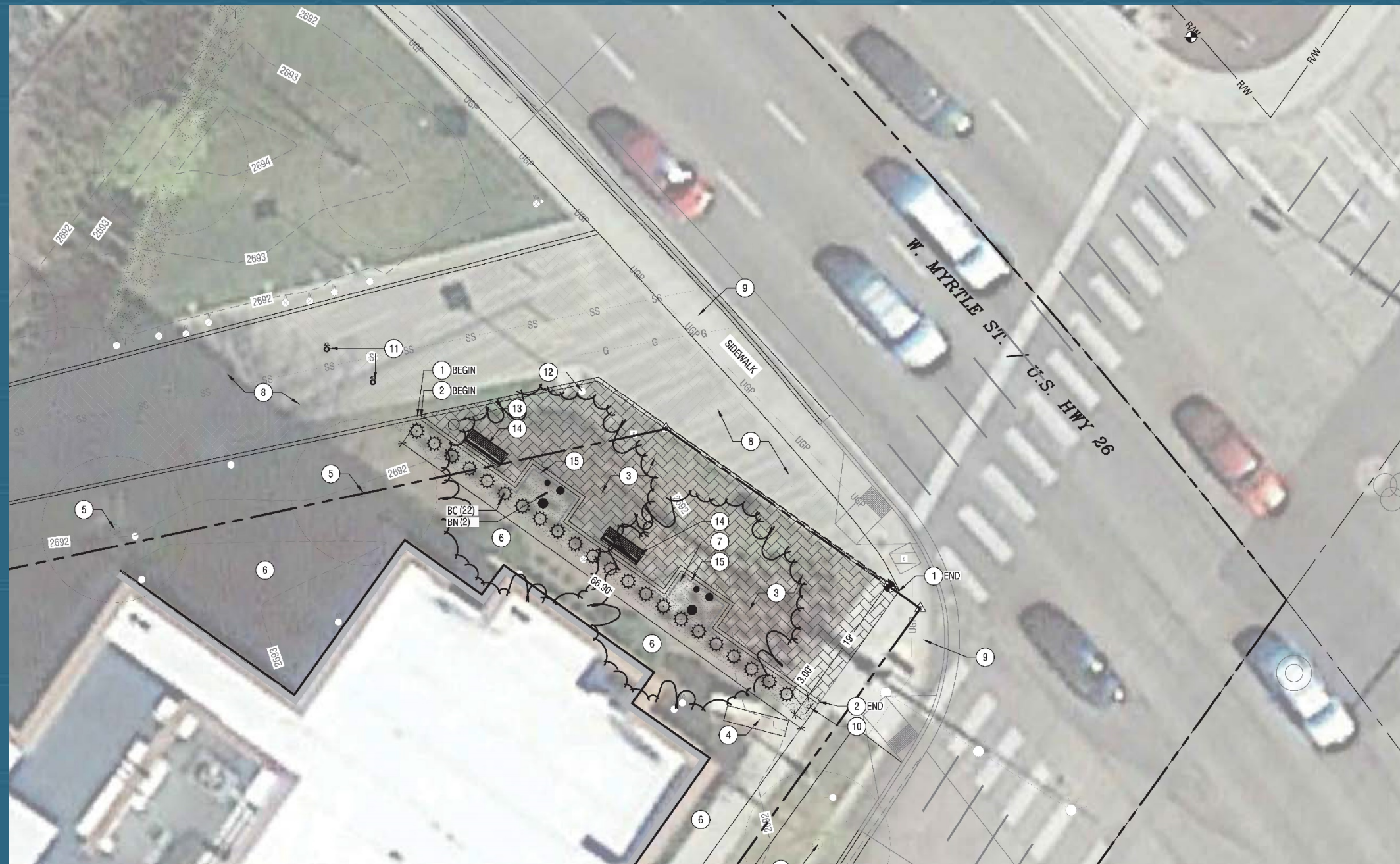
PIONEER CORNER
IMPROVEMENTS



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

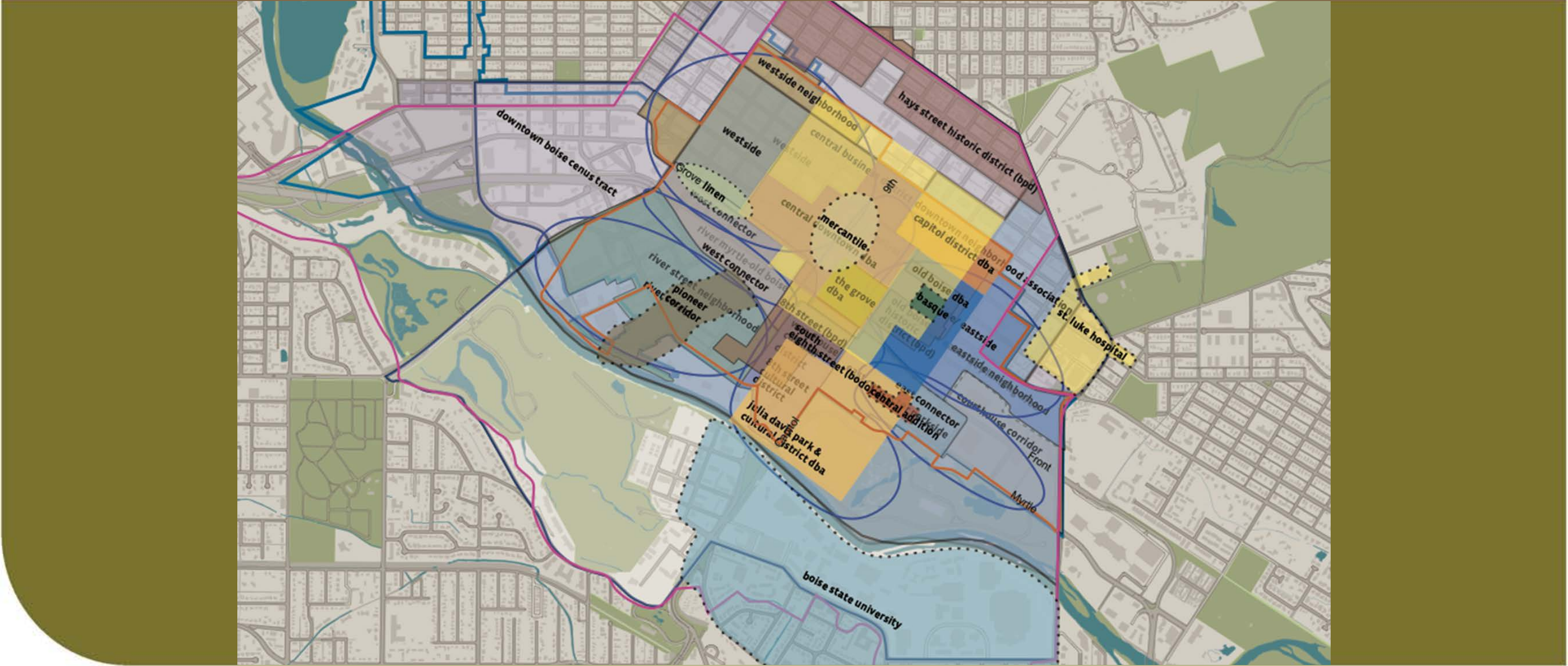
Secondary Destinations

- 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
- Halls 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

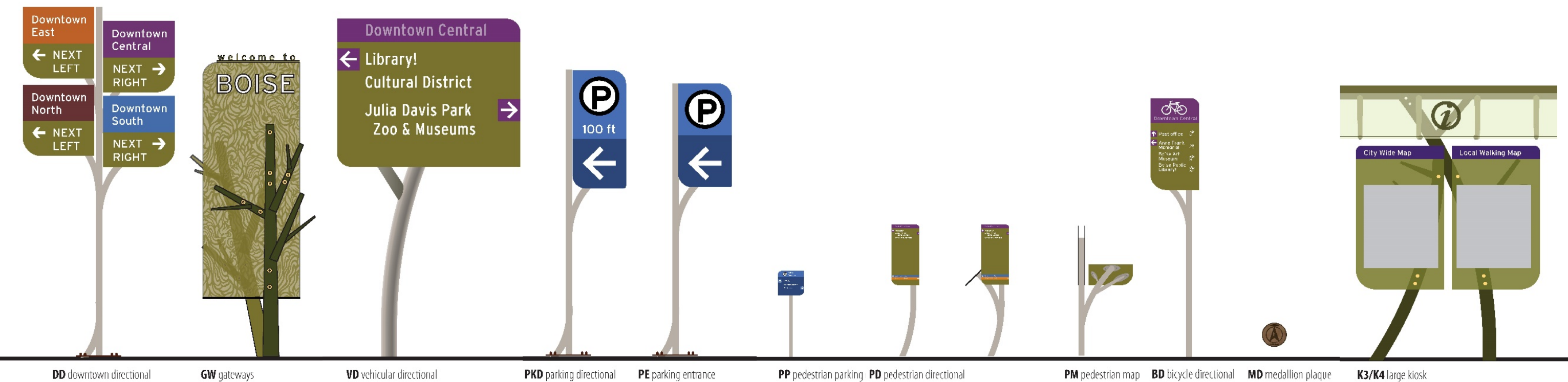
Downtown Districts & Neighborhoods



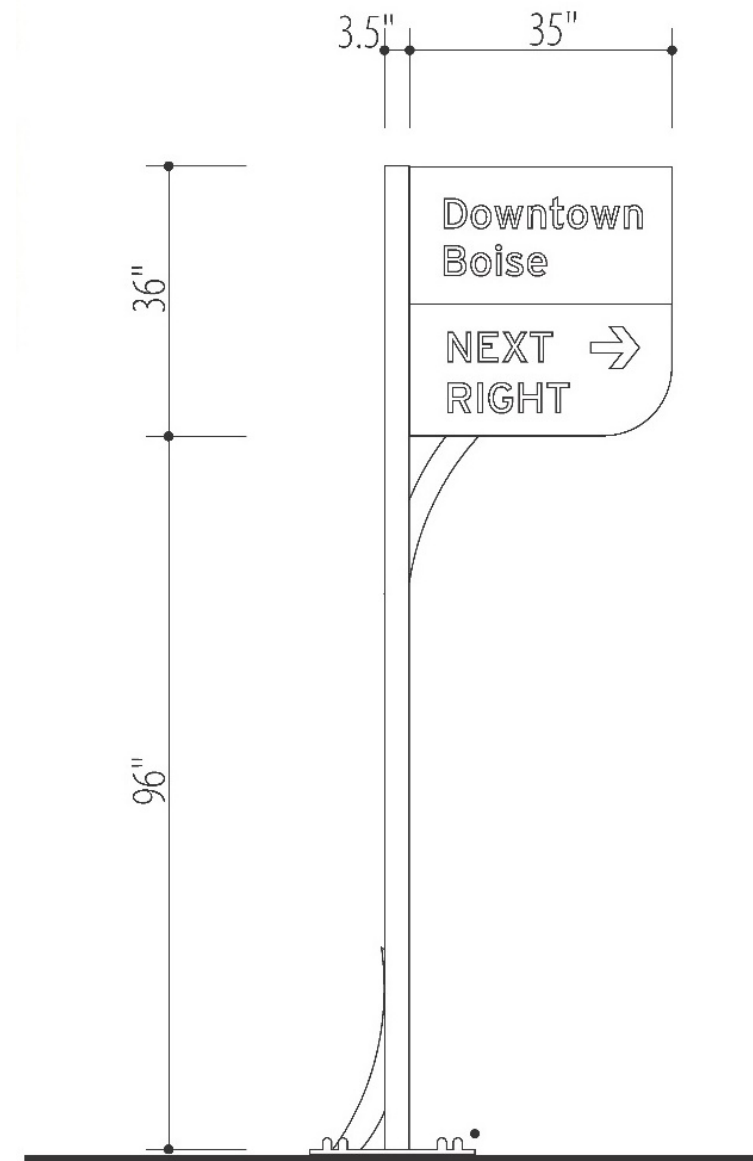
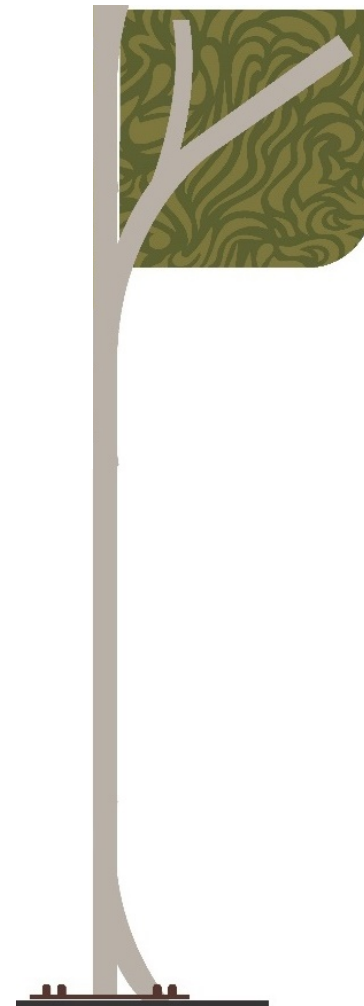
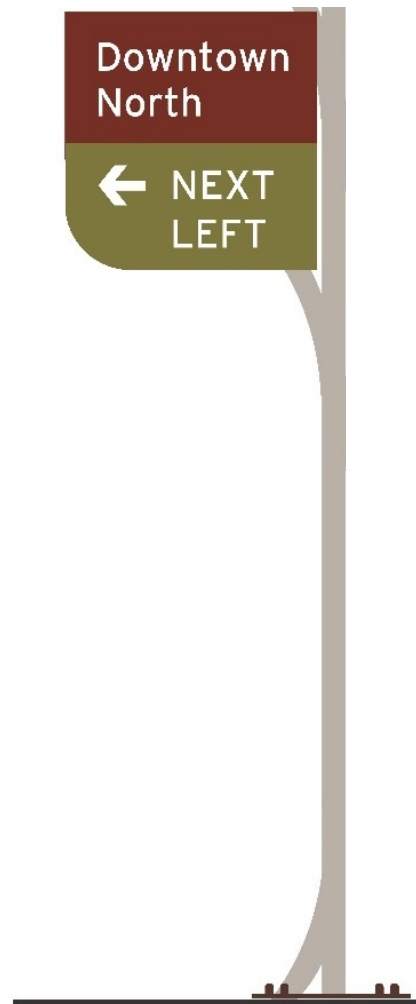
Wayfinding Zones



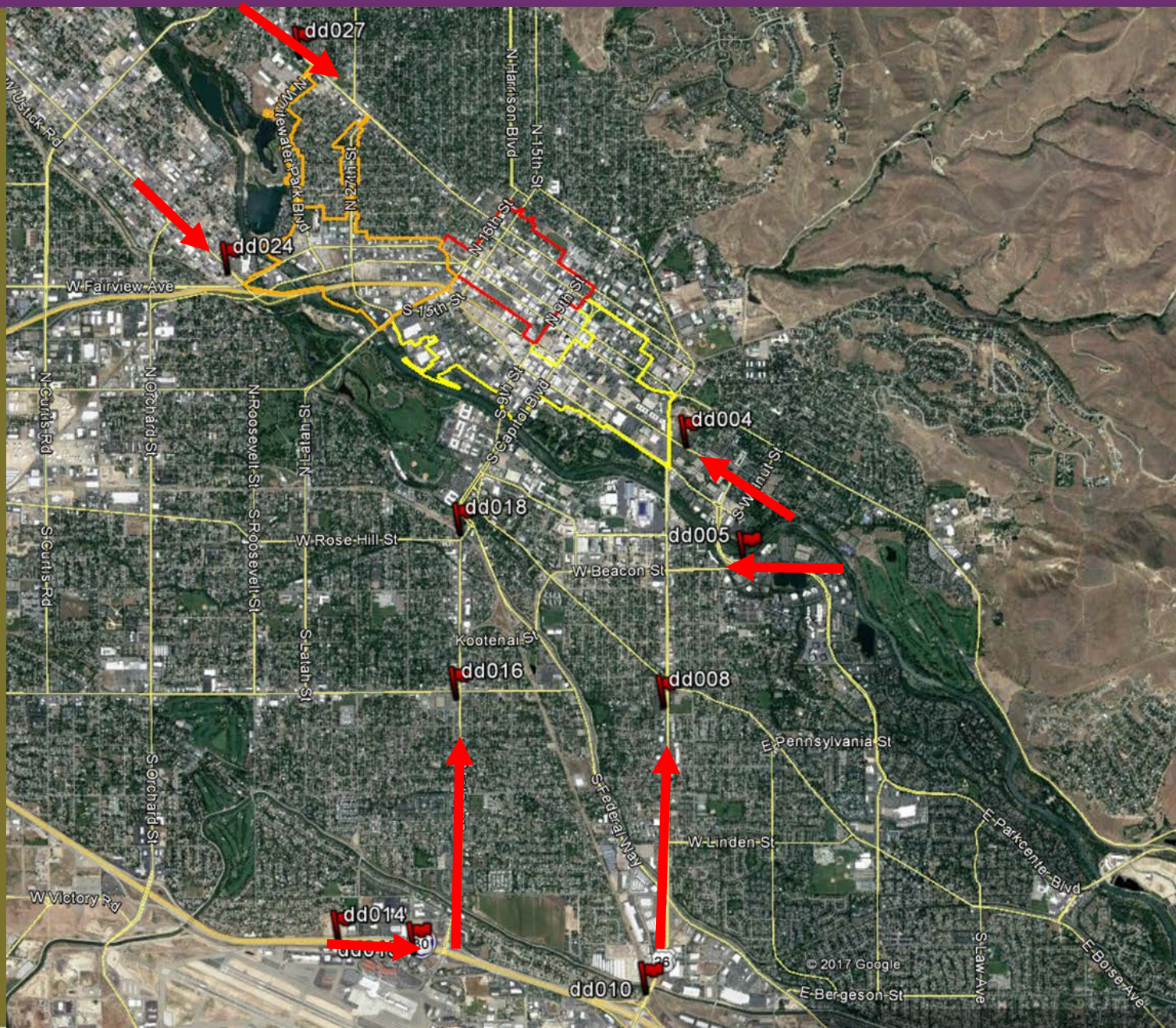
Wayfinding Elements



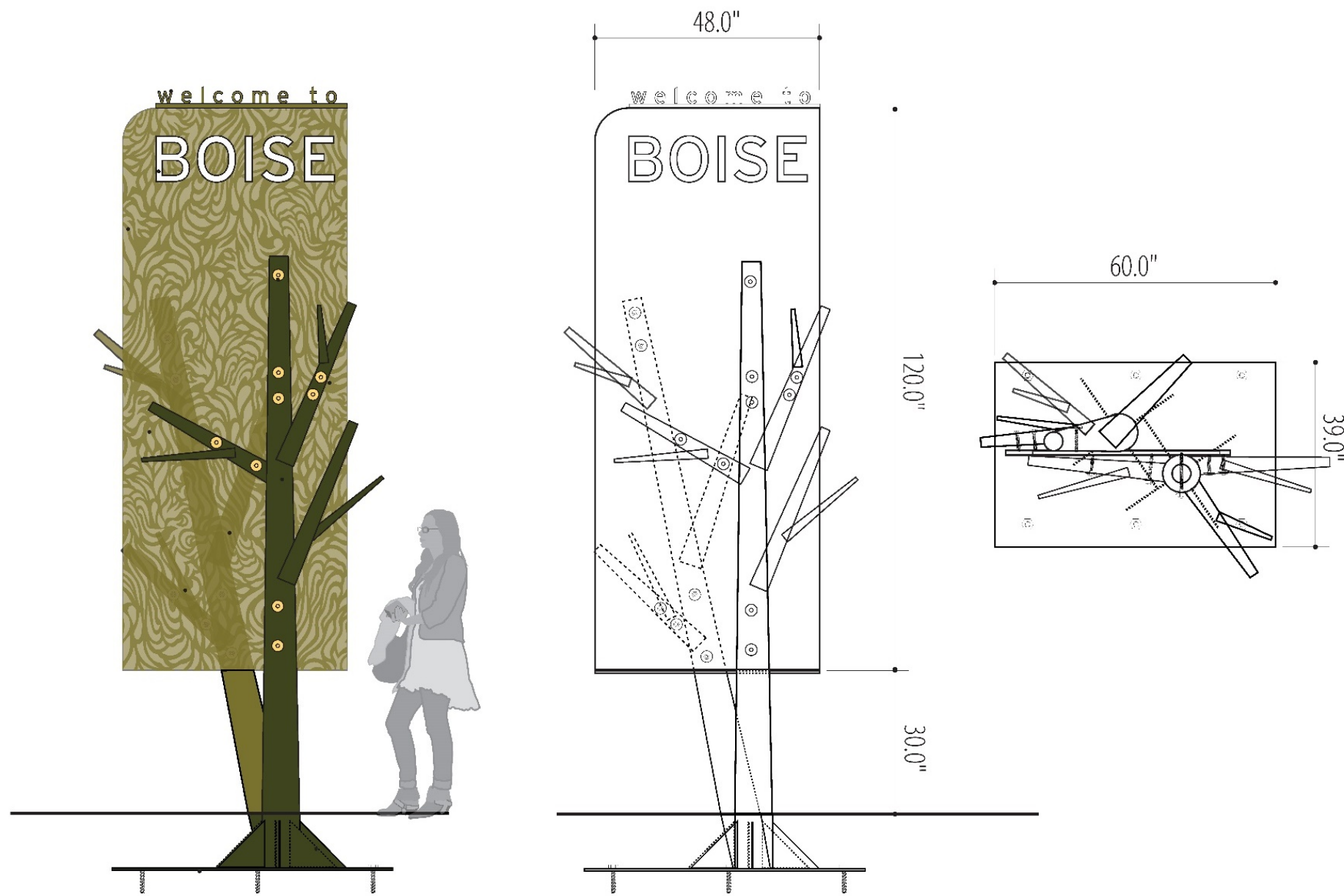
Downtown Directional Signs



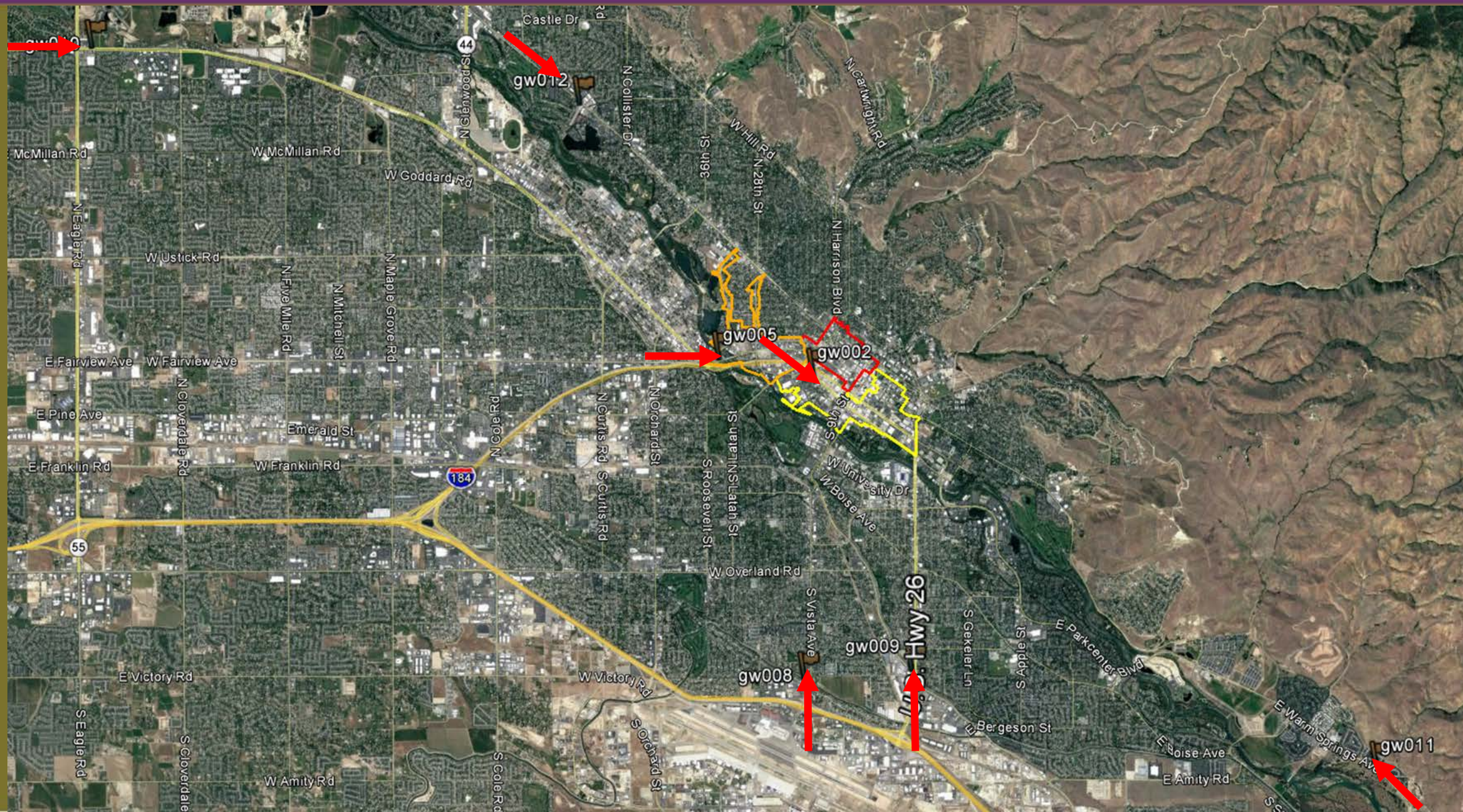
Downtown Directional Signs



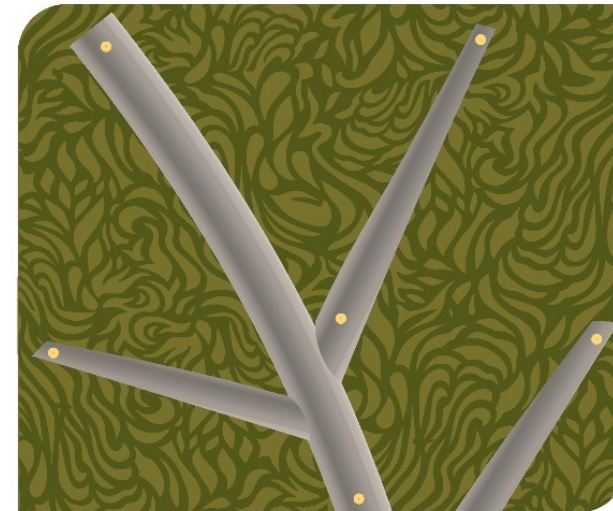
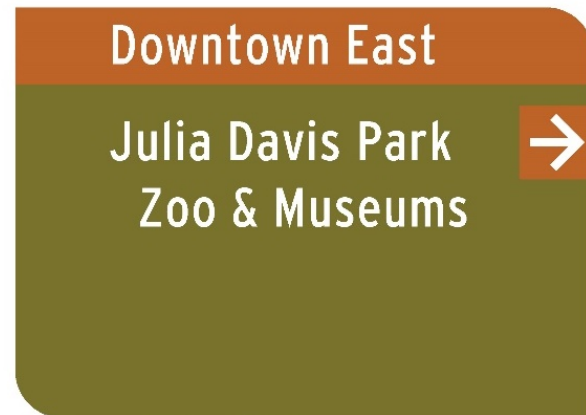
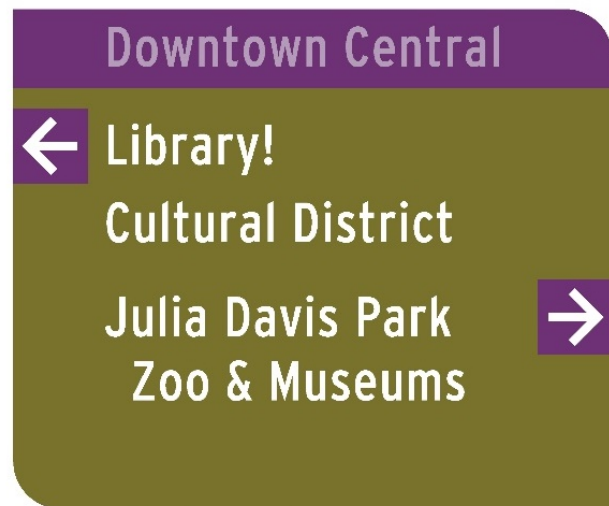
Gateway Signs



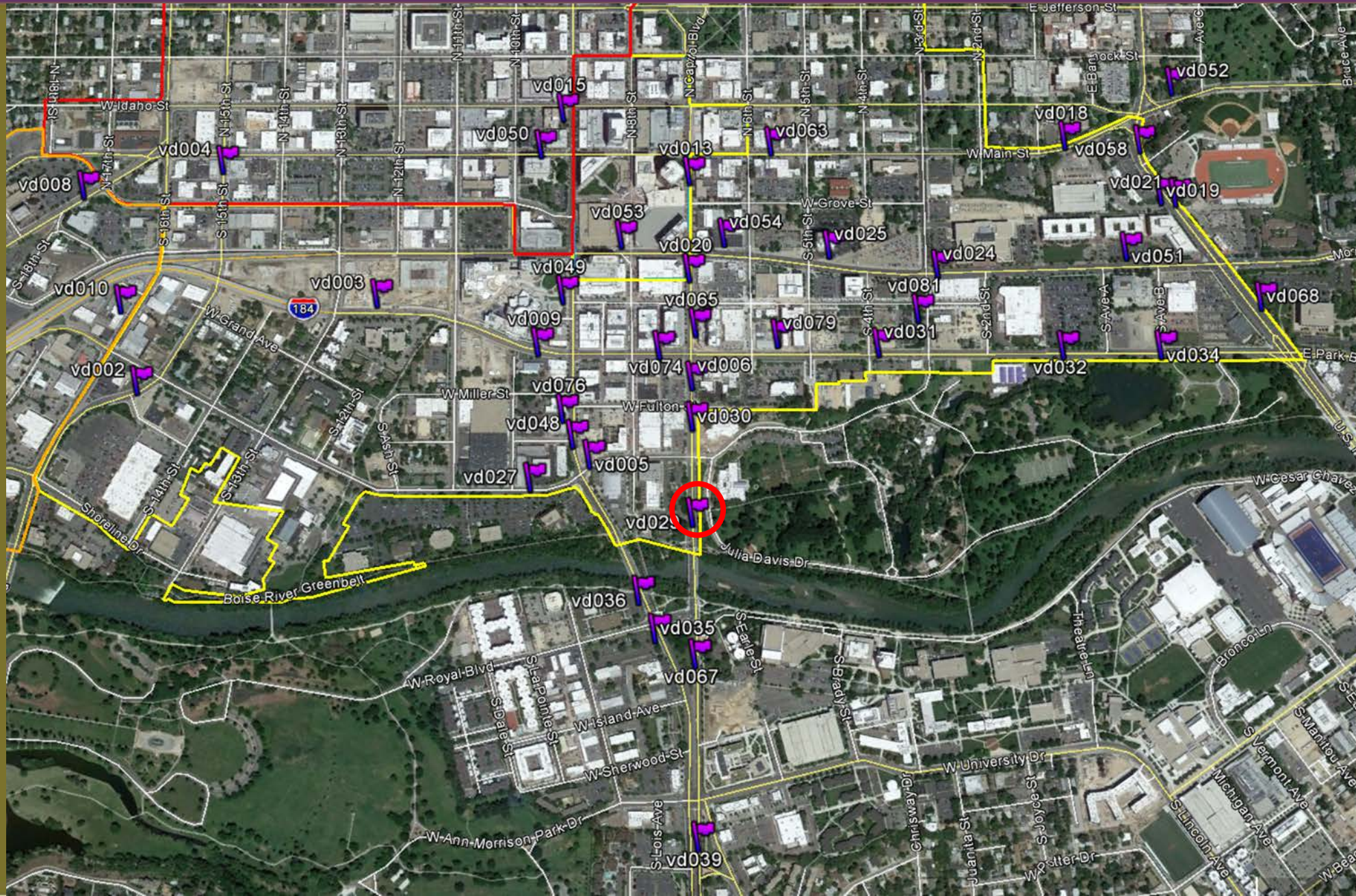
Gateway Signs



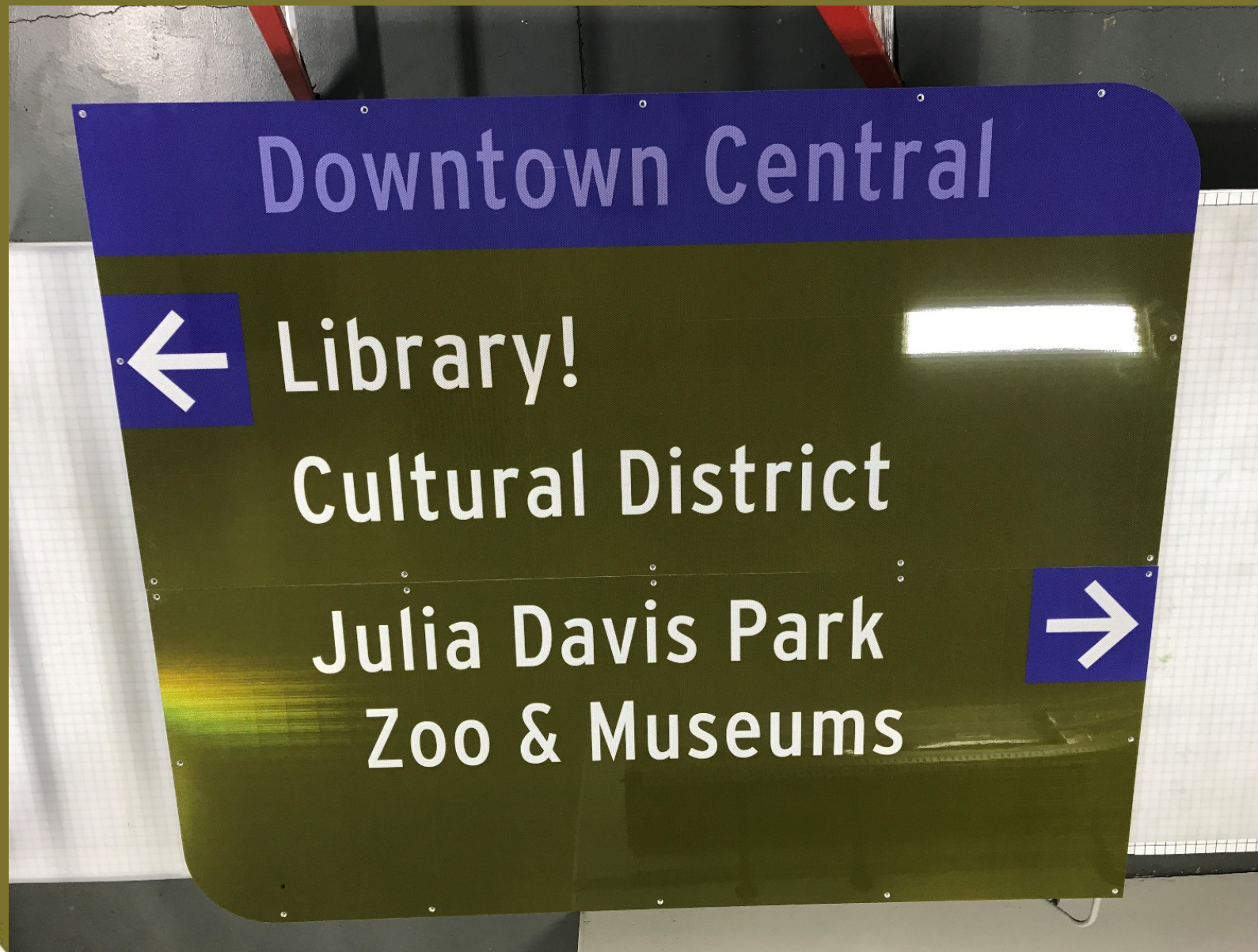
Vehicular Directional Signs



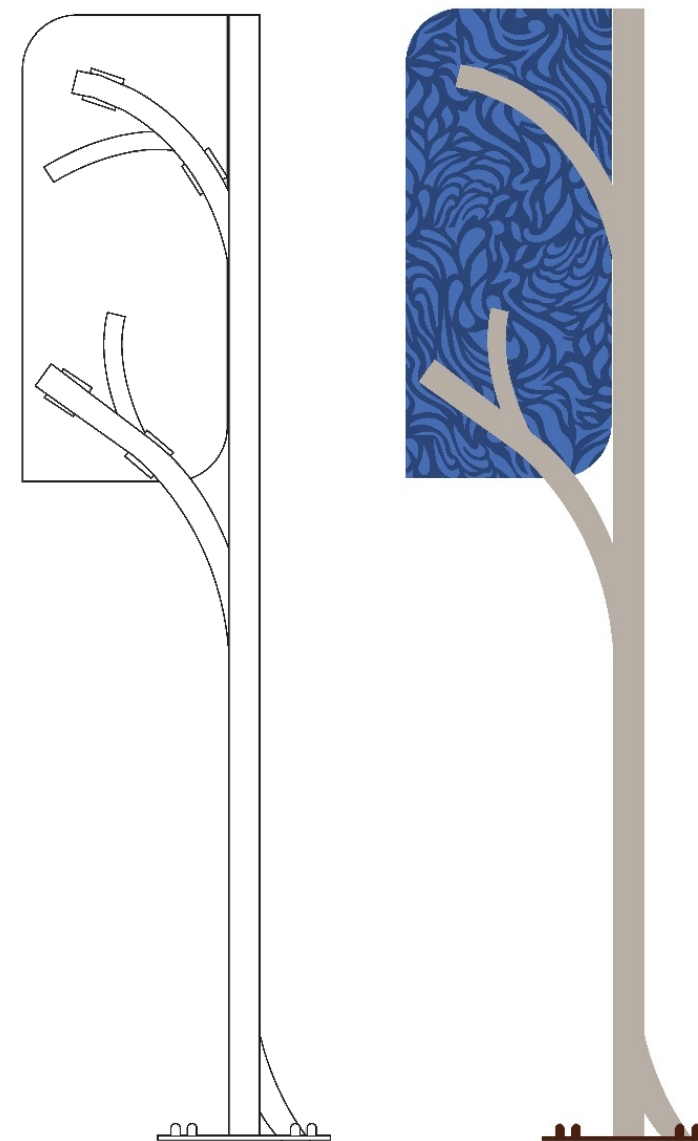
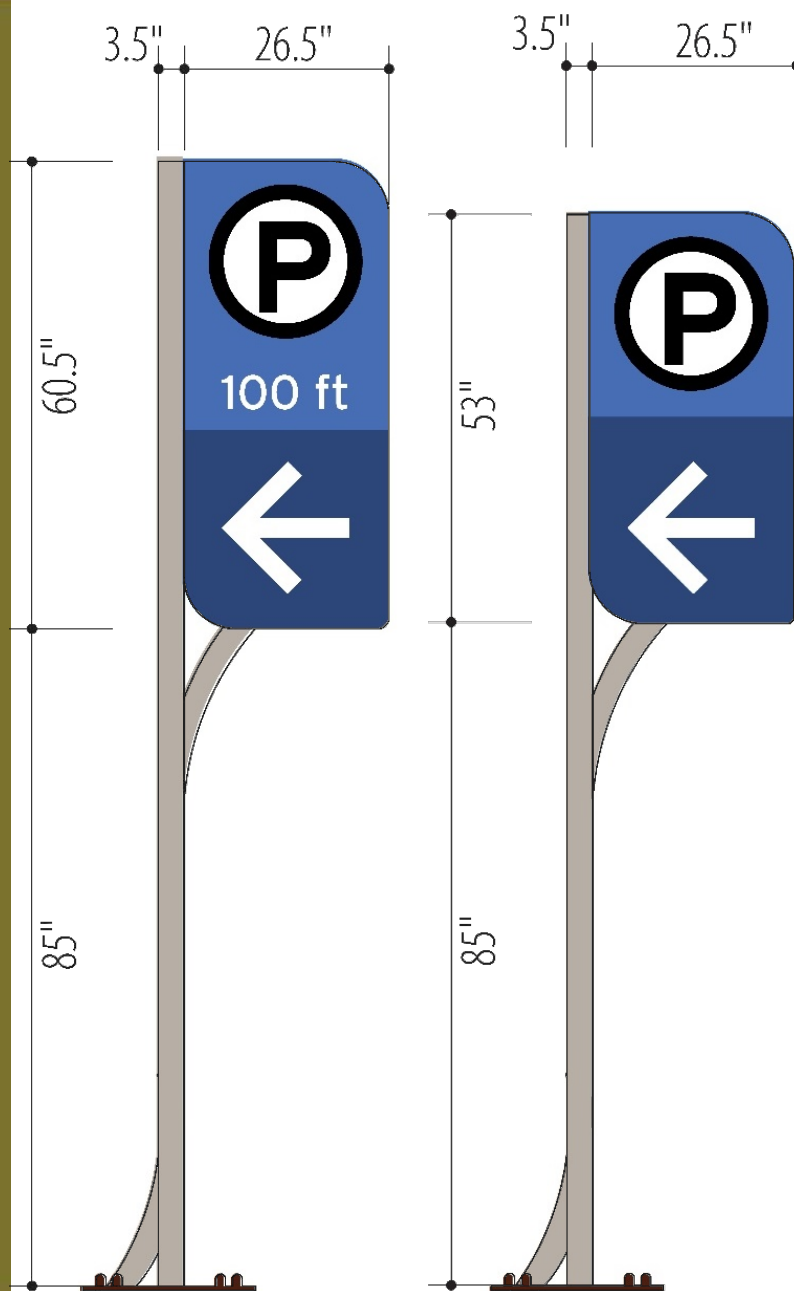
Vehicular Directional Signs



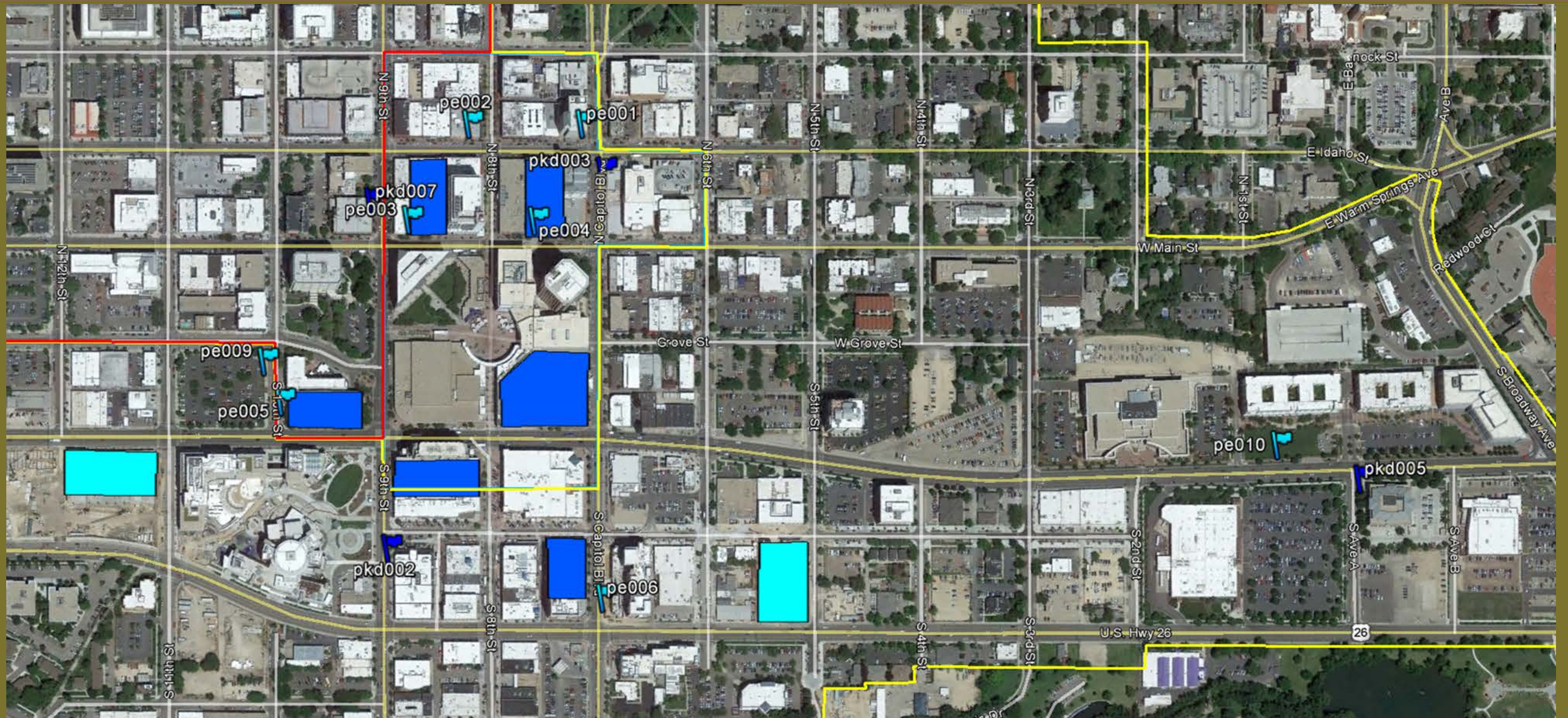
Vehicular Prototype



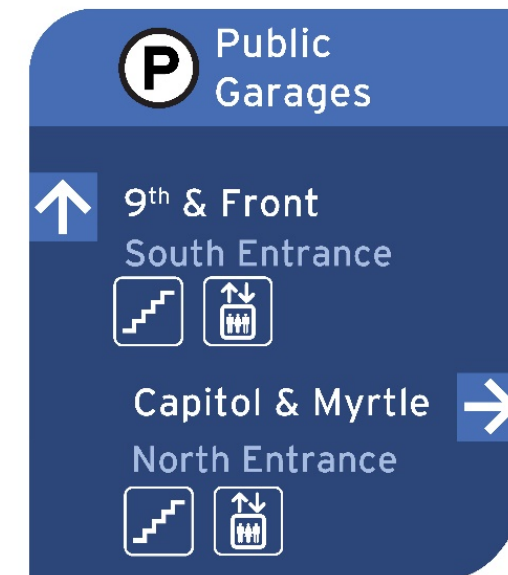
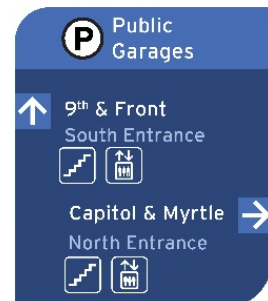
Parking Signs



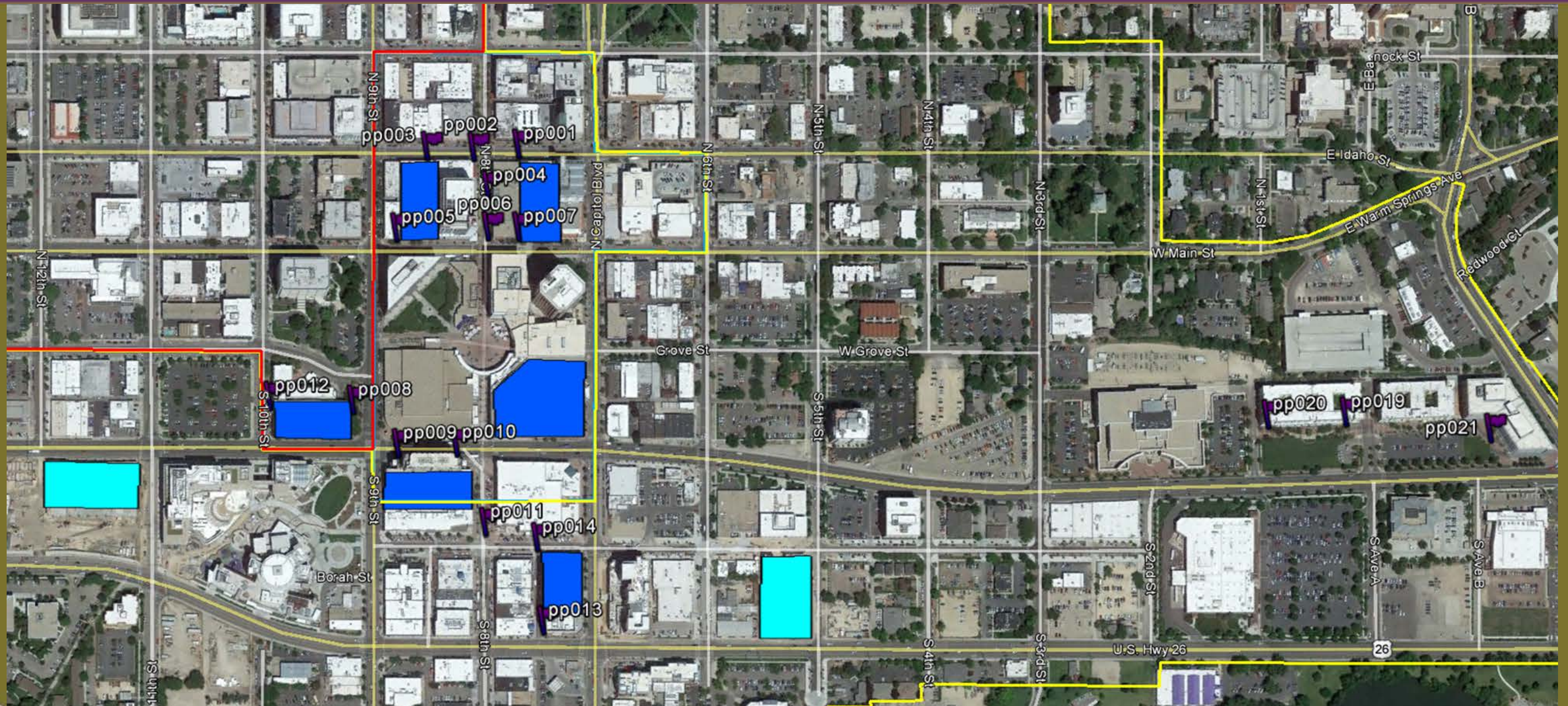
Parking Signs



Pedestrian Parking Signs



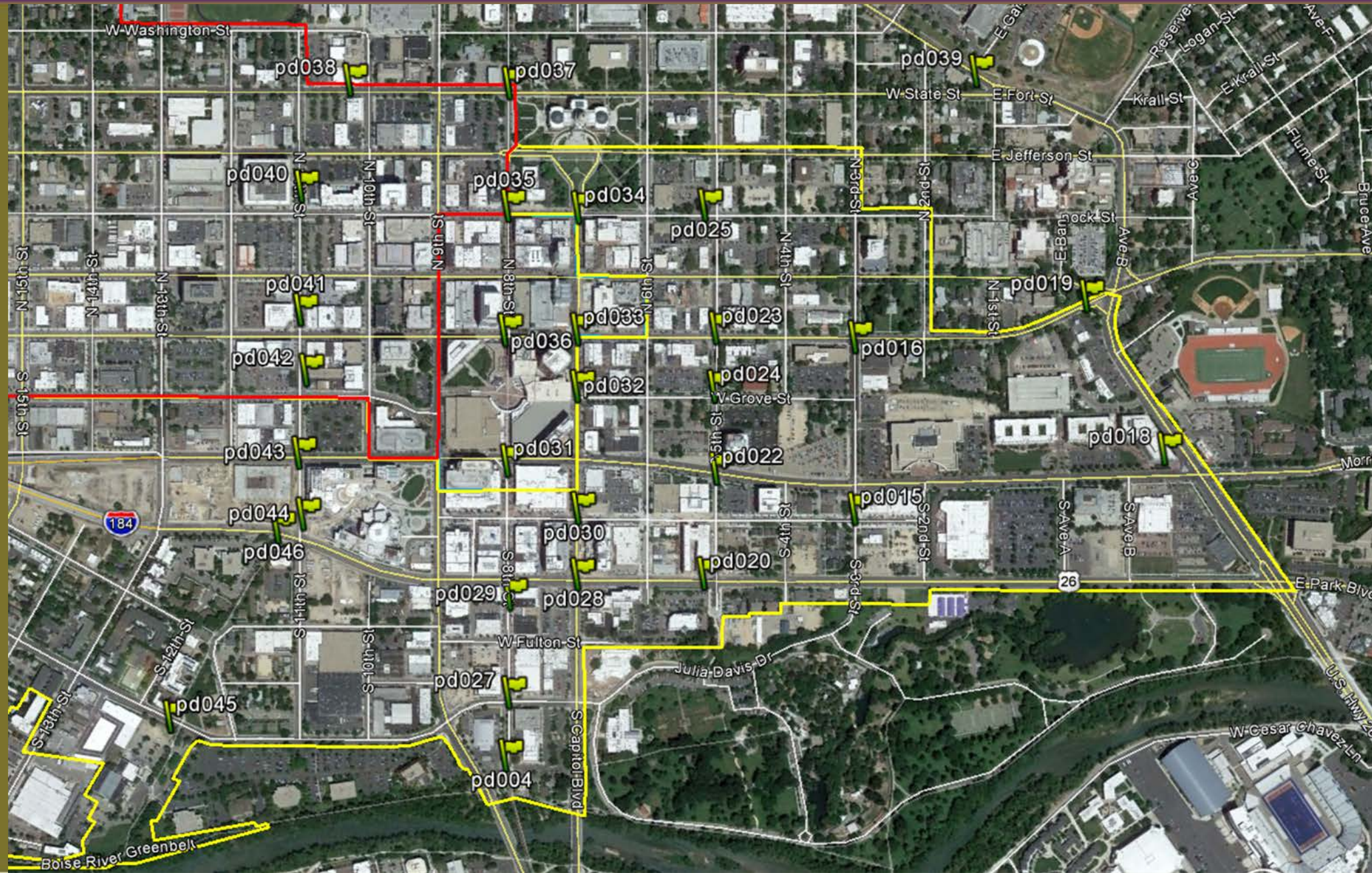
Pedestrian Parking Signs



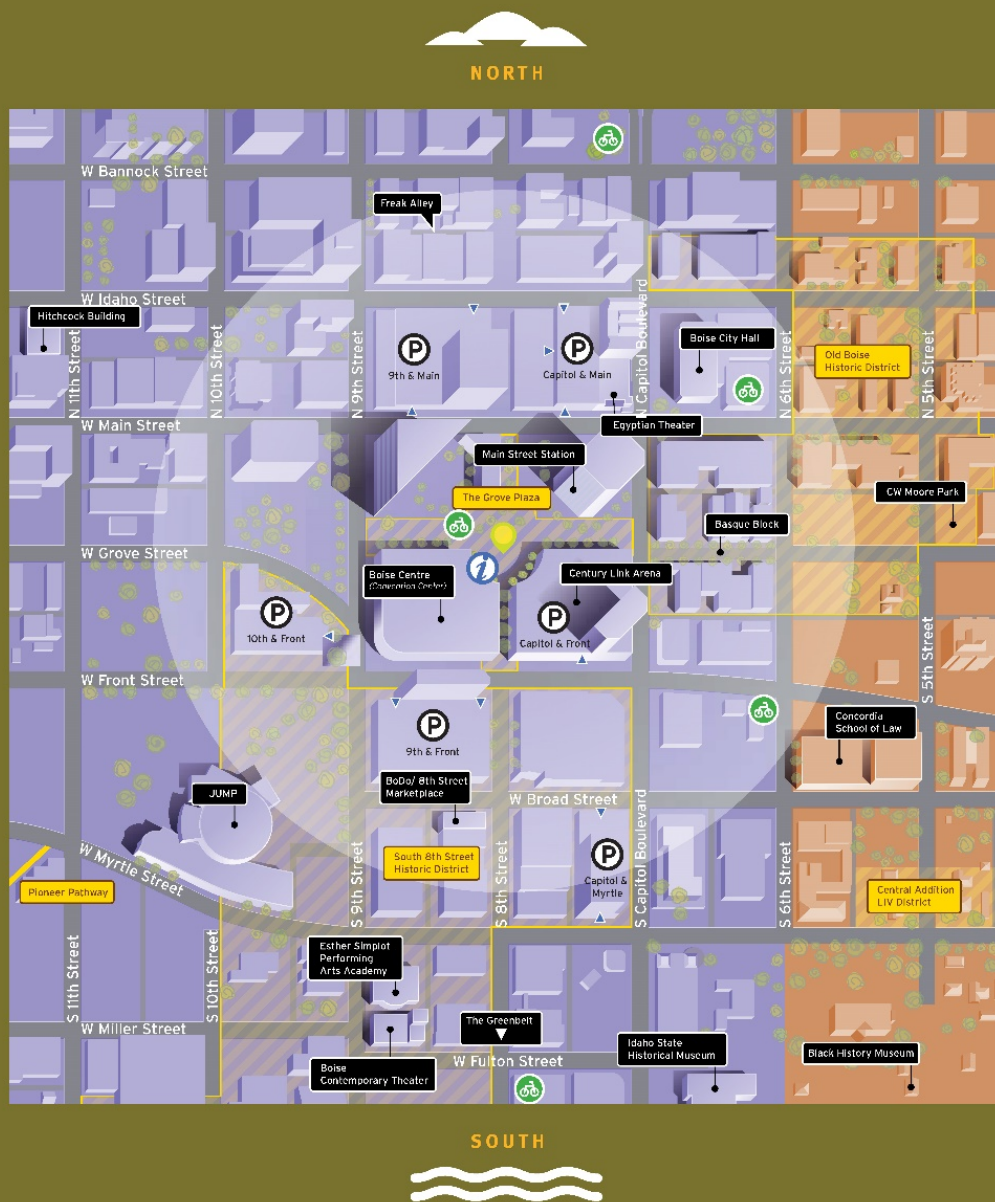
Pedestrian Directional Signs



Pedestrian Directional Signs



Pedestrian Maps

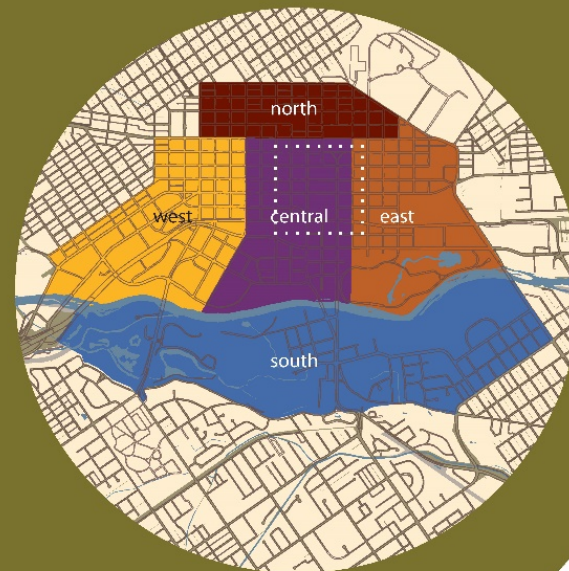


Local Map Key

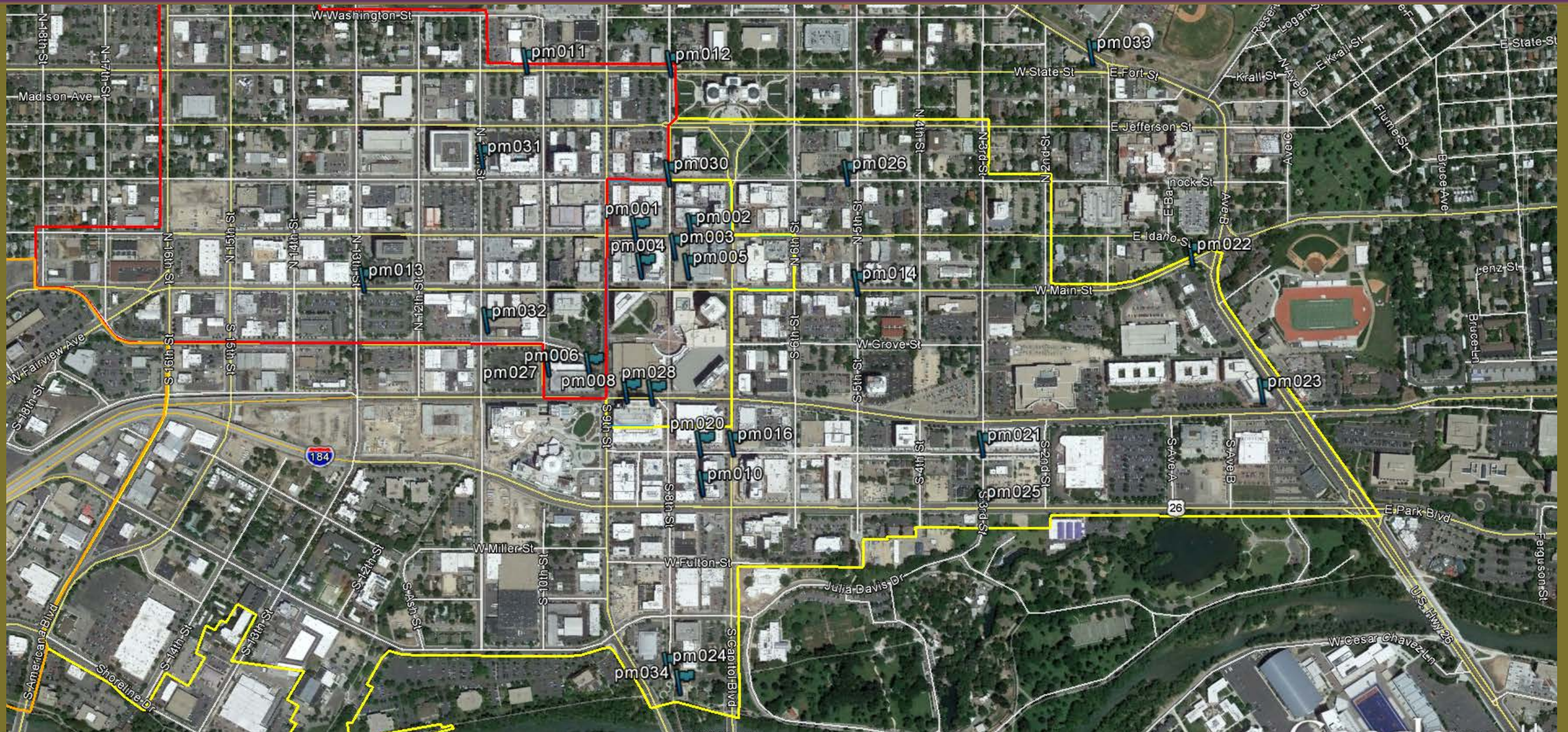
- You are here, and you are facing north which is on top of the map.
- The light circle on the map shows a 5-minute walking radius.
- 100 feet
50 meters
5 minute walk
- This arrow indicates a pedestrian entrance into the parking garage.
- Downtown Central
- Downtown East
- District
- Destination structure
- 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.



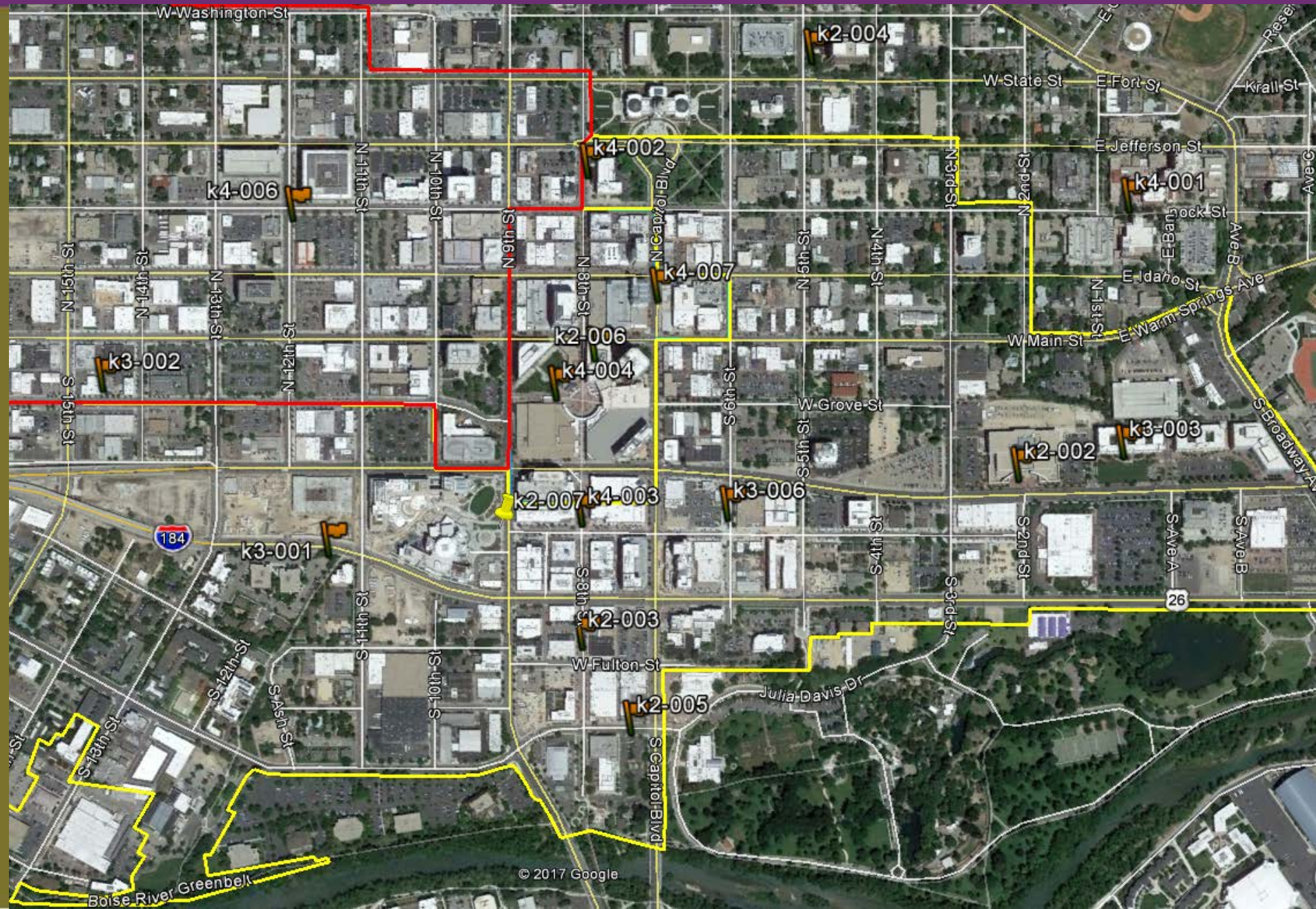
Pedestrian Maps



Kiosks



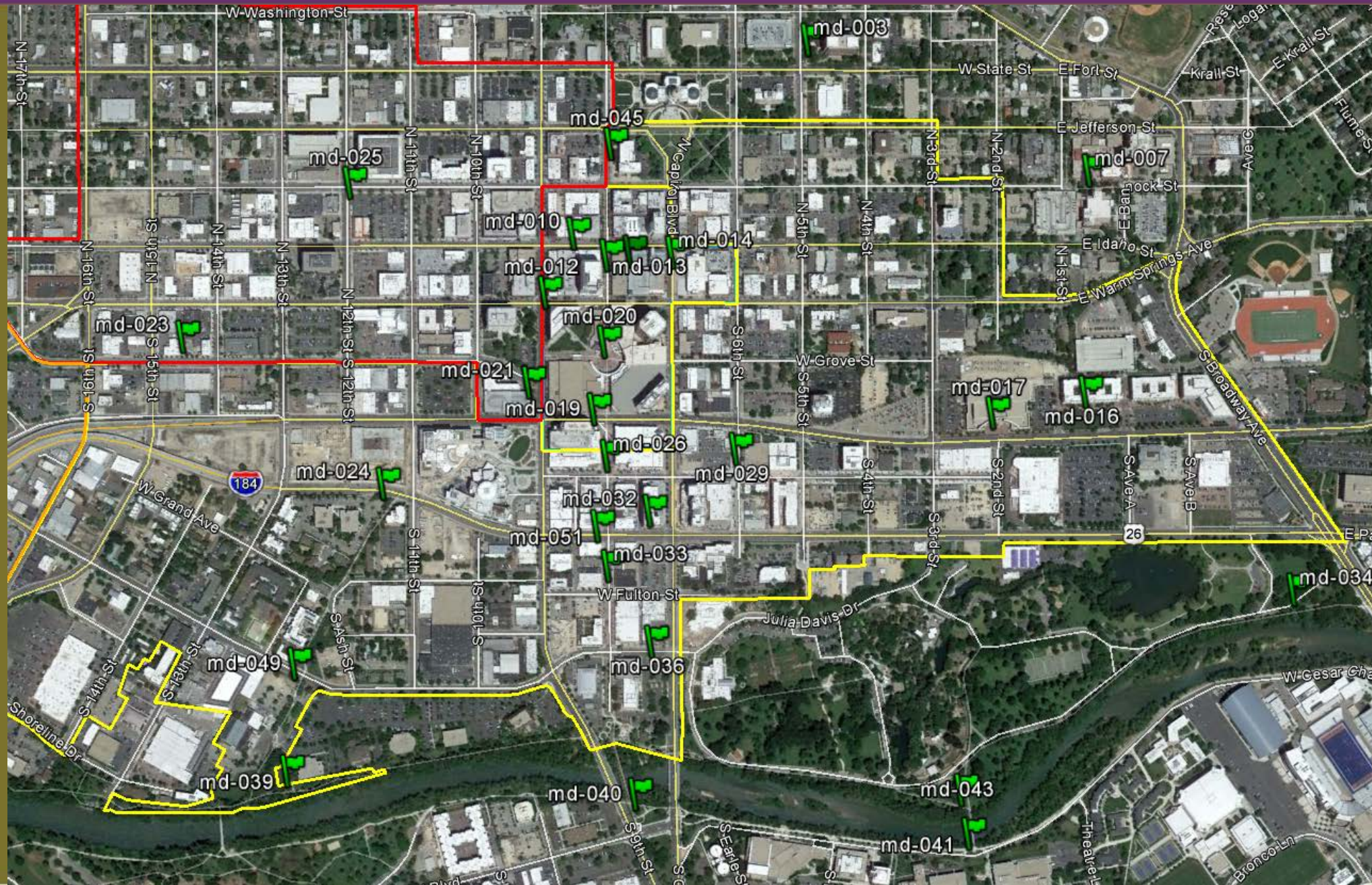
Kiosks



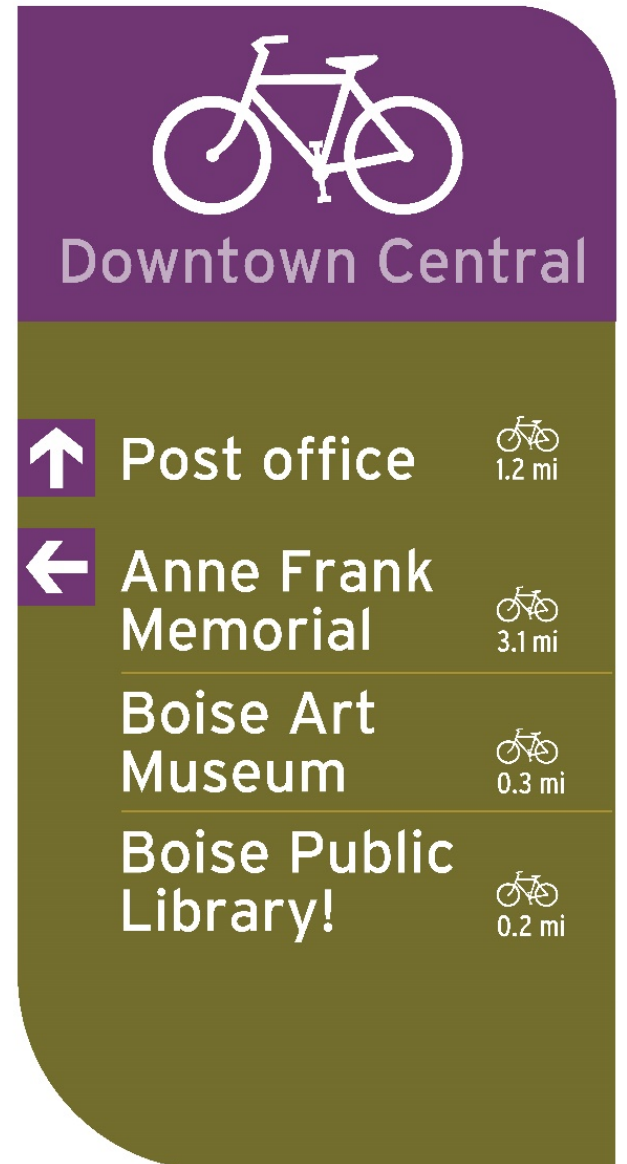
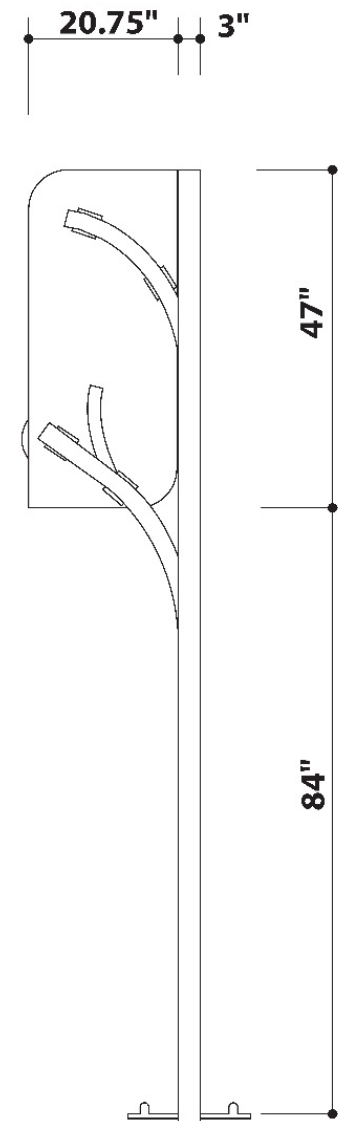
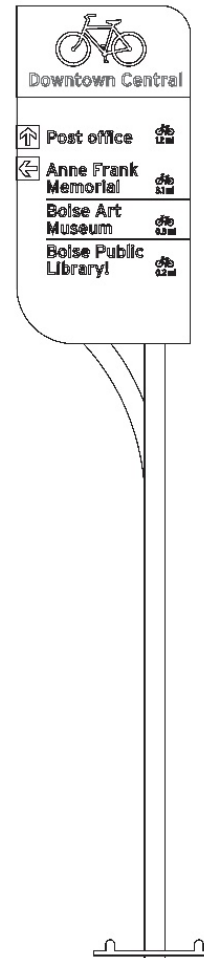
Compass Medallions



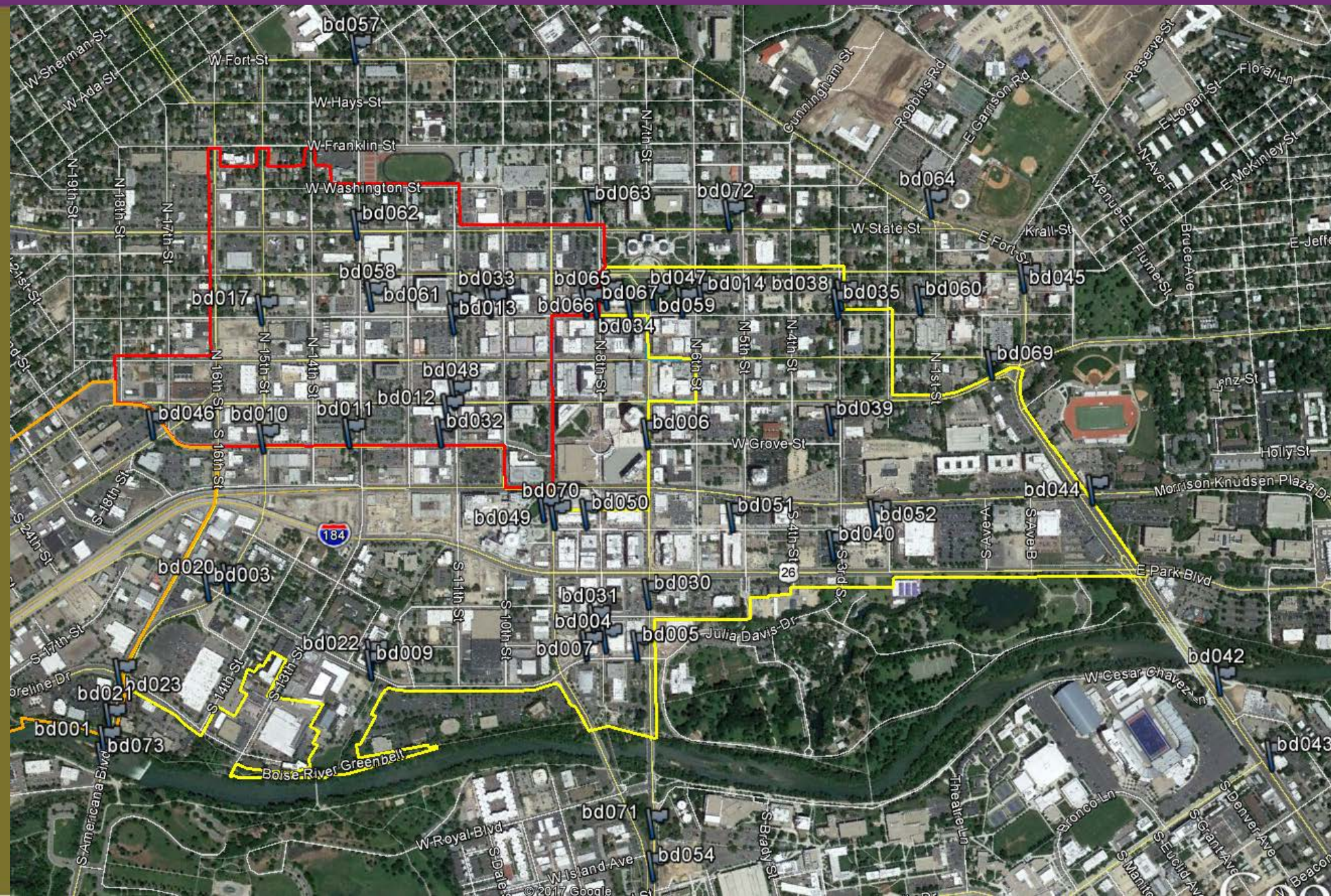
Compass Medallions



Bicycle Directional Signs



Bicycle Directional Signs



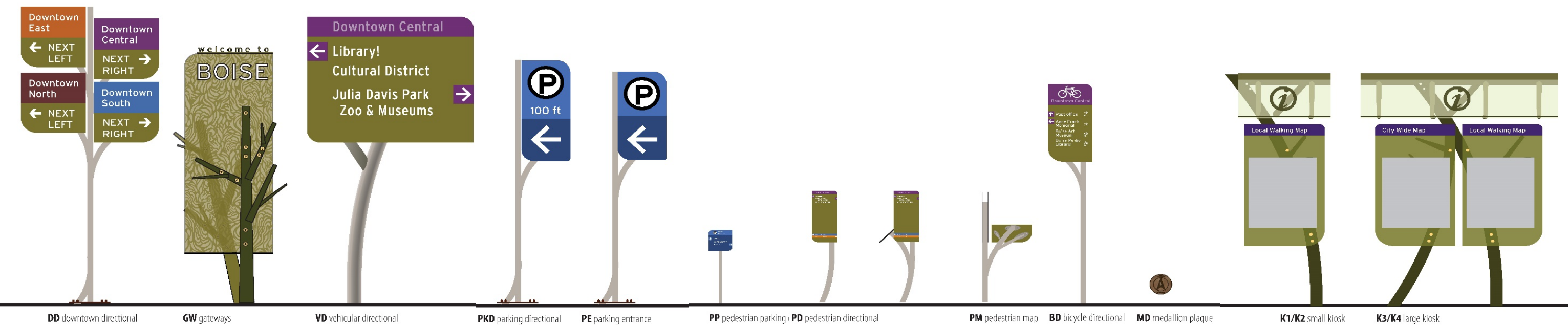
Project Cost Estimate

	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

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
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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

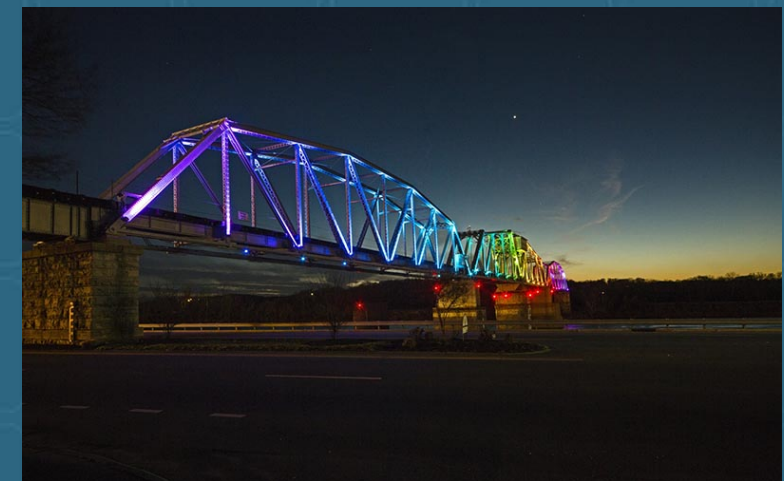
2018 Simplot Alley Improvements

2020 Streetscape Improvements

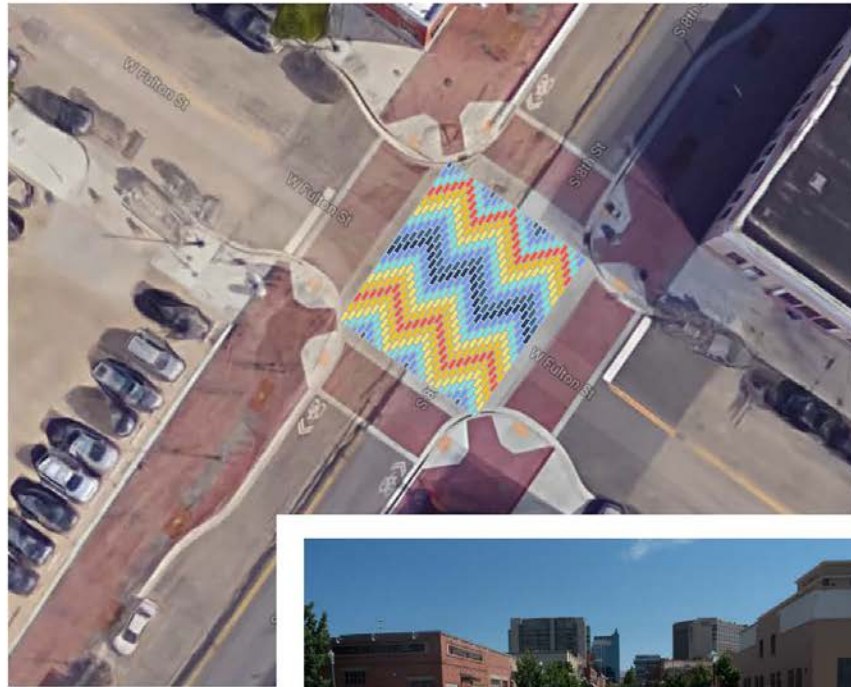
2018 Intersection Mural and Overhead Infrastructure

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

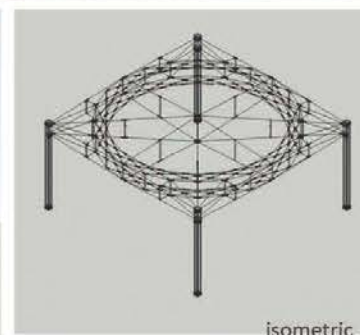
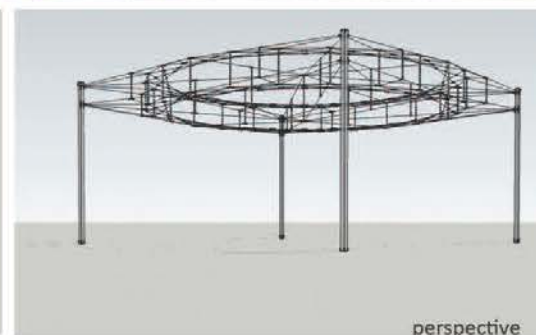
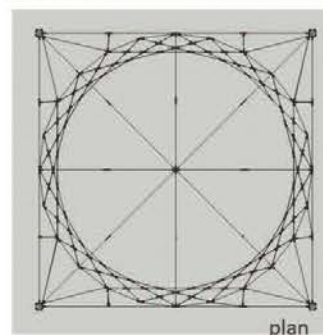


JASON KEEBLE

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

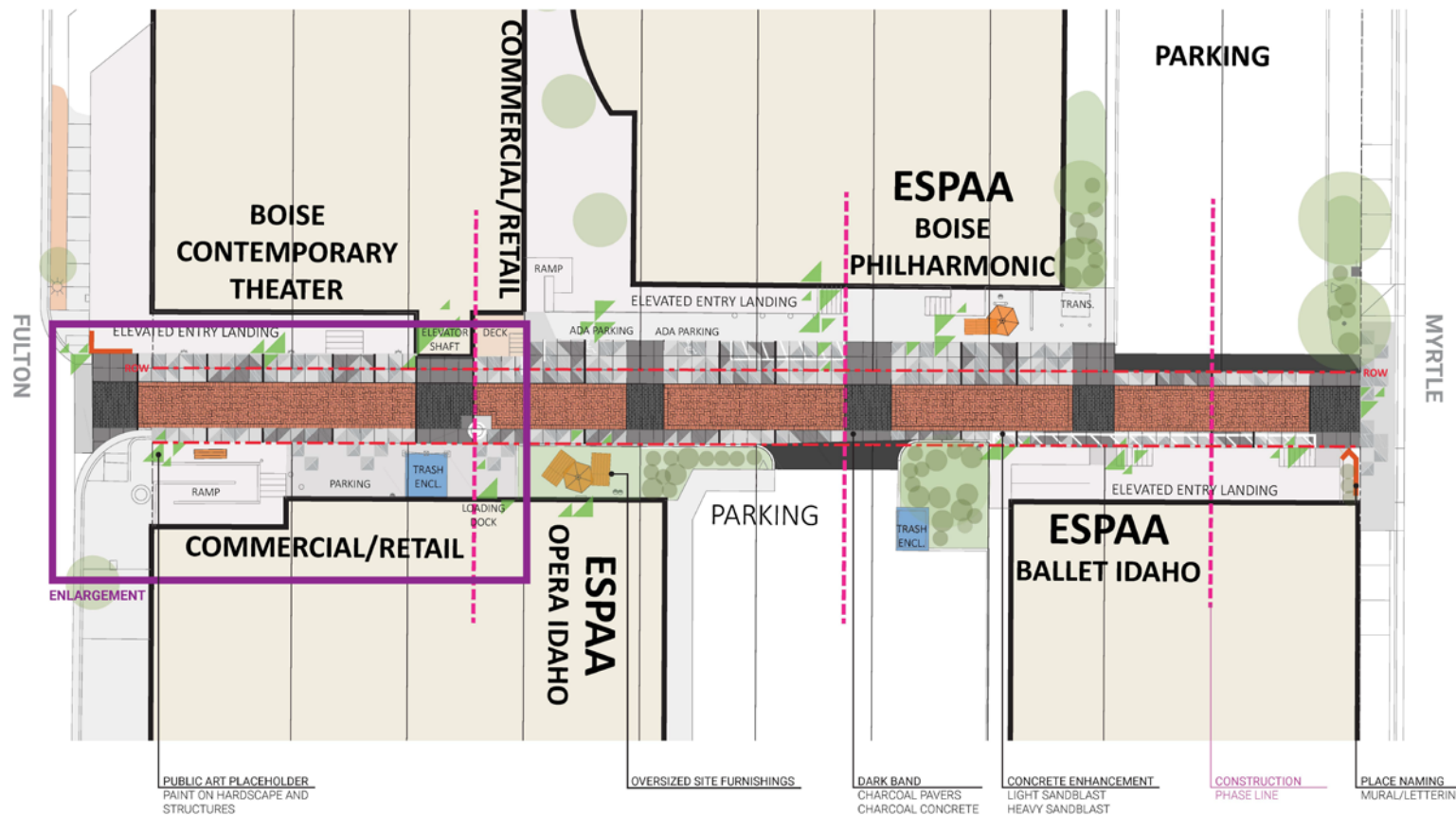


Schematic Design for a
circular tensile structure at
8th and Fulton Streets

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

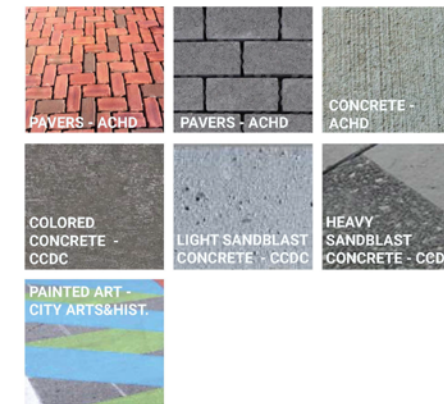


SIMPLOT ALLEY

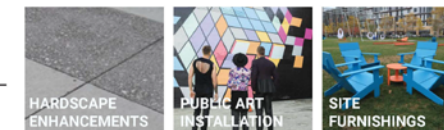
PLACEMAKING PROJECT



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?

AGENDA

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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

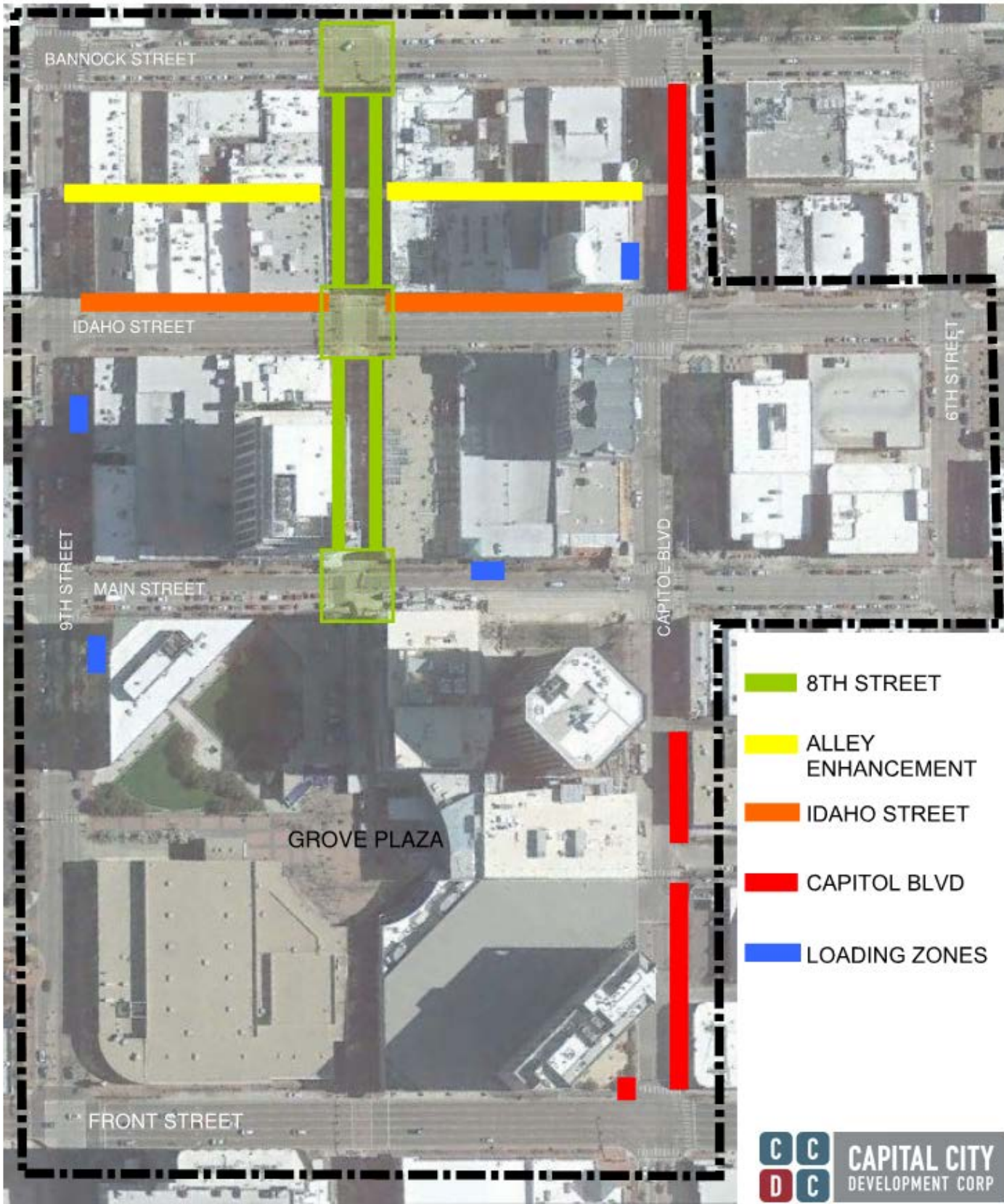
DISTRICT CLOSED

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

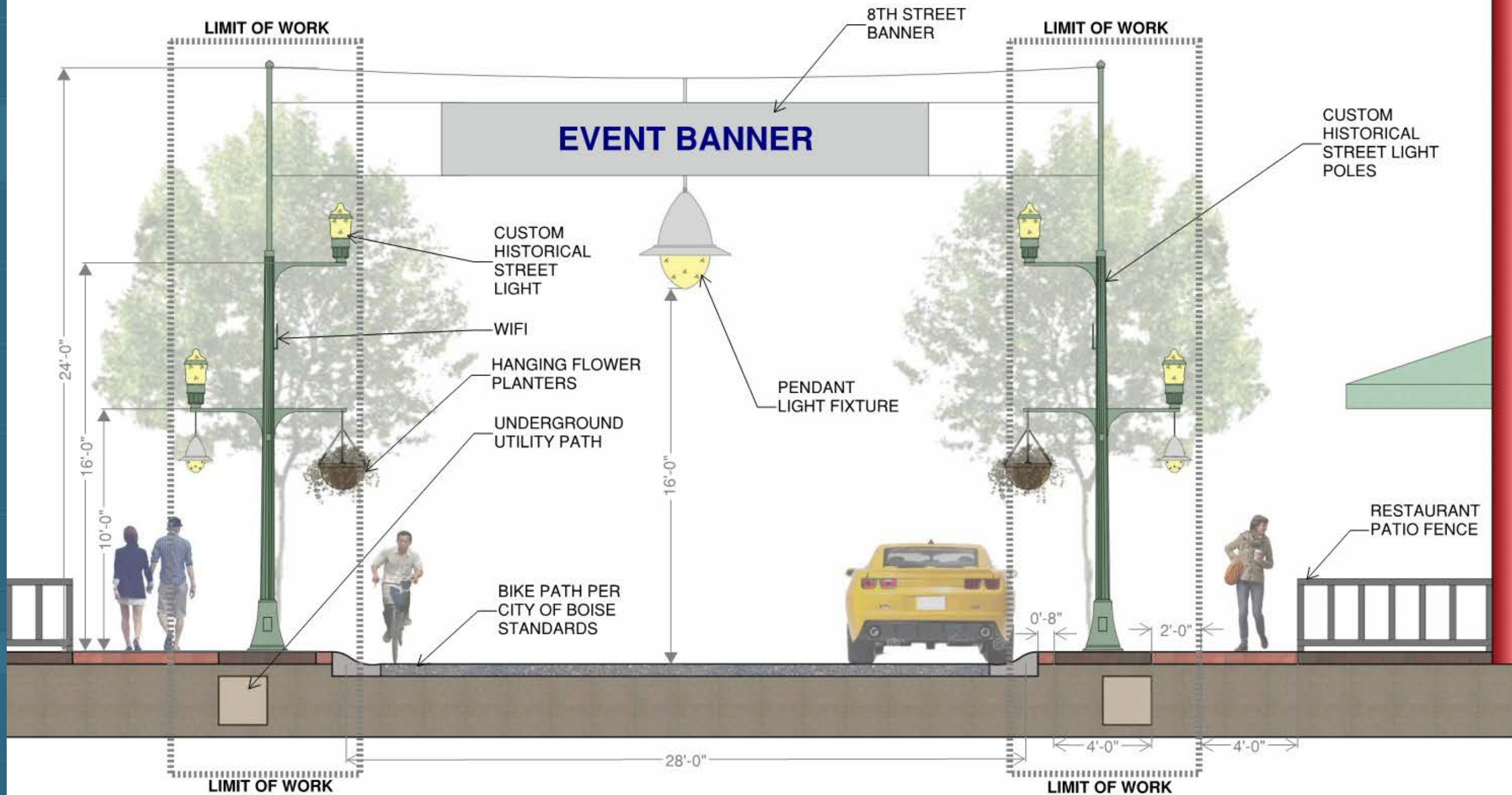
- Start Construction -March
- Phased Construction
- GMP Approval - April
- Complete – Aug/Sept

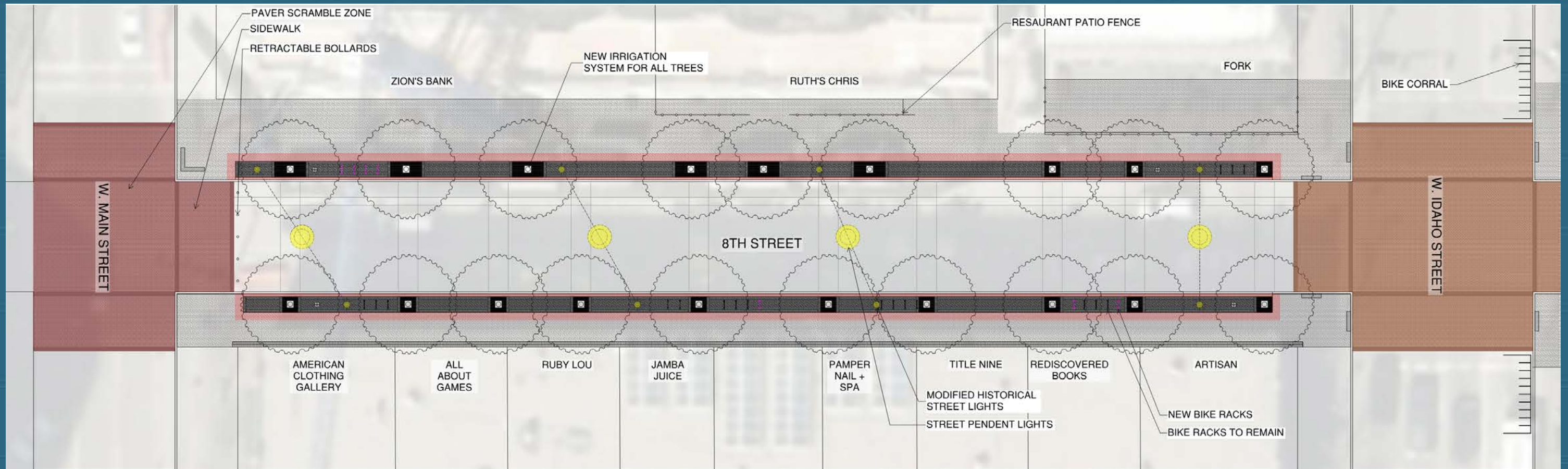


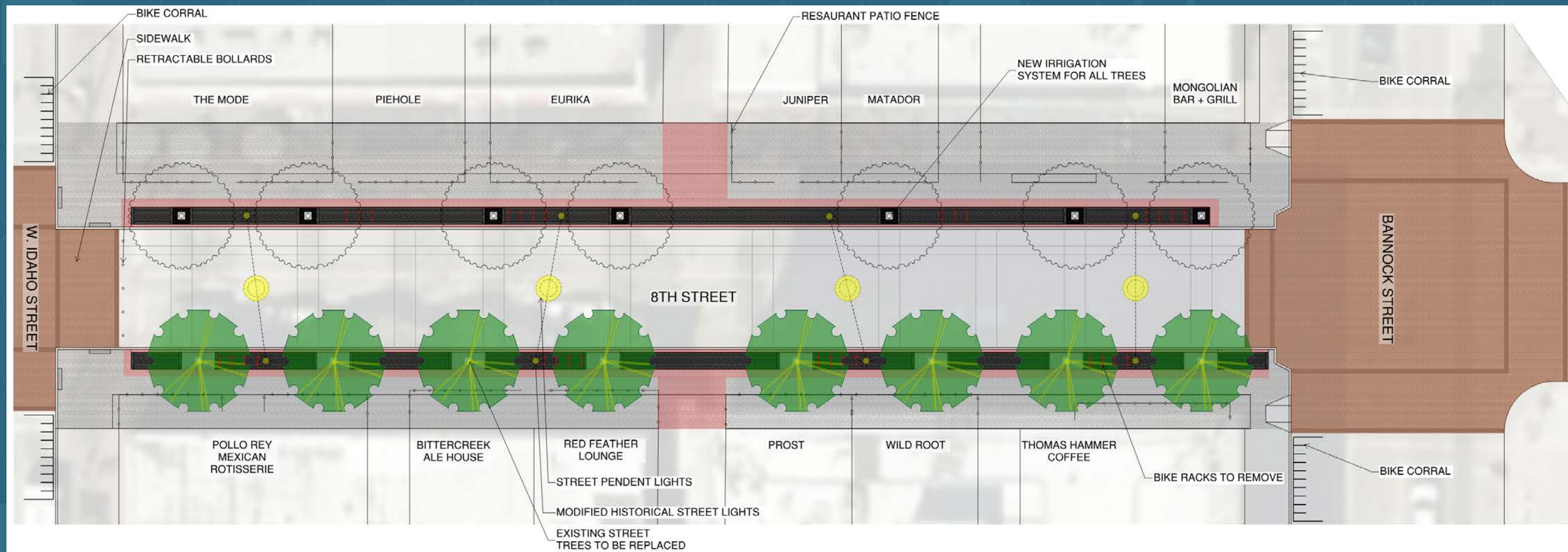
September 30,
2018

8th Street Furnishing Enhancements

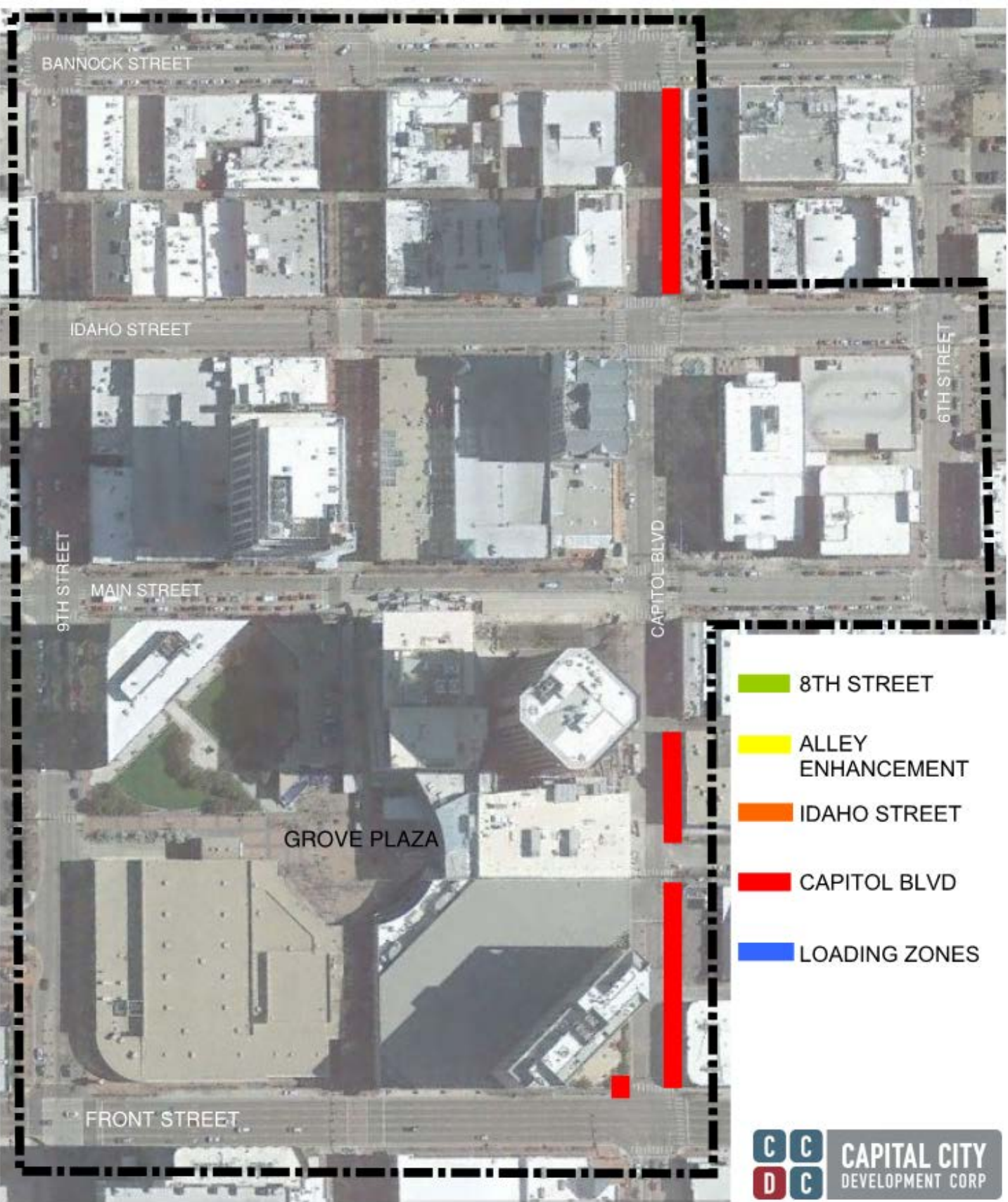








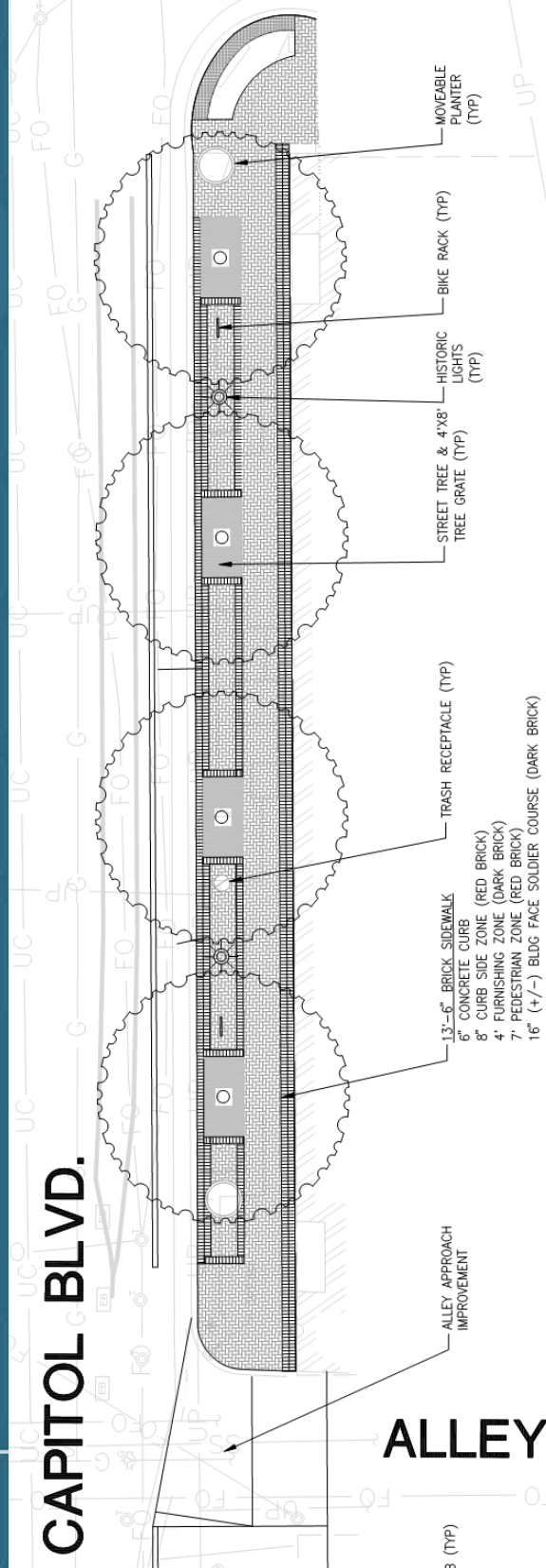
Capitol Blvd Streetscape Improvements



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)

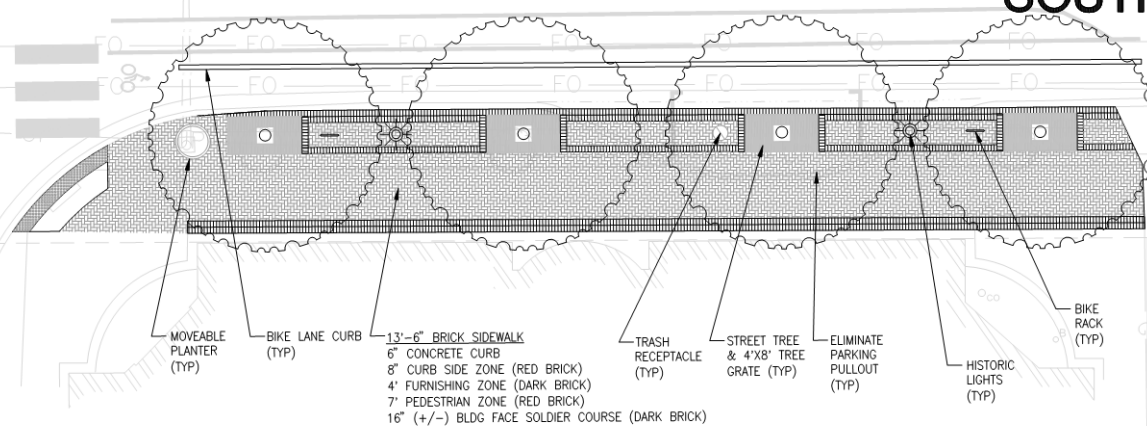
W. GROVE ST.





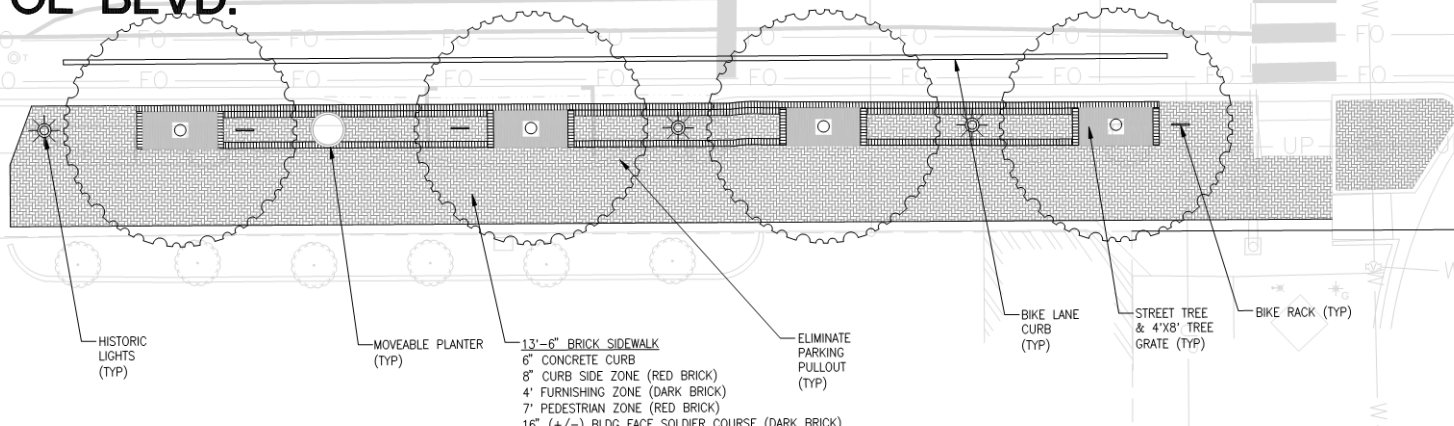
SOUTH CAPITOL BLVD.

W. FRONT ST.



ALLEY APPROACH IMPROVEMENT

W. GROVE ST.



Idaho Street Enhancements - Protected Bike lanes



9th Street to 8th Street



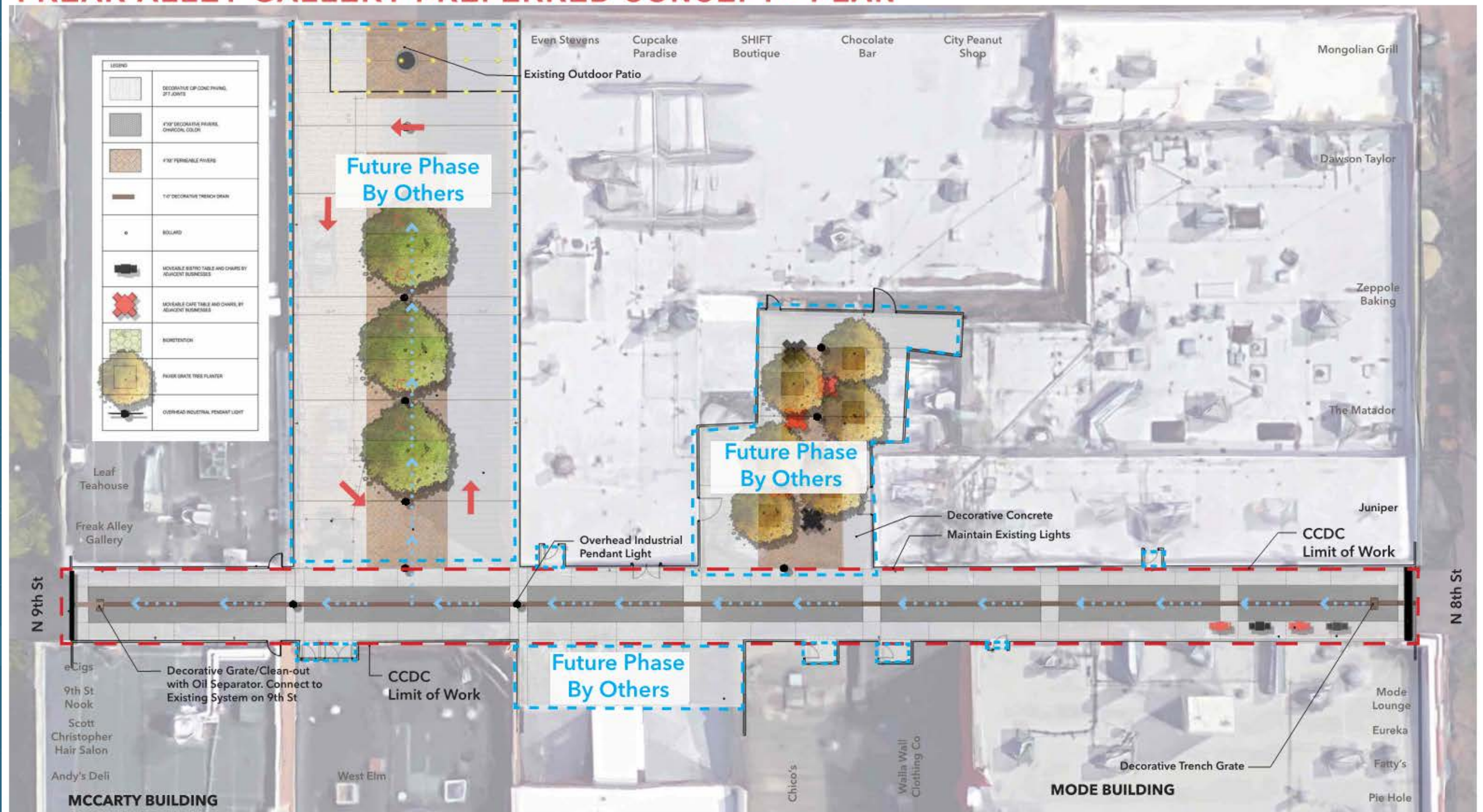
8th Street to Capitol Boulevard



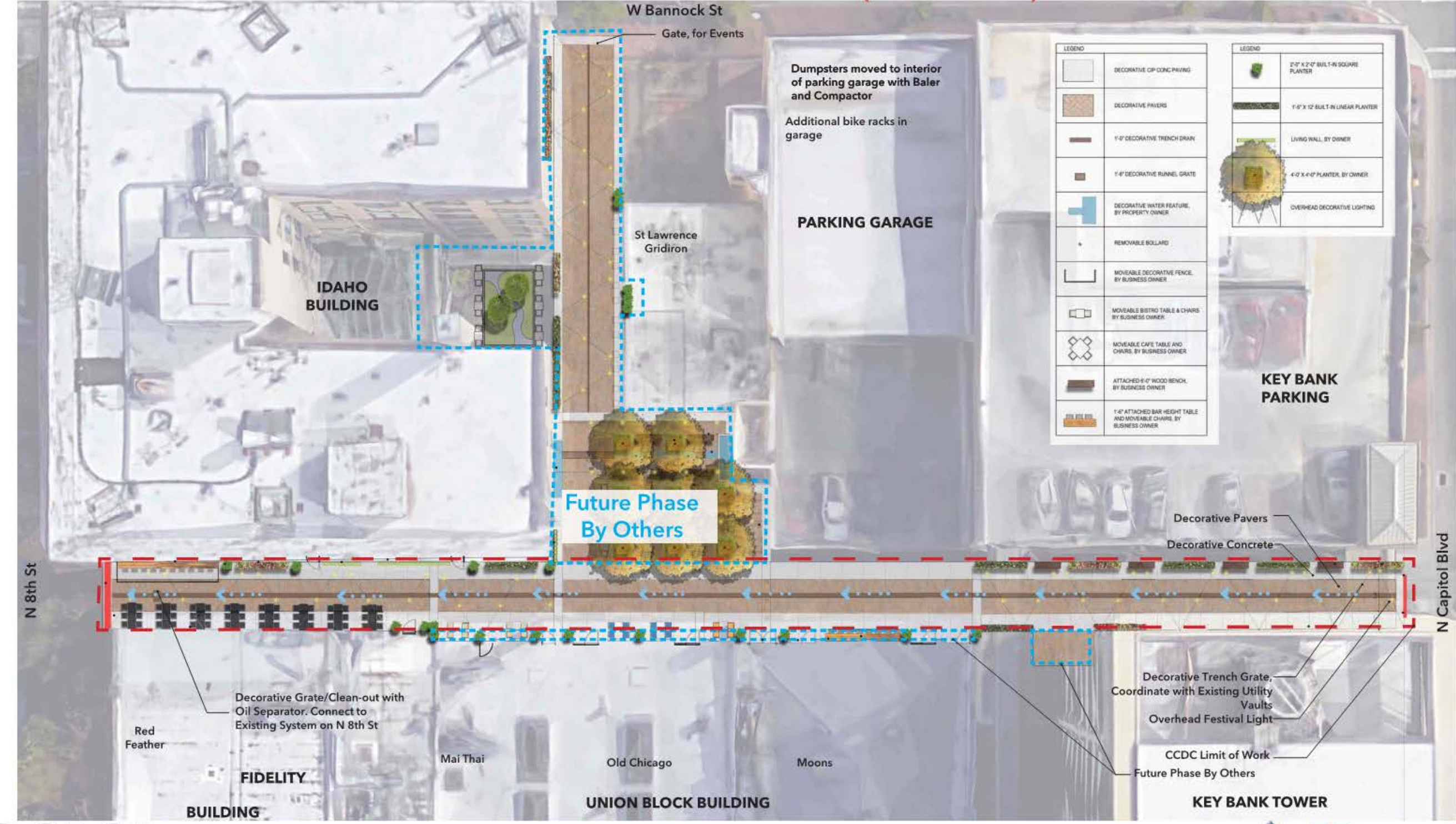
Freak & Union Alley Improvements



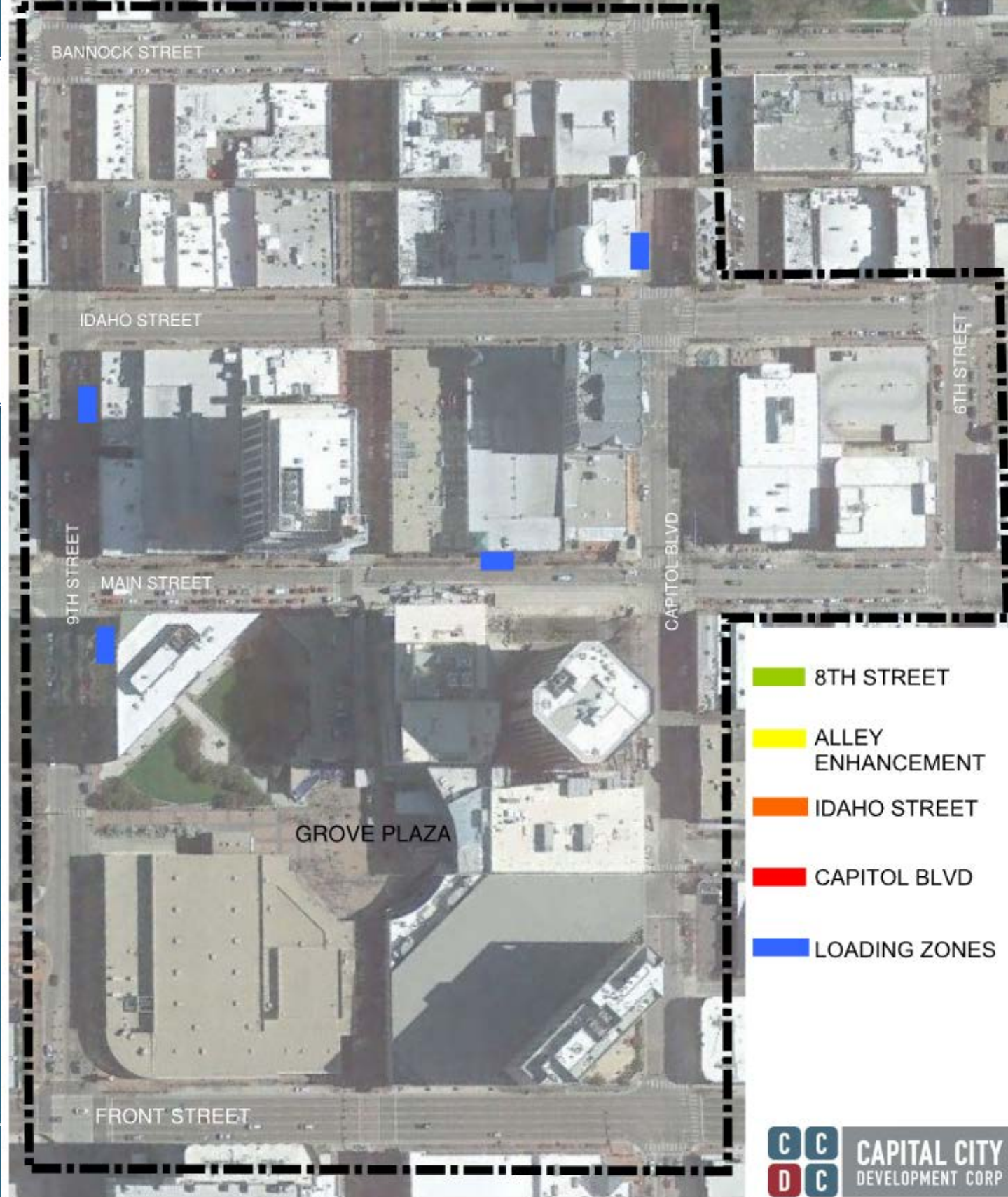
FREAK ALLEY GALLERY PREFERRED CONCEPT - PLAN



UNION BLOCK ALLEY PREFERRED CONCEPT - PLAN (MODIFIED)



Loading Zone Sidewalk Enhancements





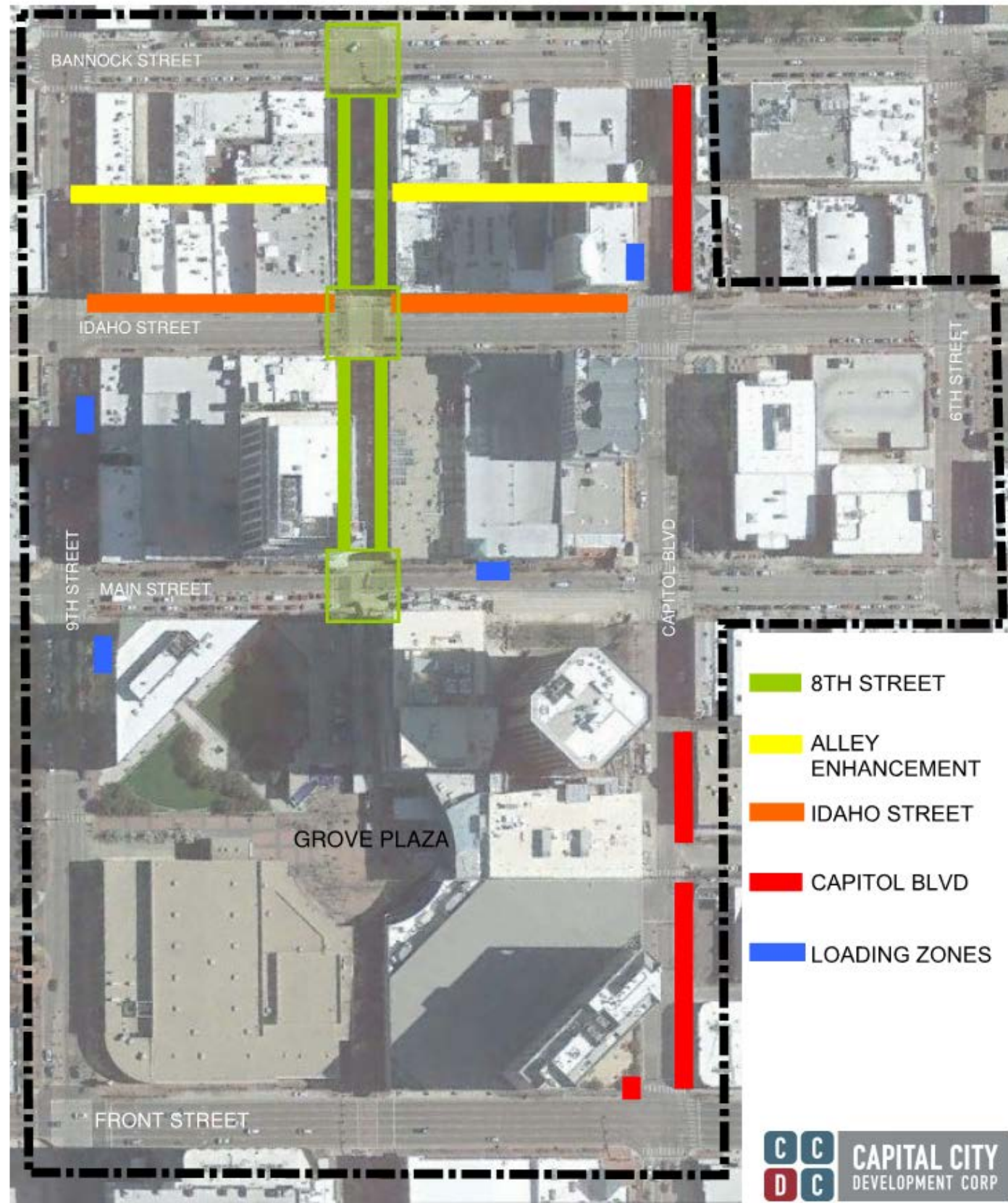
Sidewalk

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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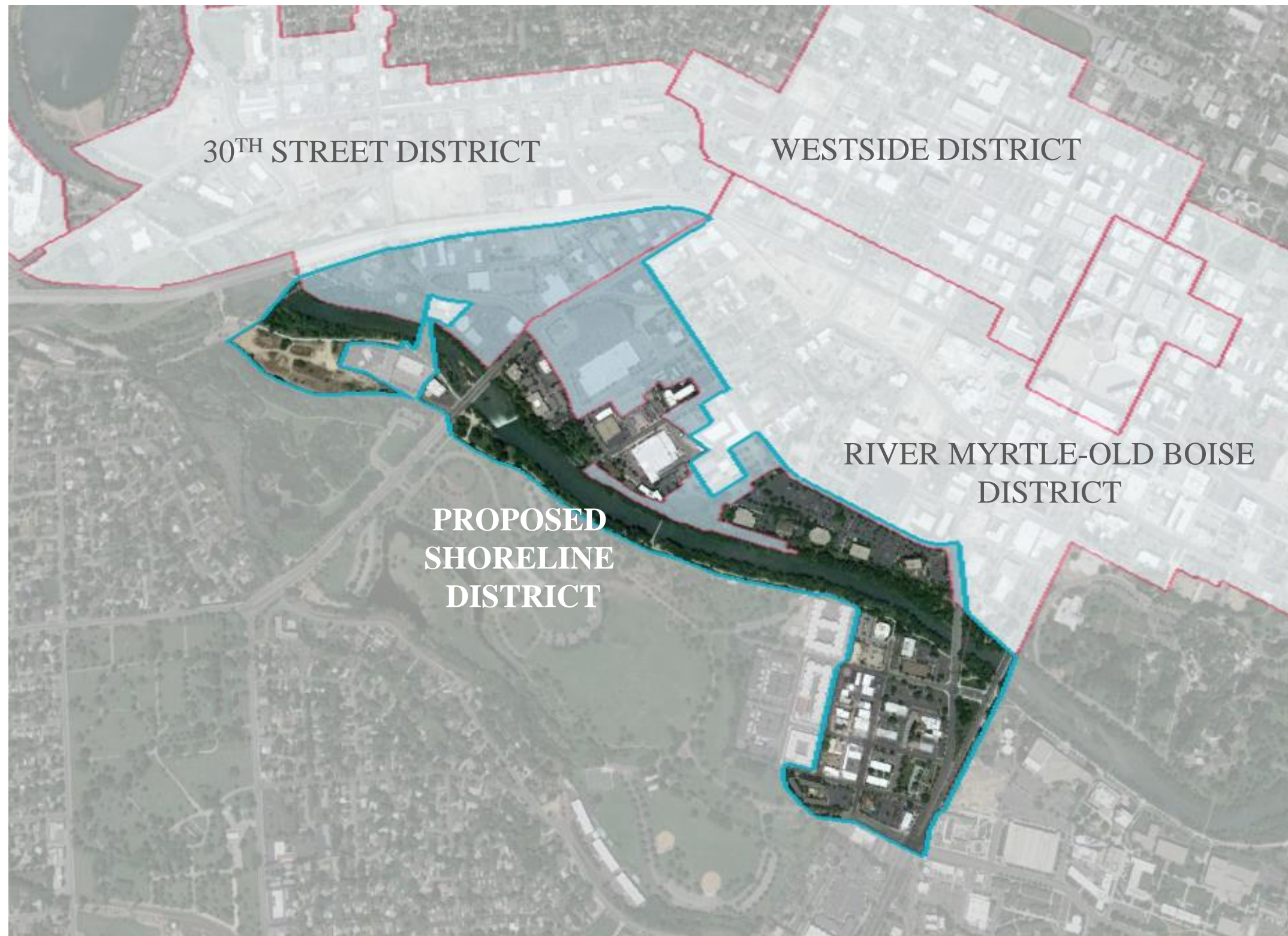
Shoreline Urban Renewal Area Preliminary Eligibility Study

Boise, Idaho

CCDC Board of Commissioners Meeting

**September 11, 2017
12:00 PM**

Proposed Shoreline URA District



Proposed Shoreline URA District

- 191 acres
 - ▶ 116 acres of parceled property
 - ▶ 26 acres of Boise River
 - ▶ 49 acres of road, median and unparceled park property (primarily road)
- 128 parcels, 100 buildings
- Key districts within Study Area:
 - ▶ Institutional Services District
 - ▶ Office Park District
 - ▶ Lusk District
- Located within the Downtown Planning Area (DPA)
- The Study Area is roughly bound by:
 - ▶ River Street/I-184 to the North/West
 - ▶ Capitol Boulevard to the East
 - ▶ Boise River Greenbelt to the South



SB Friedman's Eligibility Methodology

- Conducted fieldwork and surveyed property on a parcel-by-parcel basis.
- Collected data from Boise and Ada County on recent equalized assessed values, building permits, crime trends, etc.
- Compiled and mapped all factors and assessed the distribution of factors on a parcel-by-parcel basis for improved land.
- Revised the Study Area boundary based on findings.
- Evaluated the economic and social impacts of eligibility factors within the Study Area.

Eligibility Analysis: Factors for Improved Land

Two Paths to Eligibility for Improved Land (50-2018 & 50-2903)

Deteriorated

Areas with a predominance of buildings which by reason of:

- a) Dilapidation;
- b) Deterioration;
- c) Age or obsolescence;
- d) Inadequate provision for ventilation, light, air, sanitation or open spaces;
- e) High density of overcrowding;
- f) Existence of conditions which endanger life or property by fire; or
- g) Any combination of such factors;

is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety morals or welfare.

Deteriorating

A deteriorating area is one, which by reason of:

- a) The presence of a substantial number of deteriorated or deteriorating structures;
- b) Predominance of defective or inadequate street layout;
- c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- d) Insanitary or unsafe conditions;
- e) Deterioration of site or other improvements;
- f) Diversity of ownership;
- g) Tax or special assessment delinquency exceeding the fair value of the land;
- h) Defective or unusual conditions of title;
- i) Existence of conditions which endanger life or property by fire and other causes; or
- j) Any combination of such factors;

arrests the sound growth of the municipality or constitutes a social liability.

Eligibility Analysis: Factors for Improved Land

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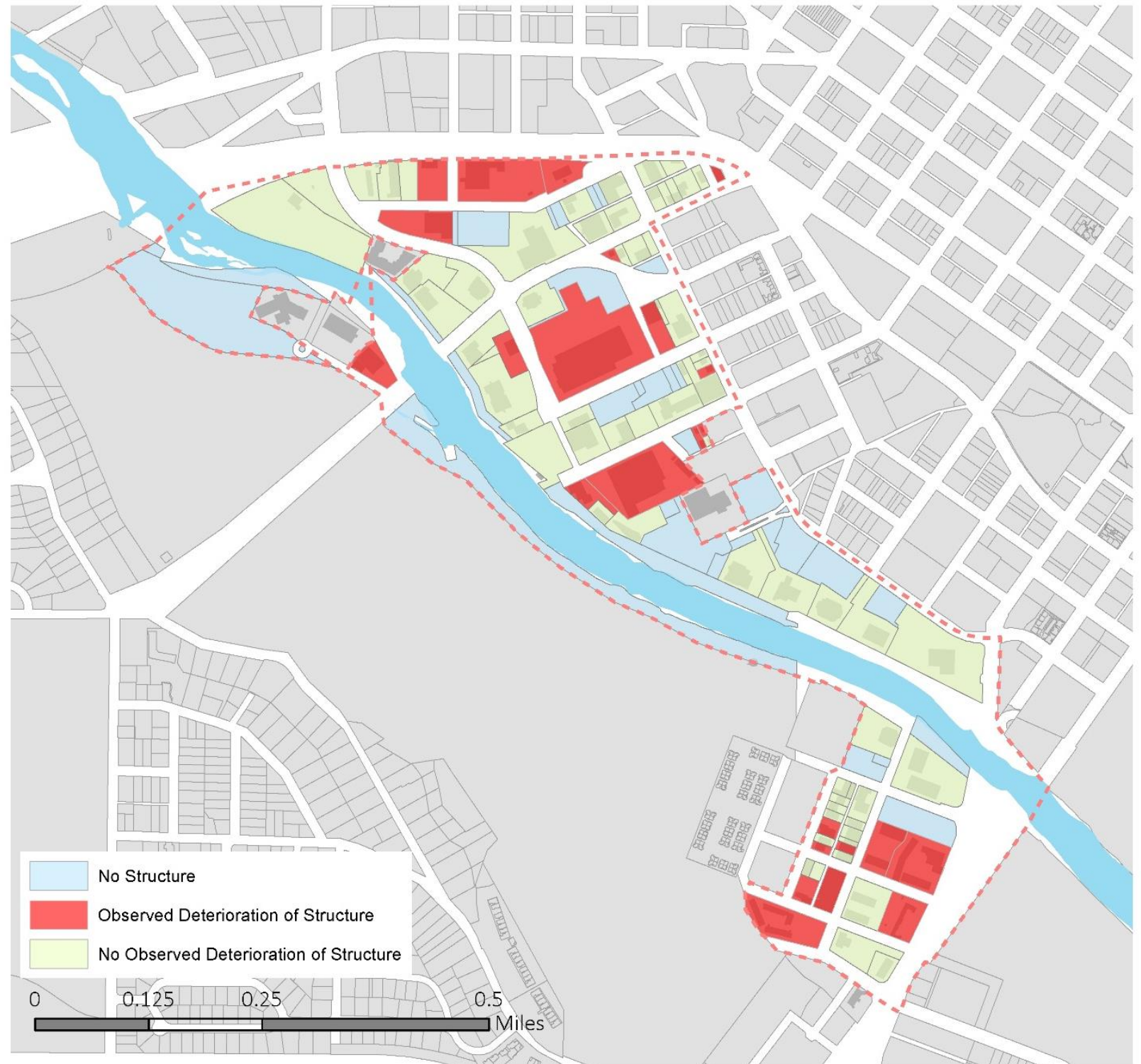
Findings of a Deteriorating Area

Qualifies as a “Deteriorating Area” based on the following **six (6) eligibility factors** being meaningfully present and reasonably distributed:

1. The presence of a substantial number of deteriorated or deteriorating structures;
2. Predominance of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements; and
6. Existence of conditions which endanger life or property by fire and other causes.

Findings – deteriorated or deteriorating structures

- 24 out of 100 buildings (24%) were identified as deteriorating during field work
- Common criteria used to identify deterioration include:
 - Broken or missing brick
 - Chimney damage
 - Fascia damage
 - Holes in siding
 - Damaged or missing shingles
 - Cracked or damaged windows



Findings – Predominance of defective or inadequate street layout

Street Width

- Method: Assessed using the Road Risk Method
- Findings: Speed limits are 10-20 miles per hour below what the streets are designed to allow



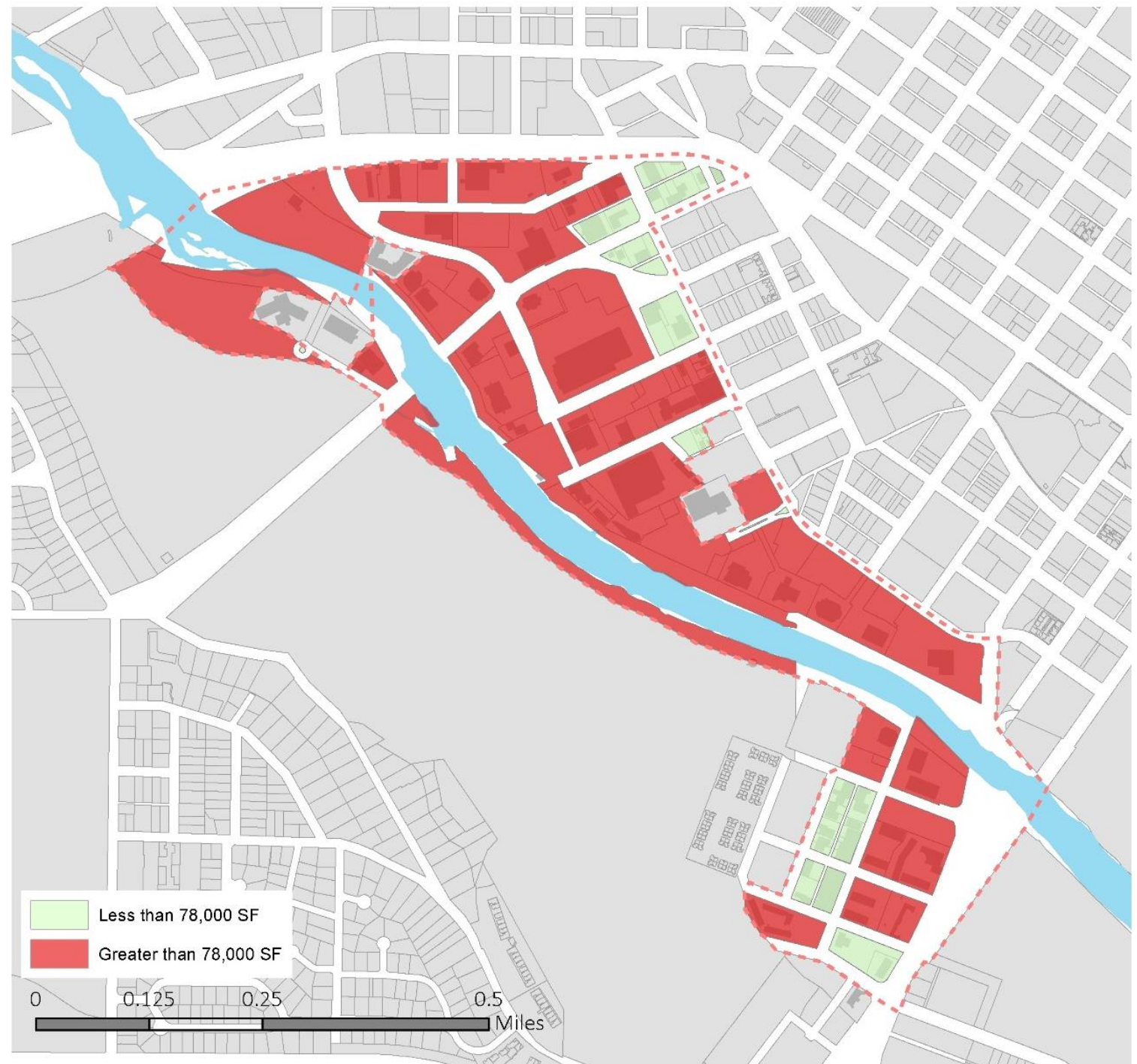
Street Name	Number of Lanes	One-Way	Arterial/Collector	Speed Limit	Federal Recommended Speed Limit Based on Layout	Defective
S Capitol Boulevard	8	✓	Arterial	30	50	✓
Americana Boulevard	5		Arterial	30	45	✓
River Street	5	✓	Collector	30	45	✓
Shoreline Drive	5		Arterial	20-30	45	✓
S 15th	3		Arterial	30	45	✓
S 9th	4	✓	Arterial	35	50	✓
S 13th	3		Collector	20	35	✓
Lusk Street	2		Local	20	30	✓
Royal Boulevard	2		Collector	20	35	✓
S 14th	2		Local	20	30	✓

Findings – Predominance of defective or inadequate street layout

Block Size

- Method: Compared block size against the 260 foot by 300 foot standard for Downtown blocks in the 2011 Blueprint Boise Plan
- Findings: 16 blocks out of the 28 within the Study Area (57% of blocks) exceed desired size

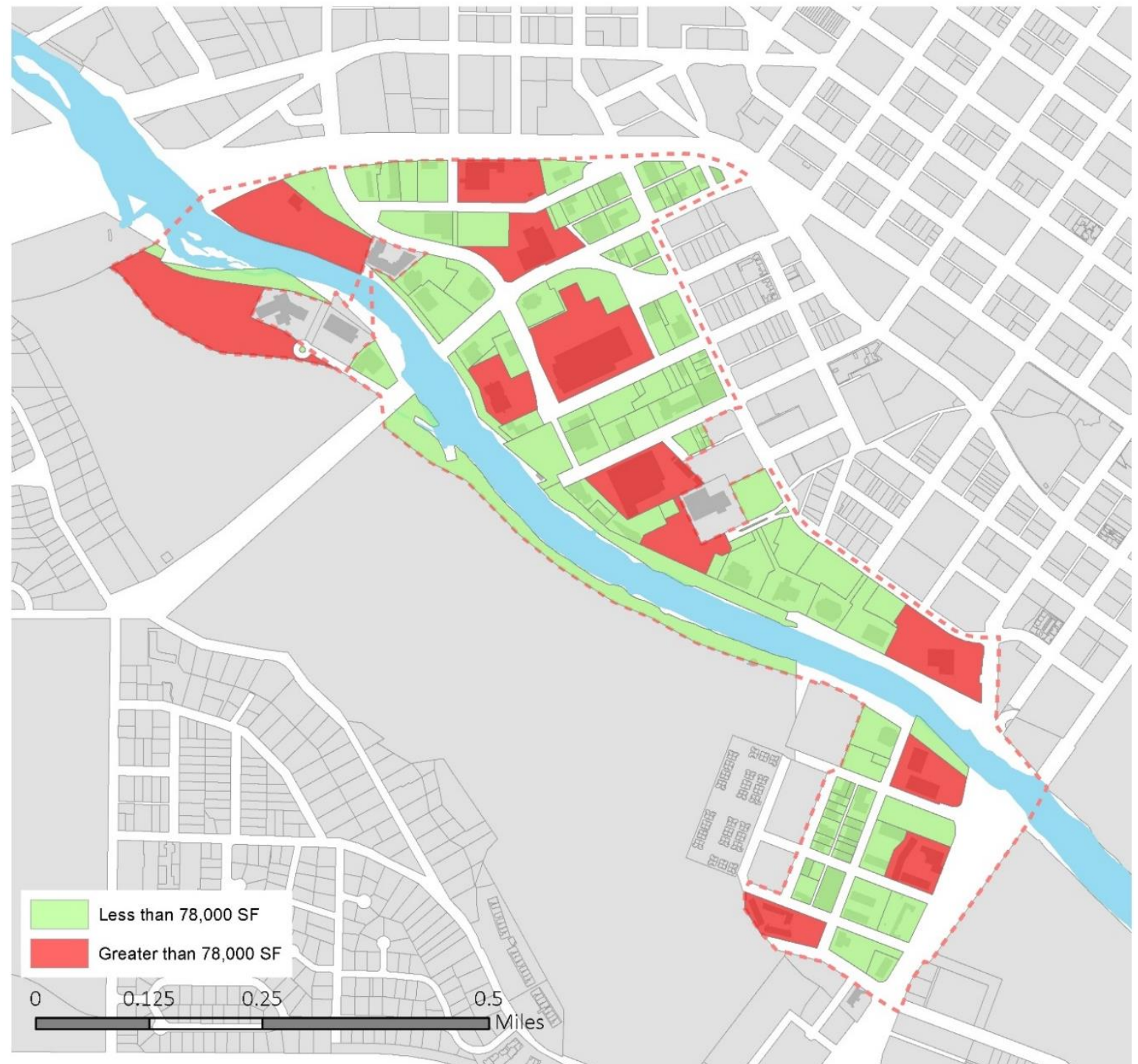
North/south collector roads have broken links on 10th, 14th and 17th streets



Findings – Faulty lot layout in relation to size, adequacy, accessibility or usefulness (part 1)

Lot Size

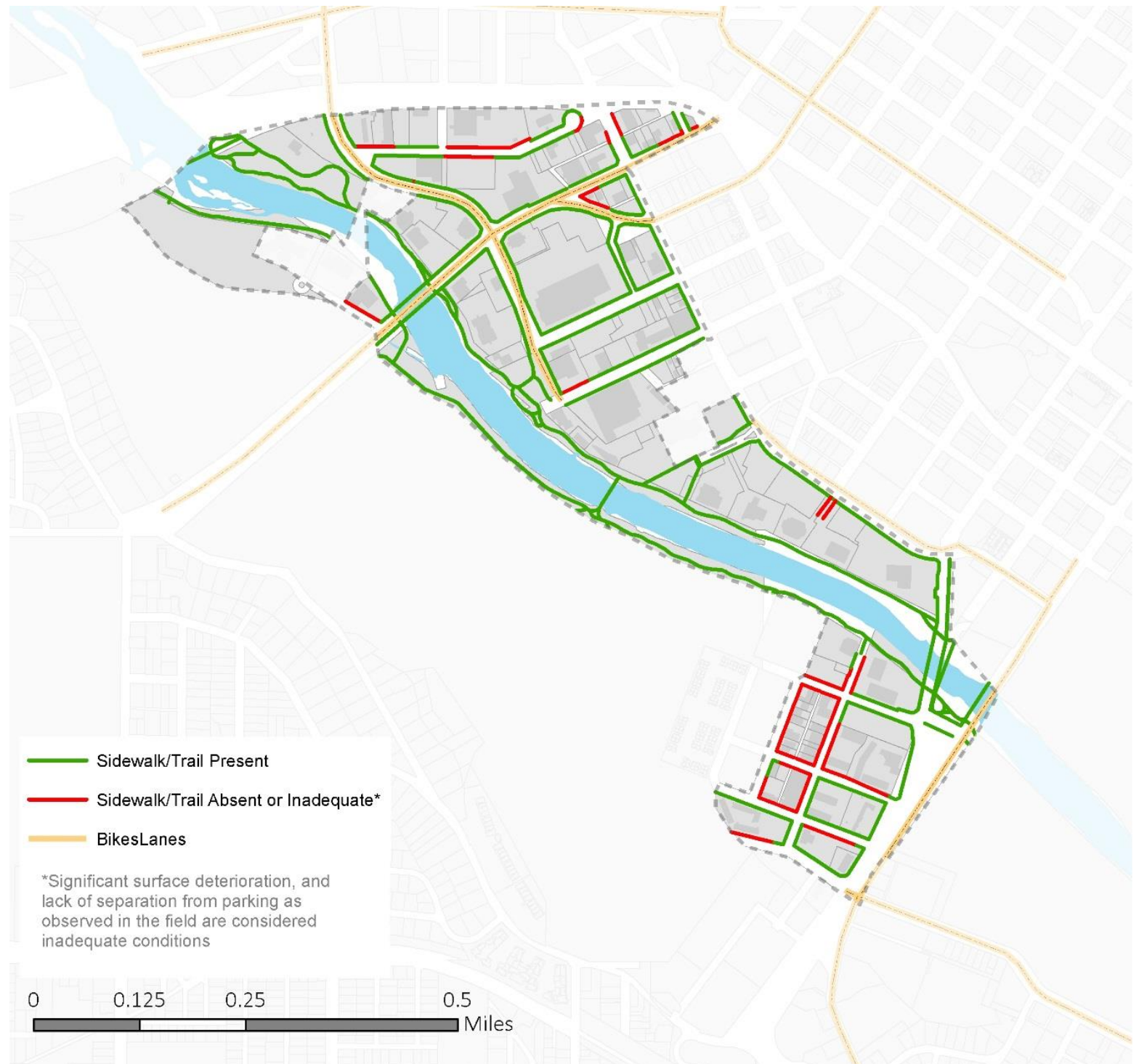
- 12 lots within the Study Area are over the desired block size of 78,000 SF (1.8 acres)



Findings – Faulty lot layout in relation to size, adequacy, accessibility or usefulness (part 2)

Pedestrian & Bicycle Connectivity

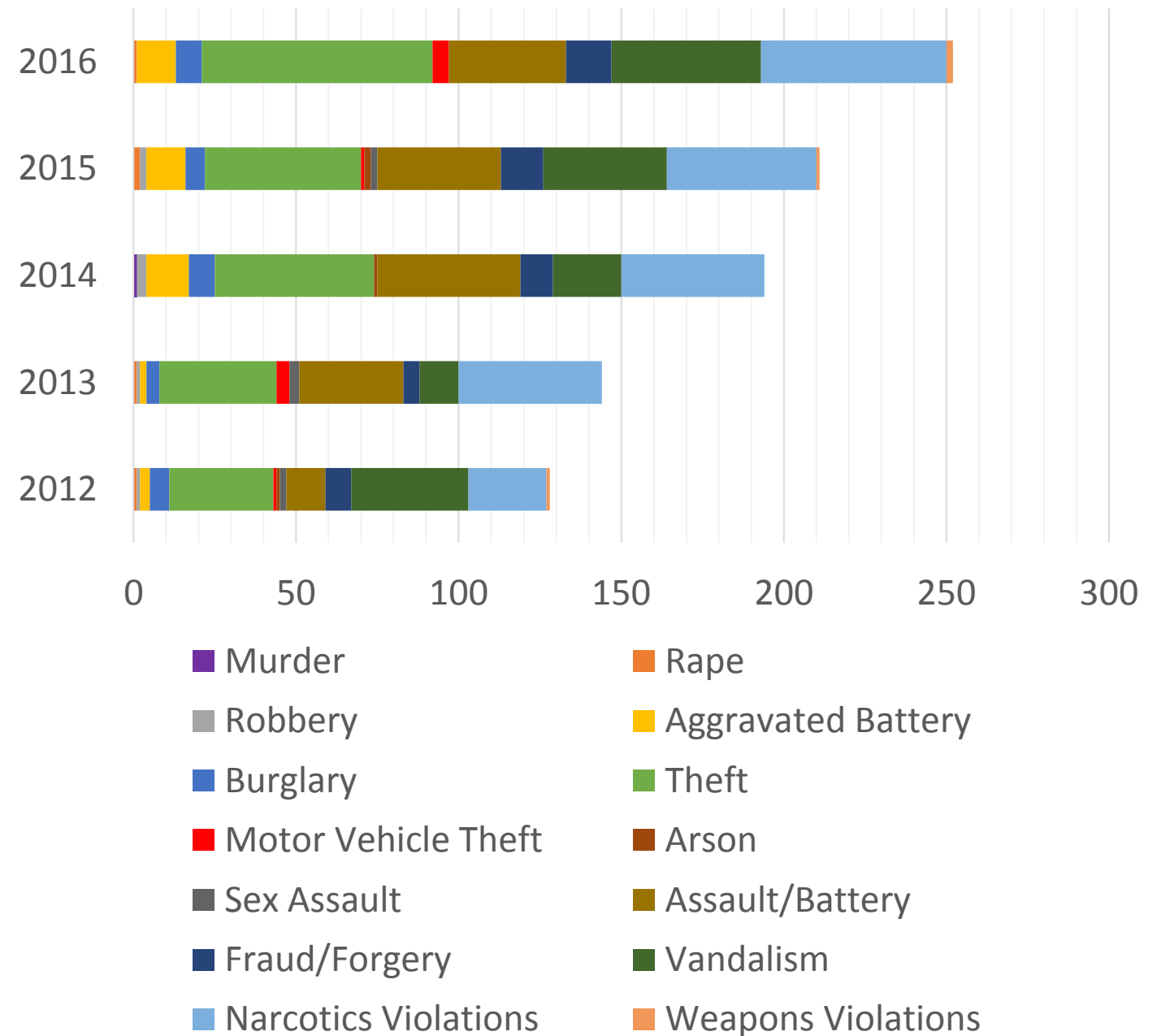
- 28 of the 128 parcels surveyed had missing or incomplete sidewalk networks
- 9 of the 128 parcels surveyed had sidewalks that compromised pedestrian safety
- Bicyclists use both the sidewalks and bicycle networks



Findings – Insanitary or unsafe conditions

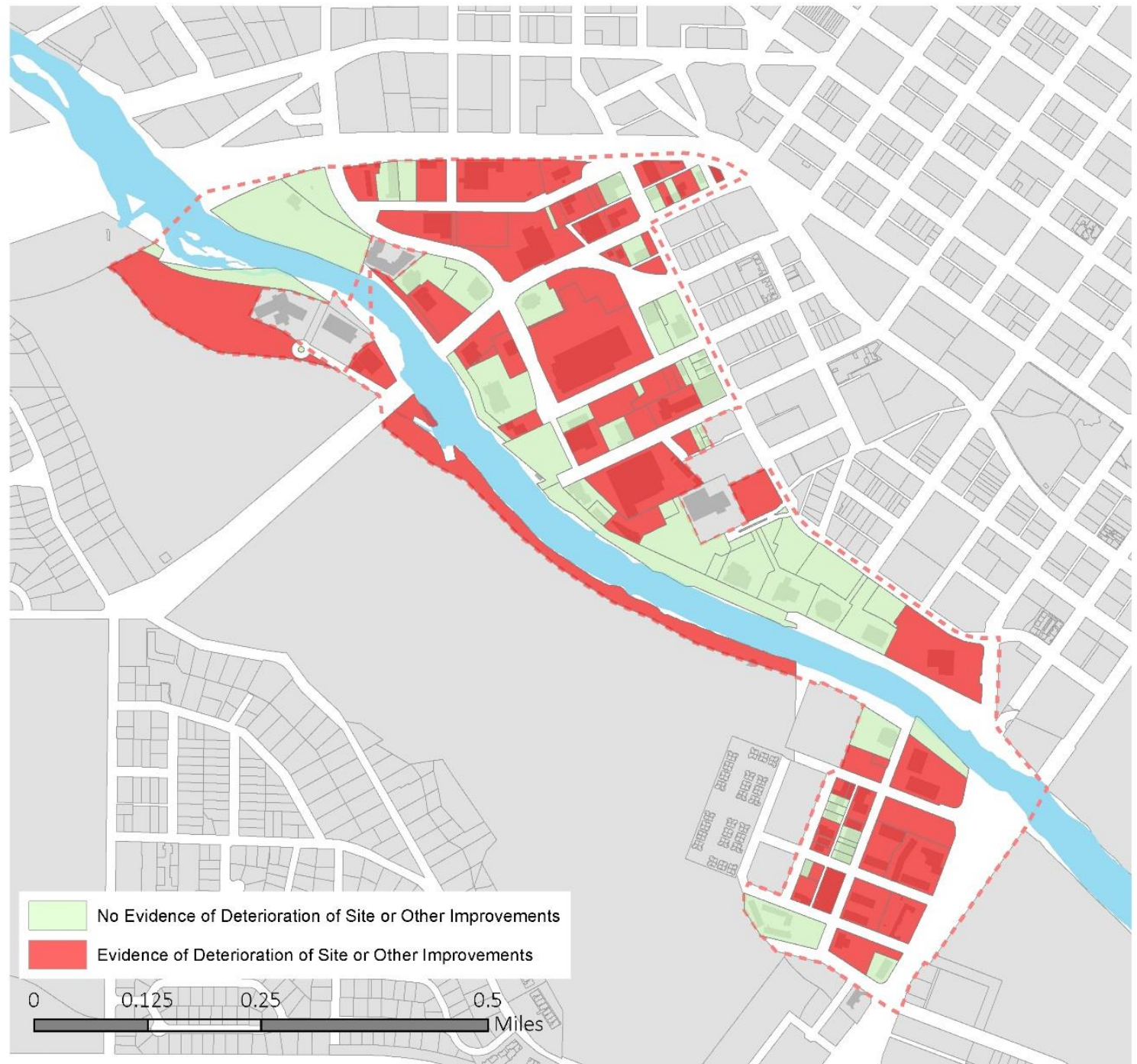
Crime

- Crime incidences have increased annually over the last 5 years
- Narcotics crime counts have increased at a higher rate within the Study Area than elsewhere



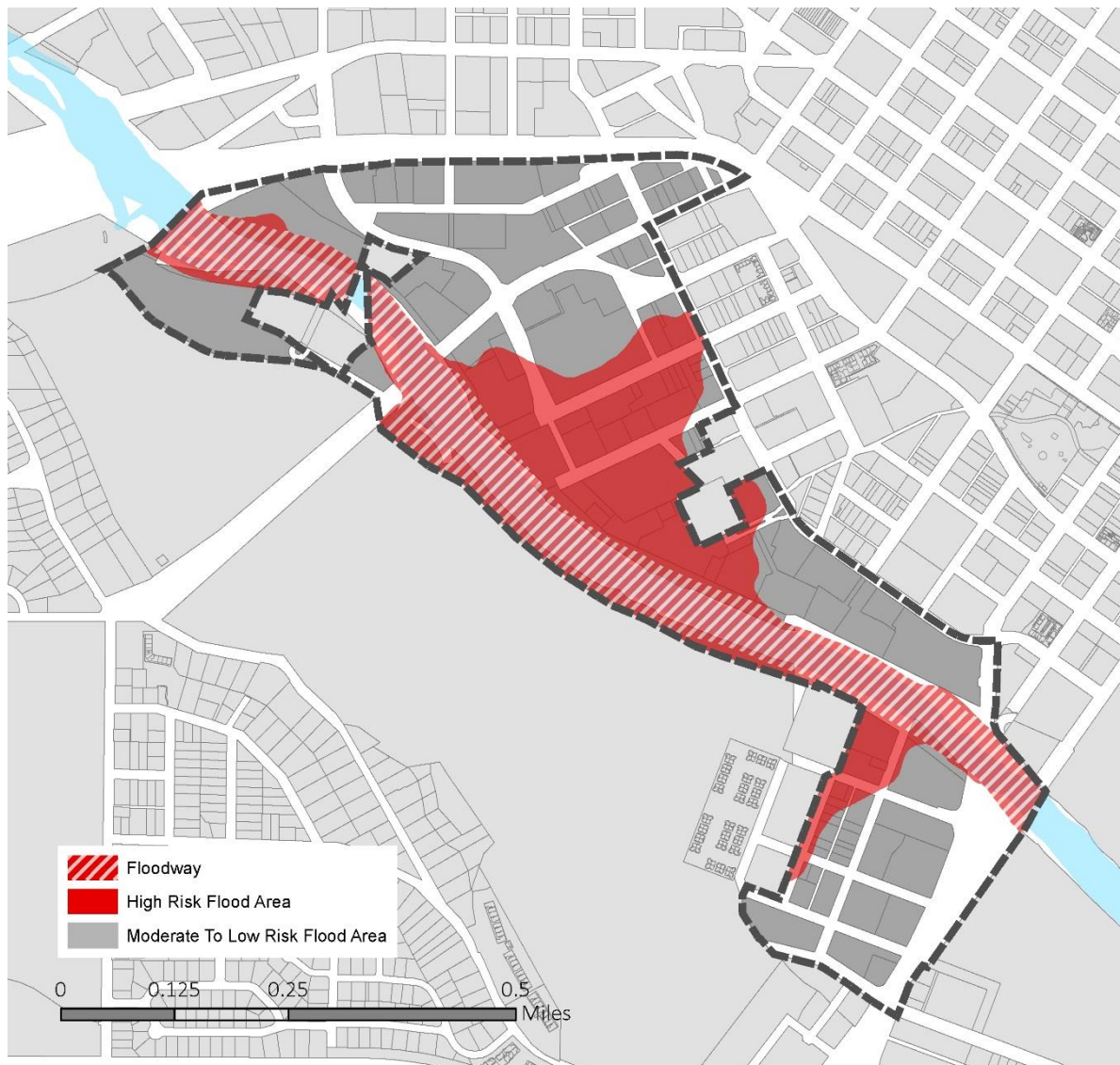
Findings – Deterioration of site or other improvements

- 65 (51%) of the 128 parcels surveyed exhibited site deterioration
- Common criteria used to identify deterioration include:
 - Cracked pavement or sidewalks
 - Fencing deterioration (rot, missing panels, etc.)
 - Vacant lots which require extensive site improvements (e.g., unpaved parking lots)
 - Lack of physical infrastructure (curbs, sidewalks, paving, etc.)



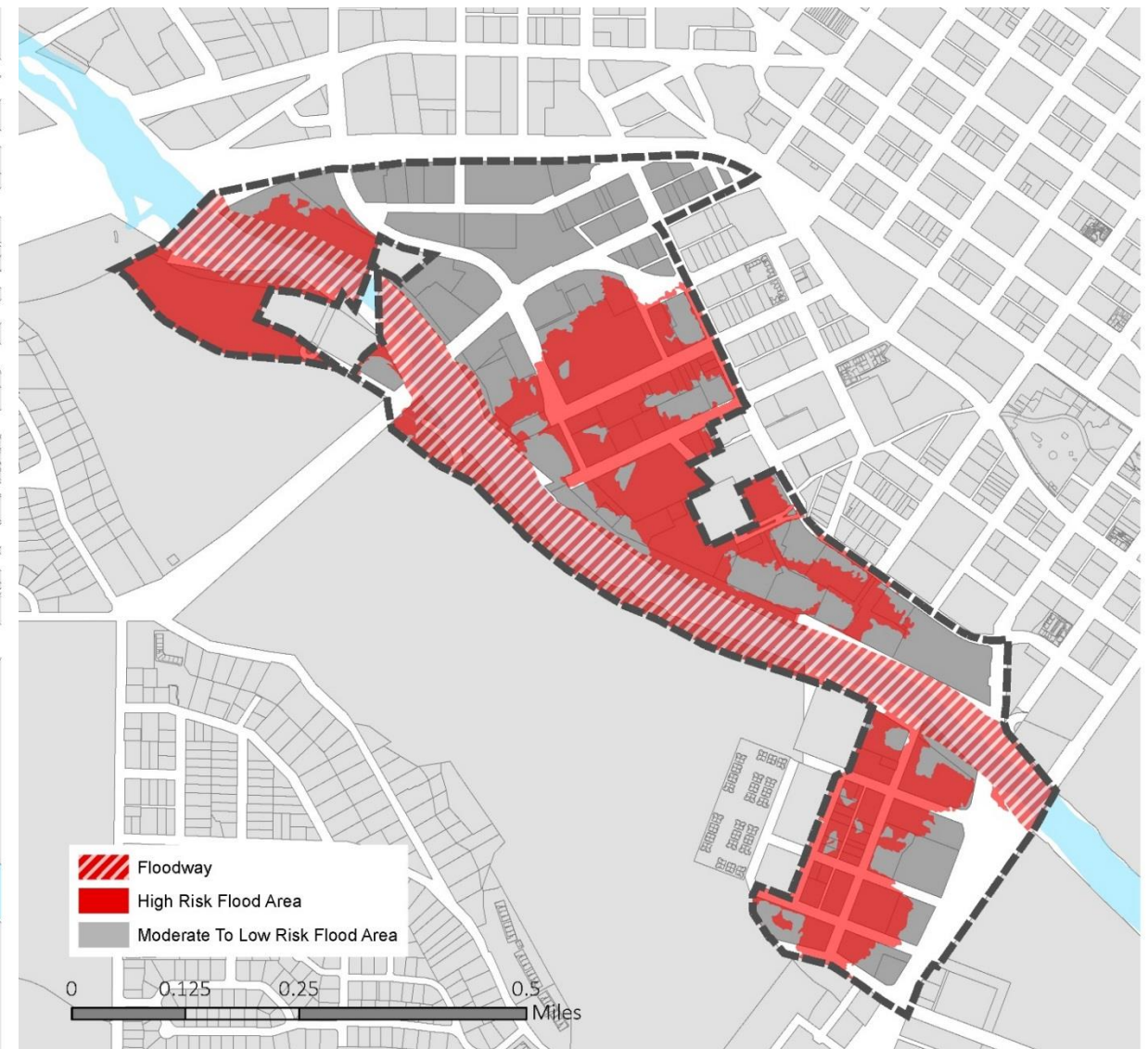
Findings – Existence of conditions which endanger life or property by fire and other causes

Current FEMA Flood Hazard Designation



- 11% of land is within the floodway, one building entirely within the floodway
- 32 buildings or 32% of building footprints are at least partially within the floodplain

Proposed Revised FEMA Flood Hazard Designation



- 11% of land would be within the floodway, zero buildings entirely within the floodway
- 51 buildings or 51% of building footprints would be at least partially within the floodplain

Findings of Eligibility

The Study Area qualifies as a “Deteriorating Area” based on the following **six (6) eligibility factors** being meaningfully present and reasonably distributed:

1. The presence of a substantial number of deteriorated or deteriorating structures;
2. Predominance of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements; and
6. Existence of conditions which endanger life or property by fire and other causes.

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3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements; and
6. Existence of conditions which endanger life or property by fire and other causes.

Part 2: Factors substantially impair or arrest the sound growth of a municipality, retard the provision of housing accommodations or constitute an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition and use.

Findings of Economic Liability

Three methods were used to gauge economic liability:

1. Taxable value change 2012-2016 compared to the Downtown Planning Area (DPA)
 - The DPA taxable value grew 52% over the last 5 years, the Study Area grew 10%
2. Review of permit activity
 - There were only two new building permits issued within the Study Area over the last 5 years
 - The DPA has seen over \$250 million in new investment in the last five years

Taxable Value Change Annually & 2012-2016

	2012-2013	2013-2014	2014-2015	2015-2016	2012-2016
DPA (excl. Study Area)	4.6%	8.7%	27.8%	4.9%	52.2%
Study Area	-7.8%	5.7%	-6.8%	21.1%	10.0%

Source: City of Boise Department of Planning and Development, *SB Friedman*

Findings of Social Liability

Existing factors of deterioration within the Study Area were considered in relation to goals stated in Blueprint Boise for the DPA.

Blueprint Boise DPA Goals

- Encourage urban building forms where buildings are placed at the street level and space is activated with people-oriented uses
- The Lusk District is intended to be a true urban neighborhood with a strong emphasis on diverse housing opportunities
- Promote development of the River Street neighborhood as it is a prime location for an urban neighborhood

SB Friedman fieldwork confirmed stated planning goals for the region have not been met within the Study Area.

Lot deterioration, layout, accessibility and other eligibility factors are obstacles to creating a DPA in alignment with stated goals.

Findings of Eligibility

The Study Area qualifies as a “Deteriorating Area” based on the following **six (6) eligibility factors** being meaningfully present and reasonably distributed:

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4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements; and
6. Existence of conditions which endanger life or property by fire and other causes.

SB Friedman finds that the Study Area represents an economic and social liability. This preliminary Study concludes that the Study Area conforms with Idaho State Code Title 50, Chapters 20 and 29, and meets the eligibility standards for designation as an Urban Renewal Area

Discussion

Eligibility Analysis: Factors for Open Land

Path to Eligibility for Open Land (50-2903 and 50-2008(d))

Open lands which by reason of:

- a) Obsolete platting;
- b) Diversity of ownership;
- c) Deterioration of structures or improvements;
- d) Or otherwise

results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality