



# **BOARD OF COMMISSIONERS MEETING**

**CAPITAL CITY DEVELOPMENT CORPORATION**

Board of Commissioners Meeting  
Conference Room, Fifth Floor, 121 N. 9<sup>th</sup> Street  
July 13, 2020, 12:00 p.m.

Virtual attendance is strongly encouraged.

Please visit: <https://ccdcboise.com/the-agency/board-of-commissioners/>

**A G E N D A**

**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 and 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

**IV. ACTION ITEM**

- 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

**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**

*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).*



# **III. CONSENT AGENDA**



## Paid Invoice Report

For the Period: 6/1/2020 through 6/30/2020

Payee	Description	Payment Date	Amount
<b>Debt Service:</b>			
<b>Payroll:</b>			
PERSI	Retirement Payment	6/3/2020	18,592.69
EFTPS - IRS	Federal Payroll Taxes	6/3/2020	14,519.10
Idaho State Tax Commission	State Payroll Taxes	6/3/2020	2,196.00
CCDC Employees	Direct Deposits Net Pay	6/3/2020	37,673.33
PERSI	Retirement Payment	6/17/2020	18,592.70
EFTPS - IRS	Federal Payroll Taxes	6/17/2020	14,519.10
Idaho State Tax Commission	State Payroll Taxes	6/17/2020	2,196.00
CCDC Employees	Direct Deposits Net Pay	6/17/2020	37,673.34
Total Payroll Payments:			216,289.44
<b>Checks and ACH</b>			
Various Vendors	Check and ACH Payments (See Attached)	June 2020	1,019,844.75

Total Cash Disbursements: \$ 1,236,134.19

*I have reviewed and approved all cash disbursements in the month listed above.*

A blue ink signature of the Finance Director.

Finance Director

A blue ink signature of the Finance Director.

Date

A blue ink signature of the Executive Director.

Executive Director

Date

## Report Criteria:

Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
4127	Accurate Surveying and M	2522	Mapping + Boundary Surve	05/28/2020	1,850.00	63681	06/25/2020
	Total 4127:				1,850.00		
3659	Ada County	APR2020 #2	April 2020 Master Ground	04/30/2020	11,925.75	63700	06/26/2020
		APR2020 #2	April 2020 Surplus Ground	04/30/2020	13,852.00	63700	06/26/2020
	Total 3659:				25,777.75		
4126	Agnew Beck Consulting Inc	8697	Public Engagement Strateg	04/30/2020	813.75	63701	06/26/2020
		8763	Old Boise Grove Street Pu	05/31/2020	1,805.62	63701	06/26/2020
		8763	Old Boise Grove Street Pu	05/31/2020	1,805.63	63701	06/26/2020
		8763	Old Boise Grove Street Pu	05/31/2020	750.00	63701	06/26/2020
		8763	Old Boise Grove Street Pu	05/31/2020	750.00	63701	06/26/2020
	Total 4126:				5,925.00		
1139	American Cleaning Service	19334	Trailhead Cleaning	06/11/2020	442.80	11631	06/29/2020
	Total 1139:				442.80		
3838	American Fire Protection L	10228	Monthly pump inspection &	05/29/2020	185.00	63682	06/25/2020
	Total 3838:				185.00		
1316	Blue Cross of Idaho	2012500009	Health Insurance - June 20	06/01/2020	25,227.07	63678	06/01/2020
	Total 1316:				25,227.07		
1385	Boise City Utility Billing	1177 JUN202	848 Main St # 0447416001	06/01/2020	8.17	11630	06/25/2020
	Total 1385:				8.17		
4022	Boxcast Inc	B57F3A3-00	storage fees	06/01/2020	13.99	11632	06/29/2020
	Total 4022:				13.99		
4082	BVGC Parcel B LLC	1600006407	11th & Front garage CAM e	06/01/2020	2,660.28	63683	06/25/2020
	Total 4082:				2,660.28		
3712	Car Park	11TH & FRO	11th & Front Hourly Reven	05/31/2020	1,095.34-	11644	06/30/2020
		11TH & FRO	11th & Front Discounts	05/31/2020	772.06	11644	06/30/2020
		11TH & FRO	11th & Front Other Revenu	05/31/2020	11.57-	11644	06/30/2020
		11TH & FRO	11th & Front Parking Syste	05/31/2020	6,340.25	11644	06/30/2020
		11TH&FRON	11th & Front Hourly Reven	04/30/2020	643.84-	11644	06/30/2020
		11TH&FRON	11th & Front Discounts	04/30/2020	542.70	11644	06/30/2020
		11TH&FRON	11th & Front Other Revenu	04/30/2020	22.28-	11644	06/30/2020
		11TH&FRON	11th & Front Banking & Me	04/30/2020	182.15	11644	06/30/2020
		11TH&FRON	11th & Front Parking Syste	04/30/2020	4,725.55	11644	06/30/2020
		APR2020	10th & Front - Grove	04/30/2020	20,035.22	11644	06/30/2020
		APR2020	9th & Front - City Centre	04/30/2020	25,947.25	11644	06/30/2020
		APR2020	9th & Main - Eastman	04/30/2020	21,647.90	11644	06/30/2020
		APR2020	Cap & Front - BLVD	04/30/2020	10,291.11	11644	06/30/2020

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
		APR2020	Cap & Main - Cap Terrace	04/30/2020	31,247.37	11644	06/30/2020
		APR2020	Cap & Myrtle - Myrtle	04/30/2020	17,830.70	11644	06/30/2020
		APR2020	Cap & Main - refunds	04/30/2020	171.00	11644	06/30/2020
		APR2020	9th & Front - refunds	04/30/2020	81.00	11644	06/30/2020
		APR2020	Cap & Front - refunds	04/30/2020	15.00	11644	06/30/2020
		APR2020	Cap & Myrtle - refunds	04/30/2020	858.60	11644	06/30/2020
		APR2020	Cap & Main - refunds	04/30/2020	899.10	11644	06/30/2020
		APR2020	9th & Front - refunds	04/30/2020	627.75	11644	06/30/2020
		APR2020	Cap & Front - refunds	04/30/2020	340.20	11644	06/30/2020
		APR2020	9th & Main - refunds	04/30/2020	781.65	11644	06/30/2020
		APR2020	10th & Front - refunds	04/30/2020	542.70	11644	06/30/2020
		Total 3712:			142,106.23		
3857	Carew Co	3177	CCDC Website Maint.	06/11/2020	531.25	63684	06/25/2020
		Total 3857:			531.25		
4161	CAS & Associates LLC	PO 200080	Environmental Site Assess	05/26/2020	2,475.00	63685	06/25/2020
		Total 4161:			2,475.00		
1556	Caselle Inc.	101892	Contract support - June 20	06/01/2020	840.00	63679	06/01/2020
		Total 1556:			840.00		
1595	City of Boise	IL1538	Downtown Core Maint - R	05/31/2020	1,955.95	63702	06/26/2020
		IL1538	Downtown Core Maint - W	05/31/2020	1,416.38	63702	06/26/2020
		IL1550	Downtown Core Maint - R	06/01/2020	1,955.95	63702	06/26/2020
		IL1550	Downtown Core Maint - W	06/01/2020	1,416.38	63702	06/26/2020
		Total 1595:			6,744.66		
4116	Civil Survey Consultants In	20015-02	Production Street and Gow	05/31/2020	9,690.00	11645	06/30/2020
		Total 4116:			9,690.00		
3947	Crane Alarm Service	68283	Fire Alarm System - Monito	05/01/2020	25.00	63686	06/25/2020
		69346	Fire Alarm System - Monito	06/01/2020	25.00	63686	06/25/2020
		Total 3947:			50.00		
4151	Desman Inc	D20018	10th & Front Garage Struct	04/30/2020	735.00	11646	06/30/2020
		D20024	10th & Front Garage Struct	05/31/2020	1,720.00	11646	06/30/2020
		D20024	10th & Front Garage Struct	05/31/2020	4,160.00	11646	06/30/2020
		Total 4151:			6,615.00		
1838	Elam & Burke P.A.	185180	WS District	05/31/2020	45.00	11647	06/30/2020
		185803	Parking Matters	05/31/2020	1,790.65	11647	06/30/2020
		185805	New URD - State STreet	05/31/2020	562.50	11647	06/30/2020
		185806	Hoffman v. City of Boise	05/31/2020	651.00	11647	06/30/2020
		185807	WS District Amendment	05/31/2020	832.50	11647	06/30/2020
		185808	101-0 General	05/31/2020	1,089.75	11647	06/30/2020
		185809	River Myrtle Implement Act	05/31/2020	382.50	11647	06/30/2020

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 1838:					5,353.90		
3695	Guho Corp.	190101063-0	2019 Streetscapes	05/31/2020	499,436.01	11648	06/30/2020
		200101039-0	office remodel - painting	05/09/2020	400.00	11648	06/30/2020
Total 3695:					499,836.01		
4115	HDR Engineering Inc	1200271417	Gateway East Transportati	05/31/2020	2,008.00	11633	06/29/2020
Total 4115:					2,008.00		
2165	Idaho Power	6607 MAY20	9th St outlets #220040660	05/31/2020	3.92	11629	06/17/2020
		7995 MAY20	9th & State # 2201627995	05/31/2020	3.50	11628	06/16/2020
Total 2165:					7.42		
3900	Idaho Records Manageme	0139698	Records Storage	06/01/2020	89.78	11634	06/29/2020
Total 3900:					89.78		
2186	Idaho Statesman	263244 MAY	Legal Notices	05/31/2020	247.68	63687	06/25/2020
Total 2186:					247.68		
3966	Involta LLC	0049875	Website Hosting Services	06/01/2020	1,347.90	63688	06/25/2020
Total 3966:					1,347.90		
2288	Jensen Belts Associates	1765CD-3	Westside Park DD-CD-CA	05/31/2020	40,756.28	11649	06/30/2020
		1768CD-1	8th and Bannock Streetsca	05/31/2020	7,632.90	11649	06/30/2020
		1768CD-1	8th and Bannock Streetsca	05/31/2020	8,524.35	11649	06/30/2020
Total 2288:					56,913.53		
3913	Kimley-Horn and Associate	16507311	Accredited Parking Organiz	04/30/2020	1,000.00	11635	06/29/2020
		16660024	Parking Supply/Demand U	04/30/2020	3,362.50	11635	06/29/2020
Total 3913:					4,362.50		
2360	Kittelson & Associates Inc.	0110021	11th Street Bikeway Conce	04/30/2020	5,591.25	11650	06/30/2020
Total 2360:					5,591.25		
4157	MIG, Inc.	0064757	State Street Corridor Fram	05/31/2020	1,877.50	11636	06/29/2020
Total 4157:					1,877.50		
4136	Mintify LLC	152	Management Training	05/31/2020	4,000.00	11637	06/29/2020
Total 4136:					4,000.00		
4129	Nations Roof LLC	296820-MT	parking garage roof repairs	04/30/2020	250.00	63689	06/25/2020
		296820-MT	ParkBOI Roof Preventive	04/30/2020	1,425.00	63689	06/25/2020
Total 4129:					1,675.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
3813	Oliver Russell	24801	Westside Urban Park Nami	05/28/2020	4,447.50	63690	06/25/2020
Total 3813:					4,447.50		
2774	Pro Care Landscape Mana	32775	Landscape Maintenance -	05/31/2020	872.00	63691	06/25/2020
		32842	Landscape Maintenance -	05/31/2020	250.47	63691	06/25/2020
		32843	Landscape Maintenance -	05/31/2020	44.00	63691	06/25/2020
		32966	Landscape Maintenance -	05/31/2020	13.28	63691	06/25/2020
Total 2774:					1,179.75		
2798	Quadrant Consulting Inc.	10994	westside park property line	04/30/2020	5,000.00	11638	06/29/2020
Total 2798:					5,000.00		
4125	Red Sky Inc	41522	Communication Services	05/31/2020	4,000.00	63692	06/25/2020
Total 4125:					4,000.00		
3929	SB Friedman Development	13920	Central Bench Revenue St	05/26/2020	11,640.00	11651	06/30/2020
	PO 200063-1		Westside URD Amendment	05/26/2020	10,267.50	11651	06/30/2020
Total 3929:					21,907.50		
3796	Scheidt & Bachmann USA I	41328	May 2020 Merchant Fees	05/31/2020	142.14	11639	06/29/2020
Total 3796:					142.14		
4076	Schindler Elevator Corpora	PO 200049	9th & Main elevator refurb	05/31/2020	89,679.12	11652	06/30/2020
Total 4076:					89,679.12		
3542	Security LLC - Plaza 121	JUNE2020	Office rent - June 2020	06/01/2020	13,620.75	63680	06/01/2020
Total 3542:					13,620.75		
4124	Slichter Ugrin Architecture I	1457	9th & Front Stair Structural	06/08/2020	28,240.00	11653	06/30/2020
Total 4124:					28,240.00		
3974	Stability Networks Inc.	32476	IT Services - FY2020	05/31/2020	2,090.00	11654	06/30/2020
		32476	Phone System Support	05/31/2020	85.00	11654	06/30/2020
		32476	AppRiver SecureTide	05/31/2020	40.00	11654	06/30/2020
		32476	Cloud Backup	05/31/2020	420.00	11654	06/30/2020
		32564 PO 20	power edge servers (2) an	06/05/2020	23,365.23	11654	06/30/2020
		32564 PO 20	power edge servers (2) an	06/05/2020	507.68	11654	06/30/2020
Total 3974:					26,507.91		
4112	Stacey and Parks PLLC	00270	capitol terrace condo legal	05/31/2020	967.50	11640	06/29/2020
Total 4112:					967.50		
3029	State Insurance Fund	23019546	Installment Premium	05/26/2020	1,239.00	63693	06/25/2020
Total 3029:					1,239.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
4071	State of Idaho - Dept of Ad	20068789	hand sanitzier and masks	06/10/2020	650.97	63694	06/25/2020
Total 4071:					650.97		
4109	Syringa Networks LLC	20339 JUN2	internet & data	06/01/2020	642.15	63695	06/25/2020
Total 4109:					642.15		
4074	The Potting Shed	18051	Interior Plant Maint.	05/31/2020	65.00	63696	06/25/2020
Total 4074:					65.00		
3923	Trailhead	128	Suez - 50%	05/31/2020	44.82	11641	06/29/2020
		128	Idaho Power - 50%	05/31/2020	120.63	11641	06/29/2020
		128	Intermountain Gas - 50%	05/31/2020	18.38	11641	06/29/2020
Total 3923:					183.83		
3170	Treasure Valley Coffee Inc.	2160:066408	Water & Cooler Rental	05/26/2020	106.00	63697	06/25/2020
Total 3170:					106.00		
3233	United Heritage	02014-001 J	Disability insurance - June	06/01/2020	1,497.75	63698	06/25/2020
Total 3233:					1,497.75		
3835	US Bank - Credit Cards	04.27.2020	Voice, data & webhosting s	04/27/2020	273.80	11627	06/12/2020
		04.27.2020	Office Supplies	04/27/2020	766.40	11627	06/12/2020
		04.27.2020	Computer & Software Supp	04/27/2020	29.99	11627	06/12/2020
		04.27.2020	Postage	04/27/2020	16.10	11627	06/12/2020
		04.27.2020	Dues & Subscriptions	04/27/2020	925.12	11627	06/12/2020
		04.27.2020	Travel & Meeting(non-local	04/27/2020	3,206.93-	11627	06/12/2020
		04.27.2020	Personnel Training (Local)	04/27/2020	872.00	11627	06/12/2020
		04.27.2020	Professional Services Gen	04/27/2020	5.95	11627	06/12/2020
		04.27.2020	Office Improvements	04/27/2020	33.49	11627	06/12/2020
		04.27.2020	Banking & Merchant Fees	04/27/2020	87.30	11627	06/12/2020
		05.25.2020	Voice, data & webhosting s	05/25/2020	335.46	11627	06/12/2020
		05.25.2020	Office Supplies	05/25/2020	623.58	11627	06/12/2020
		05.25.2020	Computer & Software Supp	05/25/2020	29.99	11627	06/12/2020
		05.25.2020	Dues & Subscriptions	05/25/2020	293.16	11627	06/12/2020
		05.25.2020	Personnel Training (Local)	05/25/2020	229.00	11627	06/12/2020
		05.25.2020	Banking & Merchant Fees	05/25/2020	32.90	11627	06/12/2020
Total 3835:					1,347.31		
3365	Westerberg & Associates	234	Legislative Advisement Ser	05/31/2020	2,000.00	11642	06/29/2020
Total 3365:					2,000.00		
3374	Western States Equipment	IN001327137	Bldg 8 generator Parts and	06/09/2020	1,398.12	63699	06/25/2020
		IN001327139	Bldg 8 generator monthly i	06/09/2020	278.55	63699	06/25/2020
Total 3374:					1,676.67		
3990	Xerox Corporation	010472783	Copier Lease	05/31/2020	291.23	11643	06/29/2020

Vendor Number	Name	Invoice Number	Description	Invoice Date	Amount	Check Number	Check Issue Date
Total 3990:					291.23		
Grand Totals:					1,019,844.75		

## Report Criteria:

Detail report type printed

MINUTES OF MEETING  
BOARD OF COMMISSIONERS  
CAPITAL CITY DEVELOPMENT CORPORATION  
Virtual Meeting  
Boise, ID 83702  
June 8, 2020 12:00 p.m.

**I. CALL TO ORDER:**

Board Members appeared remotely, as did John Brunelle, CCDC Executive Director, Brady Shinn, Project Manager – Property Development, Matt Edmond, Assistant Director – Parking & Mobility, and Ryan Armbruster, CCDC Legal Counsel.

Ross Borden, Finance and Administration Director, and Sarah Jones, Administrative Assistant, were present at the CCDC physical office location.

Present: Chairman Dana Zuckerman, Commissioner Ryan Woodings, Commissioner Gordon Jones, Commissioner Latonia Haney Keith, Commissioner Maryanne Jordan, Commissioner Lauren McLean, Commissioner Kate Nelson and Commissioner Danielle Hurd.

Absent: Commissioner David Bieter

Roll call was taken, by Ryan Armbruster, Agency Legal Counsel confirming quorum.

Chairman Zuckerman convened the meeting with a quorum at 12:00 p.m.

**II. AGENDA CHANGES/ADDITIONS:**

There were no changes to the agenda.

**III. CONSENT AGENDA**

**A. Expenses**

1. Approval of Paid Invoice Report –May 2020

**B. Minutes and Reports**

1. Approval of May 18, 2020 Meeting Minutes
2. Approval of May 18, 2020 Executive Session Meeting Minutes
3. 1st Quarter Financial Report, FY2020
4. 2nd Quarter Financial Report, FY2020

**C. Other**

1. Approve Resolution #1658 - 9100 S. Eisenman Road - Type 2 Participation Agreement

Commissioner Woodings made a motion to approve the Consent Agenda.

Commissioner McLean seconded

Roll Call

Each said Aye. The motion carried. 8-0

#### **IV. ACTION ITEMS**

**A. CONSIDER: 11<sup>th</sup> and Main Apartments - Type 1 Streetscape Grant Designation with Main Eleven LLC**

Brady Shinn, Project Manager – Property Development, gave a report.

Commissioner Woodings moved to direct staff to negotiate a final Type 1 Streetscape Grant Participation Agreement with Main Eleven LLC for future Board approval.

Commissioner Jordan seconded.

Roll Call

Each said Aye. The motion carried 8-0

**B. CONSIDER: Resolution #1659 – Authorizing Purchase of Property Addressed as 1715 W. Idaho Street**

Brady Shinn, Project Manager – Property Development, gave a report.

Commissioner Woodings moved to adopt Resolution #1659, approving and authorizing the execution of the Purchase and Sale Agreement for the property located at 1715 W Idaho Street.

Commissioner McLean seconded.

Roll Call

Each said Aye. The motion carried 8-0

**C. CONSIDER: Resolution #1657 – Authorizing the State Street Cost Share Application**

Matt Edmond, Assistant Director – Parking & Mobility, gave a report.

Commissioner Woodings moved to adopt Resolution #1657 authorizing the Executive Director to submit a cost share application to ACHD for installation of certain streetscape elements and fiber optic conduit along State Street between 8th Street and 14th Street as part of ACHD Project No. 519044.

Commissioner Jordan seconded.

Roll Call

Each said Aye. The motion carried 8-0

#### **V. INFORMATION/DISCUSSION ITEMS**

**A. Downtown Boise Association & CCDC**

Jennifer Hensley, DBA, gave a report.

## **B. CCDC Monthly Report**

John Brunelle, CCDC Executive Director, gave a report.

## **VI. EXECUTIVE SESSION**

A motion was made by Commissioner Woodings to go into executive session at 12:53 p.m. to deliberate regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [*Idaho Code Section 74-206(1) (c) (d) and (f)*].

Commissioner Hurd seconded the motion.

A roll call vote was taken:

Commissioner Nelson: Aye  
Commissioner Haney Keith: Aye  
Commissioner Jones: Aye  
Commissioner Jordan: Aye  
Commissioner Bieter: Aye  
Commissioner McLean: Aye  
Commissioner Woodings: Aye  
Commissioner Zuckerman: Aye

The motion carried 8-0.

In executive session, the Board addressed consideration of acquisition of real property which is not owned by a public agency and communicated with counsel to discuss the legal ramifications and legal options for pending litigation.

## **VII. EXECUTIVE MEETING ADJOURNMENT**

A motion was made by Commissioner Woodings to adjourn executive session at 1:16 p.m. and return to the public meeting. Commissioner Jordan seconded the motion. A roll call vote was taken.

Commissioner Nelson: Aye  
Commissioner Haney Keith: Aye  
Commissioner Jones: Aye  
Commissioner Jordan: Aye  
Commissioner Bieter: Aye  
Commissioner Mclean: Aye  
Commissioner Woodings: Aye  
Commissioner Zuckerman: Aye

The Board returned to the open Public Meeting, through remote access, for a formal motion to adjourn at 1:17 p.m.

A motion was made by Commissioner Woodings to adjourn the board meeting at 1:18 p.m. Commissioner Jordan seconded the motion. A roll call vote was taken; each said Aye. The motion carried 8-0.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 13th DAY OF July 2020.

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Dana Zuckerman, Chair

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Lauren McLean, Secretary



## AGENDA BILL

<b>Agenda Subject:</b>  1015 W. Main Street – 11 <sup>th</sup> and Main Apartments -- Type One Participation Agreement Approval with Main Eleven LLC.		<b>Date:</b>  July 13, 2020
<b>Staff Contact:</b> Brady Shinn	<b>Attachments:</b> 1) Resolution #1661 2) Type1 Agreement	
<b>Action Requested:</b> Adopt Resolution #1661 approving the Type 1 Streetscape Grant Participation Agreement with Main Eleven LLC and authorize the Executive Director to execute the agreement.		

### Background:

Revolve Development, out of Seattle, Washington, has purchased part the former Safari Inn, located at 1015 W. Main Street (Ada County Assessor Parcel #R1013000956). Revolve is redeveloping the 11<sup>th</sup> and Main building, transforming it from a 43-room hotel into 41 residential apartments, mostly studio units. Additionally, a teak-wood lattice façade will be added onto the existing stucco exterior walls. The existing retail spaces will stay operational during the renovation and remain after construction. CCDC encourages owner/tenant improvements which refresh downtown buildings, encourage occupancy, and enhance the public realm and pedestrian experience.

The redevelopment began in April 2020 and will conclude in early 2021. The site is in the Westside District.

In total, the renovation from hotel rooms to residential apartments encompasses 54,000 SF. The project estimates Total Development Costs for the interior and façade renovations to total \$8,600,000. The site is currently assessed at \$3,340,000

The project's actual scope is relatively minor due to previous work done by CCDC: The Applicant will replace the alley drive ramp on W. 11<sup>th</sup> Street and bring it into order with current Americans with Disabilities Act (ADA) standards. The project's total Estimated Eligible expenses are \$22,000. The existing streetscapes are recent and were installed by CCDC as part of its Capital Improvements work.

In addition to meeting the program requirements, the project also promotes a CCDC and City objective to improve pedestrian connectivity downtown, especially ADA-accessibility on an

existing alley drive ramp. Re-using properties is the most environmentally conscious approach and Type 1 Participation Program projects are the perfect fit for these type of renovations.

**Project Summary and Timeline:**

- Located at 1015 W. Main Street, corner of 11<sup>th</sup> and Main (Westside URD)
- Total project features renovating a portion of the Safari Inn into a 41-unit residential apartments (37 studios, 4-1BDs)
- \$22,000 Estimated Costs for public improvements to renovate the alley's drive ramp on W 11<sup>th</sup> Street
- November 15, 2019 – Design Review approval
- April 01, 2020 – Building Permit approval from the City of Boise
- June 2020 - Type 1 Agreement Designation
- July 2020 – CCDC Board Approval of Type 1 Agreement
- April 2020 - Construction Start
- January 2021 – Construction complete, Developer submits costs for reimbursement

**Fiscal Notes:**

Per the Type 1 policy, the grant can reimburse for an amount not to exceed \$150,000 of eligible expenses. Main Eleven LLC anticipates approximately \$22,000 in materials and labor costs for the alley drive ramp.

The project meets all program requirements, and resources have been approved for this use in the FY 21 budget.

The Type 1 reimbursement will be paid upon completion of the project, and prior to the Westside District's termination on September 30, 2026.

**Staff Recommendation:**

Provide feedback and direct for staff to continue negotiating and finalizing the terms of the Type 1 Participation Agreement for future board approval.

**Suggested Motion:**

I move to adopt Resolution #1661 approving the Type 1 Streetscape Grant Participation Agreement with Main Eleven LLC and authorize the Executive Director to execute the agreement.

**Attachment #1 – Resolution #1661**

**RESOLUTION NO. 1661**

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE TYPE 1 STREETSCAPE GRANT PARTICIPATION PROGRAM AGREEMENT BETWEEN THE AGENCY AND MAIN ELEVEN LLC; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS OR AGREEMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the “Act”), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the “Agency”).

WHEREAS, the City Council of the City of Boise City, Idaho (the “City”), after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the “Westside Plan”), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, Main Eleven, LLC, owns or controls certain real property located at 1015 West Main Street, Boise, Idaho, that it plans to renovate into residential apartments (the “Project”), including certain right-of-way public improvements, all of which are located in the Westside Urban Renewal District as created by the Westside District Plan; and,

WHEREAS, Main Eleven, LLC, intends to make improvements to the public alley drive-ramp on West 11<sup>th</sup> Street to meet ADA accessibility standards; and,

WHEREAS, the Agency has in place a Participation Program which includes the Type 1 Assistance Program under which the Agency provides reimbursement for construction of certain public improvements that meet the Agency’s requirements; and,

WHEREAS, attached hereto as Exhibit A, and incorporated herein as if set forth in full, is the Type 1 Participation Program Agreement and exhibits thereto (“Agreement”) with Main Eleven, LLC, whereby Main Eleven, LLC, will construct the Project and the Agency will reimburse Main Eleven, LLC, for constructing the public improvements as specified in the Agreement; an,

WHEREAS, the Agency Board finds it in the best public interest to approve the Agreement and to authorize the Executive Director to execute the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Agreement, which is attached hereto as Exhibit A and incorporated herein by reference, is hereby approved.

Section 3: That the Executive Director of the Agency is hereby authorized to sign and enter into the Agreement and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the Agreement or other documents are acceptable, upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the July 13, 2020, Agency Board meeting; the Agency is further authorized to appropriate any and all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on July 13, 2020. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on July 13, 2020.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: \_\_\_\_\_  
Dana Zuckerman, Chair

ATTEST:

BY: \_\_\_\_\_  
Lauren McLean, Secretary

**Attachment #2 – Type 1 Participation Agreement**



## TYPE 1 STREETSCAPE GRANT PARTICIPATION AGREEMENT

THIS TYPE 1 STREETSCAPE GRANT PARTICIPATION AGREEMENT ("Agreement") is entered into by and between the Urban Renewal Agency of the City of Boise, also known as the Capital City Development Corporation, an independent public body, corporate and politic, organized and existing under the laws of the State of Idaho and known as the urban renewal agency of the City of Boise City, Idaho ("CCDC"), an Idaho limited liability company, and Main Eleven LLC, a Washington limited liability company ("Participant"). CCDC and Participant may be collectively referred to as the "Parties" and individually referred to as a "Party."

### RECITALS

A. Participant owns or controls certain real property located at 1015 West Main Street, Boise, Idaho (the "Project Site") which is more accurately depicted on attached **Exhibit A**.

B. The Participant is renovating public improvements on the streetscape at the Project Site (the "Project"). The Project is more accurately depicted on attached **Exhibit B**. The Project meets the requirements of the Type 1 Participation Program and also promotes a CCDC objective to enhance the pedestrian environment downtown.

C. The CCDC Board of Commissioners has adopted the CCDC Participation Program Policy which can assist private and public development projects with improvements that benefit the public, which are located in the public right of way or permanent public easement area, called Eligible Expenses. As part of the Project, Participant intends to modernize the alley drive-ramp on West 11<sup>th</sup> Street to meet ADA accessibility standards. The Eligible Expenses are depicted on the Public Improvement Plans on attached **Exhibit C** (the "Eligible Expenses").

D. The Project is located in the Westside Urban Renewal District ("WS District"). The project is requesting funding for streetscape improvements related to an alley drive-ramp on West 11<sup>th</sup> Street.

E. CCDC deems it appropriate to assist the development of the Project to achieve the objectives set forth in the Plan and in accordance with CCDC's Participation Program Policy.

### AGREEMENT

NOW, THEREFORE, in consideration of the above recitals, which are incorporated into this Agreement; the mutual covenants contained herein; and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Effective Date**. The effective date ("Effective Date") of this Agreement shall be the date when this Agreement has been signed by the Participant and CCDC (last date signed)

and shall continue until: 1.) the completion of all obligations of each Party; or 2.) twelve (12) months from the Effective Date, whichever comes first. At CCDC's sole discretion an extension may be granted for a period not to exceed one year.

**2. Construction of the Project.** Participant agrees to construct the Project consistent with the following:

- a. The Project shall be constructed in accordance with the overall City of Boise ("City") infrastructure plans, policies, and design standards and with the applicable portions of the Streetscape Standards adopted as part of the Plan.
- b. The Parties agree that the Project is depicted on **Exhibit B and Exhibit C**, with cost estimates for Eligible Expenses described in the Schedule of Eligible Expenses in **Exhibit D**. Any other public improvements that are constructed by the Participant as part of the improvements to the Project Site are not eligible for reimbursement pursuant to this Agreement. Additionally, CCDC's reimbursement obligation is limited to the amount set forth in Section 6 of this Agreement.

**3. Initial Construction Funding.** Participant shall pay for all of the costs of construction for the Project. CCDC acknowledges that the Schedule of Eligible Expenses attached as **Exhibit D** is an estimate by Contractor and that actual costs for the Project, as well as each line item of cost, may be more or less than is shown.

**4. Notification of Completion; Inspection.** Upon completion of construction and the improvements being open to the public, Participant shall notify CCDC in writing and request a final construction inspection and/or a meeting with CCDC to determine if the Project meets the requirements of this Agreement. At CCDC's sole discretion, CCDC may require proof of completion, such as a Certificate of Occupancy, before providing written confirmation of compliance. CCDC shall provide Participant with written confirmation that the Project has been completed in compliance with this Agreement.

**5. Determining Actual Payment after Completion of Construction.** Participant shall provide appropriate documentation ("Cost Documentation") to CCDC that Participant has expended funds for Eligible Expenses in order to receive payment under the terms of this Agreement. Any Cost Documentation shall be submitted within thirty (30) days of Participant's notification to CCDC that construction of the Project is complete and shall include:

- a. Schedule of values that includes line items for the Project approved by CCDC for reimbursement so they are identifiable and separate from other line items ("Schedule of Values").
- b. Invoices from Participant's general contractor, subcontractor(s), and material suppliers for each type of eligible cost item (e.g. concrete, pavers, benches, historic street lights). Invoices shall specify quantities and unit costs of installed materials and a percentage estimate of how much installed material was used for the Project in comparison to the amount used for the remainder of improvements to the Project Site.
- c. Explanation of any significant deviation between the initial cost estimates in **Exhibit D** and the actual costs in the Cost Documentation as requested by CCDC.

- d. A signed and notarized letter by Participant attesting that all materials have been paid for, that all subcontractors have been paid, that no liens exist on the work performed, and that the Cost Documentation is complete whereupon payment by CCDC shall constitute full accord and satisfaction of all the Agreement obligations.
- e. Additional documentation or clarifications may be required and requested by CCDC.
- f. Recorded easements for any public improvement work done outside of the right of way.
- g. The Participant attests that all requested reimbursement expenses are for eligible public improvements within the public right-of-way.

CCDC shall have the right to review the Cost Documentation and to obtain independent verification that the quantities of work claimed, the unit costs, and the total costs for eligible costs are commercially reasonable and consistent with the cost estimates provided by Participant to CCDC prior to construction. In the event Participant fails to timely deliver the Cost Documentation, CCDC may, in its discretion, elect to terminate its payment obligations under this Agreement by providing Participant with written notice of such default. Participant shall have thirty (30) days from such written notice to cure the default. In the event Participant fails to cure such a default, CCDC's payment obligations under this Agreement may be terminated in CCDC's sole discretion.

Within thirty (30) calendar days of CCDC's receipt of the Cost Documentation, CCDC will notify Participant in writing of CCDC's acceptance or rejection of the Cost Documentation and CCDC's determination of the Actual Eligible Expenses to be reimbursed. CCDC shall, in its discretion, determine the Actual Eligible Expenses following its review of the Cost Documentation, verification of the commercial reasonableness of the costs and expenses contained in such Cost Documentation, and comparison of the amounts in the Cost Documentation to the amounts in **Exhibit D**. IN NO EVENT SHALL THE TOTAL FOR THE ACTUAL ELIGIBLE COSTS EXCEED THE AMOUNT ALLOWED BY SECTION 6.

If Participant disagrees with CCDC's calculation of the Actual Eligible Costs, Participant must respond to CCDC in writing within three (3) business days explaining why Participant believes CCDC's calculation was in error and providing any evidence to support any such contentions Participant wants CCDC to consider. CCDC shall respond to Participant within three (3) business days with a revised amount for the Actual Eligible Costs or notifying Participant CCDC will not revise the initial amount calculated. At that point, the determination of the Actual Eligible Costs will be final. CCDC'S DETERMINATION OF THE ACTUAL ELIGIBLE COSTS IS WITHIN ITS SOLE DISCRETION.

**6. CCDC's Reimbursement Payment Amount.** In accordance with the Participation Program, CCDC agrees to reimburse Participant 100% of Actual Eligible Expenses not to exceed \$200,000. The Project's estimated costs total \$22,612. Actual Eligible Expenses do not include soft costs (e.g., architectural and engineering design, permits, traffic control, mobilization, and overhead). The payment for this Type 1 Agreement will be made as a one-time reimbursement.

**7. Conditions Precedent to CCDC's Payment Obligation.** CCDC agrees to reimburse Participant in the amount as determined in compliance with Sections 2, 5 and 6 no later than thirty (30) days after completion of all of the following:

- a. Project construction is complete and meets the specifications as described in the Recitals section of this Agreement and as shown in Exhibit B.
- b. CCDC receives Cost Documentation as described in Section 5 in a format acceptable to CCDC.
- c. CCDC provides written confirmation to the Participant that the Project has been constructed in compliance with this Agreement.

Participant's failure to comply with all Agreement provisions shall be a basis for termination of CCDC's reimbursement obligation.

**8. Subordination of Reimbursement Obligations.** The Parties agree this Agreement does not provide Participant with a security interest in any CCDC revenues for the Urban Renewal District Area or any other urban renewal plan area, including but not limited to revenue from any "Revenue Allocation Area" (as defined in Title 50, Chapter 29 of the Idaho Code) or any revenue from CCDC's parking garages. Notwithstanding anything to the contrary in this Agreement, the obligation of CCDC to make the payments as specified in this Agreement shall be subordinate to all CCDC obligations that have committed or in the future commit available CCDC revenues, including but not limited to revenue from any Revenue Allocation Area or any revenue from CCDC's parking garages, and may be subject to consent and approval by CCDC lenders.

**9. Default.** Neither Party shall be deemed to be in default of this Agreement except upon the expiration of forty-five (45) days [ten (10) days in the event of failure to pay money] from receipt of written notice from the other Party specifying the particulars in which such Party has failed to perform its obligations under this Agreement unless such Party, prior to expiration of said 45-day period [ten (10) days in the event of failure to pay money], has rectified the particulars specified in said notice of default. In the event of a default, the nondefaulting Party may do the following:

- a. The nondefaulting Party may terminate this Agreement upon written notice to the defaulting Party and recover from the defaulting Party all direct damages incurred by the nondefaulting Party.
- b. The nondefaulting Party may seek specific performance of those elements of this Agreement which can be specifically performed and recover all damages incurred by the nondefaulting Party. The Parties declare it to be their intent that elements of this Agreement requiring certain actions be taken for which there are not adequate legal remedies may be specifically enforced.
- c. The nondefaulting Party may perform or pay any obligation or encumbrance necessary to cure the default and offset the cost thereof from monies otherwise due the defaulting Party or recover said monies from the defaulting Party.
- d. The nondefaulting Party may pursue all other remedies available at law, it being the intent of the Parties that remedies be cumulative and liberally enforced so as to adequately and completely compensate the nondefaulting Party.

- e. In the event Participant defaults under this Agreement, CCDC (the nondefaulting Party) shall have the right to suspend or terminate its payment under this Agreement, as more specifically defined in this Agreement, for so long as the default continues and if not cured, CCDC's obligation for payment shall be deemed extinguished. In addition, if CCDC funds shall have been paid, Participant shall reimburse CCDC for any such funds Participant received.

**10. Captions and Headings.** The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

**11. No Joint Venture or Partnership.** CCDC and Participant agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making CCDC and Participant a joint venture or partners.

**12. Successors and Assignment.** This Agreement is not assignable except that the Participant may assign Participant's rights or obligations under this Agreement to a third party only with the written approval of CCDC, at CCDC's sole discretion which cannot be reasonably denied.

**13. Notices and Receipt.** All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express) with postage or delivery charges prepaid and return receipt requested, or by electronic mail (e-mail) addressed to the appropriate Party at the address set forth below:

If to Participant:

John Schack  
Main Eleven LLC  
122 S. Jackson Street  
Suite 330  
Seattle, WA 98104  
206.790.0259  
[john@revolvedevelopment.com](mailto:john@revolvedevelopment.com)

If to CCDC:

John Brunelle, Executive Director  
Capital City Development Corporation  
121 N. 9<sup>th</sup> Street, Suite 501  
Boise, Idaho 83702  
208-384-4264  
[jbrunelle@ccdcb Boise.com](mailto:jbrunelle@ccdcb Boise.com)

**14. Applicable Law; Attorney Fees.** This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either Party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney fees, court costs, and such other costs as may be found by the Court.

**15. Entire Agreement.** This Agreement constitutes the entire understanding and agreement of the Parties. Exhibits to this Agreement are as follows:

Exhibit A	Project Site Map
Exhibit B	Project Depiction
Exhibit C	Public Improvement Plans
Exhibit D	Schedule of Eligible Expenses

**16. Indemnification.** Participant shall indemnify and hold CCDC and its officers, agents, and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable architect and attorney fees (collectively referred to in this section as “Claim”), which may be imposed upon or incurred by or asserted against CCDC or its respective officers, agents, and employees relating to the construction or design of the Streetscape Project or otherwise arising out of Participant’s actions or inactions. In the event an action or proceeding is brought against CCDC or its respective officers, agents, and employees by reason of any such Claim, Participant, upon written notice from CCDC shall, at Participant’s expense, resist or defend such action or proceeding. Notwithstanding the foregoing, Participant shall have no obligation to indemnify, defend, or hold CCDC and its respective officers, agents, and employees harmless from and against any matter to the extent it arises from the active negligence or willful act of CCDC or its respective officers, agents, or employees.

**17. Antidiscrimination During Construction.** Participant, for itself and its successors and assigns, agrees that in the rehabilitation and/or construction of improvements on the Project Site provided for in this Agreement, the Participant and its agents will not discriminate against any person on the basis of race, color, religion, sex, sexual orientation, gender identity/expression, national origin or ancestry, marital status, age, or handicap.

**18. Maintenance.** Participant recognizes CCDC has no specific authority to accept maintenance responsibility of the Project or any improvements constructed by Participant and that no agreement has been reached with CCDC or City to accept any maintenance obligations for such improvements.

**19. Promotion of Project.** Participant agrees CCDC may promote the Project and CCDC’s involvement with the Project. Such promotion includes reasonable signage at the Site notifying the public of CCDC’s involvement with the Project.

End of Agreement  
[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement with an Effective Date as of the last date written below.

**CCDC:**

The Urban Renewal Agency of Boise City, Idaho, a public body, corporate and politic

\_\_\_\_\_  
John Brunelle, Executive Director

Date \_\_\_\_\_

**PARTICIPANT:**

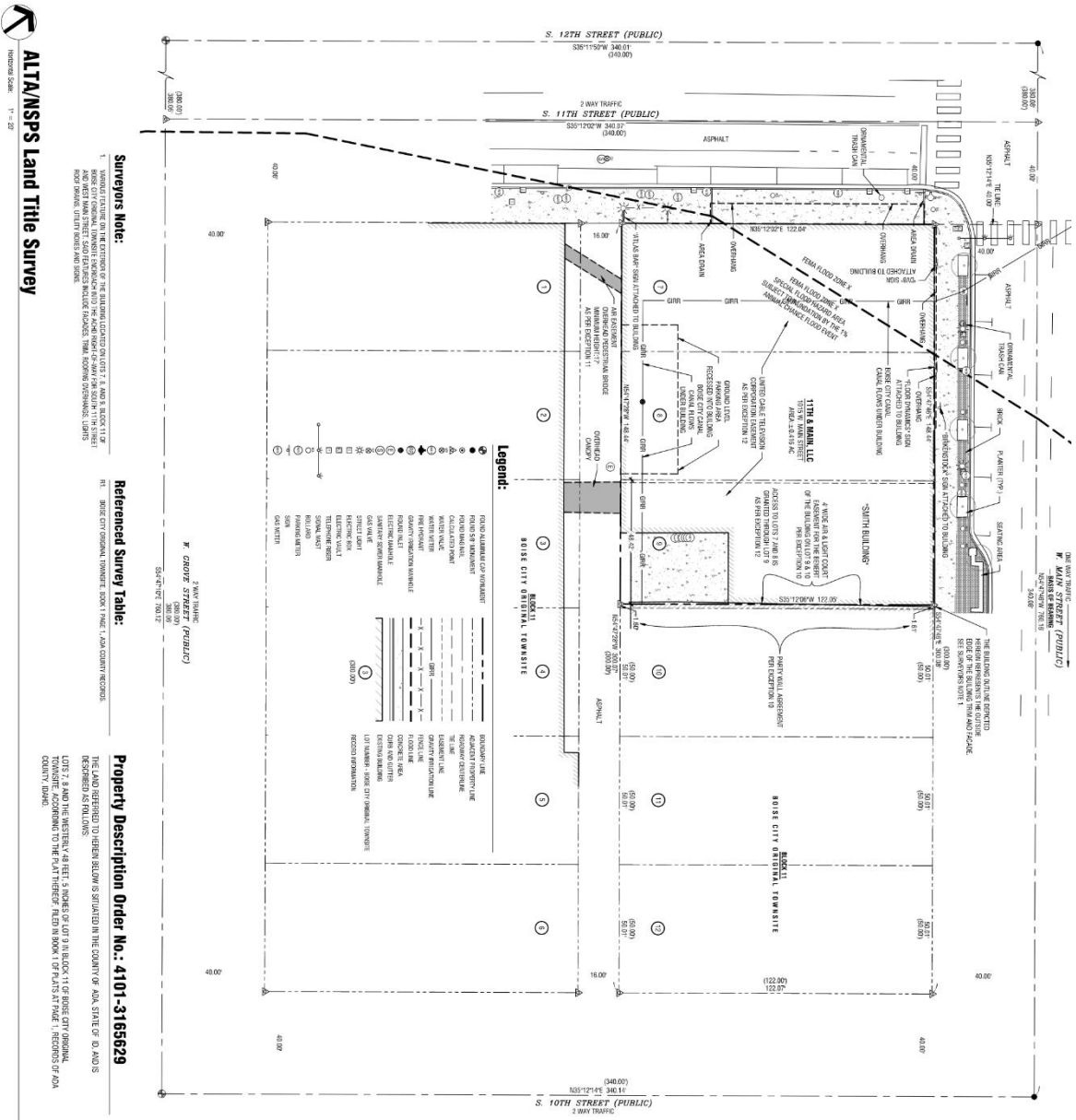
Main Eleven LLC,  
a Washington limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibits**

- A: Project Site
- B: Project Depiction (renderings)
- C: Public Improvement Plans
- D: Schedule of Eligible Expenses

Exhibit A: Project Site Map



### ALTA/NSPS Land Title Survey

Surveyors Note:

Referenced Survey Table:

Property Description Order No. 4101-3165629

### Revolve Development

for

ALTA/NSPS Land Title Survey

Located in Block 11 of Boise City Original Township  
Situating in the Northwest Quarter of Section 10  
Township 3 North, Range 2 East, Boise Meridian  
City of Boise, Ada County, Idaho  
2019

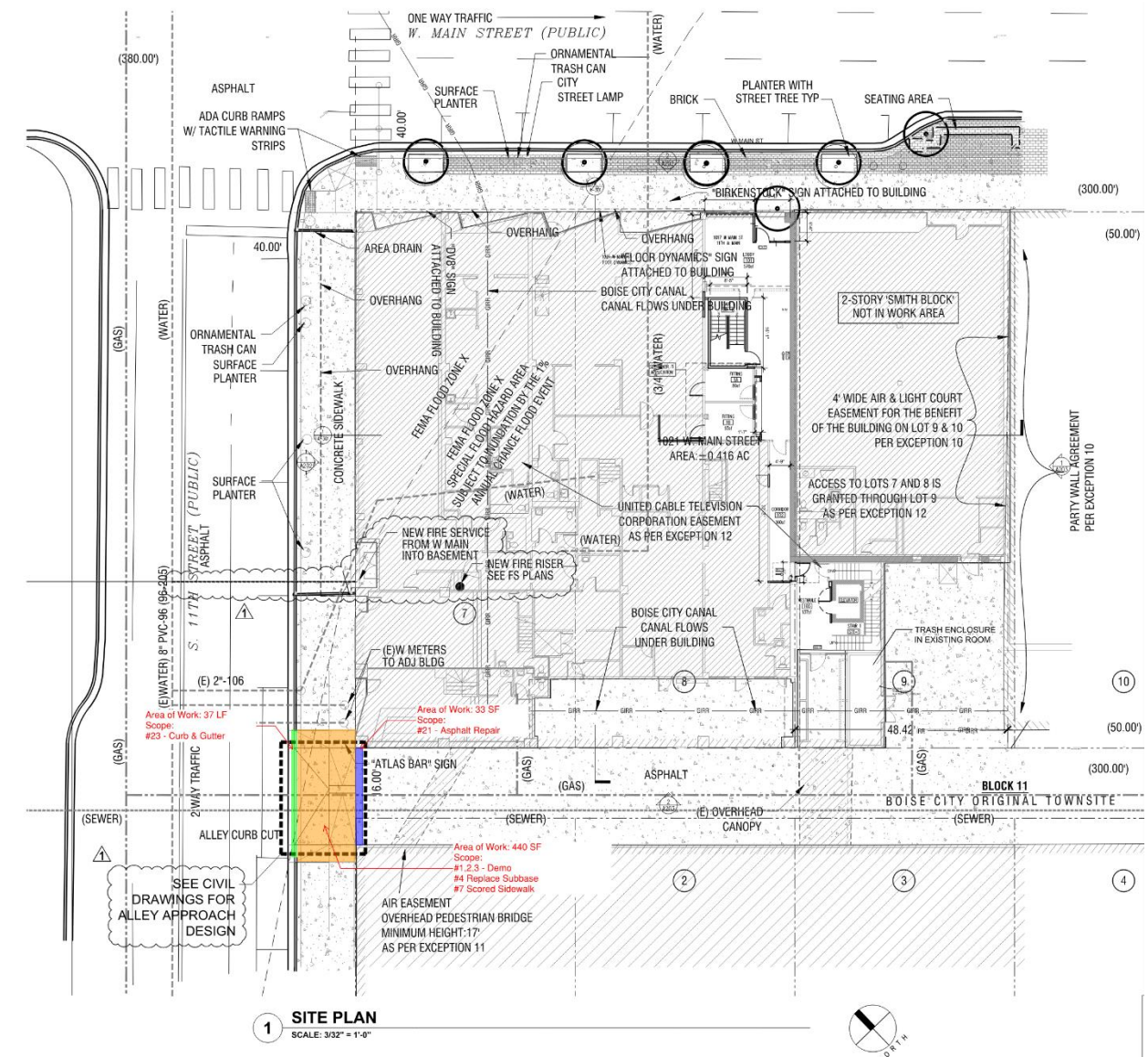
Vicinity Map:

Notes:

Exhibit B: Project Depiction



TYPE 1 STREETSCAPE GRANT PARTICIPATION AGREEMENT - 10



# Exhibit D: Schedule of Eligible Expenses

CCDC Participation Program					
T1 Eligible Costs Application Form					
Actual Eligible Costs To Be Determined by CCDC					
Project Name: 10th and Main Apartments		Plan Date: 04.20.2020		Prepared By: Revolve Development	
STREETSCAPE IMPROVEMENTS: (In right-of-way)					
#	ITEM DESCRIPTION:	UNIT	UNIT PRICE	QUANTITY	TOTAL COST
		(SF, LF, etc.)	(In \$)		
<b>SITE PREPARATION:</b>					
1	Surface demolition	Sf	11	440	4,924
2	Asphalt demolition (in line 1)	0	0	0	0
3	Curb and gutter demolition (in line 1)	0	0	0	0
4	Saw cut	0	0	0	0
5	Replace subbase	SF	24	440	10,446
6	Stand alone tree removal	0	0	0	0
<b>SIDEWALK WORK:</b>					
7	Scored concrete sidewalk	SF	11	440	4,756
8	Dry laid brick	SF	31	33	1,020
9	Pedestrian ramp	LF	40	37	1,466
10	Truncated dome	0	0	0	0
11	Lawn parkway	0	0	0	0
12	Irrigation	0	0	0	0
<b>SITUATIONAL FURNISHINGS:</b>					
13	Street trees	0	0	0	0
14	Tree grates & frames	0	0	0	0
15	Trench drain cover	0	0	0	0
16	Historic street light	0	0	0	0
17	Bench	0	0	0	0
18	Bike rack	0	0	0	0
19	Litter receptacle	0	0	0	0
20	Pre-cast planter	0	0	0	0
<b>OTHER:</b>					
21	Asphalt repair	0	0	0	0
22	Concrete curb cut	0	0	0	0
23	Vertical curb and gutter (6")	0	0	0	0
24	Meyers cabinet	0	0	0	0
25	Water meter	0	0	0	0
26	Utility Poles/Utility Undergrounding	0	0	0	0
27	Awnings	0	0	0	0
28	Awning Lighting	0	0	0	0
<b>TOTAL ELIGIBLE COSTS:</b>					22,612
<b>TYPE ONE NOT-TO-EXCEED AMOUNT</b>					200,000
<b>Important Note:</b> Each program where eligible costs are identified will only pay for those approved expenses not otherwise paid for by another public entity.					



## **IV. ACTION ITEMS**



## AGENDA BILL

<b>Agenda Subject:</b> 505 W. Bannock Street Mixed Use Office and Retail - Type 1 Participation Agreement Designation with I M IRIE TWO LLC.		<b>Date:</b> July 13, 2020
<b>Staff Contact:</b> Brady Shinn	<b>Attachments:</b> 1) Site Map 2) Rendering and Site Plan 3) Public Improvement Plan	
<b>Action:</b> Review 505 W. Bannock Street as a project eligible to utilize the Type 2 General Assistance Participation Agreement and direct staff to continue negotiating a final agreement with I M IRIE TWO LLC for future board approval.		

### Background:

505 W. Bannock is a mixed-use office and retail project being developed by “I M IRIE TWO LLC” in the River Myrtle / Old Boise District. I M IRIE TWO LLC is a privately owned company owned by a local individual. The project consists of one building just over 15,000 SF over three floors: the first floor will be a casual cocktail bar and lounge (5,150 SF), the second floor (5,150 SF) will be fine dining complementing the first floor and the third floor (3,700 SF) will be an office space to serve the local owner’s service company. The project demolishes the existing former Wells Fargo bank facility and its surface parking lot. In total, the site is 6,098 square feet. Total development costs are estimated to be approximately \$5.5 million.

505 W. Bannock has Design Review approval and will be submitting permits soon. Permits are expected in May 2020 with an estimated construction duration of 7 months, or December 2020.

505 W. Bannock has requested designation for CCDC’s Type 1 Participation Program. Under the Participation Program, no scorecard is used for Type 1 projects are eligible for reimbursement at 100% of project public improvement and streetscape costs, subject to Board approval. The public improvements that are eligible for CCDC funding include planter and Silva cell construction and a transformer that will serve other neighboring project’s future use.

The CCDC Board approved the River Myrtle / Old Boise Participation Program which includes a Type 1 Streetscape Reimbursement. This project meets the requirements of the Type 1 Program and also promotes CCDC and City objectives to diversify Boise’s economy by promoting industrial development. To the knowledge of Agency staff, the project owner has not applied for any incentive programs that are incompatible with Type 1 streetscape reimbursement.

#### Project Summary and Timeline:

- Located on West 5<sup>th</sup> and West Bannock, in view of the State Capitol Building
- 3,700 SF office
- 11,300 SF combined dining (casual, cocktail lounge, fine dining)
- No on-site parking, parking will be available on neighboring sites' surface parking
- \$5,565,000 Total Development Costs
- \$80,000 Estimated Eligible Expenses
- 180 construction jobs estimated
- 30 permanent jobs estimated
- September 21, 2019 – Design Review Approval
- November 2019 – Construction began on excavation, grading.
- Summer 2020 – Type 1 Agreement Finalize/Execute
- Winter 2020/2021 – Est. Construction complete
- Spring 2021 – Developer submits costs for reimbursement
- Spring 2021 – CCDC reimburses

#### **Fiscal Notes:**

Preliminary information shows that the project has Eligible Expenses of approximately \$80,000. Based on CCDC's tax increment generation equation. The total reimbursement will not exceed the actual public improvement expenses as verified by CCDC at completion of the project.

Upon approval of an Agreement, staff will include the project in the next Five-Year Capital Improvements Plan amendment for FY 2020 – 2024 for the Gateway East District.

#### **Staff Recommendation:**

Provide feedback and direct for staff to continue negotiating and finalizing the terms of the Type 1 Participation Agreement for future board approval.

#### **Suggested Motion:**

I move to direct staff to negotiate a final Type 1 Participation Agreement with I M IRIE TWO LLC for future board approval.

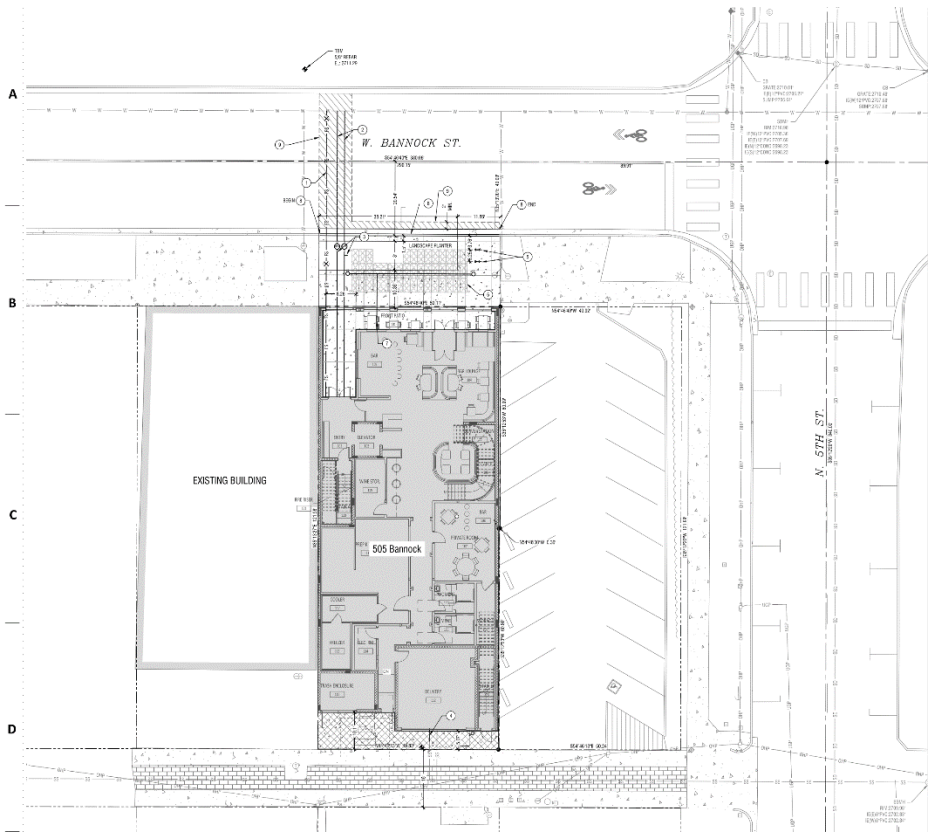
## Attachment #1 – Site Plan

Ada County Assessor

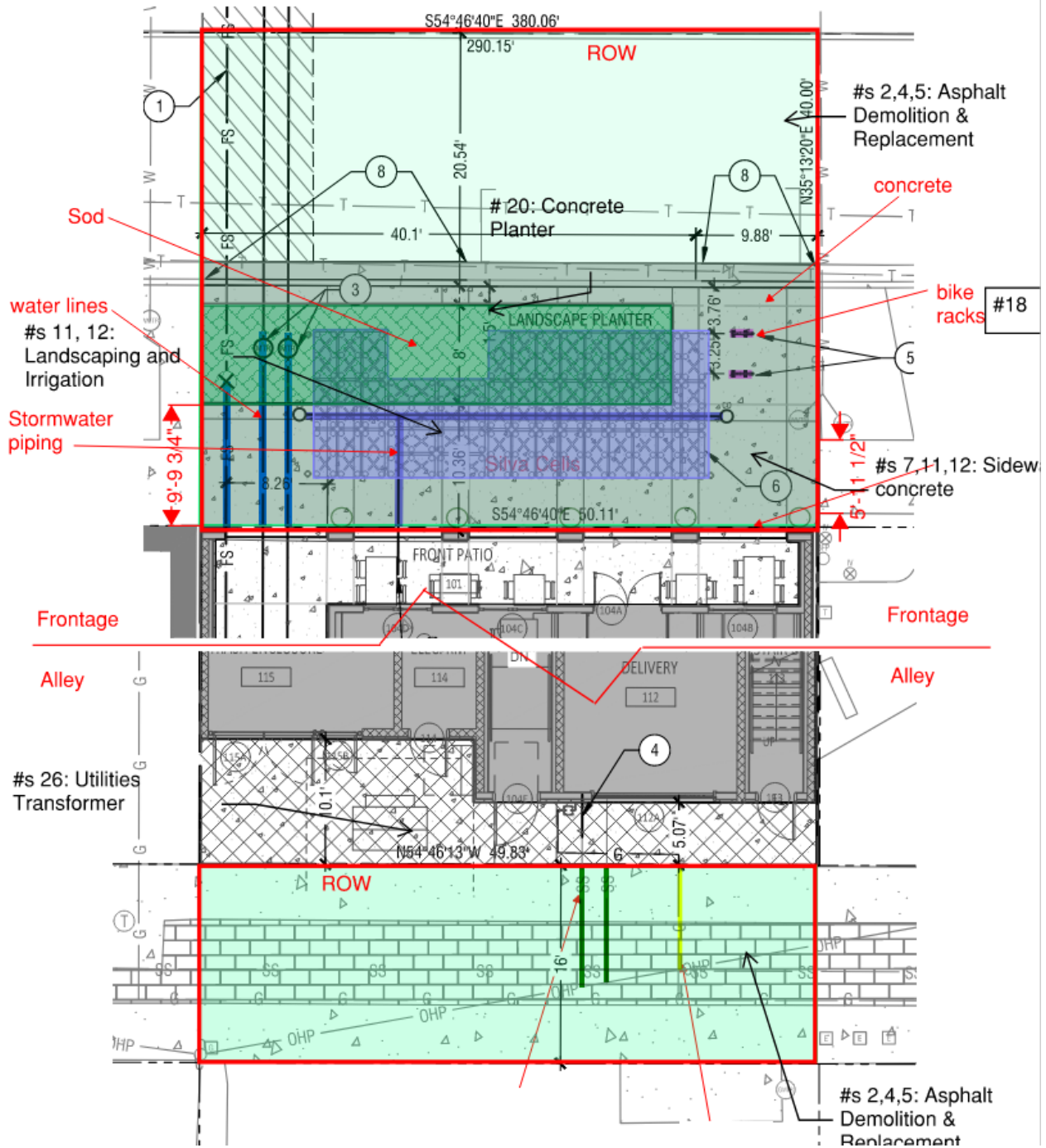
This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Attachment #2 – Rendering and Site Plan



### Attachment #3 – Public Improvement Plan





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## AGENDA BILL

<b>Agenda Subject:</b> 1715 W. Idaho Street Property Disposition.		<b>Date:</b> July 13, 2020
<b>Staff Contact:</b> Brady Shinn	<b>Attachments:</b> 1) Site Map 2) RFP Core Values Term Sheet 3) Example RFP Issued - Ash Street Townhomes	
<b>Action:</b> Review 1715 W. Idaho Street as a property disposition utilizing a Request For Proposal process and direct staff to establish a working group that will determine general terms of said RFP process.		

### Background:

1715 W. Idaho was purchased by CCDC on July 1, 2020 for \$605,000. The 0.4-acre property is located mid-block between West 17<sup>th</sup> and West Idaho Streets within the Westside Urban Renewal District. The site is a bare, unimproved lot with a paved dilapidated basketball court. The site is zoned R3 with a Downtown Design overlay. The R3 zone accommodates 43.5 units per acre and a maximum 45' height limit.

The site is currently permitted under a Conditional Use Permit for 17 residential units in a single structure, multi-family building. 8 of those 17 units are permitted for short term rentals. CCDC does not intend to pursue the current permitted building plan.

CCDC purchased the property with the intent of issuing a Request for Proposal (RFP) for residential housing and eventually conveying the property for the proposed project via a development and disposition agreement to the best respondent after a competitive selection process. In order to have an RFP that best serves the citizens of Boise and the property's surrounding neighborhood, CCDC will first establish a team that will shape and solidify the RFP's greater goals and desired attributes. The team members will be a CCDC Board representative, City of Boise Planning and Development Services staff, and Agency staff.

Then the Agency will prepare the RFP for public issuance, currently planned for Fall 2020, with the expectation to complete a Disposition and Development agreement with a private-sector entity by early Spring 2021. CCDC will also receive public comment or opinion on the final plans prior to issuing the RFP.

CCDC has extensive experience in property disposition through an RFP process. The Afton Condominiums, the Watercooler mixed-use project, and the Ash Street Townhomes are all recent examples of economic development catalyzed through CCDC issuing an RFP on bare, under-utilized land.

A schedule of the anticipated RFP timeline is shown below:

Develop RFP Values:	July 2020
Develop RFP Criteria:	August 2020
Approve Final RFP:	September 2020
Issue RFP:	September 2020
Proposals due:	October 2020
RFP Winner selection	November 2020
Exclusive Right to Negotiate:	January 2021
Disposition & Dev. Agreement:	March 2021

**Fiscal Notes:**

The property's acquisition costs totaled just under \$613,000 when including due diligence fees and closing costs. Depending on RFP proposals the Agency receives, further due diligence may be required on the site.

The purchase is allocated as part of CCDC's FY 2020 Budget for property acquisition in the Westside District.

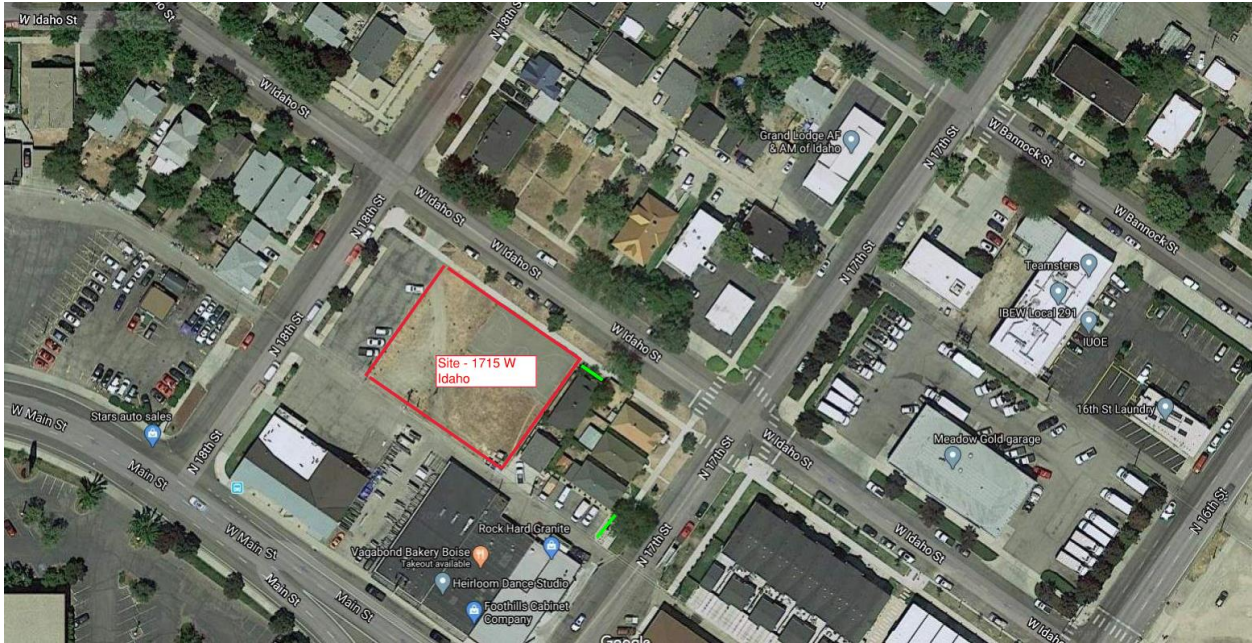
**Staff Recommendation:**

Initiate the RFP's Core Values process in order to determine the general programming goals and attributes necessary for a successful RFP issuance.

**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.

## Attachment #1 – Site Plan



## Attachment #2 – RFP Core Values Term Sheet

### PROJECT TITLE: 1715 Idaho – HOUSING RFP – WORKING GROUP OPERATION PLAN

**Schedule:** CCDC Staff have outlined a preliminary Request for Proposal process and schedule as such:

Develop RFP Values:	July 2020
Develop RFP Criteria:	August 2020
Approve Final RFP:	September 2020
Issue RFP:	September 2020
Proposals due:	October 2020
RFP Winner selection	November 2020
Exclusive Right to Negotiate:	January 2021
Disposition & Dev. Agreement:	March 2021
Occupancy:	September 2022

**Team:** CCDC Staff has identified the preliminary Request for Proposal “Core Values Working Group” roster as:

Ms. Dana Zuckerman, CCDC Board Chairwoman

Mr. Mark Lavin, Director of Planning and Development Services at the City of Boise

Ms. AnaMarie Guiles, Director of Housing and Community Development at the City of Boise

CCDC staff, including Mary Watson, Doug Woodruff and Brady Shinn

**Core Values:** The Mayoral transition team’s report on housing, titled “A Home for Everyone” notes the following core concepts and goals, among others, that may apply to this project:

- Remove unnecessary barriers to housing production;
- Reverse the region’s housing stock deficit;
- Naturally Occurring Affordability, Permanent Affordability and Workforce Housing;

Therefore, the Core Values Working Group, while operating in the spirit of both the CCDC’s mission and the goals listed “A Home for Everyone,” shall determine the following Core Values:

- Desired pricing or income mixes and whether the product is for-rent or for-sale. Income tiers such as:

Category and typical occupant(s) income level	% of Median Income (HUD)
<i>Low Income</i> – Most Vulnerable Demographics such as Pensioners and Low-Income occupations (i.e. Artists, Retail, Unskilled Labor, Entry-level Professional and Medical and Labor or Trades)	0 - 80%
<i>Middle Income</i> – Stable Income (i.e. ‘Workforce’ housing, Skilled Labor and Trades, Young Professionals, Young Families, Contract Work)	81 - 120%
<i>Higher Income</i> – Established Income (i.e. Dual Income Families, Business Professionals and Owners, STEM-field occupations)	> 120%

- Applicable financial and legal instruments for this project, such as deed covenants for income mixes;
- Desired density, architectural characteristics, unit mixes and final product or use, if any;
- Desired project delivery, should it be determined to vary from the preliminary schedule;
- Other parameters necessary for a successful Request for Proposal issuance, such as parking ratio;

Then, CCDC staff will use those Core Values to further delineate the specific RFP criteria, and return those criteria to the Board for its approval and to issue the RFP (example in Attachment #1) formally to the open market.

**Attachment #3 – RFP Example – Ash Street Townhomes**

# REQUEST FOR PROPOSALS

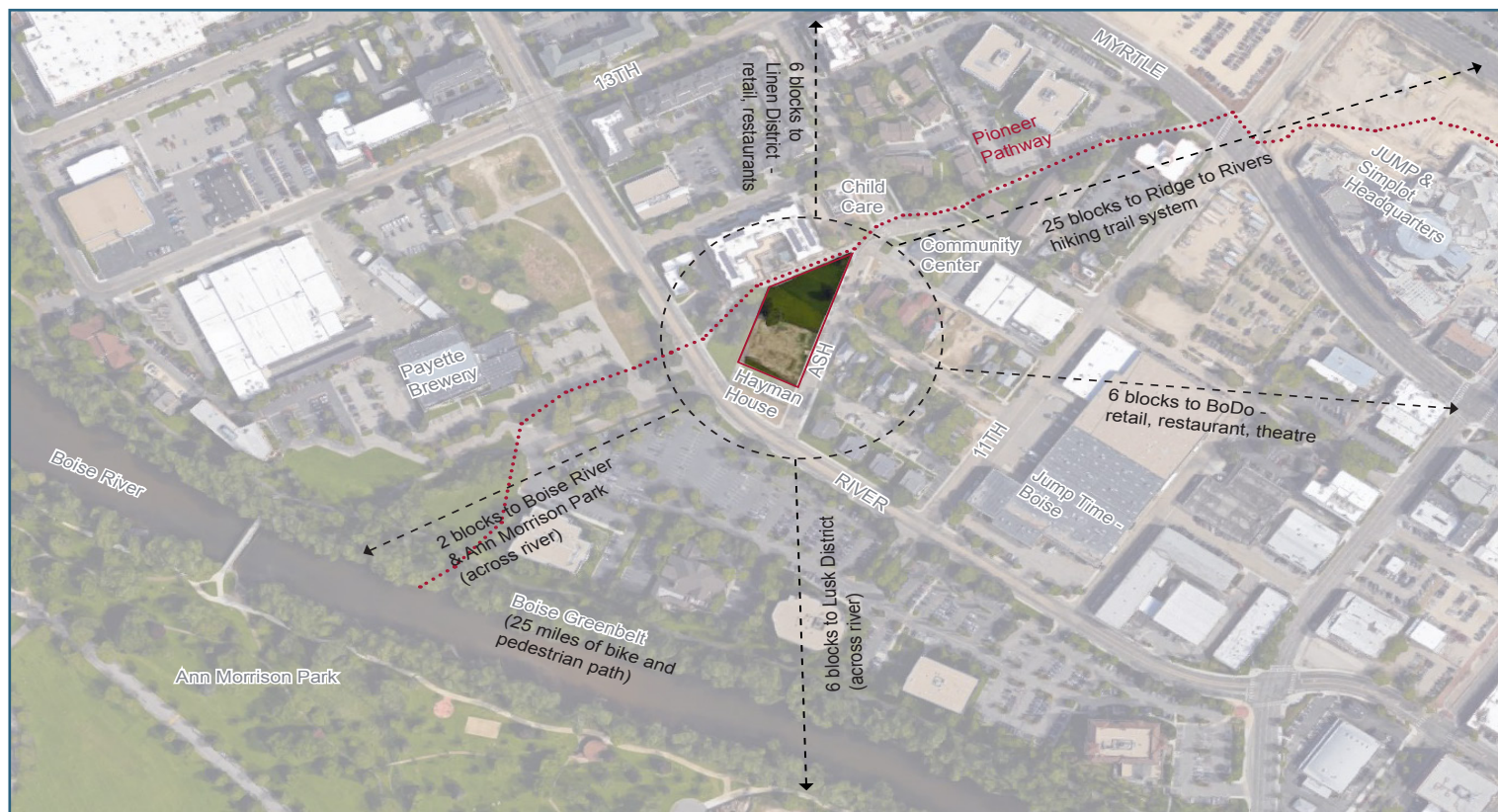


**CAPITAL CITY**  
DEVELOPMENT CORP

WORKFORCE HOUSING DEVELOPMENT

**DUE: November 15, 2016 5PM MST**

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



## INVITATION

Capital City Development Corporation (CCDC) is requesting proposals for primarily a workforce housing development on a series of vacant parcels (the “Ash Street Properties”) located in the River Street Neighborhood, in Downtown Boise. CCDC is interested in working with a results-oriented, Development Team (“Development Team”) with a creative idea to redevelop the Ash Street Properties into workforce housing. CCDC considers workforce those individuals and families making between 80% and 140% of the current Ada County area median income (AMI), therefore proposals must clearly show how the development would serve this income bracket.

The issuance of an RFQ/P for this property is an extension of CCDC Participation Program, Type 5 (originally adopted September 2013) for disposition of CCDC-owned property. The agency’s goal in releasing this RFQ/P is to strengthen the River Myrtle- Old Boise Urban Renewal District and the River Street Neighborhood in particular and encourage infill housing downtown.

**SUBMISSION DEADLINE: Tuesday, November 15, 2016, 5:00 PM, local time**

### I. About CCDC

CCDC is the urban renewal agency for Boise, Idaho and oversees four downtown urban renewal districts totaling 767 acres. Since 1985, CCDC has focused on creating a lively, pedestrian-oriented, mixed-use urban center in downtown that now includes office, retail, restaurants, lodging, convention facilities, regional health care, and educational, cultural and entertainment opportunities. CCDC invests resources in development partnerships and creating a distinctive and attractive public realm for private development through investment in streets, streetscaping, utilities, public spaces, public art and cultural facilities. A nine-member Board of Commissioners currently governs CCDC. The Boise City Mayor appoints the Commissioners, subject to Boise City Council confirmation.

### II. The Project Summary and Site Information



The Project Site, also referred to as the Ash Street Properties, is located within the River Myrtle-Old Boise Urban Renewal District. The Project Site is located near River Street, minutes from the downtown core and in one of the few original urban neighborhoods in downtown Boise. The Project Site is less than ten blocks from the downtown business core and from Boise Downtown (BoDo) an active mixed-use hub with entertainment, restaurants and retail shops. The Project Site is adjacent to the Pioneer Pathway which is a recently completed bicycle and pedestrian corridor connecting the 28-mile Boise River Greenbelt, Boise State University and major Downtown attractions such as JUMP!, Simplot World Headquarters, BoDo and the Grove Plaza. The Project Site is a short walking distance to the Boise River, and is near Ann Morrison Park and the Lusk District; a residential district adjacent to Boise State University. The Project Site is also located within a couple blocks of Payette Brewing Company (a locally owned brewery and tasting room), new storage units, coffee shops, open space, daycare centers, and within walking distance to the many other amenities in downtown like the Boise Public Library, the cultural district, theatres and downtown eateries.

CCDC acquired the parcels incorporated in the Project Site between the years of 2006 and 2011. The 0.74 +/- acre site is comprised of the following parcels:

- Parcel R5336500012 (0.09 acres)
- Parcel R5336500022 (0.119 acres)
- Parcel R5336500031 (0.158 acres)
- Parcel R8453210051 (0.16 acres)
- Parcel R8453210026 (0.173 acres)

**TOTAL 0.7 acres**

The Project Site is located on the western side of Ash Street north of River Street and South of Grande Avenue. The Project Site is a part of an urban neighborhood envisioned as a transitioning neighborhood that provides affordable rents and prices, is in close proximity to downtown amenities, and according to the 2004 River Street- Myrtle Street Master Plan ("Master Plan"), this area could benefit from additional development that promotes an urban neighborhood with a diversity of housing choices and a lively mix of uses. The goal of making the area more lively, while leveraging assets like the Pioneer Pathway and Payette Brewing Company in providing unique housing options is a priority of CCDC.

The Project Site is currently vacant, although a portion of the site is currently being used as a gravel parking area. The Project Site is adjacent to a small one story single family home owned by CCDC and is intended to be preserved as a historically significant structure. The home is commonly referred to as the Hayman House named after its owner, Erma Hayman. It is one of the oldest intact homes in the area and was purchased by CCDC. CCDC is working with the City of Boise on plans for restoration, preservation, and interpretation of the structure to honor the unique and diverse history of the neighborhood.

## PROJECT SITE STATS

<b>Address</b>	503, 509, 511, 623, & 647 South Ash Street, Boise, Idaho 83702
<b>Ownership</b>	Capital City Development Corporation
<b>Site Description</b>	Approximately 0.74 acres
<b>Location</b>	The Project Site is located in the south side of downtown Boise, Idaho. The neighborhood is known as the River Street Neighborhood located within the River Myrtle-Old Boise Urban Renewal District.
<b>Legal/Parcel</b>	<p>Parcel I - 503 South Ash Street, R5336500012  Lots 1 and 2 in Block 1 of Lover's Lane Addition, according to the official plat thereof, filed in Book 2 of Plats at Page 90, official records of Ada County. Except a triangular strip of Lot 2 in Block 1 of Lover's Lane Addition (included in Parcel II)</p> <p>Parcel II - 509 South Ash Street, R5336500022  Lots 3 and 4 in Block 1 of Lover's Lane Addition, according to the official plat thereof, filed in Book 2 of Plats at Page 90, official records of Ada County. Together with a triangular strip of Lot 2 in Block 1 of Lover's Lane Addition.</p> <p>Parcel III – 511 South Ash Street, R5336500031  Lots 5 and 6 in Block 1 of Lover's Lane Addition to the Boise City, Idaho, and that portion of Lot 7 in Block 1 of Lover's Land Addition to Boise City, according to the official plat thereof, filed in Book 2 of Plats at Page 90, official records of Ada County, Idaho</p> <p>Parcel IV – 623 South Ash Street, R8453210051  Lot 2 of Tiffany Subdivision, according to the official plat thereof, filed in Book 53 of Plats at Page 4586, official records of Ada County.</p> <p>Parcel V - 647 South Ash Street, R8453210026 and a portion of R5336500061  A parcel of land being a portion of Lot 12 in Block 1 of Lover's Lane Addition, recorded in Book 2 of Plats at Page 90 of Ada County Records, and a portion of Lot 1 in Block 1 of Tiffany Subdivision, recorded in Book 83 of Plats at Page 4586 of Ada County Records.</p>
<b>Parking</b>	The Project Site is currently in the P-3 parking district, a reduction of specific parking requirements is determined by the proposed use (See Boise City Zoning).
<b>Zoning and Allowed Land Use/ Current Use</b>	<p>Zoned Commercial (R-OD) – Residential Office. This zoning district includes the areas immediately adjacent to the site to the north, and east. The area adjacent to the west is zoned A-1 (Open Land) and is owned by the City of Boise. The parcel immediately to the south is a single family home, the Hayman House.</p> <p>The site is currently vacant.</p>
<b>Design Standards</b>	For more information on City of Boise Design Standards, see the Boise Downtown

	Design Standards and Guidelines as revised June of 2016 (Appendix 12).
<b>Access</b>	The site is bordered to the east by South Ash Street, to the west by a public alley controlled by ACHD, to the south by West River Street, and to the north by the Pioneer Pathway (a non-motorized pathway that connects downtown Boise to the Boise River and beyond).
<b>Infrastructure</b>	City sewer, water, natural gas, electric, and telephone are available. DISCLAIMER: Utility descriptions are general. Contact utility providers for more information.

### III. PROPOSAL MINIMUM REQUIREMENTS

In order for a proposal to be deemed complete and to be further reviewed it must include the minimum requirements. In the event the minimum requirements have not been met for a submission by the due date of **November 15, 2016** the proposal will be deemed incomplete and will not be eligible for further consideration. Written notification confirming whether the proposal is considered complete will be provided to the contact listed in each proposal. If you have any questions regarding these minimum requirements please contact CCDC's Project Manager as soon as possible.

#### **Submittals must include the following documents to be deemed a complete submittal:**

**1. The Cover Sheet.** Appendix 1.

Download the Cover Sheet from [www.ccdcboise.com/ashstretrfp](http://www.ccdcboise.com/ashstretrfp) , under Appendices, fill out and sign. The individual listed on the Cover Sheet will be contacted if additional information or clarification on the submitted proposal is required.

**2. Acknowledgement & Release.** Appendix 2.

Download the Acknowledgement & Release Agreement from [www.ccdcboise.com/ashstretrfp](http://www.ccdcboise.com/ashstretrfp), under Appendices, fill out and sign.

**3. Development Team Information**

- a. Development Team Identification: Include architect, engineer, contractor, developer, proposed development legal entity, etc. Include address, phone numbers and email contacts.
- b. Provide an organizational chart for the development entity.
- c. Confirm whether the development entity has been formed and is registered with the State of Idaho. If it has not yet been legally formed please confirm when it will be formed.
- d. Identify whether development team has worked together on prior projects and identify and describe those projects briefly.
- e. Include three professional references- including name, title, email and phone number. References cannot be a member of the development team.
- f. Include financial statements of the development entity or, in the event the development entity has not yet formed or has no financial statement, include proof of at least one of the members of the development entity's financial capacity to deliver the

proposed project. Additionally a “letter of creditworthiness” from a financial institution(s) which describes prior credit relationships, prior lending history/ amounts/ range, anticipated parameters for lending on the proposed project, and confirms the member or entity is not in default is also acceptable in lieu of or, in addition to, another form of a financial statement..

#### **4. Portfolio/ Résumé**

Include portfolio or résumé of developer including any similar workforce housing projects.

#### **5. Project Summary**

The summary should be no more than two single sided pages in length and should include a basic description of the workforce housing proposed together with ancillary uses as well as the following information:

- Number of proposed residential units
- Size and configuration of units
- Proposed rents or sales prices by unit type or quantity depending on the type of project with confirmation that the units are workforce housing, serving individuals and families earning between 80 % and 140% of the area median income in Boise.
  - Ownership: Proposed sales prices must be affordable to families earning incomes between 80% and 140% of the ami based on family size and bedroom size. For example a two bedroom unit shall be affordable to a family of three earning between \$44,960 and \$78,680 annually. See the Income Limits Chart below. The assumption is that no more than 35% of income should be utilized for the mortgage payment.
  - Rental: Proposed rents shall not exceed the workforce housing rents on the Rent Limits Chart below.
- Description of any on and off site improvements
- Description of any additional uses proposed and/or amenities included
- Description of any proposed CCDC financial assistance or participation, if any.
- Explain how the project meets the workforce housing goals of this Request and will continue to do so until 2025. CCDC is open to consideration of lien restrictions and/or guarantees or another tool to confirm the workforce units remain available and affordable to individuals and families earning 80% to140% AMI.







Workforce Housing Rents and Sales Prices based on Novogradic & Company LLP's Rent & Income Calculator for Ada County including the Boise City MSA and is effective as of 03/28/2016 according to the website.

These incomes and rents may not meet or relate to federal, state or local requirements but are the basis of CCDC's requirements solely for the purpose of this RFQ/P.

There may be additional methods to meet the intent of serving individuals and families whose income is between 80% and 140% of the area median income for the City of Boise. CCDC may consider other methods as proposed and based on specific proposals but are unknown at this time.







**Income Limits Chart – Income limits for Ada County including Boise City MSA effective as of 03/28/2016.**

Income Limits for 2016  
(Based on 2016 AMI Income Limits)

	Charts	80.00%	100.00%	120.00%	140.00%
1 Person		34,960	43,700	52,440	61,180
2 Person		39,920	49,900	59,880	69,860
3 Person		44,960	56,200	67,440	78,680
4 Person		49,920	62,400	74,880	87,360
5 Person		53,920	67,400	80,880	94,360
6 Person		57,920	72,400	86,880	101,360

**Rent Limits Chart- Rents based on AMI effective as of 03/28/2016**

Rent Limits for 2016  
(Based on 2016 AMI Income Limits)

Bedrooms (People)	Charts	80.00%	100.00%	120.00%	140.00%
Efficiency (1.0)		874	1,092	1,311	1,529
1 Bedroom (2.0)		998	1,247	1,497	1,746
2 Bedrooms (3.0)		1,124	1,405	1,686	1,967
3 Bedrooms (4.0)		1,248	1,560	1,872	2,184
4 Bedrooms (5.0)		1,348	1,685	2,022	2,359
5 Bedrooms (6.0)		1,448	1,810	2,172	2,534

**6. Development Sources and Uses Budget.** Appendix 3.

**Appendix 3** includes two tabs, both shall be completed. CCDC requires a proposed list of financing sources and a development budget. This may be preliminary but is required to be included with the proposal.

Land Value: the commercial appraised value of the land is the initial purchase price of the property, \$645,000. The commercial land appraisal is dated August 2016 and is **Appendix 9**. The purchase

price must be paid in full to CCDC at the time of the land closing and prior to the transfer of the Project Site from CCDC to the selected developer. CCDC has the opportunity but not the obligation to provide a “site write down” also called “discounted land value” based on the findings within a reuse appraisal (“Reuse Appraisal”). The “discounted land value”, if any, would occur at project completion. Please consider this in your preliminary budget and clearly include the final proposed land cost the project will pay if different than the commercial appraised value of \$645,000.

## **7. Development Timeline**

A preliminary development timeline is required and must include major milestones including but not limited to: design review approval, planning and zoning approval, any additional land use entitlements, loan closings, land transfer, construction start, construction completion and a rent/lease up or sales schedule.

## **8. Completed Green Building Certification Form. Appendix 4.**

CCDC intends to award a project committed to using the City of Boise Green Construction Code, or equivalent thereof as a minimum requirement. The Green Building Certification must be signed and completed with the application.

## **9. Project Drawings**

A schematic design showing building massing, site layout and the exterior design of structures proposed on the site. Sketches that represent the elements listed above are all that is necessary; a full drawing set with floor plans, sections, and detailed elevations is not required or desired with this submittal.

A site survey is available as **Appendix 6.**

**SUBMISSION DEADLINE: Tuesday, November 15, 2016, 5:00 PM, local time**

Required materials should be organized into a separate PDF files for each section below and submitted on a flash drive or disk. Each PDF file should be named with the name of that section, e.g. the first file should be named “1\_Cover Sheet.pdf,” the next file “2\_Acknowledgement & Release.pdf” and so on.

All submittals must be *received* by the submission deadline. Proposals received after the Submission Deadline will not be considered.

<b>Document Format:</b> <b>PDF, include Appendix 3 as an Excel Document</b> Submittal should be received by CCDC on a flash drive or disk. <u>Do not email submittals.</u>	<b>Submit all materials to:</b> Shellan Rodriguez, Project Manager Capital City Development Corp. 121 N. 9th Street, Suite 501 Boise, ID 83702 (208) 384-4264
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#### **IV. Priorities:**

The priorities below are the agency's priorities, rather than requirements and will be used as a basis for selection of the strongest proposal.

- **45%: NEIGHBORHOOD DESIGN & CONTEXT**

Having a unique design which also relates in scale and orientation to the existing neighborhood design and existing neighborhood assets is included in this priority. Designs that complement or enhance existing amenities such as the Pioneer Pathway, multi-modal transportation, Kirstin's park, Hayman House, neighborhood community center and the history and diversity of the neighborhood will be preferred. Additionally this priority favors proof of neighborhood outreach and support and inclusion of programming that serves the needs of the River Street Neighborhood as described in the River Street Neighborhood planning process and as described in the River Myrtle-Old Boise Urban Renewal Plan.

The surrounding context is comprised of mostly residential uses, including some one and two story single family homes, multi-plexes, and multiple story income qualified senior housing developments as well as one and two story subsidized apartments and townhomes. There are a few warehouse style buildings in close proximity including one building that has recently been converted into a brewery and a couple of large warehouses used for document storage.

- **15%: CATALYST POTENTIAL**

Proposals that include uses or plan or commit to incorporate or phase underutilized or vacant sites in the neighborhood as part of a future project will be preferred. Proposals adding needed amenities or services to the area, either on-site or in another location will also be preferred. Such amenities that have been suggested are a small grocery store, café space, live work spaces, art, etc. A long term vision for the area can be included together with specific actions in the proposal which lead to accomplishment of the vision.

Proposals that include the permanent displacement of existing residents will not be preferred.

- **15%: INVESTMENT**

Projects which invest more in the redevelopment of the Project Site should result in higher property valuation which adds value to the property tax rolls strengthening the tax base. New investment which creates higher property value for the site may also improve the values of property in the vicinity. Additionally, taxable value as a result of CCDC property redevelopment creates resources to advance general urban renewal efforts within the River Myrtle- Old Boise Urban Renewal District. The investment will be viewed based on total development cost and anticipated assessed value. Within this section please confirm the status of the project's uses as private, public or non-profit and whether they will be for sale or rent as well as whether the improvements will be subject to property tax. If there is any space that is not residential please explain the use in detail. The

development costs should correspond with those included in the Development Sources and Uses Budget Form, Appendix 3.

- **15%: DEVELOPMENT SCHEDULE**

Priority will be given to projects proposed to be completed within a shorter time frame relative to the overall size of the project as is exemplified in the Development Timeline, Section III.7 in the requirements. Determining the reasonableness of the timeline submitted is at the discretion of CCDC.

- **10%: SUSTAINABILITY**

In order to get preference in this area a proposal must commit to exceeding the Boise City Green Construction Code. Projects which do not commit to meeting the Boise City Green Construction Code and that do not include a completed **Green Building Certification Form, Appendix 4** will be deemed incomplete and will not advance

Projects can emphasize sustainability by committing to third party verification programs such as USGBC's LEED program, the Living Building Challenge, Net Zero housing, etc. Projects will be required to meet the stated goals in this section as per the Exclusive Right to Negotiate (ERN) and the Disposition and Development Agreement (DDA). Projects which emphasize sustainability to the greatest extent will be given higher priority in this category. Explain and demonstrate the project's sustainability elements.

## **V. SELECTION PROCESS**

CCDC envisions a four-step process for selection of a proposal for the project site.

### Step 1: Request for Qualifications / Proposals

The RFQ/P will be advertised locally in the Boise Metro Area and may include other markets, noticed in the Idaho Statesman, posted on the CCDC website and noticed to known and interested parties. The RFQ/P will be closed on **Tuesday, November 15th at 5:00 pm local time.**

### Step 2: Evaluation of Proposals

The proposals will be reviewed by CCDC staff to confirm they meet the RFPs minimum requirements. The applicant will be notified in writing if their proposal is deemed incomplete and no further review will occur. All proposals that meet the minimum requirements will be submitted to the CCDC Board for review. At the discretion of the CCDC Board, respondents may be asked to present their respective projects to the CCDC Board at a public meeting. Proposals will be judged based on the written submittals and on presentations as applicable. The CCDC Board of Commissioners reserves the prerogative to interview or not interview respondents.

### Step 3: Exclusive Right-to-Negotiate (ERN)

The next step is for CCDC to enter into an Exclusive Right to Negotiate (ERN) with the selected development entity.

The CCDC Board of Commissioners has sole authority to approve an ERN but is not obligated to consider or approve an ERN under this RFQ/P.

*Design Refinement:* The ERN allows time for project design and details to be refined and specific development terms to be considered. It is the agency's expectation during this period that, while elements of the design may change, design features will function in the way they were initially proposed. For example, if an applicant proposed a bagel shop on the ground floor, but then found a tenant to put in a pastry shop, that would be acceptable as part of the project would still function as a retail/eatery space.

*Financial Feasibility:* Once a proposal is selected, additional work will be done to determine the financial feasibility of the project together with the selected developer's banking institution. Required information may include financial statements from principals in the development entity and equity partners and related financial-credit information. Criminal background checks may be required.

*Commercial Appraisal:* A commercial appraisal has been completed and establishes a fair market value for purposes of determining an initial purchase price for disposition of the property a schedule of performance for a stipulated project (as described in a DDA agreement in the next step). An update to this commercial appraisal may be provided by CCDC, if needed. The appraisal dated August 29, 2016 is **Appendix 9**. The initial purchase price for the Project Site (all parcels) is Six Hundred Forty Five Thousand Dollars (\$645,000).

*Reuse Appraisal:* During the ERN stage, the agency will obtain a reuse appraisal to determine the eligible, if any, discounting of the land value. If, during the ERN phase, a land value discount is both eligible and desired based on the project requirements, the discount (difference in commercial value versus reuse value) can be reimbursed upon successful completion of the project. This approach protects the public's investment in the land should the project fail to be completed.

*Next Steps:* The ERN also sets a schedule for reaching an agreement which may lead to a Disposition and Development Agreement (DDA).

#### Step 4: Disposition and Development Agreement (DDA)

If an ERN was entered into with a selected developer CCDC may then prepare a DDA that describes in detail the requirements and conditions precedent to the transfer of the Project Site to the development entity. This will include a Schedule of Performance. CCDC may require certain measures such a performance bond, developer guaranty or other mechanism to increase the probability for the successful completion of the project.

An early step in the DDA would involve the selected development entity purchasing the property as advised by the commercial appraisal pricing and subject to the development agreement terms/schedule of performance. The initial purchase would convey title including payment for the property prior to

commencement of construction. Successful completion of the project may involve a rebate (or “site write down”/ “discounted land value”) as previously advised by the reuse appraisal, determined by the ERN/DDA process and approved by the CCDC Board of Commissioners.

The CCDC Board of Commissioners has sole authority to approve a DDA but is not obligated to consider or approve a DDA under this RFQ/P.

## **SCHEDULE**

The schedule for each step is approximate and may be adjusted by CCDC in its sole discretion.

**September 30, 2016:** RFQ/P Published

**November 15, 2016:** Response Deadline

**November 15 – December 15, 2016:** Review and Presentation Period

**December, 2016:** Board Approves Proposal and ERN

**January 2017:** Restricted Use Appraisal received

**February 2017:** DDA approved

### **VI. RFQ/P CONTACT INFORMATION**

- Respondents may contact the Project Manager for this RFQ/P by sending an email to [srodriguez@ccdcoise.com](mailto:srodriguez@ccdcoise.com). Answers to questions may be shared with all Respondents.
- Any changes or updates to the RFQ/P will be sent to the primary contact on the proposal.
- If additional information or clarification on individual proposals is necessary, the listed Contact will be notified.

### **VII. PUBLIC NATURE OF SUBMISSIONS**

This RFQ/P is a public process therefore information and materials collected under the RFQ/P are public records. The information that is received by CCDC may be subject to disclosure under the Idaho Public Records Act (Idaho Code Title 74, Chapter 1). With the potential exception of some credit data, it is anticipated that submissions to this RFQ/P will contain little or no material that is exempt from disclosure under the Idaho Public Records Act. Any questions regarding the applicability of the Public Records Law should be addressed by your own legal counsel PRIOR TO SUBMISSION. CCDC will not provide any opinion or guidance on whether or not any information or materials submitted in response to this RFQ/P would be considered exempt from disclosure under Idaho's Public Records Act. Any proprietary or otherwise sensitive information contained in or with any proposals may be subject to potential disclosure.

CCDC's disclosure of documents or any portion of a document submitted and marked as exempt from disclosure under the Idaho Public Records Act may depend upon official or judicial determinations made pursuant to the Idaho Public Records Act.

Respondents, in replying to this RFQ/P agree to release and hold CCDC harmless from any and all liability for disclosing any material or documents included in any proposals submitted to CCDC.

### **VIII. CCDC DISCRETION AND AUTHORITY, DISCLAIMERS**

CCDC may terminate the RFQ/P process at any time for any reason with no requirement to disclose its reasoning.

CCDC also reserves the right to reject any RFQ/P Respondents at any time in the process, or to terminate any or all negotiations implied in this RFQ/P or initiated subsequent to it.

CCDC may change any part of the RFQ/P process at any time for any reason.

If CCDC is unable to reach a satisfactory agreement with a selected development entity, CCDC may terminate negotiations with a selected development entity and commence negotiations with the next most preferred RFQ/P respondent and so on or, in its sole discretion, determine not to enter into an ERN/DDA with any of the Respondents and terminate the process.

CCDC may accept such proposals as it deems to be in the public interest and furtherance of the purposes of the Idaho Urban Renewal Law, the River Myrtle Old Boise Downtown Urban Renewal Plan, or it may proceed with further selection processes, or it may reject any submissions. CCDC will determine, from the information submitted in the responses, the strongest proposal to meet the stated priorities as evaluated under the criteria set forth herein. The CCDC Board will make the final selection.

The issuance of the RFQ/P and the receipt and evaluation of submissions does not obligate CCDC to select a proposal and/or enter into any agreement. Any submission does not constitute business terms under any eventual agreement. CCDC will not pay any costs incurred in responding to this RFQ/P.

## **IX. APPENDICES**

1. Cover Sheet – **(REQUIRED WITH SUBMITTAL)**
2. Acknowledgment & Release **(REQUIRED WITH SUBMITTAL)**
3. Development Sources and Uses Budget Form **(REQUIRED WITH SUBMITTAL)**
4. Green Building Certification Form **(REQUIRED WITH SUBMITTAL)**
5. Site Map
6. Site Survey (2016)
7. Phase I Environmental Site Assessment (2016)
8. Preliminary Title Commitment (2016)
9. Commercial Appraisal (2016)
10. Sample ERN\_Ash Street Properties
11. Summary of Disposition and Development Agreement
12. Boise Downtown Design Standards and Guidelines (2016)
13. River Street- Myrtle Street Master Plan (2004)
14. List of River Street Neighborhood property owners (2016) can be provided, contact Project Manager.



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## AGENDA BILL

<b>Agenda Subject:</b> Resolution No.1660 - Westside Park Master Development Agreement and Sublease Agreement Amendments		<b>Date:</b> July 13, 2020
<b>Staff Contact:</b> Amy Fimbel	<b>Attachments:</b> Resolution No.1660 MDA Amendment No. 2 Sublease Agreement Amendment No. 1	
<b>Action Requested:</b> Adopt Resolution No.1660 approving MDA Amendment No. 2 and Sublease Agreement Amendment No. 1 with Eleven Eleven West Jefferson, LLC and the City of Boise.		

### Background:

The Westside Downtown Urban Park ("Westside Park") is a proposed public space located at the intersection of 11<sup>th</sup> Street and Bannock Street in the Westside District. The project is a CCDC placemaking and economic development initiative that furthers the objectives of the City's Downtown Parks and Public Spaces Master Plan while promoting private investment adjacent to the park.

On June 11, 2018, the Agency Board approved Resolution No. 1554 approving a Master Development Agreement ("MDA") between CCDC, the City of Boise, and Eleven Eleven West Jefferson, LLC. The MDA memorialized the parties' duties, rights, and obligations related to the development of the Westside Park.

On Dec. 9, 2019, the Agency Board approved Resolution No. 1632 approving MDA Amendment No. 1, which increased the total amount paid by the City to \$1,380,945 and revised Section 14 "Termination" so that if the construction of Park Improvements did not commence by August 10, 2020, the MDA would automatically terminate.

The purpose of MDA Amendment No. 2 is to modify the MDA termination date to align with the current project schedule and add the legal descriptions of the Public Park Parcel and the Private Parcel now that the property has been subdivided. Amendment No. 2 amends the following:

- Section 14 "Termination" so that if the construction of Park Improvements by either Agency or Agency's contractors does not commence by November 15, 2020, the MDA will automatically terminate and be of no further force or effect other than any terms that survive expiration or termination of the Sublease.

- Exhibit A to add the legal descriptions of the Public Park Parcel and the Private Parcel.

The Sublease Agreement, which documents the respective rights and obligations of each of the Parties with respect to the Public Park Parcel and the Parking Lot Parcel became effective Sept. 17, 2019 and expires on Sept. 30, 2058 unless terminated sooner. Sublease Agreement Amendment No. 1 amends the following:

- Exhibit D to add the final legal description of the Public Park Parcel.
- Exhibit E to add the Final Design Concept (as defined by the MDA) now that it has been approved by the Parties.

**Fiscal Notes:**

The total project budget for the Westside Park is \$4,304,300. This includes all planning, design, soft costs, and construction costs.

The Agency's FY2021 proposed budget identifies \$2,589,055 for the Westside Park project, and the City of Boise has agreed to contribute \$1,380,945 per the terms of a Type 4 Participation Agreement. Eleven Eleven West Jefferson, LLC has agreed to contribute \$30,000 to the project per the terms of the MDA.

Cost estimates prepared by the Agency's Construction Manager / General Contractor (CM/GC) indicate that construction costs are within budget.

**Staff Recommendation:**

In order to support the ongoing development partnership and fulfill the Agreement obligations, staff recommends adopting Resolution No. 1660 so that the MDA and Sublease Agreement represent the current project timeframe and include the final legal descriptions of the Public Park Parcel and the Private Parcel.

**Suggested Motion:**

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

**RESOLUTION NO. 1660**

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF BOISE, IDAHO, APPROVING AMENDMENT NO. 2 TO THE WESTSIDE PARK MASTER DEVELOPMENT AGREEMENT AND AMENDMENT NO. 1 TO THE SUBLEASE AGREEMENT, EACH OF WHICH IS EXECUTED BY AND BETWEEN THE AGENCY, ELEVEN ELEVEN WEST JEFFERSON, LLC, AND THE CITY OF BOISE; AUTHORIZING THE CHAIRMAN, VICE-CHAIRMAN, OR EXECUTIVE DIRECTOR AND SECRETARY TO EXECUTE AND ATTEST THE AMENDMENTS AND ANY NECESSARY DOCUMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, on June 11, 2018, the Agency Board adopted its Resolution No. 1554 approving a Master Development Agreement for construction of the Westside Park; and,

WHEREAS, on September 23, 2019, the Agency Executive Director signed the Sublease Agreement between the Agency, Eleven Eleven West Jefferson LLC, and the City of Boise, giving the Agency the right but not the obligation to cure any defaults by the other parties in order to secure the Agency's own financial interests in the Westside Park project; and,

WHEREAS, on December 9, 2019, the Agency Board adopted its Resolution No. 1632 amending the Master Development Agreement in order to change the deadline for commencement of construction and to incorporate a funding increase by the City; and,

WHEREAS, the Master Development Agreement and the Sublease Agreement each contemplate that the Westside Park subject property be subdivided into two separate taxable parcels (the parking parcel and the park parcel) and that, once subdivided, the agreements be amended to add the two new legal descriptions for the parcels; and,

WHEREAS, the parties also have determined that the Master Development Agreement requires amendment in order to change the deadline for commencement of construction, and the

Sublease Agreement requires amendment in order to attach the Final Concept Design approved by the parties; and,

WHEREAS, the Agency Board finds it in the best public interest to approve the amendments described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That Amendment No. 2 to the Master Development Agreement, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved and

Section 3: That Amendment No. 1 to the Sublease Agreement, attached hereto as Exhibit B and incorporated herein by reference, is hereby approved.

Section 4: That the Chairman, Vice-Chairman, or the Executive Director and the Secretary of the Agency are hereby authorized to sign and enter into the amendments and to execute all necessary documents required to implement the actions contemplated by the amendments, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the amendments or other documents are acceptable, upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the July 13, 2020, Agency Board meeting.

Section 5: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on July 13, 2020. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on July 13, 2020.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: \_\_\_\_\_  
Dana Zuckerman, Chair

ATTEST:

BY: \_\_\_\_\_  
Lauren McLean, Secretary

# EXHIBIT A TO RESOLUTION NO. 1660

## MASTER DEVELOPMENT AGREEMENT AMENDMENT NO. 2

THIS AMENDMENT NO. 2 TO THE MASTER DEVELOPMENT AGREEMENT (“**Amendment No. 2**”) is entered into between Eleven Eleven West Jefferson LLC, an Idaho limited liability company (“**Developer**”), the Urban Renewal Agency of Boise City, Idaho, also known as Capital City Development Corporation, an independent public body, corporate and politic, organized and existing under the laws of the state of Idaho (“**Agency**”), and the city of Boise City, an Idaho municipal corporation (“**City**”) (collectively, the “**Parties**”).

### RECITALS

Developer, Agency, and City executed a Master Development Agreement (“**Agreement**”) for construction of the Westside Downtown Urban Park (also known as the Westside Park) with an effective date of June 11, 2019.

Developer, Agency, and City executed an Amendment No. 1 to the Agreement with an effective date of December 13, 2019.

The Agreement allows for the modification of its terms and conditions by written agreement of all the Parties thereto.

The Parties desire to modify certain terms and conditions of the Agreement in order to address changes that have occurred since execution of the Agreement.

### AGREEMENT

IN CONSIDERATION of the mutual promises contained herein and those contained in the Agreement dated effective June 11, 2019, and Amendment No. 1 dated effective December 13, 2019, and for other good and valuable consideration, acknowledged by the Parties to be satisfactory and adequate, Developer, Agency, and City hereby agree as follows.

1. Section 1 “Purpose” states that the Parties will amend the Agreement to attach the final legal descriptions of the Public Park Parcel and Private Parcel once the subdivision of the Property (described in Section 3 “Parcel Split”) occurs. In accordance with Section 1 “Purpose,” Exhibit A to the Agreement is hereby replaced with the updated **Exhibit A** attached hereto, adding the legal descriptions of the Public Park Parcel and the Private Parcel.

2. Section 14 “Termination” is hereby amended as follows:

If the construction of Park Improvements by either Agency or Agency’s contractors does not commence by ~~August 10, 2020~~ November 15, 2020, this Agreement shall automatically terminate, and be of no further force or effect other than any terms that survive expiration or termination of the Sublease.

3. All other terms and conditions of the original Agreement, effective June 11, 2019, and as modified by Amendment No. 1, effective December 13, 2019, remain in full force and effect except as expressly modified by this Amendment No. 2.

*END OF AMENDMENT NO. 2 | Signatures appear on next page.*

EXECUTED AND EFFECTIVE as of the date last written below.

**THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO**  
also known as Capital City Development Corporation

\_\_\_\_\_  
Chairperson

\_\_\_\_\_, 2020

ATTEST:

\_\_\_\_\_  
Secretary

**CITY OF BOISE CITY**

\_\_\_\_\_  
Lauren McLean, Mayor

\_\_\_\_\_, 2020

ATTEST:

\_\_\_\_\_  
Lynda Lowry *Ex-Officio* City Clerk

**ELEVEN ELEVEN WEST JEFFERSON LLC**

  
\_\_\_\_\_  
Scott Schoenherr, Manager

6-24  
\_\_\_\_\_, 2020

## EXHIBIT A

### **Legal Description of the Property:**

Lots Seven, Eight, Nine, Ten, Eleven and Twelve, Block Forty-seven, Boise City Original Townsite, according to the plat thereof filed in Book 1 of Plats at Page 1, records of Ada County, State of Idaho.

### **Legal Description of Parcel A, the Private Parcel**

Addressed as 1175 W Bannock Street, Boise  
Ada County Tax Parcel No. R1013003154

A parcel of land being Lots 7, 8, a portion of Lot 9 and a portion of the vacated alley in Block 47 of the Boise City Original Townsite, recorded in Book 1 of Plats at Page 1, records of Ada County. Said Parcel being situated in a portion of the SW1/4 of Section 3 and a portion of the NW1/4 of Section 10, Township 3 North, Range 2 East, Boise Meridian, City of Boise, Ada County, Idaho. Said Parcel is more particularly described as follows:

Commencing at the centerline intersection of West Bannock Street and North 12<sup>th</sup> Street, thence South 35°12'31" West 40.00 feet along the centerline of said North 12<sup>th</sup> Street, thence leaving said centerline South 54°47'48" East 40.00 feet to the most northerly corner of said Lot 7 being the **POINT OF BEGINNING**, thence along the Northeasterly line of said Lots 7, 8 and a portion of Lot 9

South 54°47'48" East 110.67 feet, thence leaving said Northeasterly line

South 35°13'26" West 130.07 feet to the centerline of said vacated alley, thence along said centerline of vacated alley

North 54°48'49" West 110.64 feet to the Southeasterly right-of-way line of North 12<sup>th</sup> Street, thence

North 35°12'31" East 130.10 feet to the **POINT OF BEGINNING**.

Said Parcel A contains 14,394 square feet or 0.330 acres, more or less, and is subject to easements of records.

### **Legal Description of Parcel B, the Public Park Parcel**

Addressed as 1100 W Bannock Street, Boise  
Ada County Tax Parcel No. R1013003160

A parcel of land being Lots 10, 11, 12, a portion of Lot 9 and a portion of the vacated alley in Block 47 of the Boise City Original Townsite, recorded in Book 1 of Plats at Page 1, records of Ada County. Said Parcel being situated in a portion of the SW1/4 of Section 3 and a portion of the NW1/4 of Section 10, Township 3 North, Range 2 East, Boise Meridian, City of Boise, Ada County, Idaho. Said Parcel is more particularly described as follows:

Commencing at the centerline intersection of West Bannock Street and North 12<sup>th</sup> Street, thence South 35°12'31" West 40.00 feet along the centerline of said North 12<sup>th</sup> Street, thence leaving said centerline South 54°47'48" East 40.00 feet to the most northerly corner of said Lot 7, thence along the Northeasterly line of said Lots 7, 8 and a portion of Lot 9 South 54°47'48" East 110.67 feet to the **POINT OF BEGINNING**, thence continuing along said northerly line of a portion of Lot 9, and Lots 10, 11 and 12..

South 54°47'48" East 189.33 feet to the most Easterly corner of said Lot 12 said corner also being on the Northwesterly line of North 11<sup>th</sup> street, thence along said Northwesterly line

South 35°11'24" West 130.01 feet to a point on the centerline of said vacated alley, thence along said centerline

North 54°48'49" West 189.41 feet, thence leaving said centerline

North 35°13'26" East 130.07 feet to the **POINT OF BEGINNING**.

Said Parcel B contains 24,625 square feet or 0.565 acres, more or less and is subject to easements of records.

# EXHIBIT B TO RESOLUTION NO. 1660

## SUBLEASE AGREEMENT AMENDMENT NO. 1

THIS AMENDMENT NO.1 TO THE SUBLEASE AGREEMENT (“**Amendment No.1**”) is entered into between Eleven Eleven West Jefferson LLC, an Idaho limited liability company (“**Sublessor**”), and Boise City, an Idaho municipal corporation (the “**City**” or “**Sublessee**”), and the Urban Renewal Agency of Boise City, Idaho, also known as Capital City Development Corporation, an independent public body, corporate and politic, organized and existing under the laws of the state of Idaho (“**CCDC**”) (collectively, the “**Parties**”).

### RECITALS

Sublessor, Sublessee, and CCDC executed a Sublease Agreement (“**Agreement**”) to document the respective rights and obligations of each of the Parties with respect to the Property intended to become the Westside Downtown Urban Park (also known as the Westside Park) with an effective date of September 17, 2019.

The Agreement provides for the Parties to amend the Sublease to attach the legal description of the Public Park Parcel as an Exhibit D once the Property was subdivided into two separate tax parcels.

In accordance with Section 2 and Section 23 of the Agreement, the Parties do now desire to amend the Agreement in order to attach the legal description of the Public Park Parcel.

### AGREEMENT

IN CONSIDERATION of the mutual promises contained herein and those contained in the Agreement dated effective September 17, 2019, and for other good and valuable consideration, acknowledged by the Parties to be satisfactory and adequate, Sublessor, Sublessee, and CCDC hereby agree as follows.

1. Section 2 “One-time Lot Split” states that the Parties will amend the Agreement to attach the final legal description of the Public Park Parcel to Exhibit D. In accordance with Section 2 “One-time Lot Split,” Exhibit D to the Agreement (blank) is hereby replaced with the updated **Exhibit D** attached hereto, setting forth the legal description of the Public Park Parcel.

2. Section 7 “Authorized Use of the Public Park Parcel” states that the Final Concept Design (as defined by the Master Development Agreement) shall be attached to the Sublease Agreement upon approval by the Parties. In accordance with Section 7 “Authorized Use of the Public Park Parcel,” Exhibit E to the Agreement (blank) is hereby replaced with the updated **Exhibit E** attached hereto, setting forth the Final Design Concept.

All other terms and conditions of the original Agreement remain in full force and effect except as expressly modified by this Amendment No. 1.

*END OF AMENDMENT NO.1 | Signatures appear on next page.*

EXECUTED AND EFFECTIVE as of the date last written below.

**THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO**  
**also known as Capital City Development Corporation**

\_\_\_\_\_  
Chairperson

\_\_\_\_\_, 2020

ATTEST:

\_\_\_\_\_  
Secretary

**CITY OF BOISE CITY**

\_\_\_\_\_  
Lauren McLean, Mayor

\_\_\_\_\_, 2020

ATTEST:

\_\_\_\_\_  
Lynda Lowry *Ex-Officio* City Clerk

**ELEVEN ELEVEN WEST JEFFERSON LLC**

  
\_\_\_\_\_  
Scott Schoenherr, Manager

6-24, 2020

**EXHIBIT D to the SUBLEASE AGREEMENT**  
Legal Description of the Public Park Parcel

A parcel of land being Lots 10, 11, 12, a portion of Lot 9 and a portion of the vacated alley in Block 47 of the Boise City Original Townsite, recorded in Book 1 of Plats at Page 1, records of Ada County.

Said parcel being situated in a portion of the SW1/4 of Section 3 and a portion of the NW1/4 of Section 10, Township 3 North, Range 2 East, Boise Meridian, City of Boise, Ada County, Idaho. Said Parcel is more particularly described as follows:

Commencing at the centerline intersection of West Bannock Street and North 12<sup>th</sup> Street, thence South 35°12'31" West 40.00 feet along the centerline of said North 12<sup>th</sup> Street, thence leaving said centerline South 54°47'48" East 40.00 feet to the most northerly corner of said Lot 7, thence along the Northeasterly line of said Lots 7, 8 and a portion of Lot 9 South 54°47'48" East 110.67 feet to the **POINT OF BEGINNING**, thence continuing along said northerly line of a portion of Lot 9, and Lots 10, 11 and 12..

South 54°47'48" East 189.33 feet to the most Easterly corner of said Lot 12 said corner also being on the Northwesterly line of North 11<sup>th</sup> street, thence along said Northwesterly line

South 35°11'24" West 130.01 feet to a point on the centerline of said vacated alley, thence along said centerline

North 54°48'49" West 189.41 feet, thence leaving said centerline

North 35°13'26" East 130.07 feet to the **POINT OF BEGINNING**.

Said Parcel B contains 24,625 square feet or 0.565 acres, more or less and is subject to easements of records.

**EXHIBIT E to the SUBLEASE AGREEMENT**  
Final Design Concept

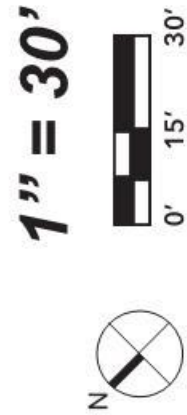
[ attached ]

# 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





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## AGENDA BILL

<b>Agenda Subject:</b> Resolution No.1662 – Westside Urban Park Naming Recommendation		<b>Date:</b> July 13, 2020
<b>Staff Contact:</b> Amy Fimbel	<b>Attachments:</b> Park Naming Committee Recommendation Report Resolution No.1662	
<b>Action Requested:</b> Adopt Resolution No.1662 approving and adopting the Westside Park Naming Committee’s recommendation of “11 <sup>th</sup> 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.		

### Background:

The Westside Downtown Urban Park ("Westside Park") is a proposed public space located at the intersection of 11<sup>th</sup> Street and Bannock Street in the Westside District. The project is a CCDC placemaking and economic development initiative that furthers the objectives of the City's Downtown Parks and Public Spaces Master Plan while promoting private investment adjacent to the park.

On June 11, 2018, the Agency Board approved Resolution No. 1554 approving a Master Development Agreement ("MDA") between Agency, City, and Eleven Eleven which memorialized the parties' duties, rights, and obligations related to the development of the Westside Park.

The Agency recently convened a community naming committee ("Westside Park Naming Committee") to generate potential names for the Westside Park. Russ Stoddard and Fiona Gwozdz of Oliver Russell, a branding agency located near the proposed Park, facilitated the naming process. Over the course of a month, participants generated more than 50 candidate names for consideration and ultimately came to an overwhelming consensus on the recommended name "11<sup>th</sup> Street Commons". The Westside Park Naming Committee believes this name to be appropriate for the Park, honors the area's historical, cultural, and social significance, and has broad public support. The attached Park Naming Committee Recommendation Report outlines the park naming process, the name recommendation and reasons for its support.

### Fiscal Notes:

No fiscal impact.

**Staff Recommendation:**

Adopt Resolution No. 1662.

**Suggested Motion:**

I move to adopt Resolution No. 1662 approving and adopting the Westside Park Naming Committee's recommendation of "11<sup>th</sup> 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.

# 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 of 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.



## RESOLUTION NO. 1662

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING AND ADOPTING THE WESTSIDE PARK NAMING COMMITTEE'S RECOMMENDATION OF "11TH STREET COMMONS" FOR THE WESTSIDE DISTRICT URBAN PARK; AUTHORIZING AGENCY STAFF TO FORWARD THE RECOMMENDATION TO THE BOISE CITY PARKS AND RECREATION COMMISSION FOR ITS CONSIDERATION AND APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, on June 11, 2018, the Agency Board adopted its Resolution No. 1554 approving a Master Development Agreement for construction of the Westside District Urban Park with partners Eleven Eleven West Jefferson LLC and the City of Boise; and,

WHEREAS, the Agency convened a community naming committee to generate potential names for the Westside District Urban Park. Russ Stoddard and Fiona Gwozdz of Oliver Russell, a branding agency located near the proposed park, facilitated the naming process. Over the course of a month, participants generated more than 50 park names for consideration and ultimately came to an overwhelming consensus on the recommended name, "11th Street Commons"; and,

WHEREAS, the Agency Board finds it in the best public interest to approve and adopt the Westside Park Naming Committee's recommendation of "11th Street Commons" for the Westside District Urban Park and to authorize Agency staff to forward the recommendation to the Boise City Parks and Recreation Commission for its consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Westside Park Naming Committee's recommendation of "11th Street Commons" for the Westside District Urban Park is hereby approved and adopted.

Section 3: That Agency staff is hereby authorized to forward the "11th Street Commons" naming recommendation to the Boise City Parks and Recreation Commission for its consideration and approval.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on July 13, 2020. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on July 13, 2020.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: \_\_\_\_\_  
Dana Zuckerman, Chair

ATTEST:

BY: \_\_\_\_\_  
Lauren McLean, Secretary



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# **V. INFORMATION ITEMS**



## INFORMATION/DISCUSSION ITEM

<b>Agenda Subject:</b> Gateway East Transportation Study		<b>Date:</b> July 13, 2020
<b>Staff Contact:</b> Matt Edmond	<b>Attachments:</b> 1) Gateway East Transportation Study Technical Memo	

### Background:

In 2018, CCDC and the City of Boise established the Gateway East Urban Renewal/Economic Development District, a 2,643-acre industrial district located between the Boise Airport, Interstate 84 (I-84), and the future Lake Hazel Road extension. The district is expected to add approximately 10 million square feet of industrial development over its 20-year lifespan. While some planning had already been done for major transportation components in the vicinity of Gateway East, CCDC commissioned HDR to conduct a transportation study and further refine and confirm network requirements at district build out.

Specifically, the study sought to provide a greater degree of certainty for public agencies and the development community with regard to the necessary number of lanes for major roadways, potential intersection locations of new roadways with major roadways, feasible intersection control options (stop control, roundabout, signal) in the future, and the likely location of the future crossing of Lake Hazel Road with the city-owned rail line.

### Study Findings

The technical memorandum resulting from the study summarizes the data collection, existing transportation network conditions, future estimated travel demand and high-level capacity evaluation, proposed roadway network and cross sections, suggested intersection locations and conceptual alignments for new roadway extensions, as well as the preferred at-grade crossing location for the future Lake Hazel Road over the city-owned railroad tracks.

### Fiscal Notes

Although the Gateway East Urban Renewal Plan and Economic Feasibility Study anticipated significant investment of district tax increment revenue into the roadway network, the technical memo itself has no direct fiscal impacts

### Next Steps:

- Transmit memo and findings to ACHD staff
- ACHD considers adopting findings into Master Street Map

# Technical Memorandum

Date: Friday, June 12, 2020

Project: Gateway East Transportation Study

To: Matt Edmond

From: Cameron Waite, PE, PTOE





Subject: Final Study Summary

## Introduction

Capital City Development Corporation (CCDC) and City of Boise recently established the Gateway East Urban Renewal/Economic Development District (URD), a 2,643-acre industrial district located between the Boise Airport, Interstate 84 (I-84), and the future Lake Hazel Road extension. The district is expected to add approximately 10 million square feet of industrial development over its 20-year lifespan. While some planning had already been done for major transportation components in the vicinity of Gateway East, additional refinement was needed to confirm network requirements at district build out (design year 2039). The boundaries of this study are generally consistent with those of the Gateway East URD, but some elements are outside the district. The plan area map shown in **Figure 1** identifies the boundaries of the Gateway East URD, as well as portions of the study that lie outside the URD.

This technical memorandum summarizes the data collection, existing transportation network conditions, future estimated travel demand and high-level capacity evaluation, proposed roadway network and cross sections, and suggested intersection locations and conceptual alignments for new roadway extensions. The preferred at-grade crossing location for the future Lake Hazel Road over the Boise Valley Railroad (BVRR) tracks is also identified.

## Study Team Members

	Matt Edmond, Assistant Director – Parking & Mobility – Project Manager
	Karen Gallagher, Associate Transportation Planner Zach Piepmeyer, PE, Associate Transportation Planner Sean Keithly, Deputy Director, Economic Development
	Christy Little, Program Administrator - Development Services Mitch Skiles, PE, Impact Fee Administrator
	Cameron Waite, PE, PTOE Benjamin Focht, EIT

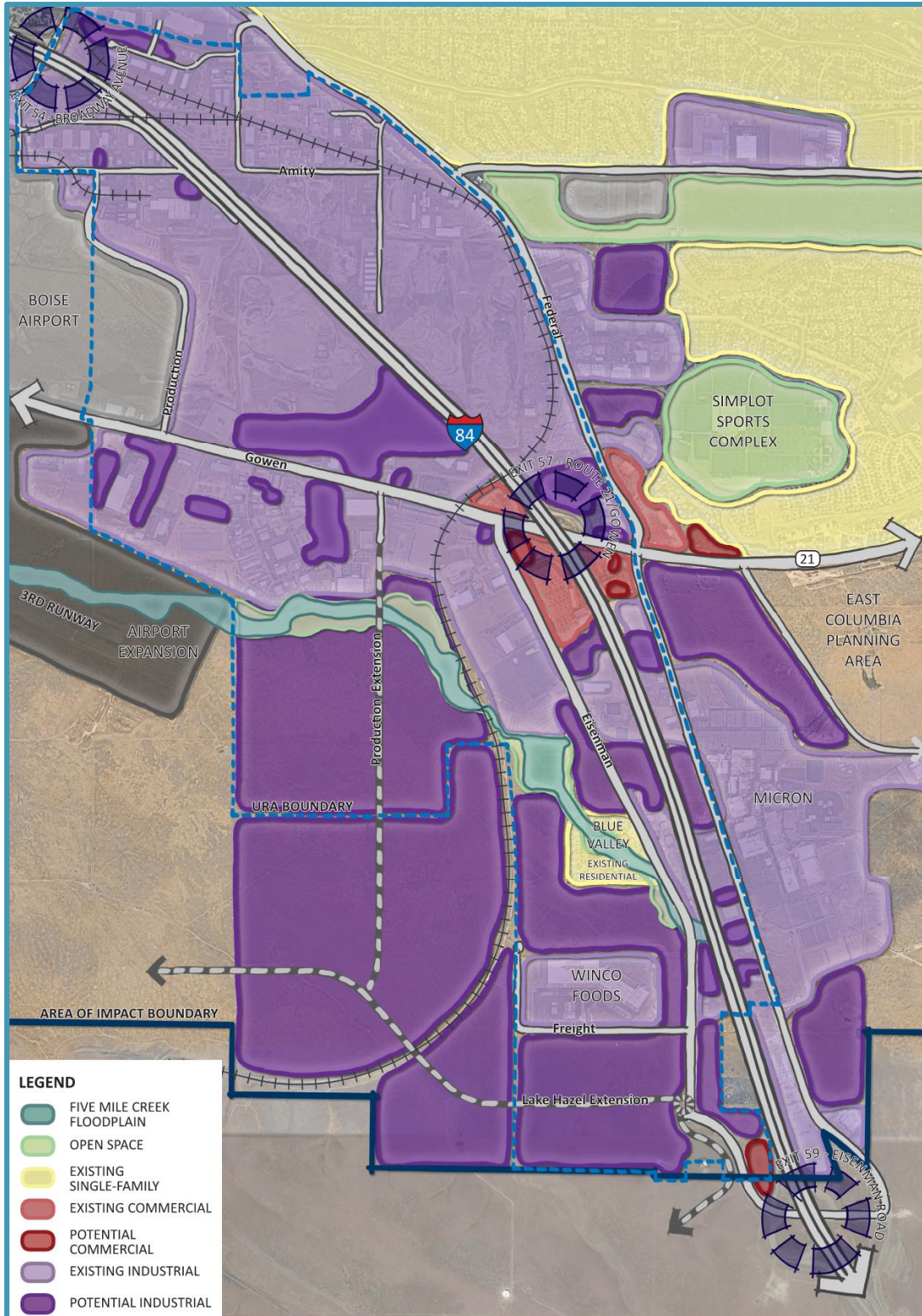


Figure 1. Gateway East URD

# Data Collection

## Data Requested From Study Team Members

CCDC, the City of Boise, and Ada County Highway District (ACHD) provided the following data:

- *Boise Airport Task 2 Report* (September 2013)
- Eisenman Road and Lake Hazel Road Roundabout Intersection Layout (May 2009)
- Record of Survey for the Eisenman Road and Lake Hazel Road Roundabout Intersection Layout (May 2014)
- *Concept Lake Hazel/Gowen Relocation Alignment Study Report* (November 2008)
- *ACHD Master Street Map: Arterial Street List* (May 2018)
- *ACHD Capital Improvements Plan* (November 2018)
- Potential site plans and land uses for various parcels to estimate trip generation

The Community Planning Association of Southwest Idaho (COMPASS), the regional metropolitan planning organization (MPO), provided existing and forecast travel demand output from their regional travel demand forecast model for use in estimating future traffic volumes.

## Data Collected by HDR

- Existing physical conditions, including:
  - Lane configurations and widths
  - Speed limits
  - Edge of pavement widths and curb-to-curb widths, where applicable
  - Curb, gutter, and sidewalk locations and widths
  - Bicycle facilities and widths
  - Existing intersection configurations and control (stop control, signal control, etc.)
  - Crosswalk location and type

Details of the field review are presented in **Appendix A** attached at the end of this memo.

# Existing Conditions

## Study Roadways

### Gowen Road

Gowen Road east of I-84 is Idaho State Highway 21 (SH-21) and is designated a principal arterial. It has two lanes in each direction with turn lanes at the intersections and curb, gutter, and sidewalks along most of its length. Dedicated bicycle lanes are provided on Gowen Road from Eisenman Road to the east toward Federal Way. The Gowen Road intersections with Eisenman Road, both I-84 ramp terminals, and Federal Way are all signalized. This segment of Gowen Road serves between 16,000 and 24,000 vehicles per day (vpd).

West of I-84, Gowen Road is a minor arterial, designated as an industrial arterial in the ACHD Master Street Map (MSM), and serves 7,000 to 10,000 vpd. West of Eisenman Road, Gowen Road narrows to one lane in each direction, including on the existing bridge over the Union Pacific Railroad (UPRR)/Boise Valley Railroad (BVRR), with shoulders that vary from 2 feet to 8 feet in width. The intersections with Gowen Road west of the bridge in the study area are all stop controlled on the intersecting street approaches. The speed limit is posted at 50 miles per hour (mph) west of the bridge and 35 mph east of the bridge. ACHD is currently designing a project to replace the bridge over the UPRR/BVRR and widen Gowen Road to two lanes in each direction from Eisenman Road to Exchange Street, with curb, gutter, sidewalks, and buffered bike lanes. There will also be a two-way left turn lane (TWLTL) and 6 foot wide shoulders to match the existing roadway west of Exchange Street.

### **Lake Hazel Road**

Lake Hazel Road does not currently extend through the study area but will in the future. It is designated as a principal arterial and a mobility arterial in the MSM. The future extension through the study area will be a mobility arterial with intersections limited to half-mile spacing.

### **Eisenman Road**

Eisenman Road is a minor arterial and designated an industrial arterial in the MSM. It has two lanes in each direction with a TWLTL south of Gowen Road and then narrows to one lane in each direction with narrow shoulders. It has curb, gutter, and sidewalks along the segment with two lanes in each direction. The intersections with Eisenman Road in the study area are all stop controlled on the intersecting street approaches. The speed limit is posted at 35 mph.

### **Warehouse Street and Freight Street**

These roadways currently serve traffic to the WinCo warehouse and are paved local roads with one lane in each direction and minimal shoulders. Freight Street intersects with Eisenman Road with a gravel road to the east and both approaches are controlled by stop signs. There is a gravel road labeled Amyx Road on Google Earth that connects to both roads at the curve where Freight Street ends and Warehouse Street begins.

### **Railroad Facilities**

The railroad tracks that exist in the study area are owned by BVRR. The UPRR still owns and maintains a portion of the track near Gowen Road. There is an unofficial gravel road at-grade crossing of the tracks west and south of Freight Street.

## **Existing Roadway Traffic Volumes**

Roadway traffic volumes were collected from ACHD's traffic counts website (<https://www.achdidaho.org/Departments/Engineering/Traffic/trafficCounts.aspx>) and compiled in **Table 1** below. A recent count was completed by ACHD on Eisenman Road west of I-84 in June 2020. Most of the roadways and intersections operate well, but Gowen Road at Eisenman Road and the intersections to the east experience significant traffic volumes and delay during the peak hours, based on observation.

**Table 1. Existing Traffic Volumes**

Roadway	Location	Date	24 Hr Count	AM Peak Hour		PM Peak Hour	
				EB/NB	WB/SB	EB/NB	WB/SB
Amity Rd	East of Enterprise St	8/2/2018	3,153	193	77	76	187
Apple St	South of Federal Way	6/13/2018	2,033	48	93	64	8
Eisenman Rd	North of Gowen Rd	12/18/2018	3,681	61	106	94	157
	South of Gowen Rd	8/15/2018	6,070	101	187	279	154
	North of Blue Valley Ln	5/15/2018	2,071	64	47	56	55
	South of Freight St	6/9/2020	734	24	34	32	23
Federal Way	North of Gowen Rd	5/30/2019	17,921	440	840	867	724
	North of Gigabit Ln	5/3/2018	2,961	53	139	200	77
	North of Memory Ln	4/24/2019	1,677	142	8	28	195
	South of Amity Rd	10/28/2015	16,910	549	839	1,040	873
Gowen Rd	East of Orchard St	3/27/2019	13,267	847	285	297	749
	West of Eisenman	4/25/2019	10,871	500	472	343	415
	East of Eisenman	5/25/2017	15,761	426	576	642	572
	West of Federal Way	11/29/2017	28,253	1,500	940	997	1,722
Lake Hazel Rd	East of Cole Rd	9/13/2018	5,431	50	662	546	131
Production St	South of Amity Rd	11/4/2015	2,164	93	76	112	80

## Forecast Conditions

### Travel Demand Forecasting

In order to estimate future roadway and intersection needs, future travel demand was estimated using the COMPASS regional travel demand model for the planning years 2020 and 2040. The model includes the planned and funded projects from the various land use and transportation agencies included in the MPO. COMPASS provided model trip outputs for the study area for the 2020 and 2040 years with a.m. and p.m. peak hours as well as daily forecasts. The study team reviewed the proposed job numbers for the traffic analysis zones within the study area and made suggestions to increase them in some locations to better match planned development. The Lake Hazel Road extension was already included in the 2040 model, but the future Apple Street extension south of Gowen Road was added. Lane configurations and speed limits on these proposed roadways were adjusted to match the proposed four-lane section with a 50 mph speed limit on Lake Hazel Road per the *Concept Lake Hazel/Gowen Relocation Alignment Study Report*. A roadway section with one travel lane in each direction and a 35 mph speed limit was assumed for the future Apple Street. COMPASS model outputs are presented in **Appendix B**.

Comparing the 2020 model outputs to existing traffic count volumes grown to the assumed 2020 volumes showed that the model underestimated the volumes on the study roadways by about 44% overall. A model output conversion factor (MOCF) of 1.5 was applied to the 2040 model a.m. peak, p.m. peak, and daily forecasts to estimate 2040 travel demand on study roadways. If

the difference between the existing counts and the 2020 model volume was greater than the 1.5 factor, the calculated factor for that segment was used.

The COMPASS model did not include Freight Street because it is a local road, so travel demand volumes on this street were estimated using the most dense development option for the adjacent parcels. The Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10<sup>th</sup> Edition trip rates for the General Light Industrial land use code 110 were applied based on the estimated square footage of development. These trips were distributed to Freight Street and Lake Hazel Road to access Eisenman Road and ultimately I-84 at either the Gowen Road Interchange, Exit 57, or the Eisenman Road Interchange, Exit 59. These trips were added to the traffic volumes derived from the COMPASS model and the resulting travel demand forecasts are presented in **Table 2** below. Trip generation calculations are presented in **Appendix B**.

**Table 2. 2040 Travel Demand Forecasts**

Roadway	Location	AM Peak Hour			PM Peak Hour			Daily		
		EB or NB	WB or SB	Total	EB or NB	WB or SB	Total	EB or NB	WB or SB	Total
Proposed Apple Street	South of Gowen Road	117	394	511	296	188	483	4,271	3,347	7,618
Eisenman Road	North of Gowen	92	159	251	141	236	377	2,761	2,761	5,522
	South of Gowen Road	370	1,473	1,843	1,284	809	2,093	13,960	13,960	27,920
	North of Blue Valley Lane	236	938	1,174	528	413	941	6,610	6,610	13,220
	South of Freight Street	365	406	771	329	1,191	1,520	4,114	2,684	6,799
	North of Lake Hazel Road	711	458	1,169	365	917	1,282	8,858	3,457	12,315
Gowen Road	West of Production Street	811	191	1,002	183	896	1,079	6,609	6,005	12,614
	West of Proposed Apple Street	573	623	1,196	468	732	1,200	7,112	6,455	13,567
	West of Eisenman Road	630	909	1,539	672	846	1,518	9,628	8,705	18,333
	East of Eisenman Road	604	1,885	2,489	1,616	1,532	3,147	17,255	17,255	34,510
Lake Hazel Road	West of Proposed Apple Street	794	135	929	251	1,026	1,277	3,192	2,850	6,042
	West of Eisenman Road	787	448	1,235	526	931	1,457	4,452	4,110	8,563
	East of Eisenman Road	637	871	1,508	1,357	766	2,124	6,331	5,917	12,248
Freight St.	West of Eisenman	85	626	711	557	83	640	2,521	2,521	5,041
	East of Eisenman	122	18	140	23	103	126	496	496	992
New Collector	North of Lake Hazel	313	43	356	42	279	320	1,260	1,260	2,521

## Traffic Analysis Results

### Roadway Cross Sections

Based on the estimated 2040 travel demand forecasts and proposed MSM designation, roadway cross sections needed to meet level of service (LOS) D or better were identified for the study roadways. The planning level thresholds used for this analysis are found in the current ACHD *Policy Manual* Section 7106.4, Table 2: Level of Service Standards for Roadway Segments (Maximum Peak Hour Volume Planning Thresholds). The results are presented in **Table 3** on the next page. This table also shows proposed configurations for the study roadways found in the ACHD Capital Improvements Plan (CIP) and MSM.

**Table 3. Needed Roadway Lane Configurations**

Roadway	Location	Functional Classification	MSM Classification	Existing Lane Configuration	MSM Proposed Lane Configuration	CIP Proposed Lane Configuration	2040 Forecast Volumes										Recommended Lane Configuration	
							AM Peak Hour					PM Peak Hour						
							Peak Direction Volume	2-lane LOS <sup>1</sup>	2-lane with TWLTL LOS <sup>1</sup>	4-lane with TWLTL LOS <sup>1</sup>	4-lane with median control LOS <sup>1</sup>	Peak Direction Volume	2-lane LOS <sup>1</sup>	2-lane with TWLTL LOS <sup>1</sup>	4-lane with TWLTL LOS <sup>1</sup>	4-lane with median control LOS <sup>1</sup>		
Proposed Apple Street	South of Gowen Road	Minor Arterial	Industrial Arterial		4-lane with TWLTL		394	LOS D or better	LOS D or better			296	LOS D or better	LOS D or better			2-lane with TWLTL	
Eisenman Road	South of Gowen Road			4-lane with TWLTL	4-lane with TWLTL		1,473	LOS F	LOS F	LOS E		1,284	LOS F	LOS F	LOS D or better			4-lane with TWLTL
	North of Blue Valley Lane			2-lane	4-lane with TWLTL	2-lane with TWLTL	938	LOS F	LOS F	LOS D or better		528	LOS D or better	LOS D or better	LOS D or better			4-lane with TWLTL
	South of Freight Street			2-lane	4-lane with TWLTL	2-lane with TWLTL	365	LOS D or better				1,191	LOS F	LOS F	LOS D or better			4-lane with TWLTL
	North of Lake Hazel Road			2-lane	4-lane with TWLTL	2-lane with TWLTL	711	LOS F	LOS E	LOS D or better		917	LOS F	LOS F	LOS D or better			4-lane with TWLTL
Gowen Road	West of Production Street			2-lane	4-lane with TWLTL		811	LOS F	LOS F	LOS D or better		896	LOS F	LOS F	LOS D or better			4-lane with TWLTL
	West of Proposed Apple Street			2-lane	4-lane with TWLTL		623	LOS F	LOS D or better	LOS D or better		732	LOS F	LOS F	LOS D or better			4-lane with TWLTL
	West of Eisenman Road			2-lane	4-lane with TWLTL		909	LOS F	LOS F	LOS D or better		846	LOS F	LOS F	LOS D or better			4-lane with TWLTL
	East of Eisenman Road			4-lane with TWLTL	4-lane with TWLTL		1,885	LOS F	LOS F	LOS F	LOS E	1,532	LOS F	LOS F	LOS E	LOS D or better		4-lane with median control
Lake Hazel Road	West of Proposed Apple Street	Principal Arterial	Mobility Arterial		4-lane with median control	4-lane with median control	794	LOS F	LOS E	LOS D or better	LOS D or better	1,026	LOS F	LOS F	LOS D or better	LOS D or better	4-lane with median control	
	West of Eisenman Road			4-lane with median control	4-lane with median control	787	LOS F	LOS E	LOS D or better	LOS D or better	931	LOS F	LOS F	LOS D or better	LOS D or better	4-lane with median control		
	East of Eisenman Road			4-lane with median control	4-lane with median control	637	LOS E	LOS D or better	LOS D or better	LOS D or better	1,357	LOS F	LOS F	LOS D or better	LOS D or better	4-lane with median control		
Freight Street	West of Eisenman	Local		2-lane			626	LOS F	LOS D or better			557	LOS E	LOS D or better			2-lane with TWLTL	
	East of Eisenman	Local					122	LOS D or better	LOS D or better			103	LOS D or better	LOS D or better			2-lane	
New Collector	North of Lake Hazel	Local					313	LOS D or better	LOS D or better			279	LOS D or better	LOS D or better			2-lane with TWLTL	

Three results of the analysis differed from the currently planned roadway configurations:

- The future Apple Street from Gowen Road to Lake Hazel Road is estimated to require one lane in each direction with a center TWLTL rather than the current MSM configuration of two lanes in each direction with a TWLTL. This right-of-way needed for the wider road section could be preserved when the three lane section is designed and constructed.
- Eisenman Road south of the outlet mall should be widened to provide two lanes in each direction with a TWLTL all the way to Lake Hazel Road, which matches the current MSM but not the current CIP. This plan shows this segment being widened with one lane in each direction with a center TWLTL.
- Freight Street west of Eisenman Road should be widened to provide one lane in each direction with a center TWLTL. The new collector between Lake Hazel Road and Freight Street should also have this configuration.

With the development of the Lake Hazel Road as a mobility arterial and the possibility of the Boise Airport building a runway crossing over existing Gowen Road per its Master Plan, some changes to traffic patterns and volumes on each roadway may occur. The results presented in this study are consistent with the current CIP and MSM, but should be revisited if the recommendations in either of those planning documents change.

### Intersection Control

The estimated 2040 travel demand volumes entering each study intersection were used to identify potential intersection control types. The ACHD Policy Manual Section 5188 is the ACHD Roundabout Design Guide and provides some planning level thresholds based on travel demand to identify the need for the number and assignment of lanes at roundabouts. The metric used for this analysis is the total entering vehicle (TEV) thresholds based on daily volumes. The thresholds include:

- TEV ADT <22,000, typically a single-lane roundabout is adequate
- TEV ADT >27,000 and <39,000, typically a dual-lane roundabout is needed
- TEV ADT >39,000 and <50,000, possibly a dual-lane roundabout will serve but more analysis is required

In addition, hourly demand at each study intersection was estimated from the 2040 daily travel demand forecasts using average hourly data from the nearest Idaho Transportation Department (ITD) automatic traffic recorder (ATR). The nearest ITD ATR is located on I-84 0.7 miles from the beginning of the eastbound off ramp to the Gowen Road Interchange, Exit 57. These hourly volumes were used to conduct a concept level signal warrant analysis to identify the intersections that may meet signal warrants by the year 2040. The results of the intersection control analysis are presented in **Table 4**. Signal warrant analyses and other analysis calculations are presented in **Appendix C**.

The Gowen Road intersection with Eisenman Road should continue to be served by a signal. The other intersections along Gowen Road can be stop controlled on the intersecting approaches until they meet signal warrants and then should be converted to signal control.

Dual-lane roundabout control may not serve future travel demand at the intersections along Gowen Road and so is not recommended.

The Eisenman Road and Freight Street intersection should continue to be stop controlled on the Freight Street approaches until it meets signal warrants. Current and potential development right-of-way is not conducive to implementing a roundabout at this intersection. The Eisenman Road intersection with Lake Hazel Road has been planned a dual-lane roundabout in several planning documents, including the ACHD CIP, and should be implemented.

**Table 4. Needed Intersection Control and Options**

Intersection		CIP Proposed Intersection	Signal Warrants met	Roundabout Total Entering Vehicles	Feasible Intersection Control Options		
E-W Street	N-S Street						
Eisenman Road	Gowen Road		N/A	No			Signal
	Freight Street		Peak-hour	Yes	Stop Control*		Signal
	Lake Hazel Road	Dual Lane Roundabout	Eight-hour Four-hour Peak-hour	Yes		Dual Lane Roundabout	
Gowen Road	Production Street		Eight-hour Four-hour Peak-hour	Yes	Stop Control*		Signal
	Proposed Apple Street		Eight-hour Four-hour Peak-hour	Yes	Stop Control*		Signal
Lake Hazel Road	Proposed Apple Street		Four-hour Peak-hour	Yes	Stop Control*	Dual Lane Roundabout	Signal
	Freight		None	Yes	Stop Control*	Dual Lane Roundabout	
	New Collector		Four-hour Peak-hour	Yes	Stop Control*	Dual Lane Roundabout	Signal
*Stop Control can be implemented until signal warrants are met							

The future Lake Hazel Road extension is planned to be designed as a mobility arterial and access is limited to public road intersections at a minimum of half-mile spacing for optimum signalized control and traffic flow. The proposed intersections along Lake Hazel Road in the study area include a new collector spaced approximately 1,850 feet west of the Eisenman Road roundabout intersection, an intersection with Freight Street set approximately one half-mile west from that intersection, and an intersection with the future Apple Street. All of these intersections can be served by stop control until signal warrants are met, and all are estimated to be able to be served by dual-lane roundabouts, if they are the appropriate treatment with proposed development. The new collector and future Apple Street intersections with Lake Hazel are also estimated to meet signal warrants in the future.

## Pedestrian and Bicycle Facilities

Specific pedestrian and bicycle facilities are not addressed in this study as the needed facilities are not known at this time. The City of Boise will identify needed pedestrian and bicycle facilities to be included with each future roadway improvement, including necessary right-of-way for all improvements. This will allow developers to plan for and provide these facilities through the development process.

## Alignments and Access

Conceptual alignments were laid out in Bentley OpenRoads ConceptStation with design speeds set to the assumed posted speeds. The future Lake Hazel Road was laid out following the concepts and recommendations in the *Concept Lake Hazel/Gowen Relocation Alignment Study Report*, the Eisenman Road and Lake Hazel Road Roundabout Intersection Layout, and the Record of Survey for the Eisenman Road and Lake Hazel Road Roundabout Intersection. These documents shifted the proposed intersection north to allow a fourth leg to be developed to the south with a roadway grade less than 10%. West of this intersection, Lake Hazel was laid out north of the steep slopes of the bench to avoid large excavation and fill impacts.

The alignment also allows future connections to the south for the Eisenman Road, Freight Street, and the future Apple Street intersections. The new collector intersection with Lake Hazel Road is spaced approximately 1,850 feet west of the Eisenman Road intersection. In discussions with ACHD, this spacing was determined to be acceptable because the Eisenman Road/Lake Hazel Road intersection will be a roundabout and not a traffic signal. The one half mile spacing standard along Lake Hazel Road was designated specifically to optimize signal progression and traffic flow. The future new collector should connect Freight Street and Lake Hazel on a straight alignment.

The future Apple Street alignment was located to allow for a fourth leg at the intersection with Lake Hazel Road before the steepest slopes begin to the south. This alignment will be within the airport runway flight protection zone and Federal Aviation Administration (FAA) development limitations in this zone will affect potential developments. The City of Boise and CCDC will communicate these requirements to known developers in the area and they will need to be met with each development application.

Graphics of the concept alignments are presented in **Appendix D** in the Team Meeting PowerPoint presentations.

## Railroad Crossing

A future Lake Hazel Road at-grade crossing of the BVRR was reviewed and included in the concept alignments developed. The location near the existing gravel road crossing has the best topography with the least vertical challenge to accommodate this future at-grade crossing. The tracks begin to rise above the adjacent ground to the south of this area as they reach the bench, so the crossing location can be adjusted to the north of the current gravel road crossing if needed as the topography is very similar.

The concept Freight Street intersection with Lake Hazel Road is approximately 1,100 feet from the potential at-grade crossing. This spacing will allow the intersection to continue to function and allow a future grade separated Lake Hazel Road crossing over the railroad. If a grade separation is desired, locating it at the proposed at-grade crossing or to the north is recommended to fit within existing topography. Graphics of the concept at-grade railroad crossing are also presented in **Appendix D**.

## Alternative Concept Development & Refinement

The proposed conceptual roadway lane configurations, intersection control options, and alignments were developed and refined through several team meetings. These meetings are summarized below and minutes and PowerPoint presentations are presented in **Appendix D**.

### Team Meeting # 1

This was the kickoff meeting to identify the purpose and goals of the study, introduce team members, and identify data needs. The City of Boise and CCDC identified stakeholders and property owners they would meet with to discuss plans, requirements, and opportunities, including needs for the at-grade railroad crossing. Coordination with COMPASS to develop a study specific model run was planned for and action items were assigned to team members.

### Team Meeting # 2

The initial results of the travel demand forecasting, capacity analyses, and alignment layouts were shared with the team and discussed. Additional trip generation needs for the area along Freight Street were identified, as well as the need for an additional collector intersection on Lake Hazel Road between Eisenman Road and Freight Street. The Freight Street intersection with Lake Hazel Road was shifted west to provide the needed minimum spacing between these intersections.

### Team Meeting # 3

The team updated trip generation and distribution, capacity analyses, and alignment layouts were shared and discussed. The alignments were refined with the previous work completed for the *Concept Lake Hazel/Gowen Relocation Alignment Study Report*, the Eisenman Road and Lake Hazel Road Roundabout Intersection Layout, and the Record of Survey for the Eisenman Road and Lake Hazel Road Roundabout Intersection Layout.

### Team Meeting # 4

The draft study summary was reviewed and the project team met to discuss their review comments. Most were resolved at this meeting, and a follow up meeting with ACHD was held on March 4, 2020, to discuss and resolve their comments.

## Recommended Transportation Network Plan

Following the concept development, analyses, and refinement described above, the recommended transportation network plan is presented in **Figure 2**.

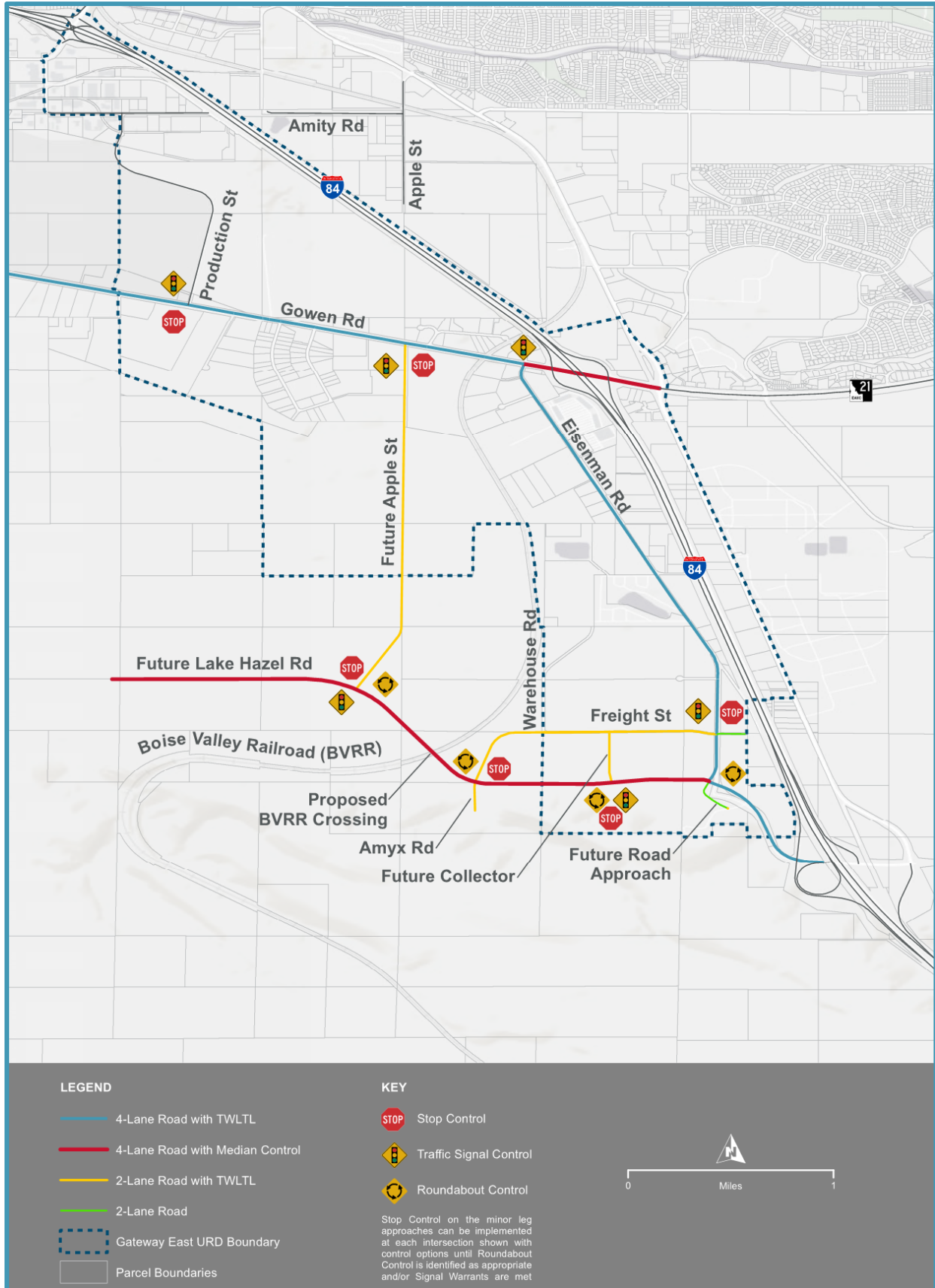


Figure 2. Gateway East URD Recommended Transportation Network Plan

## Next Steps

CCDC and City of Boise staff will present the recommended transportation network plan to the CCDC Board, Boise City Council, and ACHD Commission for consideration and review. Once all comments are received from CCDC Board, Boise City Council, and ACHD Commission and have been addressed, the plan should be presented again for adoption.

Once adopted, the City of Boise and CCDC should work with ACHD to update the MSM with the proposed roadway configurations presented in the plan.

If a proposed development submits an application before the plan is adopted, the City and ACHD can work with the developers to amend the MSM so they develop the correct roadway cross section.



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**DATE:** July 13, 2020  
**TO:** Dana Zuckerman, Chair  
Board of Commissioners  
**FM:** John Brunelle, Executive Director  
**RE:** CCDC Monthly Report

**R/UDAT 1985 RETROSPECTIVE** Last week a new video featuring CCDC was released by the American Institute of Architects. The 10-minute production recounts the redevelopment challenges in Boise that led to AIA's "R/UDAT" team coming to town in 1985. The high quality video is now posted at [www.ccdcboise.com](http://www.ccdcboise.com) and is worth watching. It will make you proud to be part of this Agency and the way we continue to assist others in making Boise the best it can be.



**THE STREAK CONTINUES!** Congratulations to Kevin Martin, Business & HR Manager, on his selection to the Leadership Boise Class of '22! The Agency is a stalwart supporter of this Boise Chamber of Commerce program and Kevin will be an outstanding member of this incoming class, which was announced last month. CCDC has had an employee in the LB program since 2014. Our in-house alumni include Doug Woodruff, Joey Chen, Matt Edmond, and Ross Borden.

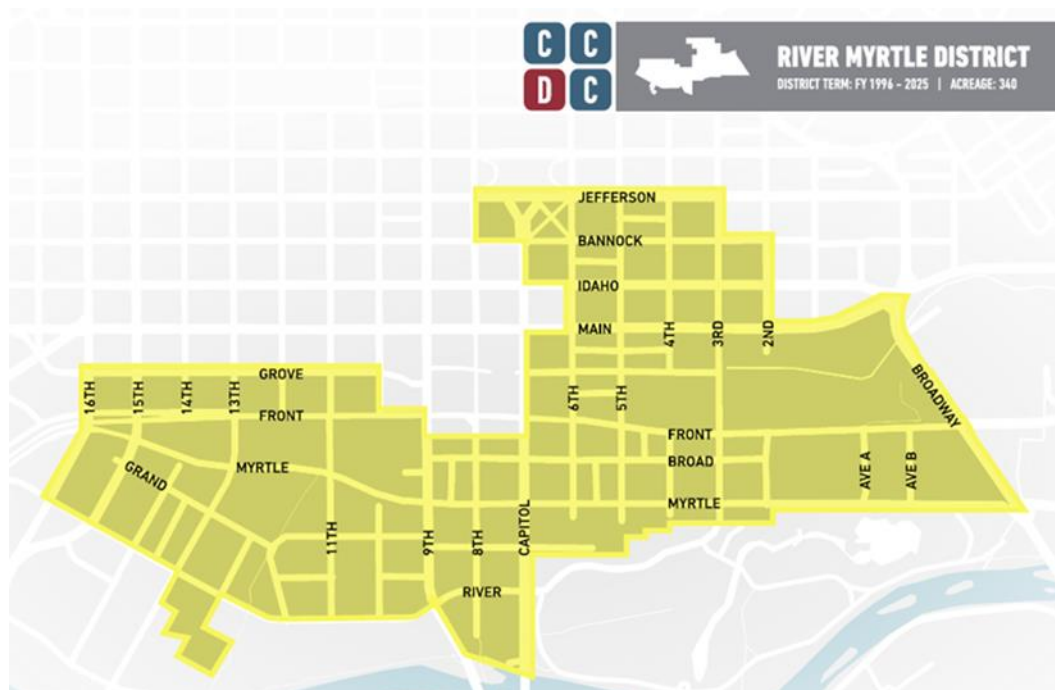
**WESTSIDE TAKES CENTER STAGE** Our July Board meeting agenda is testament to the Agency's focus on the Westside District. CCDC's expertise in place making, mobility, and housing is all featured in the lineup of significant infrastructure projects on tap for consideration by Agency commissioners. Some of the district projects in development include:

- The **11<sup>th</sup> Street Bikeway** is a partnership with the City of Boise to make 11<sup>th</sup> Street, which is maturing into a major thoroughway in the district, safer for cyclists. Business owners and community members offered their thoughts in recent surveys, asking for improved safety for cyclists on 11<sup>th</sup> Street along with aesthetically pleasing streetscapes while maintaining current traffic flow and parking.
- The **Westside Urban Park** is a planned park at the corner of 11th and Bannock streets that will create a destination community space open to everyone. CCDC convened a community naming committee to recommend a name for the space. The committee is proposing to call it "11<sup>th</sup> Street Commons." The name must be approved by the CCDC Board, the City Parks and Recreation Commission, and City Council before it is

officially adopted. CCDC's Board will also be presented with two proposed art design concepts at Monday's meeting.

- Board members will hear an update for a small **Westside District expansion** on Monday, which would move the boundaries north and west to offer support to several projects already being considered in the area, including projects that would benefit Boise Public Schools and the original Carnegie Library building.
- An update to the purchase of vacant property at **1715 W Idaho Street** is on the agenda. CCDC staff closed on the property earlier this month. It could have a variety of uses, though staff is highlighting its value as a site for affordable housing. The site has been empty since 2004 and several feet of soil would need to be replaced for a substantial development to take place — a costly necessity that has kept private development away from an otherwise appealing location.
- The **Linen District** is targeted to receive place-making and infrastructure improvements that will beautify the area, add pedestrian or cyclist facilities and increase interest by private investors.

## RIVER – MYRTLE / OLD BOISE DISTRICT



### *Economic Development*

**5th & Front Streets - Hotel and Parking Garage – Participation Program (PP) Type 3, 5:** The parking garage portion of this project (540 total spaces) opened for customers in mid-March under a temporary certificate of occupancy. On May 1, CCDC began leasing 200 spaces for public use, specifically reserved monthly parkers. The hotel portion of the development is still on schedule to open Summer 2020. The developer is planning a public art element on the stairwell wall facing Front Street, and is working with the City of Boise Arts and History Department on the selection process. The CCDC Board approved an additional \$90,000 in eligible expenses for public art at

its December 2019 meeting. Chair Zuckerman represents CCDC on the selection committee. Other members represent the development group, the City Arts & History Commission, and local artists. The selection committee will review artist applications.

**500 S. 8th Street - Trailhead - Agency Leased Property:** The Board approved a new two-year lease of this property at its May 18, 2020 public meeting for continued Trailhead occupancy.

**200 Myrtle Street - Boise Caddis - PP Type 2:** Construction continues on the Boise Caddis project with post-tensioned concrete work underway. Wood framing is underway. Apartment facade finishes will start in early August. The project, scheduled to open in the summer of 2021, includes 160 rental units and 400 parking spaces. Ada County will purchase a number of the parking spaces for use by its nearby Courthouse complex workforce. The Type 2 Agreement includes approximately \$1.2 million in eligible expenses for public improvements on 2nd, 3rd, and Myrtle Streets and a small portion of Broad Street. Reimbursement will come from tax increment revenue generated by the project.

**204 Myrtle Street - CDG Boise - PP Type 2:** The Board designated this project for Type 2 funding at its November 2019 meeting. CDG Boise is building a 249-unit apartment building with 353 parking spaces, and has requested reimbursement for approximately \$980,000 of public improvements including streetscapes and utility work. The Type 2 Agreement was approved at the December 2019 Board meeting. Construction is scheduled to begin at a later date.

**406 Broad Street - Cartee Apartments - PP Type 2:** This project includes 160 apartment units and 176 structured parking spaces. Construction and mobilization began in October 2019. Excavation, footings, and first floor columns are complete. Currently concrete work is being performed on the first floor slab and garage ramp. The agreement between CCDC and the developer contemplates approximately \$1.3 million in eligible expenses to be reimbursed from project-generated tax increment revenue.

**512 W Grove Street - 5th & Grove Mixed Use Residential - PP Type 2:** At its March 2020 meeting, the CCDC Board approved a Type 2 General Assistance Participation Agreement with 5th and Grove Investors, LLC. The project includes 114 for-rent apartments and 8,000 square feet of ground floor retail. Fifty of the apartment units will be dedicated to workforce housing, serving 120% AMI (area median income) and below. The project qualifies for Level A status and is eligible to receive 80% of the tax increment revenue it generates to reimburse Eligible Expenses. The project includes approximately \$1 million in Eligible Expenses for public improvements along 5th Street, Grove Street and alley. It is estimated that tax increment revenue can reimburse approximately \$700,000 of Eligible Expenses. CCDC will construct and pay for the already-planned Grove Street streetscape improvements currently in the Agency's 5-year Capital Improvement Plan, accounting for approximately \$347,000 in Eligible Expenses. If construction timelines do not align, CCDC will reimburse the developer for that work upon completion of the project and not through project-generated tax increment revenue. Those two sources will reimburse the developer for all of the project's Eligible Expenses. Construction is scheduled to begin Summer 2020.

## PARTICIPATION PROGRAM

**Type 1:** One-time assistance. Reimbursements up to \$200k for eligible expenses. Developer-matched.

**Type 2:** General assistance. Reimbursed by project-generated tax increment revenue. Scorecard dependent.

**Type 3:** Transformative Assistance. Large-scale or unproven projects. Often includes public parking. \$6 private to \$1 public minimum investment required.

**Type 4:** Capital Improvement Coordination. Most often used for public/public projects.

**Type 5:** Disposition of CCDC-owned property.

**116 6th Street - 6th & Grove Mixed Used, Income Restricted Residential - PP Type 2:** At its March 2020 meeting, the CCDC Board approved a Type 2 General Assistance Participation Agreement with the developers of the 6th & Grove project. This is a mixed-use residential and retail project being developed by Capital Partners, Galena Fund, and deChase Miksis. It will be comprised of 60 apartment units (income restricted and market rate), 5,000 square feet of retail and 9,000 square feet of office space. The project includes approximately \$600,000 of Eligible Expenses for public improvements in the alley and streetscapes along Grove and 6th streets. CCDC will construct and pay for the already-planned Grove Street streetscape improvements currently in the Agency's 5-year Capital Improvement Plan, accounting for approximately \$130,000 in Eligible Expenses. Sixth Street improvements are included in CCDC's current year CIP and will be reimbursed upon completion. The remainder of the Eligible Expenses will be reimbursed using tax increment revenue generated by the project between 2022 and 2025. These funding sources will reimburse the developer for all Eligible Expenses. Construction is scheduled to begin in the summer of 2020.

**600 Front Street - The Vanguard - PP Type 2:** Visium Development is constructing a 75-unit multi-family apartment building on the corner of 6th and Front streets (formerly home to Biz Print). The CCDC Board designated this project for Type 2 funding at its November 2019 meeting. Visium has requested reimbursement for approximately \$400,000 of public improvements, including streetscapes and utility work. The Type 2 Agreement was approved at the December 2019 Board meeting.

#### Infrastructure

**N. 6th Street Streetscape - Front Street to Main Street:** Design and construction of streetscape improvements on 6th Street between Main and Front streets. The Land Group is the design professional. The construction contract was awarded to Guho Corp at the Board's August 2019 meeting. Reconstruction of the 6th and Grove intersection required a full street closure and was moved to April 2020 from June 2020 to take advantage of the pandemic-caused low traffic volumes. **The project is substantially complete and the walk through was performed on June 4.**

#### Mobility

**S. 5th St & Myrtle St - Signalized Crossing:** This project seeks to install signal control on Myrtle Street at the 5th Street intersection to provide a safe crossing between Julia Davis Park and the Central Addition, and to extend the signal-coordinated calming of Myrtle Street. Kittelson & Associates has completed a preliminary warrant analysis and representatives of ACHD, City of Boise, CCDC, and ITD met in March 2020 to discuss next steps. CCDC and the City are working on a request to ITD outlining the rationale for a signal and how it will not set a precedent.

**ParkBOI - Capitol & Myrtle Parking Garage - Agency Owned Property:** This project will apply repair patches of spray-on fire-proofing throughout this garage. The original contract was canceled due to performance issues. A new estimate has been received that is less than the \$25,000 minimum threshold required to solicit bids. The new contractor, Spray On Solutions, has visited and assessed the site and has the proper materials on-hand. Work is planned to commence in early August 2020 and be completed in one week.

**N. 5th & 6th Streets - City of Boise/ACHD Traffic Configuration:** ACHD has this project on indefinite hold until there is programmed construction funding. The Agency stands ready to assist and anticipates direction in the near future.

**505 S. Bannock St - 505 Bannock - T1 Designation:** Local general contractor Visser Construction is building a three-story mixed-use property at the site of the former Wells Fargo

bank branch. The project features over 11,000 sq ft of dining space between two restaurants, and 3,700 sq ft top floor office space. The project is an estimated \$5.5 million in total development costs. The project requests reimbursement to replace the public improvements in its narrow storefront, as well as install a transformer on-site that will replace existing pole-mounted transformers in the alley-way right-of-way. Total anticipated reimbursement is over \$80,000. Applicant is I M IRIE TWO LLC, the site owner's controlling entity.

**ParkBOI - 11th & Front Parking Garage - Agency Owned Property:** No significant maintenance performed in recent months. 160 of the Agency's 250 spaces are currently available for lease.

### *Place Making*

**Grove Street - Multi-Block Improvement Project:** The Old Boise Blocks on Grove Street, between 3rd and 5th Streets downtown, is ready for a catalytic transformation. With a few nearby projects already underway, CCDC is kicking off an inclusive community-driven visioning process to develop a place-making strategy for the Old Boise Blocks on Grove Street. The process begins in June with a series of stakeholder visioning meetings to create a community-supported vision for the area. The public will have several opportunities to engage in the visioning process through summer and fall 2020. Stakeholder visioning meetings were held on June 11 and July 9.

### *Special Projects*

**RMOB Public Art - City of Boise Broad Street Sculpture - PP Type 4:** Final concepts have been submitted. The City Department of Arts & History is running its process. CCDC stands ready to assist.

## WESTSIDE DISTRICT



### *Economic Development*

**11th Street Streetscape - Washington Street to Grove Street:** These streetscape improvements are planned for construction in FY2023. To maximize public investment, the

Agency is working closely with ACHD on its 11th Street bikeway facilities project. To ensure that cooperative and coordinated solutions are developed by ACHD and the Agency in their respective planning processes, CCDC is conducting planning and design on a similar schedule to ACHD.

**1111 Idaho St - 11th & Idaho Building - PP Type 2:** This nine-story, Class A office building is being developed by Rafanelli and Nahas using the internationally recognized architecture firm Perkins + Will. The site is adjacent to the future Westside Urban Park and is being designed to complement the existing Boise Plaza office building on the adjacent block to the north. The development was designated as a Type 2 Participation Project in July 2019. The final agreement was presented to the Board in August 2019. Construction is underway. CCDC will reimburse the developers for public improvements being completed along Idaho and 11th streets. The reimbursement will be based on actual expenses and will not exceed \$740,690.

**1015 W Main Street - 11th and Main Apartments - PP Type 1:** Seattle's Revolve Development purchased part of the former Safari Inn, located at 1015 W. Main Street. Revolve is redeveloping the 11th and Main building, transforming it from a 43-room hotel into 41 residential apartments, mostly studio units. Additionally, a teak-wood lattice façade will be added onto the existing stucco exterior walls. The developer was approved for a Type 1 Participation Project at the Board's June 2020 meeting to reimburse expenses to replace the 11th Street alley drive-ramp. The reimbursement will be based on actual expenses and will not exceed \$23,000 pending final confirmed work scope.

**1715 W. Idaho St - 17th and Idaho - Agency-Owned Property:** The Board approved the purchase of this property at its June 8, 2020 meeting. The Agency closed on the property July 1, 2020.

**1010 W. Jefferson St - 10Ten Building - Agency-Owned Property:** No notable maintenance issues.

**421 N. 10th St - ISG/BSN Building - Agency Owned Property:** No notable maintenance issues.

### **Infrastructure**

**Westside District - Consolidated Newspaper Racks:** The Agency is assisting the City of Boise in locating and installing consolidated news racks downtown to ensure sidewalk accessibility, reduce clutter and damage to individual racks. Guho Corp has completed all but two of the planned installations: on Bannock Street between 12th and 13th streets due to the closure of the former Greyhound bus terminal; on 10th Street between Main and Idaho streets due to business concerns and questions over whether the unregulated boxes there are still in use. The City Council approved a news rack ordinance on May 5, 2020. The old boxes will be removed and publications moved into the new racks.

**Bannock Street Streetscape - 8th to 9th Streets:** The City of Boise conducted a public meeting and an online survey to gauge public support of the proposed design. Feedback was evaluated. The City presented the project to ACHD during a Commission work session in November 2019 and to the ACHD Commission in January 2020 after which ACHD approved the design. The project received Design Review approval from the City in February 2020. The CCDC Board approved the contract for construction documents and construction administration services with Jensen Belts Associates and the ranking for CM/GC services in March 2020. The CM/GC contract with Guho Corp has been signed. **The Agency has been working to accelerate project timeline to complete construction in 2020. Construction documents have been submitted to the City and ACHD for permit review. A Special Board Meeting is scheduled for July 27 to approve the GMP (guaranteed maximum price) #1 with Guho Corp. Construction. Construction start date is anticipated in mid-August.**

**10th & State Streets - Agency Owned Property:** CCDC is working with nearby landowners around the Agency-owned sites to create transformative development in the Brady Block area. CCDC hopes to incentivize the future redevelopment of underutilized sites adjacent to the Brady Block.

**1010 Main St - Avery Building - PP Type:** This privately-owned vacant building is currently undergoing renovation. CCDC has remained engaged with the developer and owner who is working on overall project financing. The developer is interested in utilizing the Agency's Participation Program for historic preservation costs and anticipates submitting an application in 2020.

**State Street Streetscape & Fiber-Optic Conduit:** The Agency is negotiating a cost share agreement with ACHD to include improvements on State Street as part of a road project tentatively scheduled for 2022. Agency-funded improvements would include installation of a fiber-optic conduit bank on State between 8th and 14th, and construction of streetscape improvements to include street trees, Silva cells, and historic street lights from east of 12th to 14<sup>th</sup> streets. The Silva cells would serve a dual purpose of accommodating healthy street trees and managing stormwater from State Street (ACHD will credit CCDC for stormwater costs).

**Westside URD - Boundary Adjustment:** The Agency is working to adjust the Westside URD boundary to add an additional 14 acres that includes the Boise High School campus, the downtown YMCA property, as well as right of way on Franklin Street and 8th Street. The City Council accepted an eligibility report in June 2019 and directed CCDC to move forward with amending the plan. The Plan Amendment must be reviewed by CCDC and the City Council as well as Planning and Zoning prior to adoption. The Agency and counsel are working on scoping the plan amendment and are discussing potential projects with property owners.

### **Mobility**

**ParkBOI - 10th & Front Garage - Agency Owned Property:** The Agency hired DESMAN to perform design services for structural damage prevention. The Agency plans to pre-qualify contractors late this summer, bid the project late fall, and award for a Spring 2021 construction start.

**North 8th Street - City/ACHD Traffic Configuration:** A traffic and bike lane analysis performed by Kittleson & Associates and a design package by Jensen Belts Associates were presented to the City Council in January 2019. The City Council requested public outreach on the project. The City conducted a public meeting and an online survey to gauge public support of the proposed design. Feedback was evaluated. The City presented the project to ACHD's Commission during a November 2019 work session. The Commission was receptive and asked for an interagency agreement for paving and for the project to be brought back for formal presentation. That presentation occurred in January 2020 after which ACHD approved the design. The project received Design Review approval from the City in February 2020. The CCDC Board approved the contract for construction documents and construction administration services with Jensen Belts Associates in March 2020. The Agency has been working to accelerate project timeline to complete construction in 2020. Construction documents have been submitted to the City and ACHD for permit review. **A special Board Meeting is scheduled for July 27 to approve GMP (guaranteed maximum price) #1 with Guho Corp.** Construction is anticipated to start in mid-August.

### **Place Making**

**11th Street & Bannock Street - Westside Urban Park:** The City Council approved the Westside Urban Park Master Development Agreement and associated land agreement in June 2019. The

completion of these agreements formalizes a public-private partnership that will result in the creation of a new downtown neighborhood urban park. This public investment complements construction of the adjacent 11th and Idaho development, a nine-story, Class A office building with retail/restaurant space fronting the park. Construction on the office tower began in August 2019 and is expected to be complete in November 2020. Construction of the park will begin in October 2020 with ribbon cutting estimated in May 2021. CCDC convened a community naming committee to generate potential names for the park. The recommended name “11th Street Commons” will be submitted to the Parks & Recreation Commission in July for consideration. Boise Arts & History will present artist Matthew Mazzotta’s two design concepts in July 2020 to gather public feedback on the progression of the public art project.

## 30<sup>TH</sup> STREET DISTRICT



### *Economic Development*

**2403 Fairview Ave - Adare Manor - PP Type 2, 4:** Northwest Integrity Housing Company’s affordable housing development, consisting of 134 apartments, is complete and actively leasing units. The combined participation agreement is for approximately \$730,000 for public improvements adjacent to the development including streetscapes and utility work. This development is on ground leased from the City of Boise for forty years and was awarded to the developer through a competitive process. The majority of the apartments will be for families earning less than 60% AMI (area median income) – about \$44,000 per year for a family of four – with approximately 10% of the units offered at market rate. CCDC has received the developer’s cost documentation and currently has the materials under review.

### *Mobility*

**Main and Fairview Transit Stations and Platforms:** CCDC, in cooperation with the City of Boise and Valley Regional Transit, is redesigning and constructing improvements, at up to seven

bus stops, along Main St. and Fairview Ave. between Whitewater Park Blvd. and N 16th St. CCDC is contracting with HDR Engineering to provide design services which will be completed in spring 2021 with construction to follow in summer 2021.

## SHORELINE



### *Economic Development*

**Shoreline District - Downtown Boise Streetscape Standards Update:** CCDC, in collaboration with the City, is preparing to update the Downtown Boise Streetscape Standards Manual. These standards provide guidance to private development and Agency's Capital Improvement Plan projects for streetscape improvements in the public rights-of-way within the downtown Urban Renewal Districts.

The standards currently in effect were adopted by the City in 2015 and do not include the Shoreline District project area. This update will incorporate that project area as well as the innovative stormwater management strategies outlined in the City's Lusk Street Neighborhood Master Plan and River Street Neighborhood Master Plan.

The update will be reviewed by neighborhood stakeholders, the City, and ACHD before being considered for formal approval. Once approved by the CCDC Board, the updated standards will be forwarded to the City Council and recommended for final approval and adoption into Blueprint Boise. This collaborative process will begin once Agency funds are allocated to the project to pay for the necessary consultant services.

# GATEWAY EAST



## GATEWAY DISTRICT

DISTRICT TERM: FY 2020 – 2039 | ACREAGE: 2,643



### Economic Development

**9100 S Eisenman Road – PP Type 2:** R.L.R. Investments, LLC, 9100 S. Eisenman will host a new regional industrial mixed-use facility and be a regional hub for R.L.R. Investments, LLC national operations. The project will house three structures: a 5,000 SF office joined to a 60,000 SF freight terminal, and a 9,000 SF maintenance shop. The project will also renovate the existing, dilapidated fueling canopy. Seventy parking spaces and a private green space constitute the rest of the property's development. Estimate total cost is \$9.8 million. The project anticipates \$385,000 of Eligible Expenses to be paid over the standard Gateway District six-year term. Estimated completion is summer 2021 and then fully on the tax roll by calendar year 2022. The project will generate roughly \$80,000 in added tax increment per year. Project construction is underway.

**9025 S Federal Way - PP Type 2:** 9025 S. Federal Way is an 11,000 square foot mixed-use office and industrial project consisting of three office suites and two warehouse bays on a 1.4-acre lot located on the west side of Federal Way across from the Micron campus. The Board approved a Type 2 participation agreement for approximately \$94,000 of Eligible Expenses on the \$2.1 million project at its January 2020 meeting. The Applicant has contacted CCDC to start the reimbursement process.

**9605 S Eisenman Road – Boise Gateway 1 - PP Type 2:** Boise Gateway 1 is a 168,000 square foot industrial building project with related site improvements located at the southwest corner of Eisenman Road and Freight Street. This is the first project/phase of the 140-acre Boise Gateway Industrial Park, on land owned by the City of Boise and ground leased to the Boyer Company for development. Upon completion in mid-2020, the majority of the building will be leased by Verde Fulfillment, a third party logistics and e-retailer fulfillment center with a global clientele. Total project value is estimated to be \$13 million, with an estimated \$425,000 of Eligible Expenses. The project was designated for Type 2 assistance at the November 2019 Board meeting. The Board

approved a Type 2 participation agreement for approximately \$426,000 of Eligible Expenses on the \$12.7 million project at its April 2020 meeting. The project has received its temporary certificate of occupancy and is expecting a final certificate of occupancy around the end of July 2020.

### *Mobility*

**Gowen Road - ACHD Cost Share - PP Type 4:** ACHD will replace the Gowen Road bridge over the railroad right-of-way including widening the bridge to accommodate bike lanes and sidewalks. ACHD and the Agency executed the pathway cost share/participation agreement in May 2019. Since then, ACHD has advanced construction from 2022 to 2021, and City of Boise has requested that gravel shoulders on the bridge approaches be replaced with wider sidewalk; necessitating amendment of the original agreement. The Agency, City of Boise, and ACHD have also agreed to terms for a proposed Interagency Agreement to install fiber-optic conduit along Gowen as part of the project. The total of both cost share agreements is estimated to be approximately \$360,000 per the engineer's estimate based on the 99% plans. The CCDC Board approved the amended cost share agreement and the interagency agreement at its May 18, 2020 Board meeting.

**Gateway East Transportation Study:** The Agency contracted HDR to perform a transportation study of the Gateway East District to determine the necessary number of lanes on major roads, optimal secondary access points, and recommended traffic control. HDR has completed the technical report with significant input from the project team, which included representatives from the Agency, City and ACHD. Agency staff will present the findings to the CCDC Board at the July 13 meeting. It will then be submitted to ACHD for consideration in the ACHD Master Street Map.

### *Infrastructure*

**Production Street and Gowen Road Utilities:** This project will install new fiber optic conduit banks and associated vaults along Production Street and Gowen Road for the city to enhance data connectivity within city limits. CCDC is contracting with Civil Survey Consultants to provide design services which will be completed in FY2020 with construction to follow in FY2021.

## AGENCY WIDE – ALL DISTRICTS

### *Economic Development*

**ParkBOI - Parking Rates - Annual Review:** At its April 2020 meeting the CCDC Board suspended consideration of adjusting parking rates until FY2021 at the earliest.

**City of Boise Park & Ride Shuttle:** The City made the decision to terminate this service in April 2020. Ridership was low and VRT has increased its Vista shuttle service to 15 minute headways.

**ParkBOI - All Garages - Cleaning:** during the months of April and May a concerted effort was made to enhance the appearance of all garages. This included scrubbing the walking surfaces of all stairwells and elevator lobbies, repainting handrails and step edges, washing windows inside and out and touch up painting wherever needed. The last major undertaking will be cleaning and painting the elevator lobbies and stairwells of the Capitol & Main Garage, which will occur when the elevator refurbishment project is completed.

**ParkBOI - New Product - Nighttime Monthly:** As part of the parking rate discussion at the March 2020 meeting, the Agency recommended that the 10th & Front Garage be designated to accommodate proposed nighttime-monthly parking pass-holders, making it available to these

parkers as early as 3 pm – an attractive alternative to a regular monthly pass. Agency hopes to get this program implemented this summer.

**ParkBOI - New Product - Carpool Priority:** A soft opening for this new product commenced July 1, 2020 via the City Go program.

**CityGO:** Formerly known as the Downtown Mobility Collaborative, the downtown's Transportation Management Association is up and running. This partnership of VRT, City of Boise, ACHD Commuteride, BSU, St Luke's, the DBA and CCDC, is aggressively marketing its products and services to the downtown community. An excellent overview can be found at [citygoboise.com](http://citygoboise.com).

**ParkBOI - 9th & Main Parking Garage - Elevators:** The Agency is working with Hummel Architects for the design, construction documents and construction administration for the modernization of the two elevators in the 9th and Main Garage. The project was advertised in the Idaho Statesman on January 30 and February 6, 2020. Two bids were received. The project was awarded to Schindler Elevator at the Board's March 2020 meeting and a Notice to Proceed was issued later that month. Parts are to be shipped in July. The project will start August 31 and be completed October 2, 2020.

**ParkBOI - Capitol & Front Parking Garage - Agency Owned Property:** At its December 2019 meeting the Board reviewed a Purchase and Sale Agreement for this parking garage with Block 22, LLC for the purchase price of \$4,000,000. CCDC is working with Block 22 on due diligence and a transition plan. In order to accommodate a smooth transition with Block 22, CCDC has extended the closing date to June 30, 2020. After purchase, and for the time being, Block 22 intends to operate the garage consistent with current practice.

**ParkBOI - Capitol & Main Parking Garage - Elevators:** T This project will modernize the existing elevators in the Capitol & Main Garage to provide new finishes and amenities, improve efficiency and reliability, and bring them into compliance with current codes. Schindler began work on the Idaho Street elevator in January 2020 with a planned completion date in late February. However, Schindler experienced several delays, most significantly including damage requiring replacement of a complete sling and platform assembly and delays due to the Coronavirus pandemic. The Main Street elevator was returned to service in mid-June and the project is expected to be substantially complete with return to service of the Idaho State elevator by mid-July.

**ParkBOI - 9th & Front Parking Garage - Agency Owned Property:** The Agency contracted for small areas of waterproofing membrane repairs and additional concrete repairs in the garage. The spall repair is complete. The contractor will resume the membrane repair possibly June 12. The Aspen Lofts property manager has been contacted to coordinate the work dates. With no weather delays the membrane will be done by July 5. The Agency executed a contract with Slichter Ugrin Architects to provide design services for Stair Tower Structural Repairs in March 2020. Construction documents are expected to be complete in late spring 2020. Due to the construction schedule running into the winter months as projected by the current course, the Request for Qualifications issued in April was cancelled. The Agency will re-issue in late summer/early fall for a spring 2021 construction start date. The membrane work started June 25 and has a completion date of July 17 as long as weather and vandalism delays do not occur.

**ParkBOI - Door Hardware & ADA Upgrades:** Slichter Ugrin Architects have been hired as the design professional to develop plans and specifications for this project. Hellman Construction Company, Inc., was the responsive low bidder and is under contract. A Notice to Proceed has been issued and construction is underway.

## Mobility

**11th Street Bikeway - ACHD Collaboration - River Street to Washington Street:** 11th Street has been identified in plans by the City and ACHD as an important corridor for the west side of downtown Boise. It prioritizes cyclists, pedestrians, retail business, and residents while accommodating existing vehicular use. ACHD is advancing with the design of bikeway facility improvements for 11th St from Heron Street to Washington Street in preparation for installation in FY2022. CCDC is leading a public engagement process to produce a concept design for 11th Street from River Street to Washington Street. This downtown segment of the 11th Street Bikeway spans two URD's (RMOB and Westside) both of which have funding programmed in FY2022 to build the infrastructure associated with this bikeway. At its April 2020 Board meeting, the Board approved a contract with Kittelson & Associates to assist the Agency with the concept design and public engagement process. Initial interviews with property owners and businesses along 11th Street are complete and results from the online survey and comment map are being analyzed and compiled into a fact sheet that will be shared with the public and project stakeholders.

## Condominium Associations

### Building Eight Condominiums Association

Members	Percent Interest
CCDC - Capitol & Myrtle Parking Garage	35%
Raymond Management (Hampton Inn & Suites)	62.5%
Hendricks (retail units represented by Colliers International)	2.5%
Annual Report Due: December 31, 2020	Next Annual Meeting: October 7, 2020
Issues/Comments:	No issues

**Front Street Condominium Association:** The neon street sign on the 8th Street side of the 9th & Front garage has significant rust and water damage on the metal structure and was removed by YESCO on May 10, 2020.

Members	Percent Interest
CCDC - 9th & Front Parking Garage	25.76%
GBAD	2.00%
Aspen Condominiums	52.17%

Hendricks (retail and office units represented by Colliers International)	20.07%
Annual Report Due: November 30, 2020	Next Annual Meeting: October 7, 2020
Issues/Comments:	No issues

#### **Block 22 Condominium Association**

<b>Members</b>	<b>Percent Interest</b>
CCDC - Capitol & Front Parking Garage	13.30%
Block 22 (The Grove Hotel, CenturyLink Arena)	86.7%
Annual Report Due: July 31, 2020	Next Annual Meeting: TBD.
Issues/Comments:	2019 Annual Meeting conducted August 6, 2019.

**Capitol Terrace Condominium Association:** The Agency is working with Hawkins Companies, owner of the Main + Marketplace commercial condominium units, to update condominium declarations. Hawkins Companies has completed the Main + Marketplace remodel.

<b>Members</b>	<b>Percent Interest</b>
CCDC - Capitol & Main Parking Garage	50%
Hawkins Companies (Main + Marketplace)	50%
Annual Report Due: February 28, 2020	Next Annual Meeting: October 7, 2020.
Issues/Comments:	CCDC and Hawkins Companies are discussing Hawkins' proposal to install security cameras in the common areas.

**Downtown Parking Condominiums Association**

<b>Members</b>	<b>Percent Interest</b>
CCDC - 9th & Main Parking Garage	93.51%
Les Bois Holdings, LLC (commercial unit)	2.03%
Eastman Building, LLC (commercial units)	4.46%
Annual Report Due: September 30, 2020	Next Annual Meeting: TBD
Issues/Comments:	No issues.

**ACME Fast Freight Condominium Association**

<b>Members</b>	<b>Percent Interest</b>
CCDC – 11th and Front Parking Garage	30.10%
BVA	69.90%
Issues/Comments:	Appoint Agency representatives to COA board.

###



# **VI. ADJOURN**



**END**