

### COLLABORATE. CREATE. DEVELOP. COMPLETE.

## **Board of Commissioners**

Regular Meeting June 13, 2016



### **Call to Order**

Chairman Hale

#### **Agenda Changes** Н.

Chairman Hale

### III. Consent Agenda

- Expenses Α.
  - 1. Approval of Paid Invoice Report – May 2016
- B. Other
  - Approval of Resolution 1449 Approving Amended Professional Service Agreement for 1. Zimmer Gunsul Frasca Architects, LLP (Add \$49,962; original contract June 2015)
  - Approval of Resolution 1450 Approving the First Amendment of the T3 Agreement with The Roost 2. 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)
  - Approval of Resolution 1452 Approving Amendment to the CM/GC Contract with Guho Corp. for Early 4. Procurement of Geothermal Pipe and Fittings for Broad Street (NTE \$288,690; original CM/GC Contract executed March 27, 2016)



### **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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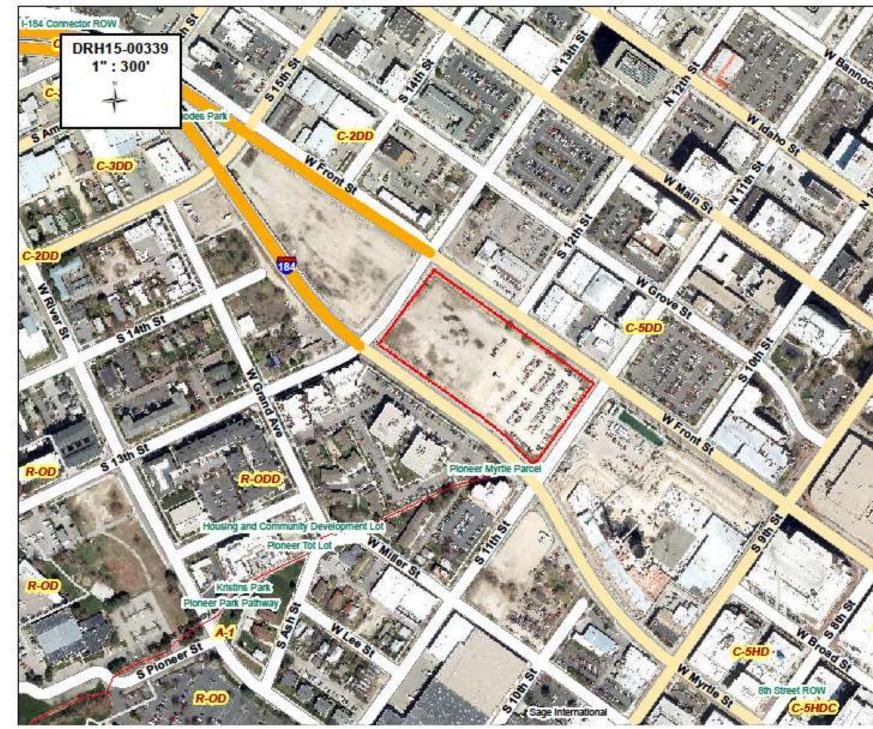




# Parcel B

## **Participation Program** Action Requested: Designation T3 for Parcel B Development

### Aerial





### Site Context & Renderings





### **Parcel B**







## Landscape Plan



### **Office Perspective**



OFFICE VIEW FROM MYRTLE & 13TH STREET





### **Parking Garage Perspective**



PARKING VIEW FROM FRONT & 11TH STREET





## **Private Investment**



### Pads on Site

Туре	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					
Value & T	iming						

## **Public Investment**



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

### Location & Cost

#### CCDC Board of Commissioners Regular June Meeting 6/14/2016

### Pads on Site

## Type 3 CCDC Assistance

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

<ul> <li>Significant private investment</li> </ul>	PRIVATE INVESTMENT	<b>\$</b> ∠
Public ownership of parking w/ ROFR	+ PUBLIC	
12 <sup>th</sup> new street construction	PARTICIPATION	\$
<ul> <li>2,100 feet of perimeter streetscape</li> </ul>	= TOTAL PROJECT	\$ 5
<ul> <li>Power/utility upgrades &amp; relocation</li> <li>Public plaza spaces 11<sup>th</sup>/13<sup>th</sup> &amp; Myrtle</li> </ul>	PRIVATE:PUBLIC RATIO	
Public Infrastructure Improvements	Location & Cost	

#### 47,600,000

### \$8,400,000

### 56,000,000

#### 6:1

## Parking Garage Condo



PARKING VIEW FROM FRONT & 11TH STREET

### North & East Elevations

Туре	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

### Public/Private Parking







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	

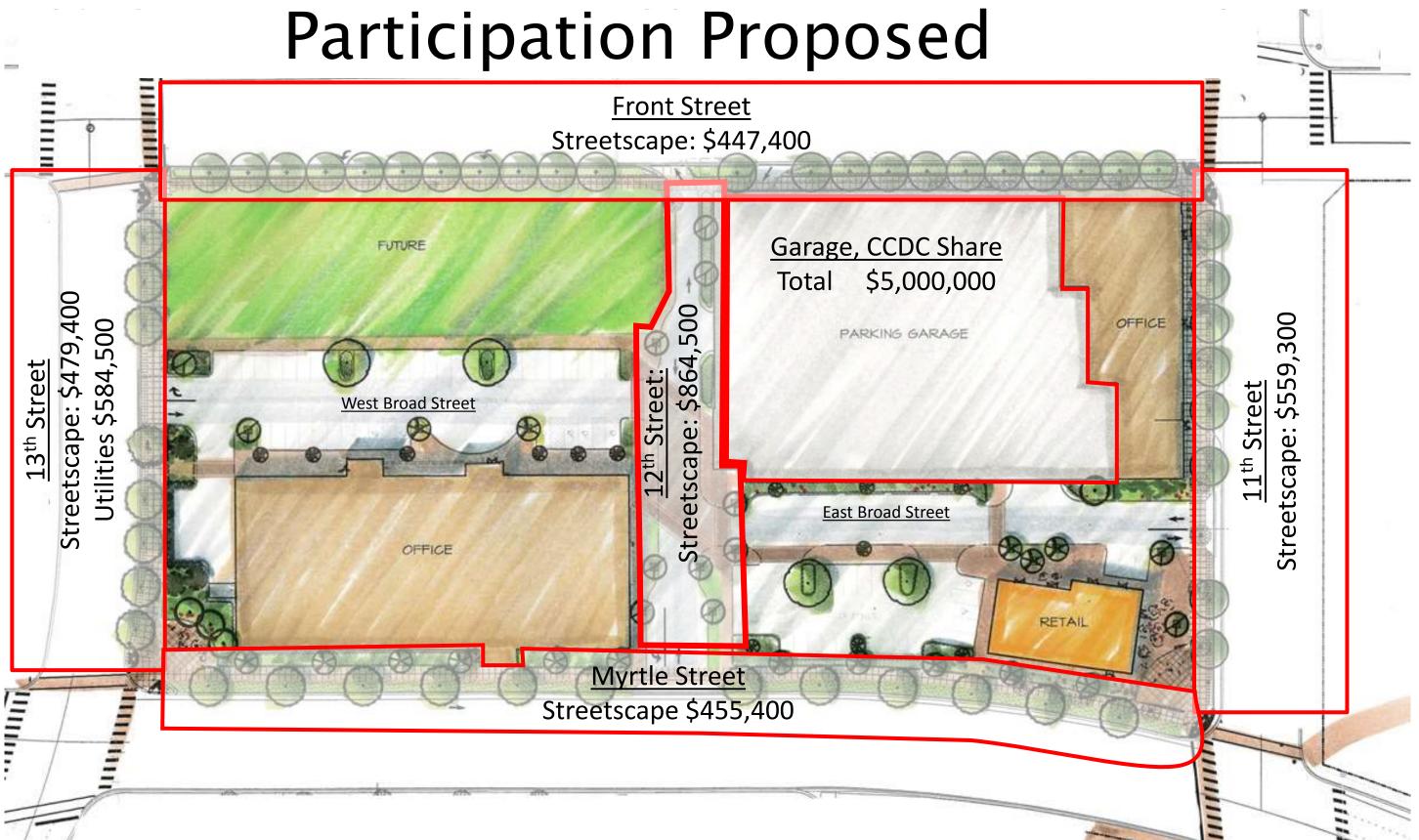
## Estimated Participation: \$5M + \$3.4M



Pad	s on	Site

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

### Method of Payment & Year



## **CCDC** Participation \$5M + \$3.4M



### **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
Deimeleu		

### 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

30<sup>th</sup> Street Area (West End) URD





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



6/14/2016

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





CLAIRVOYANT BREWERY

Sidewalk along 28th CCDC Site Improvements

CCDC Board of Commissioners Regular June Meeting

6/14/2016

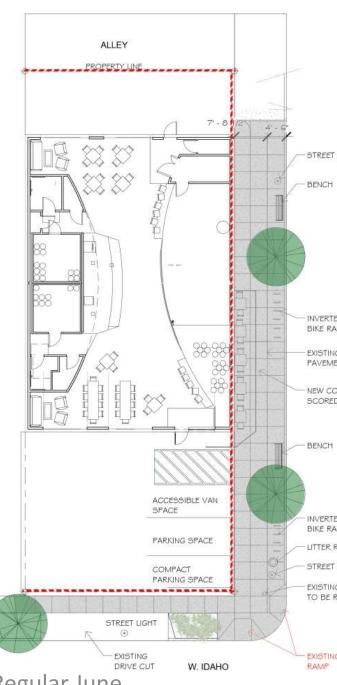
TROUT ARCHITECTS CHARTERED

12/21/2015

110 N. 27th STREET BOISE, ID \$3702

## **Proposed Type 1 Participation**

- CCDC's 1<sup>st</sup> 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

CHARTERED 110 N.2MSTREET 8015L,10 83702 (208) 344 - 8646
12/21/2015
CCDC Site Plan Scale 1/8" = 1'-0"

## 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.



CCDC Board of Commissioners Regular June Meeting

6/14/2016



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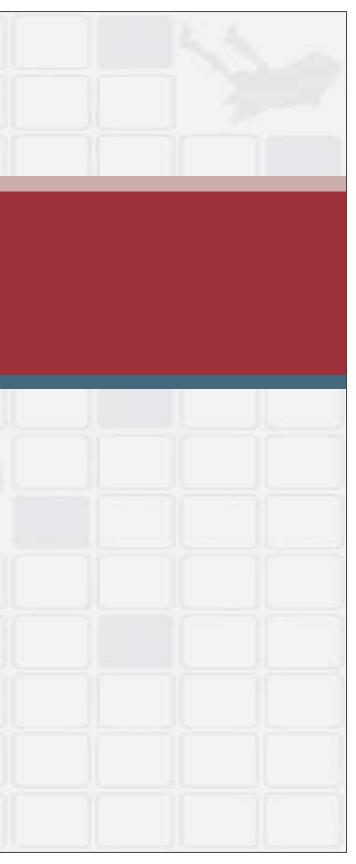


## Ash Street RFP

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

Kristin's Park Jesse's Tree

WMiller

Community Center

Ash Street Properties

Hayman House

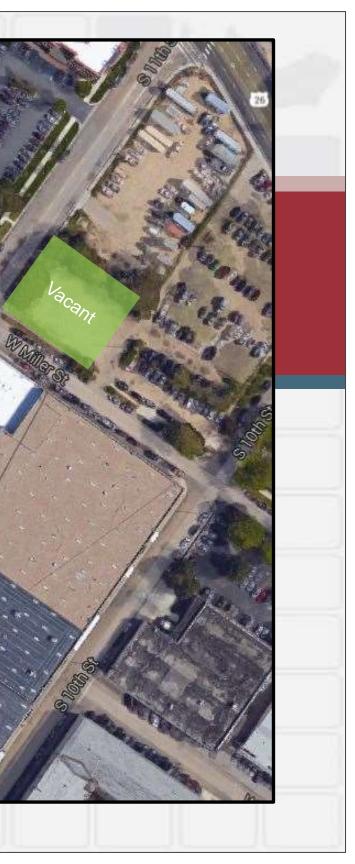
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Jump Time-Boise

Carles State

S.Lines

Arid Club



## **Preservation of Hayman House**



DEVELOPMENT

- 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. 9<sup>th</sup> Street
  - The Afton







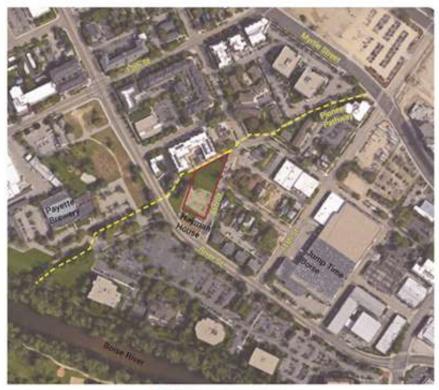


## Ash Street Disposition Proposal **Property, Industry Best Practices, Developer Feedback**

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



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





1 N 9th Street, Suite 501

www.ccdcboise.com

208-384-426

## **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.

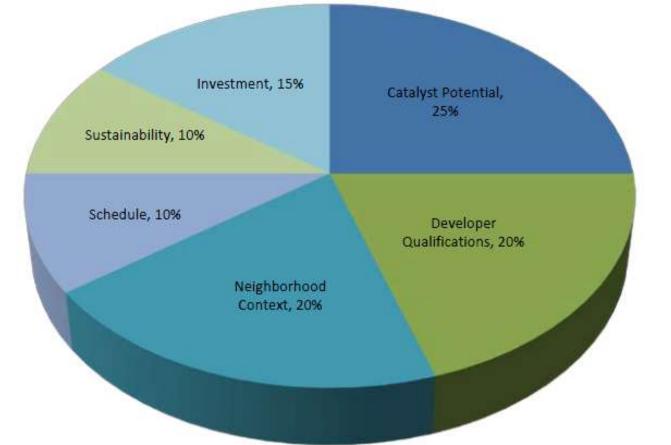
#### 10% Sustainability

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)



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Ash Street	2016	2016					2017			700 T					1. 				2018		
Properties	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	M ay	June	July	Aug.	Sept.	0 ct.	Nov.	Dec.	Q1	Q2	Q3
Write RFQ/P																					
Finalize & Publish RFQ/P			1																		
RFQ/P Response Period				5	-																
Evaluation																					
Proposal Presentations																					
Board Selection & ERN Approval					$\diamond$																
DDA Preparation																					
DDA Board Approval								-		-										-	
Entitlments (DR, PC, etc.)												12									
Evidence of Financing										1	-	1		1							
Permits Received														1							
Closing/ Disposition														7							
Construction												T.	P		1	1.	1				
Land Write Down													-							-	



## Next Steps

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



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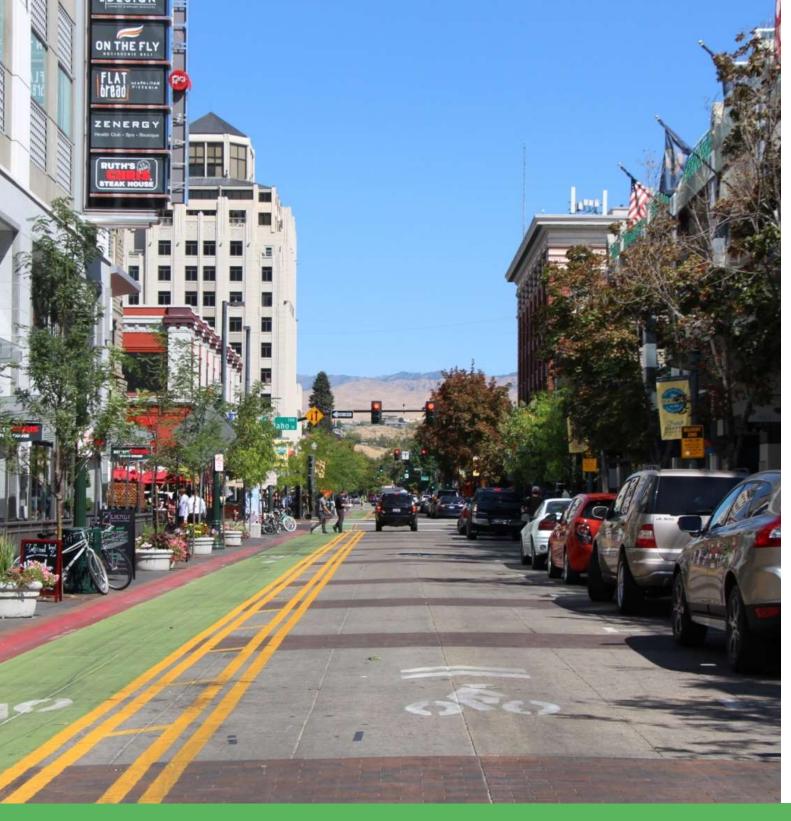




# TRANSPORTATION ACTON PLAN

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. . .

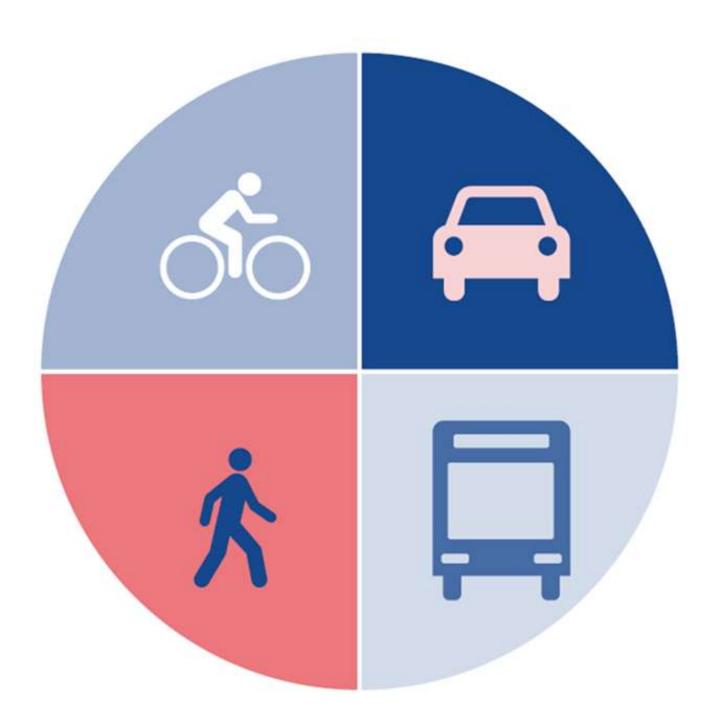
- A Master Plan
- A Capital Improvement Plan
- A Public Involvement Exercise
- A Challenge to ACHD





## 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**

Park Once Walk or Bike to the Store Safety for All **Active School Routes Three Best-in-class Transit** Low-Stress Bike Network Routes

#### **TRANSPORTATION ACTION PLAN**

AR







## Anatomy of a Move

#### Move 1: Safety For All Focus: Pedestrian & Bicycle **High-Injury Locations** All people in Boise should be safe and feel cafe scatting, biking, taking transit or driving. This Move identifie intersections and corridors that have proten to be the most dangerous, and addresses high-injury locations with infrateructure and programs that our nort a soft chion in colligions. Summary: Describes Infrastructure Programs Focus Areas: Roads within the Pedestrian and Monitor, collect, and publish data to track. 4 of Boise's stree main goals Bitycle High-Injury Network [see map on facing ngth accounts fo Produce a map of high-injury locations and 1/2 of bicycle an Add pedestrian safety improvements use it to prioritize projects. Add potestrian safety imprivements to desprove intersections such as pedestrian bulb-outs, continental crasswalks, pedestrian scrambles, sevence stop bers, Rapid Rashing Beaces, High-Intensity Activated Crasswalks (HAMK Evaluate the impact and safety for all modes of the Move. when considering increases to roads Implement a document that provides safety design guidelines including speed limits. Signals) for subsrbars arterials. Change signal timing to give pedestrians enough time to cross average daily truffic targets, spacing of pedestrian crossings on arterials, etc. Add protected bike infrastructure based on recommendations for the Law Stress Bike Network (Move S). C Establish a Safety for All Committee and inter igency task force with teams from Planning, transportation, Public Works, first responders etc. to engage the public and track progress in Add bicycle intersection treatments such Metrics Long Term Impact achiwing goals. as signal timing, designated striping zones turn lanes, bike boxes. Add worning lights Establish enforcement programs for police to How the streets change Every person in Boise feels they that detect cyclists and warn motorists in target traffic violations that result in injury or 5% of high-injury intersections and corridor receive safety improvements by 2020. can safely travel on all modes. Provide read safety training for all modes including bus drivers) on sharing the read Provide education on the Idaho Stop Law as a Implement traffic calming and access negement strategies such as low-regement strategies such as low-red zones, road diets, and lane-width actions. In low-traffic areas implement increase in citations for key traffic violation Safer roads lead to healthier and How people's behavior change part of safety-education for divers and cyclists peed bumps, chicanes, and diversions Adopt the Vision Zero Framework to integrate hardware and software initiatives. more connected communities. resolidate driveware. Convert one-way Zero traffic-related casualties to to two-way streets. Reduced accident rates for all mor Actions: Metrics: Breaks down Quantifiable factors the Move that measure progress towards into specific goals of the Move. steps.

#### **TRANSPORTATION ACTION PLAN**

Illustrates the locations

Focus Map:

that should be the focus

of the Actions of the Move.

#### Long Term Impact:

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

## **Project Prioritization**

ACHD

### How Boise Prioritizes **Transportation Projects**

Citizen

comments &

public outreach

CITY OF

BOISE

Department of Planning

YES

3

NO

City Staf

Non-capital & orograms can

mplemented by

the city.

Does it meet Boise's values?

Partner Agencies

Existing

plans

Is it a capital project?

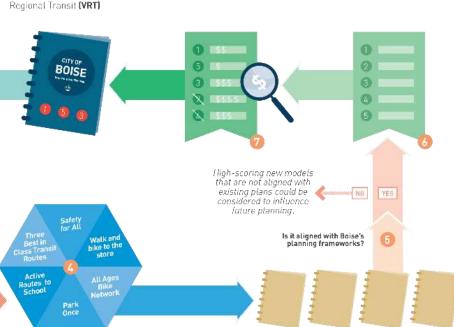
Community

organizations



The City provides its project rankings, scopes, and objectives to the implementing agency, usually Ada County Highway District (ACHD) or Valley Regional Transit (VRT)

#### in the current funding cycle. Projects may be broken into phases or combined to make them feasible, or delayed until funding is available.



#### Ones it support the moves? Projects that have scored well on Boise's mobility values are tested to see if they also

support one or more of the six

Moves. Projects score higher if

they fulfill multiple Moves.

Is it aligned with Boise's planning frameworks? All projects that support Boise's mobility values and fulfill one or more Moves must also comply with the planning frameworks governing development in Boise. Only qualifying projects move to the final stage.

#### Transportation projects come from many sources.

Funding is limited.

prioritize projects.

This is how we

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.

#### 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

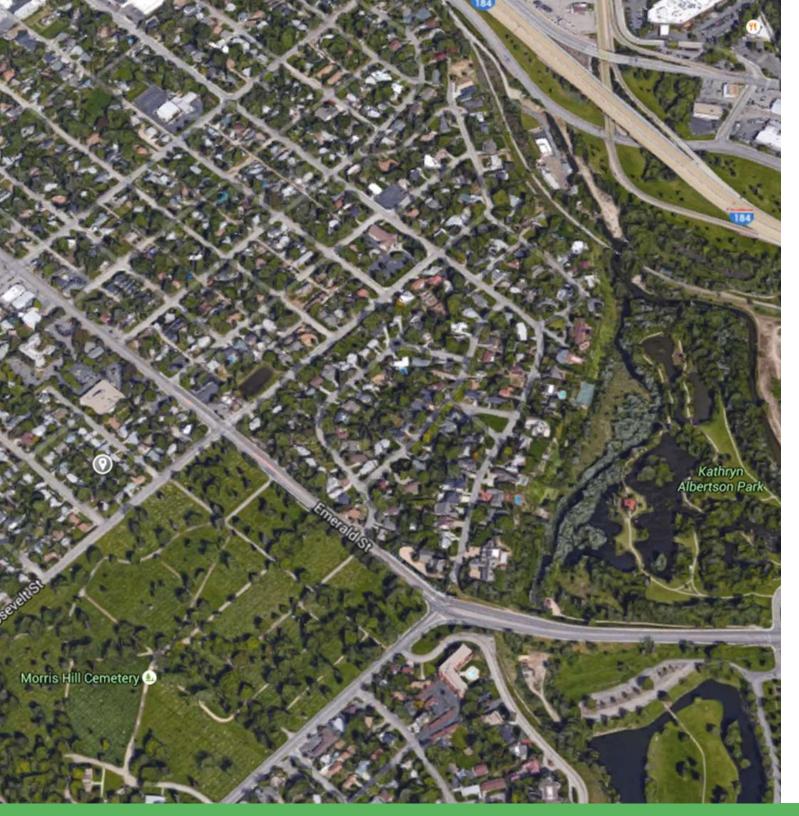
County Highway District, only capital (construction) projects are prioritized for referral to ACHD for implementation. Other programs can be administered directly by the City.

Boes 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.

### **TRANSPORTATION ACTION PLAN**

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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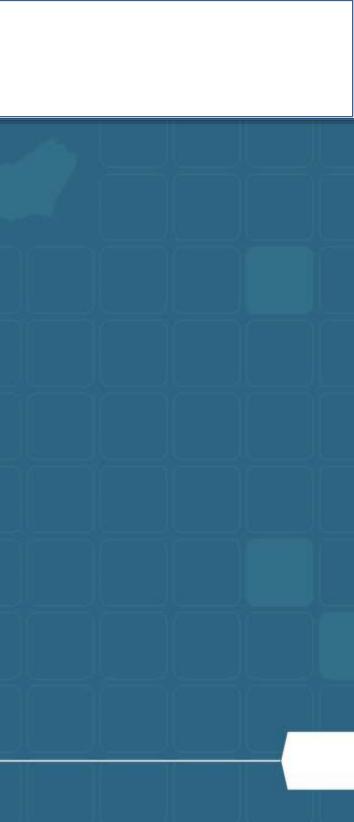




## **INFORMATION: Operations Report**

### John Brunelle Executive Director





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