

CCDC Board of Commissioners Meeting

July 13, 2020

Conducted via Zoom Meeting

To minimize background noise:

- Please mute your audio
- Unmute only to speak

Roll call for all votes.



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

Board of Commissioners

**Regular Meeting
July 13, 2020**

AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – June 2020

B. Minutes & Reports

1. Approval of June 8, 2020 Meeting Minutes

C. Other

1. Approve Resolution #1661 – 1015 W Main Street – Type 1 Streetscape Grant Participation Agreement

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. CONSIDER: Request by Block 22 LLC to extend the closing date for the purchase of the Capitol and Front Garage to September 30, 2020 (10 minutes).....Ryan Armbruster
- B. CONSIDER: 505 W. Bannock Street Mixed Use Office and Retail – Type 1 Participation Agreement Designation with I M IRIE TWO LLC (10 minutes)..... Brady Shinn
- C. CONSIDER: 1715 W. Idaho Street Property Disposition (10 minutes) Brady Shinn
- D. CONSIDER: Resolution #1660 – Authorizing Westside Park Master Development Agreement and Sublease Agreement Amendments (10 minutes) Amy Fimbel
- E. CONSIDER: Resolution #1662 – Authorizing Westside Urban Park Naming Recommendation (5 minutes) ... Amy Fimbel

CONSIDER: Request by Block 22 LLC

Ryan Armbruster
Elam & Burke
Agency Counsel

CONSIDER: Request by Block 22 LLC

Based on the information provided, I move to authorize the Executive Director and counsel to prepare an amendment to the purchase and sale agreement, extending the closing date to no later than September 16, 2020. As consideration of the extension, Block 22 LLC shall be required to make an additional non-refundable deposit of \$30,000, due upon execution of the amendment.

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5th and Bannock – Type 1 Streetscape Grant Designation

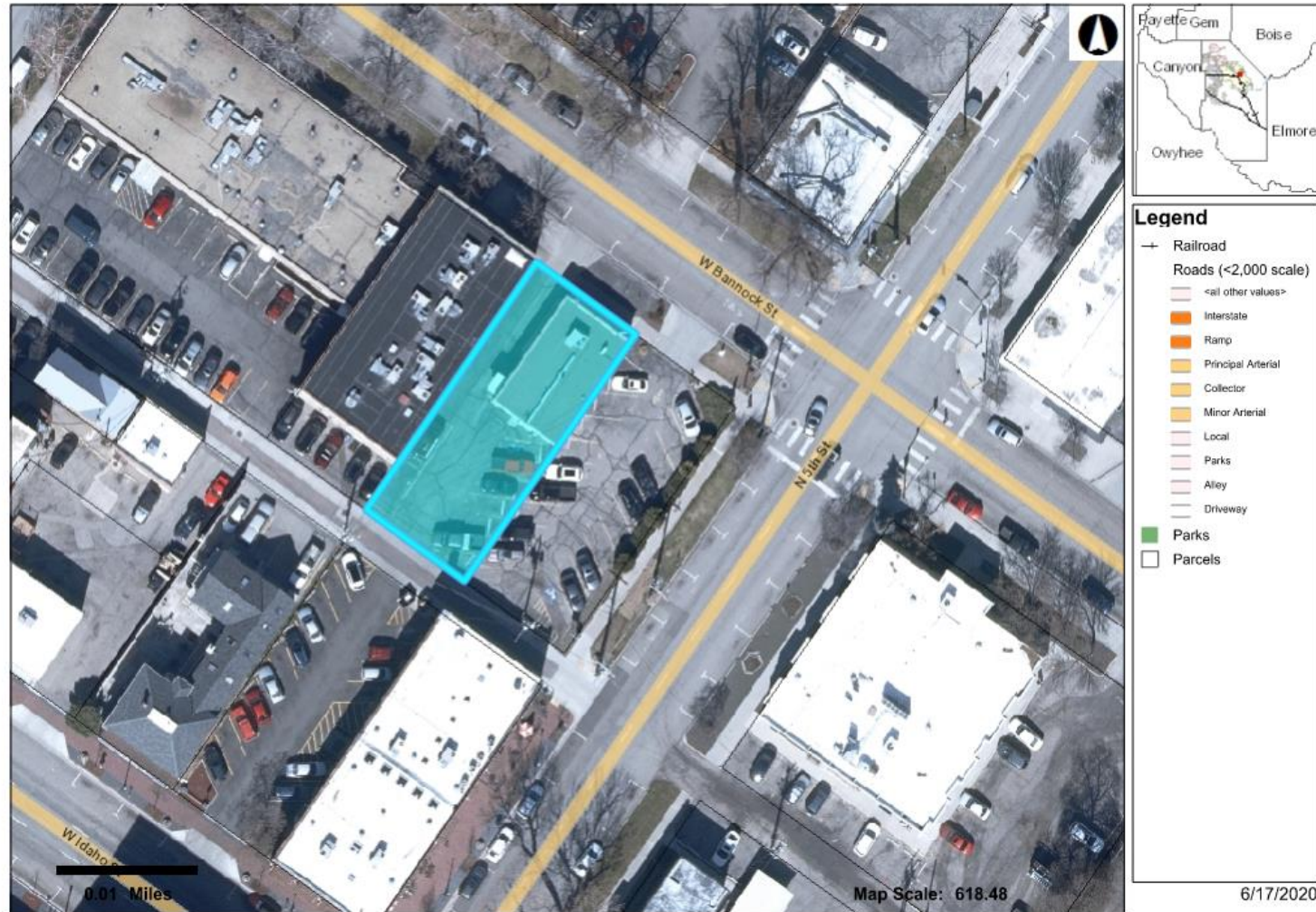
Brady Shinn
Project Manager – Property Development



5th and Bannock Location

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



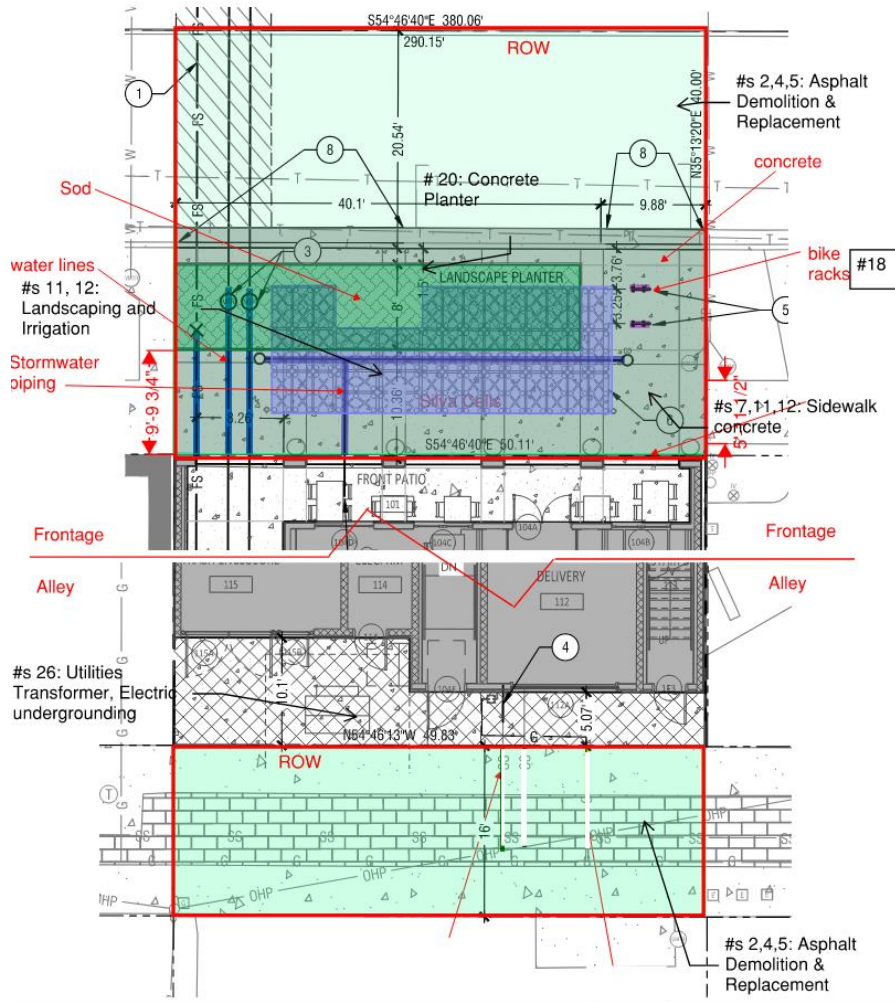
5th and Bannock Project Information



Development

- 3 story mixed-use structure, 15,000 total sq ft
 - Casual and Fine Dining – 11,300 sq ft
 - Office – 3,700 sq ft
- Total Development Cost of \$5.5MM.
- Replaces vacant bank and surface parking lot.

Eligible Expenses



Public Improvement Cost Estimates:

- Totals \$80,000
- Street Improvements
 - Demolition: \$5,000
 - Sidewalk: \$5,000
 - Landscaping & Silva Cells: \$40,000
 - Utilities: \$30,000

5th and Bannock– Type 1 Streetscape Grant Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Streetscape Grant Participation Agreement with IMIRIE TWO LLC for future Board approval.

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17th and Idaho – Property Disposition

Brady Shinn
Project Manager – Property Development

Ada County Assessor

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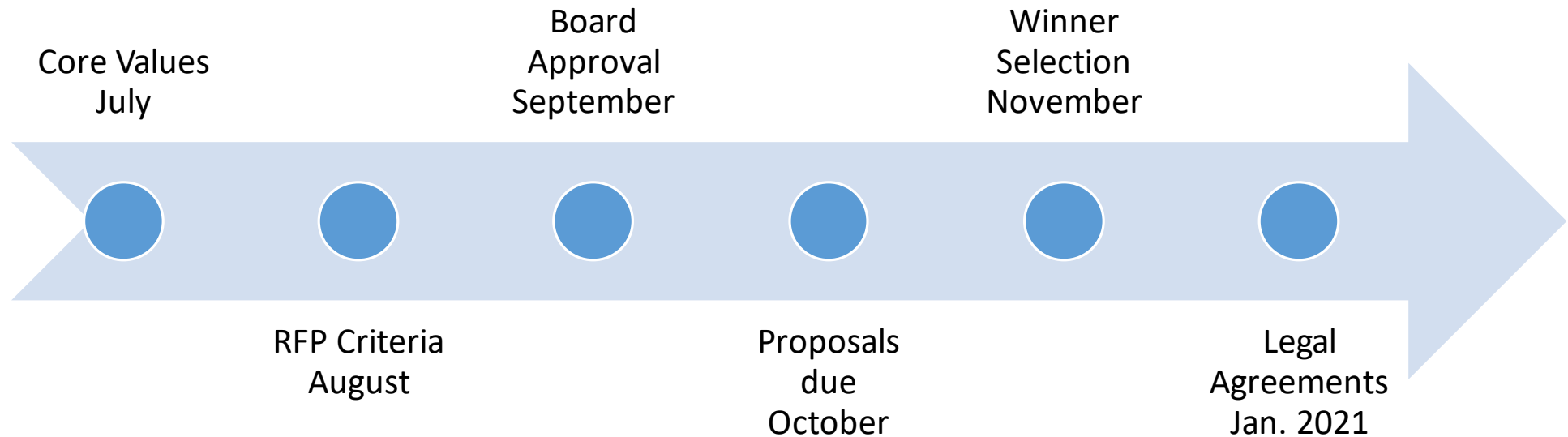


7/8/2020

17th and Idaho RFP Structure

CCDC & City of Boise team establishes the following:

- Core Values – Global themes and concepts desired in the final end product
- RFP Criteria – Specific, required characteristics derived from the values & included in the public RFP



CCDC RFP Examples

Watercooler Mixed-Use



Afton Condominiums



Ash Street Townhomes



17th and Idaho Property Disposition

Suggested Motion:

I move to affirm direction for 1715 W. Idaho Street's disposition through a Request for Proposal process led by CCDC and developed in collaboration with other municipal stakeholders.

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Resolution No. 1660 – Westside Downtown Urban Park Master Development Agreement and Sublease Agreement Amendments

Amy Fimbel
Project Manager

Economic Development



Placemaking

Master Development Agreement

Approved June 2018, Reso. #1554

CCDC

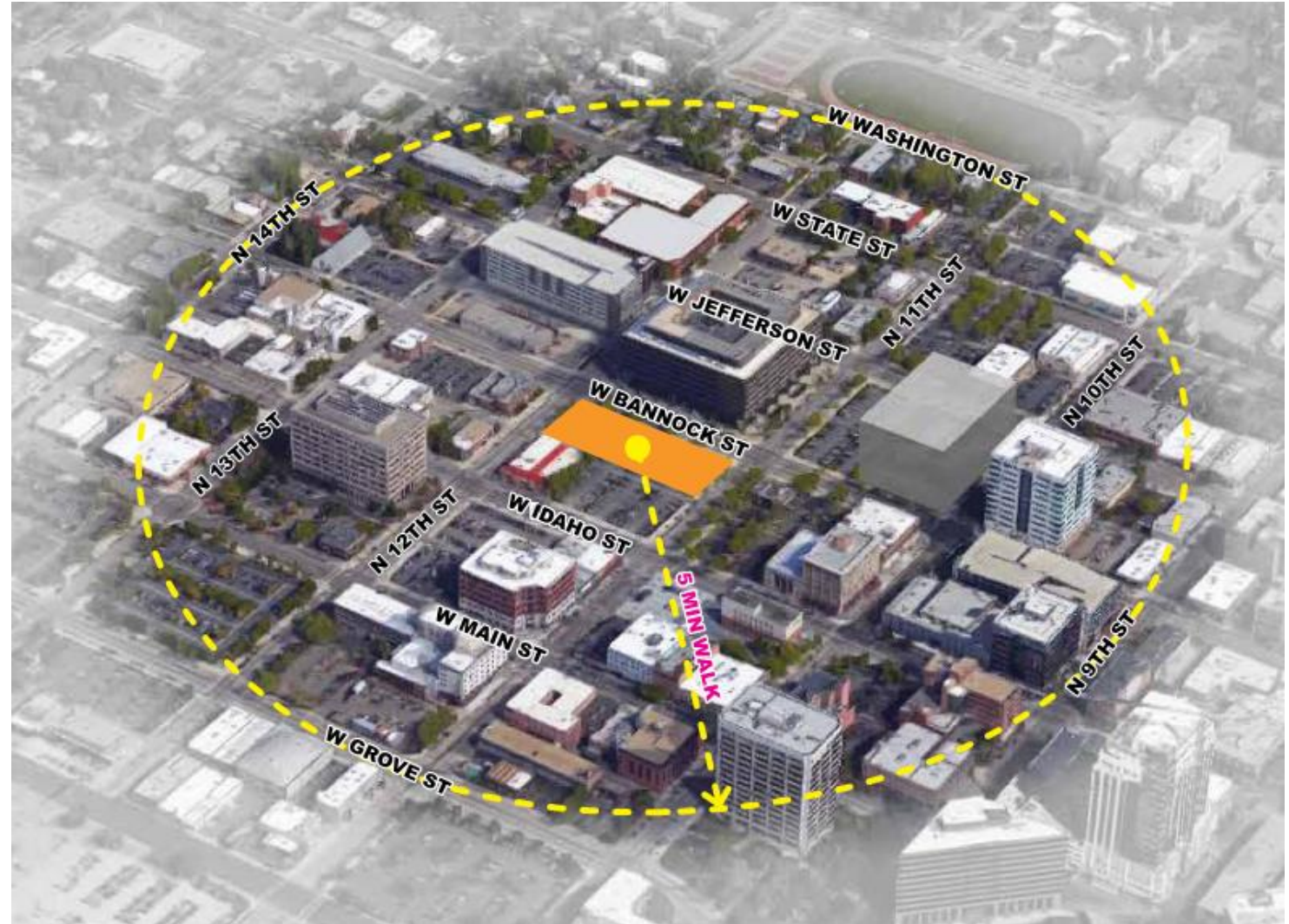
- Develop park and parking lot improvements

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



MDA Amendment #1

Approved Dec. 2019, Reso. #1632

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.

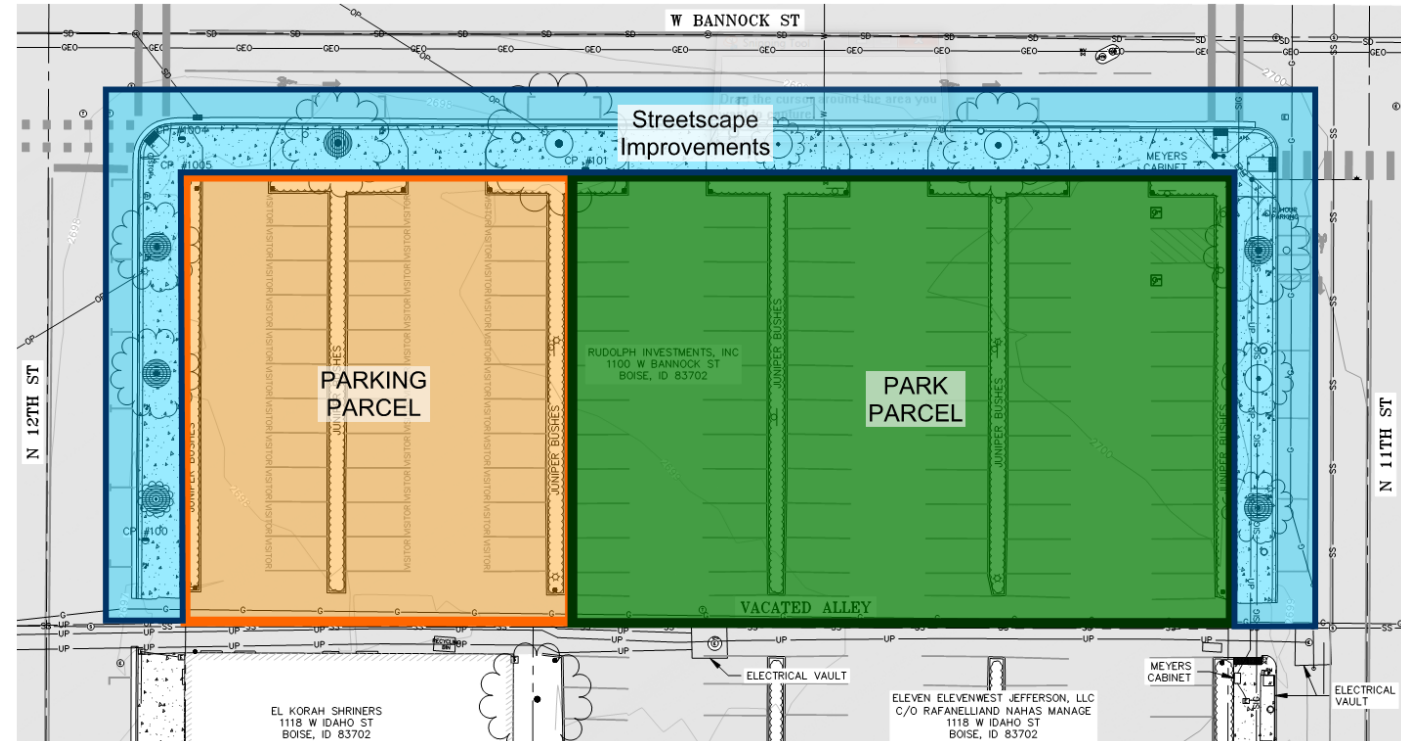
MDA Amendment 2 – TODAY

Section 14 “Termination”

- Amends date so that if park construction does not commence by **November 15, 2020**, the MDA will automatically terminate

Parcel Split Records added

- “Private Parcel” – 1175 W Bannock St, parcel #R1013003154
- “Public Park Parcel” – 1100 W Bannock St, parcel #R1013003160



Sublease Agreement

Approved Sept. 2019; expires on Sept. 30, 2058 unless terminated sooner

Documents the respective rights and obligations of each of the Parties with respect to the Public Park Parcel and the Parking Lot Parcel.

Section 2 “One-time Lot Split”

- amend the Agreement to attach the final legal description of the Public Park Parcel to Exhibit D

Section 7 “Authorized Use of the Public Park Parcel”

- states that the approved Final Concept Design (as defined by the MDA) be attached to the Sublease Agreement

Sublease Agreement Amendment 1 – TODAY

Exhibit D to the Agreement

- Updated to include the legal description of the Public Park Parcel

Exhibit E to the Agreement

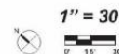
- Updated to attach the Final Concept Design that was approved by all Parties
 - Approved by CCDC Board Dec. 2019, Reso. #1637
 - Approved by Parks Commission & City Council Jan. 2020

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





July 6, 2020



Next Steps: Project Work Plan

Park Naming Recommendation, Public Art Update	TODAY
City Council considers MDA & Sublease Amendments	July 14, 2020
Public Input on Art Concepts	July 2020
CCDC and City Council consider Art Final Design	Aug/Sept 2020
Submit for Permits and Bid project	August 2020
CCDC Board Approves GMP	September 14, 2020
Park Construction	Oct 2020 – May 2021

CONSIDER: Resolution # 1660 – Authorizing Westside Park Master Development Agreement and Sublease Agreement Amendments

Suggested Motion:

I move to adopt Resolution No. 1660 authorizing the Master Development Agreement Amendment No. 2 and Sublease Agreement Amendment No. 1 with Eleven Eleven West Jefferson, LLC and the City of Boise.

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Resolution No. 1662 – Westside Urban Park Naming Recommendation

Amy Fimbel
Project Manager

- Westside Park Naming Committee
- The Process
- The Recommendation



New Downtown Boise Urban Park Naming Project

This spring, a diverse group of Downtown Boise stakeholders was convened to generate and recommend a name for the proposed downtown urban park on 11th and Bannock streets.

THE PROCESS:

These stakeholders were brought together by Capital City Development Corporation in a process facilitated by Russ Stoddard and Fiona Gwozdz of Oliver Russell, a branding agency located in the vicinity of the new park.

Over the course of a month, in a series of three Zoom videoconferences, stakeholders gained an understanding of the area's history, guidelines for the Boise Parks and Recreation naming approval, and the evolving design of the park and its public art.

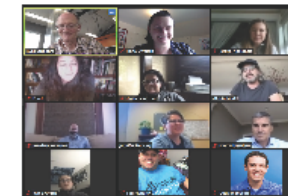
Participants then generated more than 50 candidate names for consideration, ranging from history-focused names, to classic park names, to names that celebrate the unique location or inspiring community leaders. These options were narrowed to a group of five finalists through online

voting using Survey Monkey between meetings. Those top five names were vigorously discussed in the third and final meeting and voted on using the polling feature in Zoom.



PARTICIPANTS:

- Scott Schoenherr, Rafanelli & Nahas
- Eric Gilbert, Treefort Music Fest
- Jennifer Hensley, Downtown Boise Assoc.
- Wayne Rancourt, Boise Cascade
- Allen Ireland, Pengilly's and Neurolux Lounge
- Tim Flaherty, Downtown Boise Neighborhood Assoc.
- Fonda Portales, Arts & History Advisory Team (AHAT) member
- Rylee Amick, Student at Boise Rock School and Junior at Timberline High School
- Matthew Mazzotta, Westside Urban Park selected artist
- Dana Zuckerman, CCDC Commissioner
- Doug Woodruff, CCDC Assistant Director Placemaking & Infrastructure
- Jordyn Neerdaels, CCDC Communications Manager



RECOMMENDATION:

The overwhelming consensus of the stakeholder group is that the proposed future park be named the **11th Street Commons**.

The committee believes the name "Commons" presents a welcoming, accessible face to a public park in a part of downtown that currently lacks a gathering spot for the community. The park is anticipated to become the new center of the neighborhood and will serve as a common area to bring urban livability to office workers, residents, shoppers, and visitors to the west side of downtown. The recommended name looks forward to the future—not to the past—for its inspiration.

The modifier "11th Street" was added to recognize the increasing significance of this street as a primary north-south thoroughfare through the neighborhood, running from the Boise River to the foothills and serving as the future route of the 11th Street Bikeway. It also provides a quick and easy geographic locator for the park.



“11th Street Commons” – A Name for the Future

COMMONS

COM·MONS

[‘KÄMƏNZ]

NOUN

: A piece of land for public use, especially in a village or town

11TH STREET

- primary north-south thoroughfare from Boise River to the foothills
- future route of the 11th Street Bikeway
- quick and easy geographic locator for the park

“11th Street Commons” – A Name for the Future



CONSIDER: Resolution # 1662 – Authorizing Westside Urban Park Naming Recommendation

Suggested Motion:

I move to adopt Resolution No. 1662 approving and adopting the Westside Park Naming Committee's recommendation of "11th Street Commons" for the Westside District Urban Park and authorizing the Agency to forward the recommendation to Boise City Parks and Recreation Commission for its consideration.

AGENDA

V. Information/Discussion Items

- A. Westside Urban Park Art Design Concepts (10 minutes) Karl LeClair, City of Boise Public Art
- B. Westside Urban Renewal District Amendment (5 minutes)Doug Woodruff
- C. Gateway East Transportation Study (5 minutes)Matt Edmond
- D. CCDC Monthly Report (5 minutes) John Brunelle

VI. Adjourn

Westside Park Public Art Update

Karl LeClair
Public Art Program Manager
Boise City Department of Arts & History

BACKGROUND

Public Art Opportunity Development
T4 Agreement
Artist Selection Process
Public Feedback



+ LIVABLE CITY +

DOMESTICITY + NATURE

 Matthew Mazzotta 

+ LIVABLE CITY +

🏠 DOMESTICITY + NATURE 🌿

SCALE: Balance of Urban Growth and Human Experience

LIVABILITY: Balance of Building Density and Occupiable Public Spaces

ATMOSPHERE: Domestic Space vs. Urban Fabric - “Living Room”

IDENTITY: Seeding Nature within the Built Environment

+ LIVABLE CITY +

🏠 DOMESTICITY + NATURE 🌿

ACCESSIBILITY: Whimsy and Playfulness

USABILITY: Functional Spaces Create Wonder and Joy

MATERIALITY: Contemporary

DESIGN CONCEPT: NIGHT LIGHT

+ IDEA 01 domesticity 🏠

NIGHT LIGHT

Concept : Counter-balance Scale of Surrounding Buildings

Aesthetics : Homey/Camp Fire

Icon : Guiding Light within Rural-Urban Hybrid

DESIGN CONCEPT: NIGHT LIGHT



DESIGN CONCEPT: NIGHT LIGHT



Design Concept: Night Light



Design Concept: Night Light



DESIGN CONCEPT: GENTLE BREEZE

+ IDEA 02 nature



GENTLE BREEZE

Concept : Essence of Slow Pace

Aesthetics : Oasis and Childlike Experience

Icon : Connection to the Surrounding Nature

DESIGN CONCEPT: GENTLE BREEZE



DESIGN CONCEPT: GENTLE BREEZE



DESIGN CONCEPT: GENTLE BREEZE



DESIGN CONCEPT: GENTLE BREEZE



NEXT STEPS

July 2020:	Public Feedback Form Deadline
July 2020:	Community Selection Panel – Design Recommendation
August 2020:	Arts & History Commission – Design Approval
August 2020:	CCDC Board – Design Approval
August/September 2020:	Boise City Council – Design Approval

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VI. Adjourn

Proposed Westside Urban Renewal Plan Amendment

July 13, 2020 Project Update

Doug Woodruff

Assistant Director - Placemaking & Infrastructure



A detailed map of downtown Boise, Idaho, highlighting two transit nodes. The **West Node** is a large, irregularly shaped area shaded in light blue, bounded roughly by N 16th St to the north, S 16th St to the south, W Main St to the west, and W Idaho St to the east. The **East Node** is a smaller, L-shaped area shaded in a darker teal, located east of the West Node, bounded by N 12th St to the north, N 8th St to the south, W State St to the west, and W Bannock St to the east. Major roads are shown in grey, including Interstate 184 (S Americana Blvd) on the left and Interstate 20 (S Capitol Blvd) running diagonally. Numerous local streets are labeled, such as N 1st St through N 25th St, S 1st St through S 16th St, W 1st St through W Sherman St, and W Bannock St. The Boise River Greenbelt is visible in the bottom left corner. A scale bar at the bottom right indicates 0.5 miles, and a north arrow is located in the bottom right corner.

West Node, +9 acres

- ## East Node, +4 acres

- Historic Carnegie Library
- Vacant Bank Building (8th & State)
- Church

Proposed Westside Plan Amendment – Public Improvements / Input



West Node

- Assist with 11th Street Bikeway BHS Campus Connection
- Reconfigure and Improve BHS Campus Parking
- Franklin Street Streetscape Improvements
- Potential Redevelopment via Participation Projects



East Node

- 8th Street Streetscape Improvements and bicycle lane extension
- Underground utilities
- Public improvements via Participation Projects

Proposed Westside Plan Amendment – Project Status Update

Financial Feasibility

- SB Friedman – Financial Analysis of amended area and original area
- Initial findings – boundary adjustment is financially feasible

Plan Amendment & Legal Description

- Initial drafts Compiled
- Check-in with Stakeholders and Taxing Districts Underway

Next Steps

- CCDC Board Considers Approval of plan Amendment – August
- Transmit to City and Taxing Districts, Public Hearings, and City Approvals – August to October
- Possible to complete approval process in Calendar Year 2020

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Gateway East Transportation Study

Matt Edmond
Assistant Director – Parking & Mobility

Gateway East Transportation Study

Project Team

Matt Edmond, CCDC

Karen Gallagher, City of Boise

Sean Keithly, City of Boise

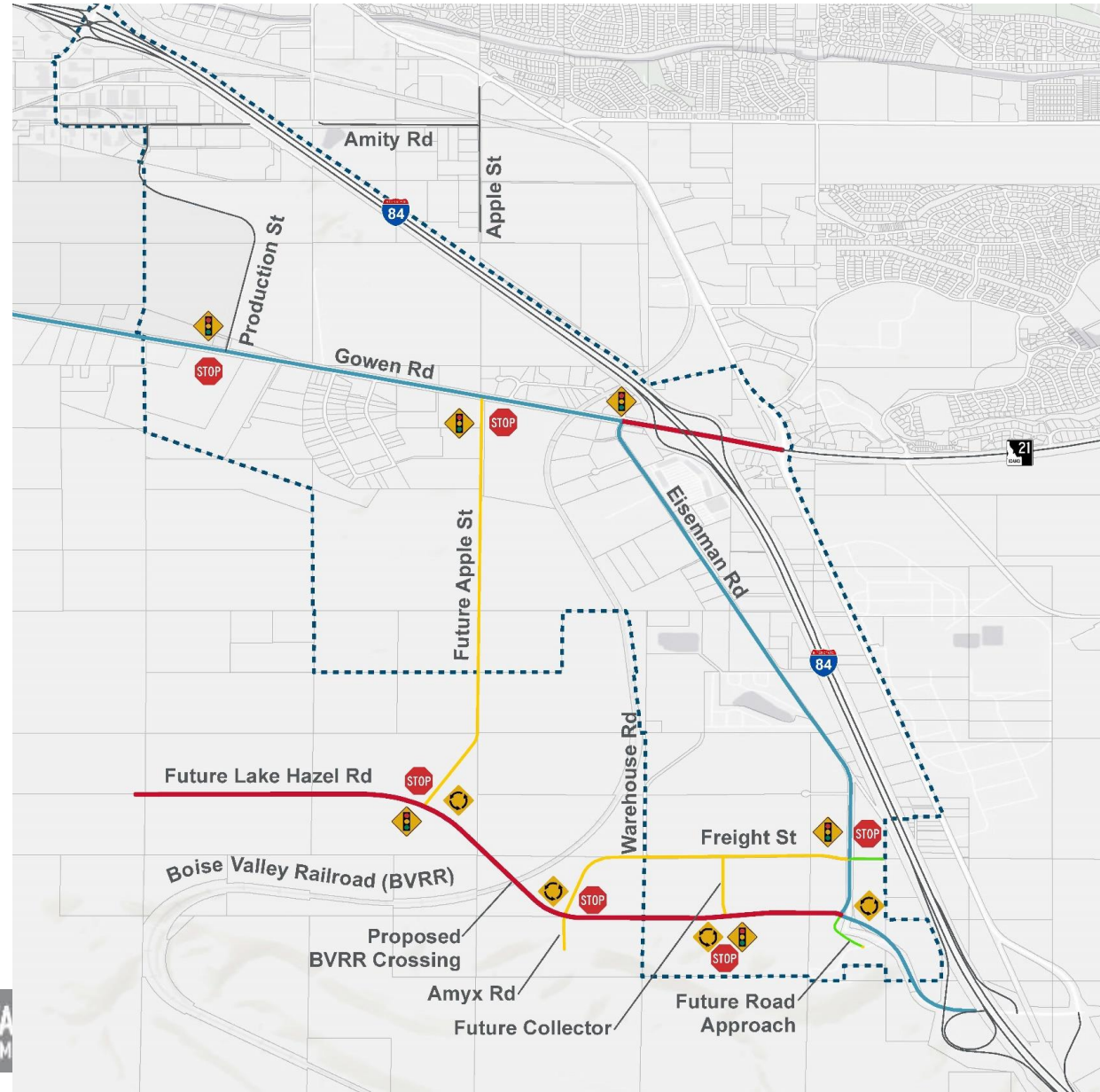
Zach Piepmeyer, City of Boise

Christy Little, ACHD

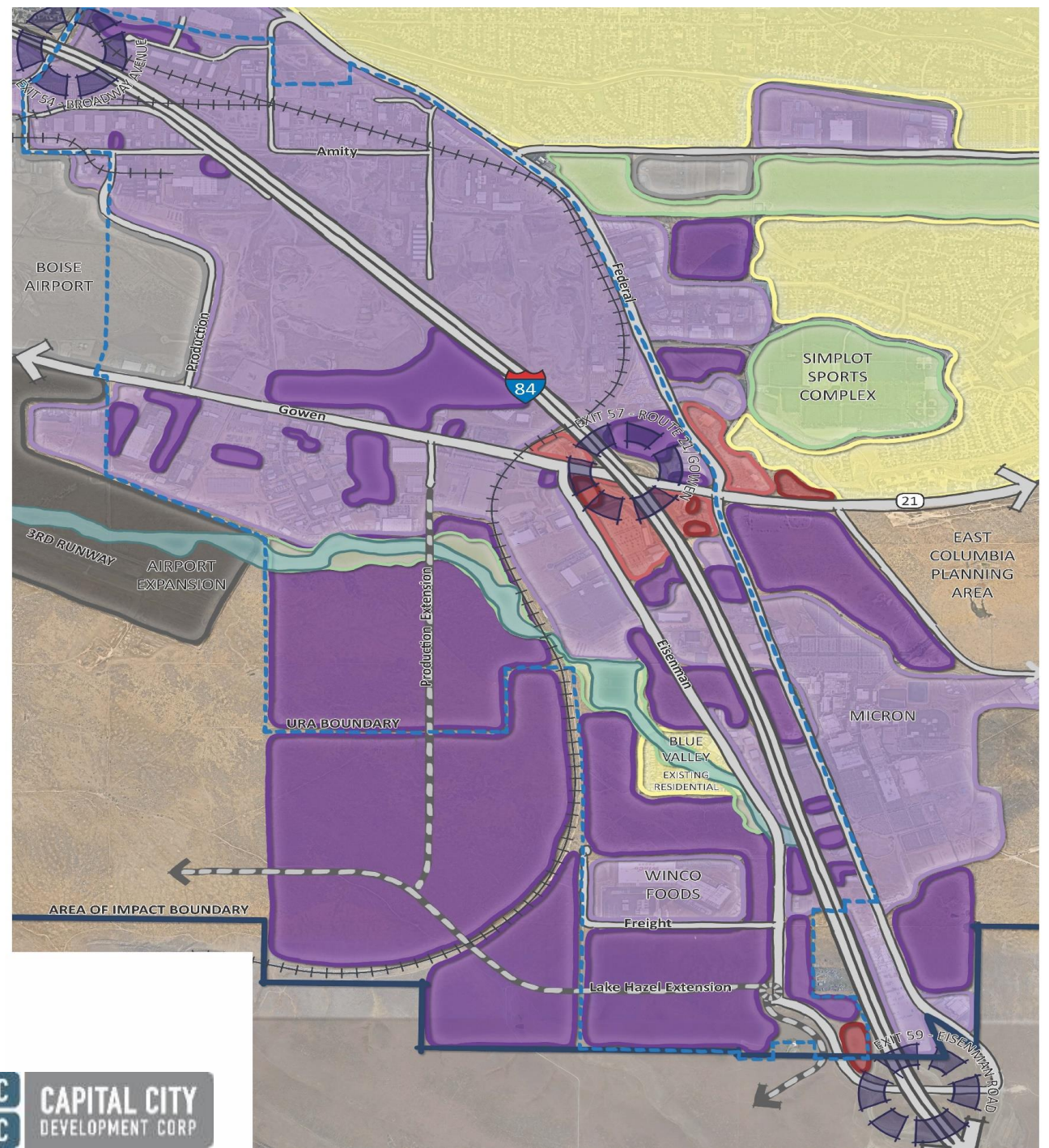
Mitch Skiles, ACHD

Cameron Waite, HDR

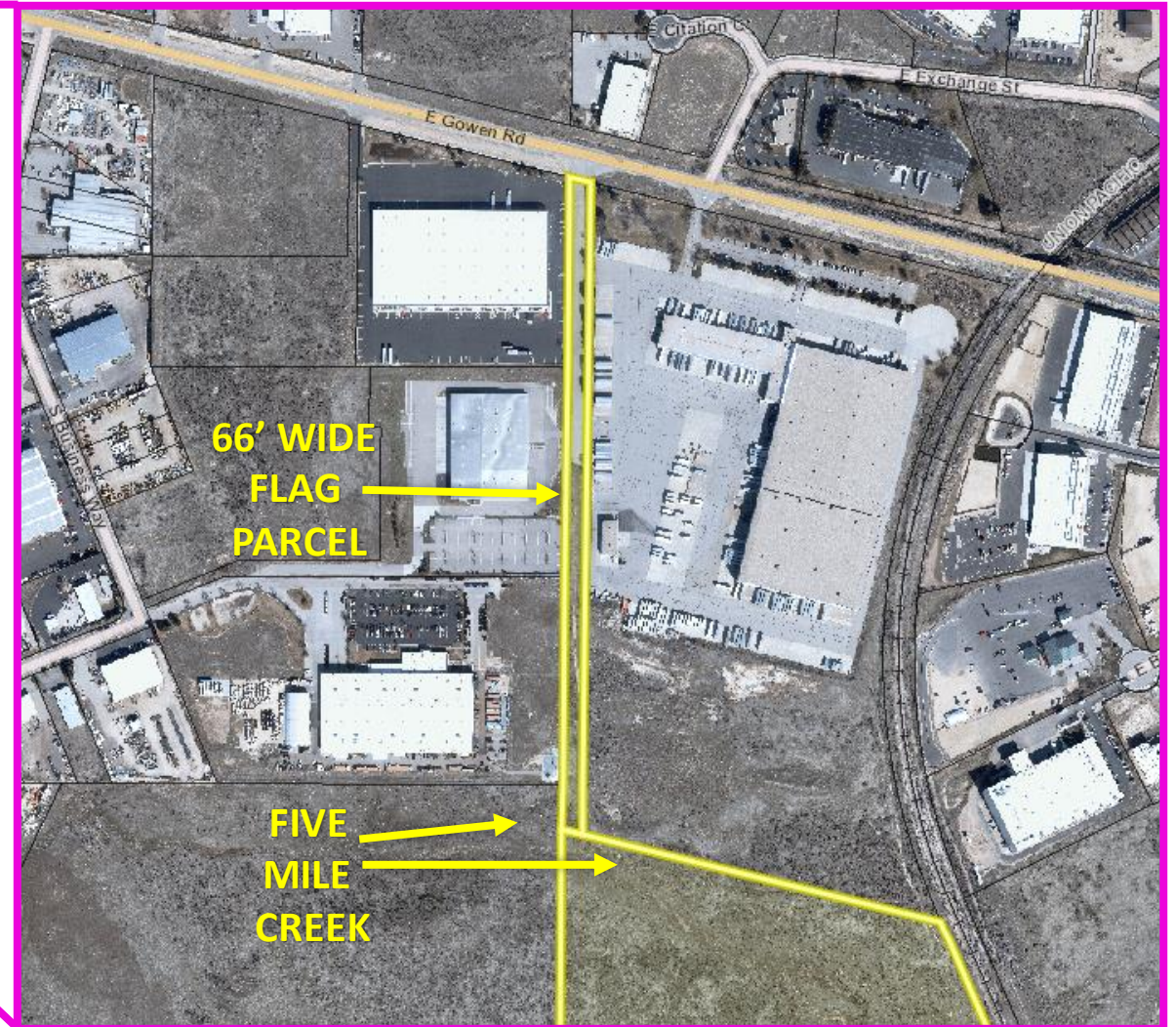
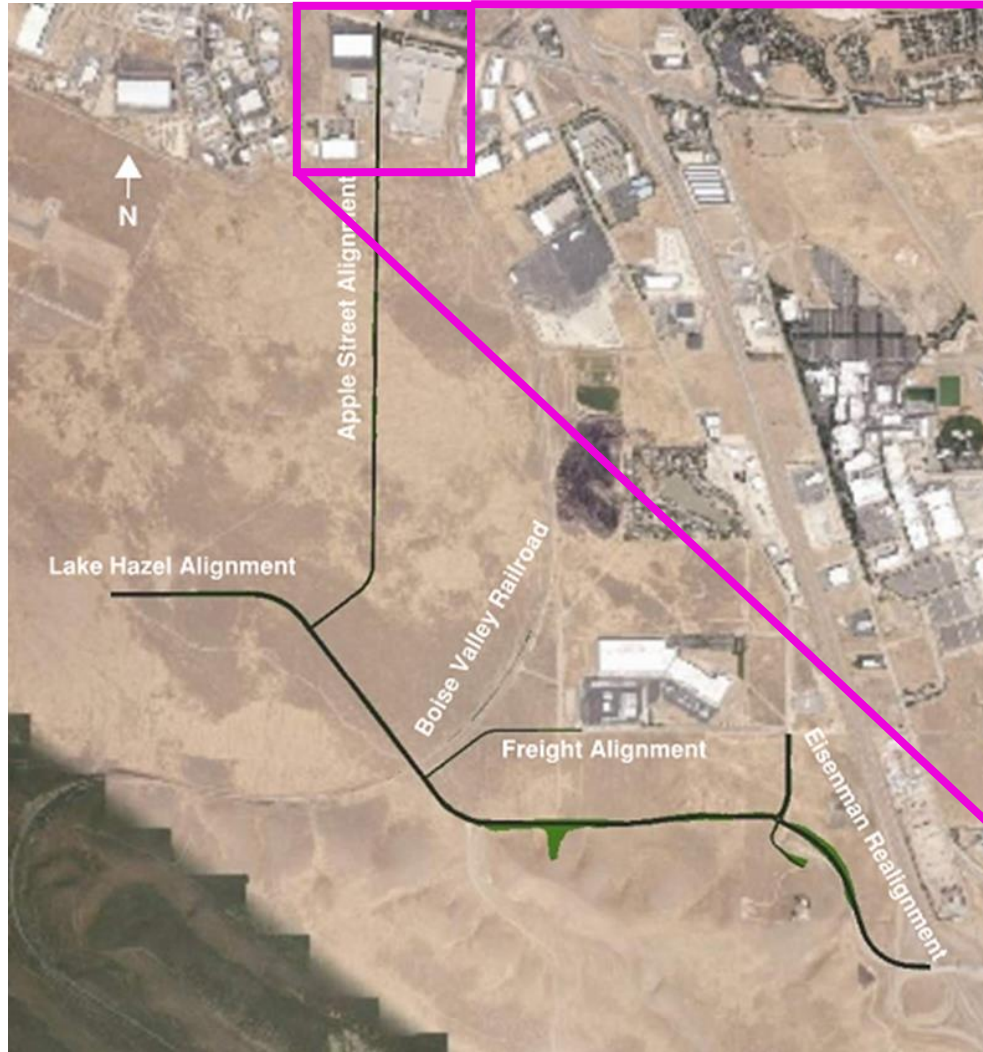
Ben Focht, HDR



Build-Out Assumptions



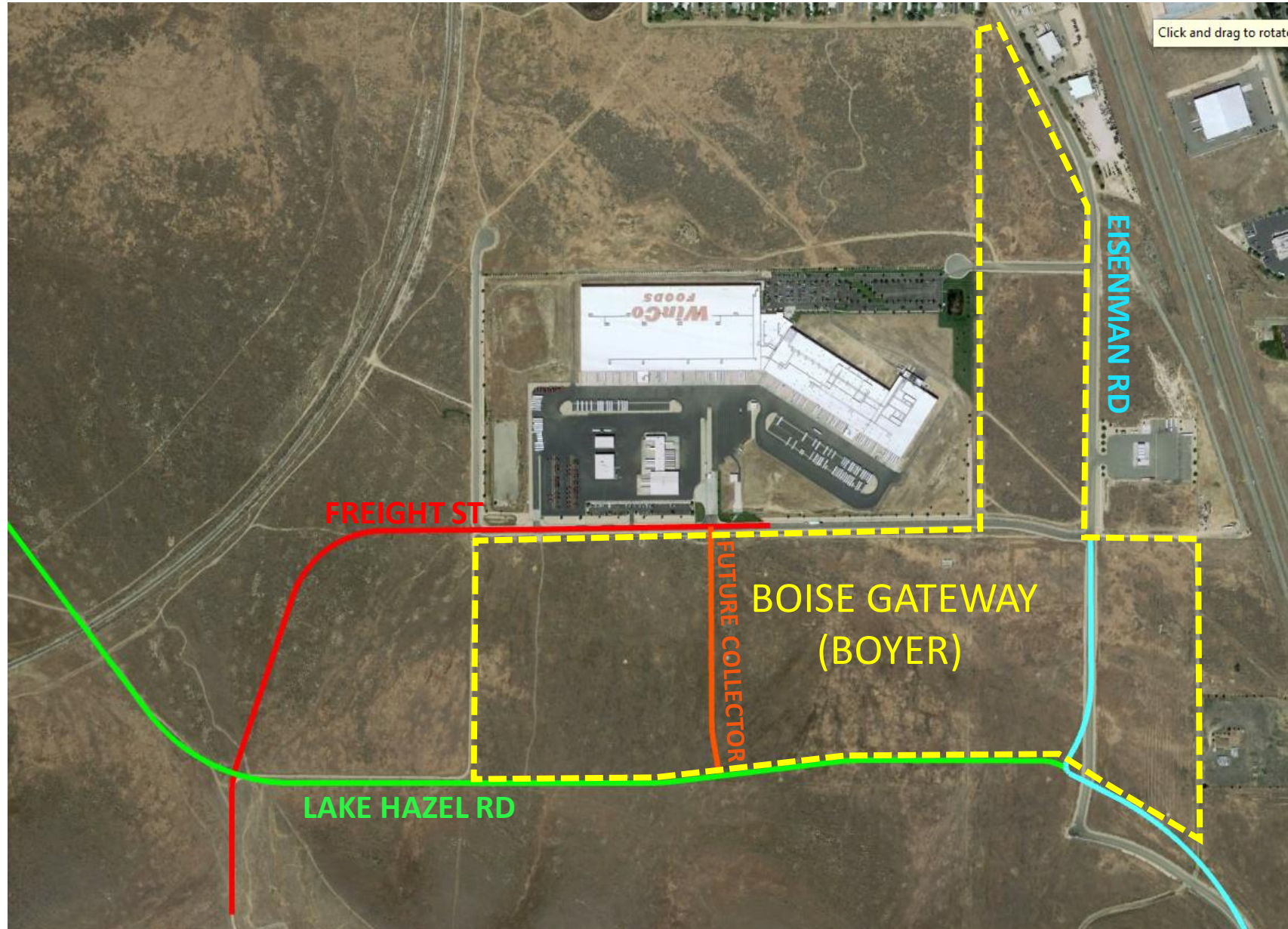
Findings: Apple Street (AKA Production Street)



Findings: Eisenman Road

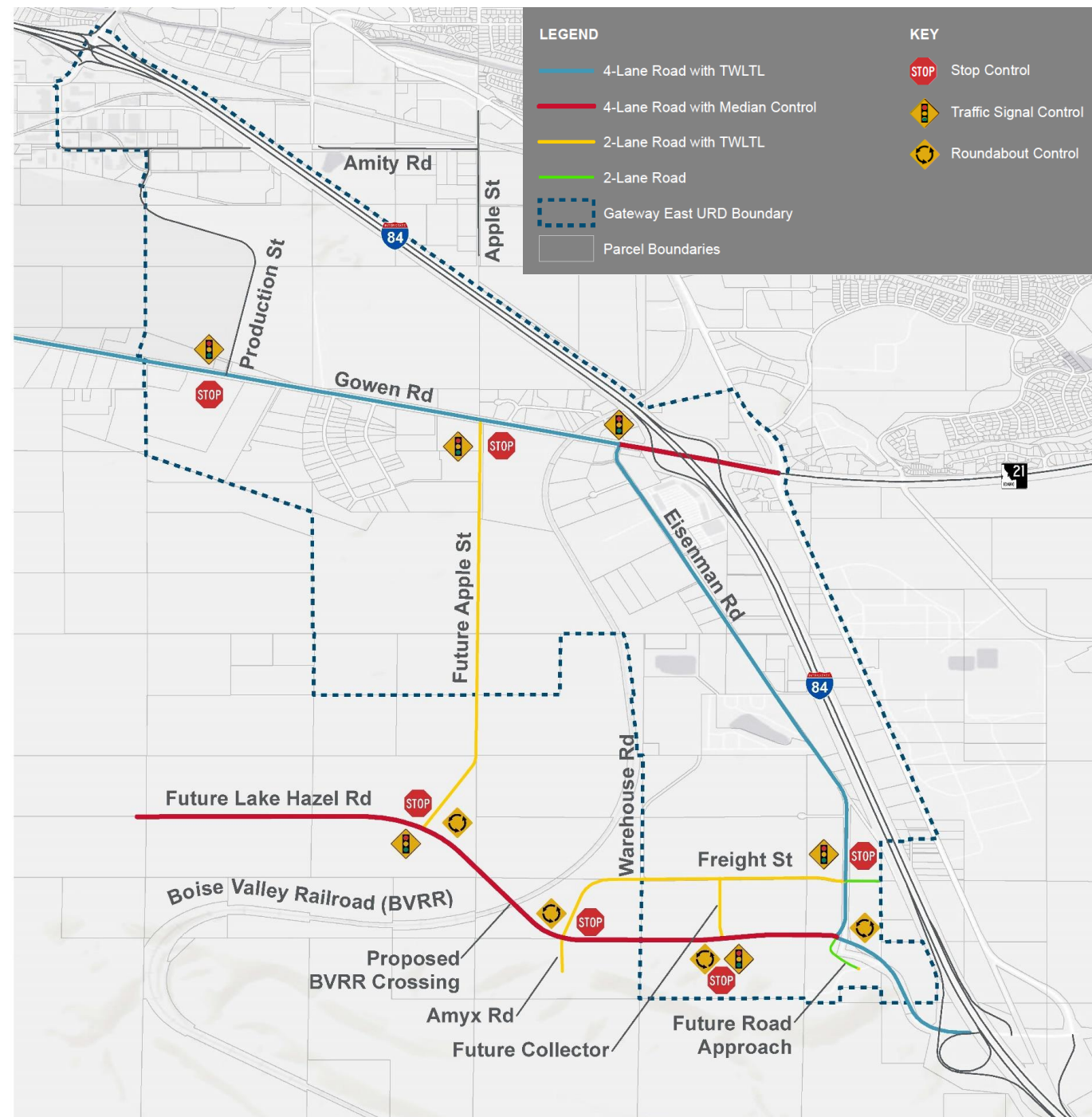


Findings: East Lake Hazel & Intersecting Streets



Next Steps

- Transmit to ACHD staff
- ACHD considers in Master Street Map update
- ACHD considers (Eisenman) in Capital Improvement Plan update



Comments or Questions?

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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).