



COLLABORATE. CREATE. **DEVELOP.** COMPLETE.

Board of Commissioners

**Regular Meeting
March 11, 2019**



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – February 2019

B. Minutes & Reports

- A. Approval of February 11, 2019 Meeting Minutes
- B. FY 2019 Year-to-Date Financial Report, thru First Quarter, October 1-December 31, 2018

C. Other

1. Resolution #1593 – Approving 390 S. Capitol Blvd. – MOD Pizza – Type 1 Participation Agreement with GRH Cal; BCV Capitol; SRG Capitol *[Designated 2/11/19, NTE \$100,000]*

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

- A. PUBLIC HEARING: 2018 Annual ReportChair Zuckerman
- B. CONSIDER: Approval of the 2018 Annual ReportJohn Brunelle
- C. CONSIDER: Resolution #1595 – Amend Section 2, Article IV, Changing the Composition of the Executive Committee (5 min)Chair Zuckerman
- D. CONSIDER: Election of Board officers – Chair, Vice-Chair, and Secretary/Treasurer (5 min)Chair Zuckerman
- E. CONSIDER: Approval of Executive Committee Charge (5 min)Chair Zuckerman
- F. CONSIDER: Appointment of Secretary Pro Tempore (5 min).....Chair Zuckerman
- G. CONSIDER: Approve Resolution #1592 – Authorizing Idaho Power Work Order and Payment for N. 15th St Utilities – Undergrounding (10 min)Matt Edmond

PUBLIC HEARING: 2018 Annual Report

Chair Zuckerman

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CONSIDER: Approval of the 2018 Annual Report

John Brunelle
CCDC Executive Director

CONSIDER: Approval of the 2018 Annual Report

Suggested Motion:

I move to approve the 2018 Annual Report and direct staff to finalize the document and fulfill statutory publication and access requirements.

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CONSIDER: Resolution #1595

Adopting a New Section 2, Article IV, CCDC Bylaws

Chair Zuckerman

CONSIDER: Resolution #1595

Adopting a New Section 2, Article IV, CCDC Bylaws

Suggested Motion:

I move to adopt Resolution #1595.

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CONSIDER: Election of Board Officers, Approval of Executive Committee Charge, Appointment of Secretary Pro Tempore

Chair Zuckerman

CONSIDER: Election of Board Officers, Approval of Executive Committee Charge, Appointment of Secretary Pro Tempore

Suggested Motion:

I move to:

- Elect the Executive Committee officers as presented;
- Defer the appointment of the At-Large member of the Executive Committee;
- Approve the Executive Committee Charge;
- Designate Ross Borden, CCDC Finance & Administration Director, as the Secretary Pro Tempore.

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CONSIDER: Resolution #1592 Authorizing Idaho Power Work Order and Payment for 15th Street Utilities - Undergrounding

Matt Edmond
Project Manager – Capital Improvements

15th Street Undergrounding

- Underground Power: Front St – Bannock St
- Conduit bank: Front St – North of Jefferson St
- New Fire Station #5 at Front/15th
- Vacant lot between Idaho/Bannock
- West side of planned Downtown conduit network



Fiscal Notes

- FY19 Budget for 15th Street: \$800,000
- Phase 1 Idaho Power Work: \$379,033
- Phase 2 Bid Opening: March 14, 2019
- Phase 2 Award: April 8, 2019



Timeline/Next Steps

- March 14: Bid opening for conduit bank
- April 8: Contract award for conduit bank
- Late April: Idaho Power & CCDC contractors begin work
- June 2019: Substantial completion
- Summer 2019: ACHD overlay work on 15th
- 2021: Construction of New Fire Station #5



CONSIDER: Resolution #1592 Authorizing Idaho Power Work Order and Payment for 15th Street Utilities - Undergrounding

Suggested Motion

I move to adopt Resolution No. 1592 approving an agreement with and payment to Idaho Power for undergrounding overhead power lines on 15th Street between Front Street and Bannock Street.

AGENDA

IV. Action Item Cont.

- H. CONSIDER: Resolution #1594 – 406 S Broad St – Cartee Apartments – Participation Program Type 2 Agreement with The Cartee Project, LLC (5 min)Laura Williams
- I. CONSIDER: 200 Myrtle Street – Boise Caddis – Participation Program Type 2 Agreement Designation with River Caddis (5 min)Laura Williams

V. Information/Discussion

- A. Trailhead Management Report (5 min) Tiam Rastegar, Executive Director, Trailhead
- B. Main + Marketplace – Construction and Changes to Capitol Terrace Condominium Declaration (10 min)Mary Watson
- C. Central Bench Study Area – Urban Renewal Eligibility Analysis (10 min) Doug Woodruff
- D. State Street Study Area – Urban Renewal Eligibility Analysis (10 min) Matt Edmond
- E. Block 7 Alley Design Update (5 min)Matt Edmond
- F. CCDC Monthly Report (5 min)John Brunelle

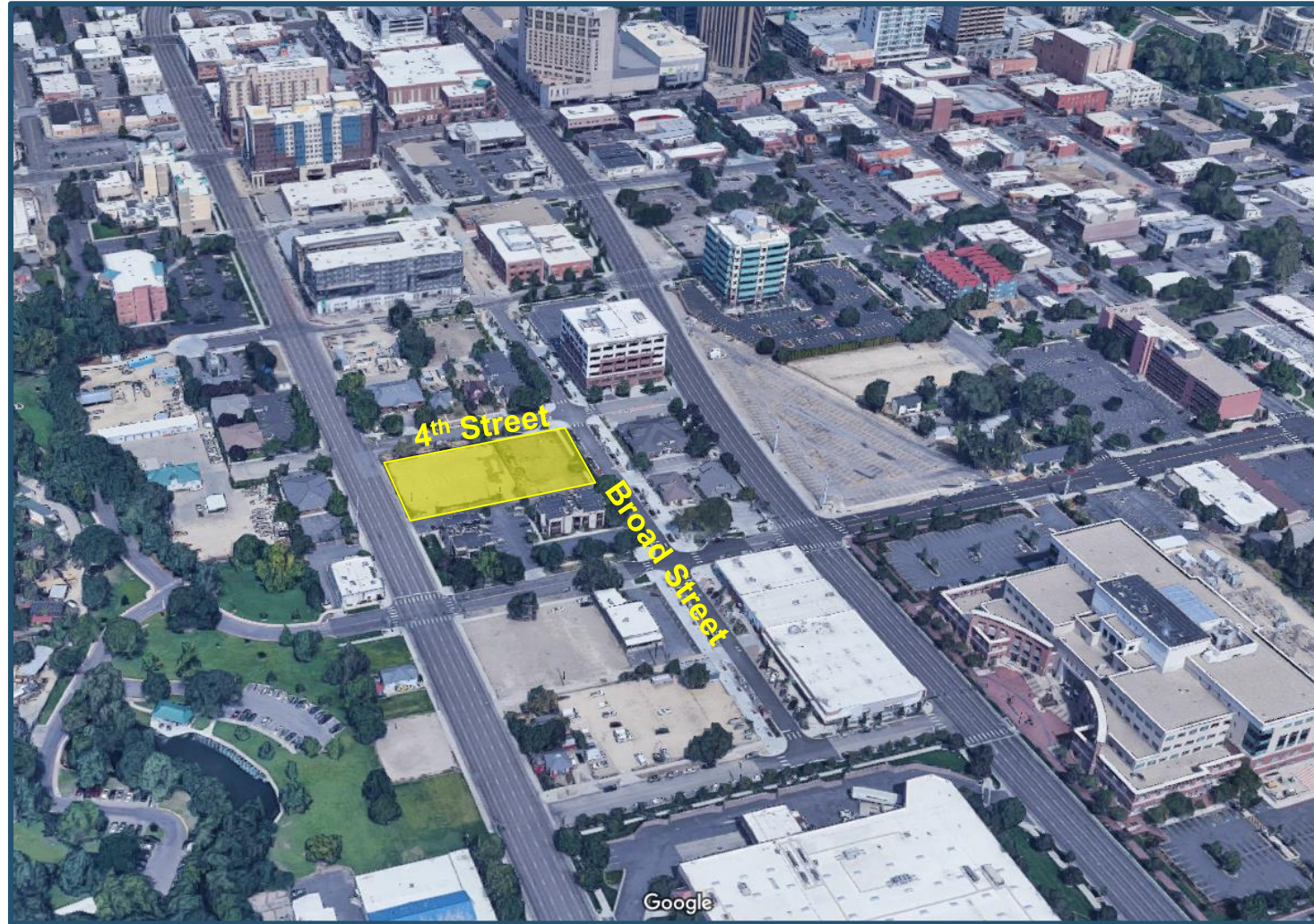
VI. Adjourn

406 Broad Street – The Cartee – Type 2 Agreement Approval



Laura Williams
Project Manager

Project Location



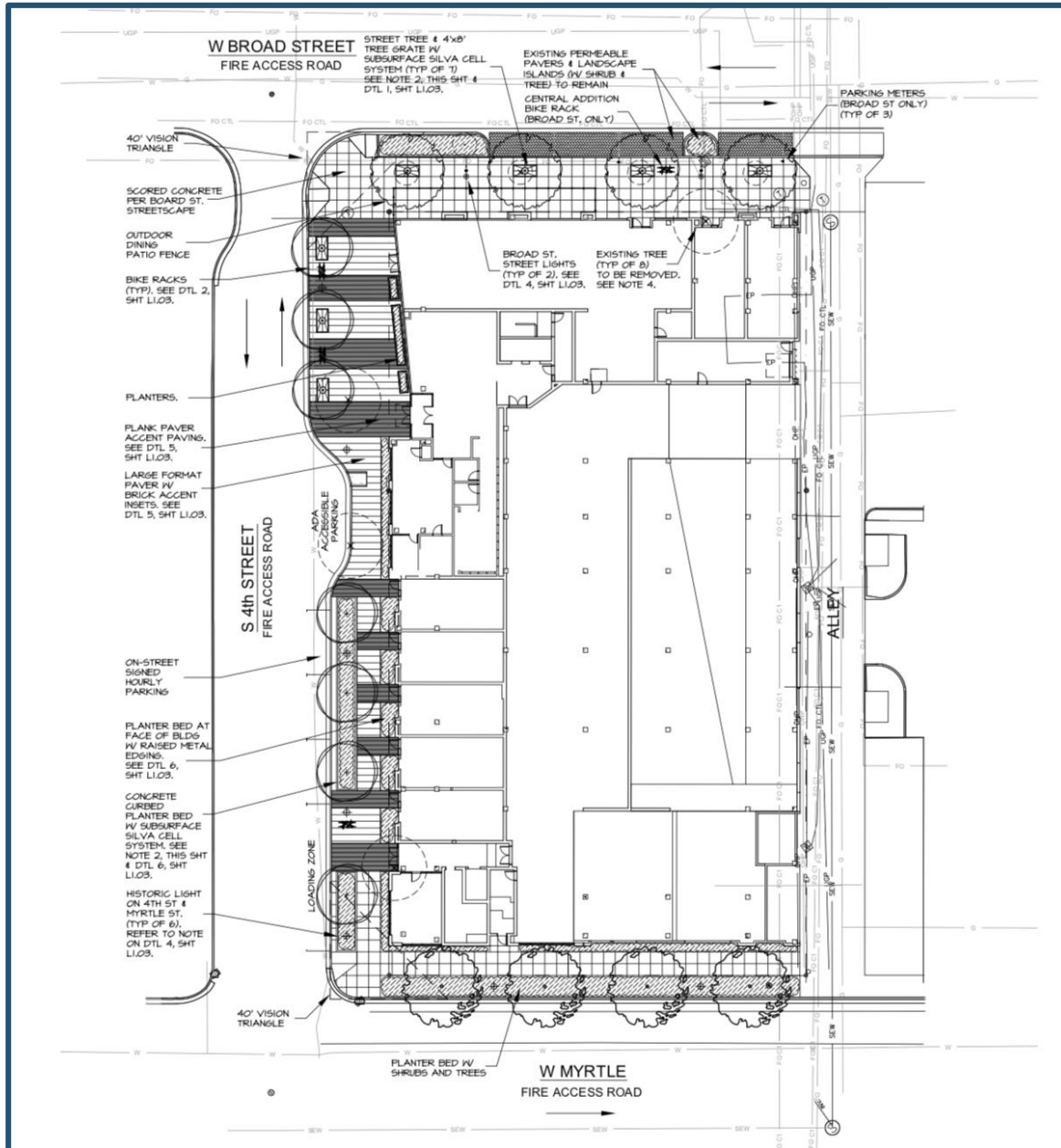
Project Background



- 161 for-rent units
 - Studios: 39
 - 1 Bed: 62
 - 2 Bed: 55
 - Live-Work: 5
- 5,000 SF retail
- 176 structured parking spaces
- \$48 million Total Development Costs

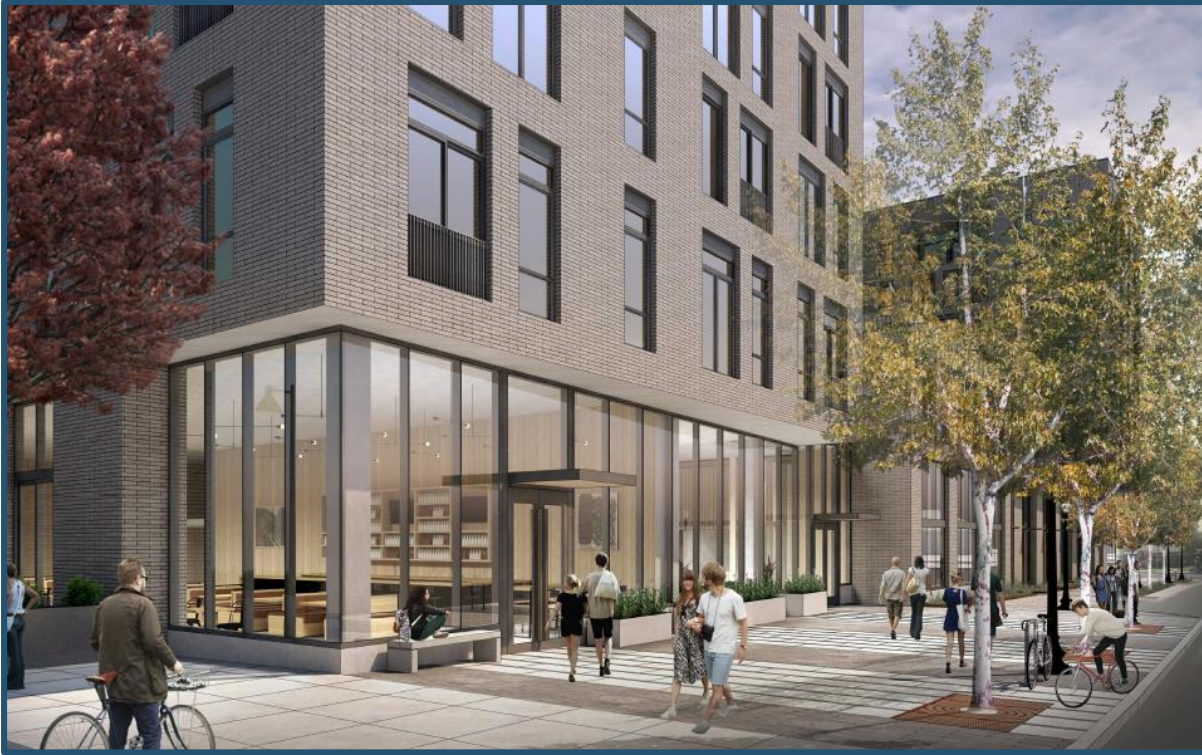
- January 11, 2019 – DR Approval
- March 2019 - Type 2 Agreement Finalize
- July 2019 - Construction Start
- November 2021 - Construction Complete

Project Eligible Expenses



- Public Improvement Cost Estimates:
 - Streetscapes – \$240,000
 - Utilities – \$350,000
 - Stormwater Infrastructure – \$350,000
 - Street / Alley - \$40,000
 - Geothermal Use - \$300,000
 - Total: \$1,288,894

Type 2 Agreement Terms



- Eligible Expenses Reimbursement:
 - Based on Actual Expenses
 - Paid back using TIF generated by project
 - 80% of TIF generated (Scorecard)
 - Contingency for Cost Escalations
- Not-to-Exceed Amount:
 - \$1,394,035
- Reimbursement Timeline:
 - 2023-2025
 - Approx. \$385,000 – \$465,000 / annual
- Term:
 - Effective Date
 - Project Completion

CONSIDER: Resolution #1594

Suggested Motion:

I move to adopt Resolution #1594 approving the Type 2 General Assistance Participation Agreement with The Cartee Project, LLC and authorizing the Executive Director to execute the agreement.

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VI. Adjourn

200 Myrtle Street – Boise Caddis – Type 2 Designation



Laura Williams, Project Manager

Project Location



Project Background



- 173 for-rent units
 - Studios: 31
 - 1 Bed: 74
 - 2 Bed: 43
 - Efficiency: 24
- 394 structured parking spaces
- 4,000 SF Retail
- 20,000 SF amenities
- \$31 million Total Development Costs

Timeline

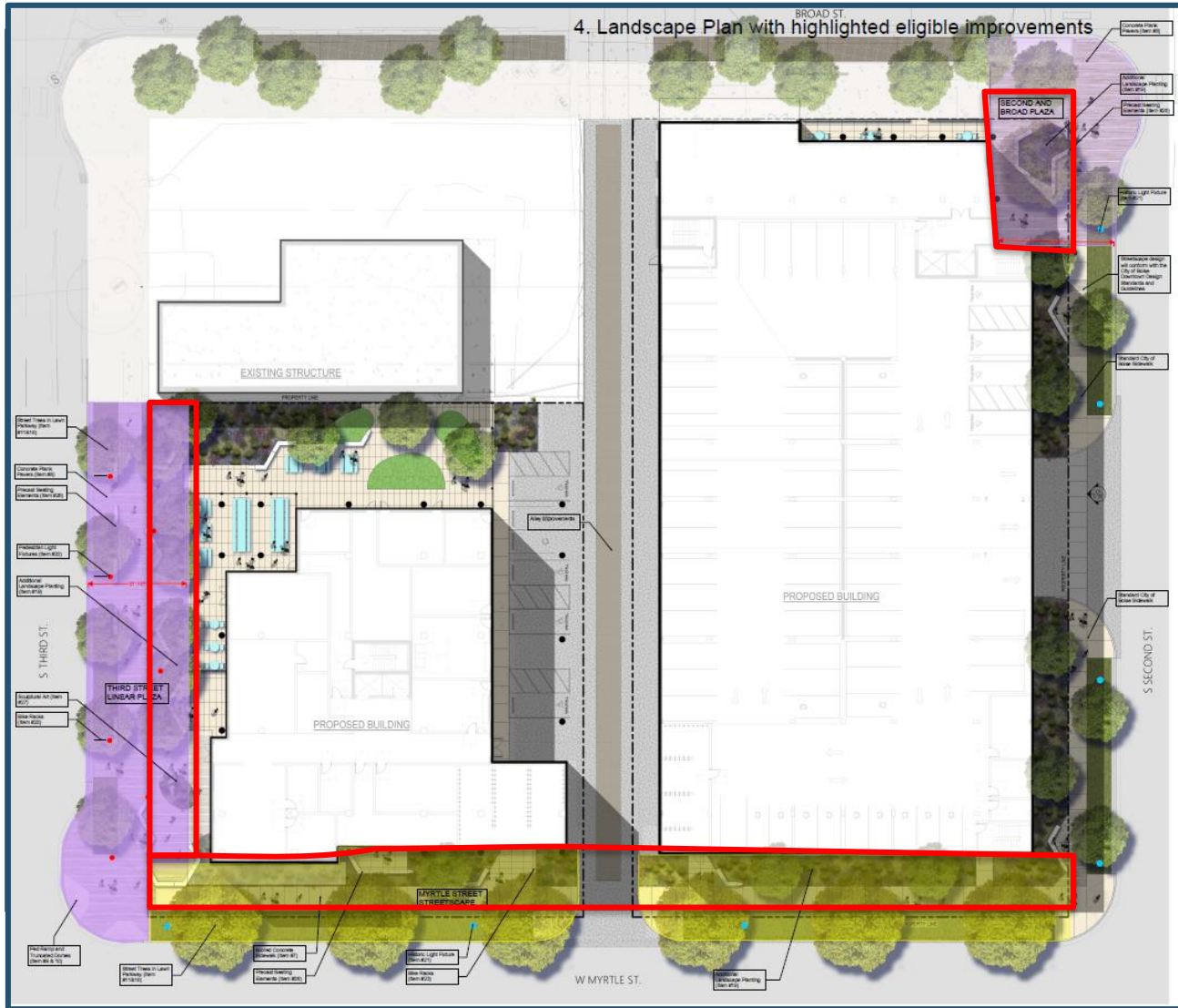
- February 13, 2019 – DR Approval
- Spring 2019 - Type 2 Agreement Finalize
- Summer 2019 - Construction Start
- Summer 2021 - Construction Complete

Project Scorecard



- Level A Scoring (140 + Points)
 - FAR score
 - Utility Improvements
 - Parking
 - Environmental Remediation
 - Public Art
 - TBD Geothermal / Sustainability

Project Eligible Expenses



- Public Improvement Cost Estimates:
 - Streetscapes and Alley – \$600,000
 - Utilities – \$200,000
 - Stormwater Infrastructure – \$75,000
 - Public Art- \$100,000
 - Total - Approximately \$1.1 Million
- Easements required for some areas to be Eligible:
 - 3rd Street
 - Myrtle Street
 - 2nd and Broad Street

CONSIDER: Type 2 Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with Boise Caddis, LLC for future board approval.

Next Steps:

Type 2 Agreement Draft for Board Approval at Future Meeting

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VI. Adjourn

INFORMATION: Trailhead Management Report

Tiam Rastegar
Executive Director
Trailhead

TOPICS



1

Intro

2

Membership

3

Programming

4

Questions



Introduction



Mission & Purpose

Accelerate the creation, growth and scaling of business ventures in Boise.

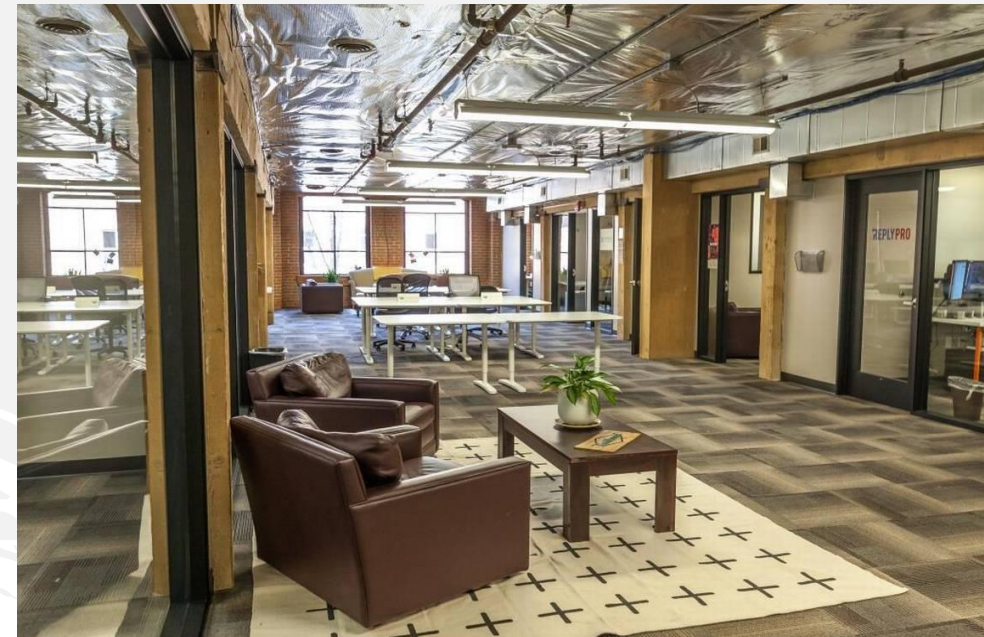
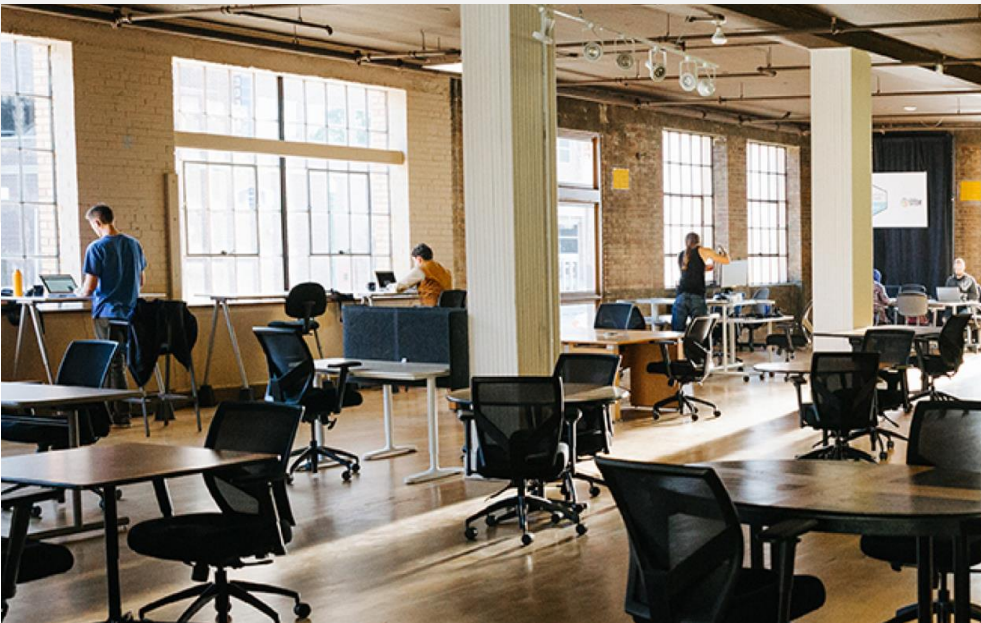


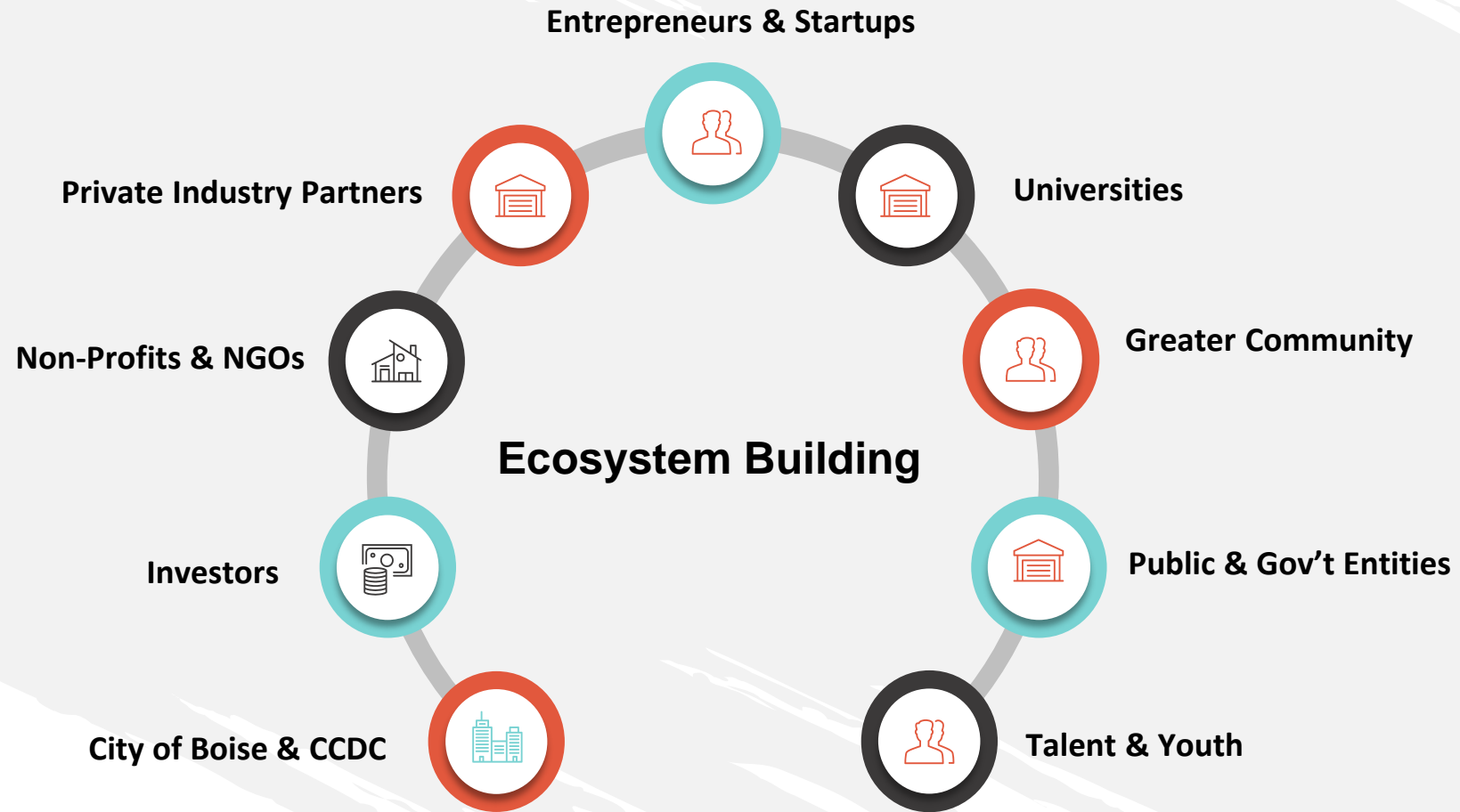
Work space

Educational
Programming

Mentorship

Ecosystem
Building





Team



Taylor Robbins
Member Service Manager



Matt Gilkerson
Program Manager



Executive Director

Board Of Directors



Melanie Lubocki



Gordon Jones



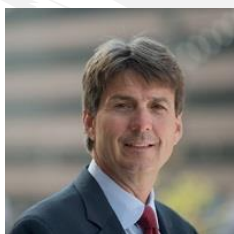
Bob Dean



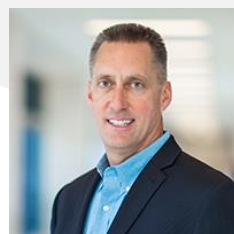
Faisal Shah



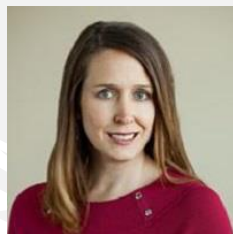
Nic Miller



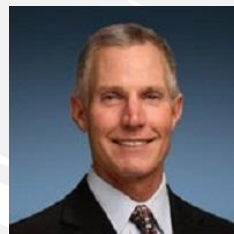
John Hale



Joel Poppen



Eileen Barber



Mike Sadler

In Partnership With



Karen Meyer

Faisal Shah

Bob Dean

John Hale

Jason Crawforth

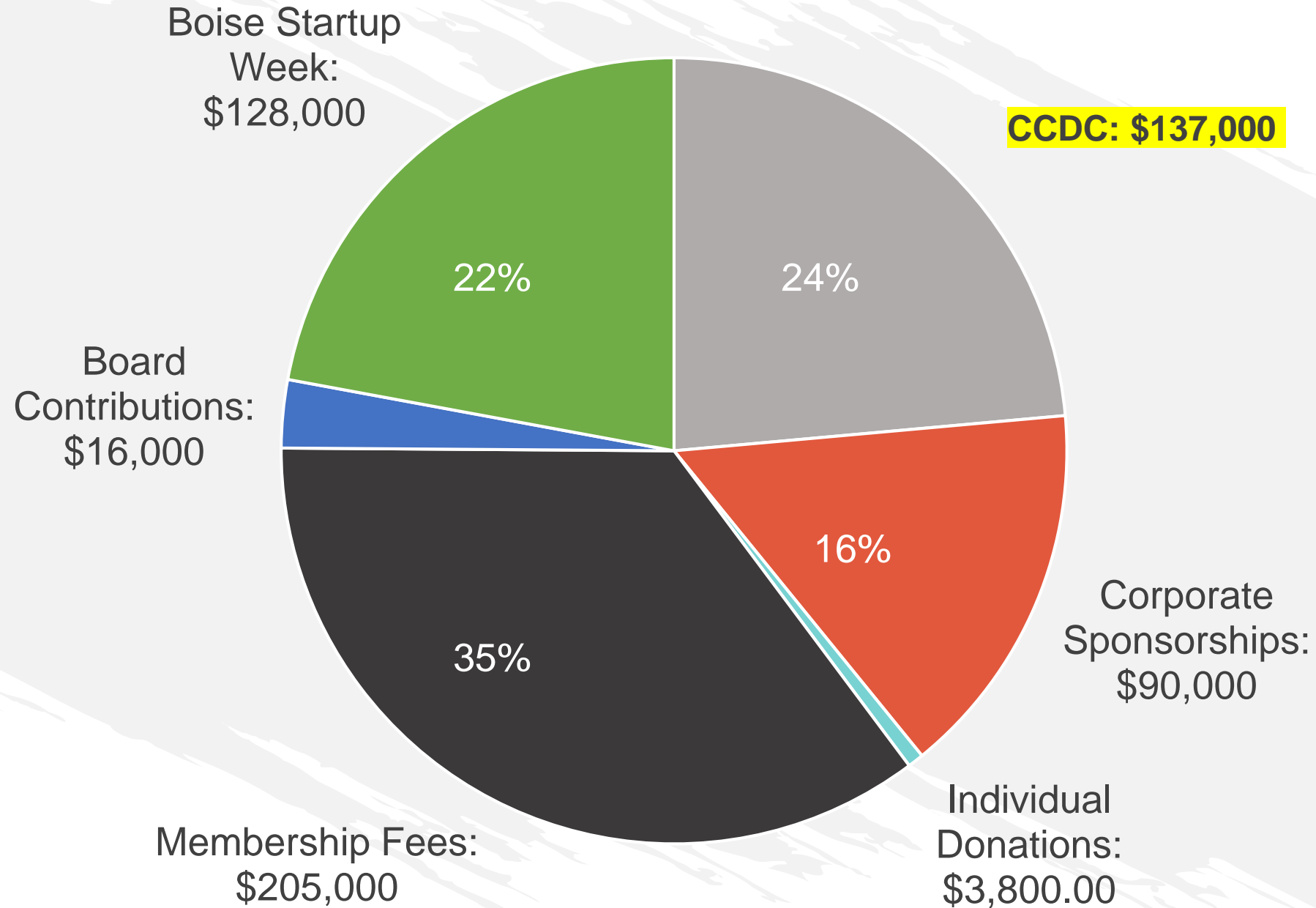
Eileen Barber





Membership

Revenue Summary

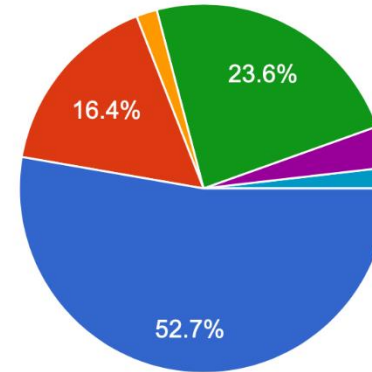


Membership Overview

- **227 total members**
- 53% majority are founders
- 16% are co-founders
- 24% are remote workers

Role at work

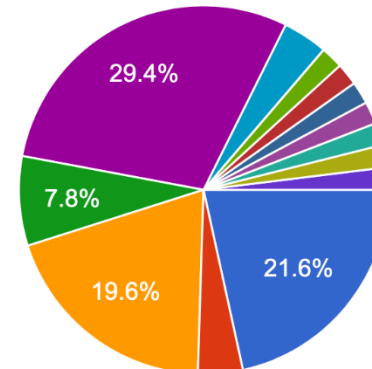
55 responses



- Founder
- Co- Founder
- Employee for Trailhead Member
- Remote worker for non Trailhead Member
- My own consulting, work for nonTrailhead member
- Team member of company basing at Trailhead

What is the structure of your organization?

51 responses



- Sole Proprietorship
- Partnership
- Corporation
- S Corp
- LLC
- Non-Profit
- B Corp
- TEST

- 29% majority are LLCs
- 21.6% are Sole Proprietorships
- 54% majority have 1-5 employees
- 45% majority in Consulting
- 24% in Marketing

Economic Impact

Recently new companies launched:

- Kaizen Food Tech
- HausMart
- Gina Cucina
- Evo Stream
- MiiG Enterprises
- Warm Springs Consulting
- Amber Johnson Consulting

New companies and existing members:

- New job creation: 29 full time jobs
- Startup investments: \$13 million
- Startup revenue: \$11million

Startups Served

- Cauze
- JUNGO
- Yaya Cheese
- Zacha Hummus
- Boise LAN
- Warm Springs Consulting
- Art of Visuals
- Boise Period Project
- InquireOf
- Partner Hero
- Boise Boss Babes
- Women Who Get Shit Done
- Women Innovators
- Ava's Flavas
- EvoStreams
- Gina Cucina
- MiiG Enterprises
- Big Cedar Media
- Gluten Free Galaxy
- Killer Creamery
- Reynolds and Meyers
- HausMart
- Kaizen Food Tech
- Natural Intelligence
- Lovevery
- Anew Toasted Muesli
- Gravity
- StoreFront
- PlexTrac
- Retrolux
- Porterhouse Market
- Three Bar Mix Co.
- Dee's Rum Kax
- BGood Bars
- Ballard Cheese
- U.DO Sparkling Water
- Bucksnot Soda
- Divinia Water
- Hummuna Hummus
- Vagabond Bakery
- Fireside Mallow
- Oma & Popies
- American Ostrich Farms
- All Spun Up
- Muscle Donut
- Snacktivits Foods
- Kate's Real Food
- Voce Tea
- Galimofre Pasta
- Dry Creek Grapes
- Idaho Kombucha Co.
- Box Chocolates
- Boise Cleaning Fairy
- Ethos Design
- The Solo Creative
- Senior Oui
- The Nerdy Dragon
- Recall InfoLink
- SWYM
- AppteDex
- Coding Dojo
- Integrity Ballistics
- Uledger
- CLUTCH
- UniHub
- Carp Solutions
- Thompson Aviation
- PayDaily
- GigMi
- Clearview Elite
- Proskriptive
- ionVR
- Black Box VR
- Wompus
- Epifiction
- NLP
- Art of Darkness
- Idaho Horror Film Festival
- Talloo
- JobU
- Caring411
- OutdoorToyShare.com
- Animo
- Carpe Carpum
- Hiero Entertainment
- Boise Bycycle Project
- Ingeniem
- Annie's Pies
- The Goodness Land
- OmniGo Events
- Monkey Trends
- Amber Johnson Consulting
- Immersive Experience Studios
- Vacasa
- Lumineye
- OneStone
- AgriPay
- AskaLocal
- Profile Sanford
- SMHeuristics



Programming & Events

Programs & Events

Name	Type	Attendees
Lunch & Learn Workshops	Educational program – biweekly	250
Women, Money & Power	Partner workshop – monthly	20
Hackfort Happy Hour	Partner event - monthly	250
Founders Live	Experiential learning program – monthly	85
Pitch Night	Experiential learning - quarterly	80
ID Virtual Reality Council	Partner event – quarterly	102
Women Who Get Shit Done	Partner program - monthly	90
Boise Startup Week	Planning event – bi-weekly	35
Angel Investing	Educational program – monthly	35
Boise Period Project	Partner event – biweekly	120

Lunch & Learn Program

Topic	Speaker	Attendees
Cyber Security	Badger Info	25
Adaptive Leadership	John Michael Shert	35
Women, Money and Power	Amber Biehl	30
Raising Money as a Startup	Matt Price	30
Leadership	Mike McHargue	30
Angel Investing	Kevin Learned	40

Pitch Night

- Climax for Trailhead membership
- Pitch event for real investment \$\$\$
- Partnership with: BAA, BSU VC, SBDC, Signal Rock Capital, VC.org



Trailhead Summit

- Raised over \$65,000
- Featured Jim Donald, CEO of Albertsons
- Hosted over 100 guests





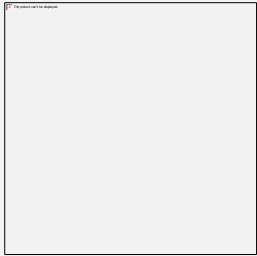
Diamond

PERKINScoie
COUNSEL TO GREAT COMPANIES

Gold



Silver



Bronze




Partners



Apprenticeship Program

Pilot program with STEM Action Center and VYNYL

- \$200,000 grant from STEM Action Center
- 8 apprentices went through program
- 4 were placed in jobs
- 2 went on to get CS degrees
- Launched AgriPay



The screenshot displays the AgriPay website. At the top, the AgriPay logo is on the left, and navigation links for "How It Works", "Benefits", and "Log" are on the right. The main banner features a photograph of a tractor spraying a field of green crops. Overlaid on the left side of the banner is the text "Seamless Time-Tracking & Payroll Reporting for Agriculture Businesses" in white, with a blue button labeled "SCHEDULE A DEMO" below it. Below the banner, there is a section titled "BUILT SPECIFICALLY FOR AG BUSINESSES" in green. To the left of this text is a screenshot of the AgriPay software interface, which shows a sidebar with navigation options and a main area displaying a "Reports" section for "Gardens Farms" with a table of employee data.

ACRIPAY

How It Works Benefits Log

Seamless Time-Tracking & Payroll Reporting for Agriculture Businesses

SCHEDULE A DEMO

Gardens Farms

Reports

Apple Automation (Hours: 155.14) Cost: \$1502.43

Employee Name	ID	Type	Pay Type	Hours	Rate	Pay
Gregory	001	HR	Reg	11.50	130.63	1502.25

BUILT SPECIFICALLY FOR AG BUSINESSES

Farmers often face unique problems when managing employees, leading to

KeyBank & Trailhead: You Lead Idaho!

- \$70,000 grant award for 1 year
- Entrepreneurial program for HS students in rural Idaho
- Winner of Pitch Competition receives scholarship \$\$\$
- Winning school receives prize money
- All students receive dual credit for course work



Coding Dojo Partnership

- New Coding School in Boise
- Registered Apprenticeship Program with DOL
- 15 students in first cohort
- Coding Scholarship Program
- \$3,700 rent per month



Women Initiatives & Partnerships

- Women Who Get Shit Done
- Boise Boss Babes
- Women Innovators
- Boise Period Project

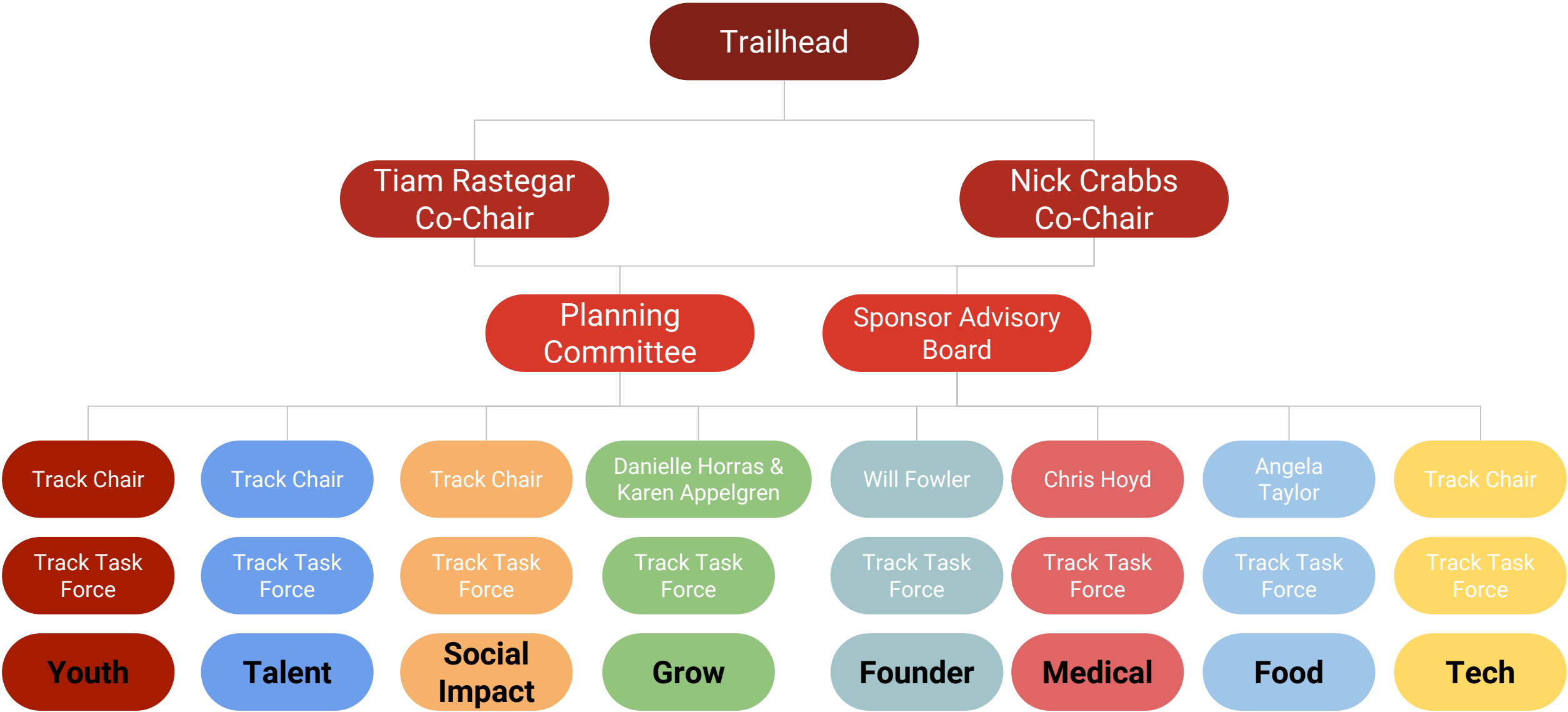
Boise Period Project

- Eliminate menstruation poverty in Boise
- Collect donations and assemble menstruation kits
- Trailhead gathered donations and hosts packing party
- 200+ menstruation kits during last packing party

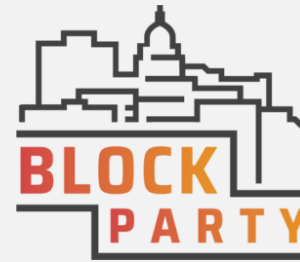




**BOISE
STARTUP WEEK**



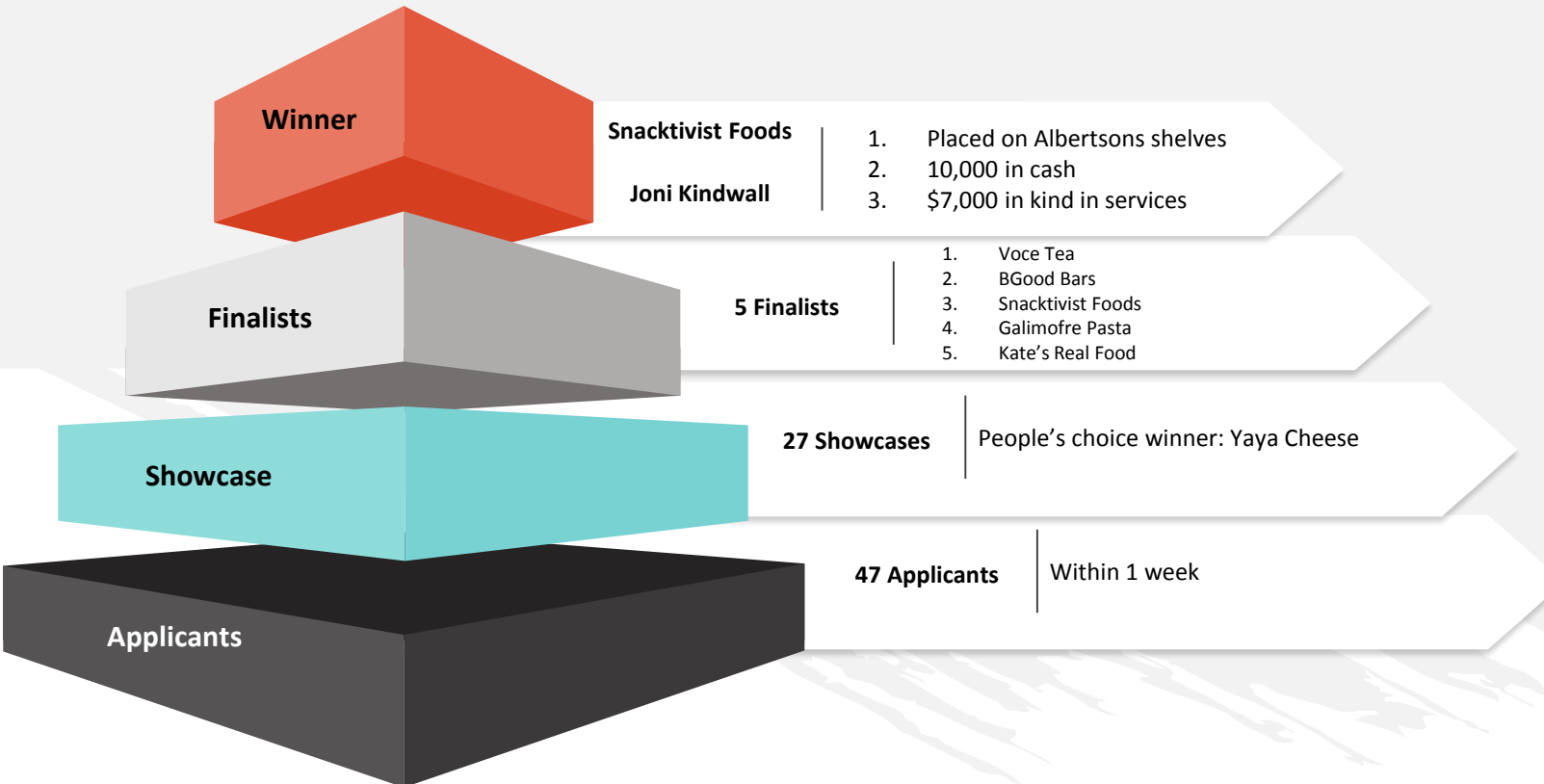
BSW Main Events





Powered By:

Sponsored By:



Albertsons and Trailhead Partner on 'Trailmix,' a Competition for Food Startups

By Lex Nelson



Between its **new store on Broadway Avenue** and its recent announcement of **in-store meals from the delivery service Plated**, Albertsons has been making a lot of headlines. But the Boise-based grocery store chain is far from slowing down—in fact, it's ramping up the innovation, and revealed today it will partner with local business incubator **Trailhead** on a

Related Locations

Albertsons–Broadway

1219 S. Broadway Ave.

Broadway Avenue

208-336-5278, 208-433-9905

These entrepreneurs just competed for shelf space at Broadway Albertsons. Here's who won

BY KATE TALERICO
OCTOBER 19, 2018 05:36 PM, UPDATED OCTOBER 19, 2018 11:30 PM



In an event sponsored by Albertsons and Trailhead, local food startups competed for \$10,000 and a deal with the Idaho-based grocer that could land them a spot on the shelves of their Broadway store.

By Kate Talerico

Trailmix Press

Rastegar made a splash at Boise Startup Week in October by organizing a [crowd-pleasing pitch competition](#) at Jack's Urban Meeting Place. Dubbed Trailmix, the competition drew 42 small food companies seeking to get their products into Albertsons stores.



Joni Kindwall Moore, third from left, winner of the Trailmix competition at Boise Startup Week, meets afterward with Boise Mayor David Bieter, fourth from left; new Trailhead Boise Executive Director Tiam Rastegar, far left; and several Albertsons leaders.

Provided by Joni Kindwall Moore

"He has an innate knack for understanding what an entrepreneur needs to succeed in a startup environment," said **Faisal Shah**, the Boise tech entrepreneur who cofounded Trailhead and serves on its board, in a text message. "... He has already developed exciting startup programs

Trailmix event promotes Idaho startup food producers

By: Sharon Fisher | October 11, 2018 | Comments Off



The winner of the Trailmix event will have their product stocked at the new Albertsons at the corner of Broadway and Beacon in Boise. File photo.

In an event intended to showcase entrepreneurship in Idaho's food processing industry, grocery retailer Albertsons and downtown Boise co-working space Trailhead are partnering on "Trailmix," a competition for startup food producers.

The event will be held Oct. 18 at Trailhead starting at 2 p.m. during the third annual Startup Week, a conference to promote Idaho entrepreneurship.

Five companies will be chosen to do a pitch on their products, Shark Tank-style, while 18 companies will

participate in a showcase exhibition to create awareness for their products, said Tiam Rastegar, executive director of Trailhead Boise.

"Two years ago, Trailhead, as an organization, started talking to Albertsons, and started to float the idea of how can we, as a community, leverage our assets in food production, and Albertsons as a grocer, and create jobs," Rastegar said. "It became very clear, with our strong history of food innovation and agriculture and distribution, that we are well positioned to help food entrepreneurs."



Tiam Rastegar

Techstars | Boise Startup Week 2018

Schedule ▾ Speakers Sponsors Attendees

Thursday, October 18 • 4:00pm - 5:00pm

Trailmix - Pitch Competition LIMITED

Sign up or log in to save this to your schedule and see who's attending!

https://sched.co/GXs: Tweet Share

Feedback form is now closed.

Limited Capacity seats available

TrailMix is an exciting new event created to showcase new and innovative food product companies from around the Northwest. TrailMix is presented by Albertsons at Trailhead, in partnership with the Food Track of Boise Startup Week.

5 lucky applicants will have the ability to pitch their food product to a room filled with over 200 people, answer questions by Judges, and obtain feedback. This event will create awareness for the food entrepreneurs and startups competing and give them networking opportunities with, industry leaders, investors and other companies.

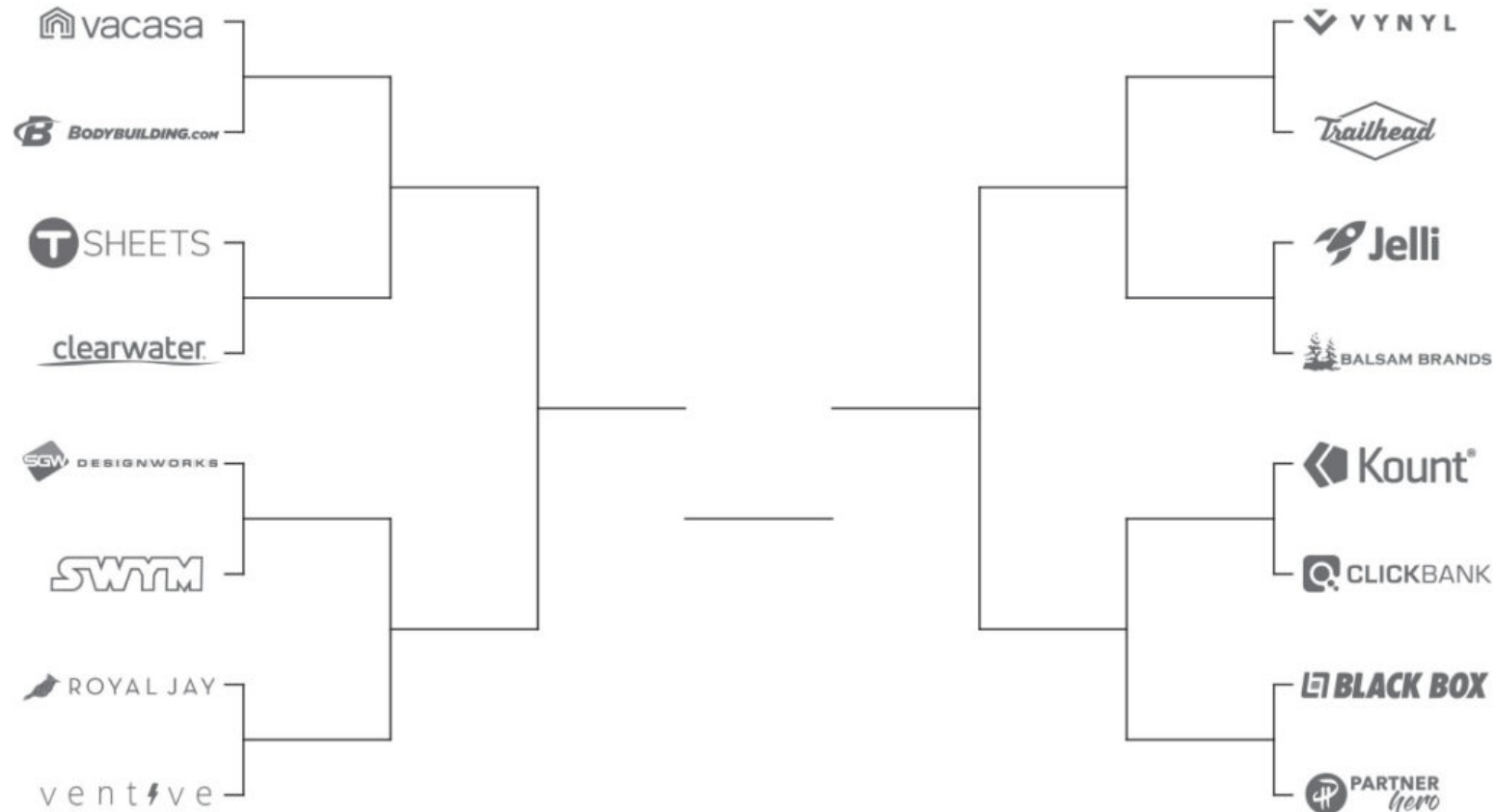
BSW Food Tour



1. Lemon Tree Co.
2. Paddles Up Poke
3. Funky Taco
4. Boise Fry Company
5. Main Street Deli
6. Costa Vida
7. Meraki Greek Street Food
8. Fresh Healthy Cafe
9. Tasso

BSW Dodgeball

Tournament Bracket



Winners: Clearwater





THANK YOU TO OUR SPONSORS!

PRIMARY SPONSORS



PARTNER SPONSORS



PARTNER SPONSORS



BSW MEMBER SPONSORS



STARTUP SPONSORS



PLANNING COMMITTEE



“Trailhead eliminates a huge barrier to relocating a small technology company to Boise. The available office space, central downtown location with inexpensive and safe parking nearby allows me to grow the most important parts of my business without the significant fixed cost of commercial office space. Trailhead provides its members with many additional resources and community connections that accelerate growth and entrepreneurial endeavors. Most notably and recently at the Annual Fundraiser members were invited to join and contribute donations. EvoStream was a was proud to help with sponsorship and I was personally introduced to several local business leaders including the CEO of Albertson’s.”

- Stephen Joseph from EvoStreams

“There's no better way to integrate into Boise's entrepreneurial community and the BoDo work environment than having Trailhead as the hub from which to launch our company. We have investors we met through Trailhead, creatives we work with who we met through Trailhead, and customers we have met through Trailhead.”

- Rod Morris from Lovevery

“We joined Trailhead nearly a year ago, and have found the creative energy, networking and professional setting to be the help we needed to get our startup off the ground. In the first year as members, our sales have tripled and we have hired 2 engineers and administrator. Previously, at our old office, we would avoid inviting partners or customers to our space because we couldn't afford a professional setting. Trailhead is a tremendous benefit to local startups like ours.”

- Jerel Nelson from Kaizen Food Tech

“Trailhead has opened up tremendous opportunities for Boise Boss Babes and has allowed us to grow at the pace we needed, as we outgrew all other spaces. We hope to have more after the 21st of this month and are hoping to hire in the near future. Our time has been volunteer and not paid, but we have plans to implement that as soon as the next meeting on the 21st.”

- McKenzie Young from Boise Boss Babes

“Trailhead and Trailhead North have created an ideal startup environment for Natural Intelligence. Both the offices we occupy and the community facilities at Trailhead really facilitate our needs as a young startup company. Furthermore, working in an environment surrounded by other aspiring entrepreneurs creates an atmosphere of energy and enthusiasm that would be impossible to replicate in a more isolated environment. Eventually, Natural Intelligence will scale beyond the accommodations that Trailhead can provide, but when that point comes we will always have a fond memory of our first ‘headquarters’ and the help it has provided to Natural Intelligence.”

- Paul Dlugosh from Natural Intelligence Systems

“I’m fairly new to appreciating the benefits of Trailhead. It wasn’t until this year that I even entered the building. However, just in a short time, I have already experienced it's immense value.”

- Karen Midkiff from AnewFoods

AGENDA

IV. Action Item Cont.

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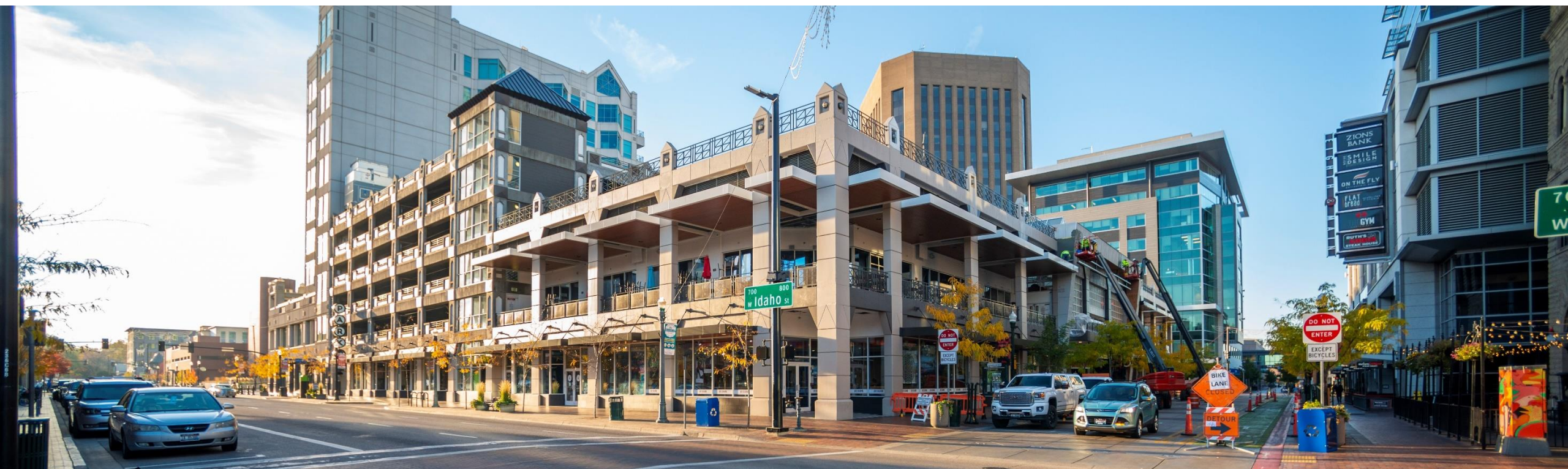
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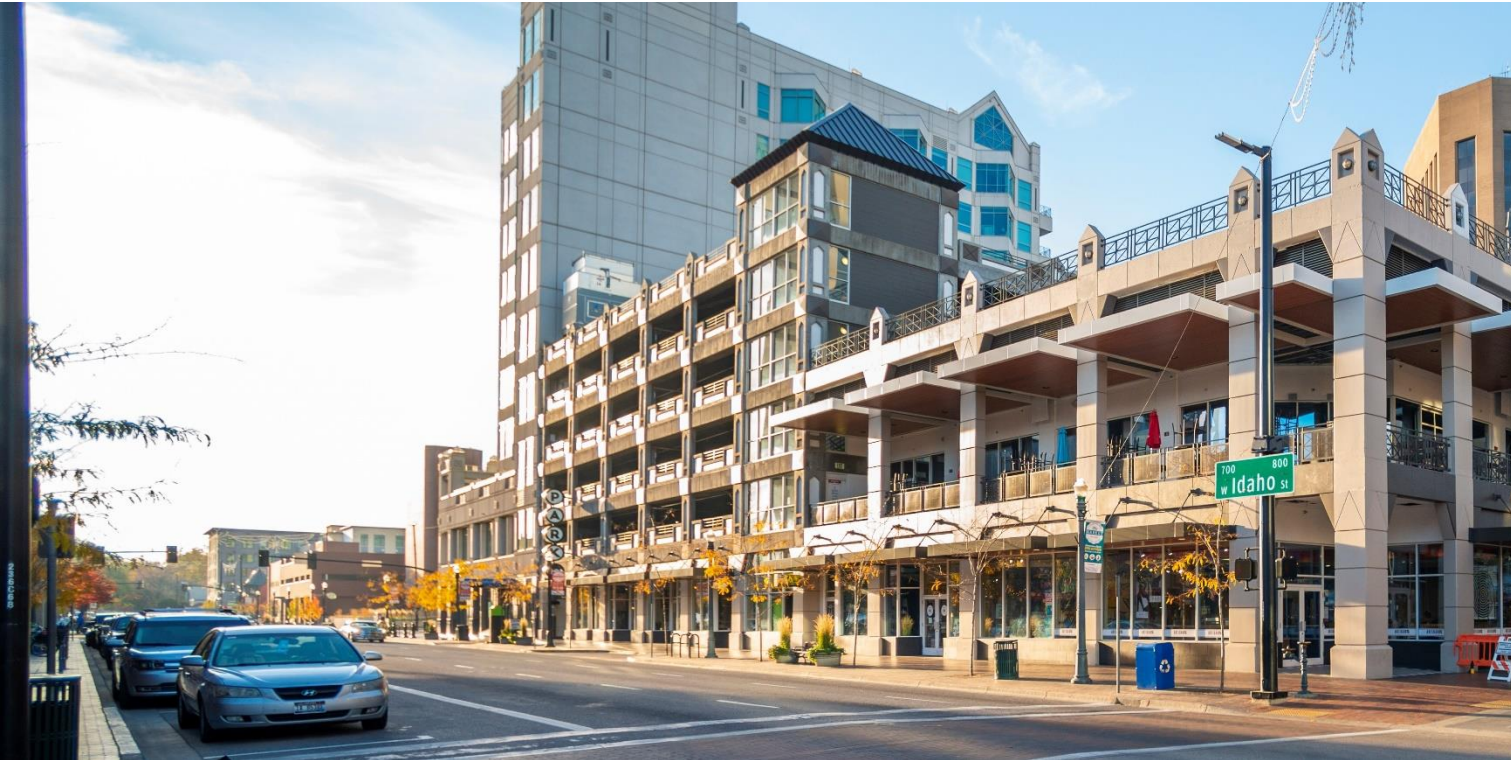
VI. Adjourn

Main + Marketplace Construction and Changes to Capitol Terrace Condominium Declaration

Mary Watson, CCDC General Counsel

Bryan Vaughn, Development Partner
and Brett Hamm, Deputy General Counsel
Hawkins Companies



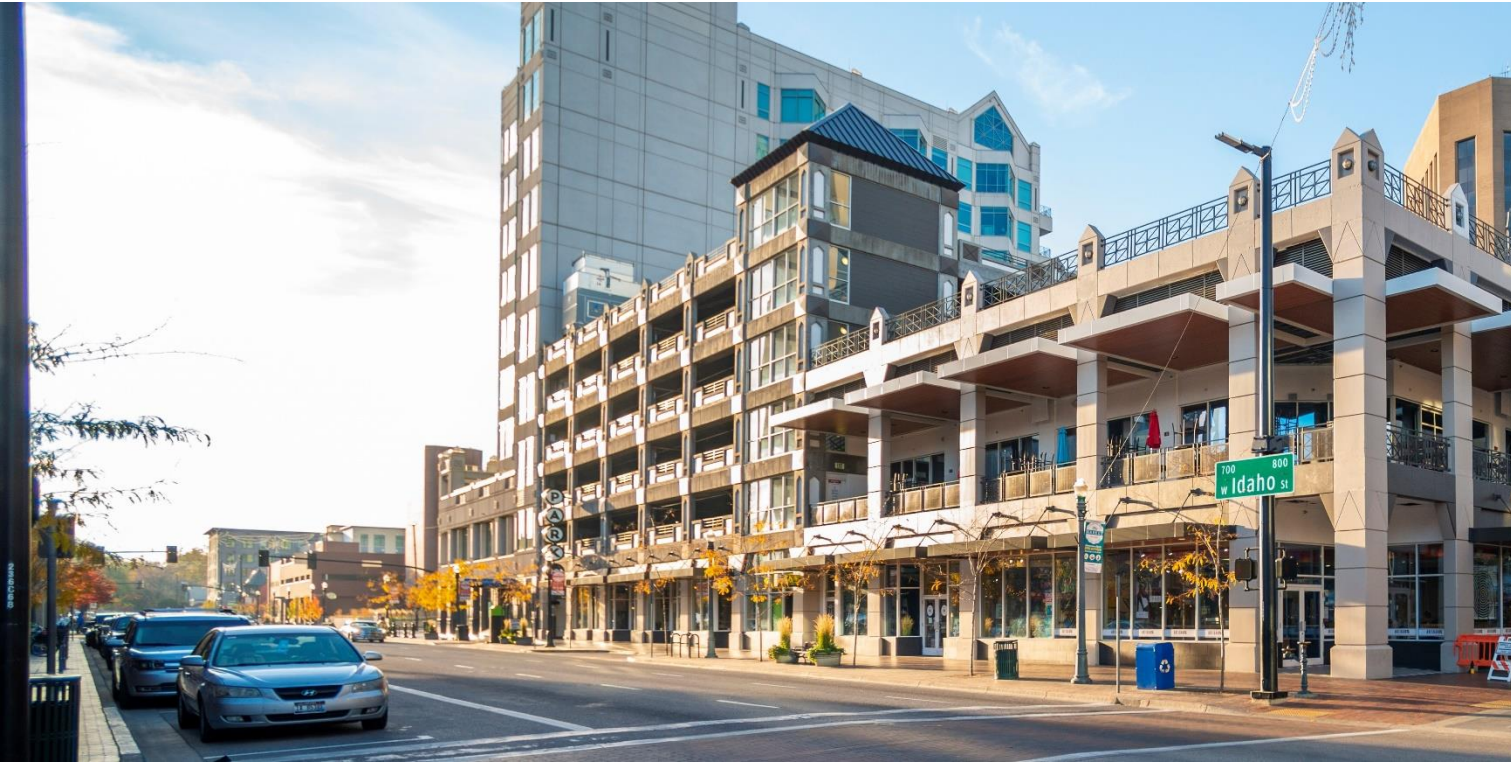


Built in 1988

Two Owners – 50/50 control

CCDC: Parking Garage
Condominium

Hawkins Companies:
Retail Condominiums



Common Areas

Generally, the entire project except the condos themselves.

Limited Common Areas

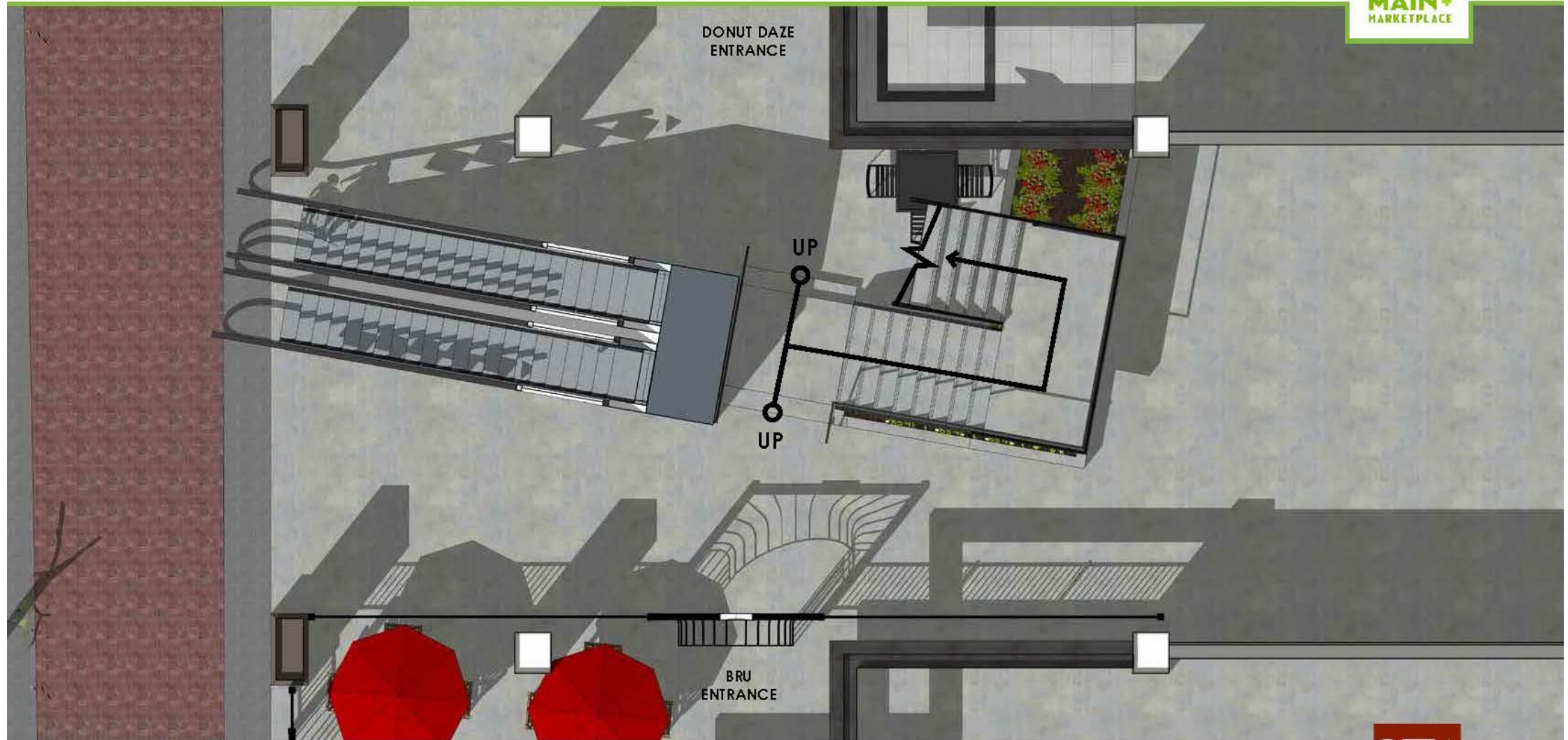
Exclusive use and maintenance by owners of the appurtenant condos.

MAIN + MARKETPLACE

Exit Stair Study



CONCEPTUAL EXIT STAIR STUDY FOR REMOVAL OF EXISTING STAIR



FIRST FLOOR PLAN

IN TRYING TO AVOID THE EASEMENT THROUGH THE FIRST FLOOR COMMON SPACE, WE RETURNED THE STAIR UNDER THE ESCALATOR. THIS ALSO GAVE US THE OPPORTUNITY TO BE ABLE TO GO EITHER DIRECTION FROM THE LAST LANDING.

MAIN + MARKETPLACE

Exit Stair Study



SECOND FLOOR PLAN

5' WIDE STAIR BETWEEN FLOORS 1 & 2 FOR EXITING. CUT OPEN THE FLOOR BETWEEN MAIN STRUCTURAL BEAMS TO DROP THE NEW STAIR IN. EXISTING GUARDRAIL WALL WOULD BE REMOVED ON SECOND FLOOR AND REPLACED WITH A NEW GUARDRAIL.



MAIN + MARKETPLACE

Exit Stair Study



STREET VIEW FROM IN FRONT OF DONUT DAZE

EVEN THOUGH THIS STAIR WILL PROBABLY BE USED MOSTLY FOR PEOPLE EXITING THE SECOND FLOOR, ACCESS FROM BOTH SIDES OF THE ESCALATOR IS POSSIBLE WITH THIS DESIGN.

MAIN + MARKETPLACE

Exit Stair Study



FIRST FLOOR ESCALATOR VIEW

PLANTERS HAVE BEEN RELOCATED FURTHER BACK TO PROVIDE MORE OPENNESS.



BACK OF STAIR VIEW LOOKING WEST

PLANTERS LOCATED UNDER STAIRS MEETS CODE FOR CANE DETECTION AND SOFTENS THE STAIR. THESE COULD BE FREE STANDING OR BUILT-IN. THIS COULD ALSO BE ACCOMPLISHED WITH A RAIL.

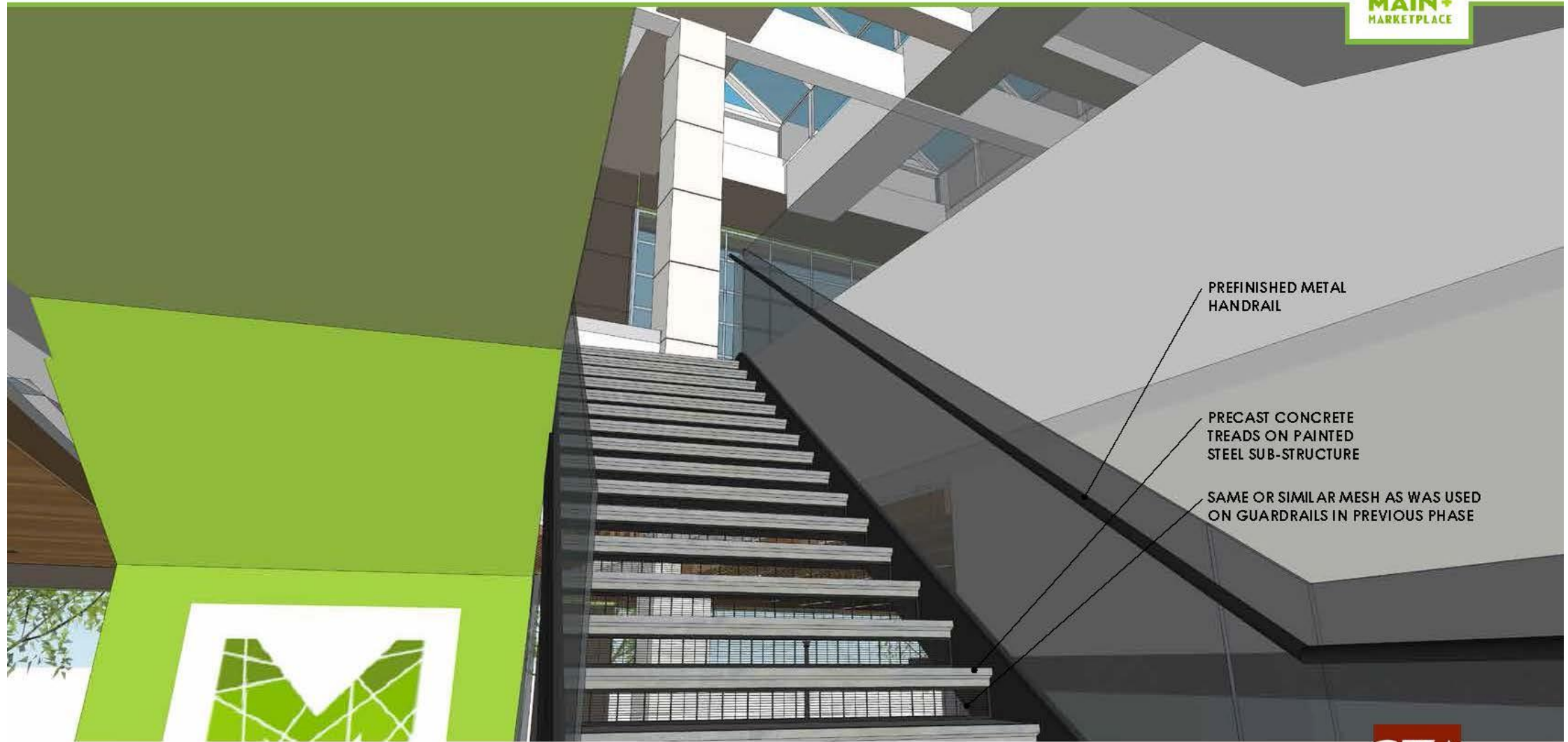


REAR CORRIDOR VIEW

GLASS GUARDRAIL PROVIDES AN EXCEPTIONAL LEVEL OF VISIBILITY AND TRANSPARENCY. A SECOND OPTION MIGHT BE TO USE STEEL/MESH GUARDRAIL DESIGN SIMILAR TO PREVIOUS PHASE.

MAIN + MARKETPLACE

Exit Stair Study



VIEW UP STAIR FROM LANDING

WIRE MESH RISERS ALSO AIDE IN TRANSPARENCY AND OPENNESS.



PATIO FLOOR PLAN

INTERIOR OVERHEAD DOORS AT THE PROPERTY LINE CAN STILL CLOSE OFF THE PATIO FROM THE INSIDE OF THE RESTAURANT.



HIPPED ROOF AND SKYLIGHT

USING EXISTING STRUCTURE, OPERABLE GLASS WALLS AND SKYLIGHTS TO CREATE A FLEXIBLE PATIO SPACE FOR A MORE COMFORTABLE YEAR ROUND USE.



VIEW FROM SECOND FLOOR - CLOSED

ADD NEW BEAMS TO SUPPORT OPERABLE GLASS WALL SYSTEM AND SUPPORT CEILING STRUCTURE OFF OF EXISTING COLUMNS.



VIEW FROM SECOND FLOOR - OPEN

WHEN OPEN, THE GLASS WALL SYSTEM STACKS AGAINST COLUMNS ON EITHER SIDE OF THE BEAM.
LOCATIONS WHERE MAN-DOORS OCCUR CAN BE USED IN OPEN OR CLOSED POSITION.



VIEW FROM TOP OF THE ESCALATOR

OPEN FEELING AND OPERABLE GLASS WALLS ALLOW FOR SECURITY OF PATIO FURNITURE AT NIGHT AND HEATING DURING COLD MONTHS.



VIEW FROM PASSING BUILDING PATRON

GIVES THE FEELING OF PASSING BY A RESTAURANT PATIO AND NOT THROUGH. PATIO TYPE LIGHTS AND SKYLIGHT FEATURES ADD TO THE OPEN FEELING AND DON'T MAKE THE SPACE FEEL CROWDED.



VIEW FROM THE WEST WITH PATIO BAR

TWO HEIGHTS OF OPERABLE WALL SYSTEMS COULD FOLD BACK TO FEEL LIKE ONE OPEN SPACE - A SHORT SECTION OVER THE BAR AND A FULL HEIGHT SECTION LEFT OF THE BAR. BAR SEATING HAS BEEN REMOVED FROM THIS EDGE OF THE PATIO.



VIEW FROM INSIDE THE COVERED PATIO

ELECTRIC HEATERS, FANS, PATIO STYLE LIGHTS, SKYLIGHT TYPE FEATURES AND A LIGHT STRUCTURE ENHANCE THE PATIO ENCLOSURE BUT DON'T BLOCK ALL THE LIGHT FROM ENTERING THE REST OF THE INTERIOR SPACE.



VIEW OF THE CEILING

THE CEILING COULD ALSO BE ALL HIPPED INSTEAD OF TRANSITIONING TO FLAT TO HELP WITH DUST AND OTHER MAINTENANCE AND CLEANING OF THE ENCLOSURE OVER TIME.



VIEW FROM INSIDE TSUNAMI SPACE LOOKING OUT

FULLY CONDITIONING THE PATIO SPACE IS CHALLENGING AND RAISES SOME IMPORTANT CODE ISSUES - ESPECIALLY WITH THESE TWO SPACES STRADDLING THE PROPERTY/CONDO LINE. TO TEMPER THE SPACE, THE USE OF ELECTRIC HEATERS AND FANS IS RECOMMENDED.



VIEW OF THE BAR WALL FROM THE SOUTH PATIO SPACE
REMOVAL OF THE OVERHEAD DOOR, PATIO SEATING AND BAR SEATING FOR BETTER TRAFFIC FLOW AND NEIGHBORING TENANT.



MAIN + MARKETPLACE



MAIN + MARKETPLACE



MAIN + MARKETPLACE



Questions or Comments?



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VI. Adjourn

URBAN RENEWAL PLANNING



CENTRAL BENCH STUDY AREA

Eligibility Analysis

Doug Woodruff
Senior Project Manager, CCDC

CENTRAL BENCH STUDY AREA

Mid-twentieth century neighborhoods linked by auto-oriented commercial corridors

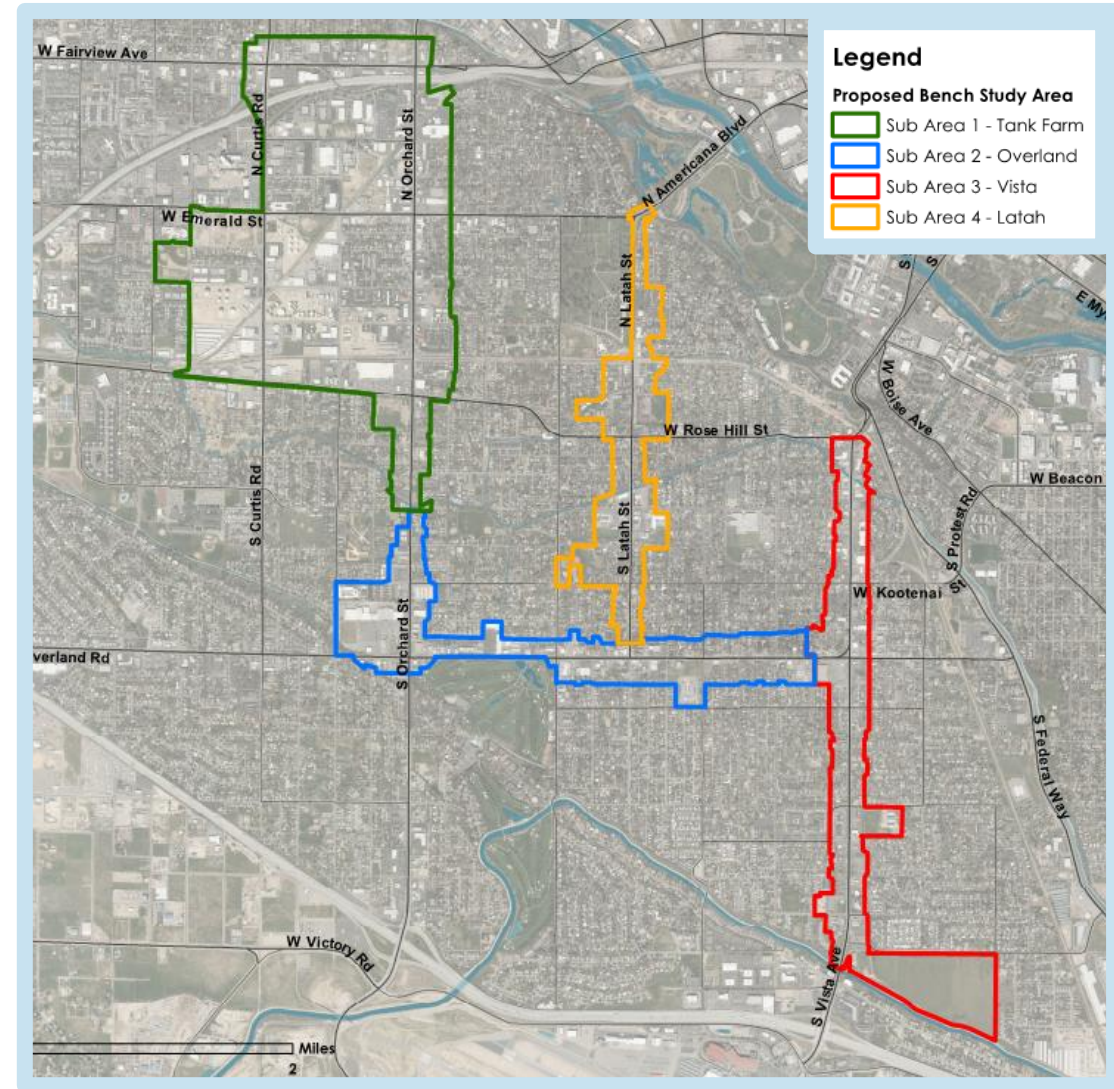
Why study for eligibility?

- Established existing neighborhoods
- Declining commercial investment
- Increasing vacancies
- Lack of essential infrastructure
(per City's Transportation Action Plan)

1,190 Total Acres (including 266 acres of right-of-way)

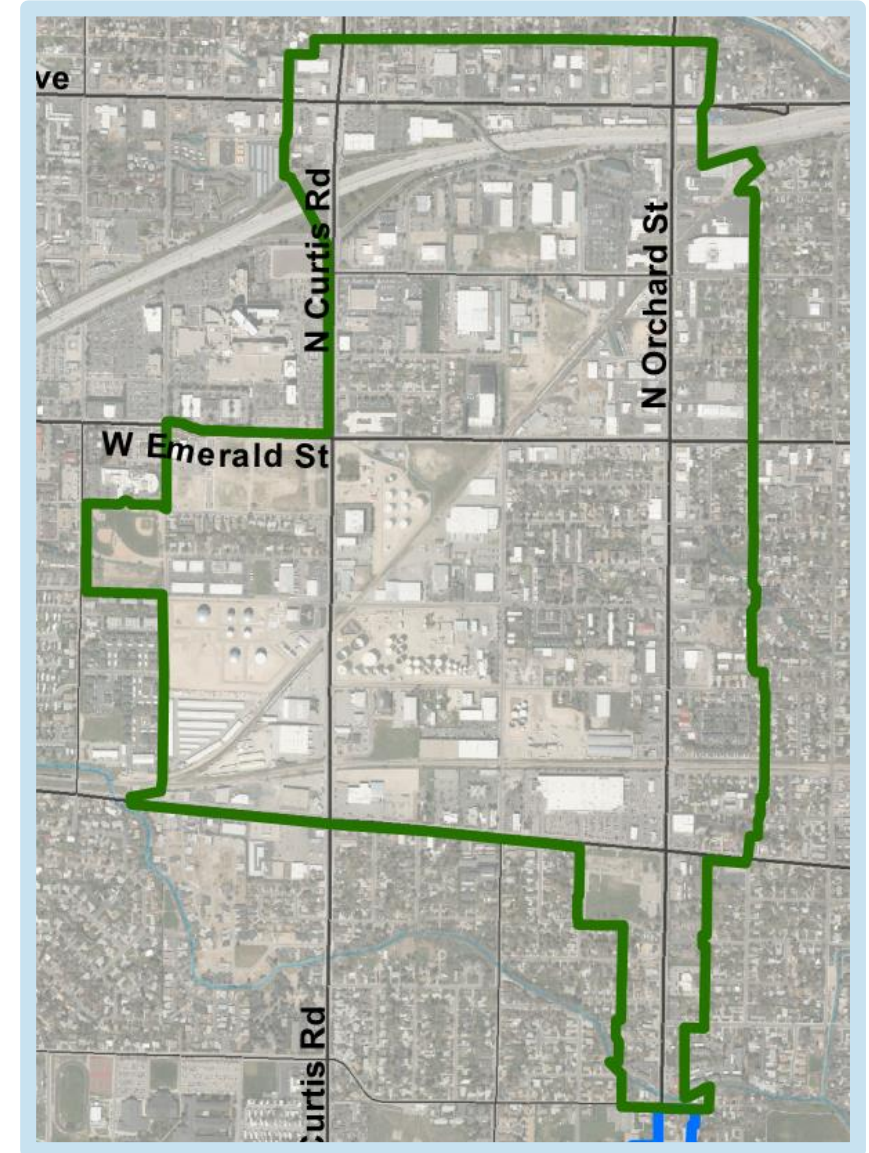
1,762 Total Parcels

Sub-areas independently assess each corridor's eligibility



TANK FARM SUB-AREA

- Elements
 - Regional petrol distribution center (Tank Farm)
 - Orchard Street Commercial Corridor
 - City-owned rail spur
 - Adjacent to regional hospital
- 641 Acres (including 148 acres of right-of-way)
- 762 Parcels
- Tank farm redevelopment/potential relocation



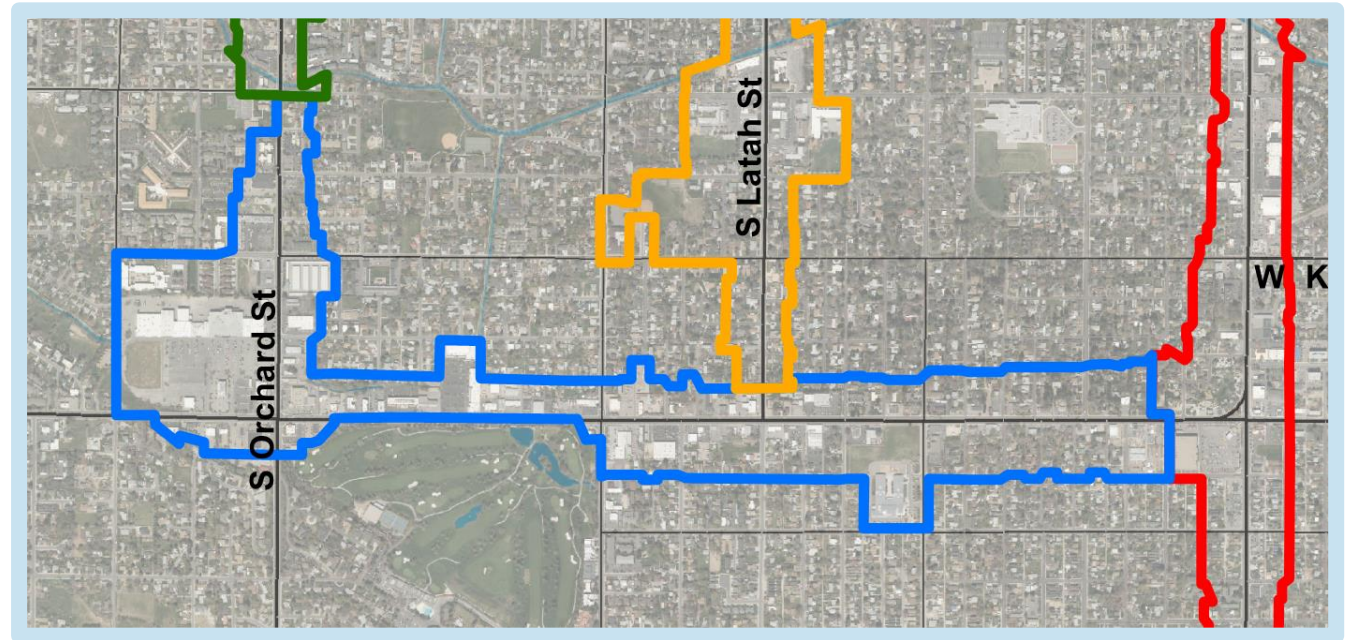
OVERLAND SUB-AREA

Elements

- Neighborhood Shopping Center
- Commercial Corridor
- Gaps in essential infrastructure

190 Acres (including 39 acres of right-of-way)

349 Parcels



VISTA SUB-AREA

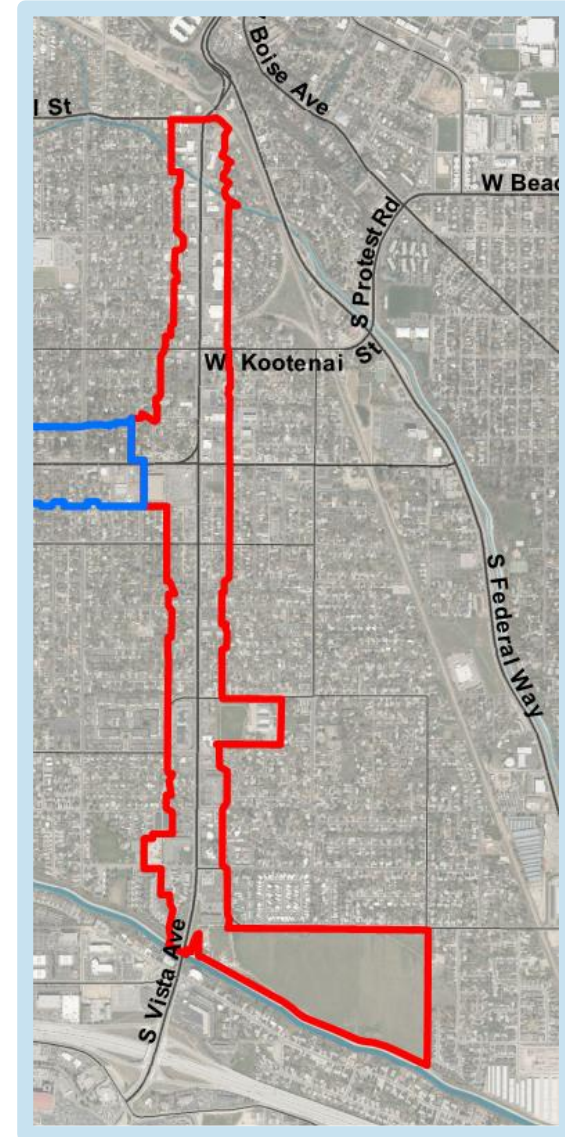
Elements

- Gateway Corridor to Boise
- Commercial Corridor
- Agricultural Property

220 Acres (including 44 acres of right-of-way)

359 Parcels

Potential subdivision by Ag. Property ownership



LATAH SUB-AREA

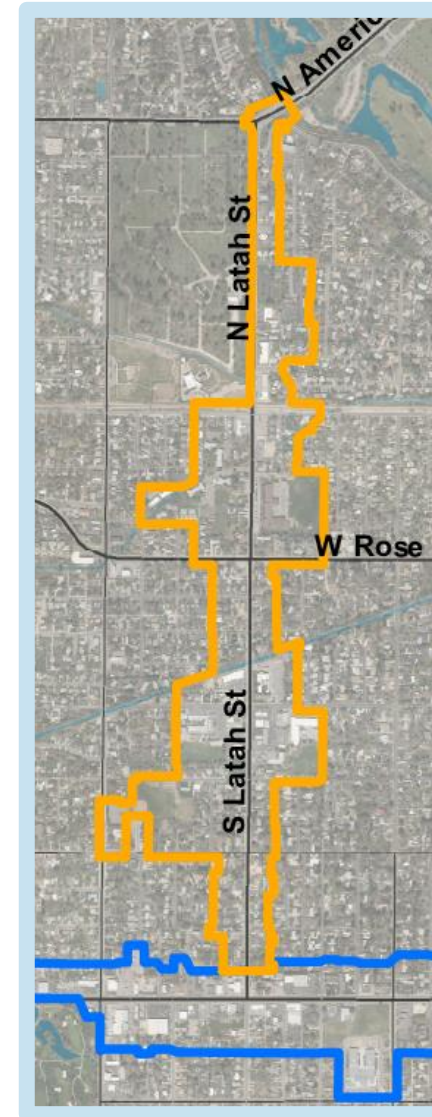
Elements

- Mobility Corridor w/ commercial nodes
- Monroe Elementary School

139 Acres (including 35 acres of right-of-way)

359 Parcels

Rosehill & Latah node, temporary use commercial reinvestment happening



ELIGIBILITY STUDY



- Development Finance
- Economic Analysis
- Community Planning
- Public Engagement
- St Louis, Missouri



Source: PGAV Planners, Kansas City Incentive Study

ELIGIBILITY STUDY

Purpose

- Examine existing conditions
- Assess if “deteriorating” or “deteriorated” factors are significantly present
- Determine if study area qualifies for further study of urban renewal assistance

Process

- Field survey every parcel (January 2019)
- Analyze field data (underway)
- Prepare draft report (mid-March 2019)
- Present Report to Board (April or May 2019)

NEXT STEPS

Eligibility Report

- Present findings to Board
- Recommend to Council for Adoption

Public Engagement

- Website for study area / project
- Neighborhood Assoc's.
- Public Partners
- Open House

Feasibility & Adoption

- Economic Feasibility
- Determine project area
- Master plan
- Urban renewal plan
- Adoption process

AGENDA

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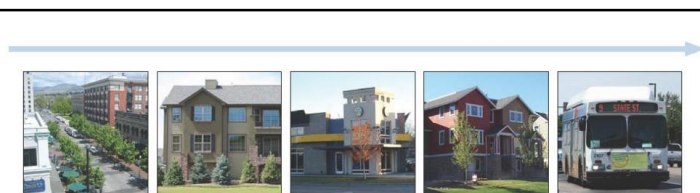
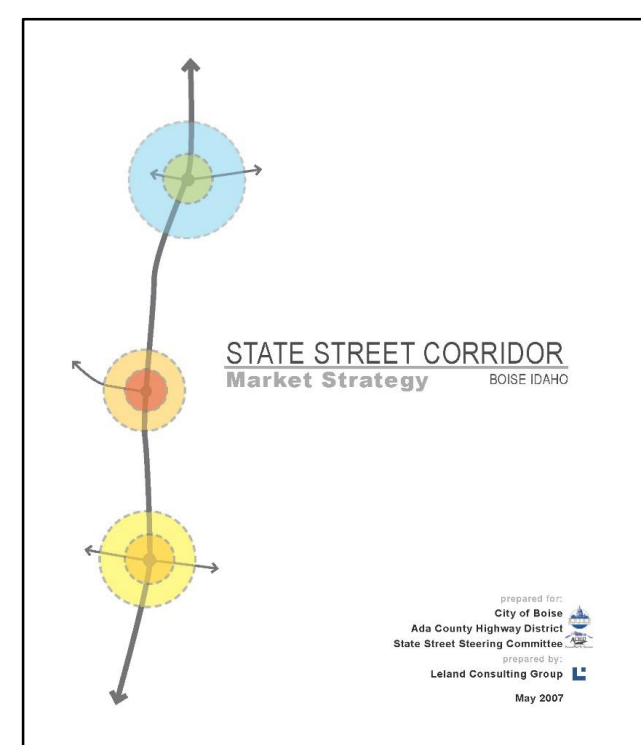
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VI. Adjourn

INFORMATION: State Street Study Area Urban Renewal Eligibility Analysis

Matt Edmond
Project Manager – Capital Improvements

State Street Background

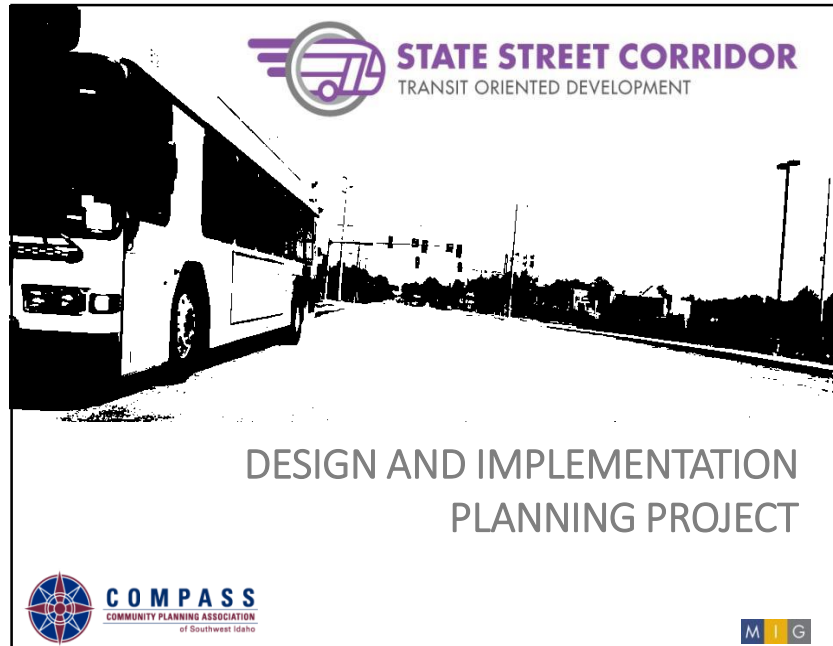


State Street Corridor Transit Oriented Development Policy Guidelines

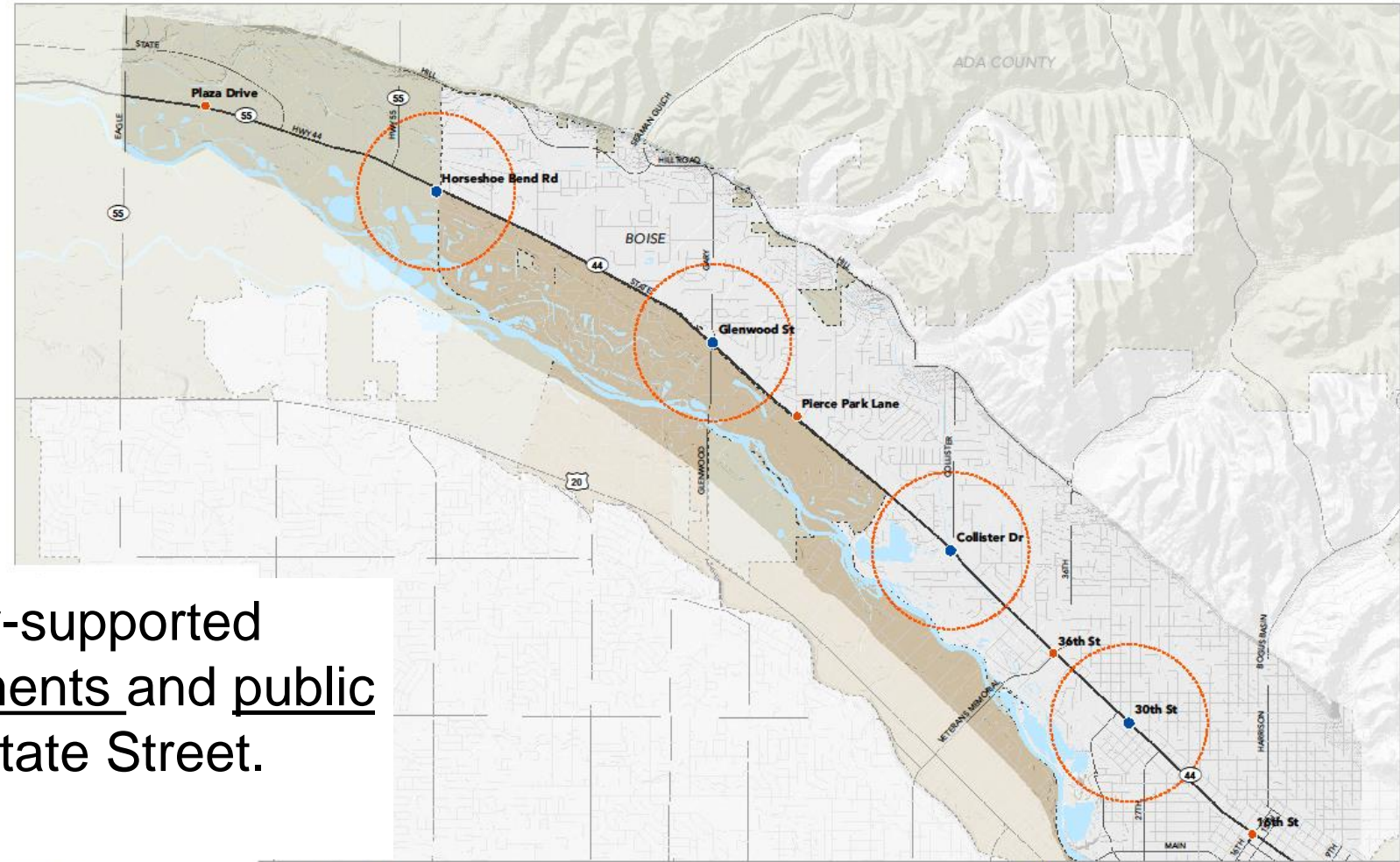
April 2008



State Street Corridor Transit Oriented Development Design & Implementation Planning Project

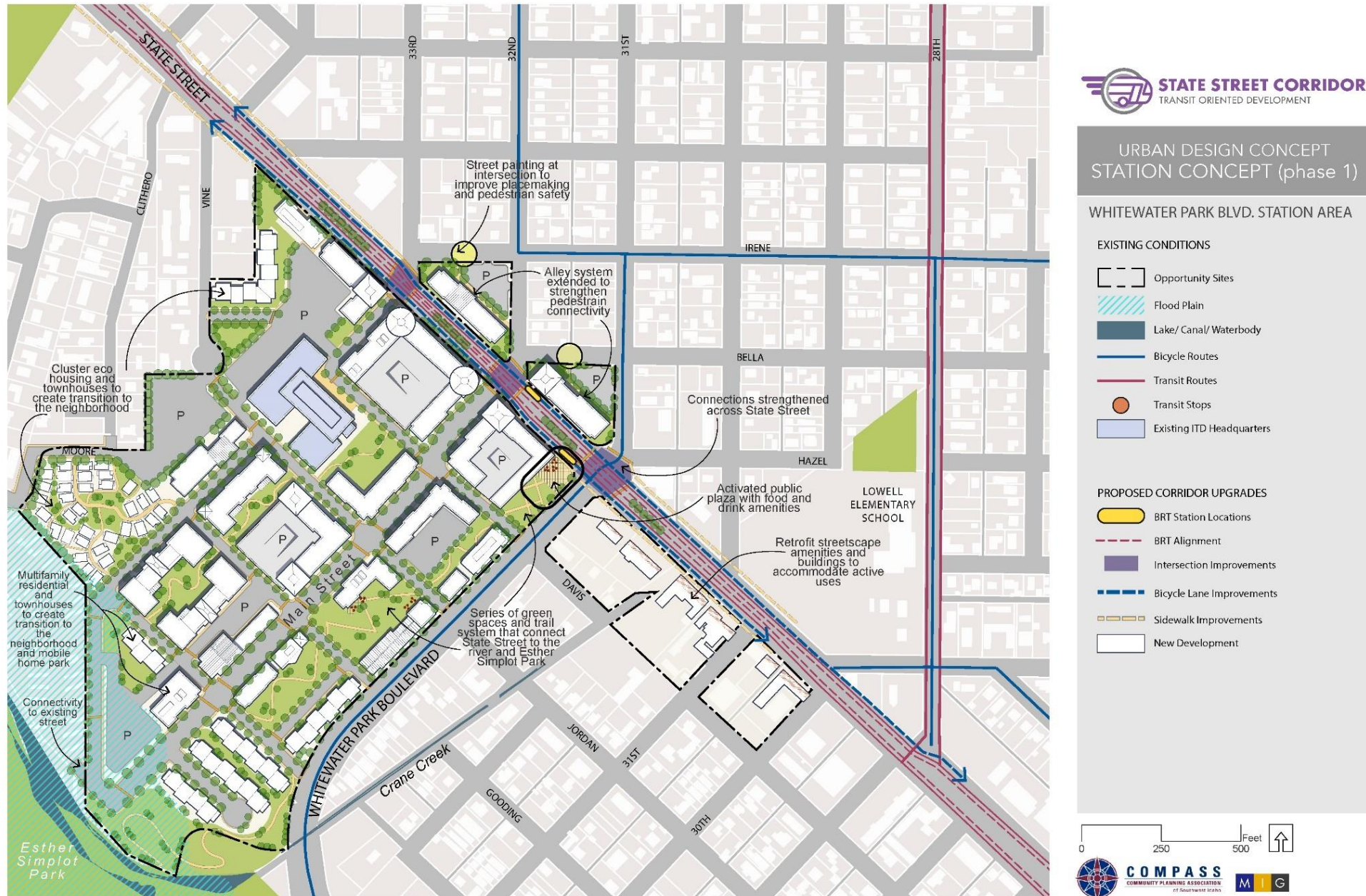


Purpose: Identify a community-supported path for future transit improvements and public and private investment along State Street.



PROJECT AREA AND STATION LOCATIONS
BASELINE OPPORTUNITIES AND CONSTRAINTS

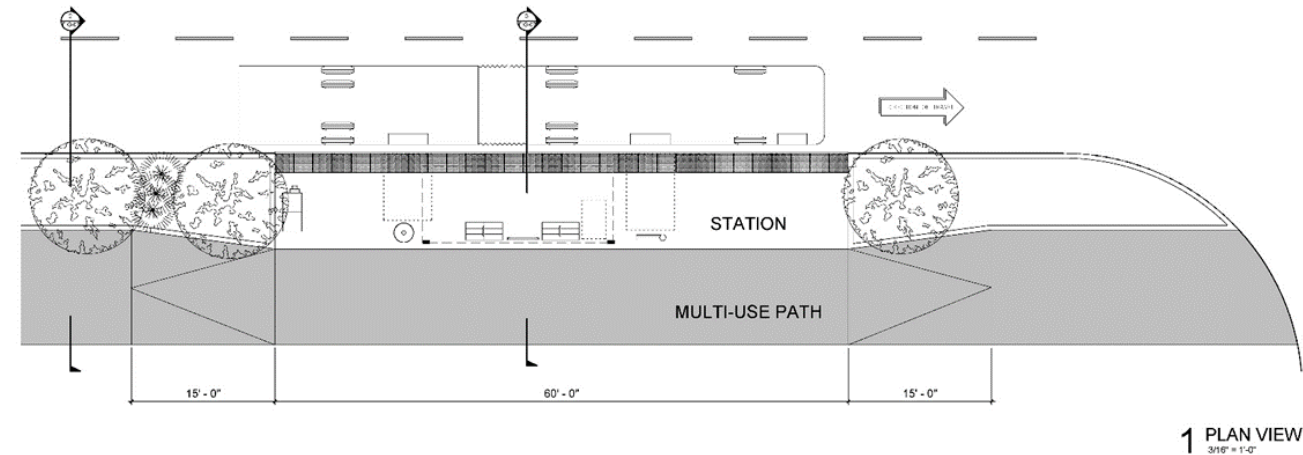
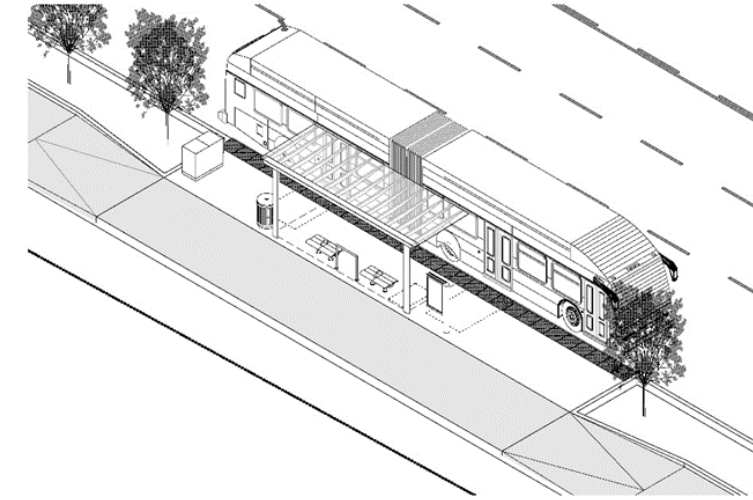
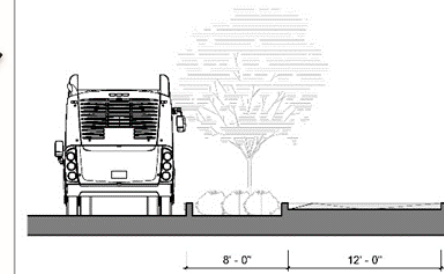
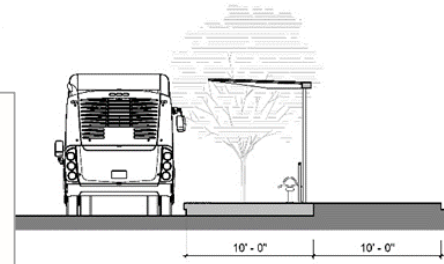
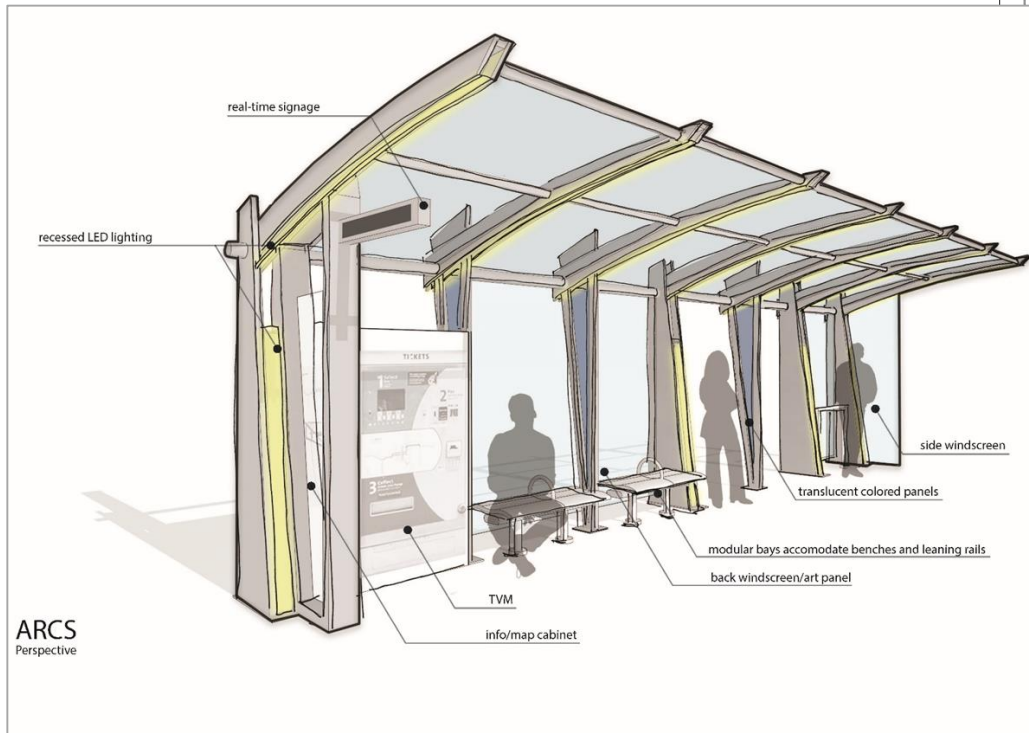
Node Planning



Node Planning

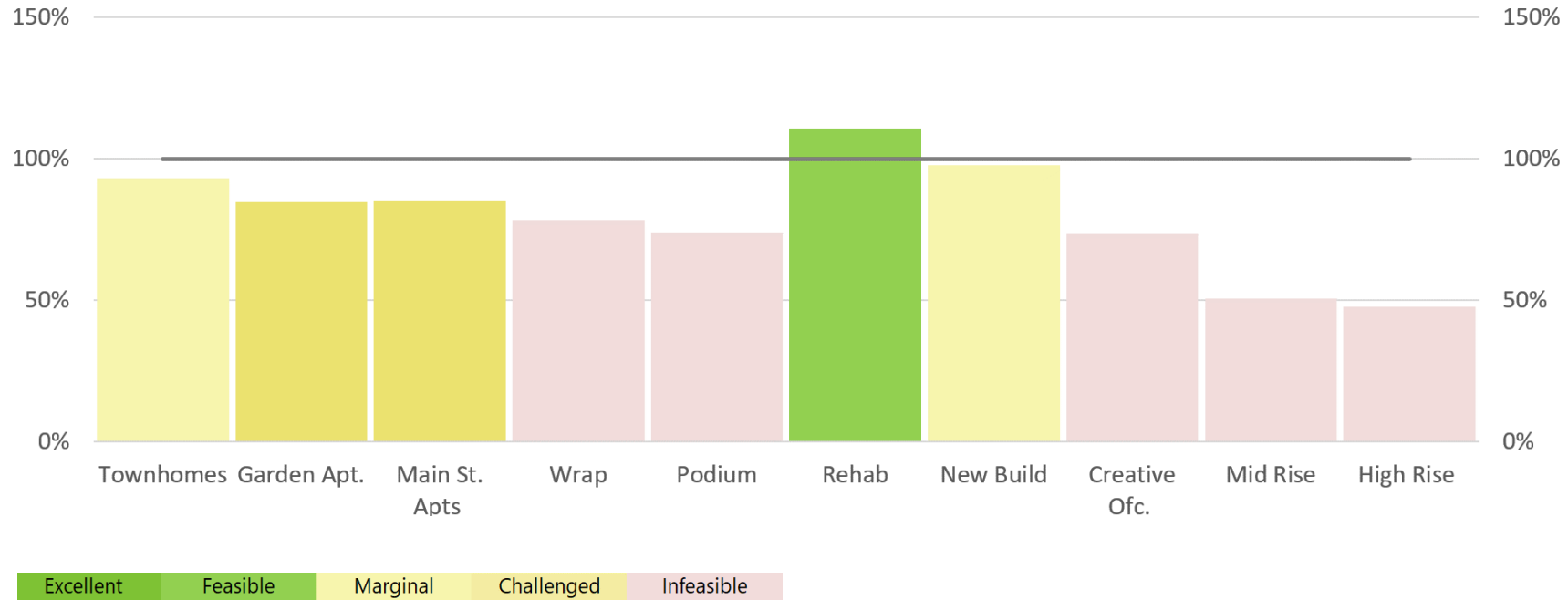


Transit Facility Design



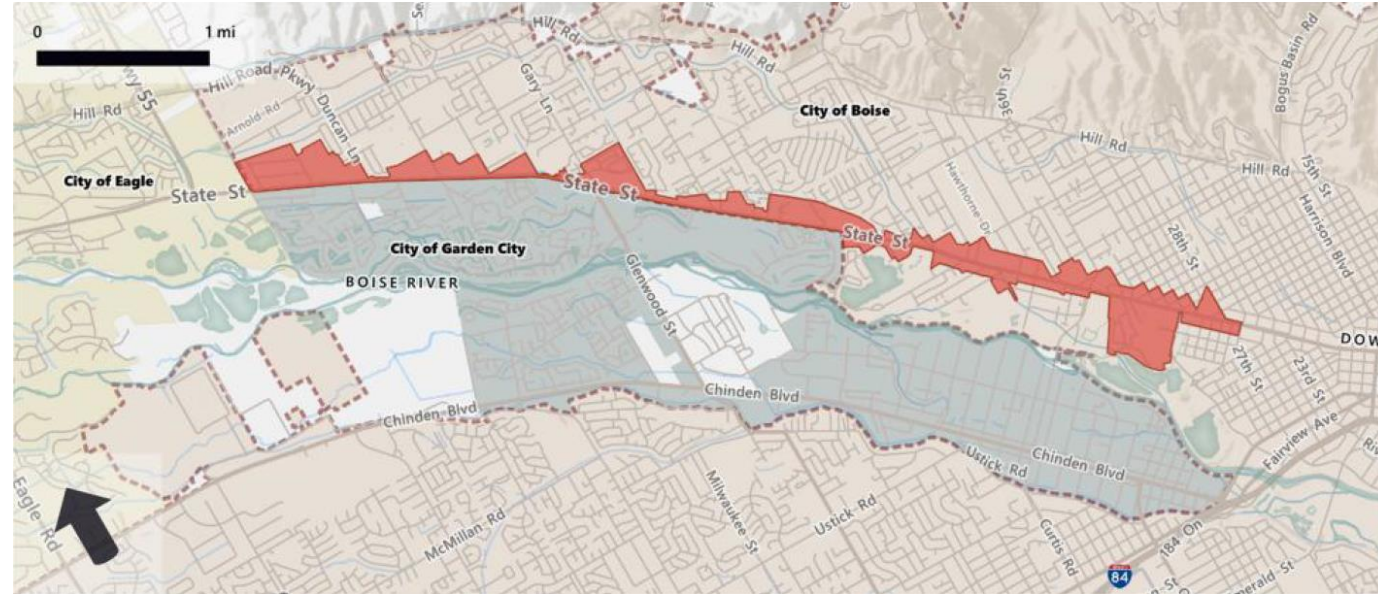
Development Feasibility

Alternative 1: Baseline/Vacant

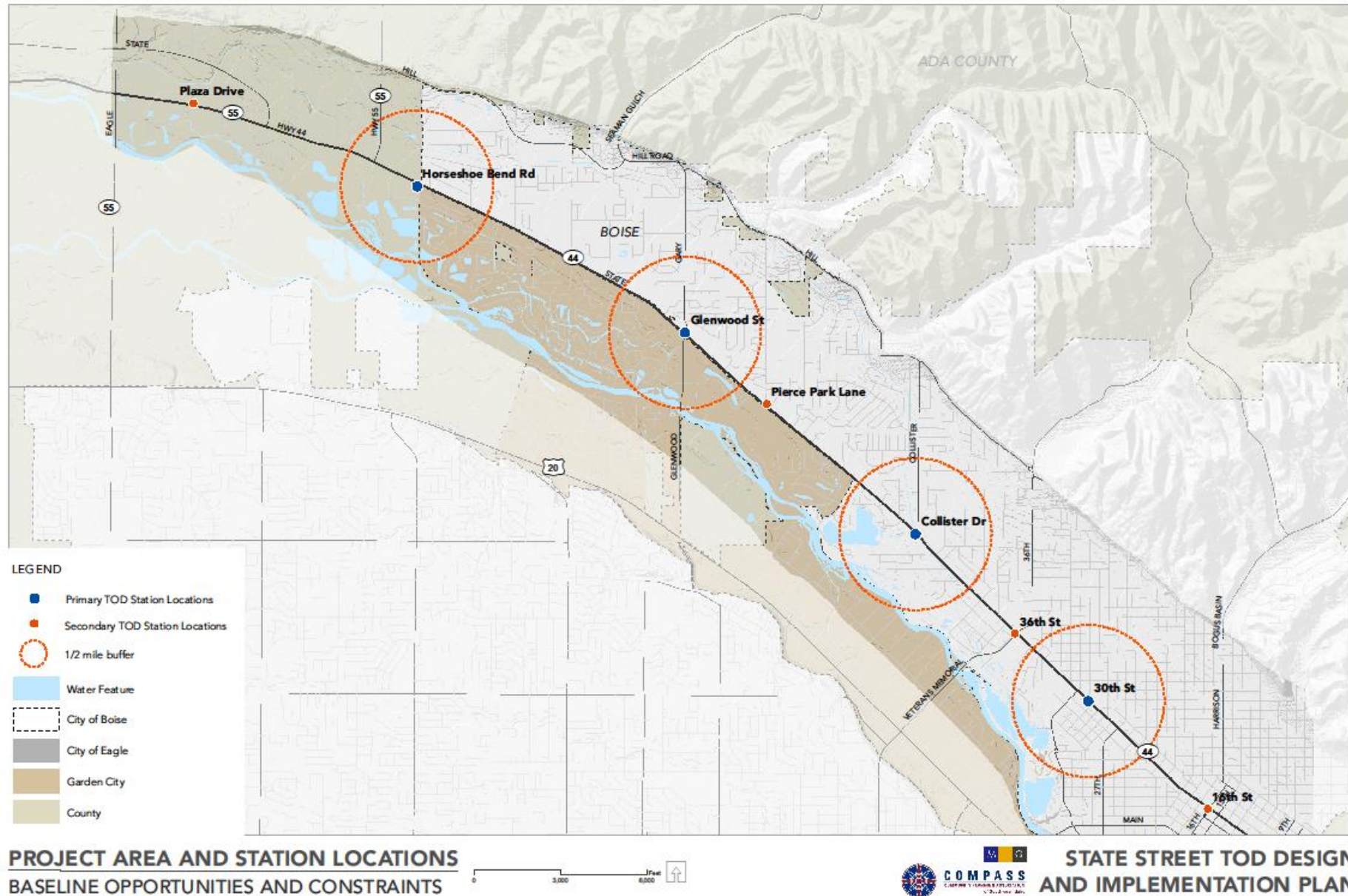


State Street Study Area - Eligibility

- Leland Consulting Group
- Study Area:
 - 575 total acres
 - 133 right-of-way acres
 - 651 legal parcels
- Preliminary Findings
 - Deteriorated or Deteriorating Structures
 - Site Deterioration
 - Defective or Inadequate Street Layout
 - Faulty Lot Layout
 - Diversity of Ownership



State Street Corridor & City Limits



Next Steps

Eligibility Report (Spring 2019)

- Proposal to Garden City
 - MOU with Garden City
- Finalize Eligibility Report
- Findings to Board
- Recommend to Council for Adoption
 - Garden City Council adoption
- Boise City Council adoption

Public Engagement (Summer 2019 – Spring 2020)

- Website for Study Area / Project
- Neighborhood Associations
- Public Partners
- Open House

Feasibility & Adoption (Summer 2019 – Fall 2020)

- Economic Feasibility
- Determine Project Area
- Corridor Framework
- Urban Renewal Plan
- Adoption Process
 - Intergovernmental Agreement
 - P&Z Finding of Conformity
 - City Council Public Hearing, Ordinance

Comments or Questions?

AGENDA

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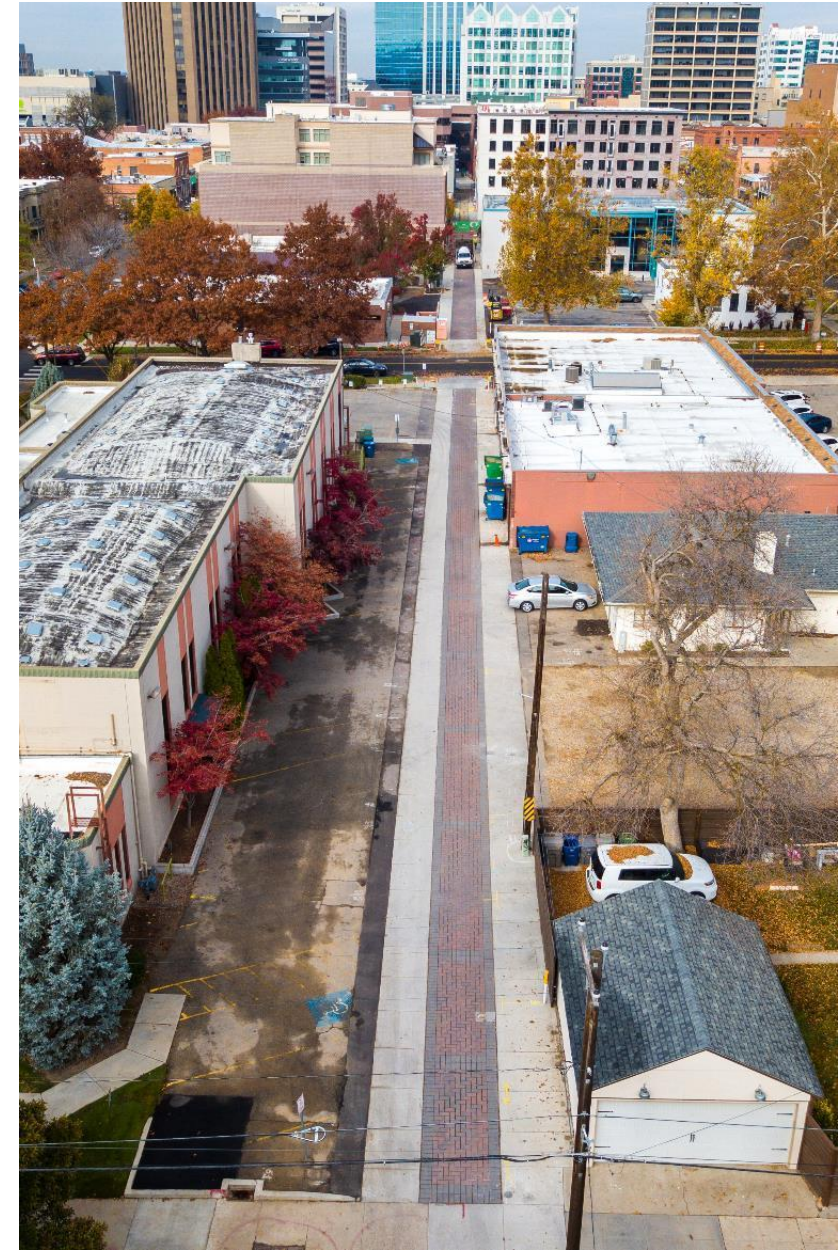
VI. Adjourn

INFORMATION: Block 7 Alley Design Update

Matt Edmond
Project Manager – Capital Improvements

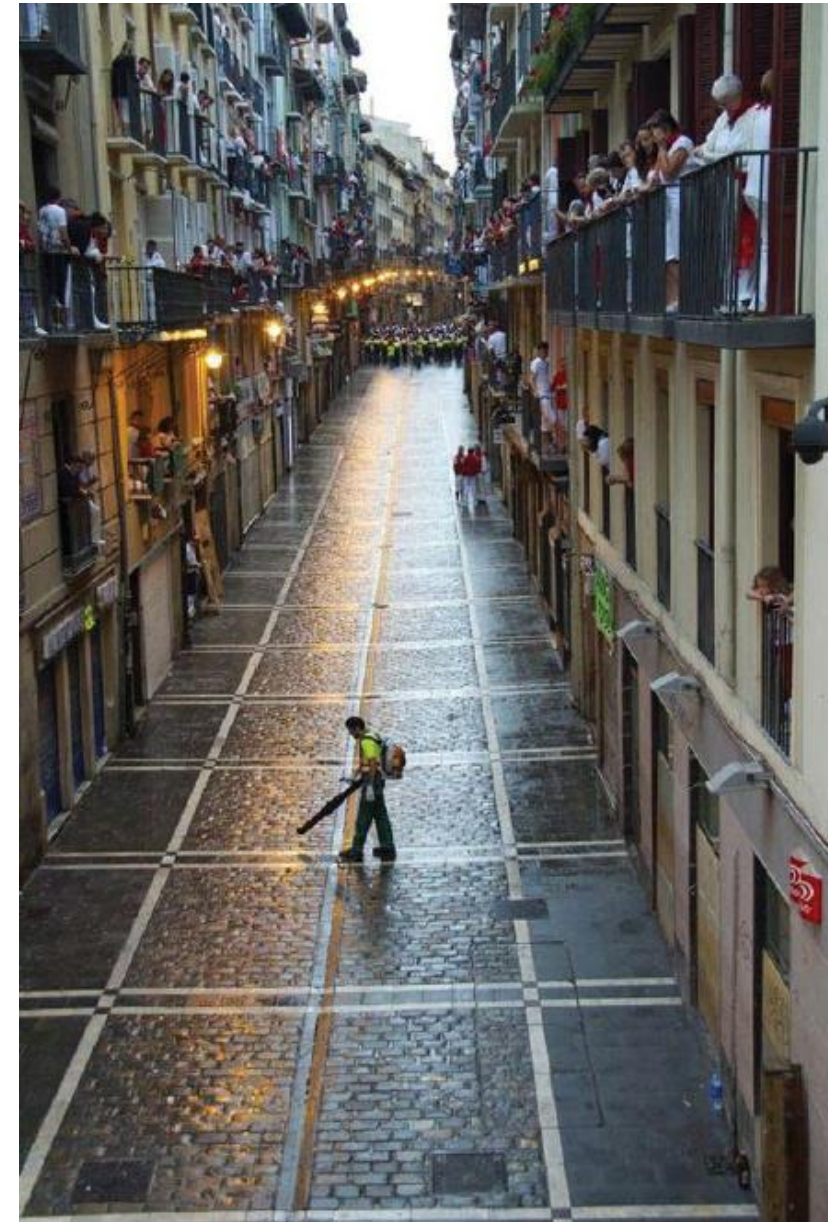
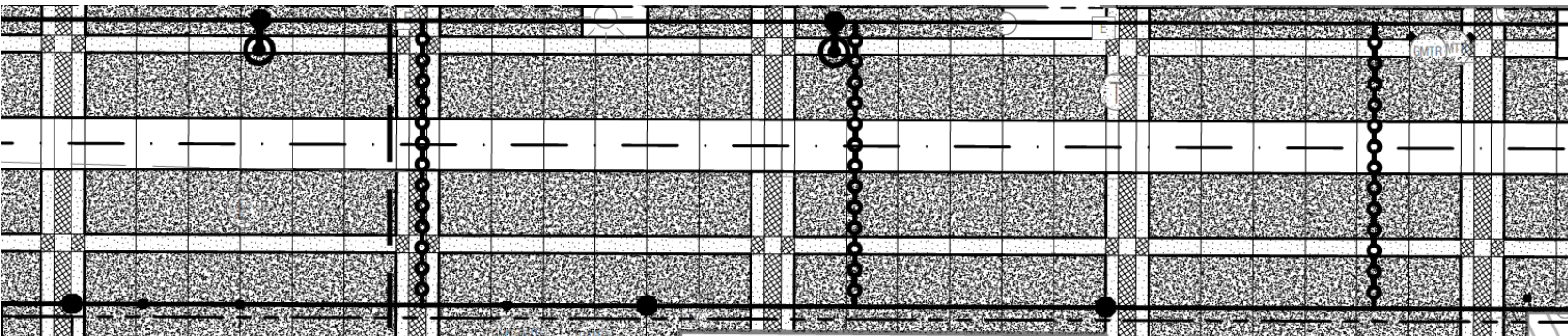
CCDC Alley Program Background

- Expand public space downtown
- Leverage ACHD alley projects
- Enhance place making & aesthetics
- Improve utilities & connectivity
- Complement existing uses
- Set conditions for future development



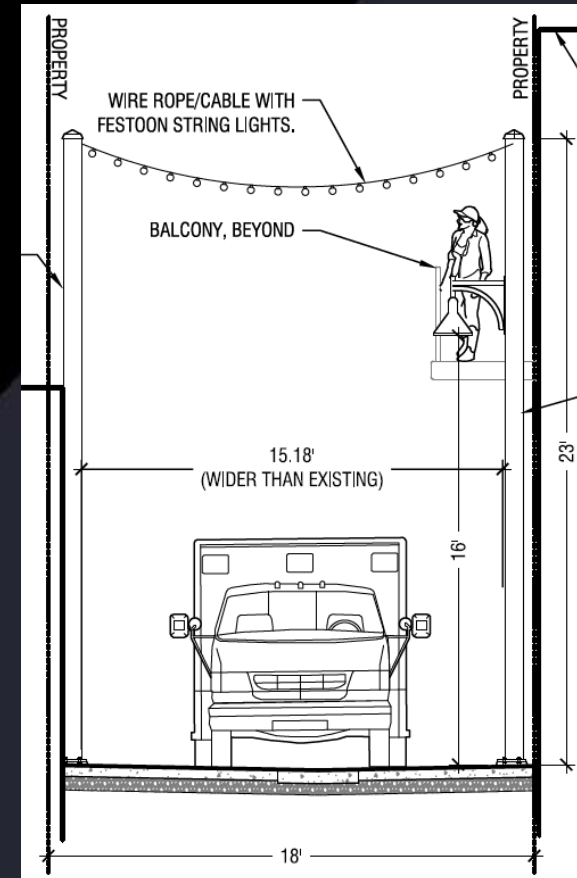
Paving

- Colored & Textured Concrete
- No Pavers
- Valley Gutter

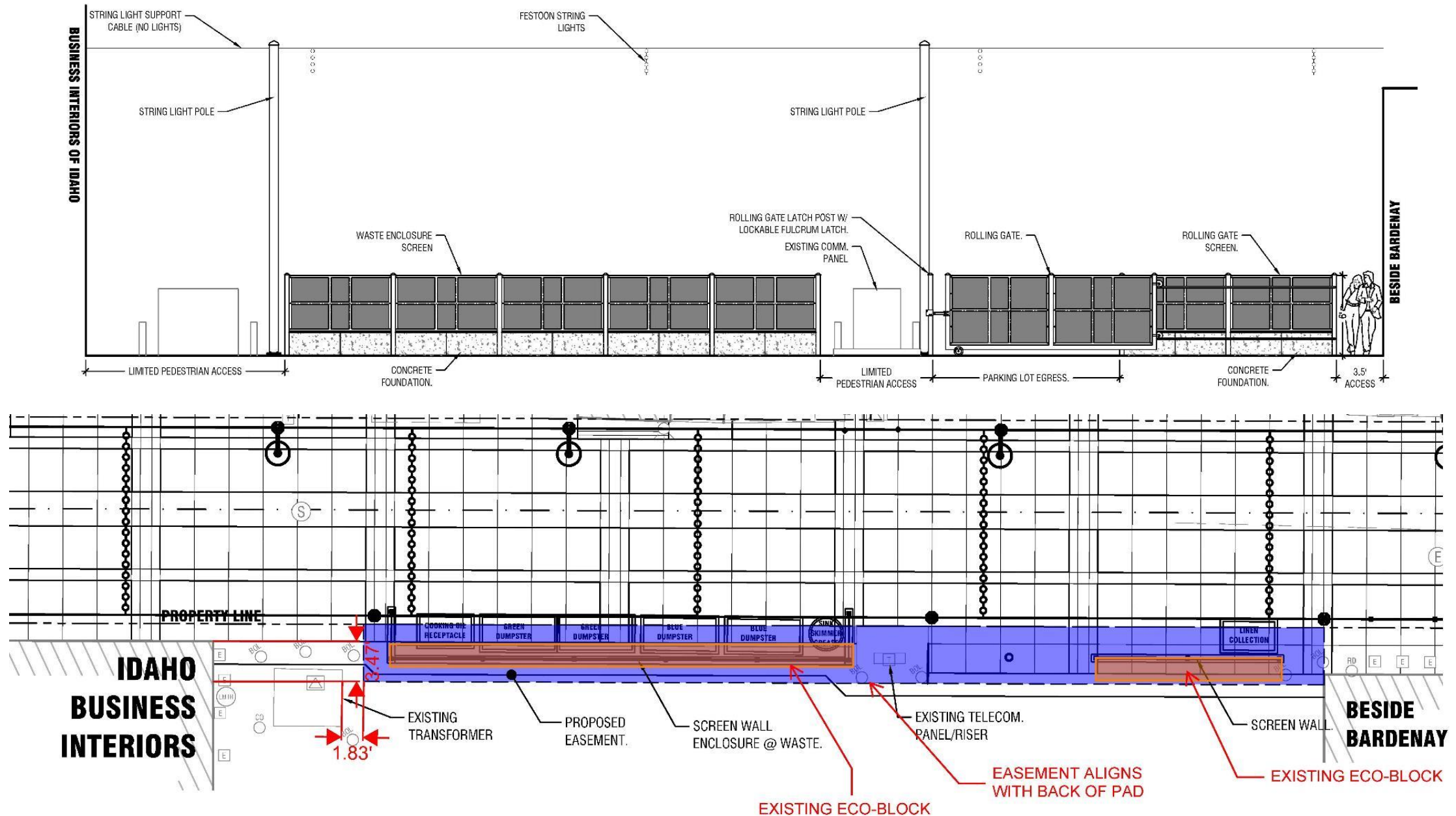


Lighting

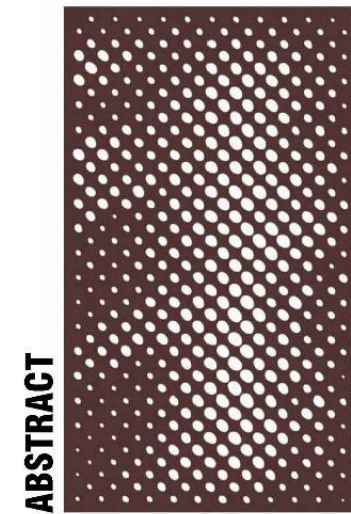
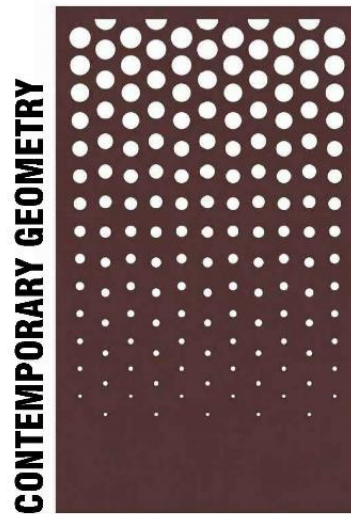
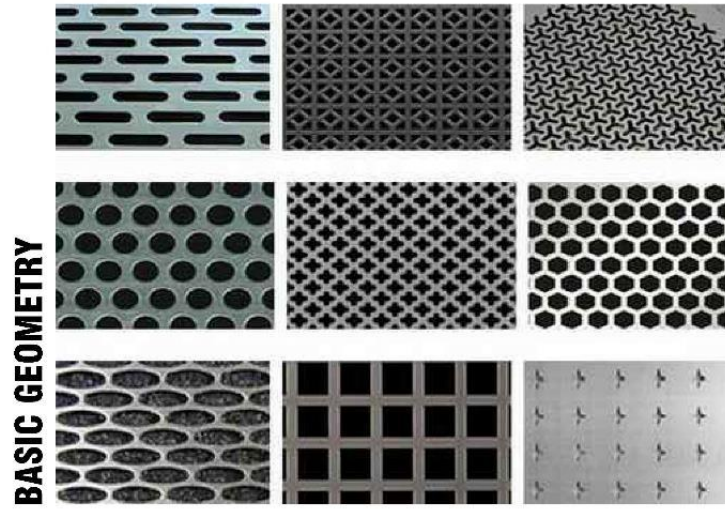
- Pole-mounted fixtures (north side)
- String lights



Trash Enclosures & Screening



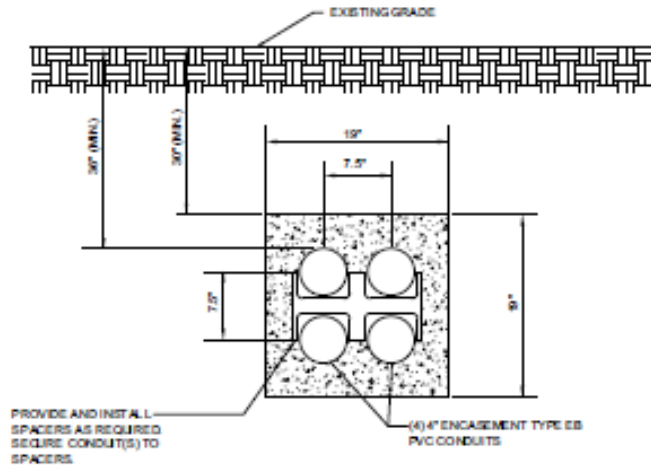
Trash Enclosures & Screening Materials



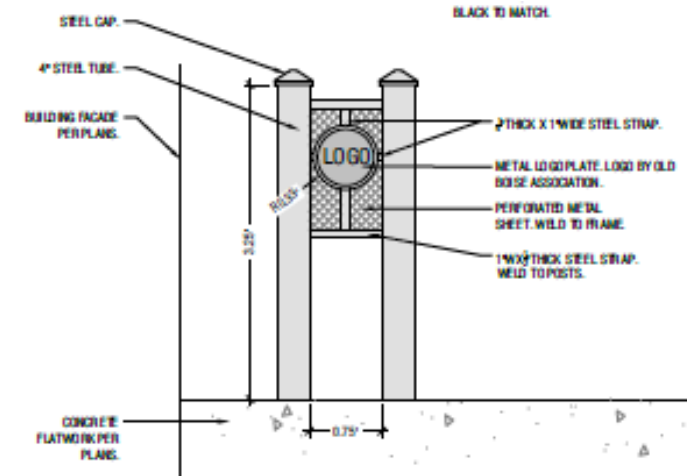
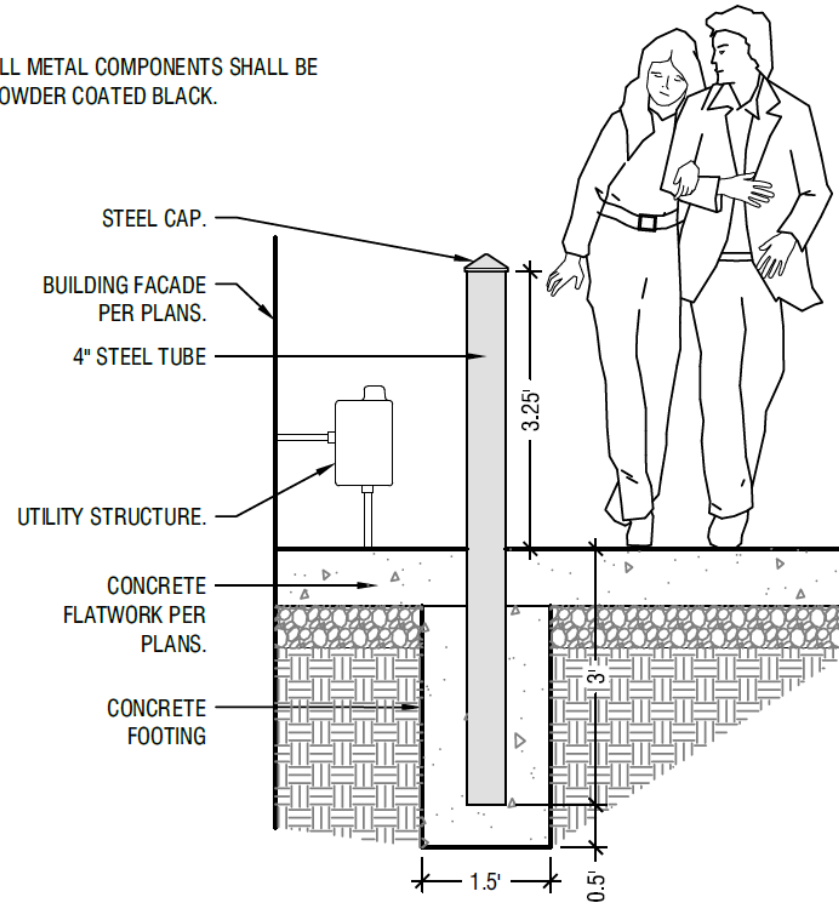
Other Items

NOTES:

1. ALL METAL COMPONENTS SHALL BE POWDER COATED BLACK.



DUCTBANK DETAIL



Next Steps

- March 2019: Finalize easement agreements
- Mid-March 2019: Design Review approval
- April 2019: Permit review/approval – City of Boise & ACHD
- May 2019: Formal bidding
- June, 2019: Contract award, notice to proceed
- October 2019: Substantial completion



Comments or questions?

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VI. Adjourn

INFORMATION: CCDC Monthly Report

John Brunelle
CCDC 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).