

LIVE STREAMING & AUDIO RECORDING

Now In Progress



COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

Regular Meeting
October 8, 2018

AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes

Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – September 2018

B. Minutes & Reports

1. Approval of September 10, 2018 Meeting Minutes

C. Other

1. Resolution #1574 – Transfer of Personal Property to the City of Boise (Central District Operations)
2. Resolution #1580 – Records Disposition
3. Resolution #1581 – Approving the 2019 Elder Street Park & Ride Agreement with City of Boise

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. CONSIDER: Resolution #1575 – Approval of the Shoreline Urban Framework Document (15 minutes)
.....Shellan Rodriguez & Doug Woodruff
- B. CONSIDER: Resolution #1579 – Approval of the Shoreline Urban Renewal Plan (15 minutes)
.....Shellan Rodriguez

VI. Information/Discussion Items

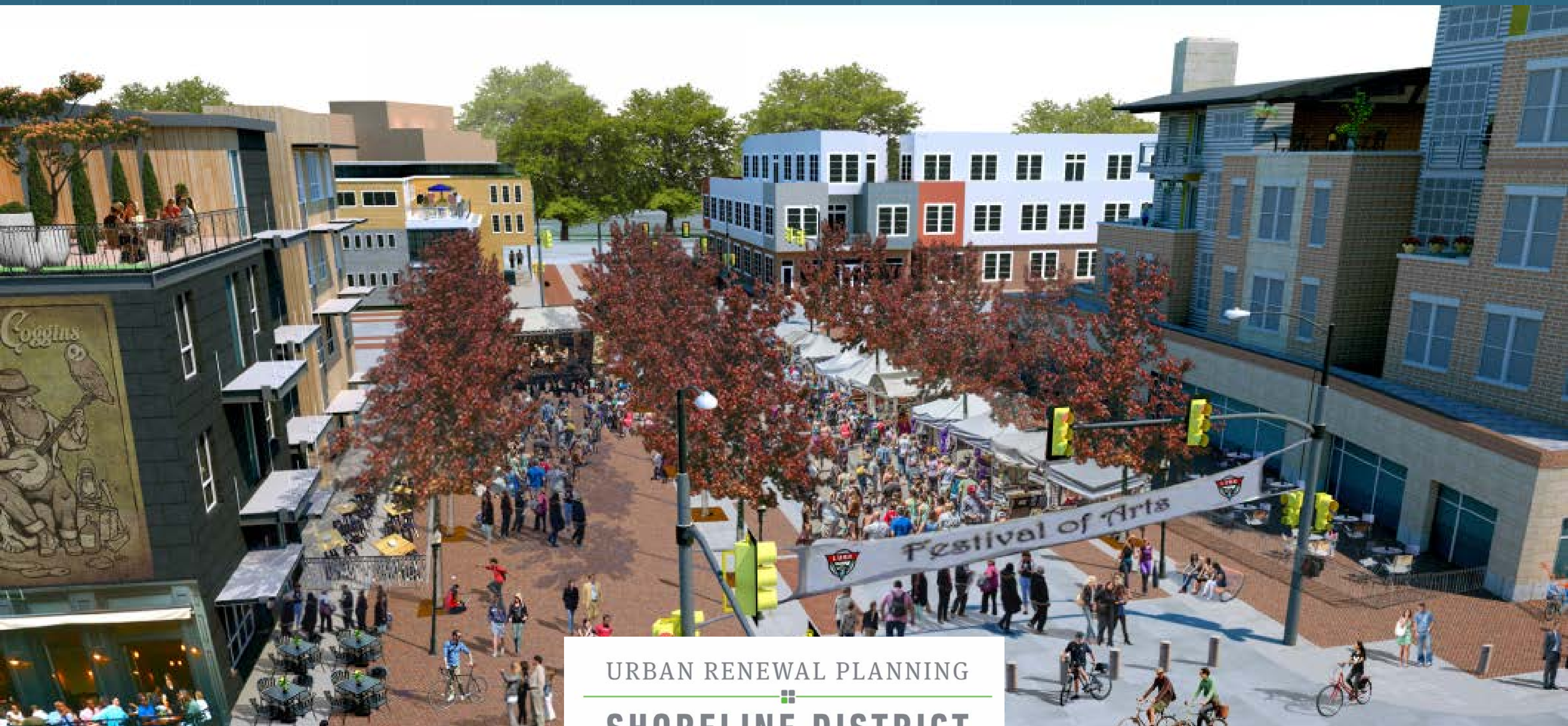
- A. ParkBOI Statistical Dashboard (10 minutes) Max Clark
- B. ParkBOI Waitlist Policy Update (10 minutes)Max Clark
- C. Gateway East Urban Renewal Plan Update: Prep for Adoption (10 minutes) Matt Edmond
- D. BikeBOI Bike Parking Update (10 minutes) Matt Edmond
- E. Operations Report (5 minutes) John Brunelle

CONSIDER: Resolution #1575

Approval of the Shoreline Urban Framework Document

Shellan Rodriguez, Real Estate Development Manager
Doug Woodruff, Senior Project Manager

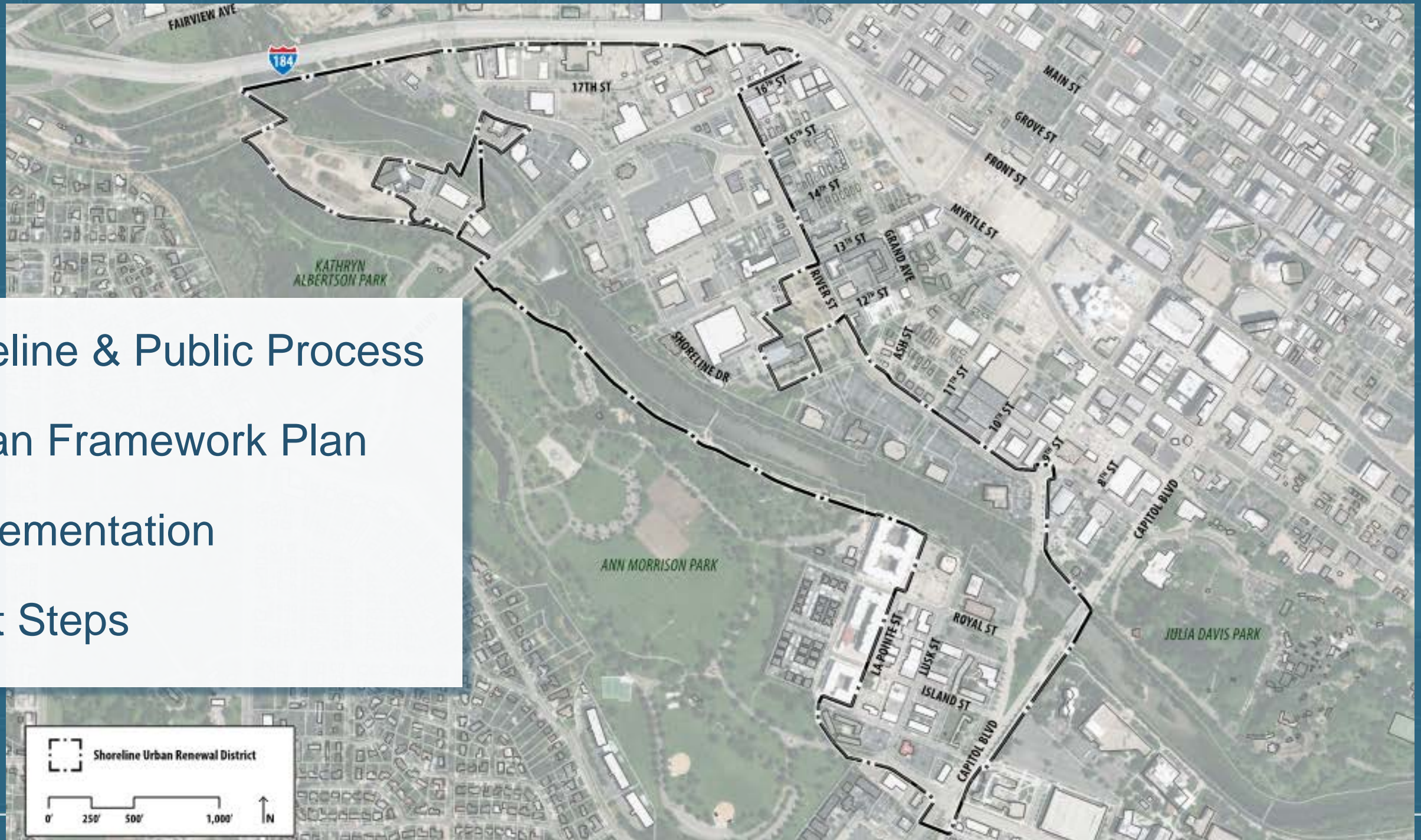
Urban Framework Plan



URBAN RENEWAL PLANNING
SHORELINE DISTRICT

Presentation Overview

- Timeline & Public Process
- Urban Framework Plan
- Implementation
- Next Steps



Where we've been...

STEP ONE

ELIGIBILITY

SB FRIEDMAN
ELIGIBILITY REPORT

APPROVED FALL 2017

STEP TWO

FEASIBILITY

CTA ARCHITECTS
URBAN FRAMEWORK
PLAN
+
SB FRIEDMAN
ECONOMIC FEASIBILITY
STUDY

FEB '18 – AUGUST '18

STEP THREE

ADOPTION

URBAN RENEWAL
PLAN ADOPTION
PROCESS

SEPT – DEC '18



Public Process

- ❑ Stakeholder Meetings & Collaboration
- ❑ Public Open Houses:
May 3, June 7, & Aug 15
- ❑ 2 Digital Open Houses
www.ccdcsshoreline.com



Attendees at a Public Open House in the Lusk District

"Be a mixture of affordable housing greenspace with easy connection to downtown greenbelt, parks & BSU."

"..allow pedestrians, elderly, children to walk with no fear while on greenbelt."

"Be bike friendly."

"Great area for redevelopment of mixed use projects connecting downtown to the river"

- Public responses to "The Shoreline District Should..."

Summary of Comments

Public

- Maintain and create affordable housing
- Provide additional public ROW connectivity and streetscape improvements within the Lusk District and River Street neighborhoods
- Lusk Neighborhood streetscapes
- Parking solutions
- Provide connections between LUSK Neighborhood & River

Stakeholders

- River Ecology
- Infrastructure & Utilities
- Mobility / Development
 - Increase Housing (affordable/workforce)
 - Connectivity - streets, sidewalks, bridges
 - Greenbelt and parks expansion
 - Transit

Urban Framework Purpose



- Inform the Urban Renewal Plan & Feasibility Study
- Create a compelling vision
- Provide guidance during the 20 year term
- Implementation guide, not a regulatory document

Urban Framework Main Elements

1. Existing Plan Analysis
2. District Framework
3. Design Guidelines
4. Implementation Strategy



1. Existing Plan Analysis

URBAN RENEWAL PLANNING

SHORELINE DISTRICT

Existing Plan Analysis

Guiding Documents

1. Blueprint Boise
2. Transportation Action Plan
3. Downtown Parks and Public Spaces Master Plan

Master Plans

4. River Street Master Plan
5. Lusk Street Area Master Plan
6. Boise State University Master Plan
7. Ann Morrison Park Master Plan
8. Capitol Boulevard Plan

Vision Documents

9. River Myrtle Urban Renewal Plan
10. 30th Street Urban Renewal Plan

Boise River Regulations

11. Boise River Resource Management and Master Plan
12. Boise River Riparian Corridor Stewardship Plan
13. Boise Development Code 11-05-06 Waterways Overlay District



Affirmations

Discrepancies

Gaps

Affirmations

- Additional housing—a variety of types at mixed prices
- Improve greenbelt/riverfront safety, mobility, and river habitat
- A multimodal transportation system that makes great places and promotes economic prosperity
- Mixed-use neighborhood centers
- Boise River's ecological health is top priority
- Improve infrastructure and parking



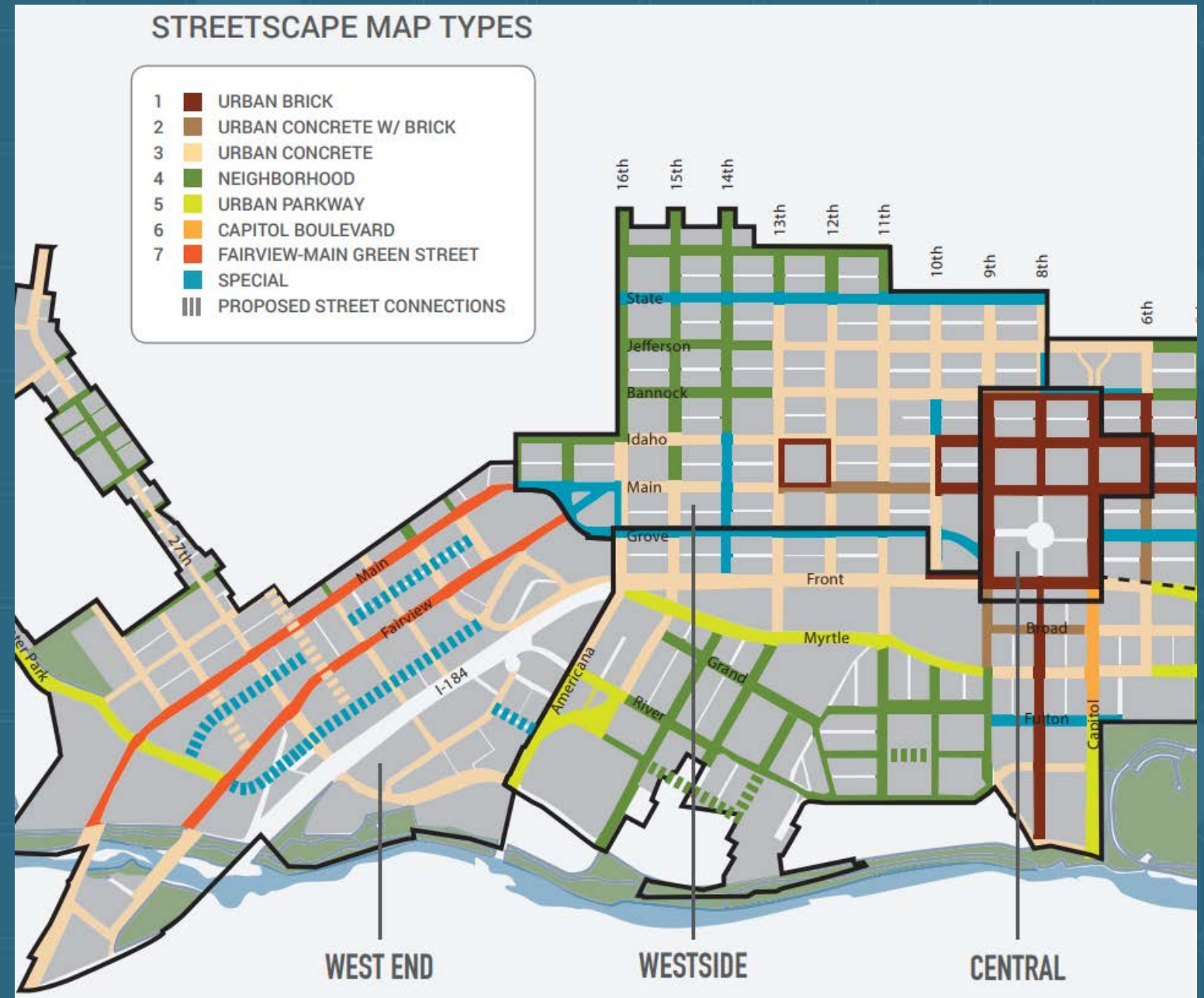
Discrepancies

- Boise River ecological health –vs– user access
- 9th Street and Capitol Boulevard design
- Lusk area – preserve light-industrial buildings yet demolition is currently allowed



Gaps

- Boise City Streetscapes Standards
- Lusk neighborhood storm water infrastructure
- Riverfront development standards

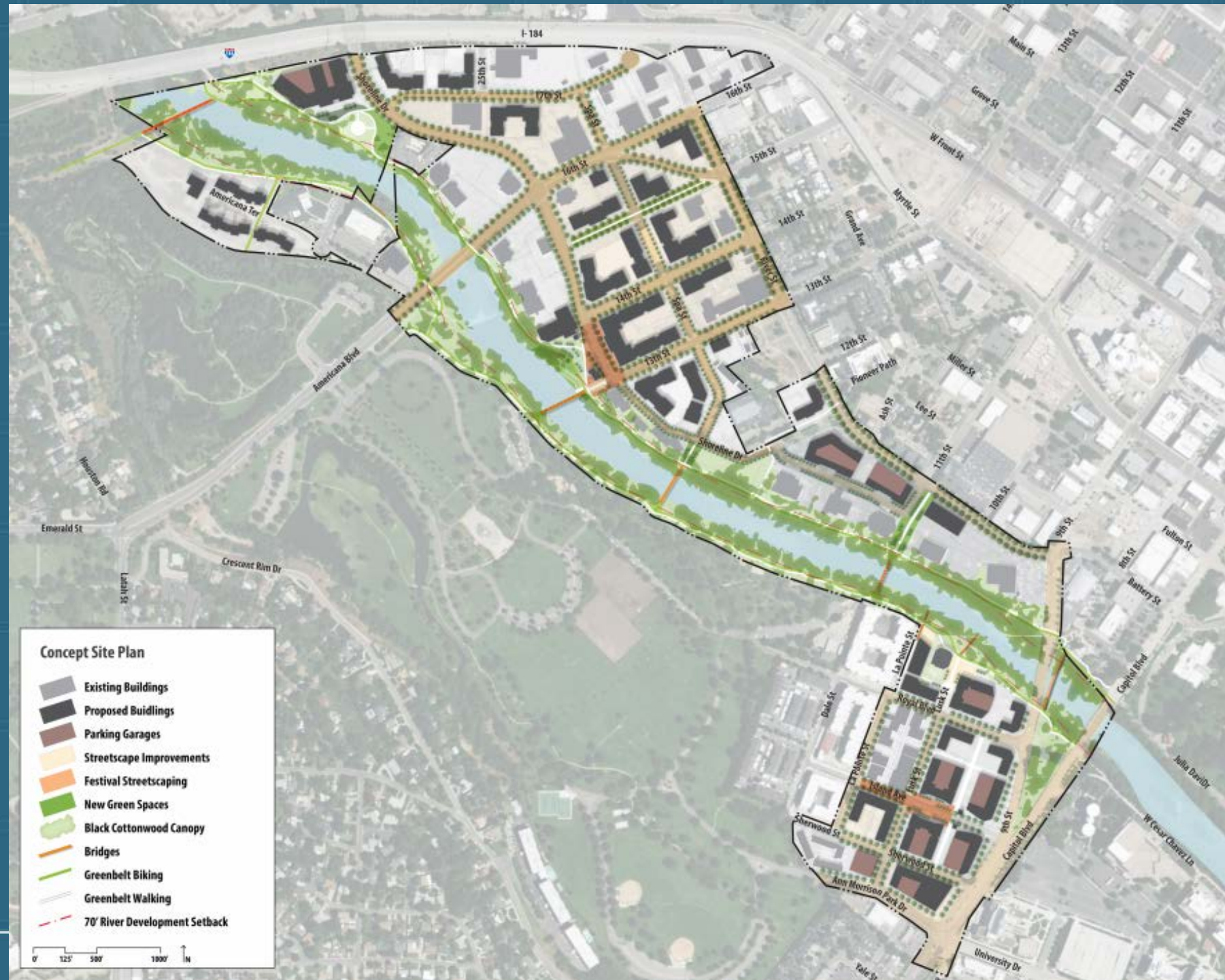


2. District Frameworks

URBAN RENEWAL PLANNING

SHORELINE DISTRICT

District Framework





Mobility





Open Space





Urban Design



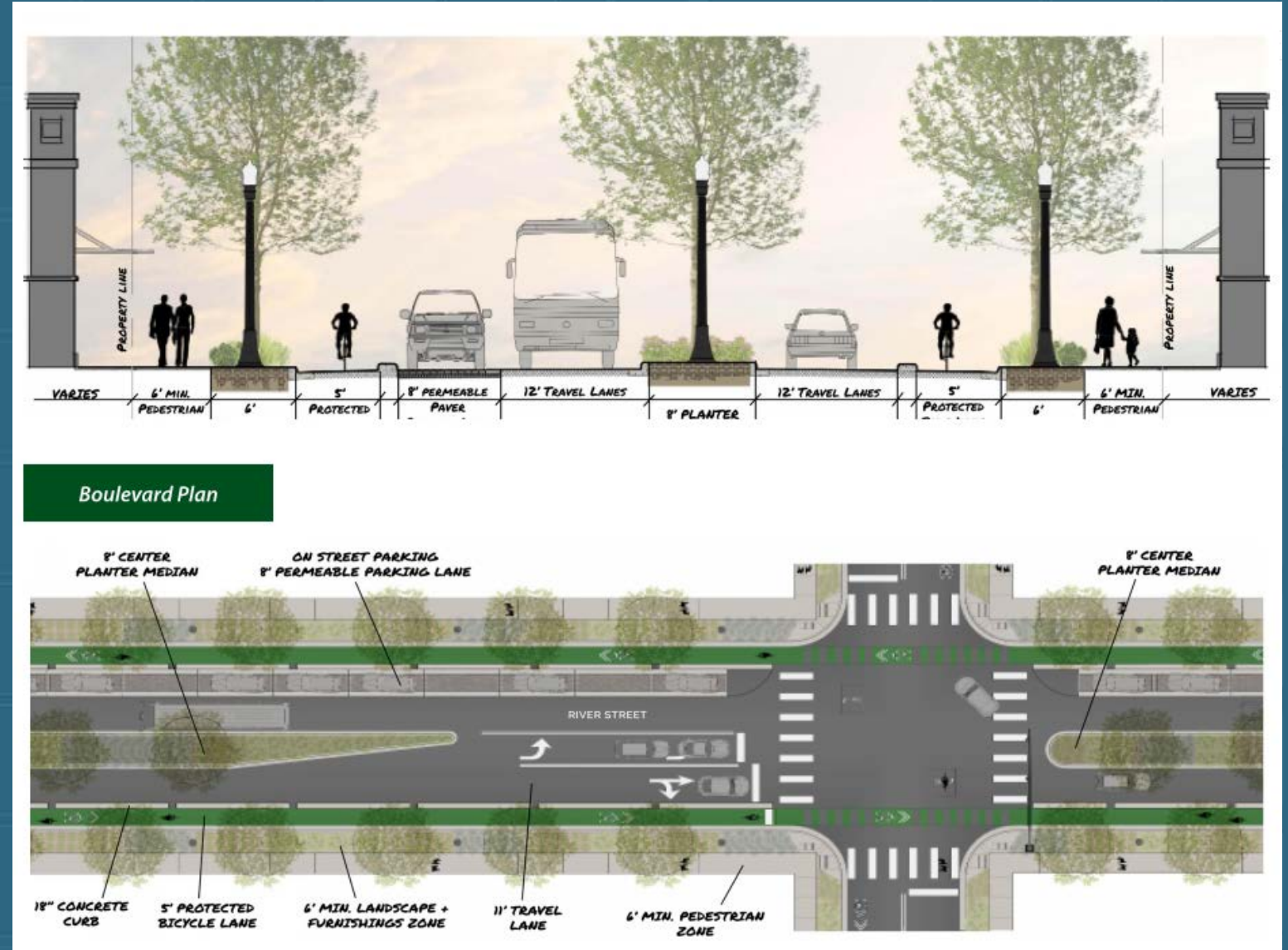
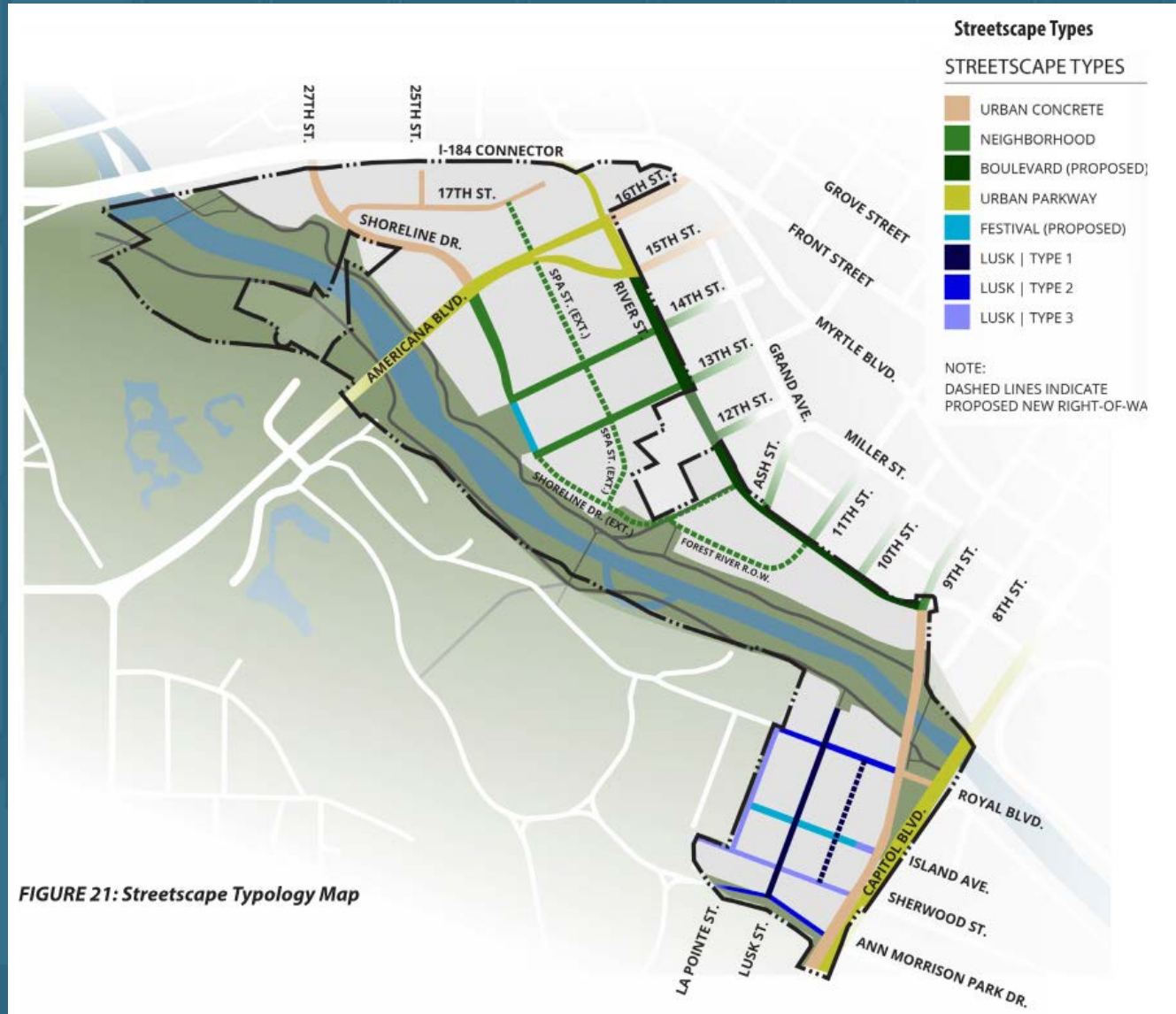


3. Design Guideline Recommendations

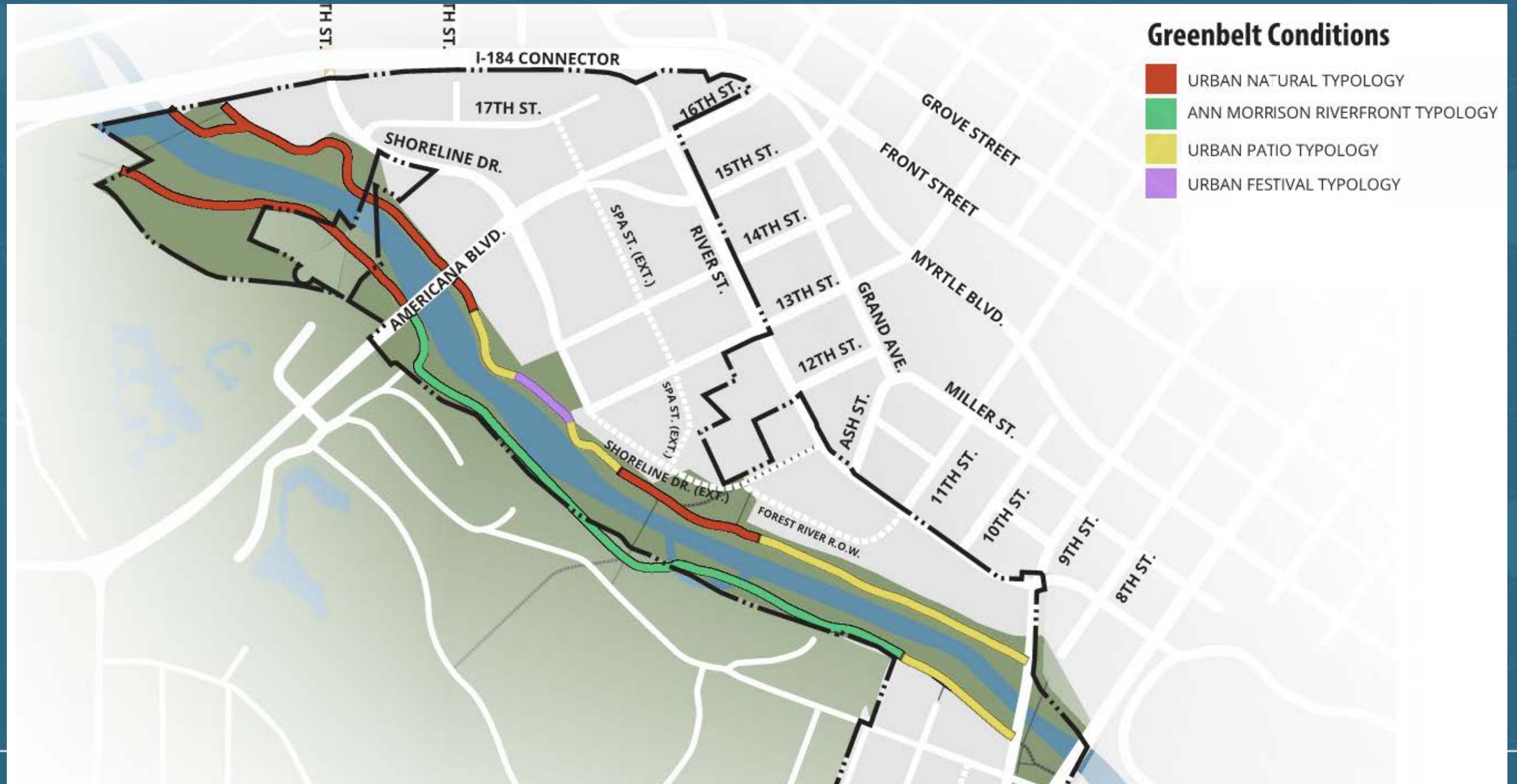
URBAN RENEWAL PLANNING

SHORELINE DISTRICT

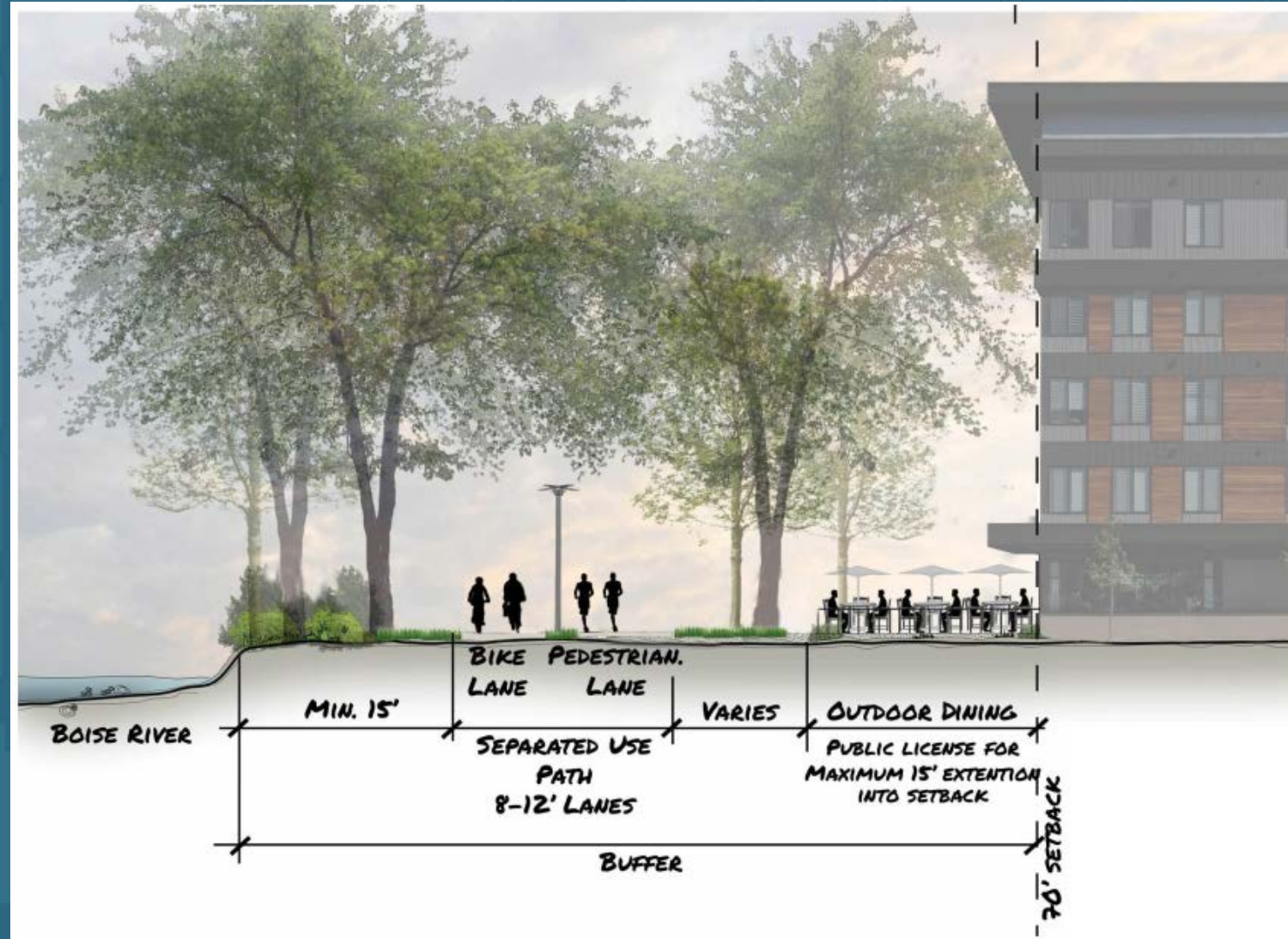
Streetscape Types



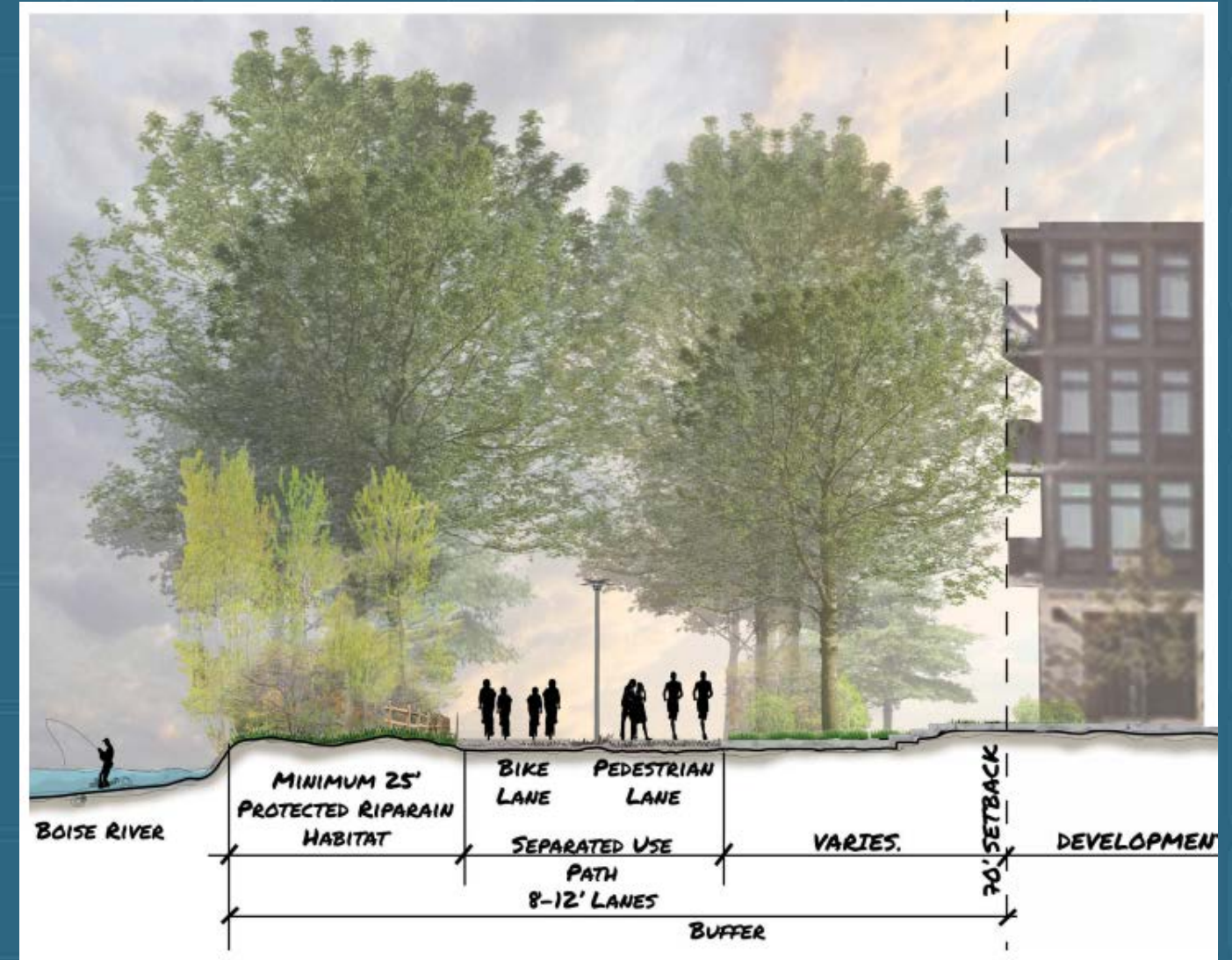
Riverfront Types



Urban Patio



Urban Natural



4. Implementation

URBAN RENEWAL PLANNING

SHORELINE DISTRICT

Priority Projects



Interagency Initiatives

Item	Initiative	Priority	Lead / Partner
1	Incent affordable housing that is dense, serves a mix of incomes, and provides diverse housing options by funding eligible public improvements.	Immediate / On-Going	HCD / PDS / CCDC / Other Housing Agencies
2	Develop an innovative, mixed use, mixed income housing development on existing public entity owned parcels in the Lusk Street neighborhood.	Immediate / On-Going	HCD / PDS / CCDC / BSU
3	Prior to disposition of Lusk area City/BSU owned properties, create a development plan that identifies highest and best use objectives, sets forth strategic land trades as needed, and leverages public agency tools and resources.	Immediate	BSU / City / CCDC
4	Finalize the type, route and facilities for public transportation and shuttle systems in the Lusk and River Street neighborhoods.	High Priority	PDS / VRT / CCDC
5	Update the Boise Downtown Streetscape Standards Manual to incorporate this plan's streetscape typologies recommendations.	Immediate	PDS
6	Establish development standards that activate the greenbelt and riverfront area with pedestrian level amenities. This should include amending the Boise River Setback Ordinance to allow public license of private commercial patios within the setback zone.	High Priority	PDS
7	Implement strategies and regulations that bolster existing retail in Lusk District as well as a mix of uses, both horizontally and vertically disbursed (E.G. neighborhood branding, update design review, update C-2 zoning, or form-based code specific to this area, missing middle housing).	Medium Priority	PDS
8	Revegetate Ann Morrison Park's river bank with native shade trees to improve park user experience, improve aquatic habitat, and lower river water temperatures.	Medium Priority	Parks / PW
9	Create a master plan for Settler's Diversion Dam that allows passage of recreational watercraft, improves aquatic habitat, and meets irrigation needs.	Medium Priority	Parks / PW / Fish & Game
10	Update geothermal master plan to service the development forecast in the Shoreline District	High Priority	PW
11	Update City-owned IT conduit network master plan to service the development forecast in the Shoreline District	High Priority	IT
12	Pursue strategic land trades amongst public agencies as well as consider the acquisition of privately held properties to optimize development and economic development potential, improve neighborhood and provide a diversity of housing options. Private properties are not currently identified but may be considered.	Medium Priority	PDS / CCDC / BSU / ACHD / Others
17	Conduct environmental studies before starting the design or construction of any public improvements that may impact the Boise River.	High Priority	PW / CCDC / Parks
18	Unify the Capitol Boulevard master plan and partner agency work plans to provide clear direction about the desired public improvements.	Medium Priority	PDS / ACHD / BSU / VRT
19	Create a storm water implementation plan for Lusk Street and River Street neighborhoods that specifies system type and system location (private property or public right of way). Amend or update necessary license agreements with ACHD to allow for the systems to be built	Medium Priority	PW / PDS / ACHD

Next Steps

- Urban Renewal Plan Adoption
- District is Created
- Interagency Initiatives
- Five Year CIP Update
- Public/Private Partnerships via Participation Program



Suggested Motion:

I move to adopt Resolution #1575, approving the Shoreline District Urban Framework Plan.

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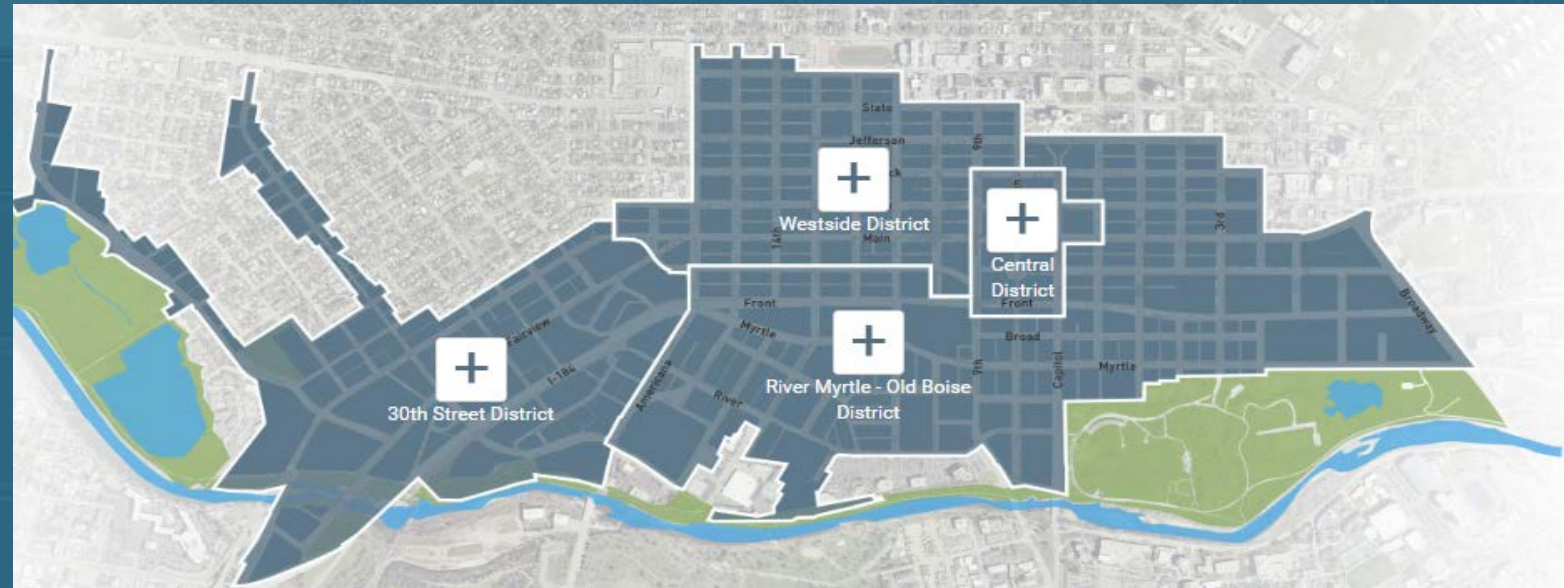
Approval of the Shoreline Urban Renewal Plan

Shellan Rodriguez
Real Estate Development Manager



URBAN RENEWAL PLANNING

SHORELINE DISTRICT



PLAN	CREATED
River Street-Myrtle Street URP	Dec. 1994
Annexation of Eastside, creates River Myrtle- Old Boise Plan	Nov. 2004
Westside Downtown URP	Dec. 2001
30 th Street URP	Dec. 2012

The Law

Title 50, Chapter 29:

The plan shall include with specificity...

1. 10 % Test: comparing the total assessed valuation of the base assessment against the total assessed valuation of all taxable property within the municipality;
- ★ 2. A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- ★ 3. **An economic feasibility study;**
- ★ 4. A list of estimated project costs;
5. A fiscal impact statement -impact of the revenue allocation area upon all taxing districts applicable to the area – City, County, Boise School District, ACHD, Emergency Services, CWI, Mosquito Abatement District
- ★ 6. A description of the methods of financing all estimated project costs and the timing
7. A termination date for the plan
8. A description of the disposition or retention of any assets of the agency upon the termination date.

The Plan

Objectives:

- A. Housing (affordable/workforce) and mobility improvements
- B. Develop Mixed Use development patterns
- C. Secure and improve public space
- D. Initiate projects to revitalize the Area

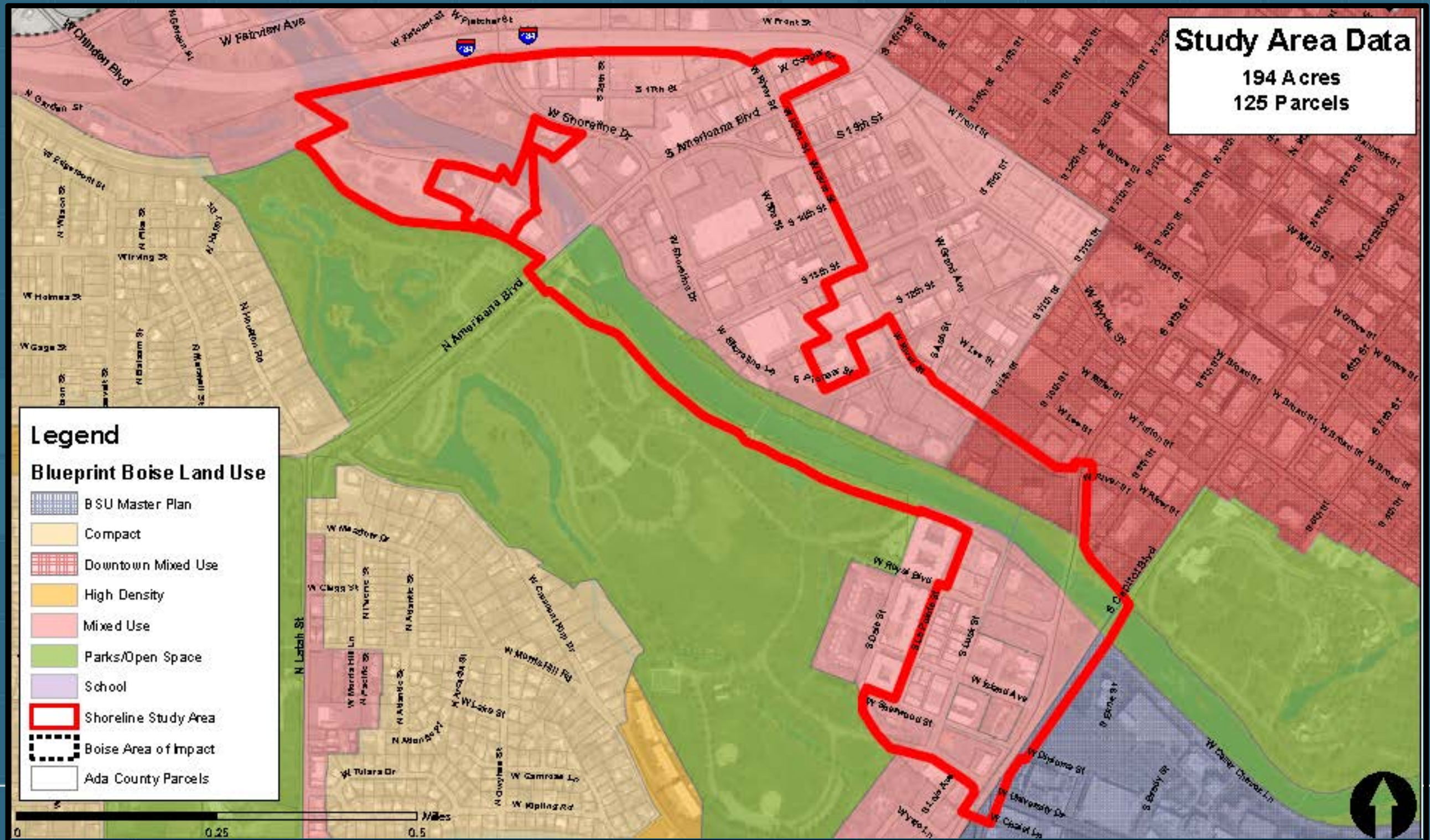


Plan Attachments

Attachments to the Plan

1. Boundary Map
2. Legal
3. Description of properties
4. Land uses/ zoning
5. Economic Feasibility Study
6. Inter-Agency Initiatives List

Land Uses & Zoning # 1-4



Economic Feasibility Analysis #5

Balance, Aspirational & Feasible...

- 1- Sites Most Susceptible to Change
- 2- Created assumptions on Revenues & Expenses
- 3- Used prioritized projects and engineer's estimates for project costs



CAPITAL CITY DEVELOPMENT CORPORATION
**Shoreline Urban Renewal District
Feasibility Study**

FINAL REPORT | October 4, 2018



Existing Conditions: Sites Susceptible to Change

SB Friedman assigned a primary land use to each site susceptible to change

- Data/sources used to designate potential future land uses include:
 - Existing land use of adjacent properties to sites available
 - Traffic patterns
 - Characteristics of recent nearby development (i.e., residential growth in the Lusk District)
 - Local broker reports
 - Conversations with CCDC and City of Boise staff



Residential
1,225 units
\$130,300/unit



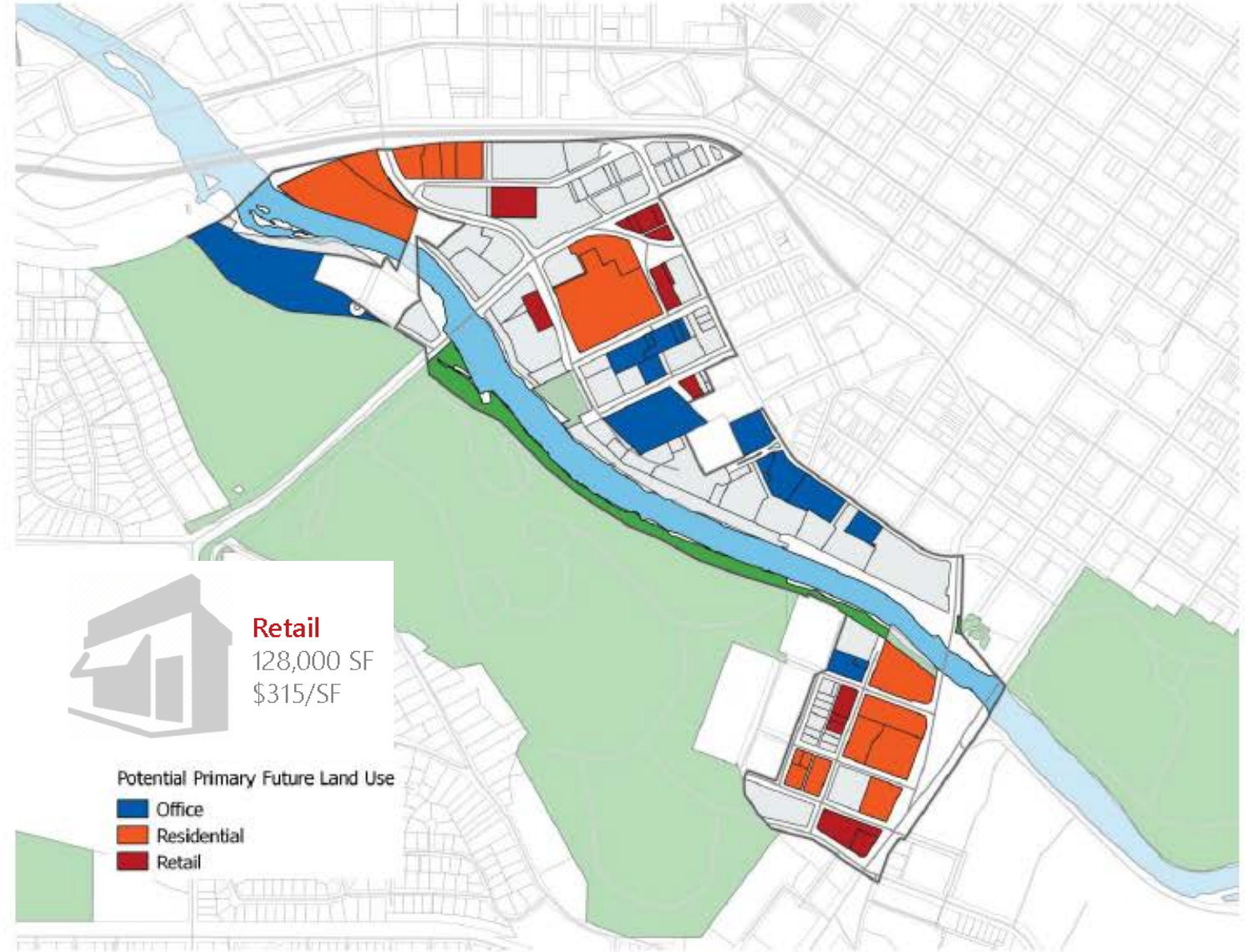
Office
190,000 SF
\$195/SF



Retail
128,000 SF
\$315/SF

Potential Primary Future Land Use

- Office
- Residential
- Retail



Source: CCDC, City of Boise, SB Friedman

Revenue Projections: Revenue Generation

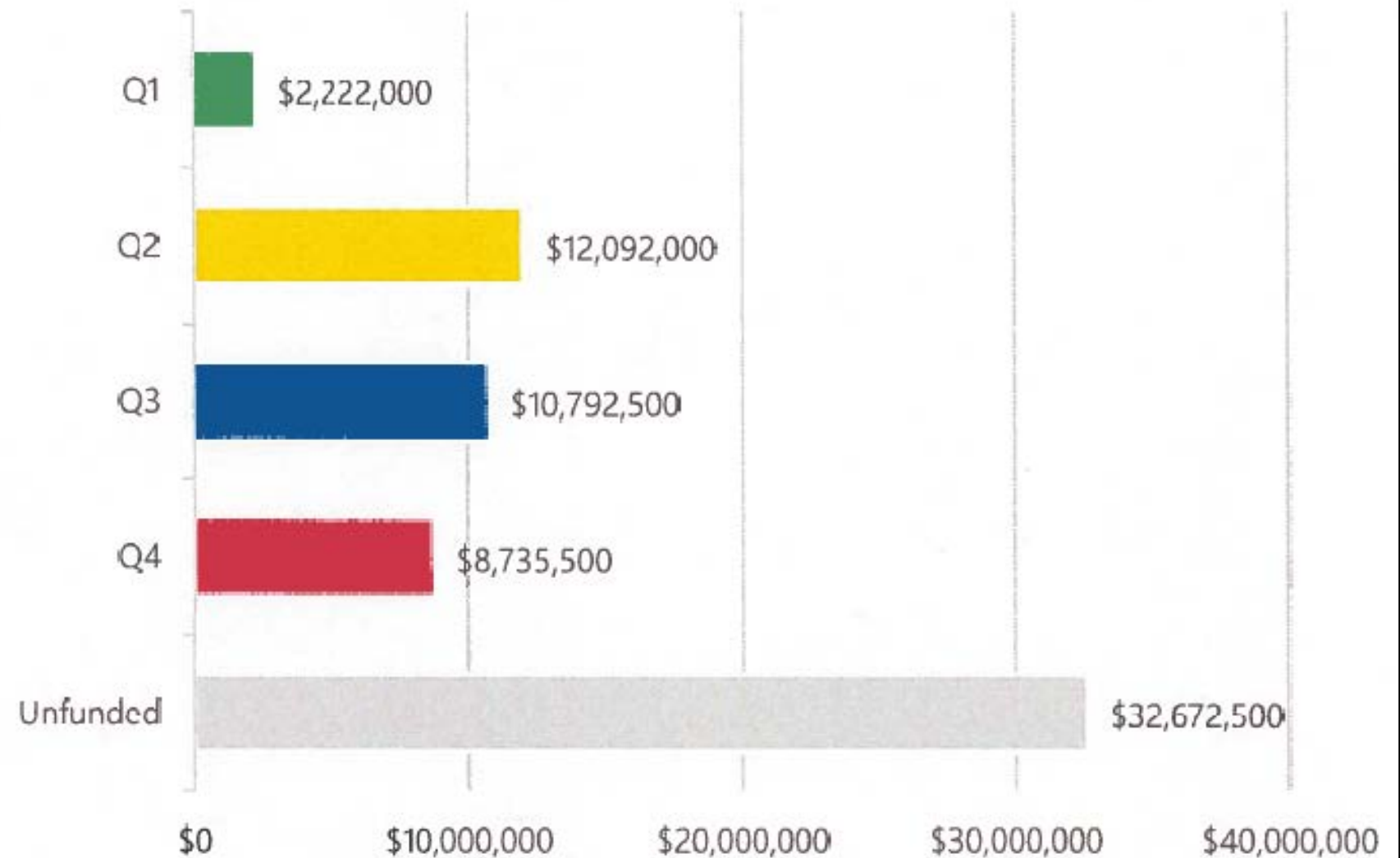
SB Friedman projects the URA will generate \$33.3 million (present value) in revenues

Assessment Year	CCDC Fiscal Year	Revenue from the Base Value of the Existing Real Estate	Sources of Revenue		Combined Revenue	
			Revenue from 2.5% Growth per Year of the Existing Real Estate	Revenue from Projected Development	Combined Growth & Increment Revenue (Gross)	Combined Growth & Increment Revenue (Net)
2018	2019	\$1,620,344	\$0	\$0	\$0	\$0
2019	2020	\$1,620,344	\$40,509	\$0	\$40,509	\$35,648
2020	2021	\$1,620,344	\$82,030	\$218,282	\$300,312	\$264,274
2021	2022	\$1,620,344	\$124,589	\$621,733	\$746,322	\$656,763
2022	2023	\$1,620,344	\$168,213	\$835,361	\$1,003,573	\$883,145
2023	2024	\$1,620,344	\$212,926	\$1,059,282	\$1,272,208	\$1,119,543
2024	2025	\$1,620,344	\$258,758	\$1,293,876	\$1,552,634	\$1,366,318
2025	2026	\$1,620,344	\$305,736	\$1,539,539	\$1,845,274	\$1,623,841
2026	2027	\$1,620,344	\$353,888	\$1,796,675	\$2,150,563	\$1,892,496
2027	2028	\$1,620,344	\$403,243	\$2,065,707	\$2,468,950	\$2,172,676
2028	2029	\$1,620,344	\$453,833	\$2,347,067	\$2,800,900	\$2,464,792
2029	2030	\$1,620,344	\$505,688	\$2,641,204	\$3,146,892	\$2,769,265
2030	2031	\$1,620,344	\$558,838	\$2,948,581	\$3,507,419	\$3,086,529
2031	2032	\$1,620,344	\$613,318	\$3,269,676	\$3,882,994	\$3,417,035
2032	2033	\$1,620,344	\$669,159	\$3,604,983	\$4,274,143	\$3,761,245
2033	2034	\$1,620,344	\$726,397	\$3,955,012	\$4,681,409	\$4,119,640
2034	2035	\$1,620,344	\$785,066	\$4,320,289	\$5,105,354	\$4,492,712
2035	2036	\$1,620,344	\$845,201	\$4,701,358	\$5,546,559	\$4,880,972
2036	2037	\$1,620,344	\$906,839	\$4,818,892	\$5,725,731	\$5,038,644
2037	2038	\$1,620,344	\$970,019	\$4,939,364	\$5,909,383	\$5,200,257
2038	2039	\$1,620,344	\$1,034,778	\$5,062,848	\$6,097,626	\$5,365,911
TOTAL:					\$62,059,000	\$54,612,000
PV (2019\$):					\$37,786,378	\$33,252,012

Projected Bonds & Project Costs

	Year	Total (Bond)
1 st Quarter		cash
2 nd Quarter	2024	\$14,158,122
3 rd Quarter	2029	\$14,649,260
4 th Quarter	2034	\$13,745,721

Figure 6. Project Costs by Quarter



Source: CTA, Quadrant Consultants, SB Friedman

Proposed Public Improvements

Figure 4.A. First Quarter Costs

Improvement	Key Strategy	Costs	Cash Flow Year
Streetscape Improvements - Lusk St, Boise River to Ann Morrison Park Dr	Infrastructure	\$655,000	2023
Streetscape Improvements - La Pointe St, Royal Blvd to Sherwood St	Infrastructure	\$357,000	2022
Streetscape Improvements - Royal Blvd, La Pointe St to 9th St	Infrastructure	\$353,000	2021
Underground Overhead Power and Telecomm - Lusk Neighborhood			
Greenbelt Path Improvements - North and South shores, Phase 1			
Area Lighting - Greenbelt Bridge Adjacent to I-184 Connector			
Surface Improvements - 8th St Pedestrian Bridge			
TOTAL			

Figure 4.B. Second Quarter Costs

Improvement	Key Strategy	Costs
Greenbelt Path Improvements - North and South shorelines, Phase 2	Mobility	\$555,000
Mixed-use Development including Public Garage - Lusk Neighborhood	Economic Dev/ Housing	\$4,400,000
Lusk Neighborhood Entrance Park - at Greenbelt and Lusk St Intersection	Placemaking	\$350,000
Mixed-use Redevelopment Assistance - River Street Neighborhood	Economic Dev/ Housing	\$850,000
Residential-focused Redevelopment Assistance - (e.g. 1025 Capitol Blvd City Property)	Economic Dev/ Housing	\$1,200,000
		\$2,000,000
		\$1,850,000
		\$87,000
		\$180,000
		\$250,000
		\$250,000
		\$100,000

Figure 4.C. Third Quarter Costs

Improvement	Key Strategy	Costs
11th Street Bridge	Mobility	\$3,800,000
Right-of-Way Acquisition - 11th St, through Forest River Office Park to Boise River	Economic Dev	\$315,000
11th St Public Space Connection - River St to Proposed 11th St. Bridge	Mobility	\$433,000
Festival Street Improvements - Island Ave	Placemaking	\$686,000
Streetscape Improvements - Sherwood St, La Pointe St to Capitol Blvd	Infrastructure	\$463,000
Right-of-Way Acquisition - Shoreline Dr Extension, 13th St		
Streetscape Improvements - Shoreline Dr, 14th St to 13th St		
Festival Street Improvements - Shoreline Dr, 14th St to 13th St		
Streetscape Improvements - 14th St, Shoreline Dr to River		
Underground Powerlines - River Street Neighborhood		
Underground Powerlines - Lusk Street Neighborhood		
Fiber Optic Network Expansion - District Wide		
Alley Improvements - Between La Pointe St & Lusk St, from		
Floodplain Remediation		
Right-of-Way Acquisition or Property Acquisition for mixed additional streetscape		
TOTAL		

Figure 4.D. Fourth Quarter Costs

Improvement	Key Strategy	Costs
Streetscape Improvements - Shoreline Dr, Americana to 14th St	Infrastructure	\$483,000
Recreation Enhancements and Habitat Restoration - Settler's Diversion Dam	Special Projects	\$65,000
Boulevard Improvements - River St, Americana Blvd to 9th St	Infrastructure	\$1,775,000
Streetscape Improvements - Capitol Blvd, Boise River to Ann Morrison Park Dr	Infrastructure	\$800,000
Right-of-Way Acquisition - Spa St realignment/extension, from 17th St through Kmart site to Shoreline Dr Extension	Infrastructure	\$860,000
Streetscape Improvements - Spa St Extension, 14th St to Shoreline Dr Extension	Economic Dev/ Housing	\$1,380,000
Streetscape Improvements - 17th St, Shoreline Dr to Cul-de-sac	Housing	\$665,000
Fiber Optic Network Expansion - District Wide	Placemaking	\$620,000
Underground Powerlines - District Wide	Placemaking	\$1,100,000
Floodplain Remediation	Infrastructure	\$187,500
	Infrastructure	\$500,000
	Economic Dev	\$300,000
TOTAL		\$8,735,500

Unfunded Public Improvements

Figure 4.E. Unfunded Costs

Improvement	Key Strategy	Costs
Right-of-Way Acquisition - Forest River Office Park	Economic Dev	\$690,000
Streetscape Improvements - New Right-of-Way Forest River Office Park, Shoreline Dr to 11th St	Placemaking	\$618,000
Streetscape Improvements - 15th Street, Americana Blvd junction to I-184 Connector	Infrastructure	\$735,000
Streetscape Improvements - Americana Blvd, Americana Terrace to River St	Infrastructure	\$1,020,000
Streetscape Improvements - Americana Blvd (16th St), River St to I-184 Connector	Infrastructure	\$495,000
Streetscape Improvements - 25th Street, I-184 Connector to 17th St	Infrastructure	\$225,000
Streetscape Improvements - Ann Morrison Park Dr, La Pointe St to Capitol Blvd	Infrastructure	\$355,000
Streetscape Improvements - 13th St, Shoreline Dr to River St	Infrastructure	\$650,000
Streetscape Improvements - River St, I-184 Connector to Americana Blvd	Infrastructure	\$222,000
Boise River South Shore Habitat Enhancement - Ann Morrison Park	Special Project	\$2,750,000
Streetscape Improvements - Lusk Type 1 Right of Way, Royal Blvd to Sherwood St	Mobility	\$350,000
Mixed-use Redevelopment Assistance - Firefighter Training Facility	Economic Dev	\$3,200,000
Redevelopment Assistance - ACHD Remnant Parcel at Shoreline Dr and I-184 Connector	Economic Dev	\$800,000
Shoreline Park Bridge - 13th St Connection to Ann Morrison Park	Mobility	\$3,500,000
Mixed-use Development including Public Garage -River Street Neighborhood	Mobility	\$7,000,000
Residential-focused Redevelopment Assistance - (e.g. 1020 Lusk St, 1028 Lusk St, or City Property)	Economic Dev	\$710,000
Streetscape Improvements - Shoreline Dr, I-184 Connector to Americana Blvd	Infrastructure	\$1,035,000
Redevelopment Assistance, ACHD, 829 S 17th St	Economic Dev	\$500,000
Redevelopment Assistance, City of Boise, 825 S 17th St	Economic Dev	\$400,000
Fiber Optic Network Expansion - District Wide	Infrastructure	\$2,267,500
Underground Overhead Powerlines - District Wide	Infrastructure	\$1,000,000
Alleyway / Remnant Parcel Public Improvements- District Wide	Infrastructure	\$900,000
Greenbelt Underpass Expansion - Americana Blvd	Mobility	\$850,000
Greenbelt Underpass Expansion - 9th St	Mobility	\$850,000
Greenbelt Underpass Expansion - Capitol Boulevard	Mobility	\$850,000
Public Transportation Improvements - Stations/Stops Lusk St Neighborhood	Mobility	\$350,000
Public Transportation Improvements - Stations/Stops River St Neighborhood	Mobility	\$350,000
TOTAL		\$32,672,500

Interagency Initiatives #6

Item	Initiative	Priority	Lead / Partner
1	Incent affordable housing that is dense, serves a mix of incomes, and provides diverse housing options by funding eligible public improvements.	Immediate / On-Going	HCD / PDS / CCDC / Other Housing Agencies
2	Develop an innovative, mixed use, mixed income housing development on existing public entity owned parcels in the Lusk Street neighborhood.	Immediate / On-Going	HCD / PDS / CCDC / BSU
3	Prior to disposition of Lusk area City/BSU owned properties, create a development plan that identifies highest and best use objectives, sets forth strategic land trades as needed, and leverages public agency tools and resources.	Immediate	BSU / City / CCDC
4	Finalize the type, route and facilities for public transportation and shuttle systems in the Lusk and River Street neighborhoods.	High Priority	PDS / VRT / CCDC
5	Update the Boise Downtown Streetscape Standards Manual to incorporate this plan's streetscape typologies recommendations.	Immediate	PDS
6	Establish development standards that activate the greenbelt and riverfront area with pedestrian level amenities. This should include amending the Boise River Setback Ordinance to allow public license of private commercial patios within the setback zone.	High Priority	PDS
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12	Pursue strategic land trades amongst public agencies as well as consider the acquisition of privately held properties to optimize development and economic development potential, improve neighborhood and provide a diversity of housing options. Private properties are not currently identified but may be considered.	Medium Priority	PDS / CCDC / BSU / ACHD / Others
17	Conduct environmental studies before starting the design or construction of any public improvements that may impact the Boise River.	High Priority	PW / CCDC / Parks
18	Unify the Capitol Boulevard master plan and partner agency work plans to provide clear direction about the desired public improvements.	Medium Priority	PDS / ACHD / BSU / VRT
19	Create a storm water implementation plan for Lusk Street and River Street neighborhoods that specifies system type and system location (private property or public right of way). Amend or update necessary license agreements with ACHD to allow for the systems to be built	Medium Priority	PW / PDS / ACHD

Next Steps

- **Oct. 12-** Urban Renewal Plan Legal Notice & Transmittal
- **Nov. 5-** Planning & Zoning
- **Nov. 13- PUBLIC HEARING at City Council**
- **Nov. 20 & Dec. 4-** Ordinance Readings at City Council
- **By Dec. 31-**Transmittal and Recording



Suggested Motion:

I move to adopt Resolution #1579, approving the Urban Renewal Plan for the Shoreline District Urban Renewal Project Area and direct CCDC staff to forward to the Boise City Council for future consideration and taxing districts for review.

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ParkBOI Statistical Dashboard

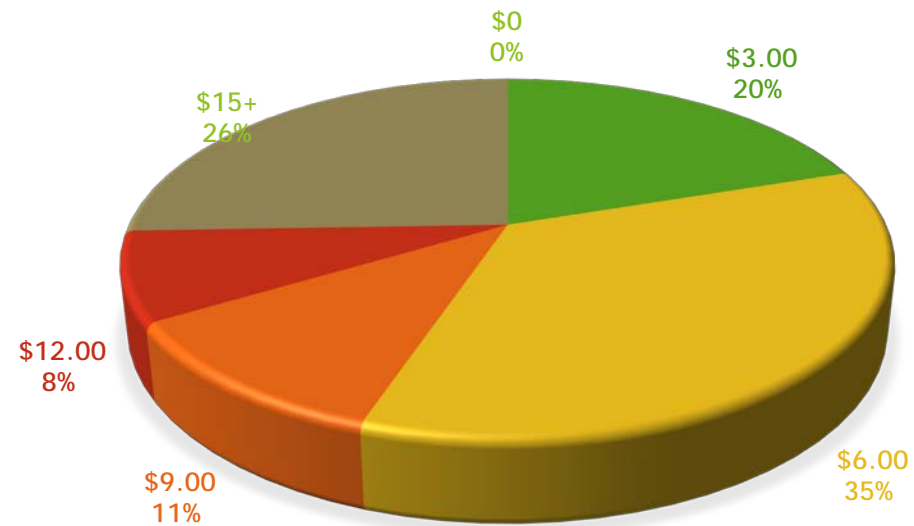
Max Clark
Director of Parking & Mobility



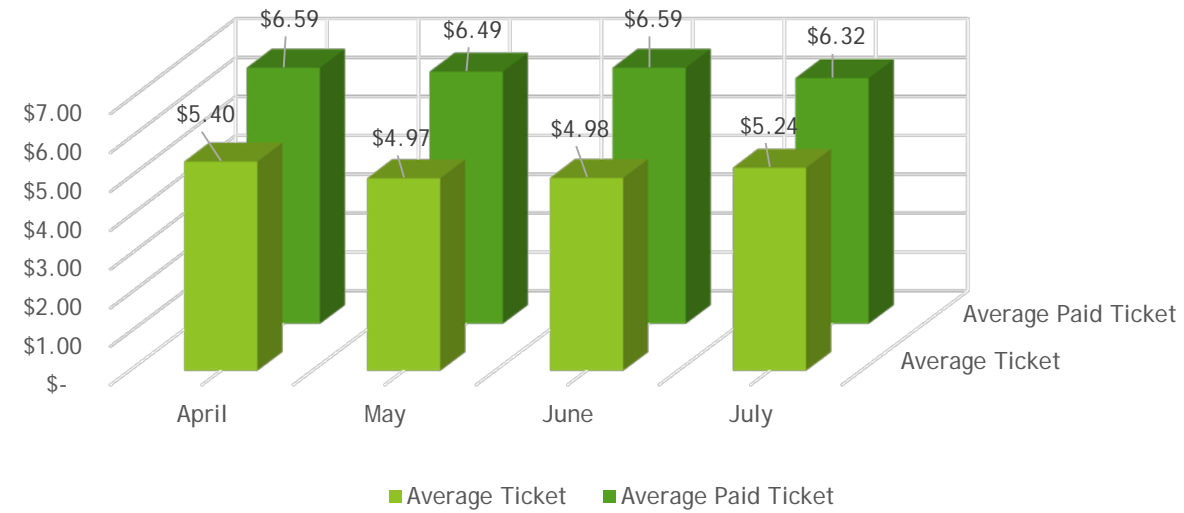
ParkBOI Garage Metrics

1 October 2018

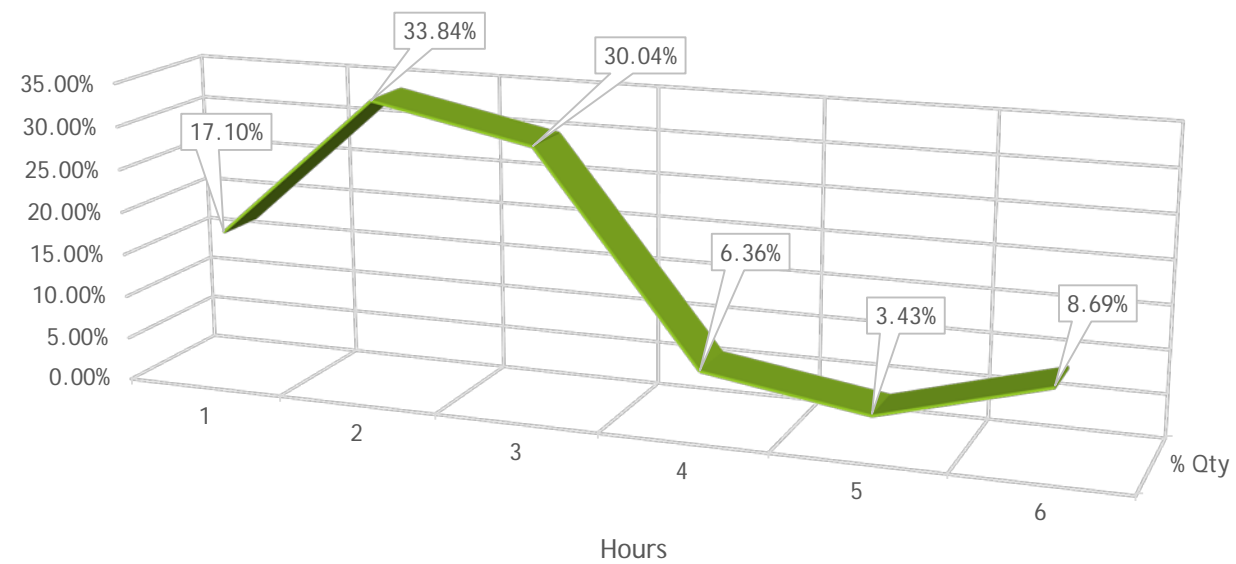
RATE BUCKETS BY REVENUE



2018 Average Ticket



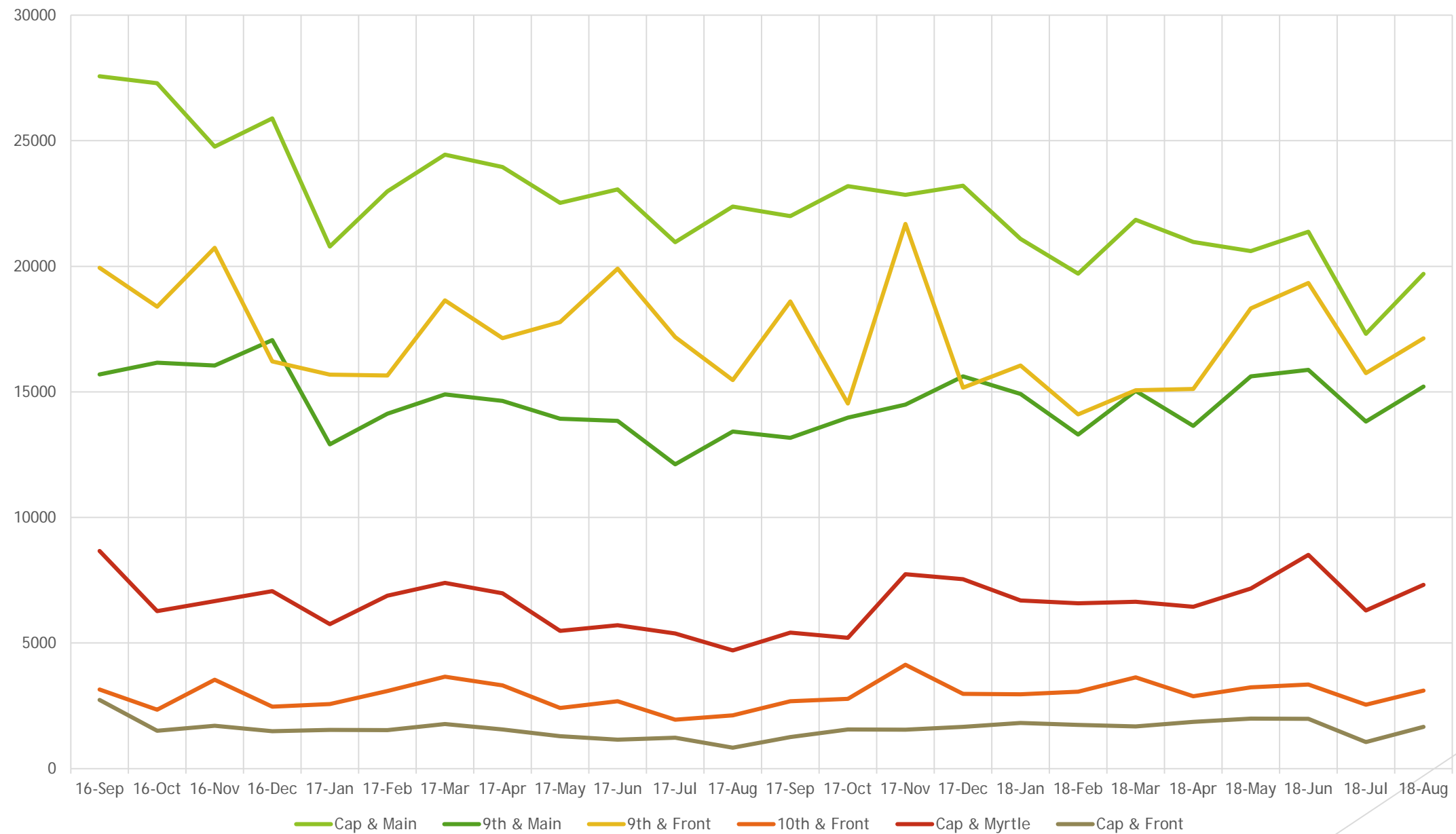
Length of Stay July 2018



Gross Revenue - YOY

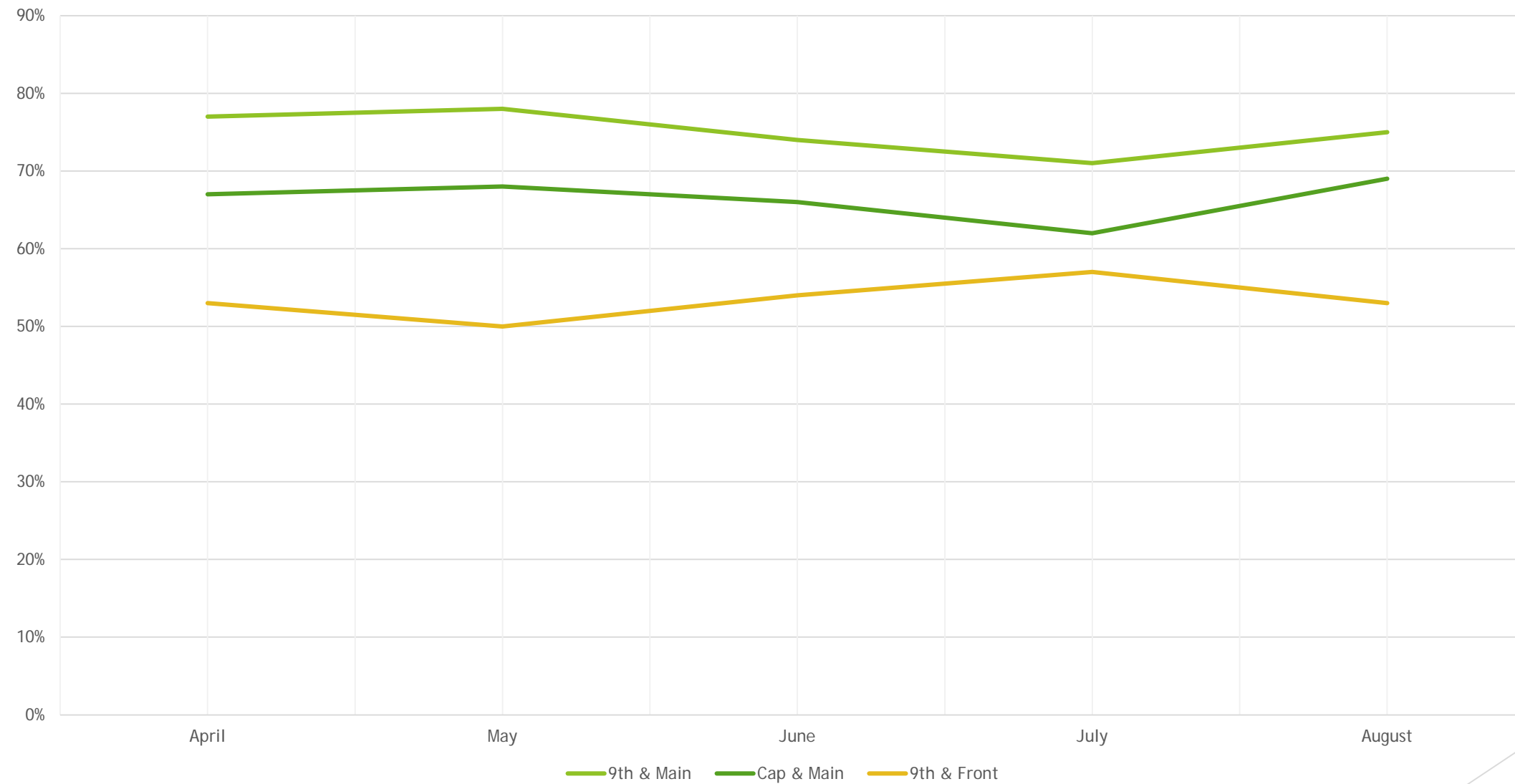


Entries



Peak Occupancies - 2018

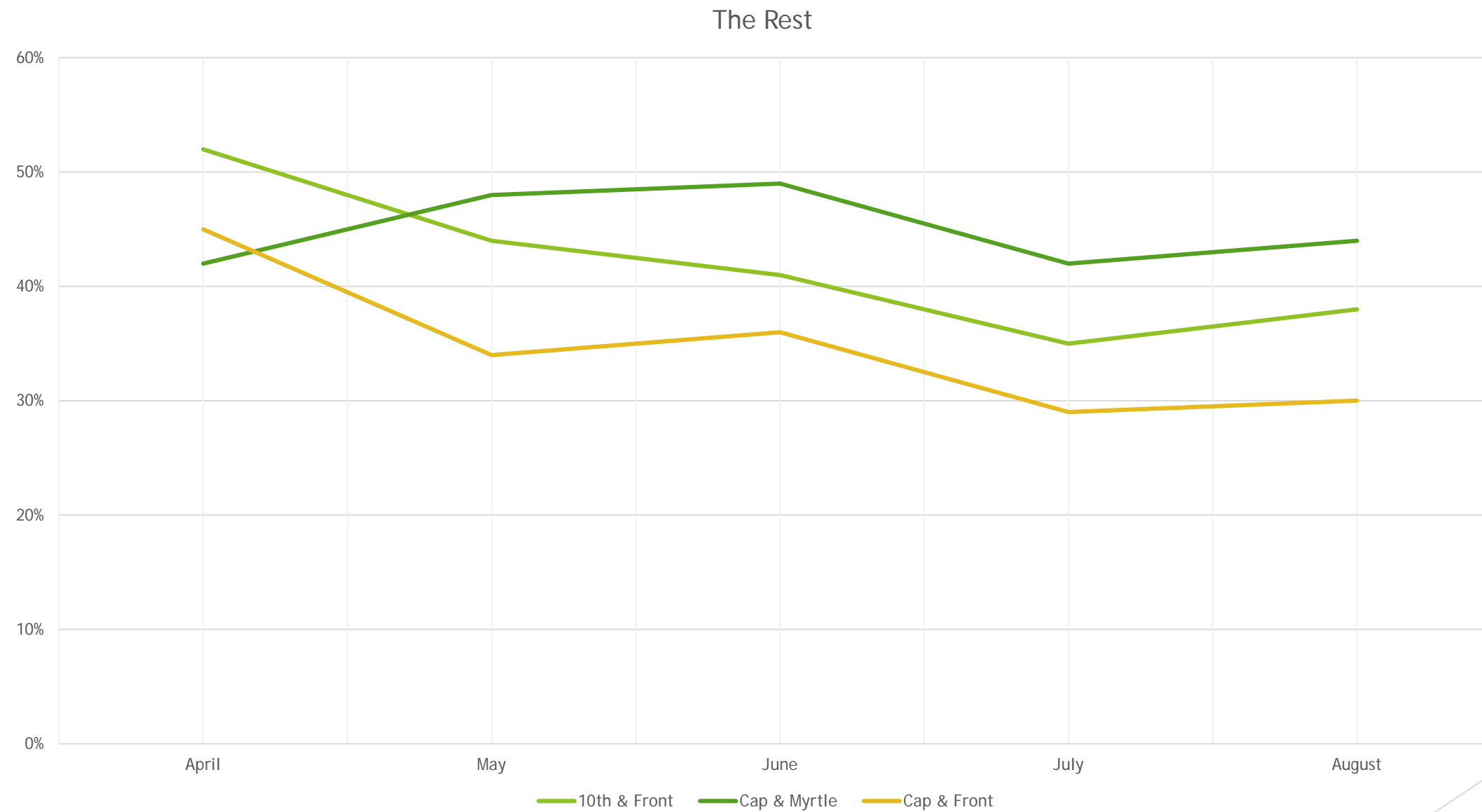
Big Three



“Peak” is defined as 10am-2pm

Peak Occupancies - 2018

“Peak” is defined as 10am-2pm



AGENDA

IV. Action Items

- A. CONSIDER: Resolution #1575 – Approval of the Shoreline Urban Framework Document (15 minutes)
.....Shellan Rodriguez & Doug Woodruff
- B. CONSIDER: Resolution #1579 – Approval of the Shoreline Urban Renewal Plan (15 minutes)
.....Shellan Rodriguez

VI. Information/Discussion Items

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ParkBOI Waitlist Policy Update

Max Clark
Director of Parking & Mobility

Waitlist Policy Update

Proposed Changes

1. Offer Response Time: 3 business days to 10 business days.
2. Carpool Access: top of waitlist to immediate access.
3. (potential) Current Pass Holder Restriction: Guidelines D.

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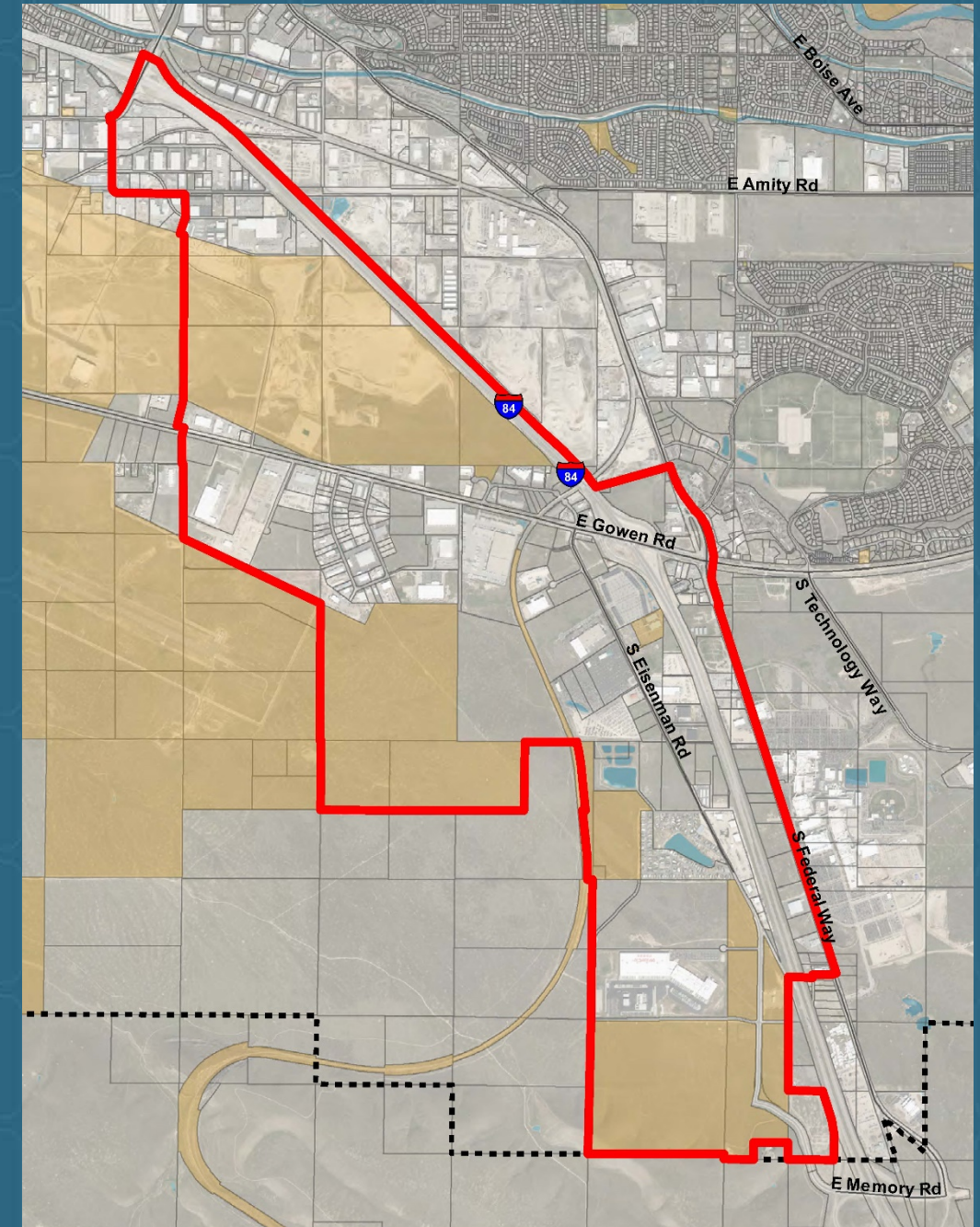
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Gateway East Development District Update

Matt Edmond, Project Manager, CCDC
Caren Kay, Associate, SB Friedman

Background

- Gateway area first studied 2001
- Goals
 - Diversify economy through industrial uses
 - Promote job creation and economic development
 - Address shortage of industrial space in Boise
 - Address infrastructure gaps to foster development
- Eligibility Study complete & accepted
- Economic Feasibility, Infrastructure Analysis & Urban Renewal Plan in process



Public Outreach & Comments





- Open House 1: September 13
- Online Open House: Sep 13-24
- Open House 2: September 26
- 21 attendees total
- 12 written comments received

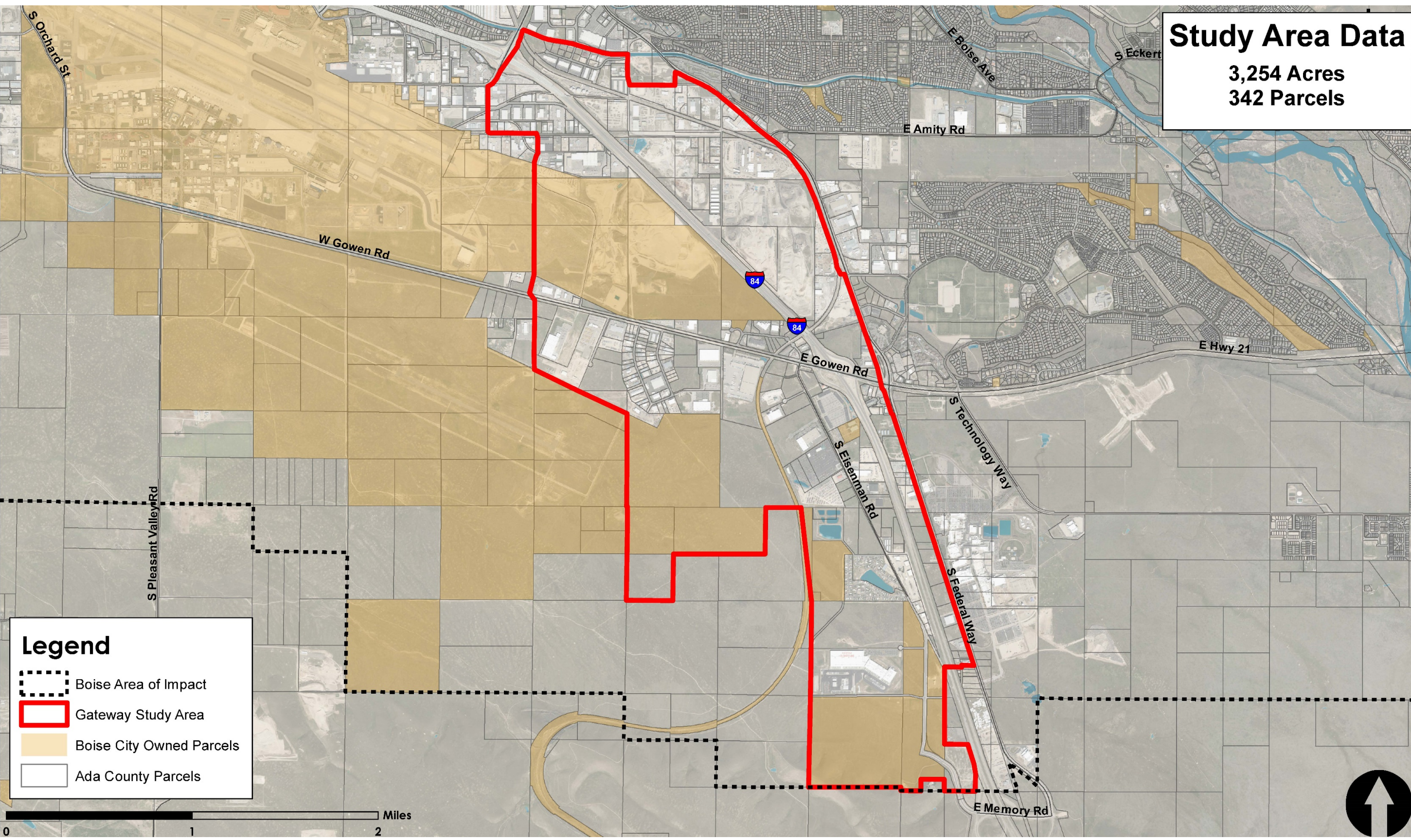


Study Area Data

3,254 Acres
342 Parcels

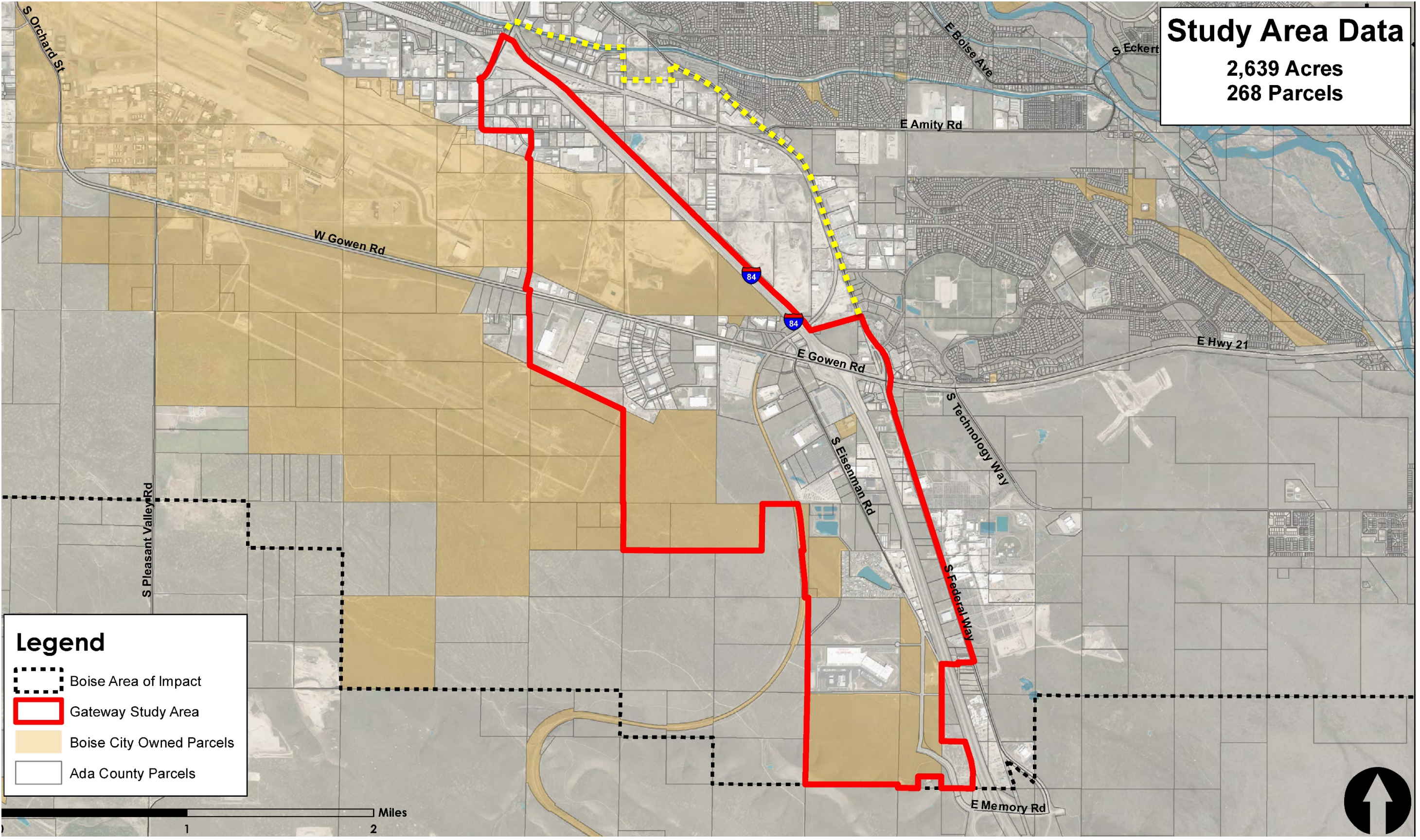
Legend

-  Boise Area of Impact
-  Gateway Study Area
-  Boise City Owned Parcels
-  Ada County Parcels



Study Area Data

2,639 Acres
268 Parcels



Legend

- Boise Area of Impact
- Gateway Study Area
- Boise City Owned Parcels
- Ada County Parcels

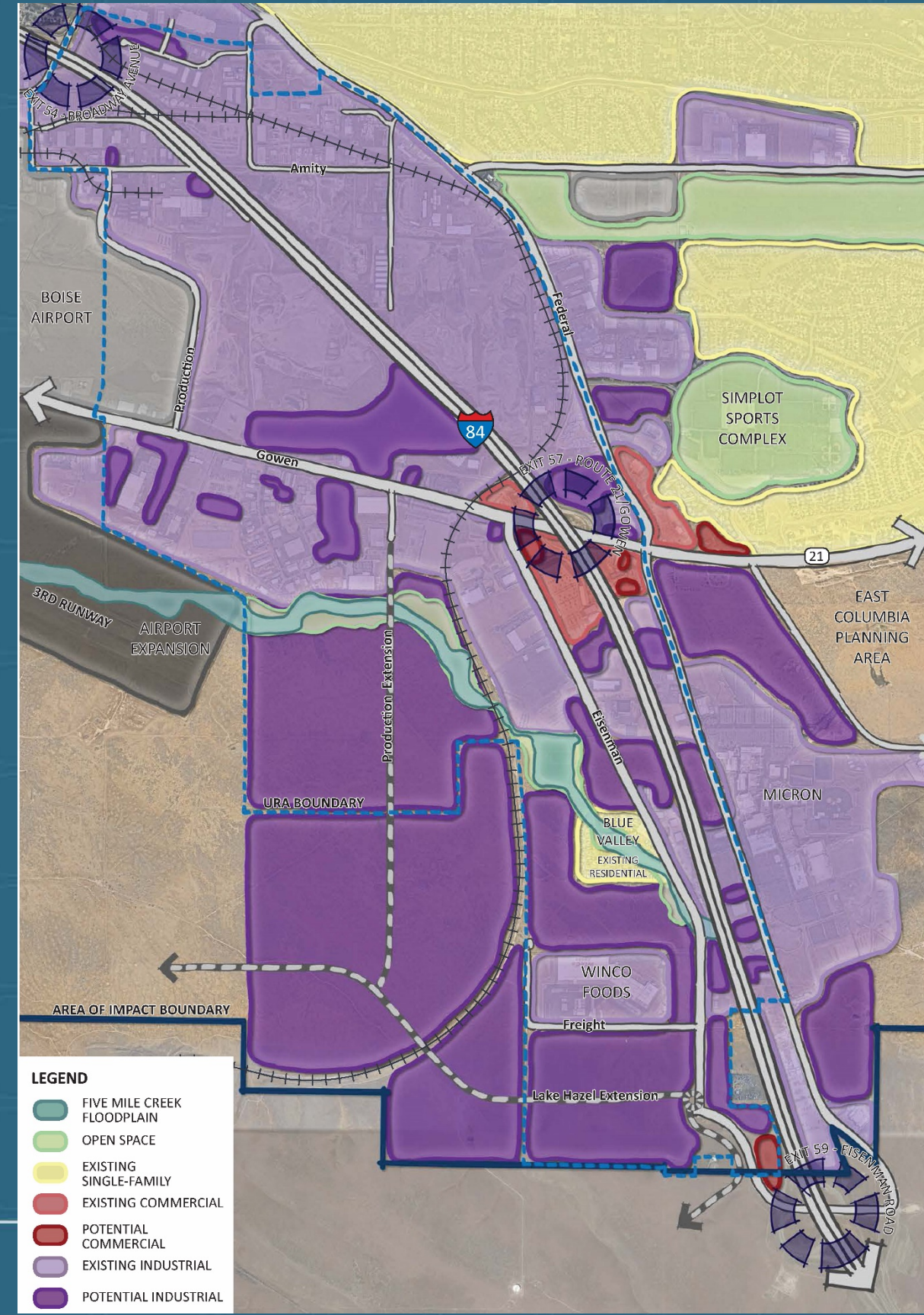
Gateway East Feasibility Study & Market Analysis Update SB Friedman

Gateway East Development Plan & Costs

New Roadway Construction	\$ 41,550,000
Right-of-Way	\$ 7,410,000
Domestic Water	\$ 14,770,000
Fiber Optic/Telecom	\$ 14,020,000
Sewer	\$ 5,890,000
Power	\$ 10,400,000
Open Space & Pathways	\$ 1,750,000
Eisenman Reconstruction	\$ 7,370,000
Arts, Culture, Gateway	\$ 1,000,000
TOTAL	\$ 104,160,000

URBAN RENEWAL PLANNING

GATEWAY EAST DISTRICT



Next Steps

- **October 24:** CCDC Board Special Meeting
 - CCDC Board considers Gateway East Development Plan
 - CCDC submits Plan to the City of Boise Planning and Zoning Commission
 - CCDC sends notifications to taxing districts
- **November 9:** Deadline for public & taxing district notice
- **December 3:** Planning and Zoning considers Plan for conformity
- **December 11:** City Council Public Hearing, First & Second Readings
- **December 18:** City Council Third Reading
- **Late December:** Publish ordinance, file and record plan documents
- **January 1, 2019:** Gateway East District takes effect

AGENDA

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INFORMATION ITEM: BikeBOI Project Update

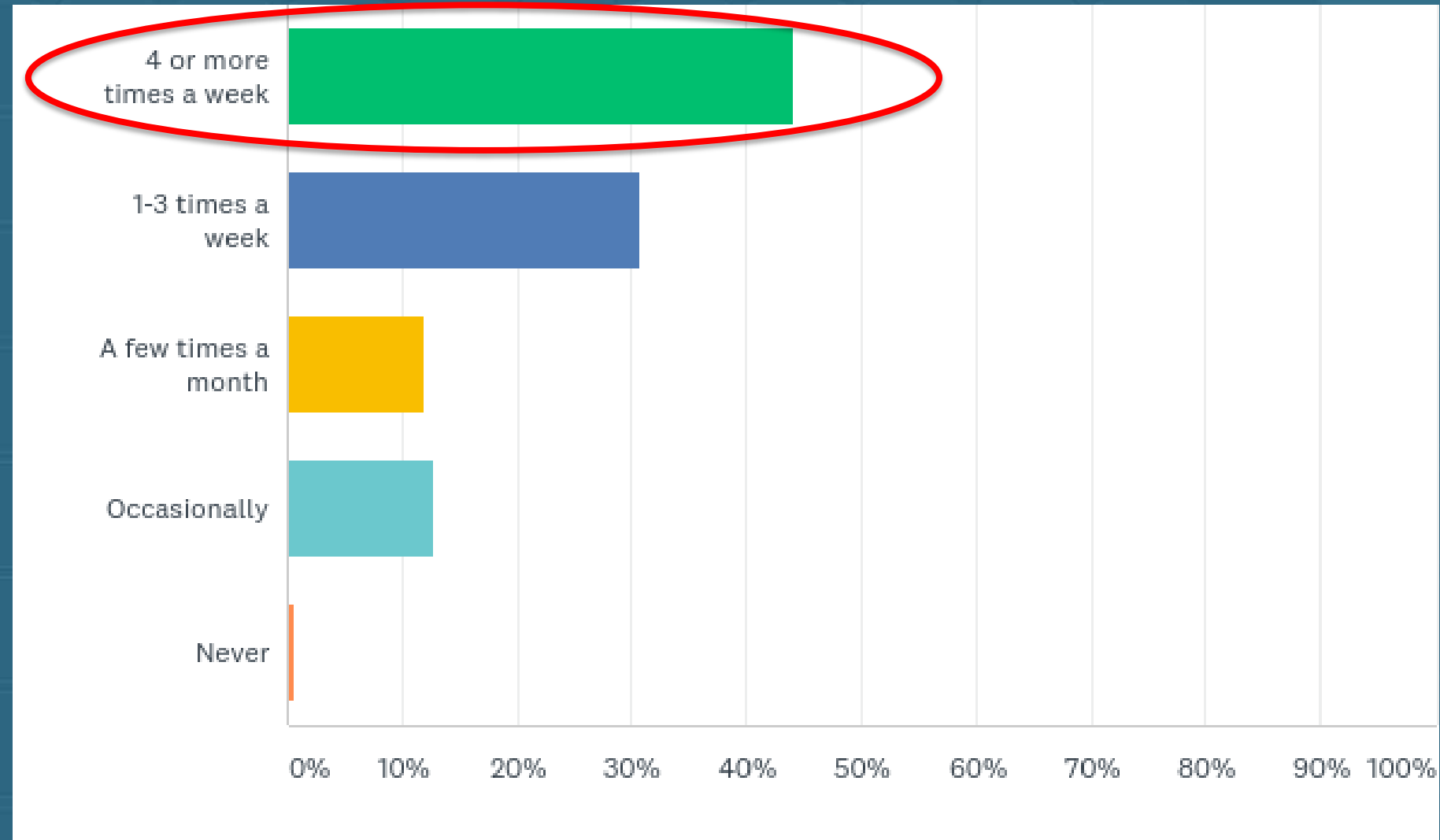
Matt Edmond
Project Manager

BikeBOI Parking Survey

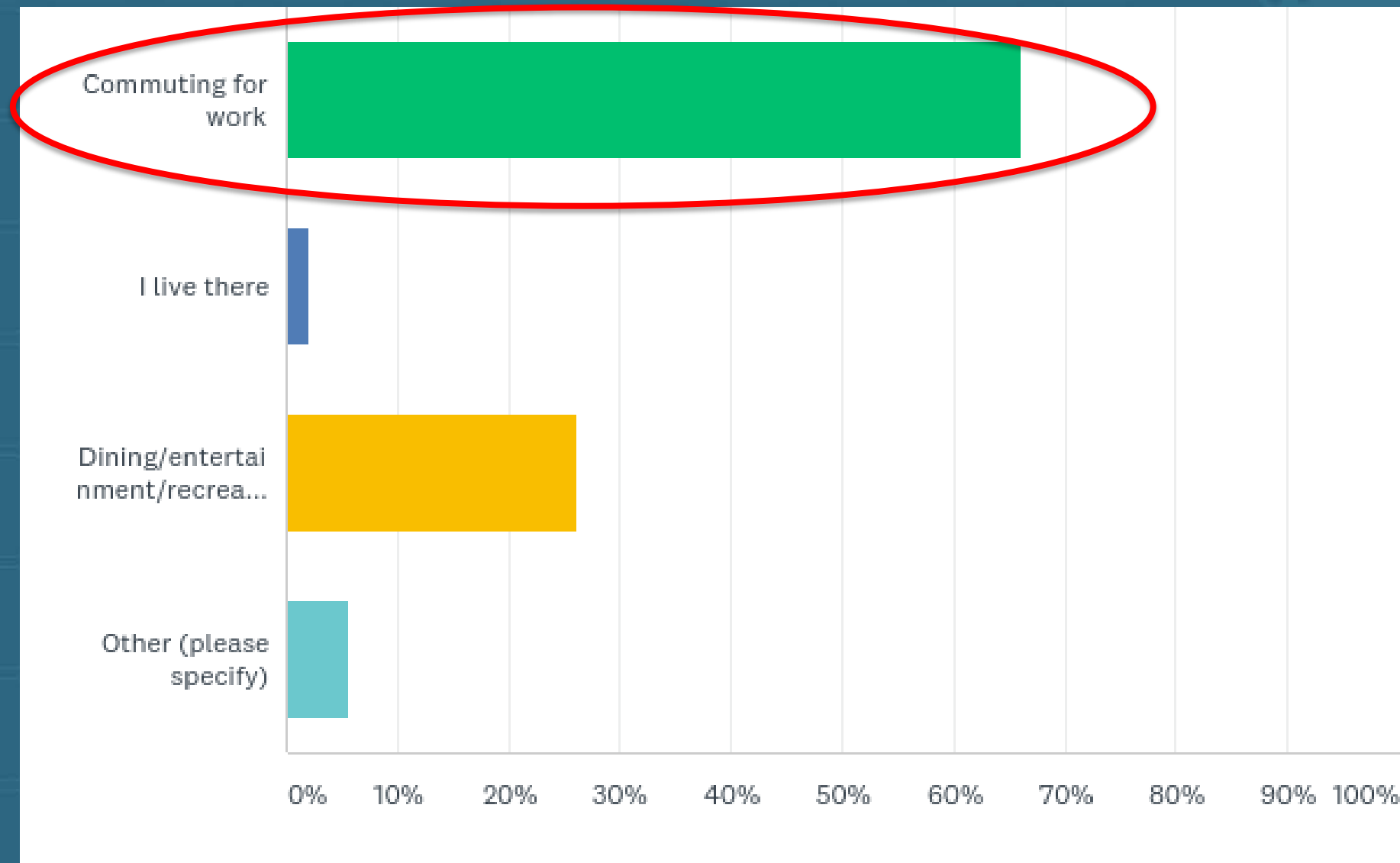
- July 31 – September 7, 2018
- 336 completed responses
- Approximately 200 contacts



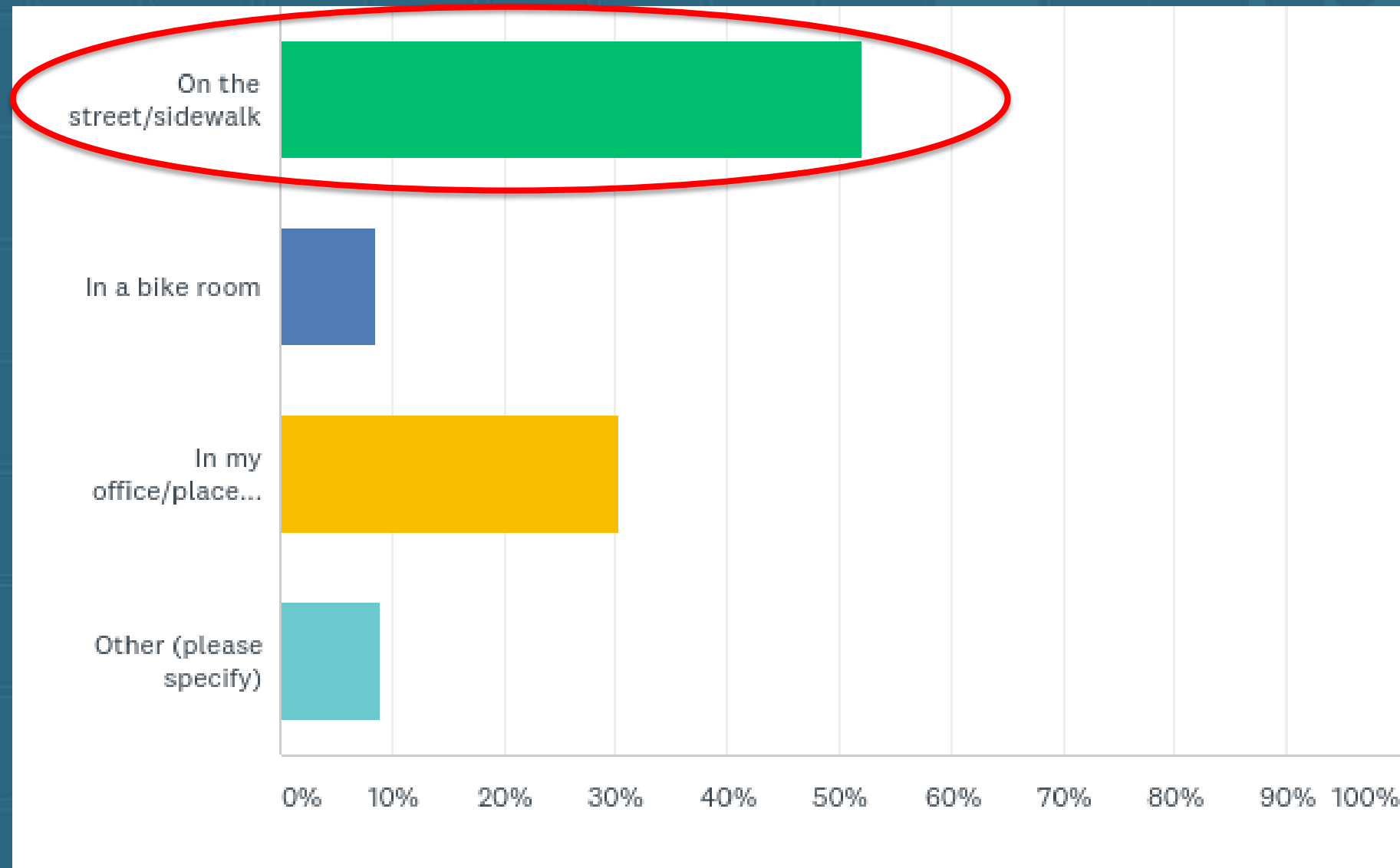
Q1: How often do you ride a bicycle in downtown Boise?



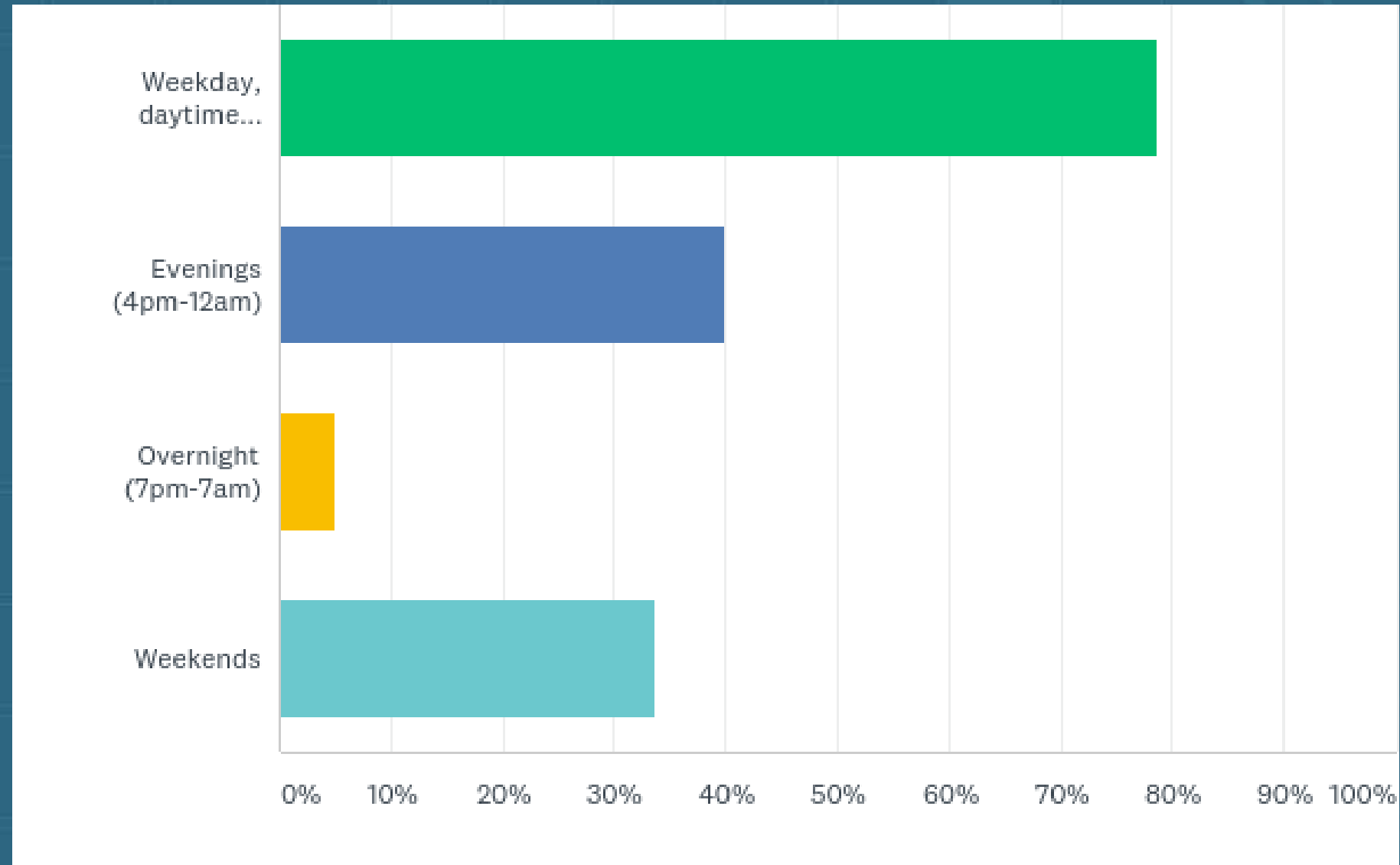
Q2: What is your primary reason for riding a bicycle in downtown Boise?



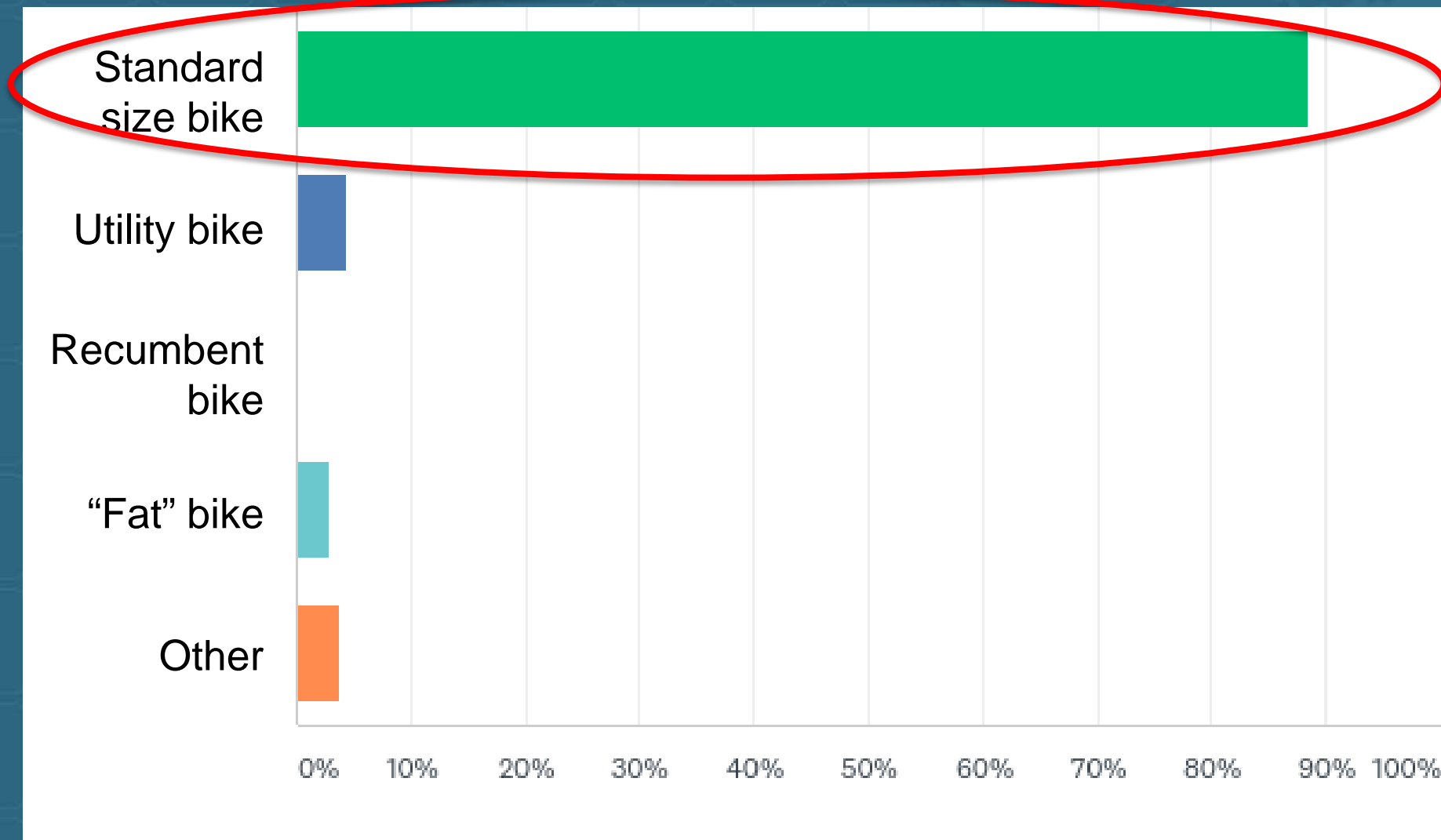
Q3: Where do you normally store or park your bike downtown?



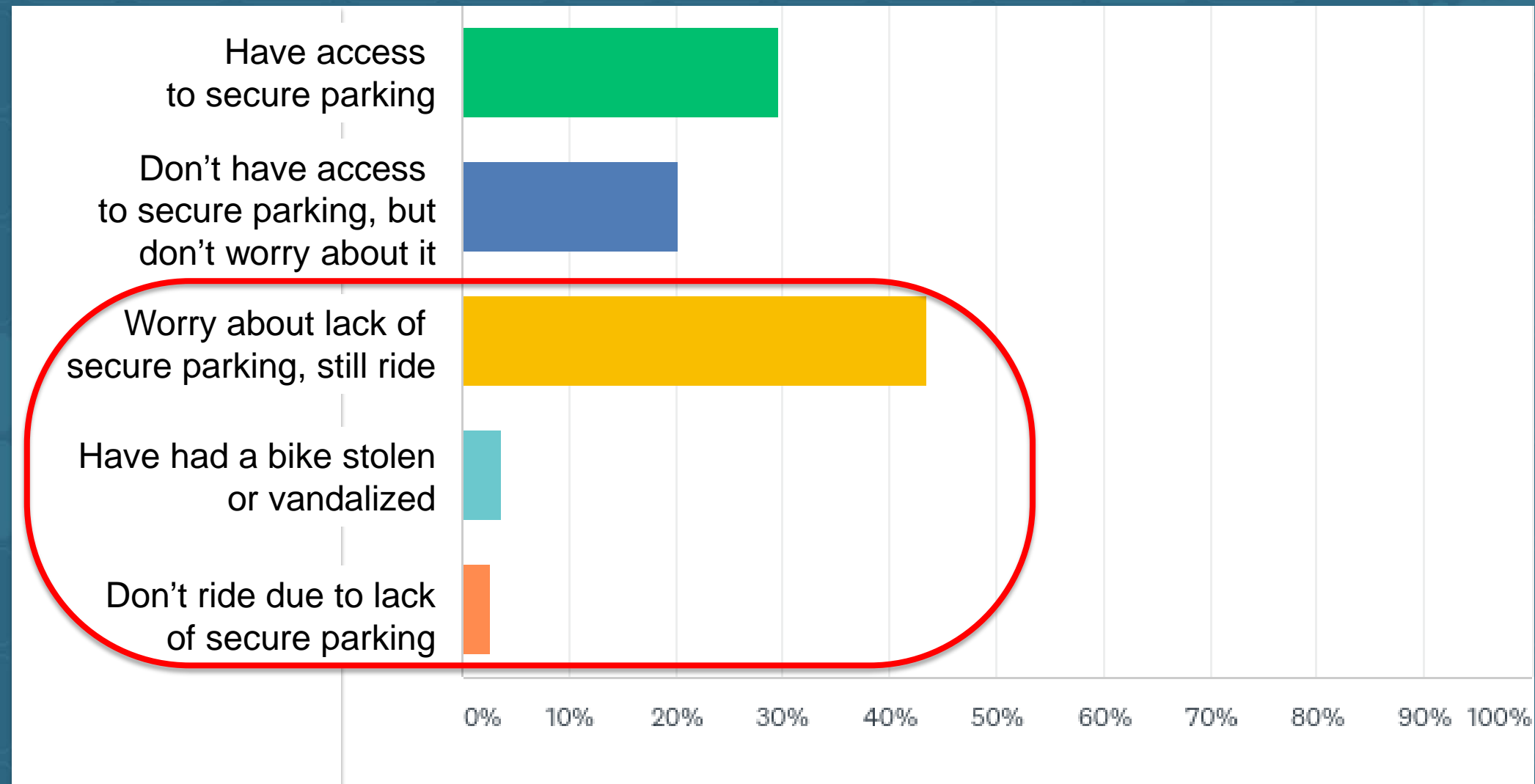
Q4: When do you normally park your bike downtown?



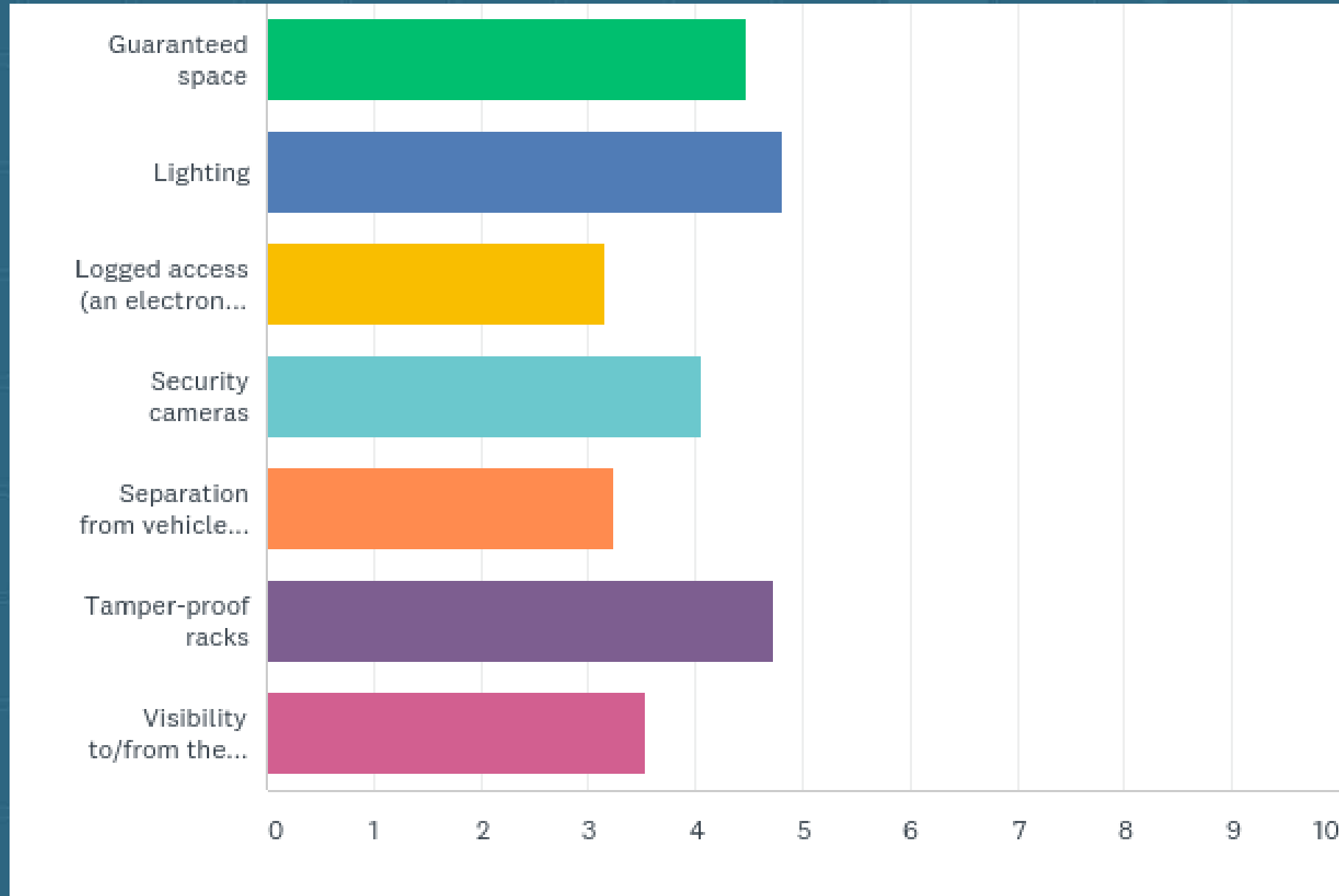
Q5: What type/size bike do you normally ride downtown?



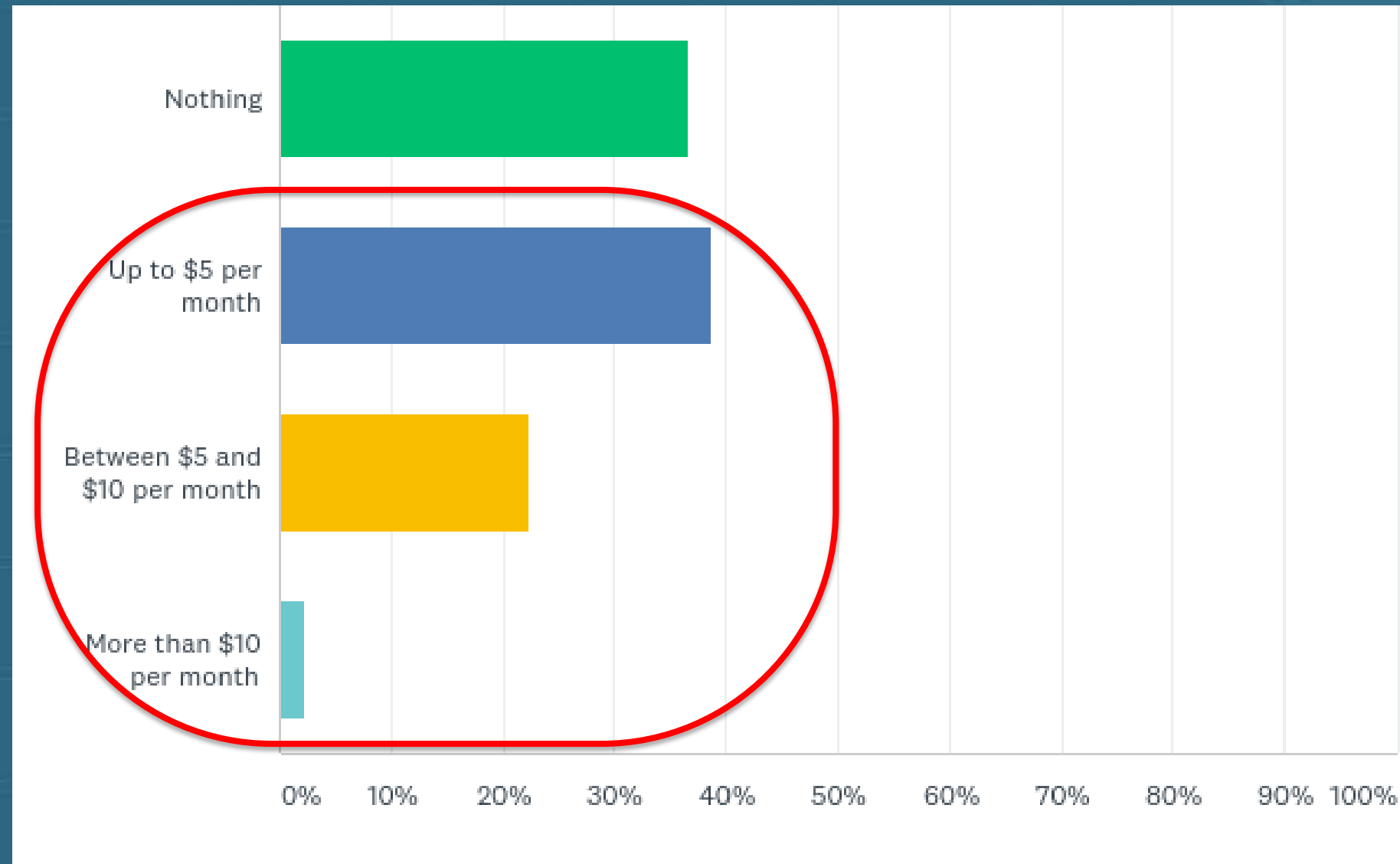
Q6: Does lack of access to secure bike parking affect your use of a bike to travel downtown?



Q7: Rank these amenities/considerations from greatest (1) to least (7) importance to you in considering secure long term bike parking:



Q8: What would you pay per month to have access to secure, long term (2-12 hours) bike parking?



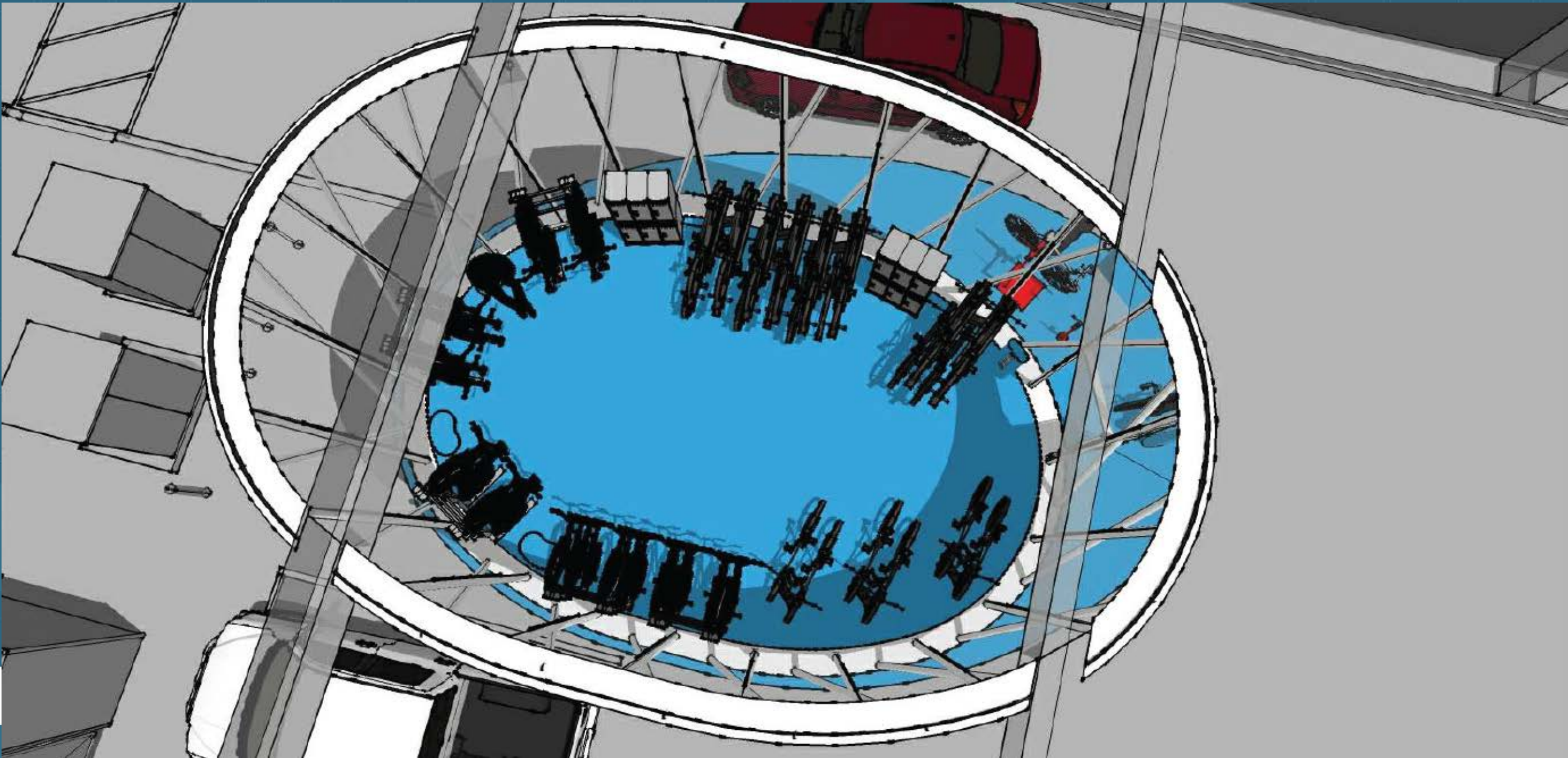
View from Main Street Entrance



BikeBOI Entry



BikeBOI Aerial View



BIKEBOI

SIGNAGE



PARKBOI

9TH & MAIN
SPACES
AVAILABLE

88133

BIKEBOI

ZIONS BANK

ROAD CLOSURE
N. 8th St
2:25 to 5:00





Next Steps

- Mid-October: Submit for permit
- November: Invitation to bid
- December: Contract award
- January 2019: Construction begins
- April 2019: BikeBOI opens



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Operations Report

John Brunelle
Executive Director

ADJOURN

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).