

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

**Regular Meeting
December 9, 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 – November 2019

B. Minutes & Reports

1. Approval of November 12, 2019 Meeting Minutes

C. Other

1. Approve Resolution #1628 – 270 E Myrtle Street – Mixed Use Residential – Type 2 Participation Agreement
2. Approve Resolution #1629 – 600 Front Street – Vanguard Apartments – Type 2 Participation Agreement
3. Approve Resolution #1636 – Change Order No 1 for 10th & Front Garage – 2019 Concrete Deck Repair Project

CONSENT AGENDA

Motion to Approve Consent Agenda



AGENDA

IV. Action Items

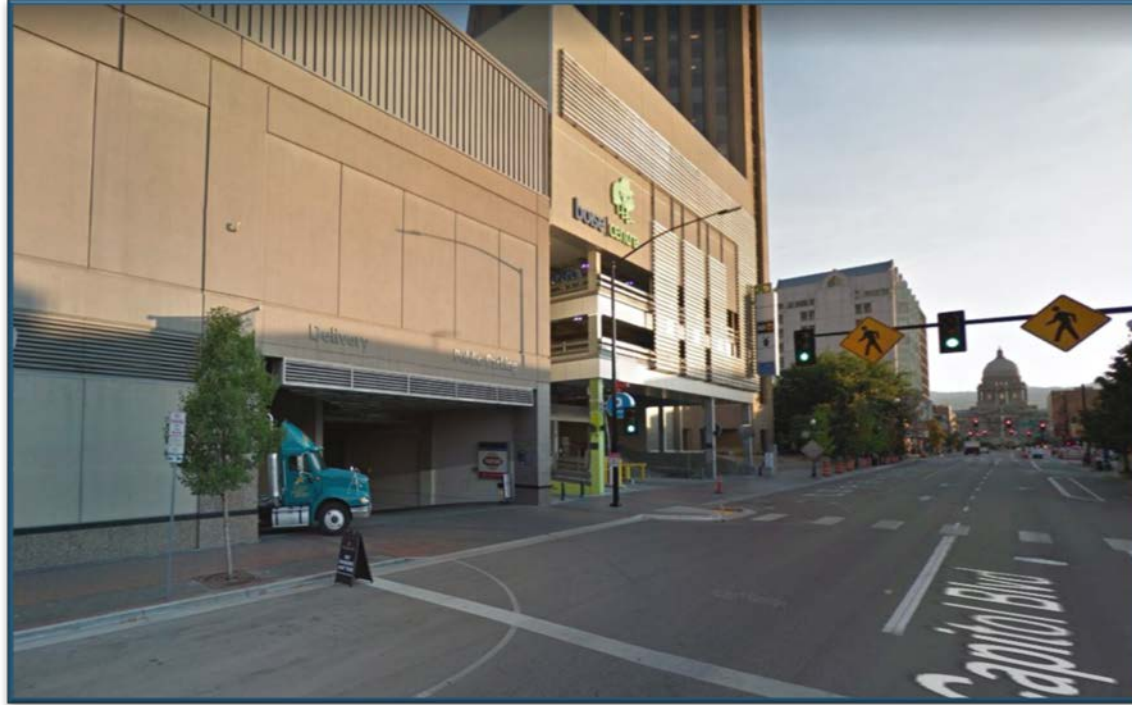
- A. PUBLIC COMMENT: Purchase and Sale Agreement with Block 22, LLC for Capitol & Front Garage (10 min)
..... Chair Zuckerman
- B. CONSIDER: Resolution #1630 – Approving the Purchase and Sale Agreement with Block 22, LLC for Capitol & Front Garage (10 minutes)Laura Williams
- C. CONSIDER: Resolution #1631 – 6th & Front Garage and Hotel – Amending the Type 3 Agreement to include Public Art (10 minutes) Laura Williams
- D. CONSIDER: Resolution #1632 – Approving MDA Amendment 1 with Eleven Eleven West Jefferson LLC and City of Boise (10 minutes)Doug Woodruff
- E. CONSIDER: Resolution #1637 – Approving Westside Urban Park Concept Master Plan (10 minutes)Doug Woodruff
- F. CONSIDER: Resolution #1635 – Approving a Memorandum of Understanding between Agency and the City of Boise for Terms, Conditions, and Expenses Related to Trailhead (5 minutes) Mary Watson

PUBLIC COMMENT

Purchase & Sale Agreement with Block
22, LLC for Capitol & Front Garage

Chair Zuckerman

Capitol & Front Garage Purchase and Sale Agreement

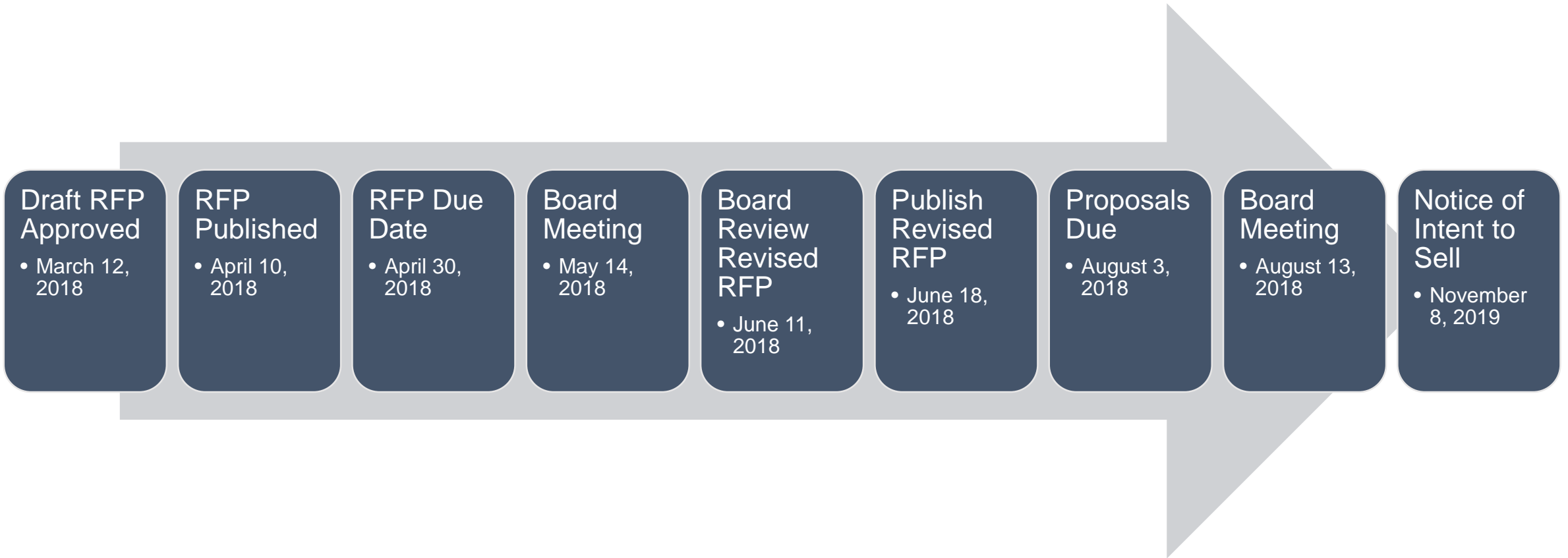


Laura Williams
Ryan Armbruster

Capitol & Front Garage History



Background



Purchase and Sale Agreement

Agreement Terms

- Block 22, LLC will purchase the garage and all related personal property for \$4 million
- Block 22 must comply with a shared parking / public parking regimen
- CCDC will assign all applicable vendor and other agreements
- CCDC will assign existing parking agreements to Block 22
 - Block 22 assumes the agreements
- CCDC will provide standard Title Insurance
- CCDC and Block 22 will share all other closing costs
- Due Diligence will last 60 days
- Anticipated closing in February 2020



CONSIDER: Resolution # 1630

Suggested Motion:

I move to adopt Resolution No. 1630 approving the Purchase and Sale Agreement with Block 22, LLC for Capitol & Front Garage.

AGENDA

IV. Action Items

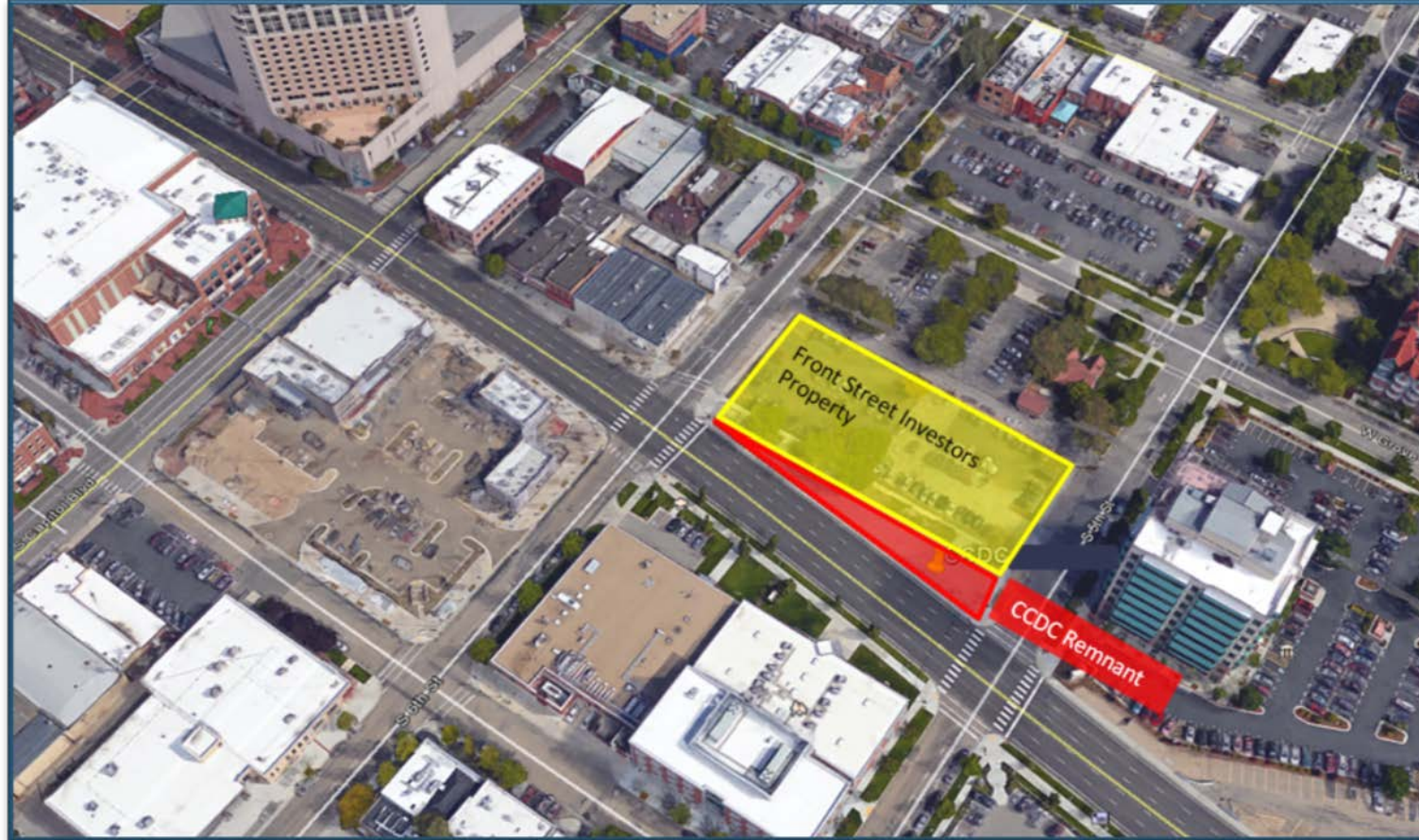
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5th and Front Hotel & Parking Garage – Type 3 Amendment



Laura Williams

Project Location

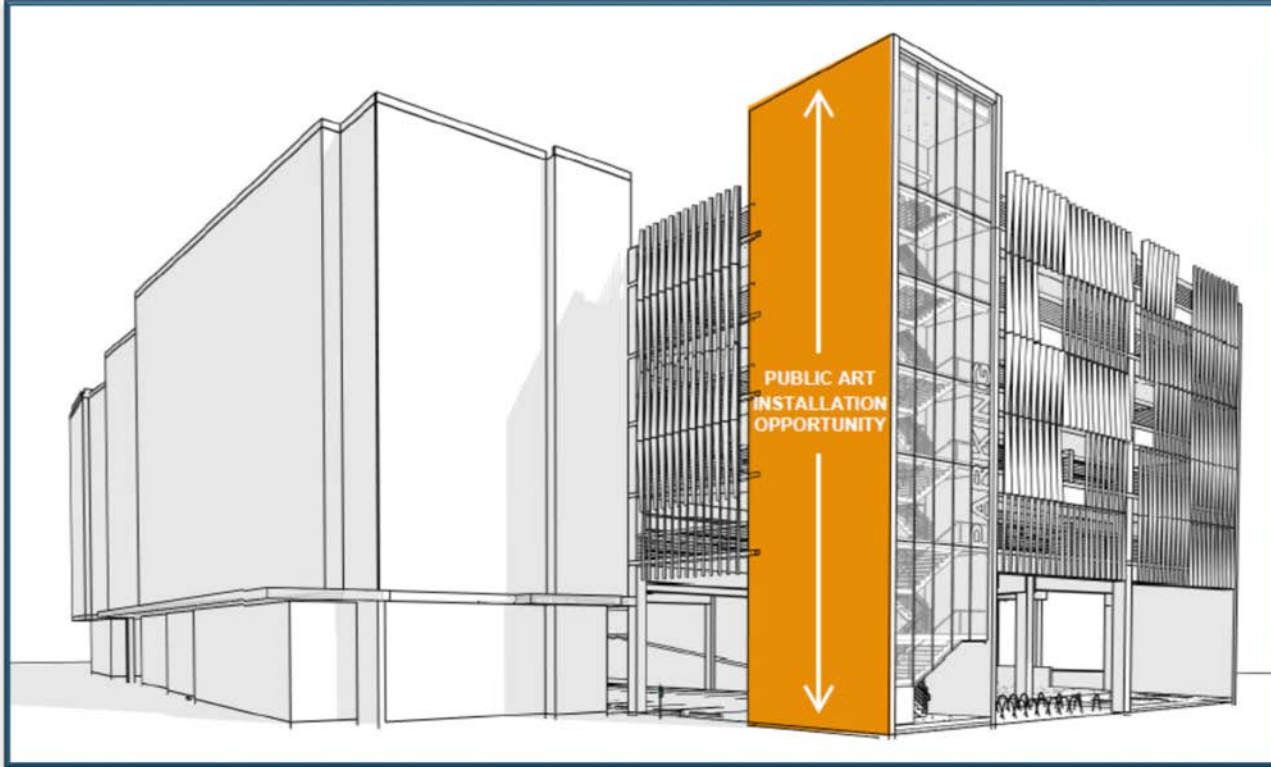


Project Overview



- 540 Space Parking Garage
 - CCDC will lease 200
- 138 Room Hotel
- \$18 Million Total Development Costs – Garage
- \$25 Million Total Development Costs - Hotel
- Public Park/Plaza Spaces
- Construction is underway – garage scheduled to open in the spring with hotel to follow

Public Art



Requirements to be Eligible Expense

- Selected through Boise City Arts & History Department
- Located in right of way, easement, or license area
- Developer responsible for maintenance
- Art budget can't exceed 1% of total project budget
- Board approval of Artist and Art Concept

Project Reimbursement

Public Improvement Cost Estimates:

- Original Not to Exceed: \$1,478,439
 - Streetscapes: \$581,514
 - Utilities: \$636,775
 - Streets & Alleys: \$94,750
 - Public Park: \$165,400
- Additional \$90,000 for Public Art
- Updated Not to Exceed amount: \$1,568,439
- TIF can cover additional expenses in 4 years

Reimbursement Timeline:

- 2020: Completion
- 2021: Reimbursement 1
- 2022: Reimbursement 2
- 2023: Reimbursement 3
- 2024: Reimbursement 4



CONSIDER: Resolution #1631

Suggested Motion:

I move to Adopt Resolution 1631, approving the Second Amendment to the Type 3 Transformative Assistance Participation Agreement with Front Street Investors, LLC to include public art funding subject to certain conditions.

Next Steps:

Bring Artist Selection to Board for Approval
Bring Art Concept to Board for Approval

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Resolution No. 1632

Master Development Agreement

Amendment 1

Doug Woodruff
Assistant Director – Placemaking & Infrastructure

Master Development Agreement

Approved June, 2018 Reso. 1554

CCDC

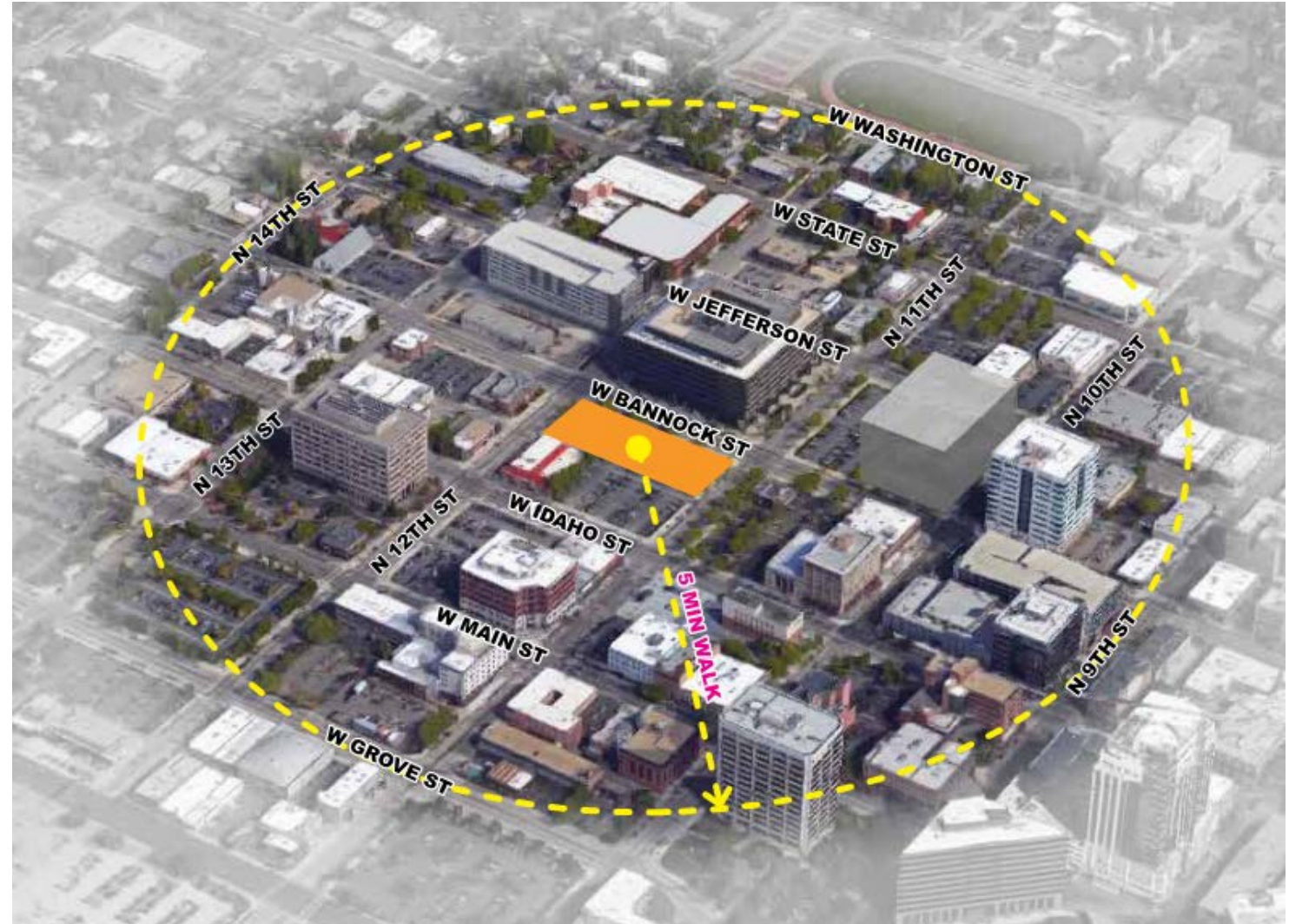
- Develop park and parking lot improvements

Eleven Eleven West Jefferson, LLC

- Sub-lessor of park parcel
- Joint use of parking

City of Boise

- Sub-lessee of park parcel
- Park ownership, operation, and maintenance
- Joint use of parking



Economic Development



Placemaking



December 6, 2019



Amendment 1

Section 5.b. “Costs of Construction and Payment of Obligations”

- Increase the City \$1,000,000 commitment to \$1,380,945
- Suspended pavement systems for park trees, via tree canopy program

Section 14 “Termination”

- Amend date so that if park construction does not commence by August 10, 2020, the MDA will automatically terminate.

A few miscellaneous technical corrections.

Next Steps

CCDC consider Concept Master Plan

Next Agenda Item

Park Construction

July 2020 – Jan 2021

CONSIDER: Resolution # 1632

Suggested Motion:

I move to adopt Resolution No.1632 approving the Master Development Agreement Amendment No. 1 with Eleven Eleven West Jefferson, LLC and the City of Boise.

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Resolution No. 1637

Westside Urban Park - Concept Master Plan

Doug Woodruff
Assistant Director – Placemaking & Infrastructure

Background

Strategic public investment, 11th & Idaho office building

Place-making, evolving neighborhood

Distinctive urban open space, connect people outdoors, and a hub for community events

MDA – June 2018

Public Engagement – Summer 2018

Public Art T4 Agreement – July 2019

Artist Selection – November 2019



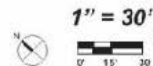
Open House at Boise Plaza

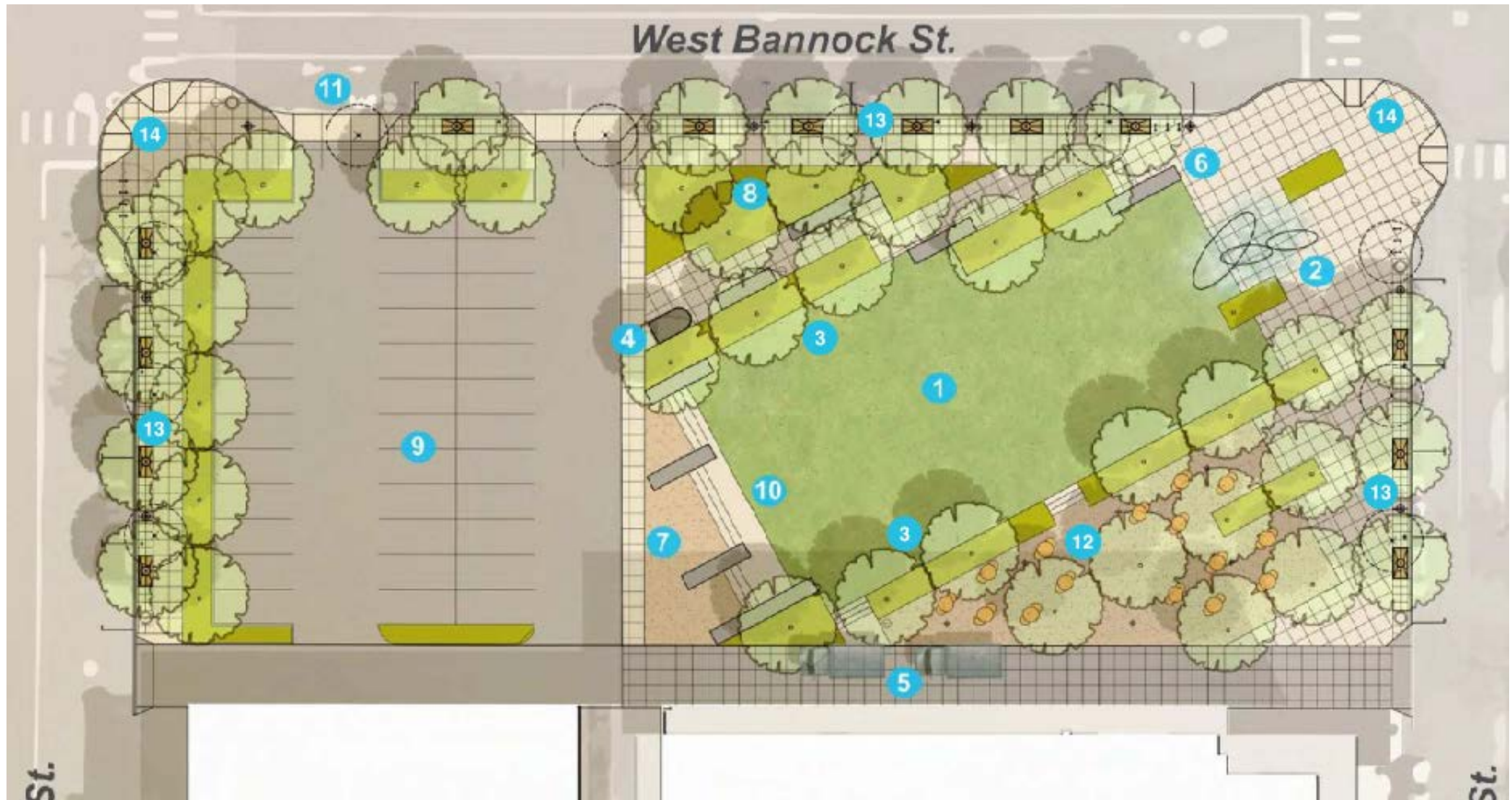
WESTSIDE URBAN PARK - CONCEPT MASTER PLAN

KEY ELEMENTS

1. Event Lawn
2. Future Public Art Feature (further approval req'd)
3. Future Fog/Water Feature (further approval req'd)
4. Public Restroom
5. Pedestrian Alley w/ Limited Vehicular Access
6. Seatwall
7. Temporary Stage/ Movie Screen Location
8. Native Planting
9. Parking Lot
10. Seating Steps
11. Existing Trees to be Replaced
12. Hardscape Plaza w/ Suspended Pavement System and Moveable Tables and Chairs
13. Streetscape per City Standards
14. Curb Bulb-out for Enhanced Pedestrian Crossing

December 9, 2019





Fiscal Notes

Total Budget Sources	\$3,410,945
• CCDC	\$2,000,000
• City of Boise	\$1,380,945
• Eleven Eleven West Jefferson, LLC	\$30,000
 Total Expenses	 \$3,400,000
• Design and Soft Costs	\$300,000
• Estimated Construction Costs	\$3,100,000

Next Steps: Public Artist

Arts and History led process



Matthew Mazzotta
Committee Recommendation

Artist's Process
"Outdoor Living Room"



Sample Work



Next Steps: Proposed Fog Feature



August 2018
Public Demonstration
Cecil Andrus Park



Next Steps: Project Work Plan

Resolution 1637, Concept Master Plan

TODAY

Public Input, Art and Park Features

January 2020

Parks Commission and City Council
consider Concept Master Plan

Jan/Feb 2020

CCDC and City consider Art & Fog Proposal

March 2020

Submit for Permits and Bid project

May 2020

Park Construction

July 2020 – Jan 2021

Recommendation

Approve the Concept Master Plan

- Overall layout, design and key elements
- Excluding art and proposed fog feature (further approval req'd)

Direct staff to commence with construction drawings and other AHJ concept design approvals

WESTSIDE URBAN PARK - CONCEPT MASTER PLAN

KEY ELEMENTS

1. Event Lawn
2. Future Public Art Feature (further approval req'd)
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13. Streetscape per City Standards
14. Curb Bulb-out for Enhanced Pedestrian Crossing

December 9, 2019



CONSIDER: Resolution # 1637

Suggested Motion:

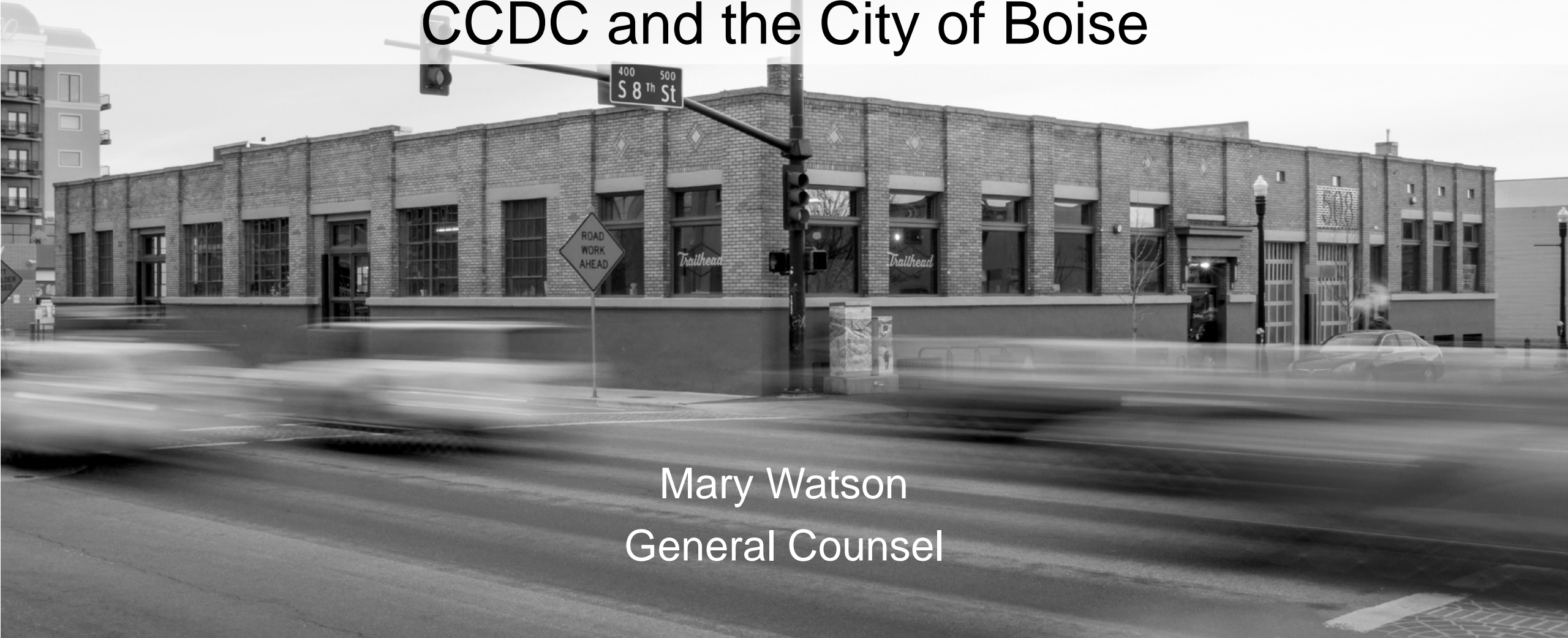
I move to adopt Resolution No. 1637 approving the Westside Urban Park Concept Master Plan and directing staff to commence with construction drawings and design approvals from Agency partners and authorities having jurisdiction.

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Memorandum of Understanding CCDC and the City of Boise



Mary Watson
General Counsel



400 500
S 8th St

ROAD
WORK
AHEAD

Trailhead

Trailhead

508

Trailhead





Suggested Motion:
I move to adopt Resolution No. 1635 approving the Memorandum of Understanding between the Agency and the City of Boise for terms, conditions, and expenses related to Trailhead.



AGENDA

IV. Information/Discussion Items

- A. State Street Interagency TOD Plan (30 minutes)Matt Edmond/Daren Fluke, City of Boise/Stephen Hunt, VRT
- B. CCDC Monthly Report (5 minutes)John Brunelle

V. Adjourn

INFORMATION: State Street Agency Transit Oriented Development (TOD) Plan

Matt Edmond, CCDC Assistant Director – Parking & Mobility
Daren Fluke, Boise City Comprehensive Planning Manager
Stephen Hunt, Valley Regional Transit Principle Planner



STATE STREET CORRIDOR

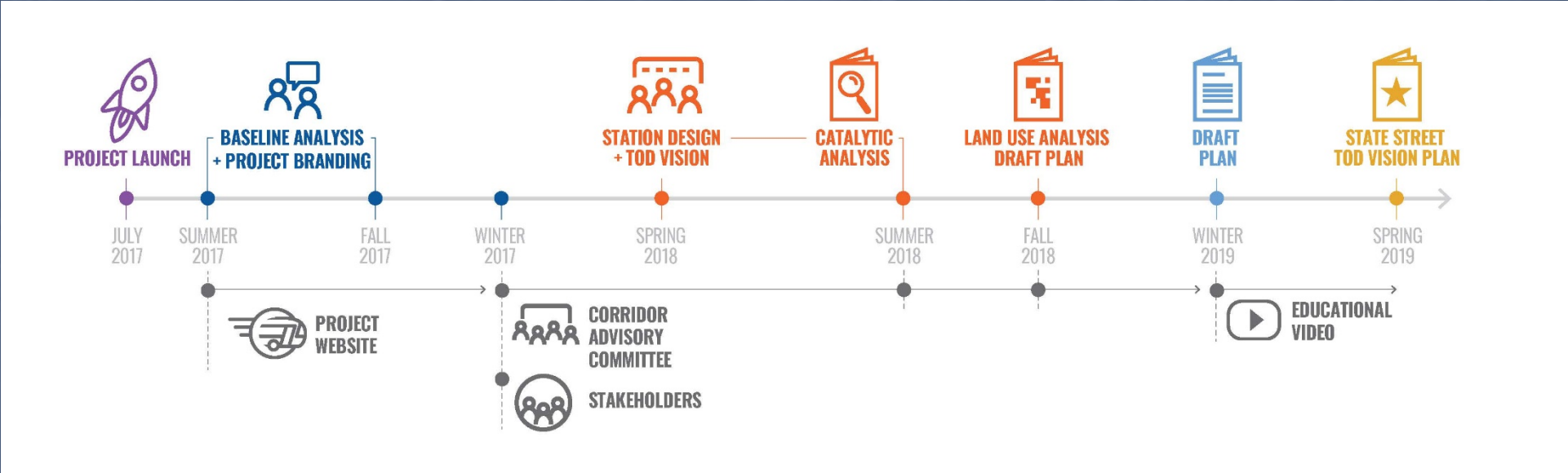
Project Purpose

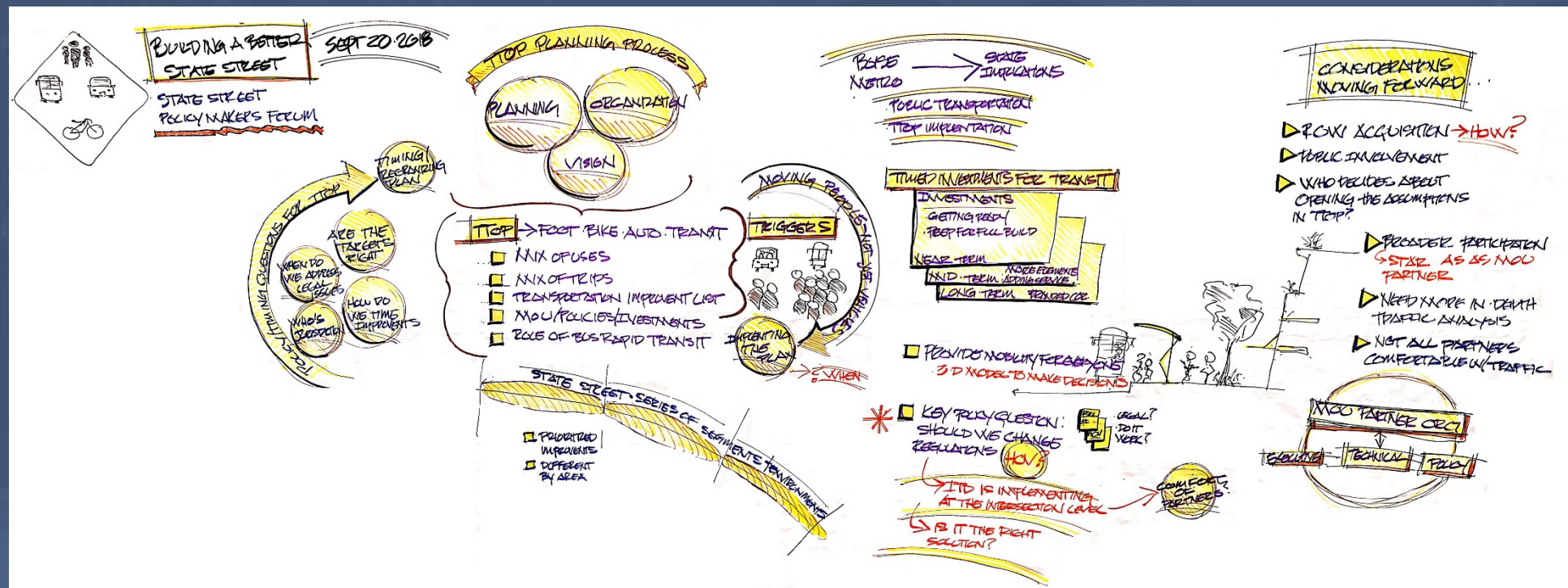
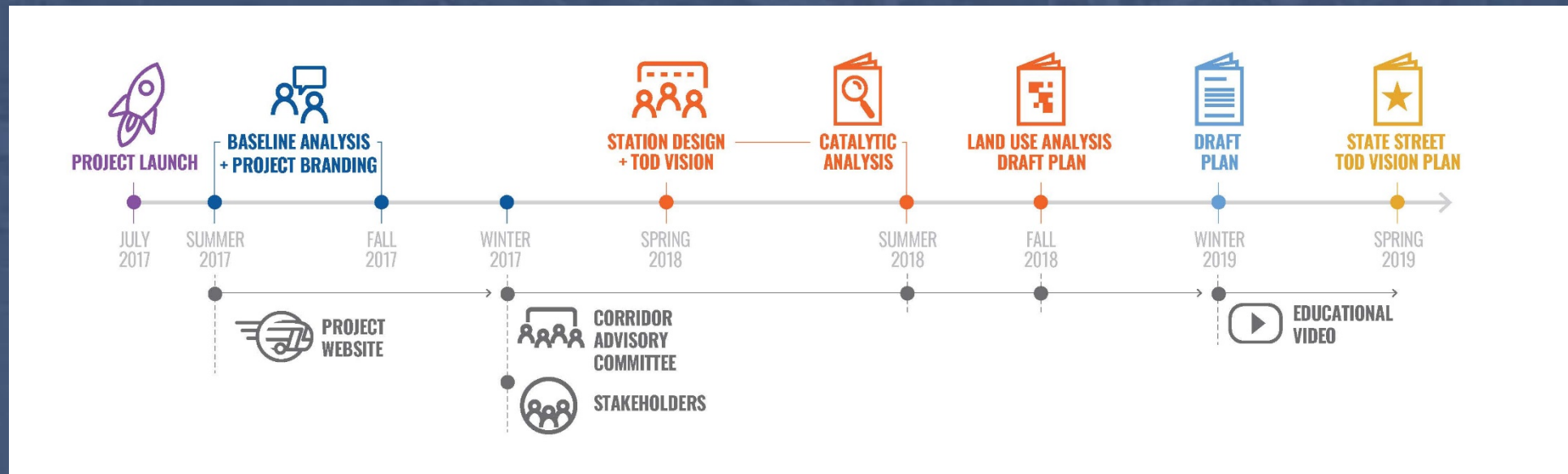
- Build on past plans
 - Priority corridor for increased land use densities with a transit emphasis
 - Encourage less sprawl, mixed use development, transportation options
 - Four primary station areas

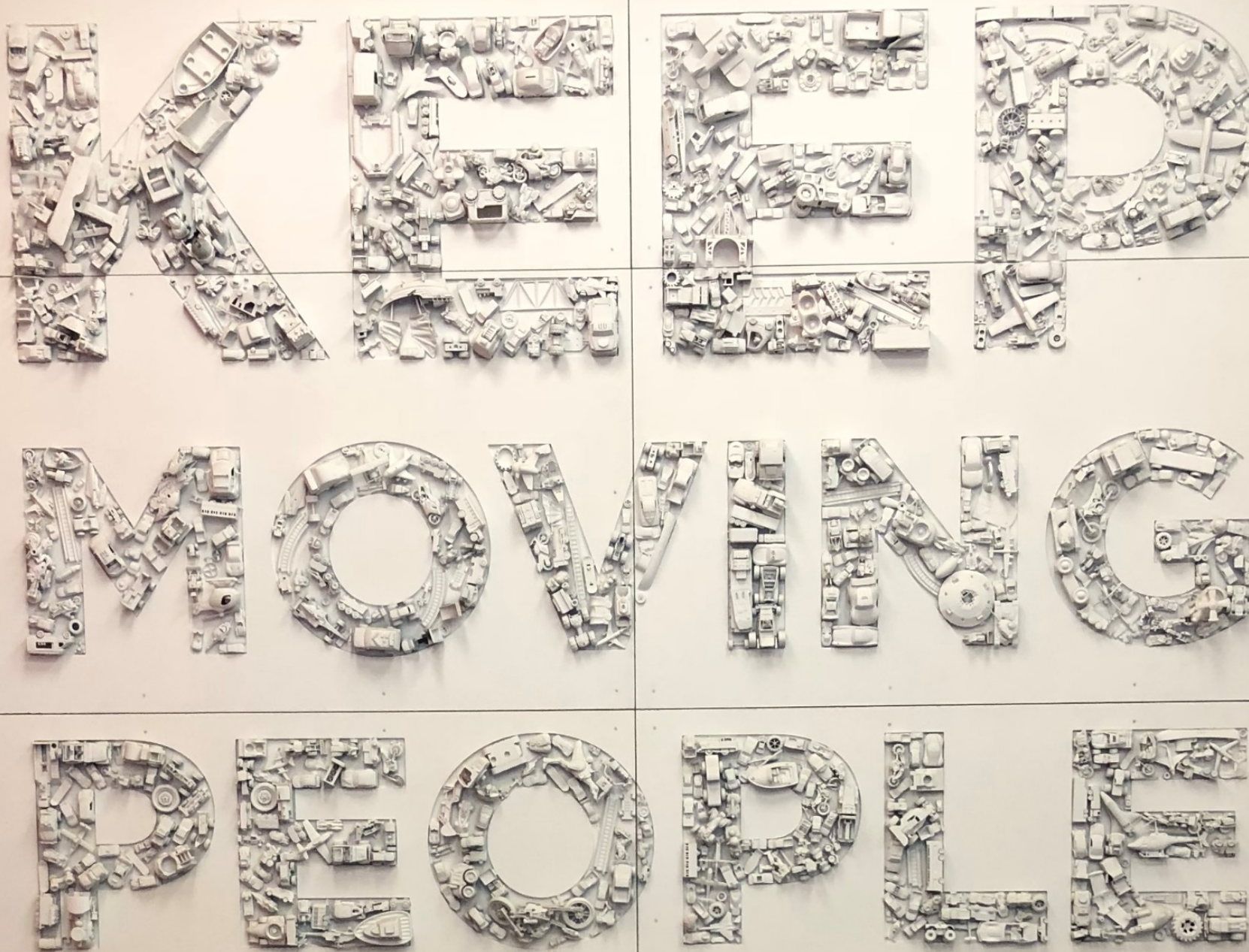
Identify a community-supported path for future land uses in the corridor that support transit and other public and private investments along State Street.

PARTNER AGENCIES

- Ada County
- Ada County Highway District (ACHD)
- Capital City Development Corporation (CCDC)
- City of Boise
- City of Eagle
- City of Garden City
- COMPASS
- Idaho Transportation Department (ITD) District 3
- Neighborhood Committees
- Valley Regional Transit (VRT)







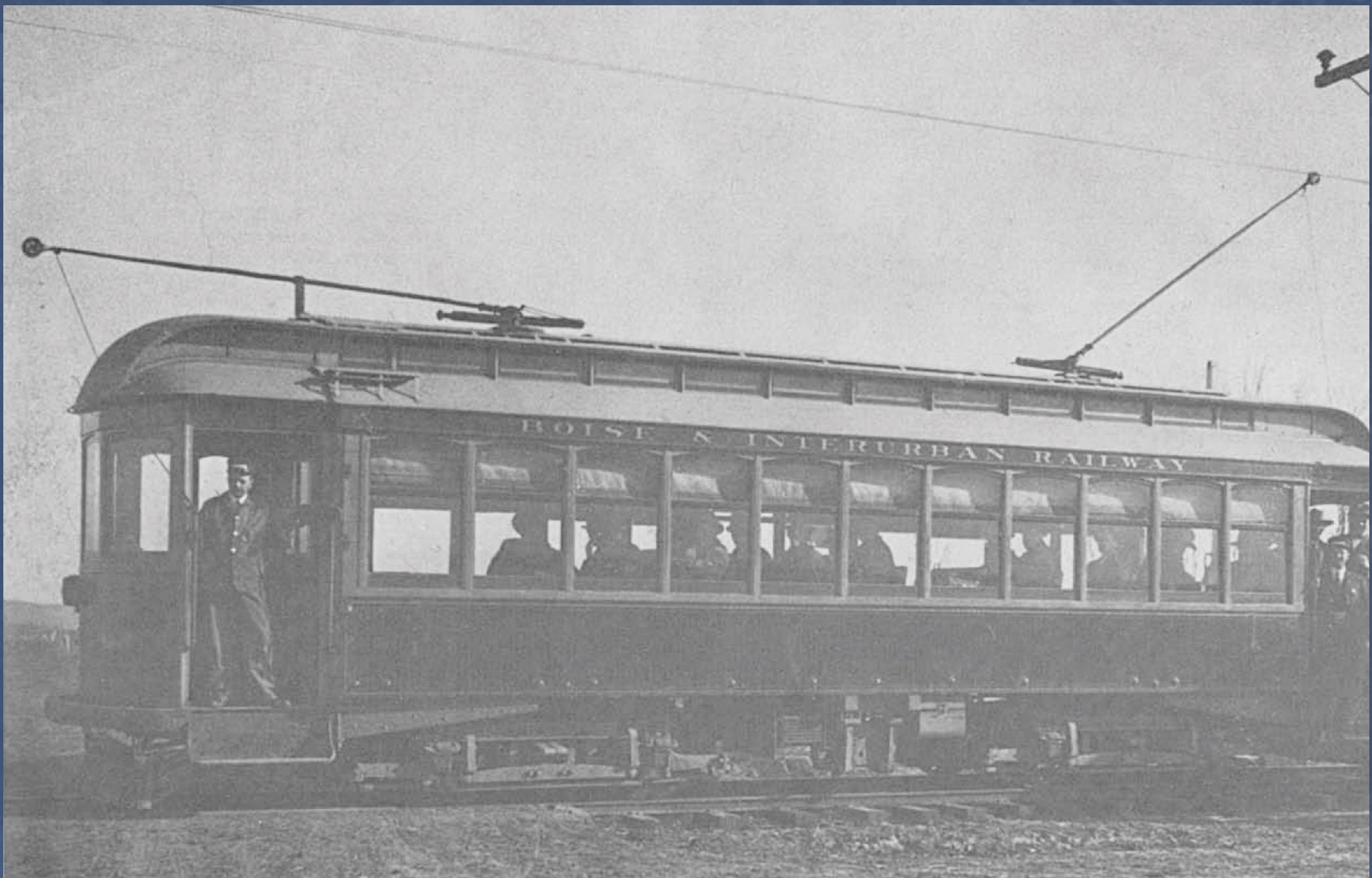
25 PEOPLE =

12 CARS

1 BUS

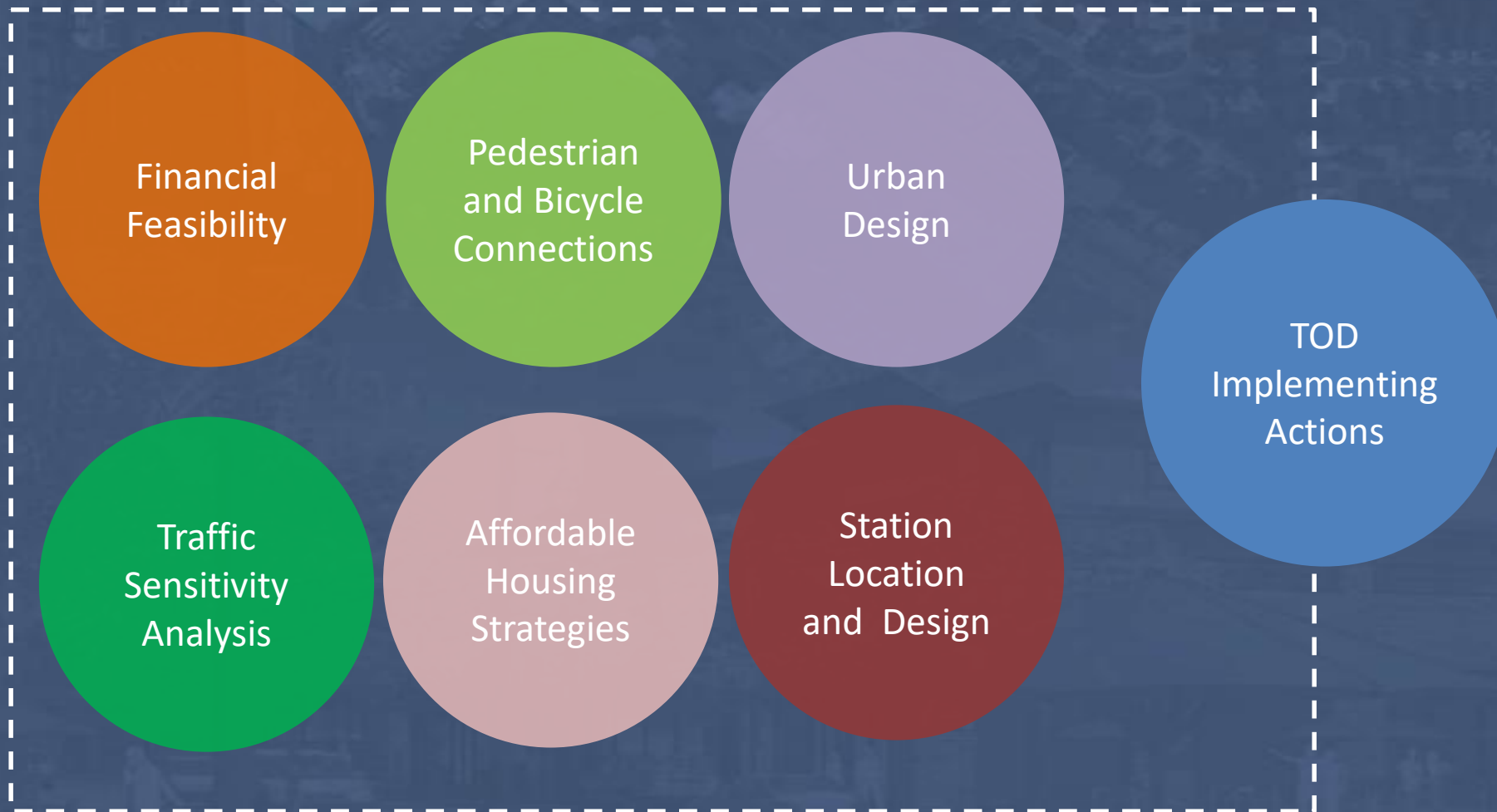


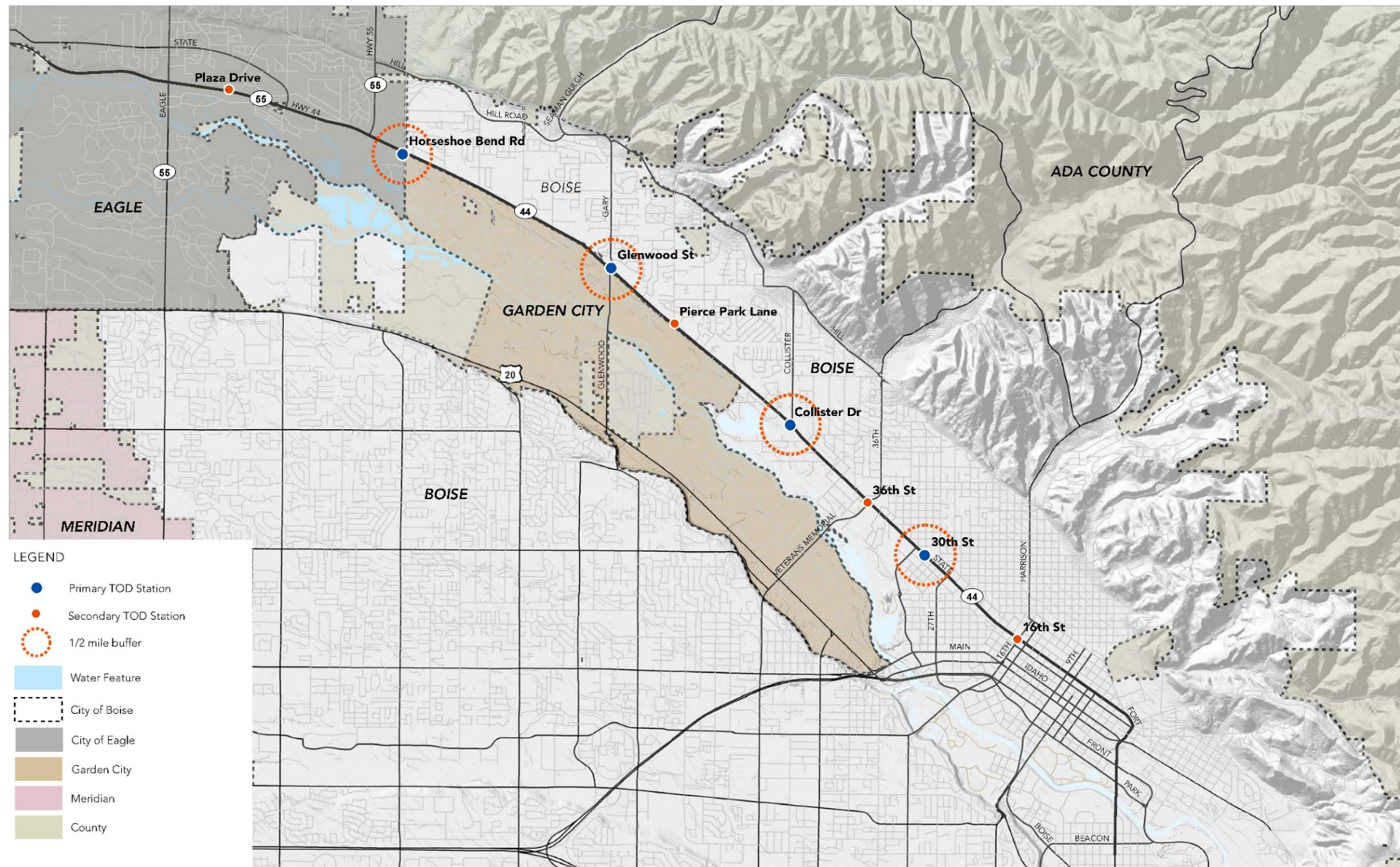






Key Elements of Plan

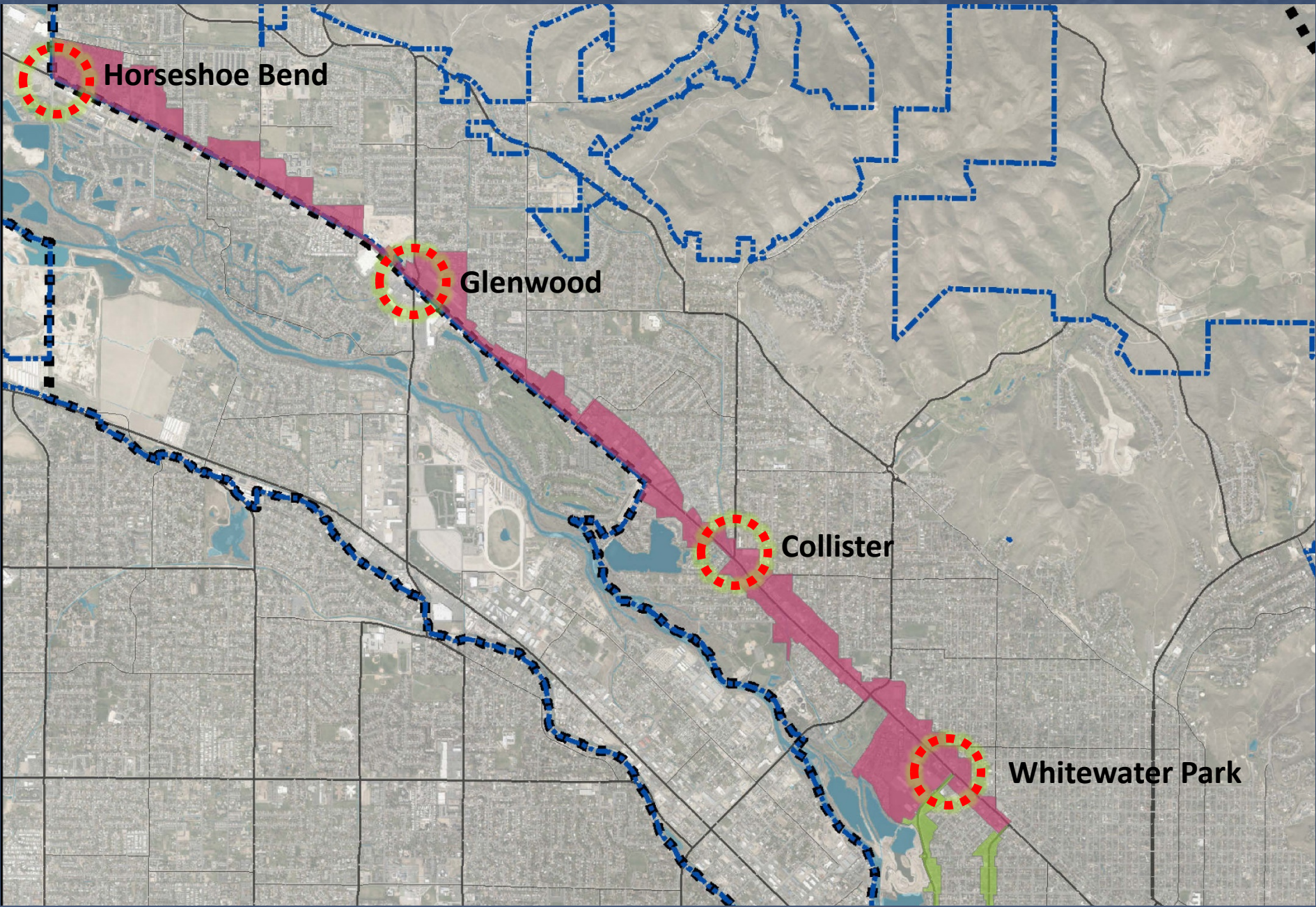


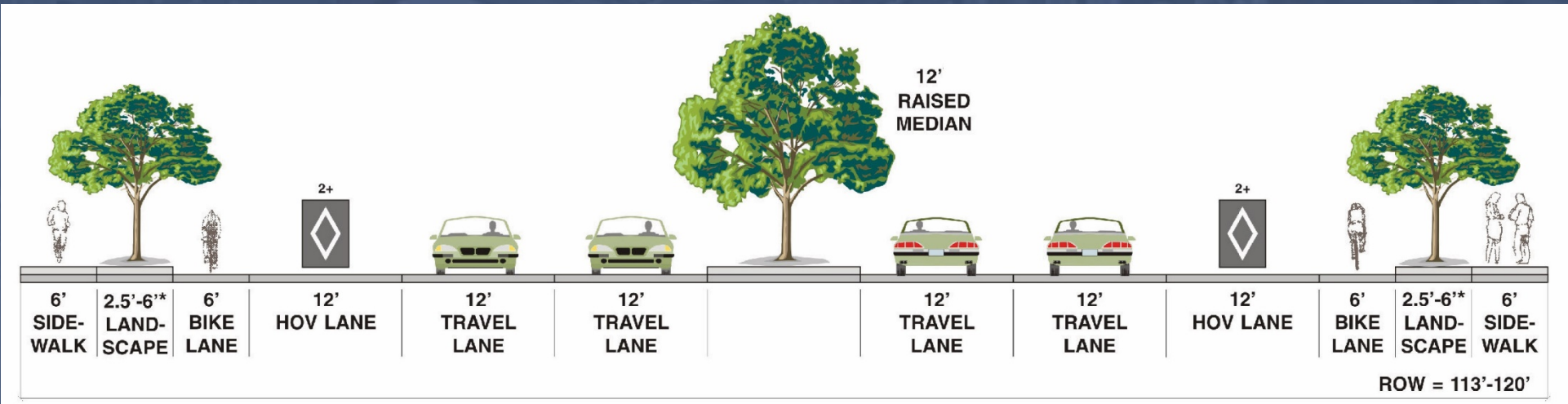


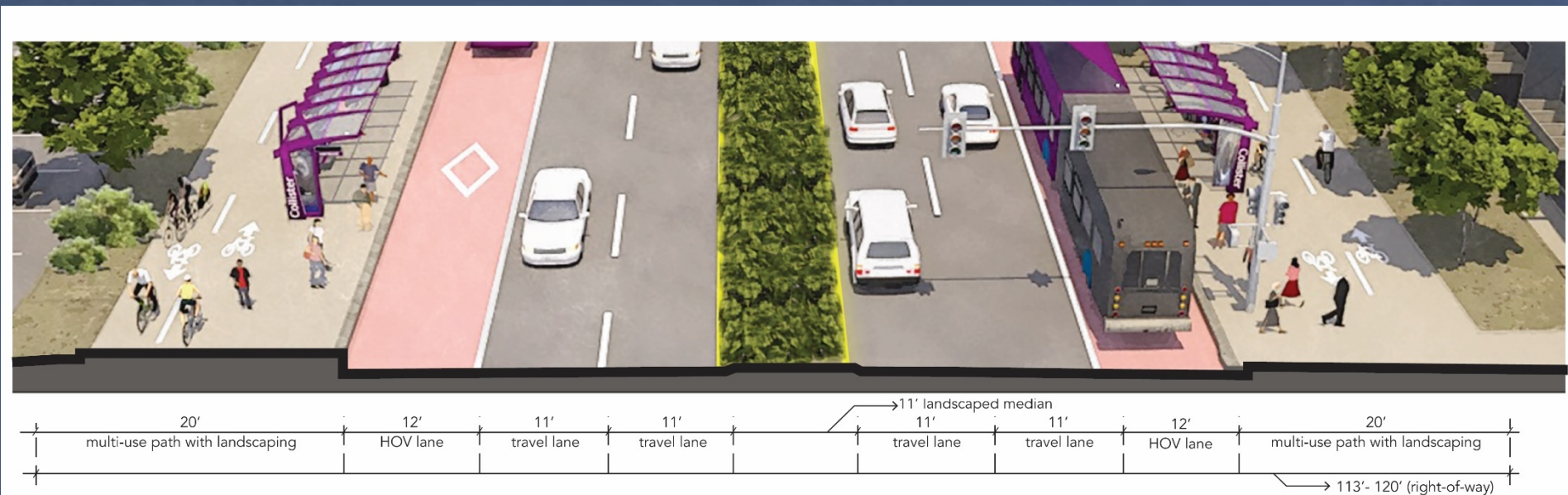
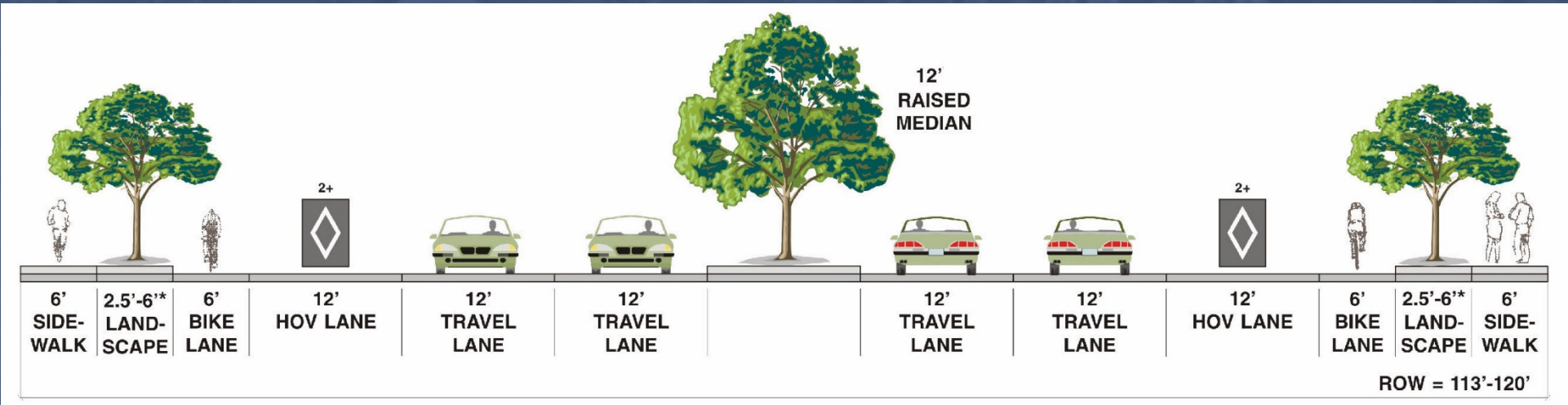
PROJECT AREA AND STATION LOCATIONS

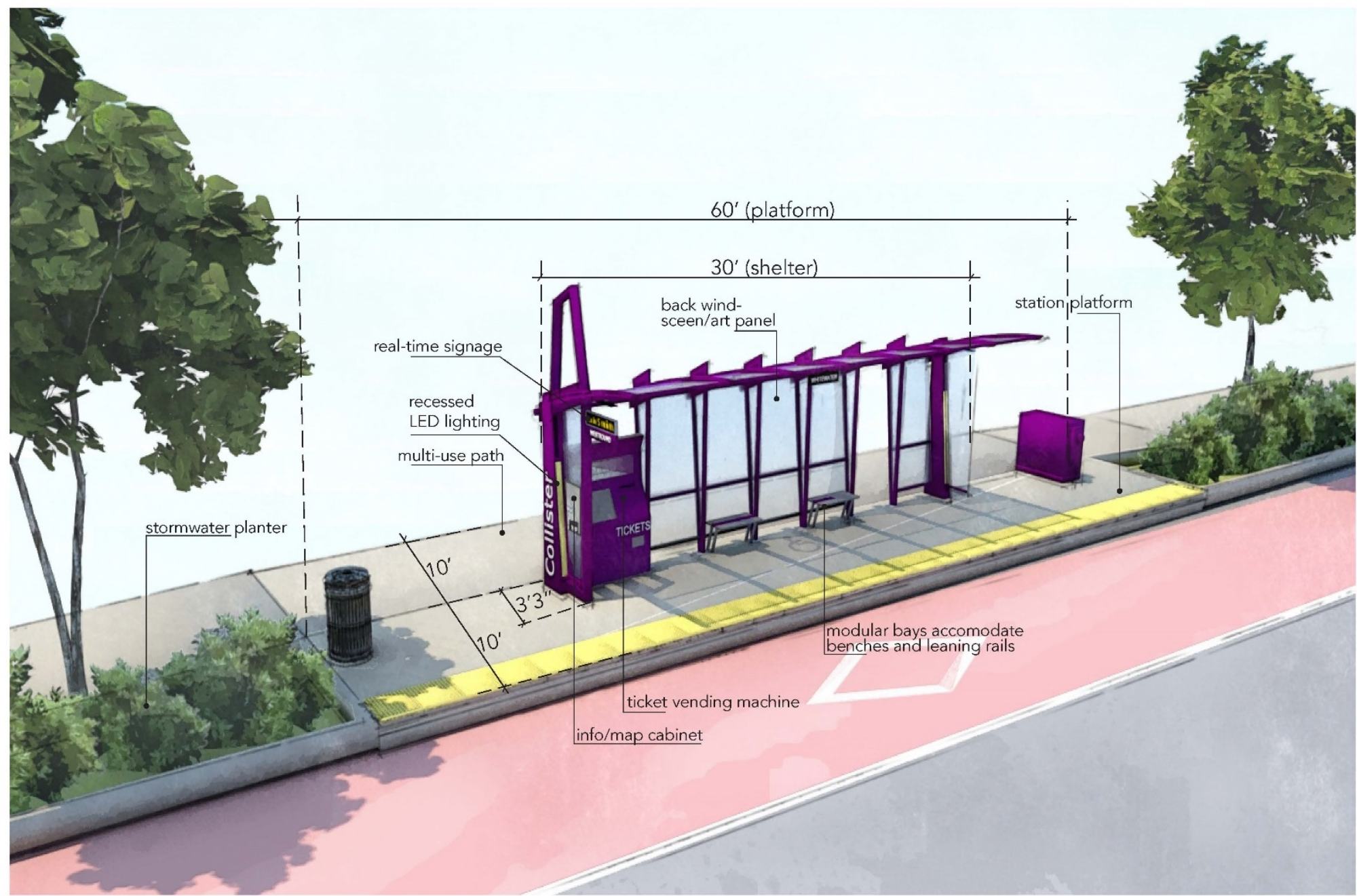
BASELINE OPPORTUNITIES AND CONSTRAINTS

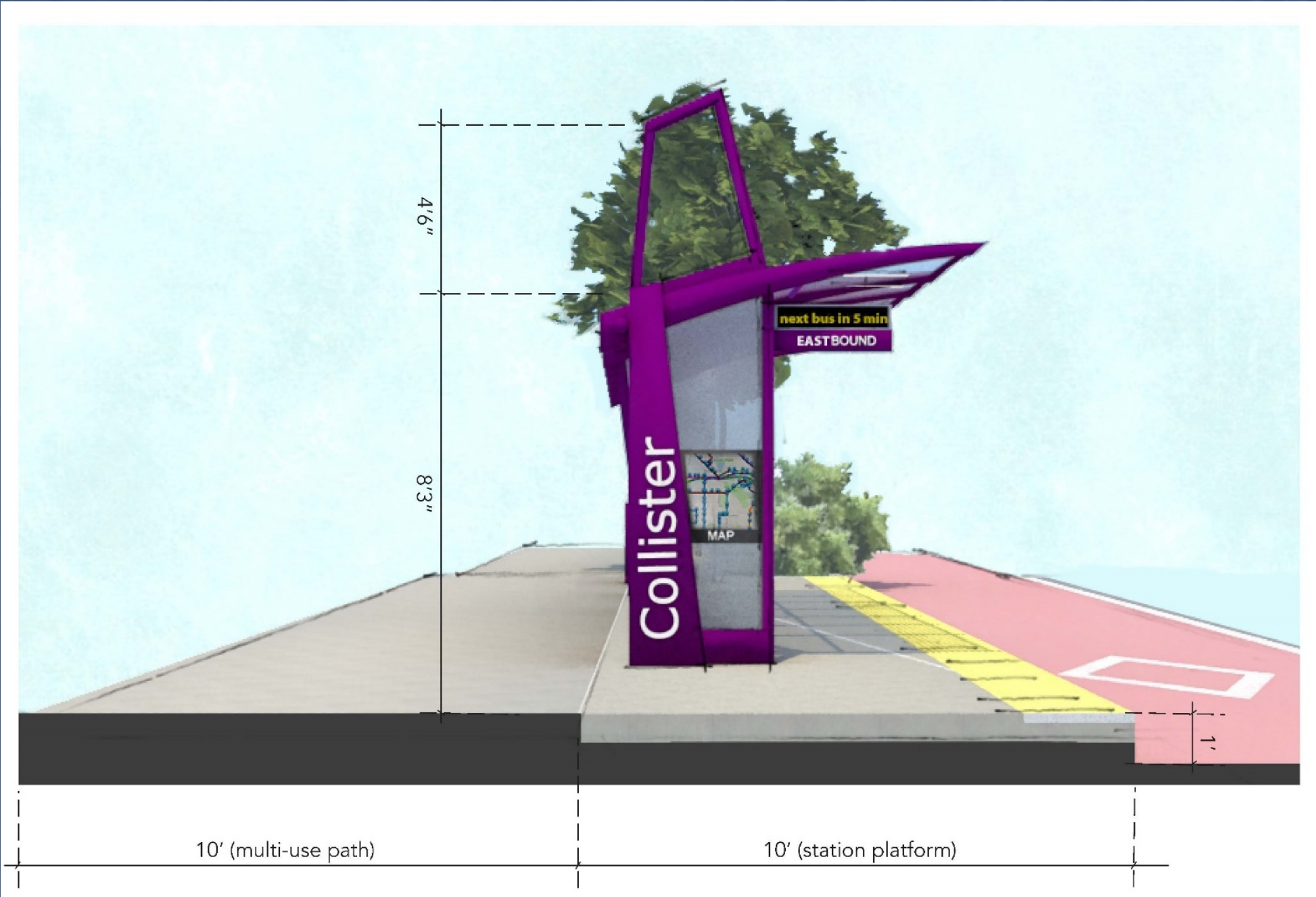












Urban Design and Building Orientation

Develop a series of street types to orient development and access

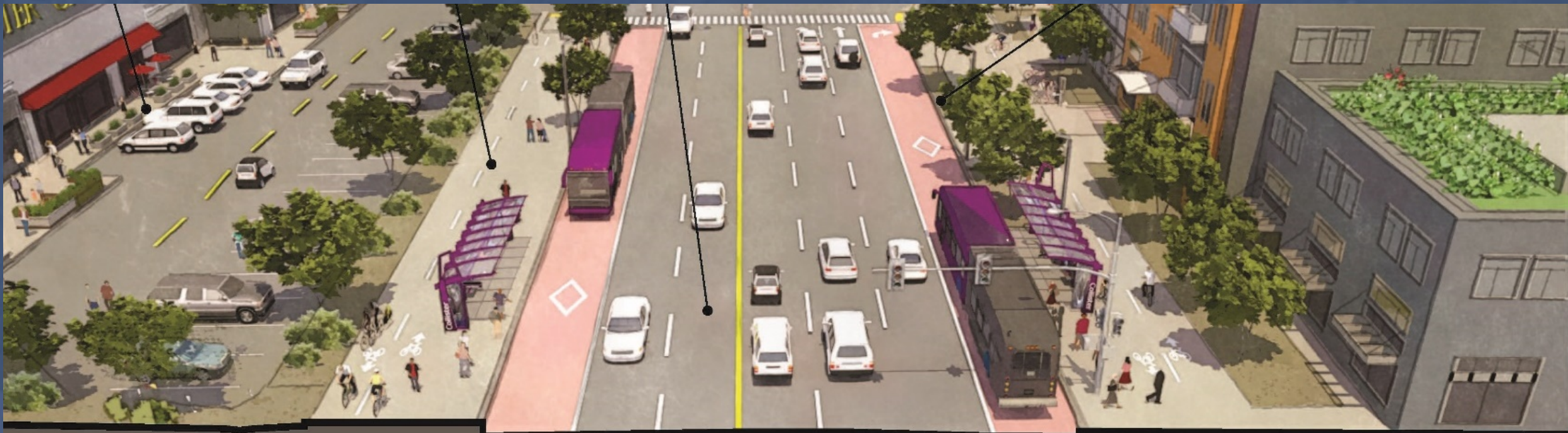
- Pedestrian-highly walkable, mixed-use streets, on street parking, shared bike facilities



Urban Design and Building Orientation

Develop a series of street types to orient development and access

- Through-multimodal, auto and transit focused, separated paths




Whitewater Park Station Area – Current Layout



URBAN DESIGN CONCEPT OPPORTUNITY SITES

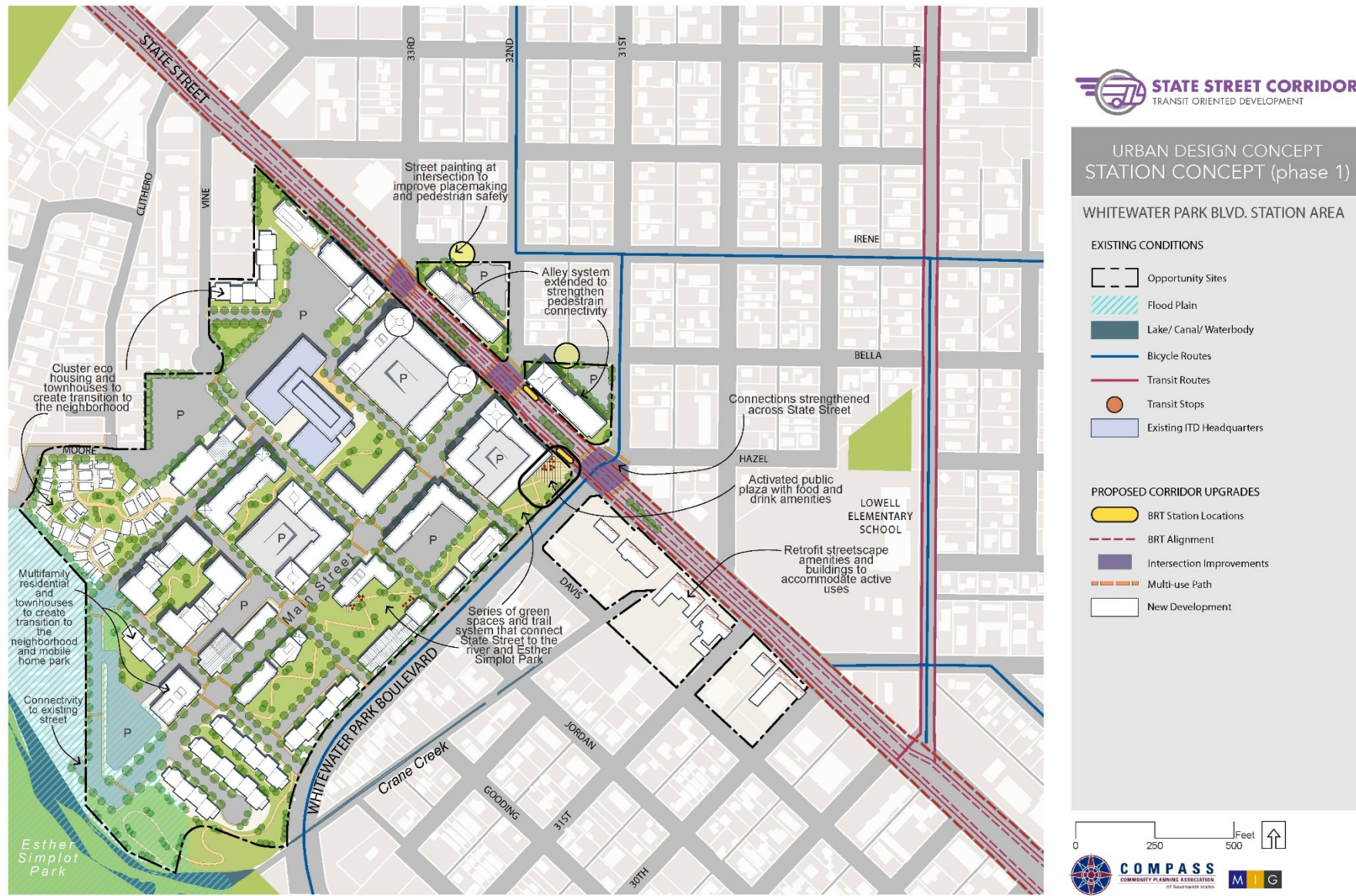
WHITEWATER PARK BLVD. STATION AREA

Existing Conditions

 Opportunity Areas



Whitewater Park Station Area – Aspirational Concept



Whitewater Park Station Area – Current Layout



Whitewater Park Station Area – Aspirational Concept




Collister Drive Station Area – Current Layout



URBAN DESIGN CONCEPT OPPORTUNITY SITES

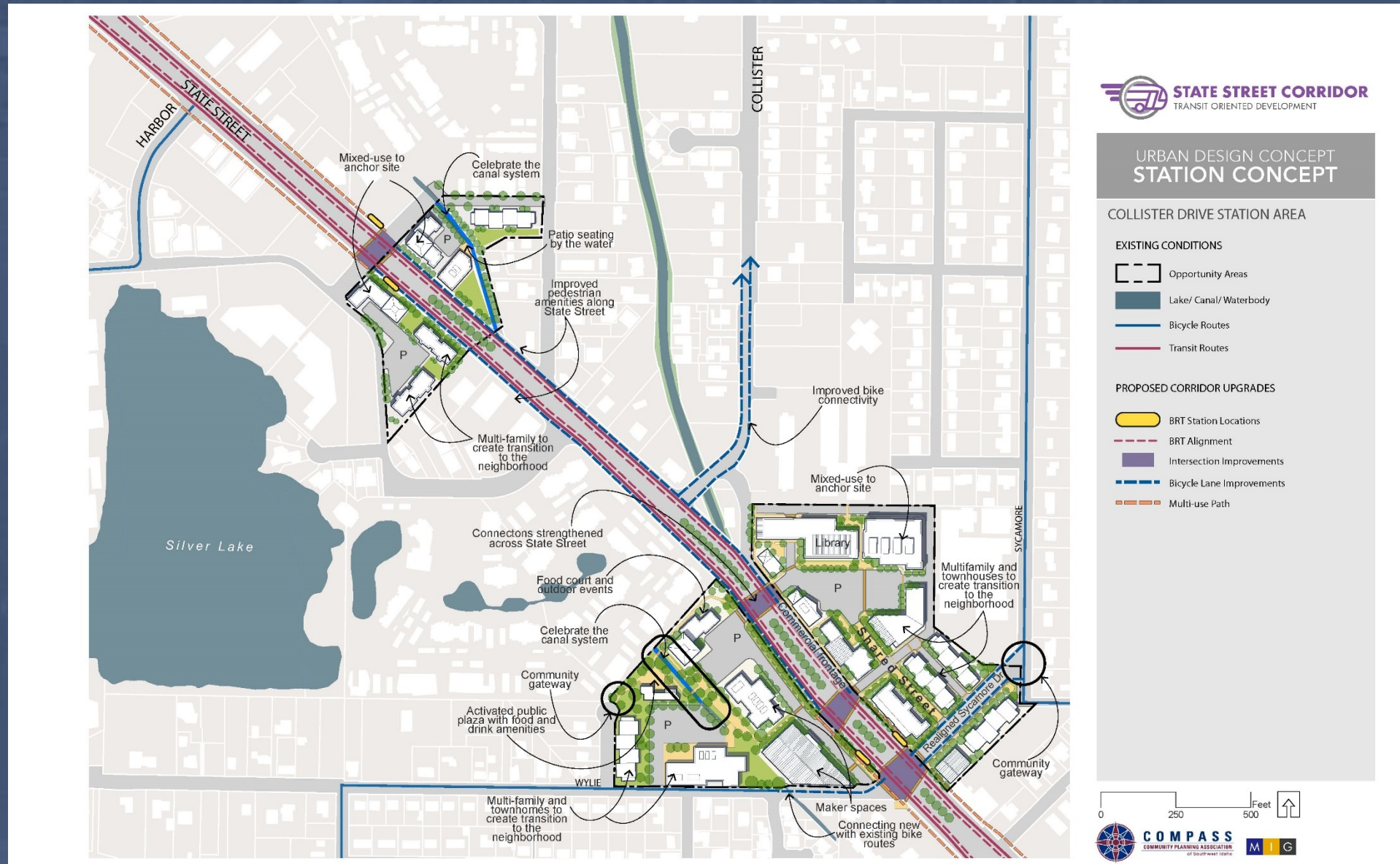
COLLISTER DRIVE STATION AREA

EXISTING CONDITIONS

 Opportunity Areas



Collister Drive Station Area – Aspirational Concept



Collister Drive Station Area – Current Layout



Collister Drive Station Area – Aspirational Concept




Glenwood Street Station Area – Current Layout



URBAN DESIGN CONCEPT OPPORTUNITY SITES

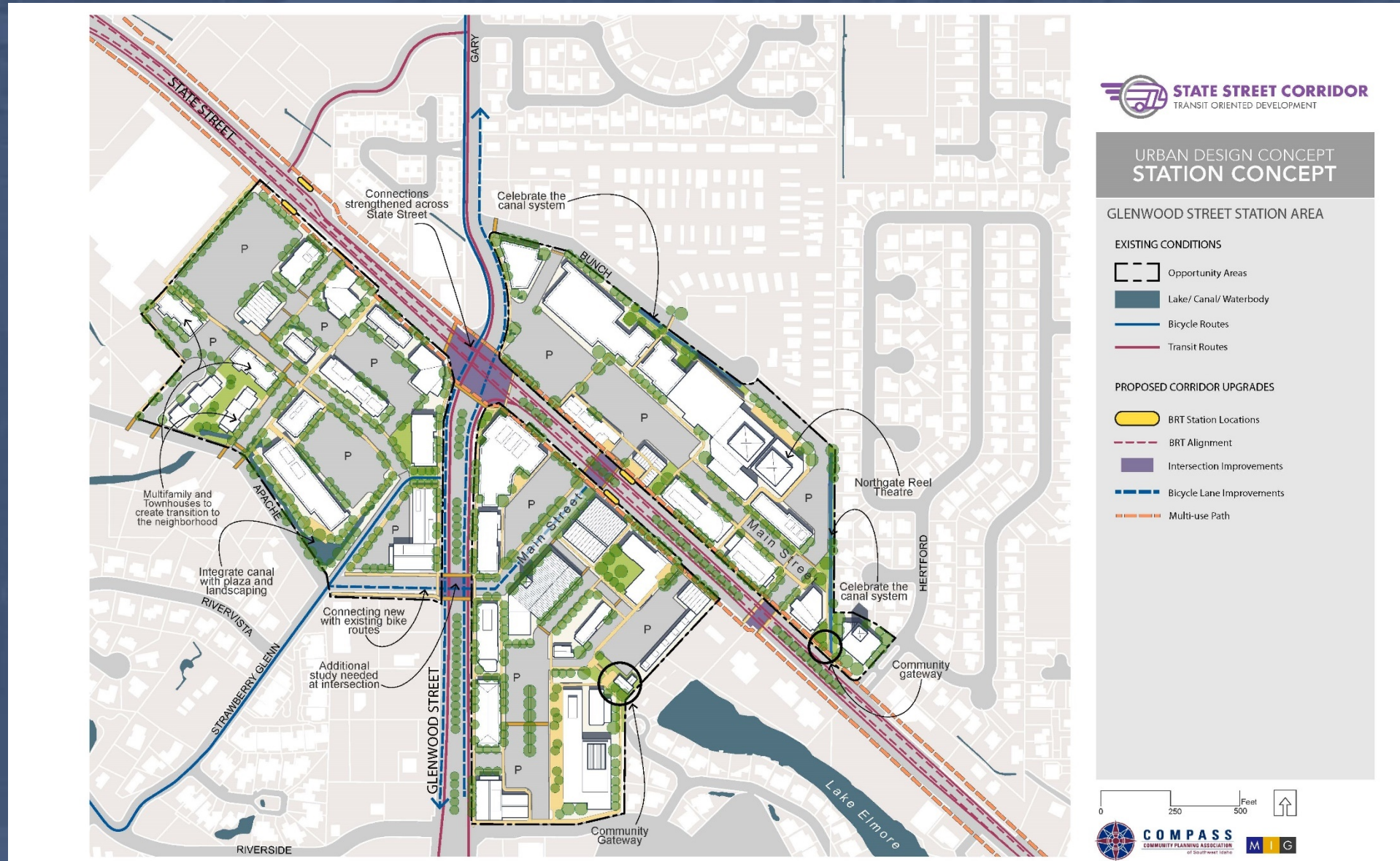
GLENWOOD STREET STATION AREA

Existing Conditions

 Opportunity Sites



Glenwood Street Station Area – Aspirational Concept



Glenwood Street Station Area – Current Layout



Glenwood Street Station Area – Aspirational Concept




Horseshoe Bend Station Area – Current Layout



URBAN DESIGN CONCEPT OPPORTUNITY SITES

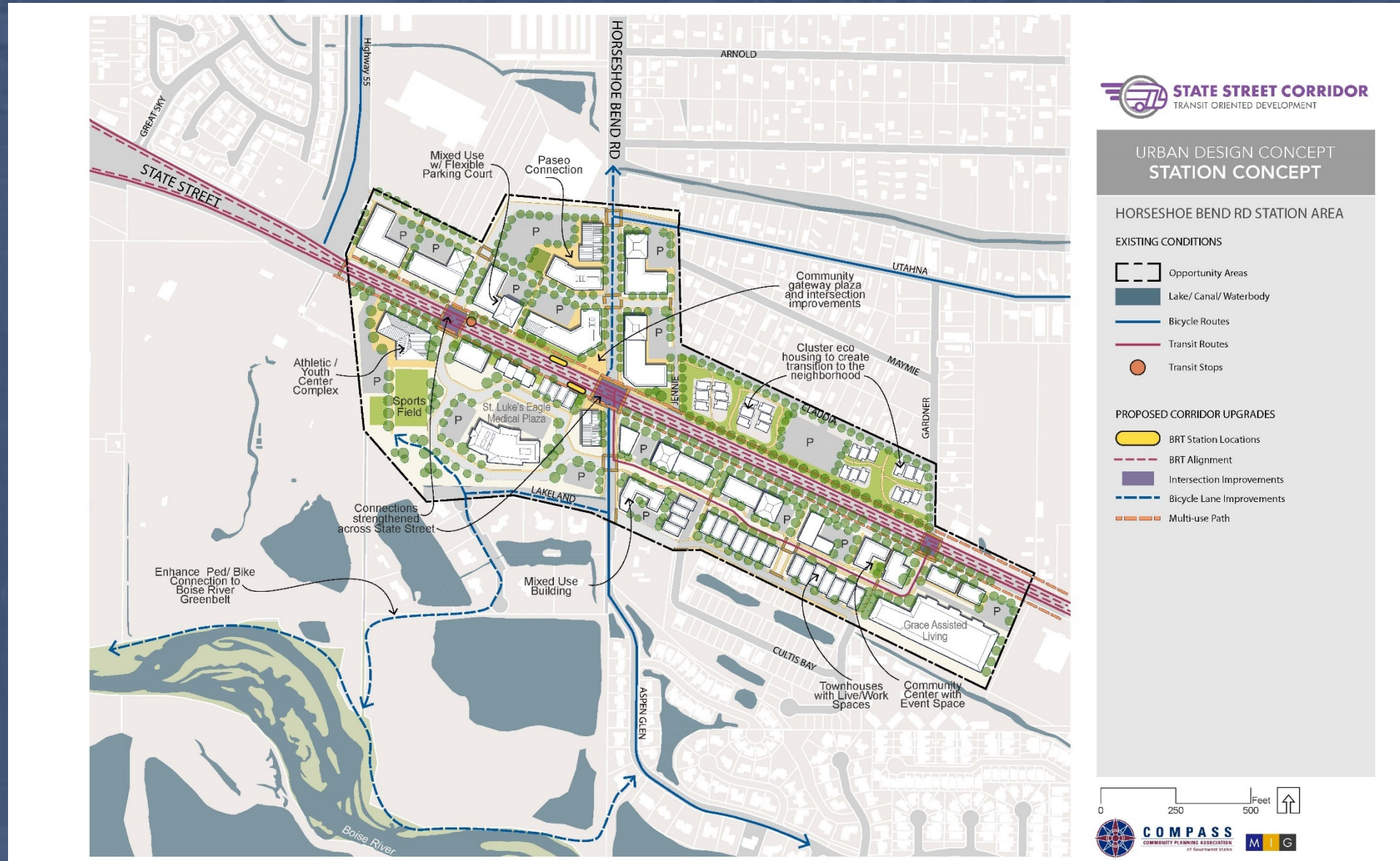
HORSESHOE BEND RD STATION AREA

Existing Conditions

 Opportunity Areas



Horseshoe Bend Station Area – Aspirational Concept



Horseshoe Bend Station Area – Current Layout



Horseshoe Bend Station Area – Aspirational Concept



TOD Node Market Analysis

TABLE 2. RESIDENTIAL DEMAND IN STATION AREAS

	Attainable Capture By Tier 1 Station Area (s.f.)			
	HORSESHOE BEND ROAD	GLENWOOD	COLLISTER	WHITEWATER
by Year 10	300-700	300-700	300-700	300-700
by Year 20	600-1,400	600-1,400	600-1,400	600-1,400
Share of Corridor-Wide Unit Demand	8-19%	8-19%	8-19%	8-19%
Station Area Notes	More developable land, but further from downtown demand driver			If ITD site redevelops, unit count more likely to be at high end

Tier 1 mixed-use sites unlikely to all hit aggressive capture potential – should reach 25-60% share of corridor-wide in combination

TABLE 3. EMPLOYMENT-AREA DEMAND IN STATION AREAS

	Attainable Capture By Tier 1 Station Area (s.f.)			
	HORSESHOE BEND ROAD	GLENWOOD	COLLISTER	WHITEWATER
by Year 10	50 - 100K s.f.	25 - 100K s.f.	25 - 100K s.f.	50-200K s.f.
by Year 20	100 - 250K s.f.	50-250K s.f.	50-250K s.f.	100-300K s.f.
Share of Corridor-Wide Demand (20-year)	4-10%	2-10%	2-10%	4-12%
Station Area Notes	More developable land here, but further from downtown demand driver			ITD site redevelops, commercial s.f. more likely to be at high end

Tier 1 mixed-use sites should capture approximately 20-40% of corridor-wide non-residential development

An aerial photograph of a city street grid, overlaid with a semi-transparent blue filter. The image shows a dense network of streets and buildings, with a prominent diagonal street running from the top left towards the bottom right. The word "IMPLEMENTATION" is written in a bold, yellow, sans-serif font across the middle of the image.

IMPLEMENTATION

What's Next for the Plan?

- December – Community Advisory Committee and Neighborhood Associations meeting
- December 4 – Public Open House (Garden City Hall)
- Early 2020 – Adopt into Blueprint Boise



What's Next for State Street?

- Staff Team Formation (Grow our Housing)
- Potential Urban Renewal District
 - Eligibility finding complete
 - Economic Feasibility in early stages
 - Begin Public Engagement, Infrastructure Analysis, Corridor Framework
- Overlay District:
 - New Housing, Parking and Urban Design Standards
 - First & Last Mile Improvements
 - Development Incentives
- Bus Rapid Transit
 - Whitewater Boulevard to Main Street Station Alternatives Analysis
 - Lane Configuration Study (HOV vs BAT)



STATE STREET CORRIDOR

AGENDA

IV. Information/Discussion Items

- A. State Street Interagency TOD Plan (30 minutes)Matt Edmond/Daren Fluke, City of Boise/Stephen Hunt, VRT
- B. CCDC Monthly Report (5 minutes)John Brunelle

V. 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).