



COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

Regular Meeting
June 13, 2016

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – May 2016

B. Other

1. Approval of Resolution 1449 Approving Amended Professional Service Agreement for Zimmer Gunsul Frasca Architects, LLP *(Add \$49,962; original contract June 2015)*
2. Approval of Resolution 1450 Approving the First Amendment of the T3 Agreement with The Roost Project, LLC for Broad Street Improvements *(Reduce by \$95,000; Board Approved T3 Agreement August 10, 2015)*
3. Approval of Resolution 1451 T4 Agreement Amendment for City of Boise Broad Street Geothermal Extension *(NTE \$500,000; original agreement May 12, 2015)*
4. Approval of Resolution 1452 Approving Amendment to the CM/GC Contract with Guho Corp. for Early Procurement of Geothermal Pipe and Fittings for Broad Street *(NTE \$288,690; original CM/GC Contract executed March 27, 2016)*

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IV. Action Items

A. CONSIDER: Designation of BVCG Parcel B, LLC as Type 3 Project

Todd Bunderson (20 minutes)

B. CONSIDER: Designation of Clairvoyant Brewery, LLC as a Type 1 Project

Shellan Rodriguez (5 minutes)

V. Information / Discussion Items

A. Hayman House Conveyance / Ash Street RFQ outline

Shellan Rodriguez (10 minutes)

B. Transportation Action Plan

Max Clark (10 minutes)

C. Parking Strategic Plan Update

Max Clark (10 minutes)

D. Operations Report

John Brunelle (5 Minutes)

VI. Adjourn

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Parcel B

Participation Program

Action Requested: Designation T3 for Parcel B Development

Aerial



Site Context & Renderings



Parcel B



Block Perspective



Landscape Plan

03/08/16 | DRH16-00079



Office Perspective



OFFICE VIEW FROM MYRTLE & 13TH STREET

Parking Garage Perspective



PARKING VIEW FROM FRONT & 11TH STREET

Private Investment

03/08/16 | DRH16-00079



Type	Size	Value	CO
Private parking	380-400 spaces	\$6,500,000	10/2017
Boise Metro Chamber	12,000 sf	\$1,500,000 (Exempt)	10/2017
Retail	5,000 sf	\$2,600,000	10/2017
Commercial TBD, estimate	5-6 Floor	\$17,000,000	04/2018
Office	100,000 sf	\$20,000,000	04/2019
Total		\$47,600,000	

Pads on Site

Value & Timing

Public Investment

03/08/16 | DRH16-00079



Type	Size	Cost Estimate
Public Parking	250–280 spaces	\$5,000,000
External Streets	11 th , 13 th , Front, Myrtle	\$1,900,000
Internal Streets	12 th Street	\$900,000
13 th St Utilities	Site & Street	\$600,000
Total		\$8,400,000

Pads on Site

Location & Cost

Type 3 CCDC Assistance

- ▶ Significant private investment
- ▶ Public ownership of parking w/ ROFR
- ▶ 12th new street construction
- ▶ 2,100 feet of perimeter streetscape
- ▶ Power/utility upgrades & relocation
- ▶ Public plaza spaces 11th/13th & Myrtle

PRIVATE INVESTMENT	\$47,600,000
+ PUBLIC PARTICIPATION	\$8,400,000
= TOTAL PROJECT	\$56,000,000
PRIVATE:PUBLIC RATIO	6:1

Public Infrastructure Improvements

Location & Cost

Parking Garage Condo

Type	Size	Cost Estimate
Public Parking	250–280 spaces	\$5,000,000
Private Parking	380–400 spaces	\$6,500,000
Boise Metro Chamber	12,000 SF	Non Taxable
Total	630–680 spaces	\$11,500,000



PARKING VIEW FROM FRONT & 11TH STREET

BOISE DESIGN GROUP

PARCEL B - PERSPECTIVE

05/10/2016

North & East Elevations

Public/Private Parking

CCDC Revenue Est.

03/08/16 | DRH16-00079



Tax Increment & Parking Revenue

Fiscal Year	RAD	Parking	Total	Cumul. Total
FY2016	0	0	0	0
FY2017	118,000	0	118,000	118,000
FY2018	54,000	56,250	110,250	228,250
FY2019	139,200	97,500	236,700	464,950
FY2020	313,200	112,500	425,700	890,650
FY2021	553,200	112,500	665,700	1,556,350
FY2022	553,200	112,500	665,700	2,222,050
FY2023	553,200	112,500	665,700	2,887,750
FY2024	553,200	112,500	665,700	3,553,450
FY2025	553,200	112,500	665,700	4,219,150
Total	3,390,400	828,750	4,219,150	

Estimated Participation: \$5M + \$3.4M

03/08/16 | DRH16-00079

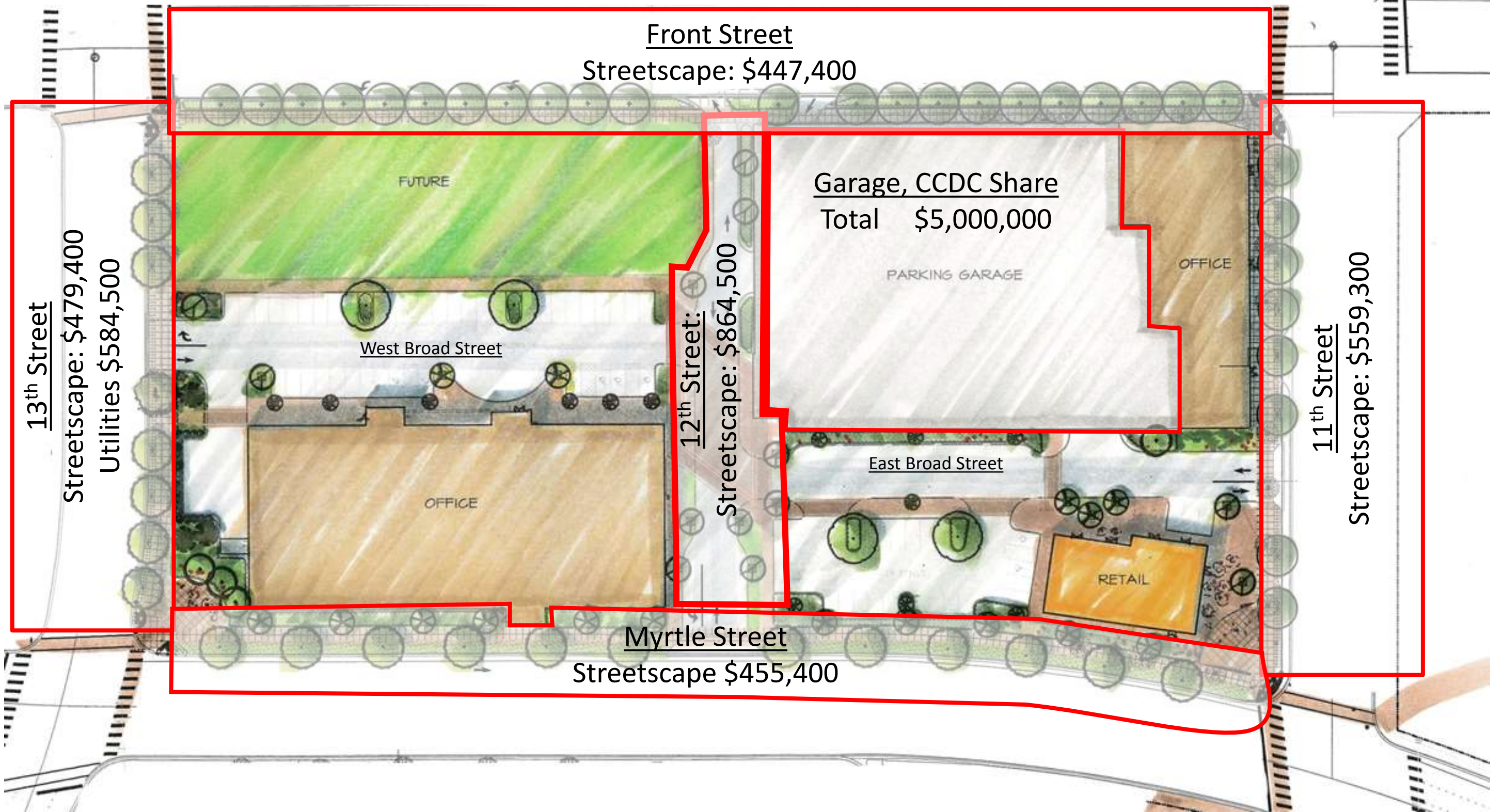


Participation	CCDC Cost	Method	Timing
Public Parking	\$5 Million	Tax-Exempt Bond	December 2017
External Streets	\$1.9 Million	T3 Agreement Reimbursement	FY2019–FY2025
Internal Street, 12 th	\$0.9 Million	T3 Agreement Reimbursement	FY2019–FY2025
Utility +	\$0.6 Million	T3 Agreement Reimbursement	FY2019–FY2025
Total	\$8.4 Million		

Pads on Site

Method of Payment & Year

Participation Proposed



CCDC Participation

\$5M + \$3.4M

03/08/16 | DRH16-00079



Payment Timing

Fiscal Year	Payment Date	Payment Amount
FY2017	10/31/2017	\$5,000,000
FY2018	n/a	\$0
FY2019	9/1/2019	\$311,200
FY2020	9/1/2020	\$313,200
FY2021	9/1/2021	\$553,200
FY2022	9/1/2022	\$553,200
FY2023	9/1/2023	\$553,200
FY2024	9/1/2024	\$553,200
FY2025	9/1/2025	\$553,200
Total		\$8,390,400

Reimbursement Schedule

CCDC Action Requested

- ▶ I move to Designate this project as a T3 Special Assistance Project in accordance with the information presented in this Agenda Bill and presentation and direct staff to negotiate and finalize terms of a T3 Special Agreement for future Board Approval.

Suggested Motion

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Clairvoyant Brewery Company, LLC

Type 1 Participation Program Designation

2800 West Idaho Street



30th Street Area (West End) URD



Brewery Project Location (30th St / West End URD)



6/14/2016

CCDC Board of Commissioners Regular June Meeting

Proposed Brewery & Tasting Room

- Garage Retrofit to Brewery and Tasting Room
 - 3,300 SF
- \$80,000 estimated Total Development Costs
- Approved at Design Review: February 2016
- Construction completion: Fall 2016

Connectivity

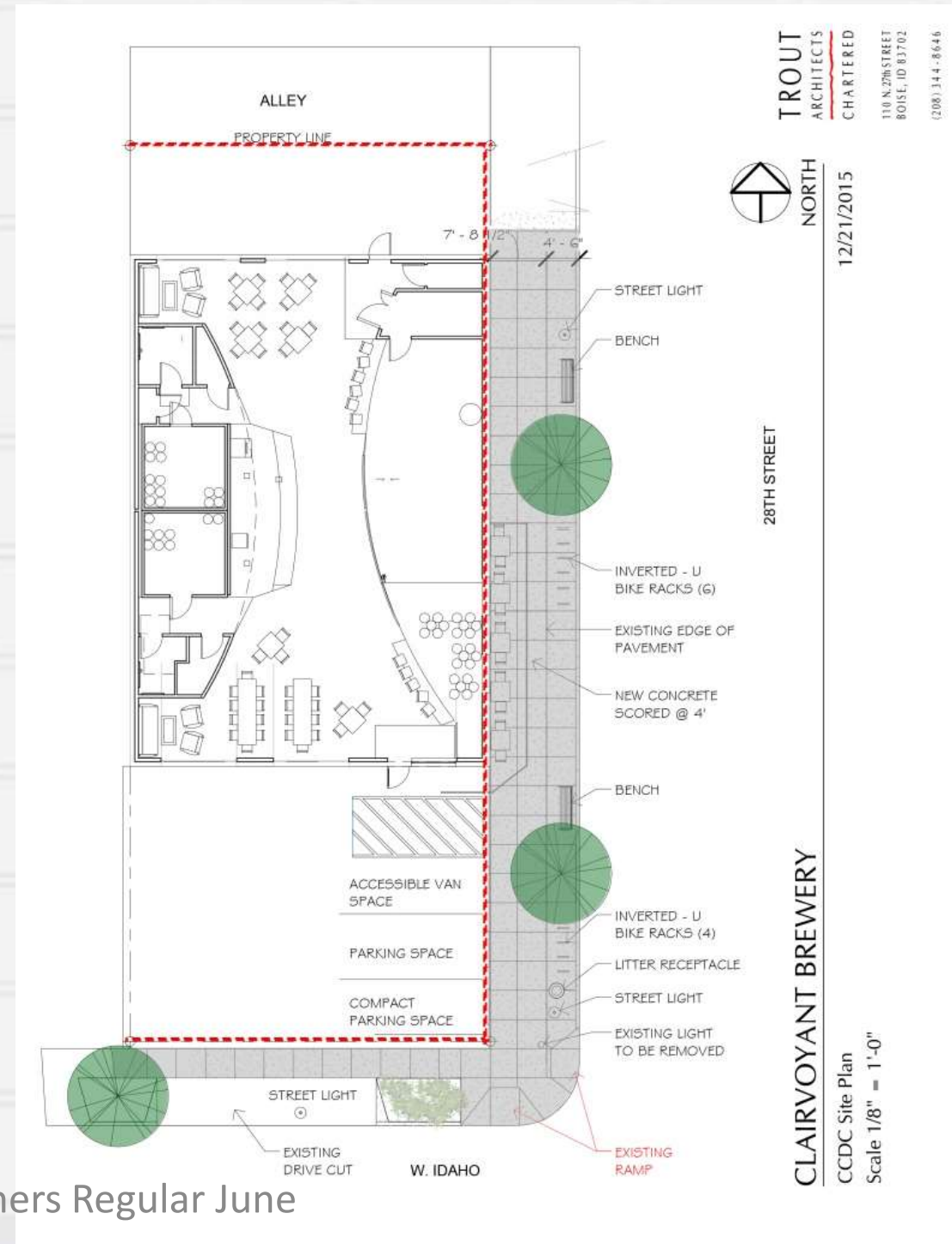


6/14/2016

CCDC Board of Commissioners Regular June
Meeting

Proposed Type 1 Participation

- CCDC's 1st Type 1 Participation Program opportunity in the West End URD
- Approximately \$65,000 for hard costs associated with streetscapes (lighting, sidewalks, landscaping and irrigation).
- Furnishings will comply with the new City of Boise Streetscape Standards for the West End



6/14/2016

CCDC Board of Commissioners Regular June
Meeting

Motion:

Designate Clairvoyant Brewing Company LLC as a project eligible to utilize CCDC's Type 1 Participation Program for a Streetscape Grant and direct staff to negotiate a final agreement for future Board review and approval.

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Ash Street RFP

Hayman House Preservation & Conveyance
Update

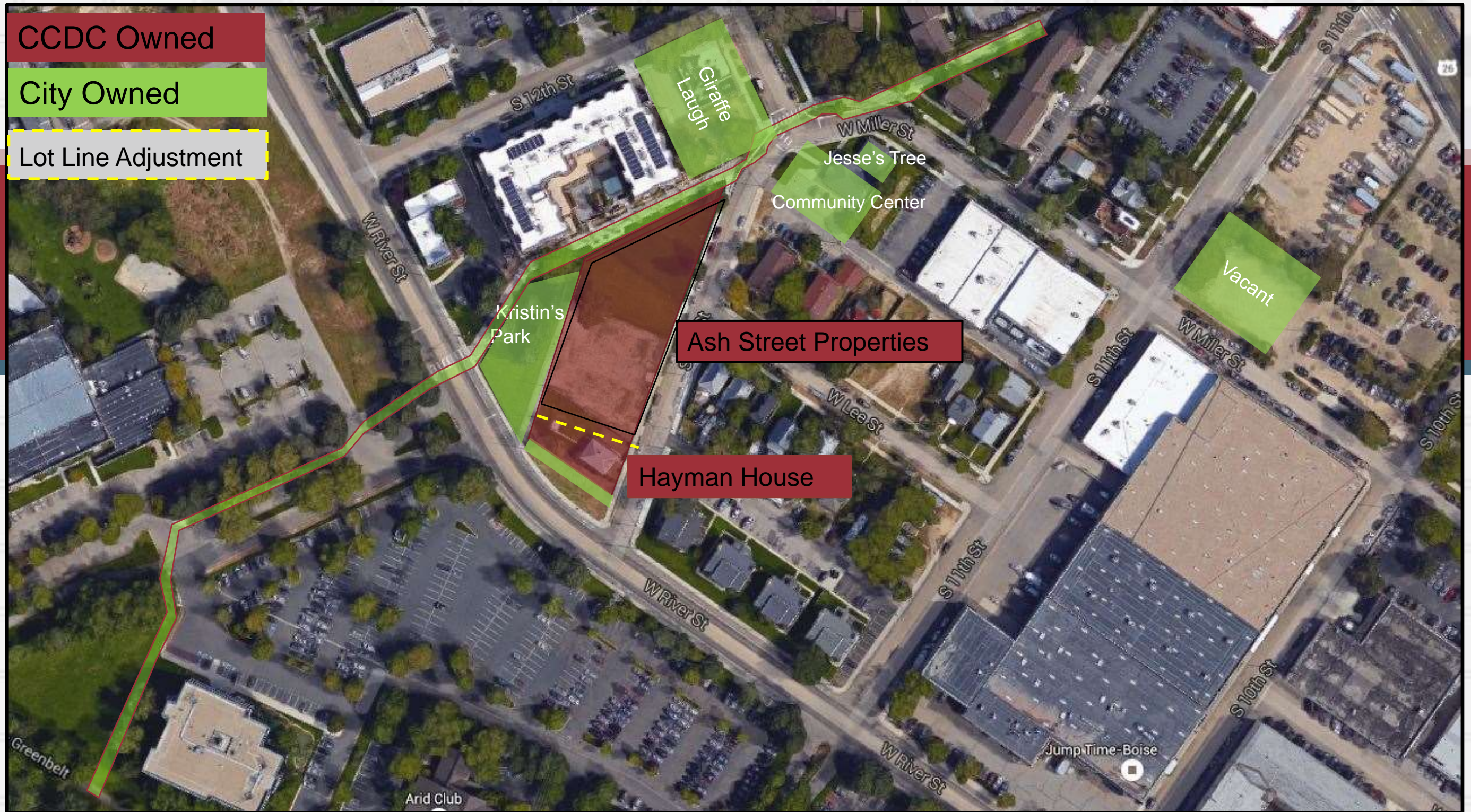
Ash Street Properties: Disposition Process
Discussion

River Myrtle-Old Boise Urban Renewal District

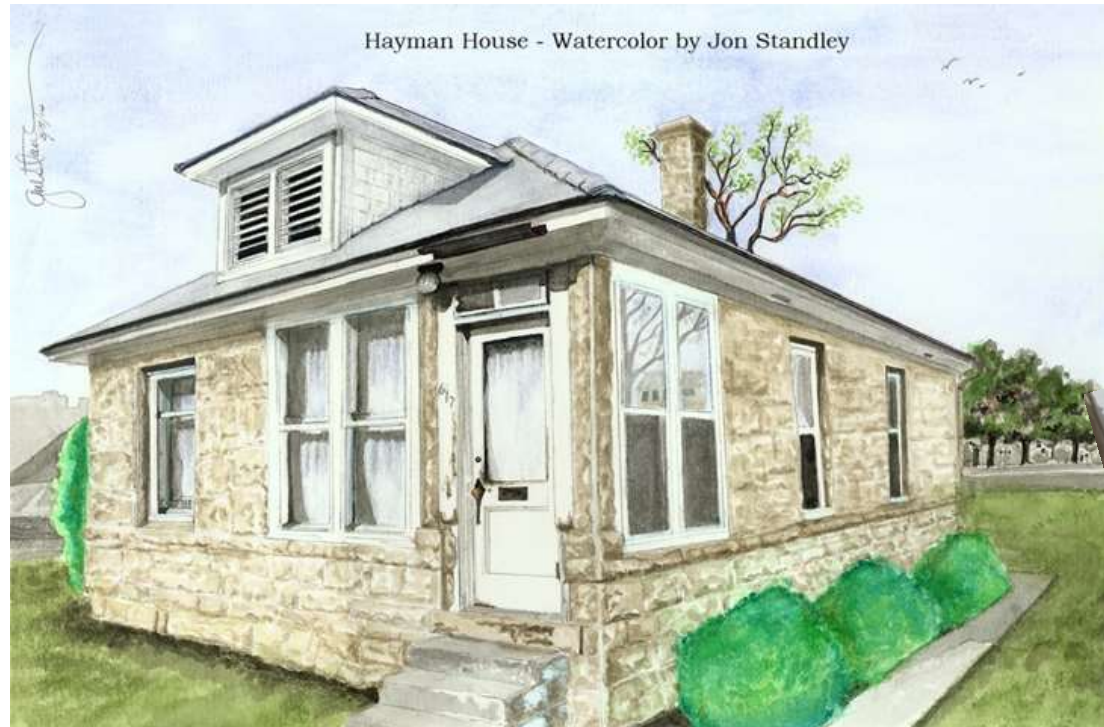
CCDC Owned

City Owned

Lot Line Adjustment



Preservation of Hayman House



- Circa 1907
- CCDC Acquired in 2011, \$108,000
- Archaeological dig Summer 2015
- Working on due diligence and LLA for future transfer to City

CCDCs Disposition – Type 5

- 1401 W. Idaho
 - Watercooler Apartments
- 620 S. 9th Street
 - The Afton



Ash Street Disposition Proposal

Property, Industry Best Practices, Developer Feedback

- Prescribed Use – Housing
- Priorities – Fewer, weighted
- Minimum Thresholds
- Review Process & Timeline

REQUEST FOR QUALIFICATIONS / PROPOSALS

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



Priorities

- **25% Catalyst Potential**

Activates the neighborhood - uniqueness, inclusion of amenities, etc.

- **20% Developer Qualifications**

Proof of developer's ability to attain financing and history of success

- **20% Neighborhood Context & Outreach**

Relates and compliments neighborhood and public assets such as Pioneer Pathway, multi-modal transportation, Kirstin's park, Hayman House, community center. Neighborhood outreach/ support.

- **15% Investment in URD**

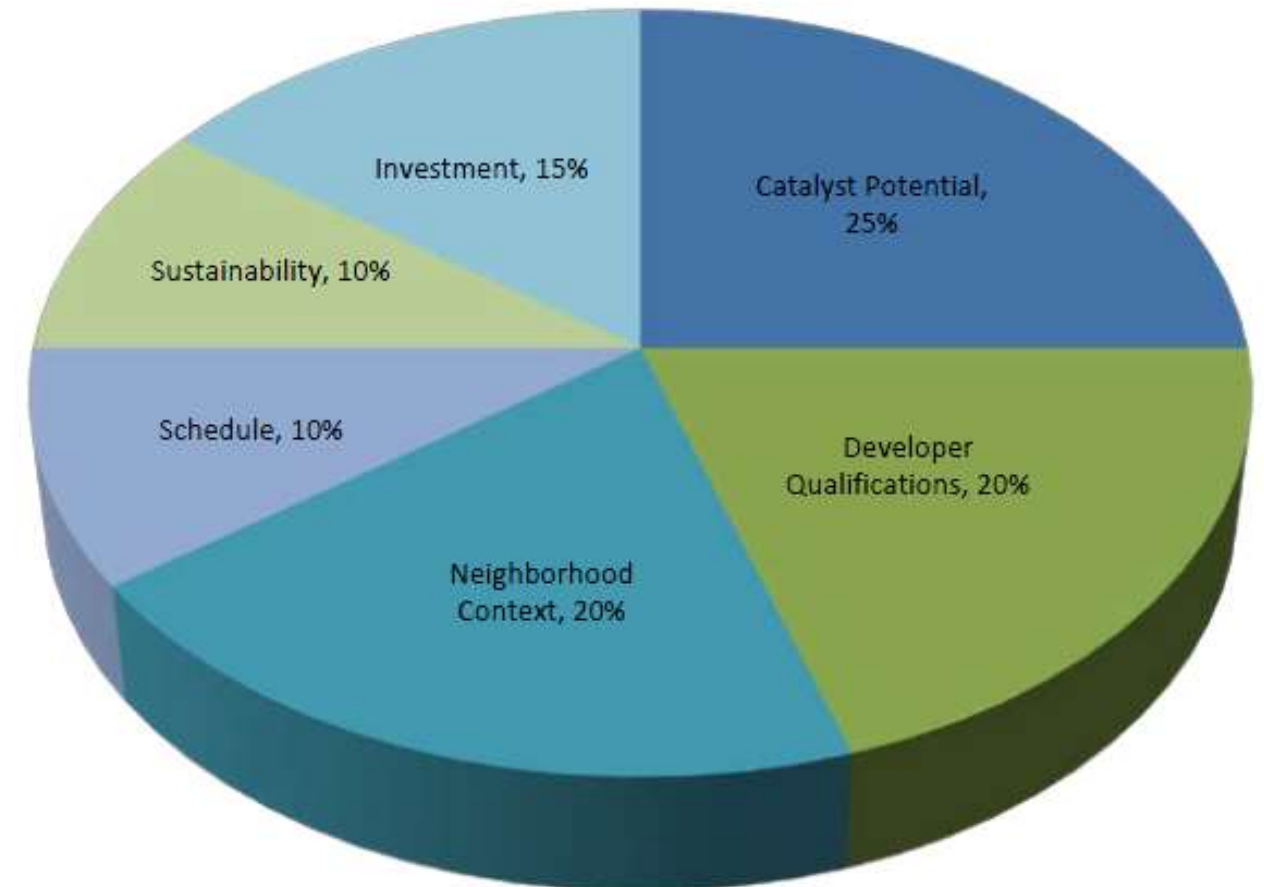
Higher investment to the River-Myrtle District.

- **10% Sustainability**

Projects which provide a binding commitment to achieve a 3rd party Sustainable Building verification above and beyond meeting the Boise City Green Construction Code.

- **10% Schedule of Completion**

Incent completion within a shorter time frame relative to the size of the project.



Minimum Requirements

- **More formulaic responses**
 - Development Team and Org Chart
 - Development Sources & Uses (CCDC form)
 - Development timeline (CCDC form)
 - Sample ERN (included in Request)
 - Binding commitment to meet Boise City Green Construction Code (CCDC form)

PROPOSED TIMELINE FOR DISPOSITION

Ash Street Properties	2016												2017												2018		
	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Q1	Q2	Q3						
Write RFQ/P																											
Finalize & Publish RFQ/P																											
RFQ/P Response Period																											
Evaluation																											
Proposal Presentations																											
Board Selection & ERN Approval																											
DDA Preparation																											
DDA Board Approval																											
Entitlements (DR, PC, etc.)																											
Evidence of Financing																											
Permits Received																											
Closing/ Disposition																											
Construction																											
Land Write Down																											

Next Steps

- Discussion/ directions on these updates
 - Use
 - Priorities
 - Minimums
 - Process/ Review Panel

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TRANSPORTATION ACTION PLAN

A Plan for a Modern Transportation
System That Puts People First



The TAP Is. . .

- Boise's Vision of a Modern, Well-Balanced, Transportation System
- Set of Principles & Values
- Targeted Actions (Moves)
- Evaluation Matrix
- Communication Tool



The TAP Is Not. . .

- A Master Plan
- A Capital Improvement Plan
- A Public Involvement Exercise
- A Challenge to ACHD



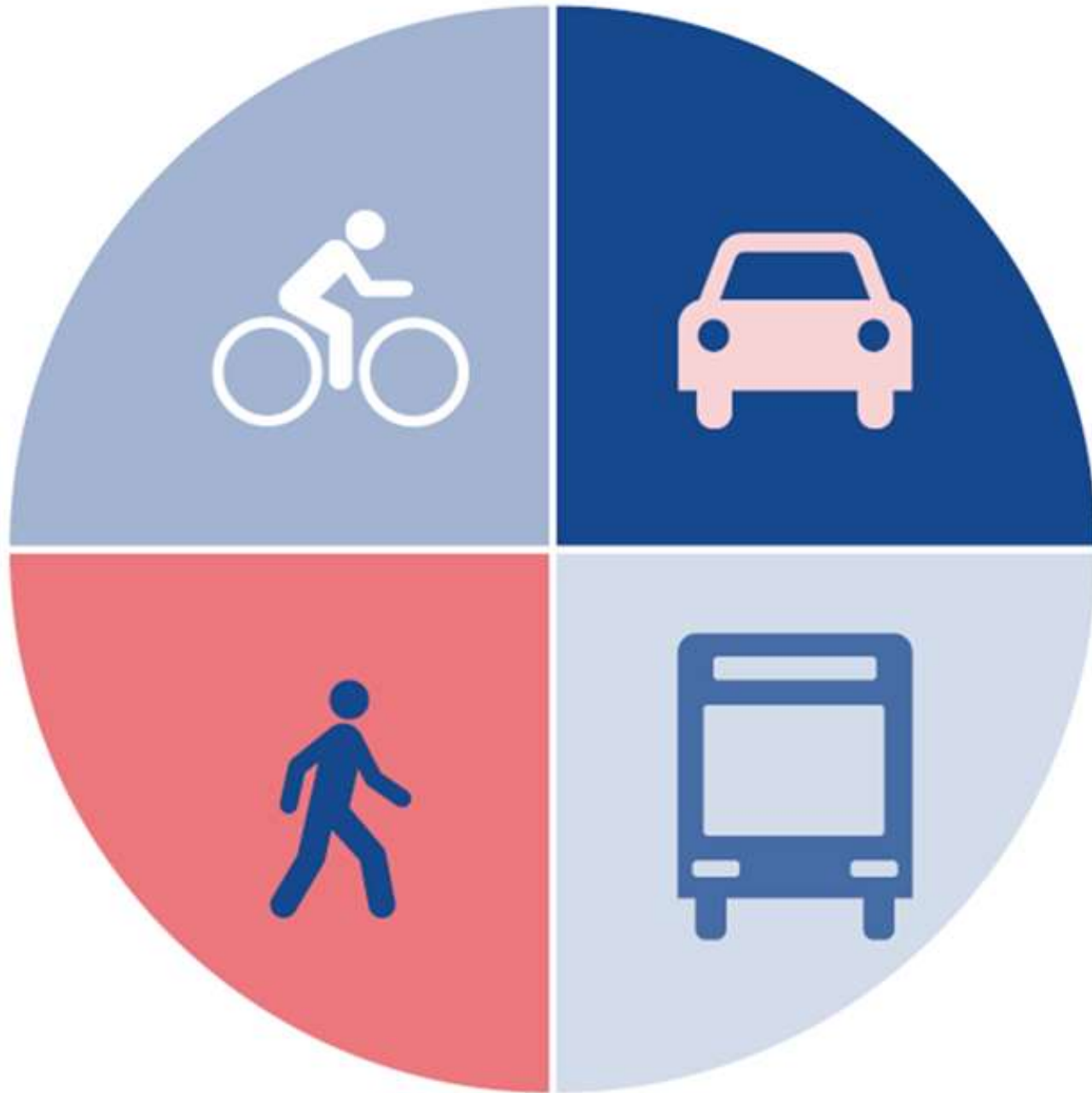
Why the TAP?

- Shifting Demographics
- Cost of Business as Usual
- Economic Development
- Transportation Choice

Transportation Choice

“Real Choice” =

- Available
- Affordable
- Safe
- Convenient





Foundational Data

1. The Demographic Shift
2. Transportation & Public Health
3. The High Cost of Business as Usual
4. Moving Beyond Level of Service
5. The Evolution of Street Design
6. Interim Street Design
7. Transportation & Placemaking in Low Density Environments

The Vision . . .

We envision a city
where **all people**
enjoy **real transportation**
choices
that offer **safety,**
optimize infrastructure,
and support
vibrant neighborhoods.

The Vision In 4 Place Types

- **Downtown**
- **Mixed-Use Corridors**
- **Compact Residential**
- **Suburban Neighborhood**

Six Mobility Moves

Safety for All



Walk or Bike to the Store



Park Once



Active School Routes



Low-Stress Bike Network



Three Best-in-class Transit Routes



Anatomy of a Move

Focus Map:

Illustrates the locations that should be the focus of the Actions of the Move.

Summary:

Describes main goals of the Move.

Actions:

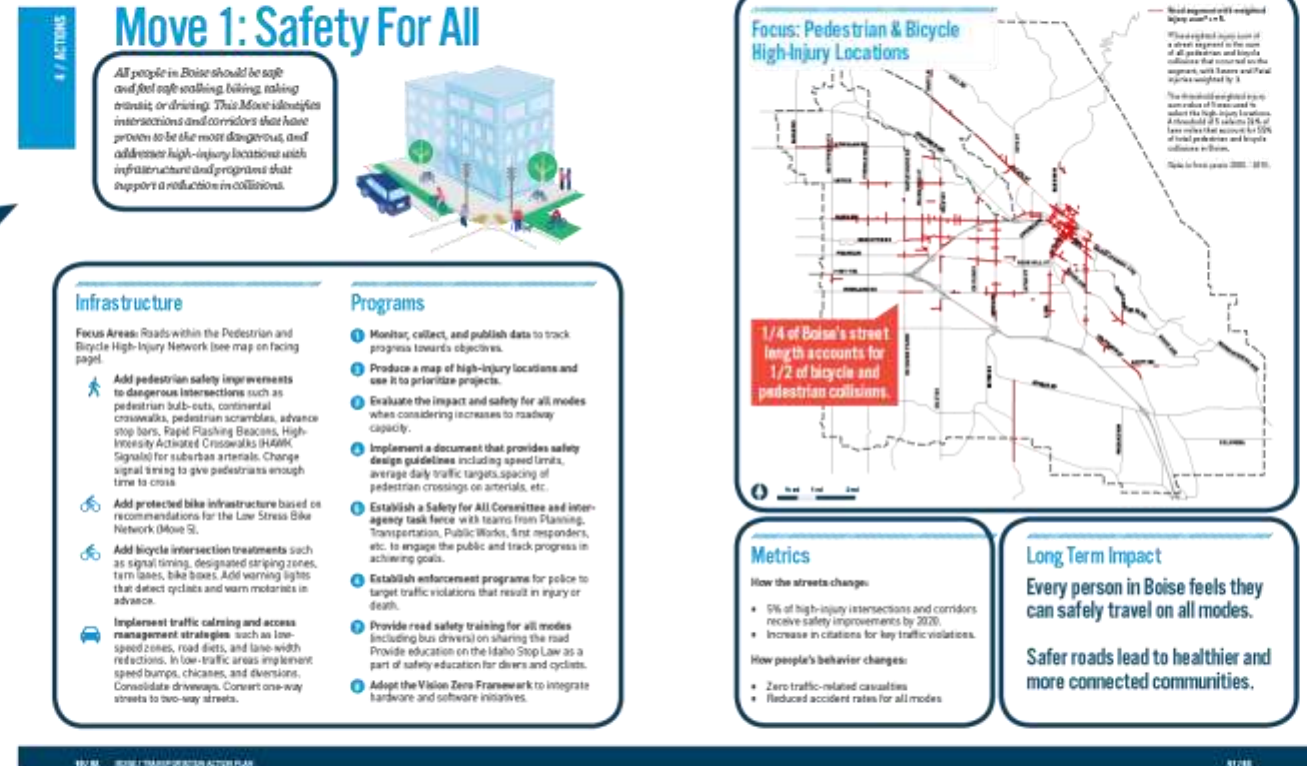
Breaks down the Move into specific steps.

Metrics:

Quantifiable factors that measure progress towards goals of the Move.

Long Term Impact:

Overall objective of the Move. Describes how the Move achieves mobility principles and values.



Project Prioritization

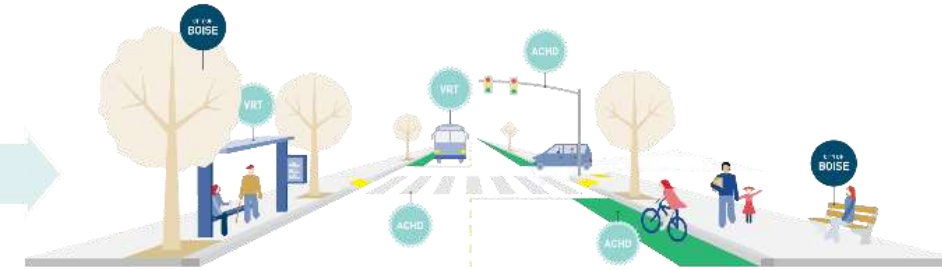
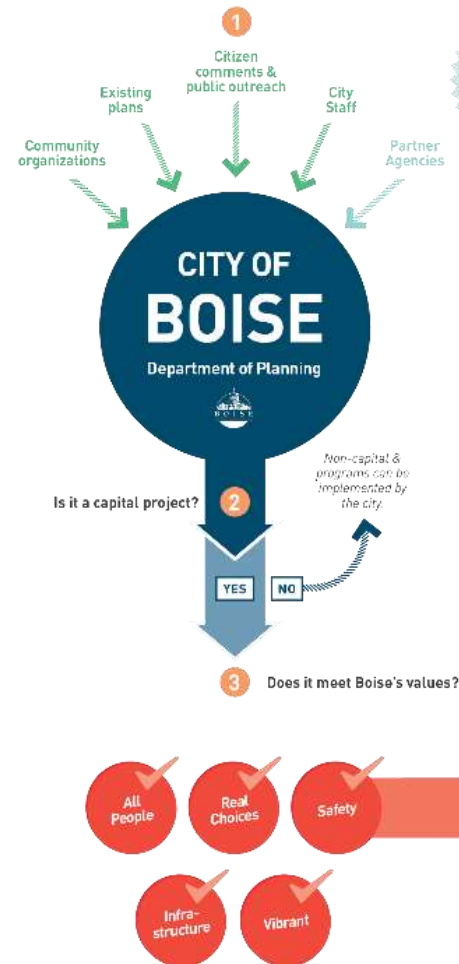
How Boise Prioritizes Transportation Projects

Funding is limited.
This is how we
prioritize projects.

1 Transportation projects come from many sources.
Project ideas can come from citizen input, recommendations by the Planning Department, or as part of realizing Boise's other planning frameworks. The Planning Department collects all potential projects, briefly describes their scope, and holds them to be evaluated twice per year.

2 Is it a capital project?
A pool of potential capital projects is kept by the city.
Because Boise's street network is built and maintained by Ada County Highway District, only capital (construction) projects are prioritized for referral to ACHD for implementation. Other programs can be administered directly by the City.

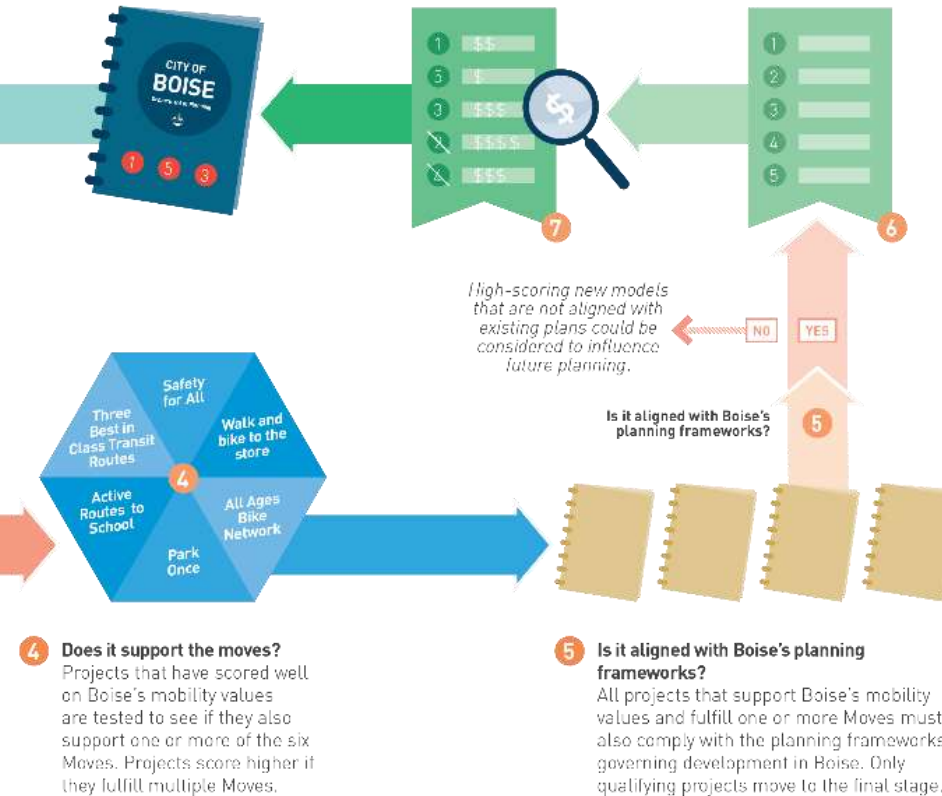
3 Does the project meet Boise's values?
The first stage of prioritization scores potential projects based on how well they meet Boise's mobility values as expressed in the TAP.



8 City recommends its ranking to partner agencies for implementation.
The City provides its project rankings, scopes, and objectives to the implementing agency, usually Ada County Highway District (ACHD) or Valley Regional Transit (VRT).

7 Rankings are adjusted by cost.
Projects are then re-ranked based on available budgets in the current funding cycle. Projects may be broken into phases or combined to make them feasible, or delayed until funding is available.

6 Projects are ranked by merit.
An initial list ranks the "best" projects irrespective of cost. This allows the City to consider long range priorities, phasing, and fundraising possibilities.





That's All

Questions?

www.liveboise.org
dfluke@cityofboise.org

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INFORMATION: Parking Strategic Plan

Max Clark
Parking & Facilities Director

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INFORMATION: Operations Report

John Brunelle
Executive Director

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