

CCDC Board of Commissioners Meeting

October 12, 2020

Conducted via Zoom Meeting

To minimize background noise:

- Please mute your audio
- Unmute only to speak

Roll call for all votes.



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

Board of Commissioners

**Regular Meeting
October 12, 2020**



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – September 2020

B. Minutes & Reports

1. Approval of September 14, 2020 Meeting Minutes

C. Other

1. Approve Resolution #1672 – CityGO Memorandum of Understanding (MOU)
2. Approve Resolution #1677 – Prequalification of Contractors for 9th & Front Garage Stair Structural Repairs
3. Approve Resolution #1678 – Prequalification of Contractors for 10th & Front Garage Structural Damage Repairs
4. Approve Resolution #1679 – Main and Fairview Transit Stops – Design Services Amendment No. 1

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

III. Action Item

- A. CONSIDER: Issuing Request for Qualifications/Proposals (RFQ/P) 1715 W. Idaho Street – Housing Infill Development (10 minutes).....Brady Shinn

IV. Information/Discussion Items

- A. CCDC Monthly Report (5 minutes) John Brunelle
- B. Westside District – Preparation for Transformation RFP (10 minutes)Doug Woodruff
- C. Parking and Mobility Update (10 minutes) Matt Edmond
- D. Special Item – Max Clark Recognition (10 minutes) Agency Team

V. Adjourn

1715 W. Idaho Street -- Housing Infill Development RFQ-P

Brady Shinn
Project Manager

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.



7/8/2020

1715 W. Idaho – Site and RFQ-P Background

Site

- 0.401 acres, or 17,685 sf
- Vacant, unimproved lot. R3 zoning in Westside District
- Purchased in July 2020.

RFP

- Purchased by the Agency for \$605,000, or \$34 per sq ft.
- Previous Board appearance: July 13th, 2020 to initiate the RFQ-P.
- Core Values Working Group session in early August.

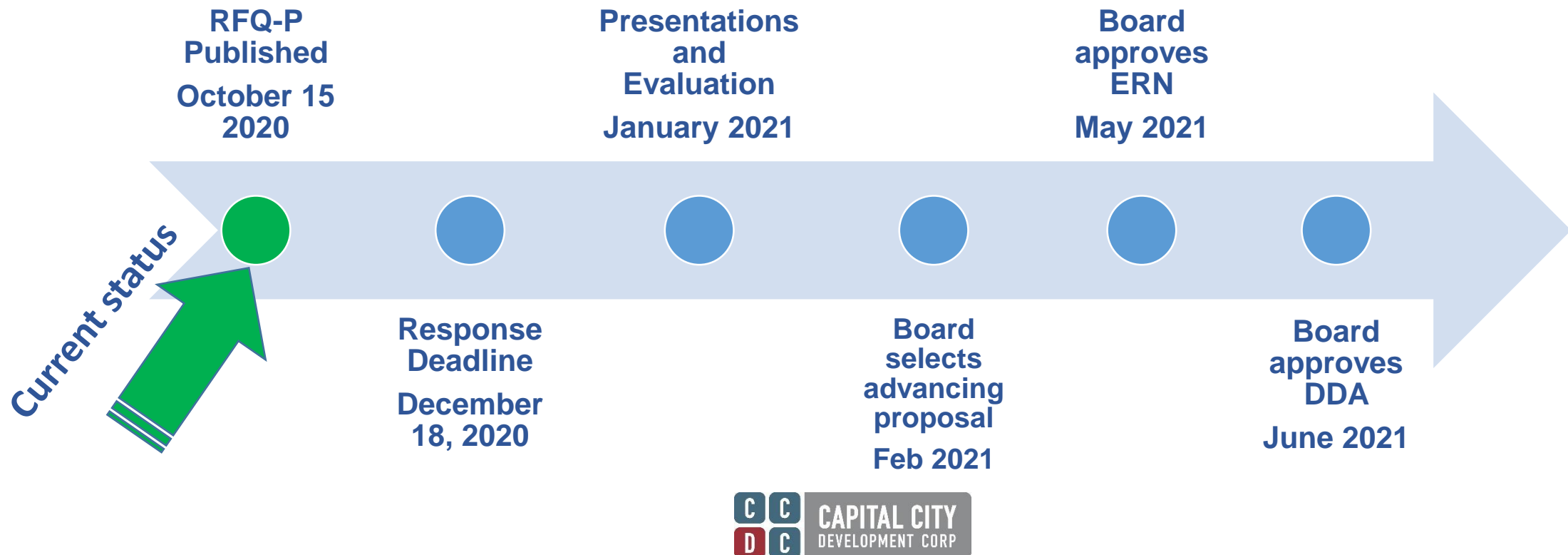


Request for Qualifications/Proposal - Terms

- Major features:
 - Terminate existing Conditional Use Permit.
 - **Promote creativity** - No explicit rent vs. sale, unit mix or deed covenant requirements. CCDC encourages proposals to target occupants earning between 80% to 100% of Boise's Area Median Income (AMI), but is open to any unit mix.
 - **Add housing that increases economic diversity in the neighborhood** – If the unit mix is not anchored in the 80-100% AMI range, provide a balanced mix of units. CCDC does not encourage a unit mix primarily serving those earning > 100% AMI.
 - Reflect the surrounding historical architectural character.
 - Provide as much on-site parking as possible
 - Timing – CCDC encourages nimble, quick to execute proposals when possible.

Request for Qualifications/Proposal - Schedule

- Schedule seen as below, pending Board comment and approval.
- CCDC and the advancing proposal must still agree on terms to both an Exclusive Right to Negotiate (ERN) and Disposition & Development Agreement (DDA).
- Board of Commissioners approves CCDC to execute each document at Board meetings.



1715 W. Idaho Street -- Housing Infill Development RFQ-P

Suggested Motion:

I move to authorize the Agency to publish the 1715 W. Idaho Request for Qualifications/Proposal for the Agency-owned property located 1715 W. Idaho and administer the RFQ-P under its terms.

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INFORMATION: CCDC Monthly Report

John Brunelle
CCDC Executive Director

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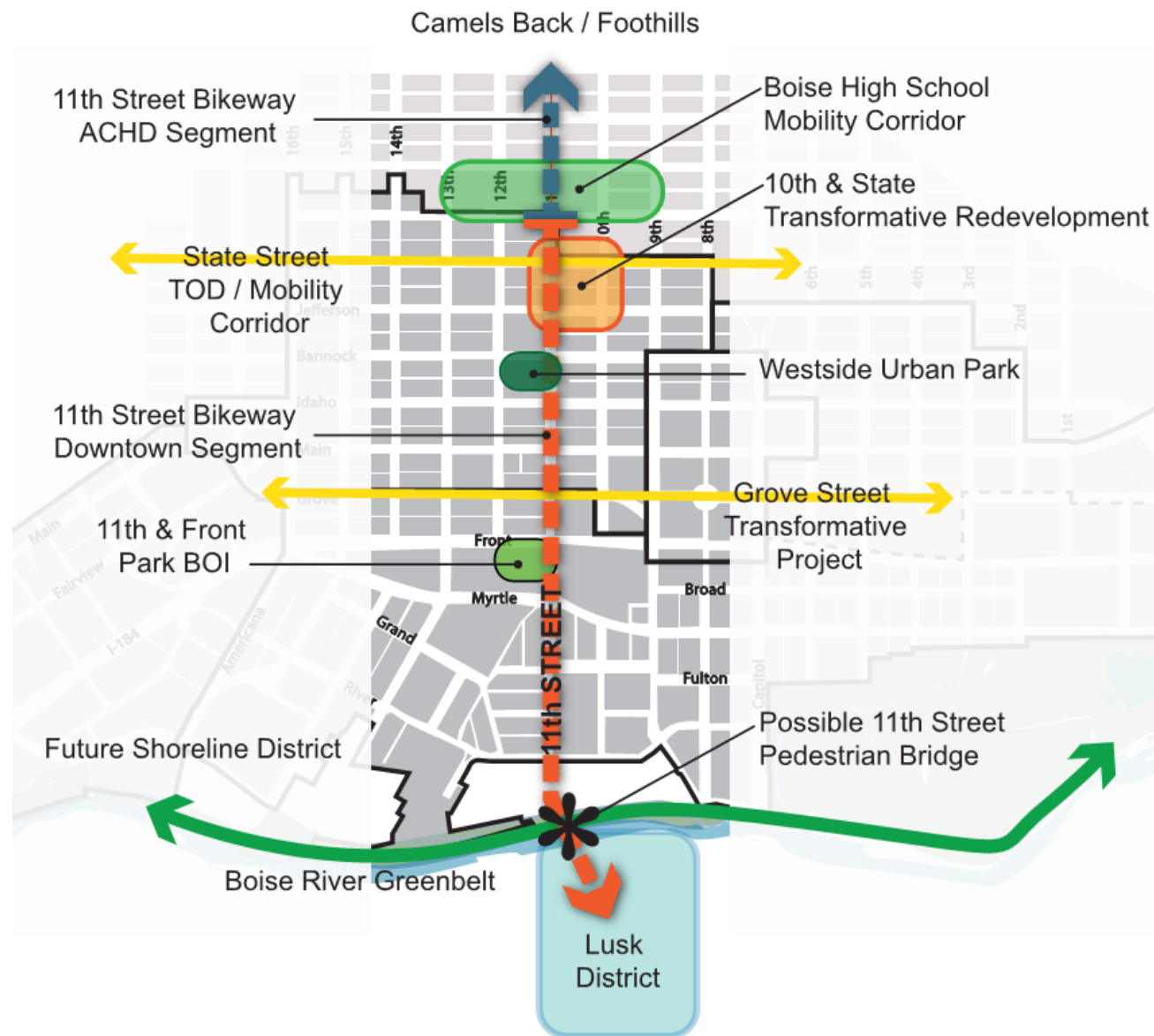
Westside District Preparation for Transformation RFP

Doug Woodruff
Assistant Director – Placemaking and Infrastructure

October 12, 2020



Neighborhood Overview



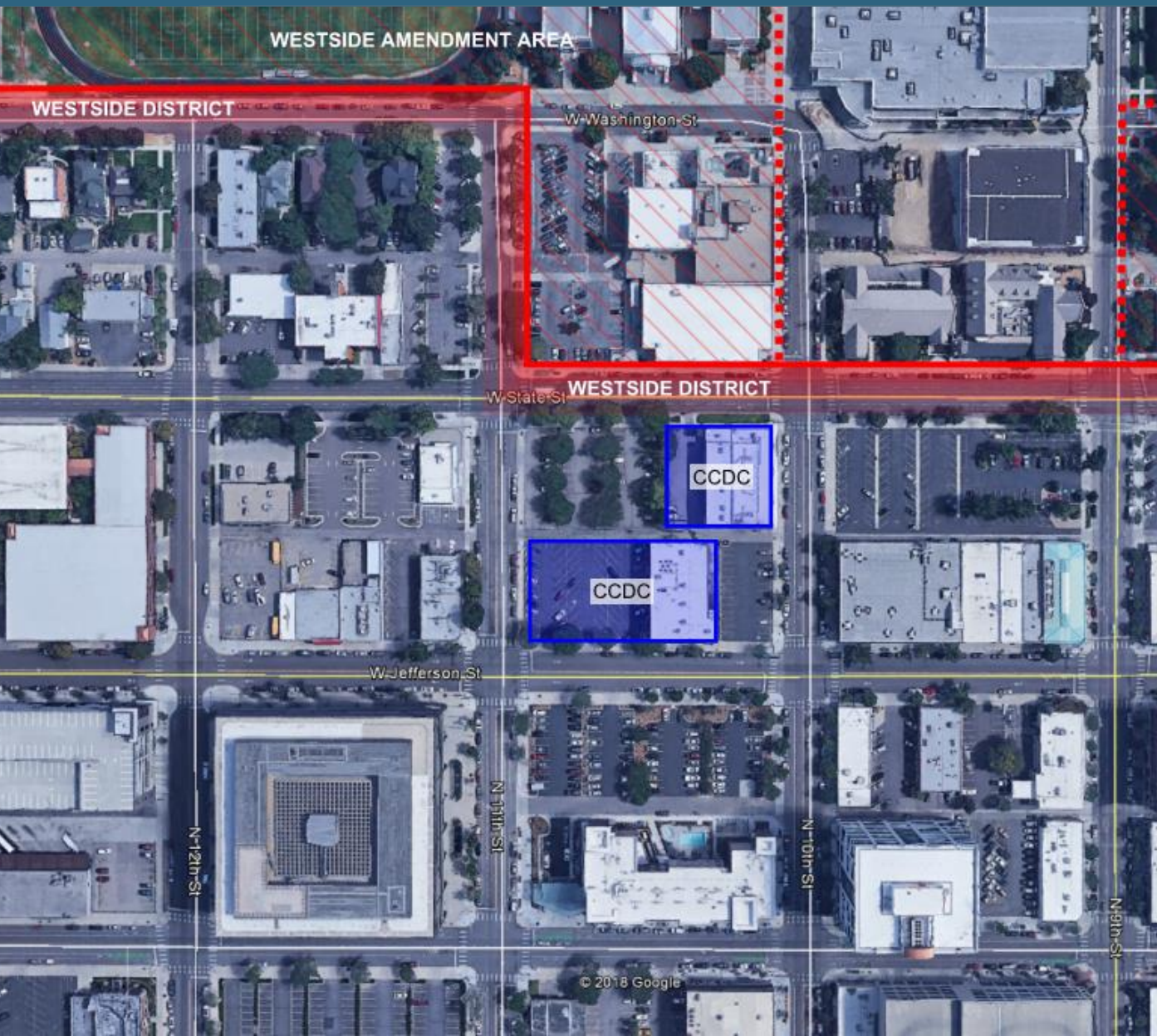


Current Construction





Property Ownership





Objectives of RFP

- Economic development + catalyze private investment (District sunset 2026)
- Bring more Affordable Housing into neighborhood
- Build a Mixed-Use Mobility Hub
 - Serve existing uses and new development
 - Mobility facilities – charging stations, secure bicycle storage, etc.
 - Assist with existing public parking demand
 - Neighborhood services and/or ground level commercial
- Encourage proposals that incorporate redevelopment of surrounding underutilized parcels



Proposed Approach

- Stakeholder Outreach
- Working group input on RFP
 - Agency Employees
 - Agency Board Member(s)
 - City staff
- CCDC Board considers RFP for publish
- CCDC Board selects Winning Proposal





Potential RFP Criteria

CCDC Contribution

- 1010 Jefferson Property + Building
- 421 10th Street Property + Building
- ~\$3m to \$10m (Bond) for mobility hub + public infrastructure

Development Requirements

- Minimum 100 housing units
- Mixed use Mobility Hub
 - Mobility and Neighborhood Services
 - Adequate parking stalls
 - Ground level commercial space
- TBD working group objectives



Timeline and Next Steps

Stakeholder Outreach, draft RFP (Feb '21)

Issue RFP (April '21)

Select Proposal, Begin ERN (July '21)

**Execute Disposition/Development
Agreement (Oct '21)**

Begin Construction (Summer '22)

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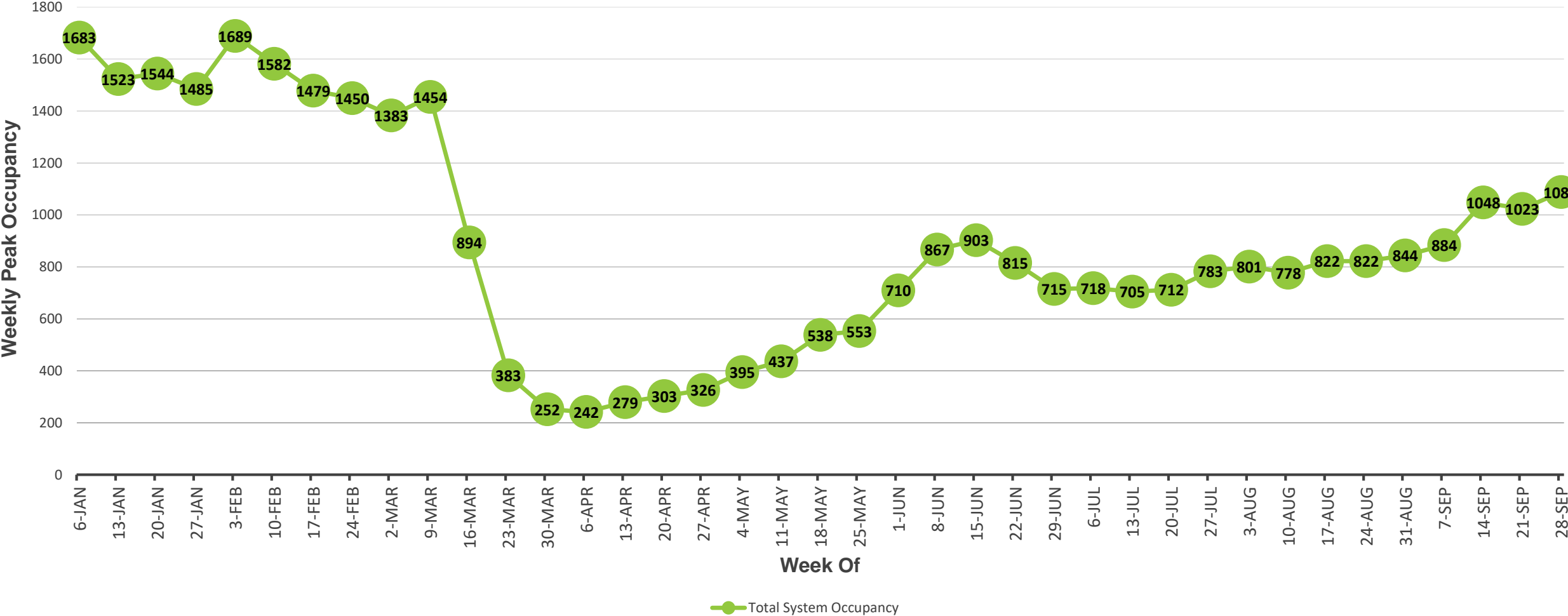
V. Adjourn

INFORMATION: Parking & Mobility Update

Matt Edmond
Director – Parking & Mobility

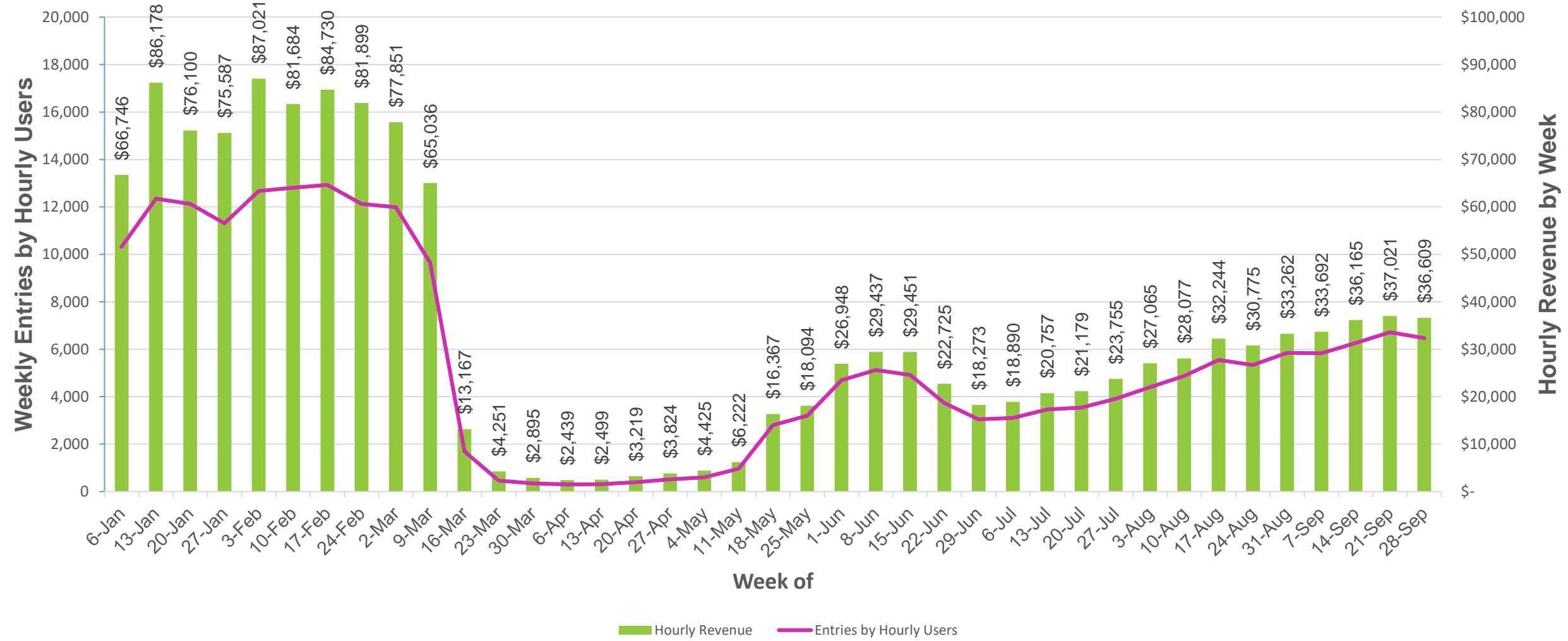
CCDC Assists - Parking Data

2020 ParkBOI Weekly Peak Occupancy



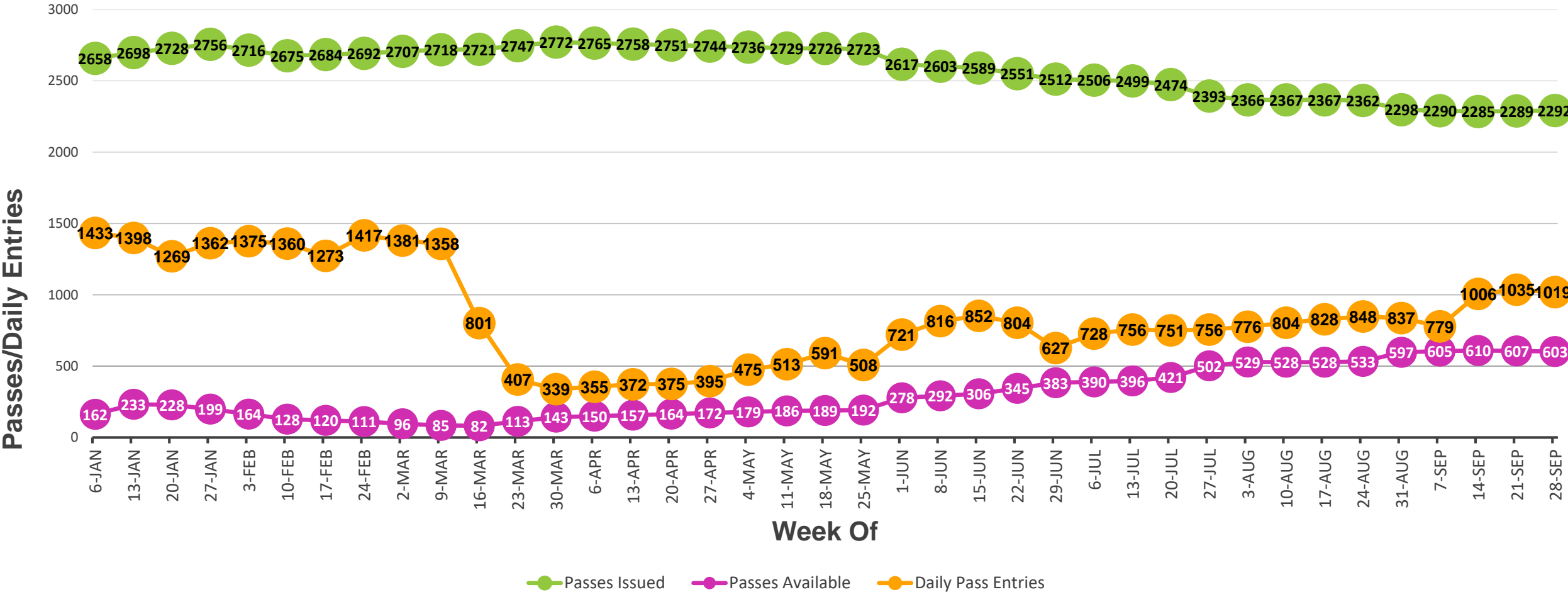
CCDC Assists - Parking Data

2020 ParkBOI Hourly User Entries & Revenue Each Week



CCDC Assists - Parking Data

2020 ParkBOI Monthly Pass Status by Week



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SPECIAL ITEM: Max Clark Recognition



CCDC Agency Team

Adjourn