

CCDC Board of Commissioners Meeting

December 14, 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
December 14, 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 – November 2020

B. Minutes & Reports

1. Approval of November 9, 2020 Meeting Minutes

C. Other

1. Approve Resolution #1688 – Amendment No. 2 to the Contract with SB Friedman for the State Street URD Economic Feasibility Study
2. Approve Resolution #1687 – Change Order No. 1 to the CM/GC Contract with Guho Corp. for the 8th & Bannock Streetscape Improvements Project

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Item

- A. CONSIDER: Resolution #1683– Home2Suites Public Art Design Concept Recommendation
(10 minutes).....Brady Shinn/Karl LeClair, City of Boise Arts & History
- B. CONSIDER: Approve Resolution #1685 – State Street Cost Share with ACHD and City of Boise
(5 minutes) Matt Edmond
- C. CONSIDER: Approve Resolution #1686 – State Street Interagency Agreement with ACHD and City of Boise
(10 minutes) Matt Edmond
- D. CONSIDER: Approve Resolution #1684 – Reject Bids – 10th & Front Structural Concrete Repairs
(5 minutes) Kathy Wanner

Homes2Suites – Type 3 Transformative Assistance -- Public Art Approval

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

Brady Shinn
Project Manager – Private Development
Capital City Development Corporation

Home2Suites -- Project Information

Project's Participation Program Timeline

- Participant: Front Street Investors, LLC
- Located along Front street, between 5th & 6th Streets
 - Art piece to be installed at 5th & Front
- Hotel: 7-story, 138 rooms
- Garage: 540 parking spaces. 200 are public via CCDC.
- Total Development Cost of \$43M.
- Original Not-To-Exceed of \$1,478,439.
- May 14, 2018: Board Approval of Project



Home2Suites -- Participation Program

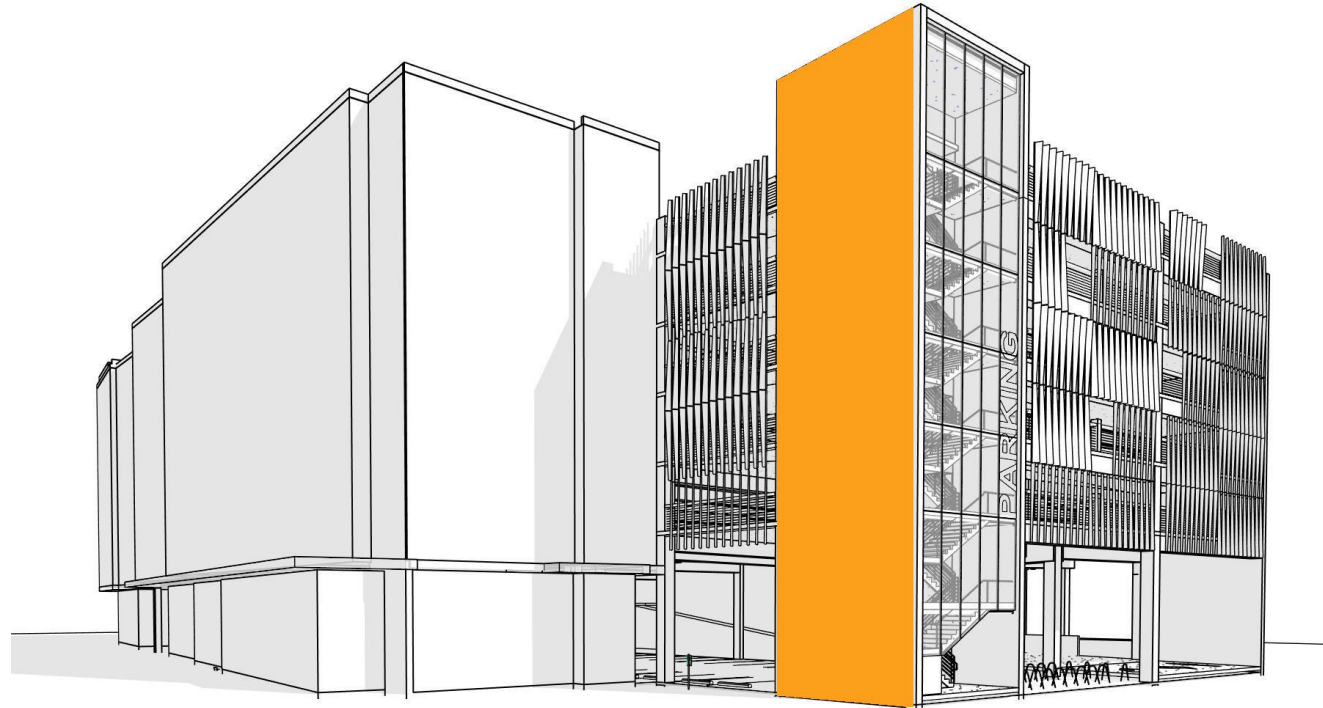
Project's Participation Program Timeline

- May 14, 2018: Board Approval of Project
 - Original Not-To-Exceed of \$1,478,439.
- December 3, 2019: Second Amendment designating Public Art funding, pending Board approval.
 - Additional \$90,000.
 - With Public Art, Not-To-Exceed of \$1,568,439
- Winter 2020: Project receives C of O for Hotel & Garage, submits Reimbursement Cost Documentation.
- Spring 2021: Scheduled Public Art installation.
- FY 2021: First year on Ada County Assessor Tax Rolls.
- FY 2022 – 2025: Reimbursement Period.



BACKGROUND

Public Art Opportunity Development
Participation Program Funding & Agreement
Artist Selection Process
Design Development



CONCEPT RENDER
Pale Blue Dot



STUDIO CAPACITOR | 5th & Front - Concept Presentation - v2 | 10/15/2020

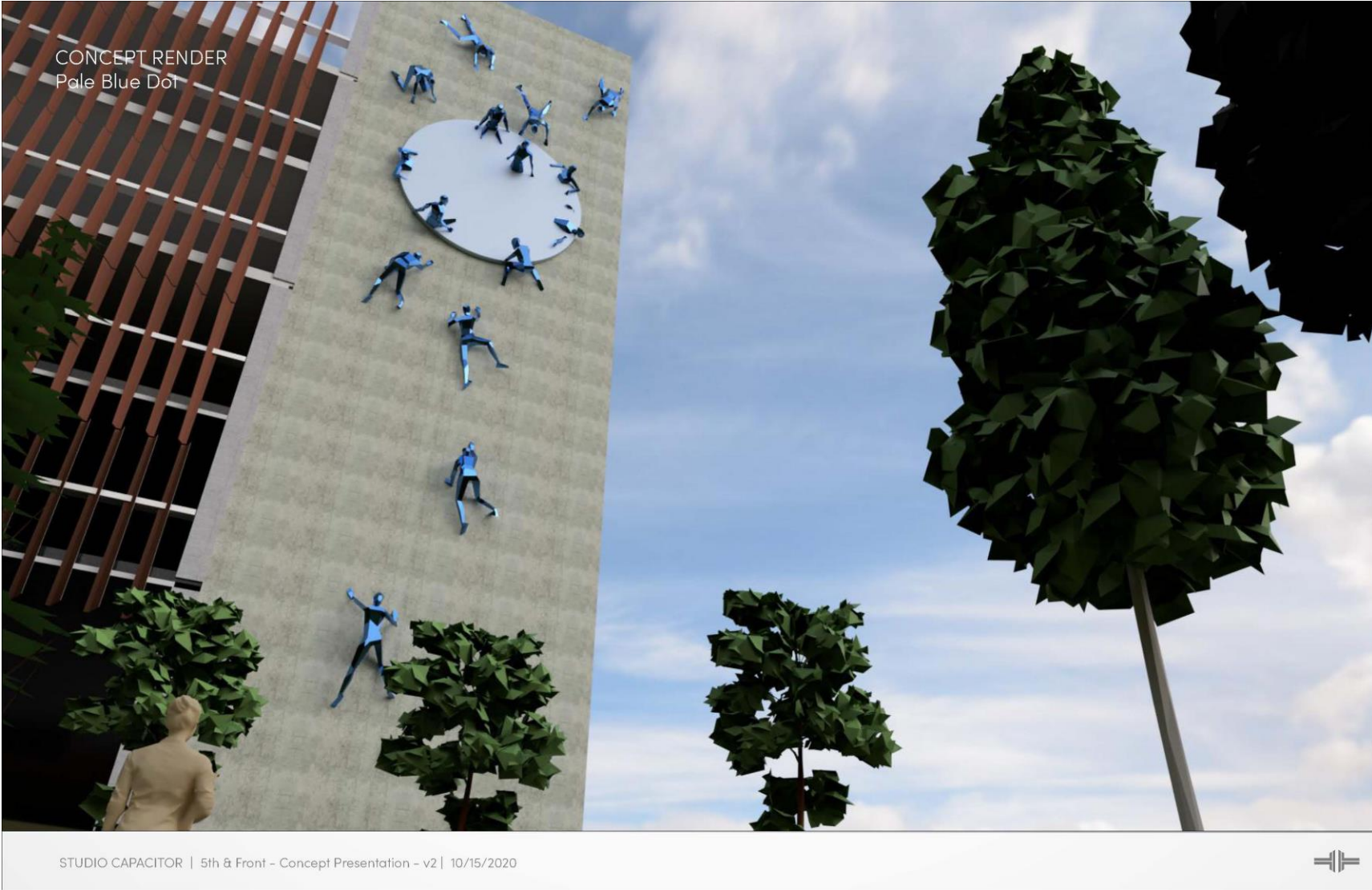


Design Concept: Pale Blue Dot

‘Pale Blue Dot’ explores an ideal world, in which humanity overcomes personal differences and challenges, changes their individual perspectives, and shares and enjoys the beauty and resources of the world with each other.

Drawing from the metaphor of the watering hole, the elemental gathering point for life immemorial; a common shared resource that is instinctively felt. The work further alludes to the natural hot springs of Idaho and the unspoken social rules of community that shape their use and care.

The title references the famous photo taken of earth by the Voyager 1 spacecraft as it left our solar system, and the romantic and somber reflections of the photograph’s significance by the astronomer Carl Sagan.





CONCEPT RENDER
Pale Blue Dot

STUDIO CAPACITOR | 5th & Front - Concept Presentation - v2 | 10/15/2020



CONCEPT RENDER
Pale Blue Dot



STUDIO CAPACITOR | 5th & Front - Concept Presentation - v2 | 10/15/2020



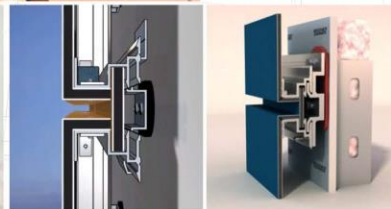
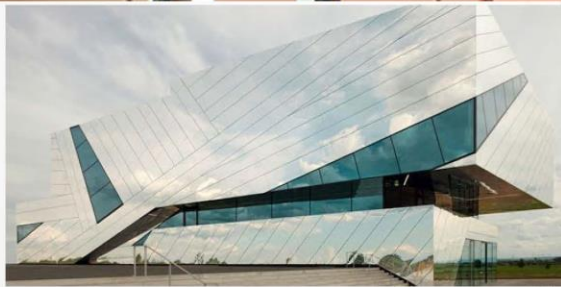
MATERIALS / DEVELOPMENT

CnC Patterns / Alucobond / Stainless fasteners



Alucobond

- industry standard
- weather resistant
- architectural cladding
- machinable
- routing folding solutions
- huge color pallet
- many industry solutions
- in talks with compnay for additional support



NEXT STEPS

January 2021:	Boise City Council Design Approval
January 2021:	Artist Notification/Begin Fabrication
Spring 2021:	Project Fabrication & Installation Prep
Summer 2021:	Installation & Project Completion

CONSIDER: Resolution #1683

Suggested Motion:

I move to Adopt Resolution No. 1683 approving “The Pale Blue Dot,” designed by Studio Capacitor, as the public art design concept for installation on the Home2Suites 5th & Front parking garage and for reimbursement as an eligible expense of the Project.

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(5 minutes) Kathy Wanner

State Street Agreements

Resolution #1685: Cost Share Permit for Streetscape Elements

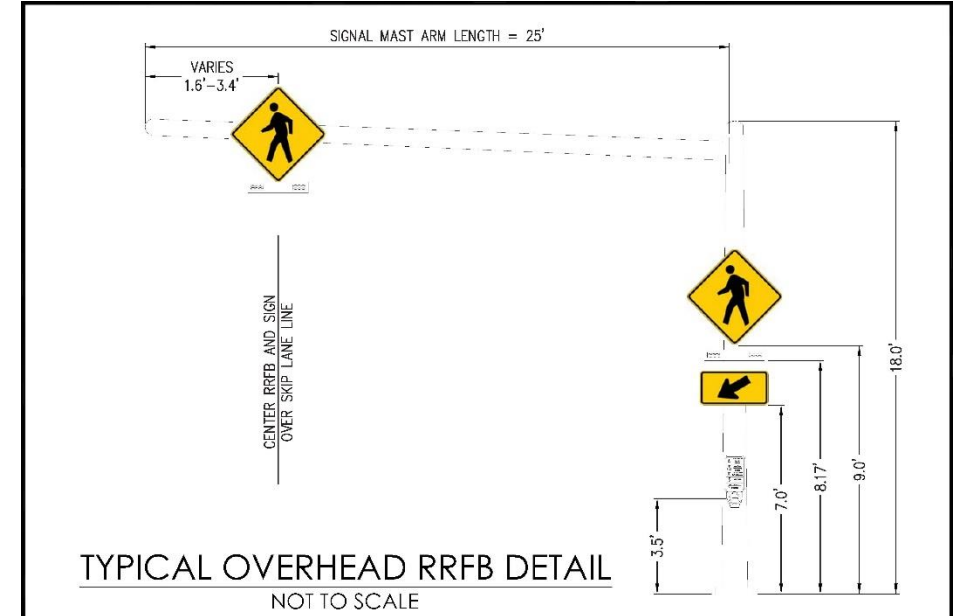
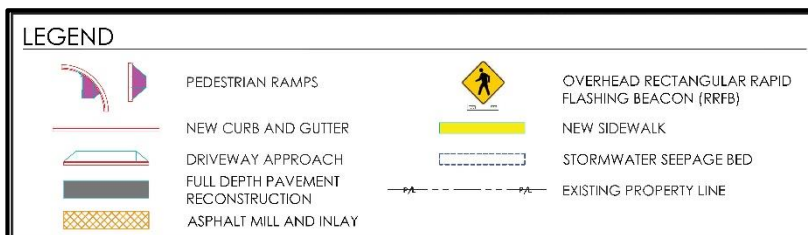
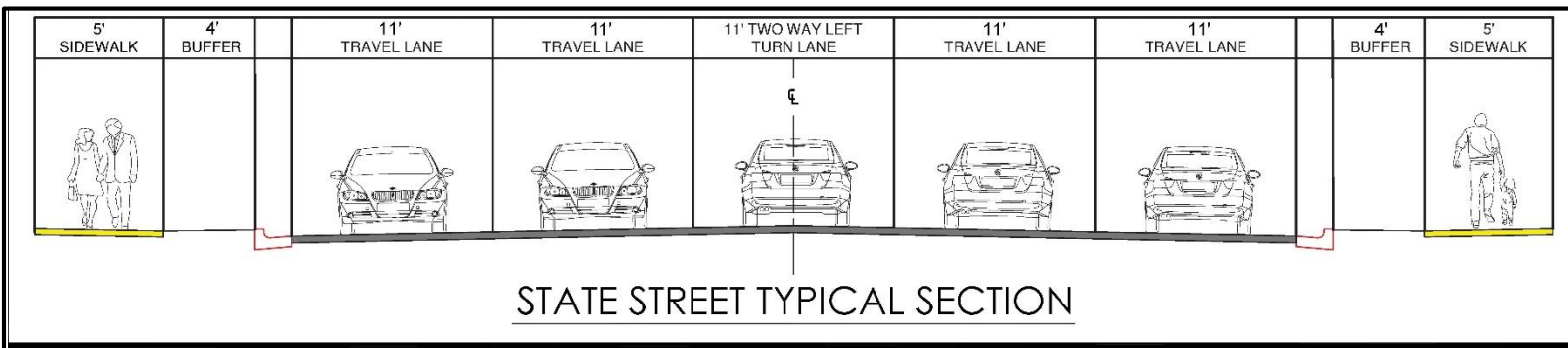
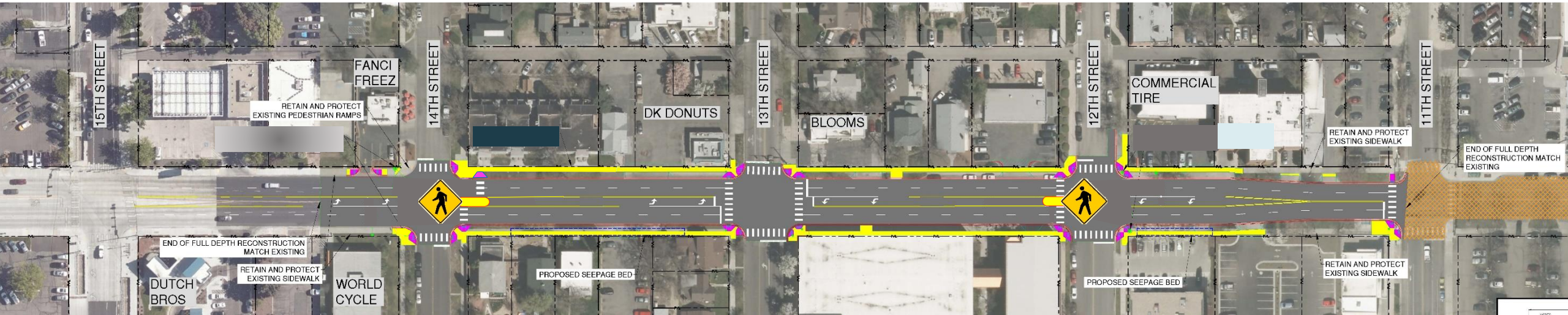
Resolution #1686: Interagency Agreement with ACHD and City of Boise for State Street Conduit

Matt Edmond
Director – Parking & Mobility

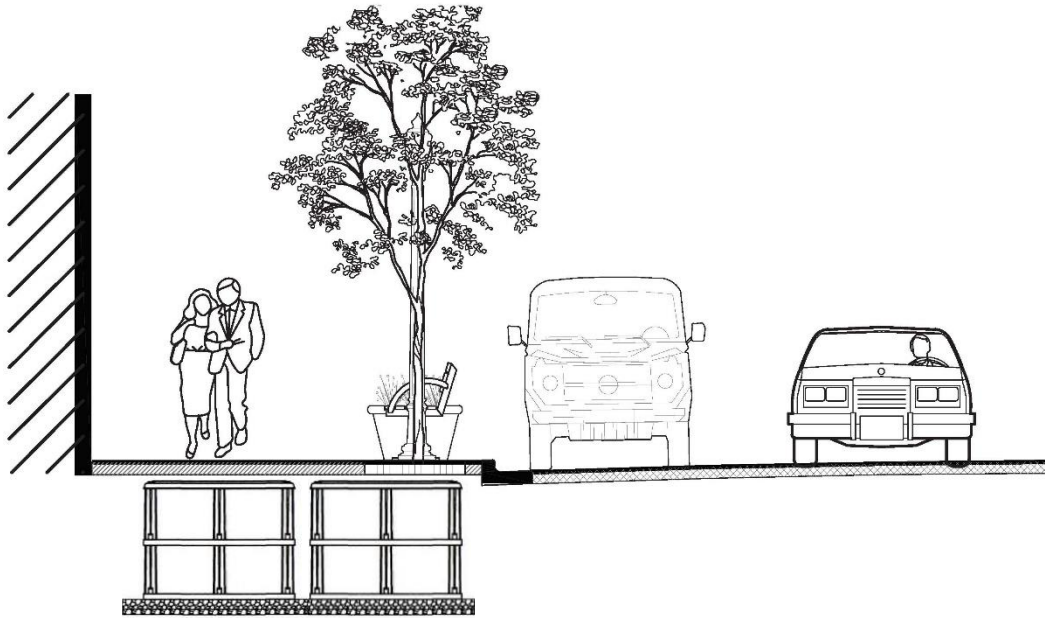
State Street Existing Conditions



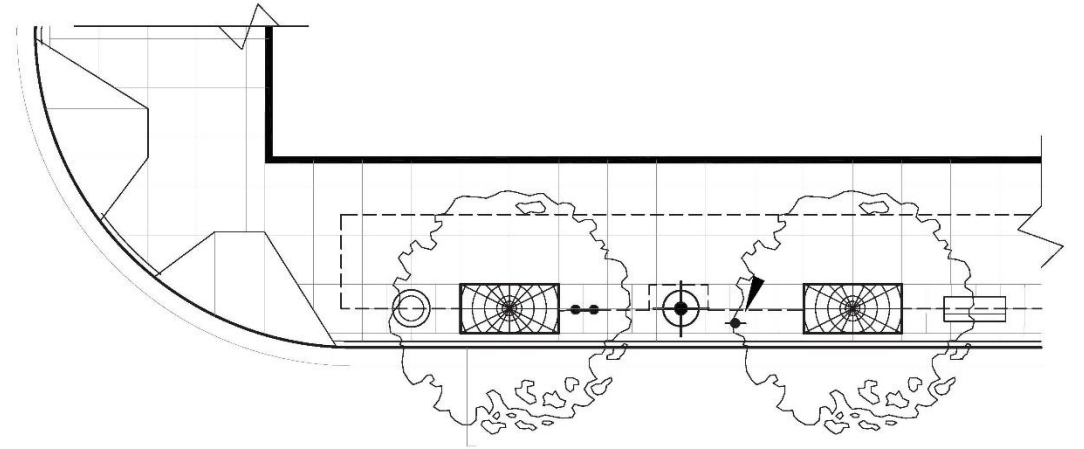
State Street: ACHD Project



Resolution #1685: Cost Share Permit for Streetscape Elements

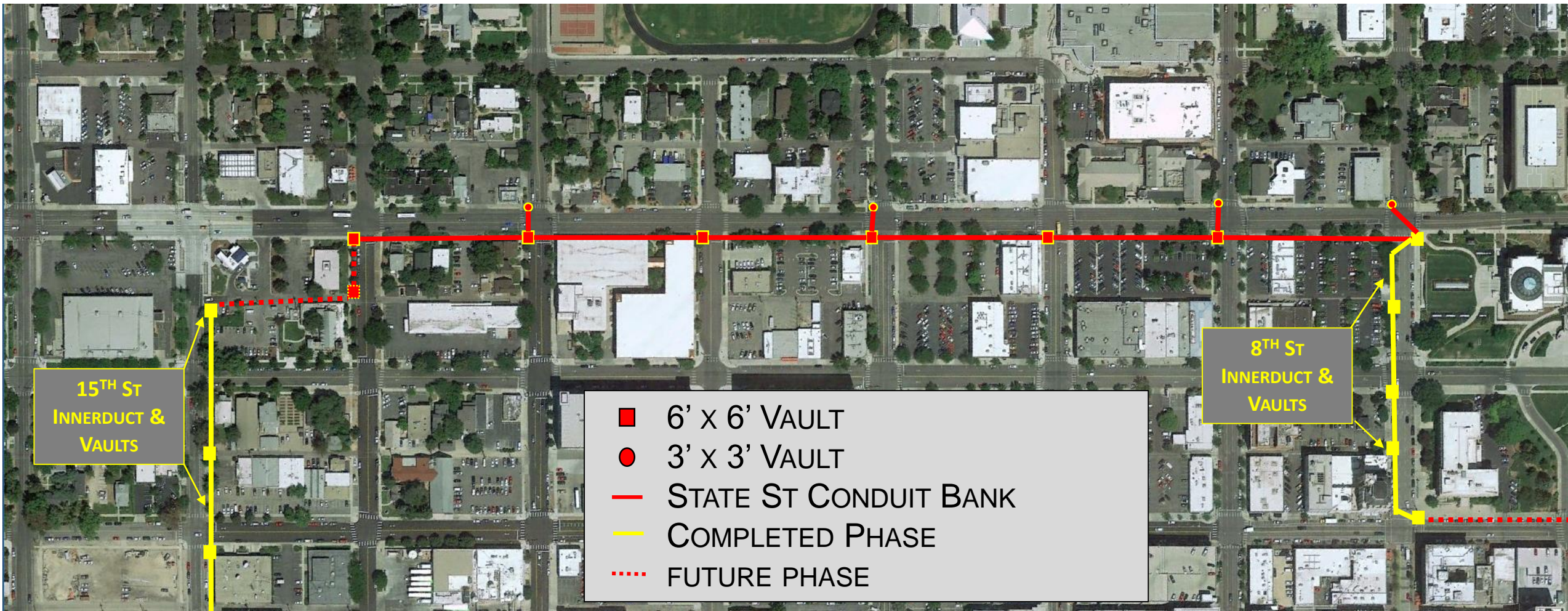


TYPE 3 - URBAN CONCRETE STREETSCAPE SECTION



TYPE 3 - URBAN CONCRETE STREETSCAPE DETAIL PLAN

Resolution #1686: Fiber-Optic Conduit Agreement



Fiscal Notes

Element	Estimated Cost
Design Costs	\$70,000
Fiber Optic Conduit	\$450,000
Silva Cells	\$550,000
Trees, Grates, Irrigation	\$120,000
Concrete Hardscape	\$30,000
Street Lights	\$200,000
Miscellaneous	\$150,000



Project & Cost Share Timeline



CONSIDER: Resolution # 1685

Suggested Motion:

I move to adopt Resolution No. 1685 approving ACHD Cost Share Permit No. 42 for installation of certain streetscape elements along State Street between 11th Street and 14th Street as part of ACHD Project No. 519044.

CONSIDER: Resolution # 1686

Suggested Motion:

I move to adopt Resolution No. 1686 approving an Interagency Agreement with ACHD and the City of Boise for installation of fiber optic conduit along State Street between 8th Street and 14th Street as part of ACHD Project No. 519044.

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(5 minutes) Kathy Wanner

CONSIDER: Resolution #1684

Reject Bids

10th & Front Garage Structural Concrete Repair Project

Kathy Wanner – Contracts Specialist

Background

10th & Front Parking Garage

- Completed in 1979
 - CCDC's oldest garage
- 2017 Assessments
- Several repair projects to date
- 2nd Level Restoration



Idaho Code 67-2805(2)(b)

A Two-Stage Process for Public Works Projects over \$200,000

Step One:


- Prequalification of Bidders
- Board Approval: October 12, 2020

Step Two:

- October 22
 - Invitation to Bid issued to prequalified contractors
- Bids Due: December 2, 2020



Bid Results and Action

Bidder	Bid Amount	FY2021 Project Budget	Shortfall
 WESTERN SPECIALTY CONTRACTORS	\$2,347,360	\$1,500,000	\$847,360

IDAHO STATUTE §67-2805 (2)(b)(xi)

Board action required to move project forward.

OPTIONS

1. Award bid
2. Reject bid

RECOMMENDED ACTION: REJECT BID

CONSIDER: Resolution #1684

Suggested Motion:

I move to adopt Resolution #1684 rejecting all bids received for the 10th & Front Garage Structural Concrete Repair Project.

AGENDA

V. Information/Discussion Items

- A. Old Boise Blocks on Grove Street Redevelopment Strategy Vision Report
(15 minutes)Karl Woods/Ellen Campfield Nelson, Agnew Beck
- B. State Street Study Area Update (15 minutes)Matt Edmond/Caren Kay, SB Friedman
- C. CCDC Monthly Report (5 minutes) John Brunelle

VI. Adjourn

Old Boise Blocks on Grove Street

Vision Report

Karl Woods
Senior Project Manager

Ellen Campfield Nelson
Agnew::Beck

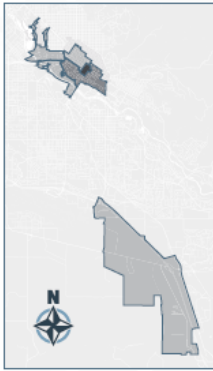


Old Boise Blocks on Grove Street

REDEVELOPMENT STRATEGY VISION REPORT

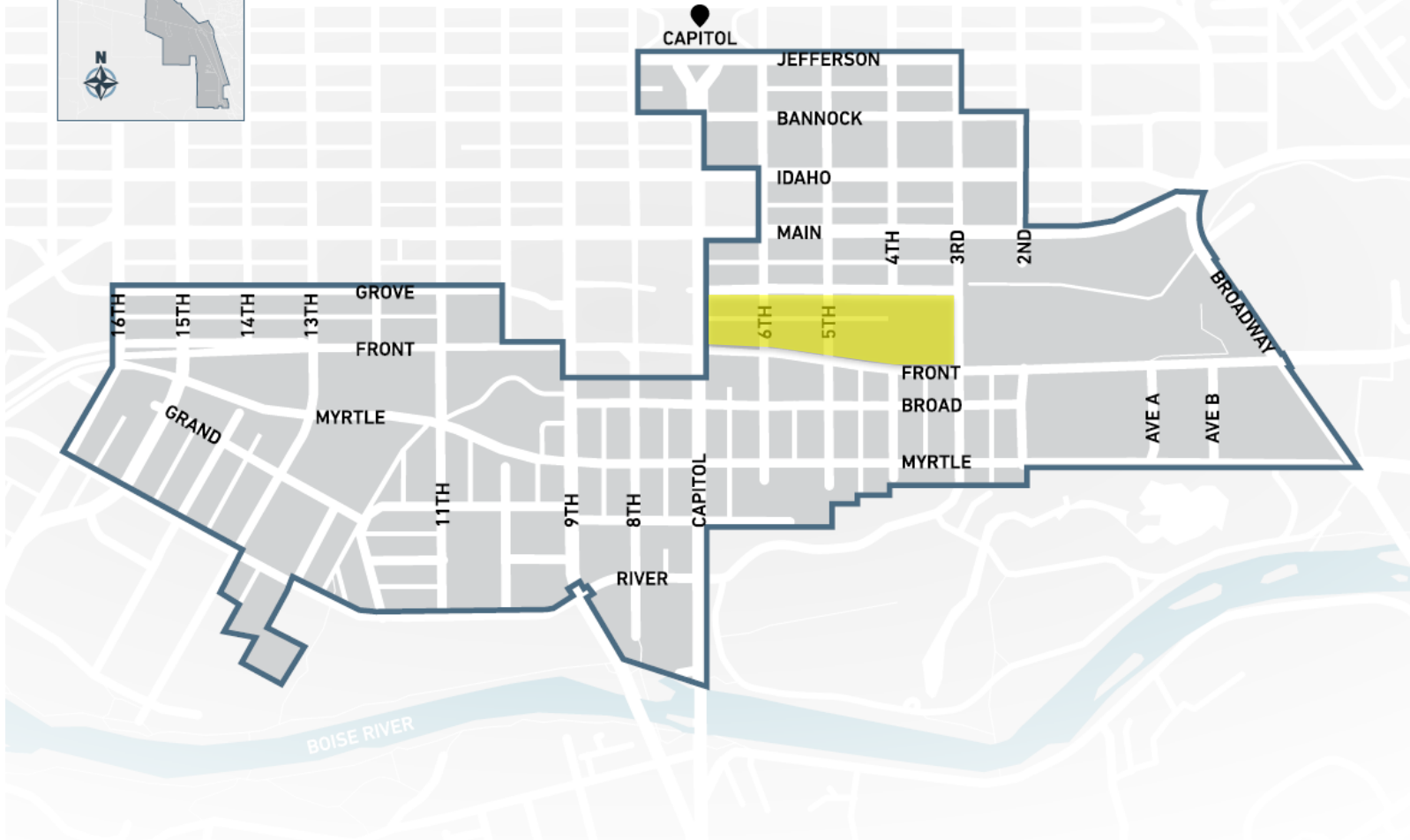


<https://ccdcb Boise.com/>



RIVER MYRTLE DISTRICT

DISTRICT TERM: FY 1996 - 2025 | ACREAGE: 303

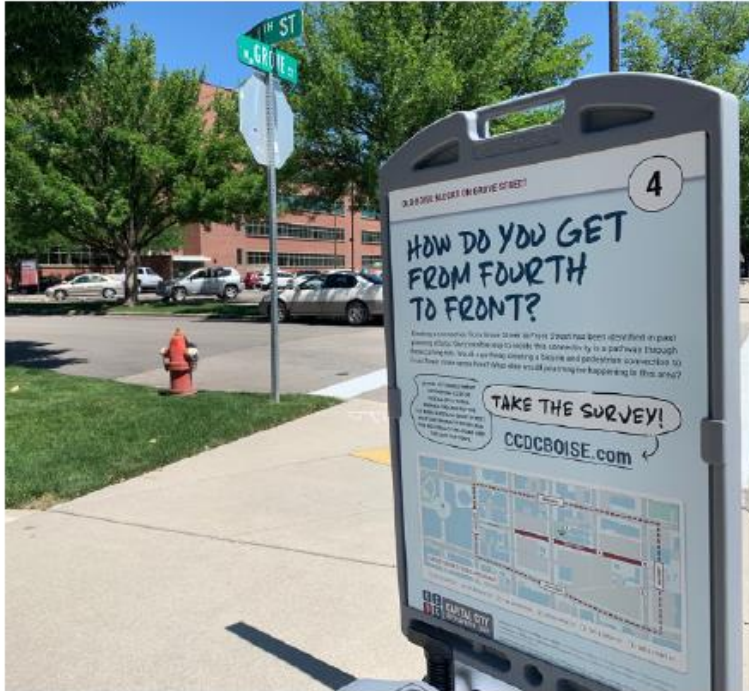
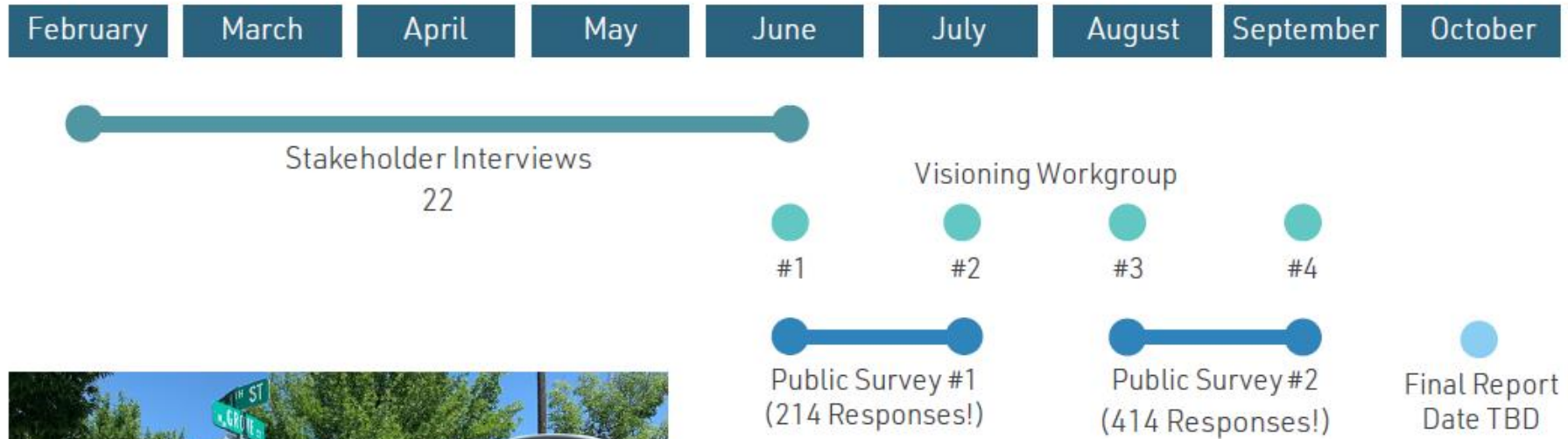




- | | | |
|--|---|--|
| 1. 5th and 6th Streets two-way reconfiguration
\$250,000 identified in 5-Year CIP | 6. Block 7 Alley
\$550,000 FY20 | 10. 5th Street utility underground
\$532,000 FY19-20 (Complete) |
| 2. Grove Street improvements
\$3.85M in FY22 | 7. 512 W Grove Street MXD Apartments
Type 2 Agreement | 11. Parcel Acquisition/Redevelopment
\$5.8M FY21 |
| 3. 4th Street and alley connections | 8. 6th Street improvements
\$1.45M FY20 | 12. Downtown Urban Park/Development Catalyst
\$2M FY25, \$300,000 FY24, \$50,000 FY23 |
| 4. 3rd Street improvements
\$2M in FY25 (\$50,000 FY 24, \$50,000 FY23) | 9. 502 W. Front Street Parking Garage
\$395,000 FY21-25 (annually) | 13. Future parking garage and parcel acquisition
\$8.5M |
| 5. Pathway to Broadway connection
FY22 | | |



OUTREACH AND INVOLVEMENT TIMELINE 2020

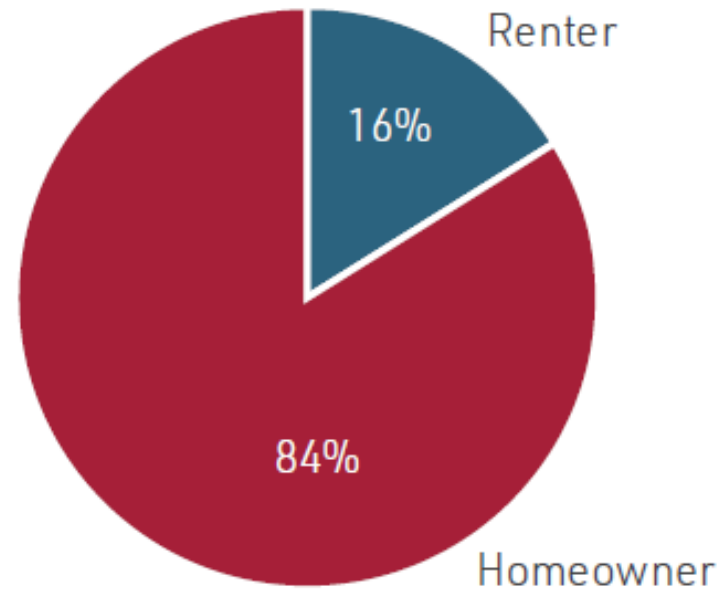


Survey street sign

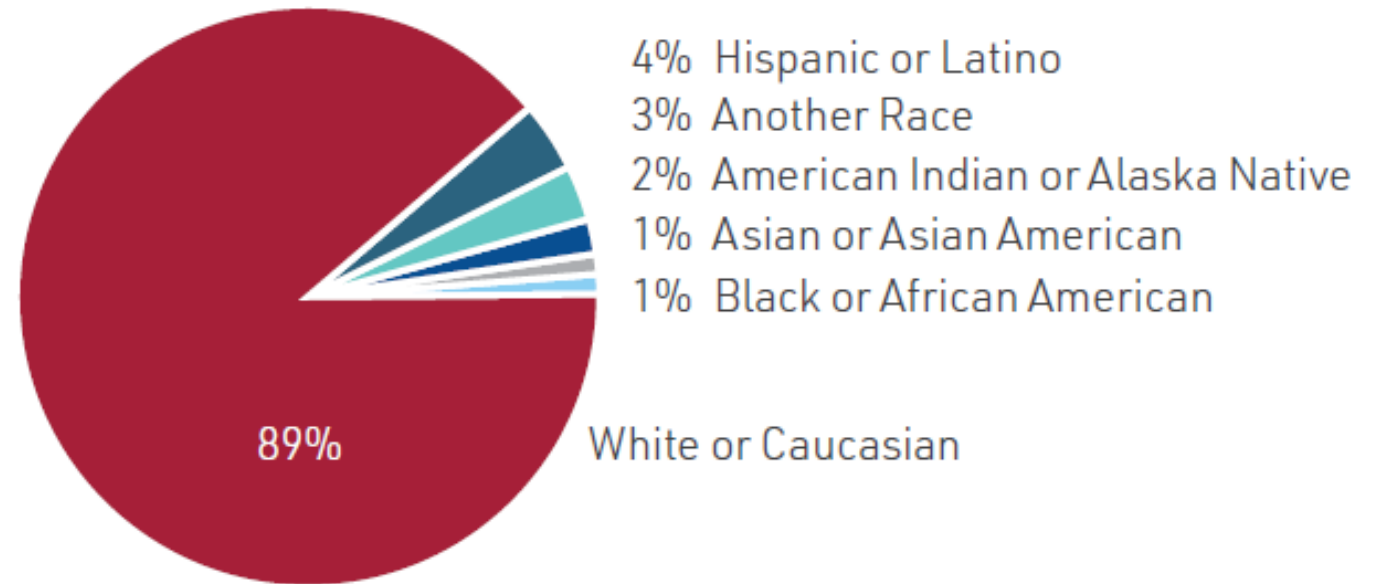
"When I was a child, growing up on Grove Street, there was a real mix of cultures - Italians, Chinese, Basque - and it was nice and quiet. The street had a warm feeling, of being very safe. Like everybody on the street was a grandma to you. I would like to see it have that feeling again."

- Basque Block Representative

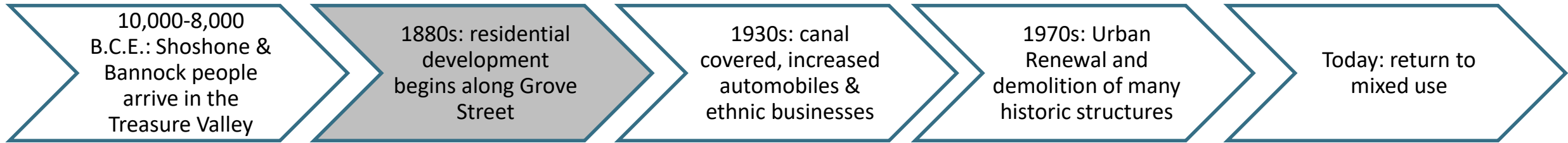
Respondent Homeownership



Respondent Race

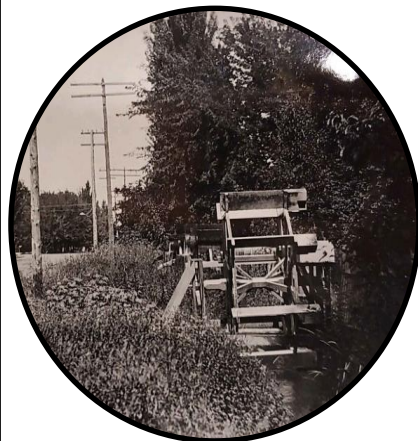


Historic research and themes





Mixed Use



Irrigation



Transportation



Industry



Neighborhoods



Theme: Irrigation

- Irrigation always played a crucial role
- Deemed hazardous
- Covering coincided with automobiles



Waterwheel near Grove & 4th, 1899



Theme: Industry / Industriousness

- Variety of businesses and professions
- Ethnic shops



Louie Lai, Chinese
business owner, ca. 1920



Theme: Neighborhoods

- Variety of residents
- Re-converted mansions



De Lamar Mansion (C.W. Moore Mansion) turned hotel, ca. 1935



The Vision

HIGHLIGHT HISTORY AND CULTURE

The Old Boise Blocks on Grove Street have a rich cultural and historic background that should be incorporated and preserved in the form and function of the area. Complimenting the existing Basque Block should be emphasized.



DESIGN WITH ECOLOGICAL FOCUS

Integrate sustainable infrastructure – for example, through protecting and expanding the local tree canopy, building green infrastructure storm water systems, encouraging green building design, extending waste and recycling receptacles and services into the area and placing emphasis on alternative mobility options.



FOCUS ON A MIX OF USES

This area should develop as a mixed-use space, with housing for all income levels, office spaces, retail and restaurants as well as public spaces that can be used for a variety of activities.



EMPHASIZE PRIMACY OF THE PEDESTRIAN

Create a walkable and bike-friendly environment with characteristics such as wide sidewalks, and integrated bike facilities (bike lanes, bike racks, etc.). Automobiles should be accommodated in parking garages and diverted from Grove Street as much as possible through circulation planning.

EXPLORE WAYS TO INTEGRATE WATER FEATURE/CANAL

Incorporate the canal and irrigation history into the design of Grove Street in some capacity. Safety, year-round aesthetics, liability and other issues should be addressed in the design.



CREATE MORE CONNECTIVITY

Ensure routes and crossings from Grove Street to other destinations – such as Julia Davis Park, the Grove Plaza and other parts of downtown – are well-marked and as comfortable as possible for pedestrians and bikes. Add new pathways where needed to improve pedestrian and bike connectivity.



ACTIVATE THE AREA

Increase activity in the area, including more pedestrian and bicycle traffic, events and opportunities to socialize. Ultimately repurpose all surface parking to better utilize those parcels and draw people into the area.

INVEST IN PUBLIC SPACES

Design Grove Street to function as a festival street with a nearby open and green public spaces. Street operations and infrastructure should be designed to make use of the street and public spaces easy. Keep and improve C.W. Moore Park and potentially add additional park or plaza space.

BUILD AT A COMPATIBLE SCALE WITH EMPHASIS ON STREET LEVEL INTERACTIONS

The Street level façade should evoke a downtown neighborhood character that is consistent with the Basque Block and the rest of downtown while allowing for a mix of low, medium and high-rise development.

COMPLEMENT THE BASQUE BLOCK

New development and investments should be designed to enhance and create a relatively seamless experience along the entire Old Boise Blocks area while maintaining a distinct and unique feeling on the existing Basque Block. Replicating design features from the Basque Block – such as rolled curbs, street lighting and greenery as well as street dimensions and frontage building scale – are ways to create a unified form and feeling on Grove, while changes to public art and streetscape details can help distinguish the Basque Block from other blocks.

Primary recommendations:

Connectivity and Mobility

- Improve Grove
- Support 3rd street connection
- 4th street alignment
- More structured parking



Infrastructure Improvements

- Housing, medium-density, neighborhood feel
- More mixed-used
- Blue-green infrastructure



Placemaking

- Canal
- Art and historical interpretation



Thank you!

Karl Woods, CCDC Project Manager kwoods@ccdcboise.com

Ellen Campfield Nelson, Agnew::Beck ellen@agnewbeck.com

Aaron Mondada, Agnew::Beck aaron@agnewbeck.com

Jennifer Stevens, SHRA jennifer.stevens@shraboise.com

Aimee Rollins, SHRA aimeerollins@shraboise.com



We're kicking off a community-driven visioning process for the Old Boise Blocks on Grove Street to further energize and activate one of Boise's original neighborhoods. We want to hear from you! Our public survey is open until July 9 and takes less than 10 minutes to complete. <https://map.ccdcboise.com/.../old-boise-blocks-on-grove.../>



Help us shape a community vision for the future of the Old Boise Blocks on Grove Street. Click "Learn More" below to provide your input.



Next Steps



Request for Qualifications for Design Professional Services

Old Boise Blocks on Grove Street Streetscape Improvement Project

Submissions Due: 3:00pm Thursday, December 17, 2020

Background

From February to September of 2020, CCDC conducted a public outreach effort for the Old Boise Blocks on Grove Street. The result of this outreach is the Old Boise Blocks on Grove Street Redevelopment Strategy Vision Report, attached to this RFQ as Exhibit A. This report captured a vision for the area that was informed by both the public and key stakeholders, including property owners, developers, and public agencies. The report will serve as a foundation document that informs the design and construction of capital improvements in the area.

CCDC is seeking Statements of Qualifications (SOQ) from three (3) of its prequalified design professionals to provide design services to advance the visioning report to completed construction. Design team work is to begin immediately with construction contemplated to begin in Spring 2022.

Project Description

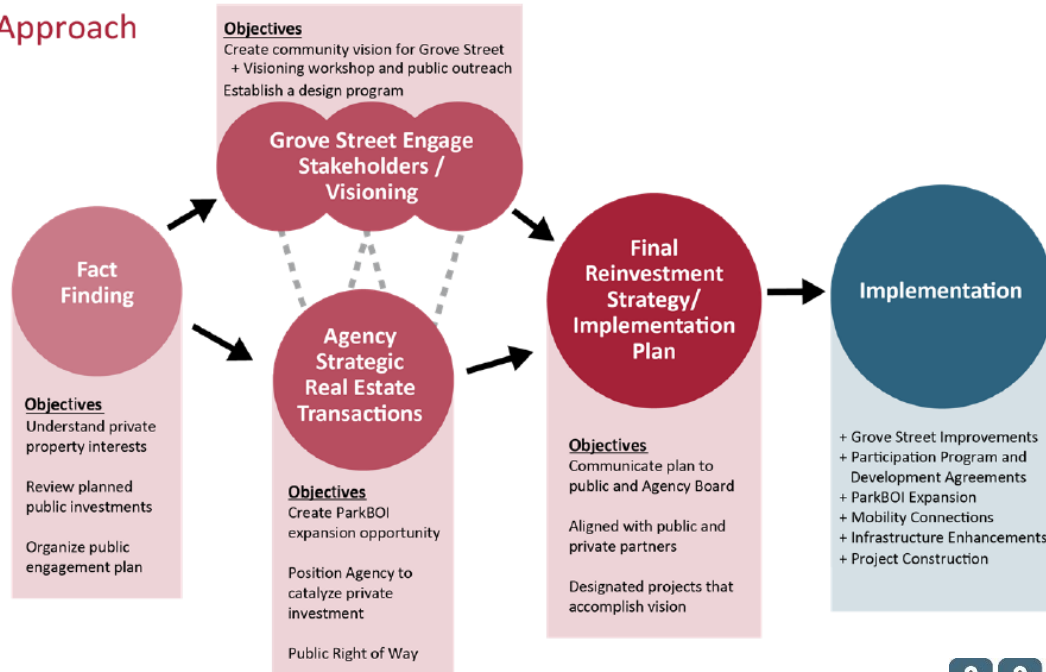
The project area is composed of the Grove Street public right-of-way between 3rd Street and 6th Street. The vision is to create a distinctive shared street and urban space that will celebrate the historic culture of the area, focus on multi-modal transportation, explore sustainable strategies, and provide a venue for community events. The project must take into account interfacing with a future pedestrian and bike multi-use pathway that connects 3rd Street to Broadway Avenue, future creation of a 4th Street public right-of-way between Front Street and Grove Street, as well as other ideas contained in the vision report and CCDC's [Capital Improvement Plan](#).

The vision report's key features include: celebrating culture, supporting mixed-use development, water feature exploration, economic and pedestrian activation of the area, public spaces, ecologically-focused design, primacy of the pedestrian, connectivity, human scale and complementing the Basque Block. The project will also include the following:

PUBLIC ENGAGEMENT

Agnew Beck Consulting Inc. will be contracted by the owner to transition the project from vision to design. Agnew Beck will conduct a team download meeting, perform public engagement consulting for the design team, facilitate the initial virtual stakeholder meeting and help support two (2) virtual town hall meetings including the associated online surveys. The design team will gather design input from a private and public stakeholder group including public agencies such as City of Boise Parks and Recreation, Arts and History,

Approach



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(15 minutes)Karl Woods/Ellen Campfield Nelson, Agnew Beck
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VI. Adjourn

State Street Study Area Updates

Matt Edmond – Director, Parking & Mobility

Caren Kay – SB Friedman Development Advisors



Survey Overview

What are your destinations on State Street?

Where are the specific locations you visit?

You can place pins on the map using the colored buttons below. Use as many pins as you need; you can place pins anywhere on the map.

Where I typically go to play, relax or for recreation
(playing at a play area, walking, biking, etc.)



Where I typically go for entertainment (dining, music, etc.)



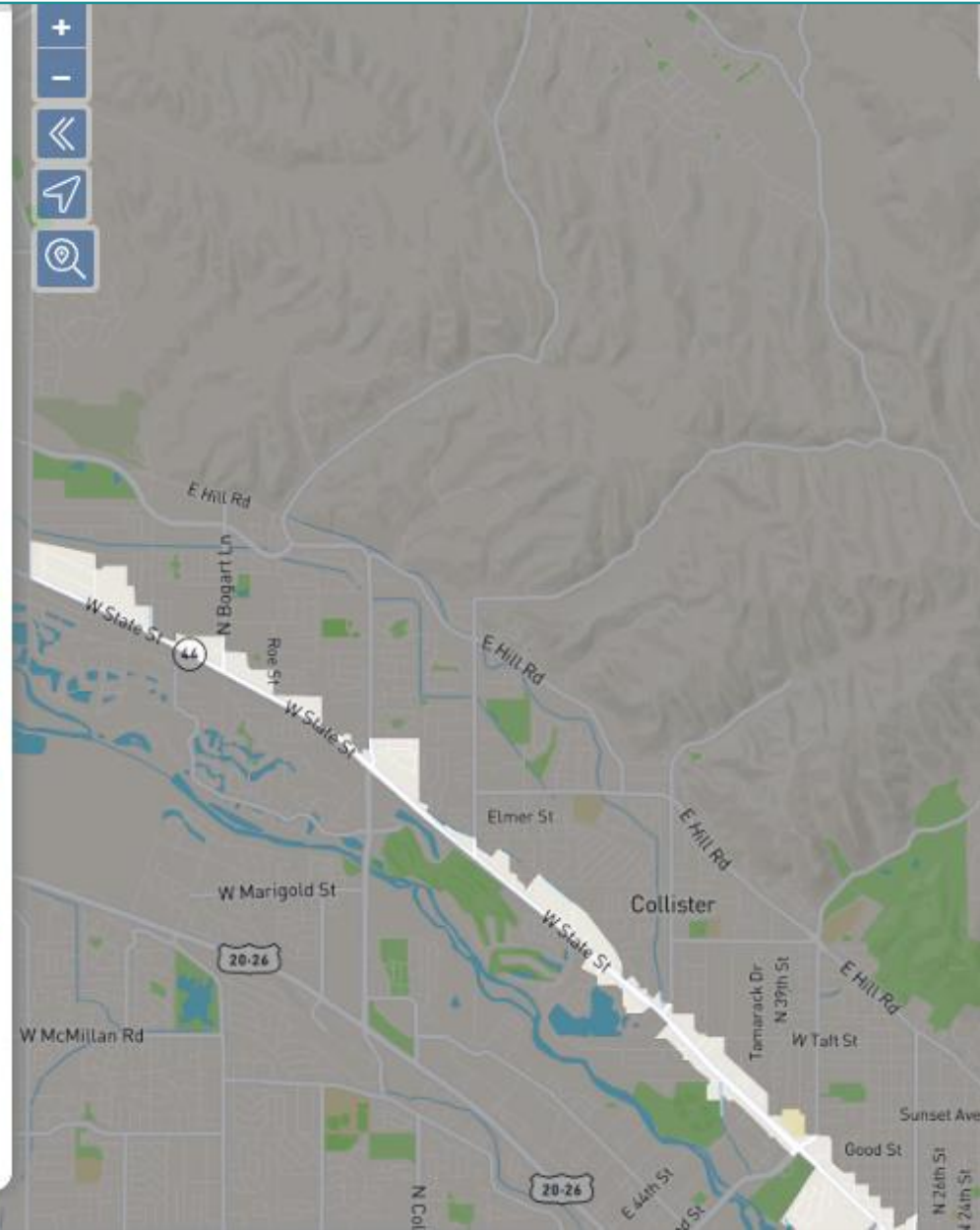
Where I typically go to shop (for food, supplies, etc.)



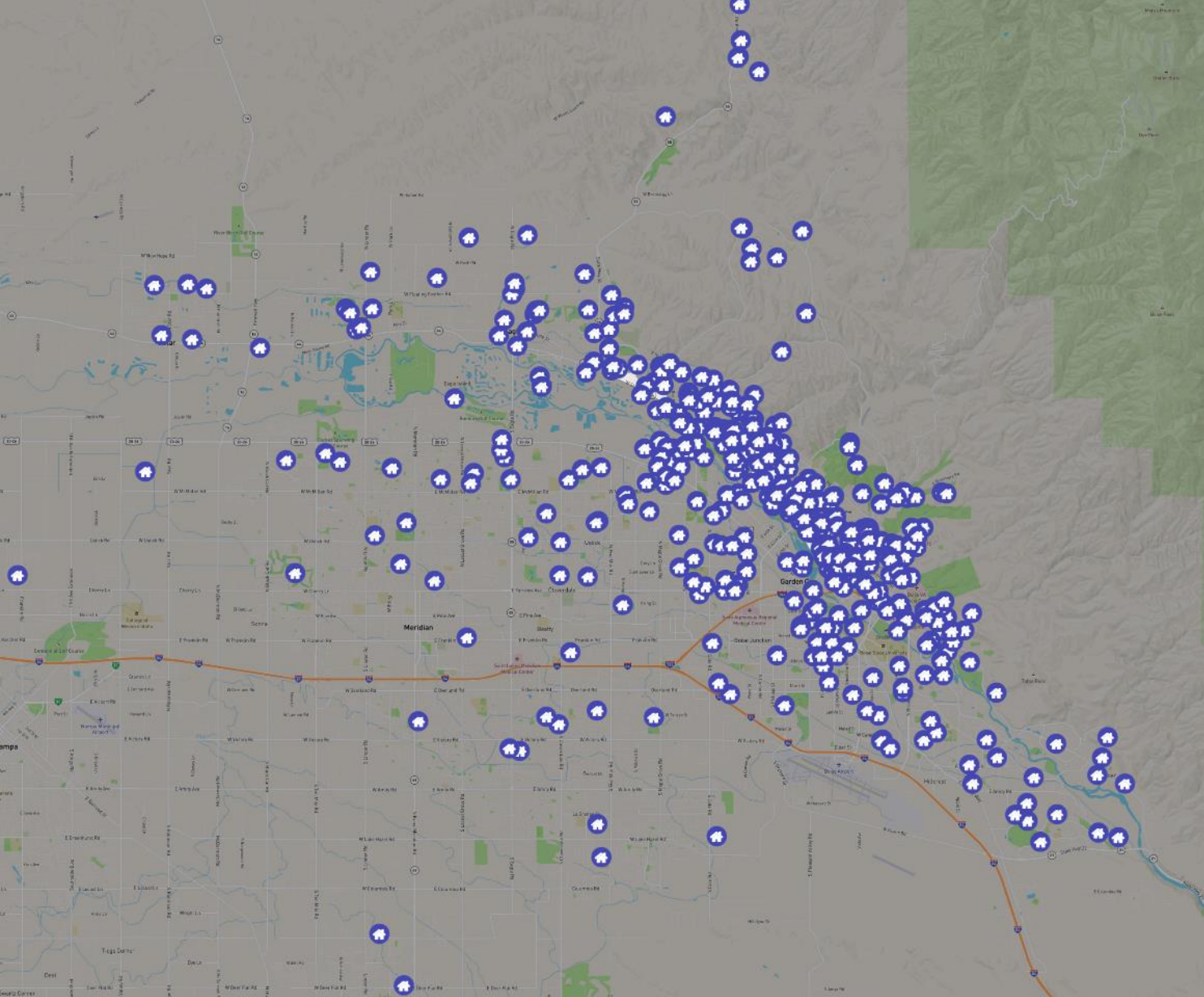
Where I typically go for meetings, events, or services
(clubs, gatherings, church, etc.)



Use the left and right arrows to move forward and back.



Relationship to Boise



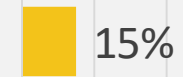
I live in Boise



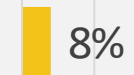
I work in Boise



I own a business in Boise



I go to school in Boise

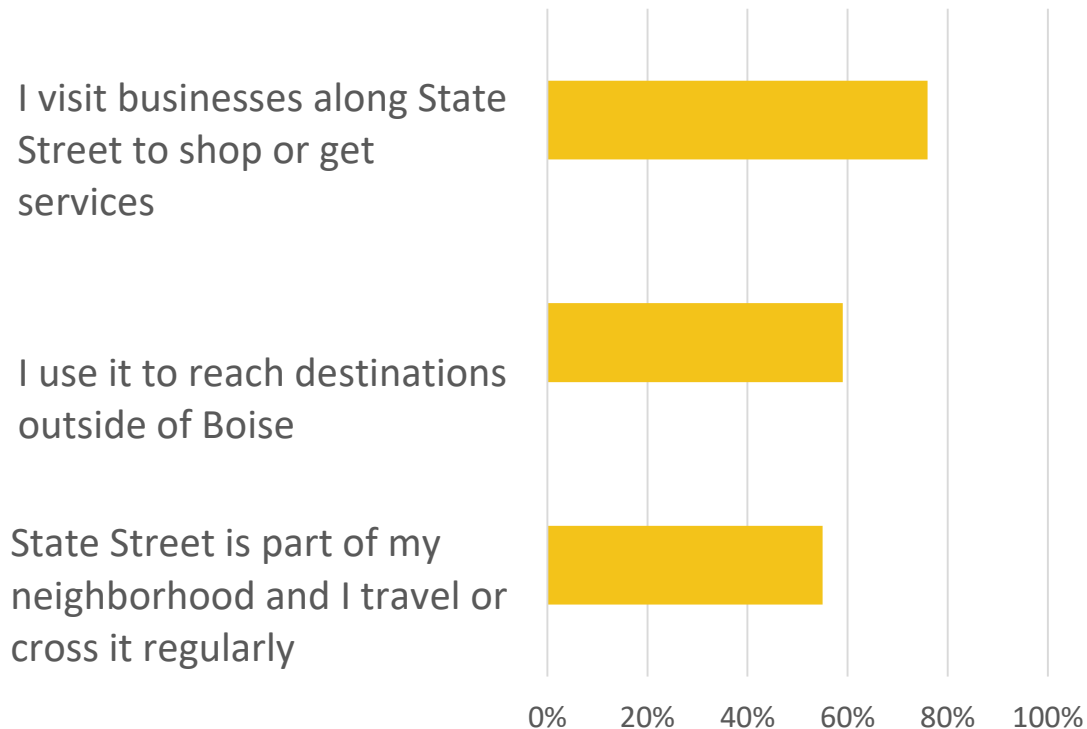


Other



State Street as It Is Today

How do you use State Street?



What do you think of State Street?

49% It's okay but there are things I would change

40% I avoid it or think changes are needed now

10% I think it's fine just the way it is

Barriers and Issues on State Street

82%

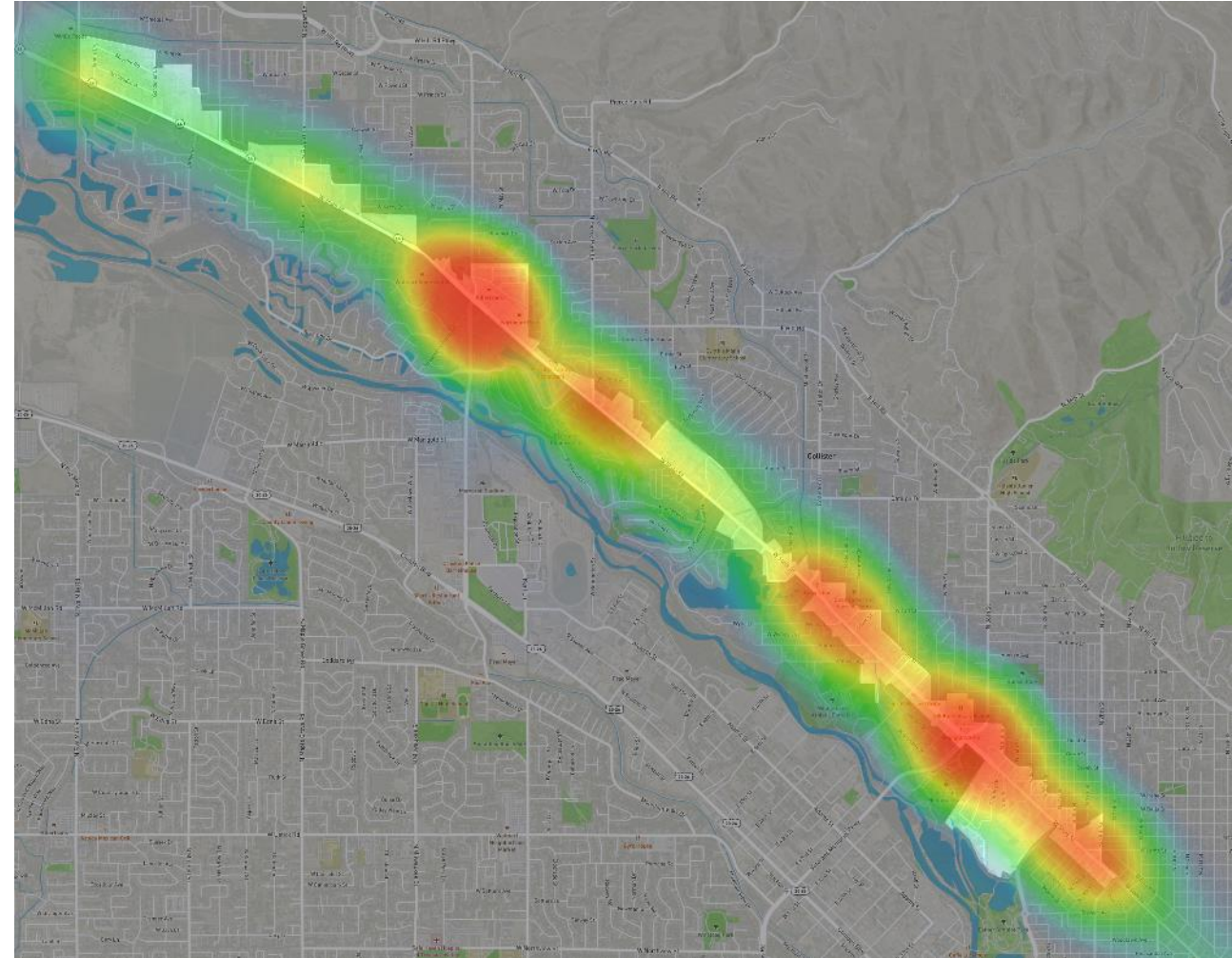
Unsafe walking,
biking, or driving
conditions

76%

Heavy traffic

41%

Limited or
inconvenient transit
services



Suggested Improvements on State Street

69%

Provide amenities for biking, walking, & transit

68%

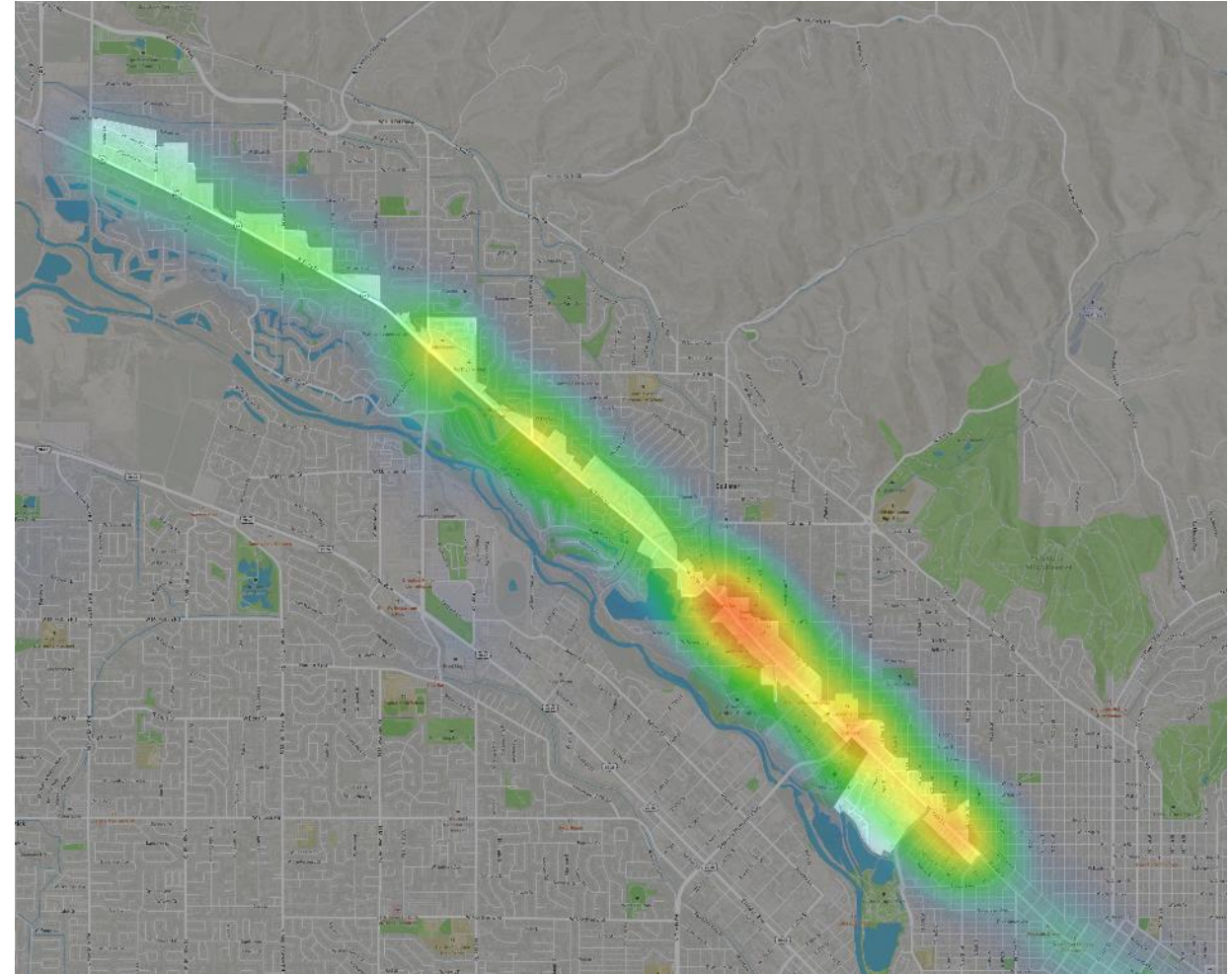
Create a better/safer connection to surrounding neighborhoods

59%

Improve the streetscape

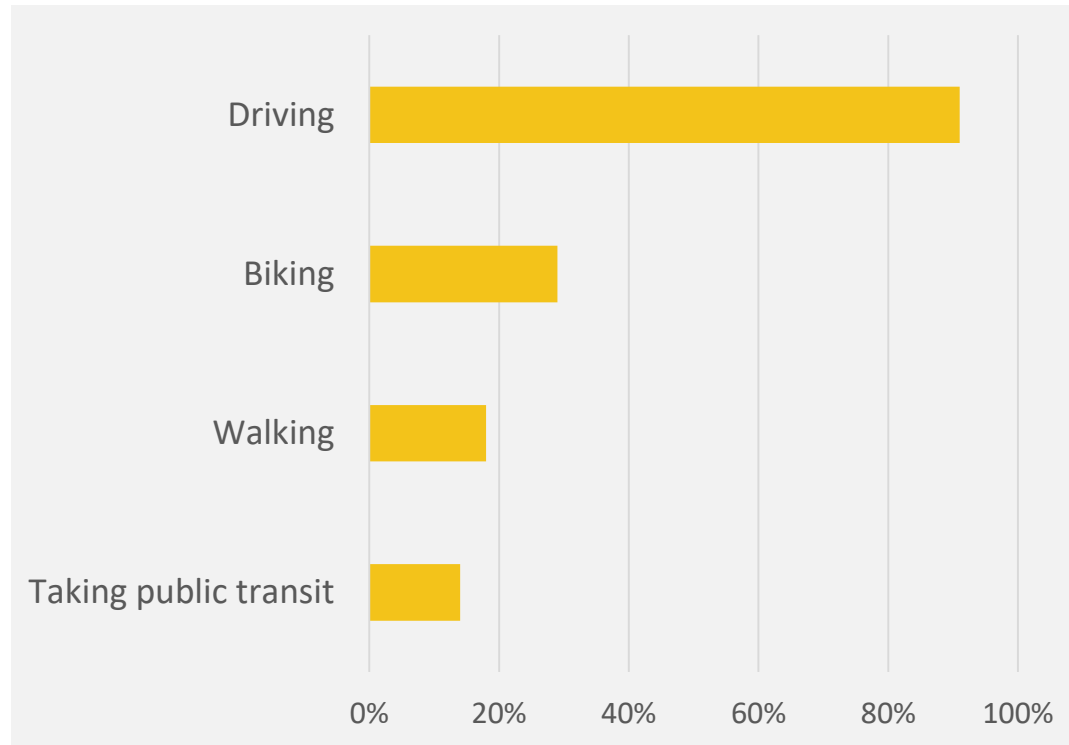
58%

Attract local businesses to commercial areas

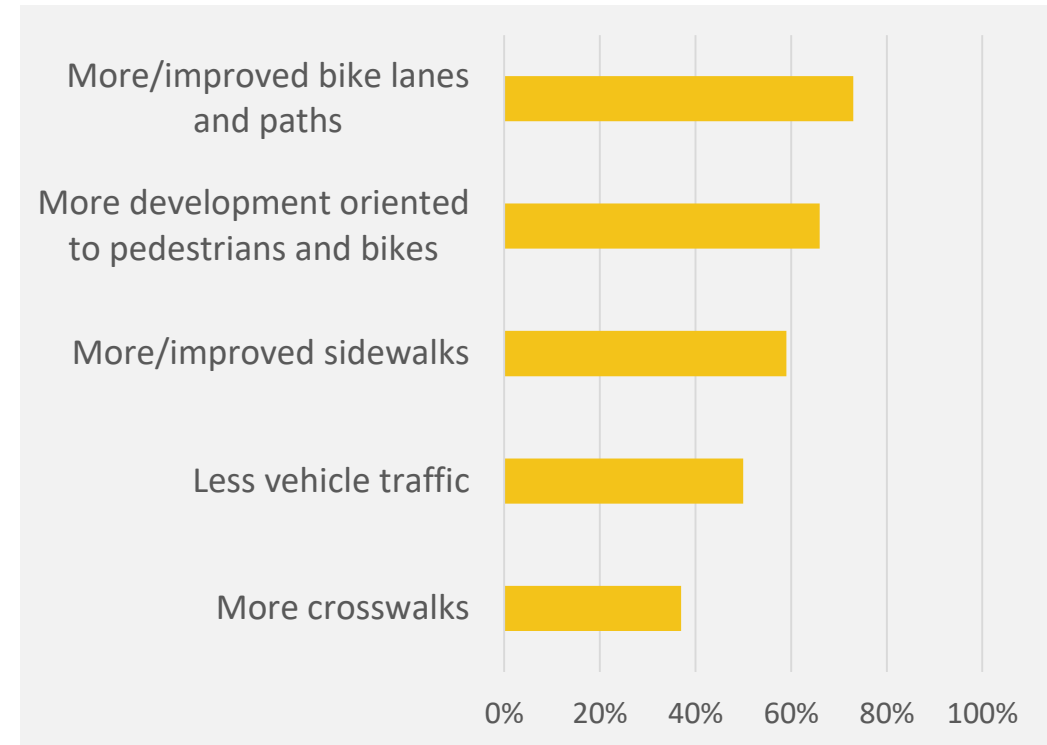


Walking and Biking on State Street

What are your preferred modes of transportation on or around State Street?



What would get you to walk or bike more often?



DRAFT



Proposed State Street Urban Renewal District

Market Assessment

Prepared for the **CAPITAL CITY DEVELOPMENT CORPORATION** | December 2020

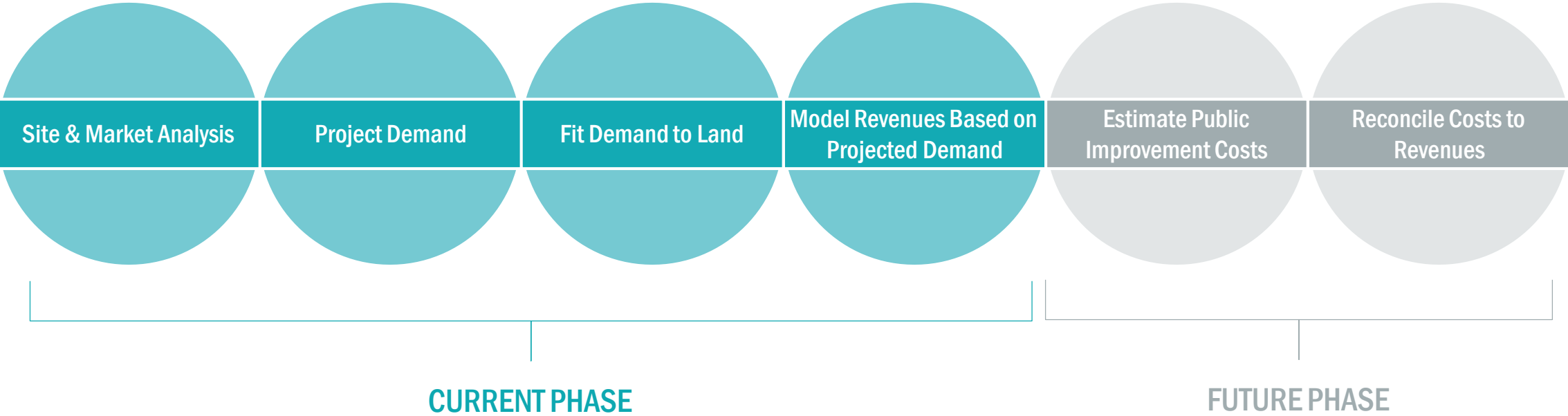


VISION
ECONOMICS
STRATEGY
FINANCE
IMPLEMENTATION

Urban Renewal District Planning Process

DRAFT

Urban Renewal Law requires a Feasibility Study to evaluate the feasibility of public improvements



Recent & Pipeline Development

Residential & retail development have occurred within the Study Area since 2010

X% Capture of citywide development since 2010

20% capture
Multifamily Residential

- Retreat at Silvercloud and Kensington at North Pointe
- Boise multifamily comments high rents and has relatively low vacancy

8% capture
Single-Family Residential

- Multiple new subdivisions in the area surrounding State Street. *e.g., Stans Homeplace, Pebble Creek, Moorgate Square, Panther Creek*

10% capture
Retail

- 6% of existing city retail, or 1.0 million square feet
- 10% capture of the retail square feet built since 2010

0% capture
Office

- 0.7% of the new office development countywide since 2000
- Vacancy within existing product

Hospitality

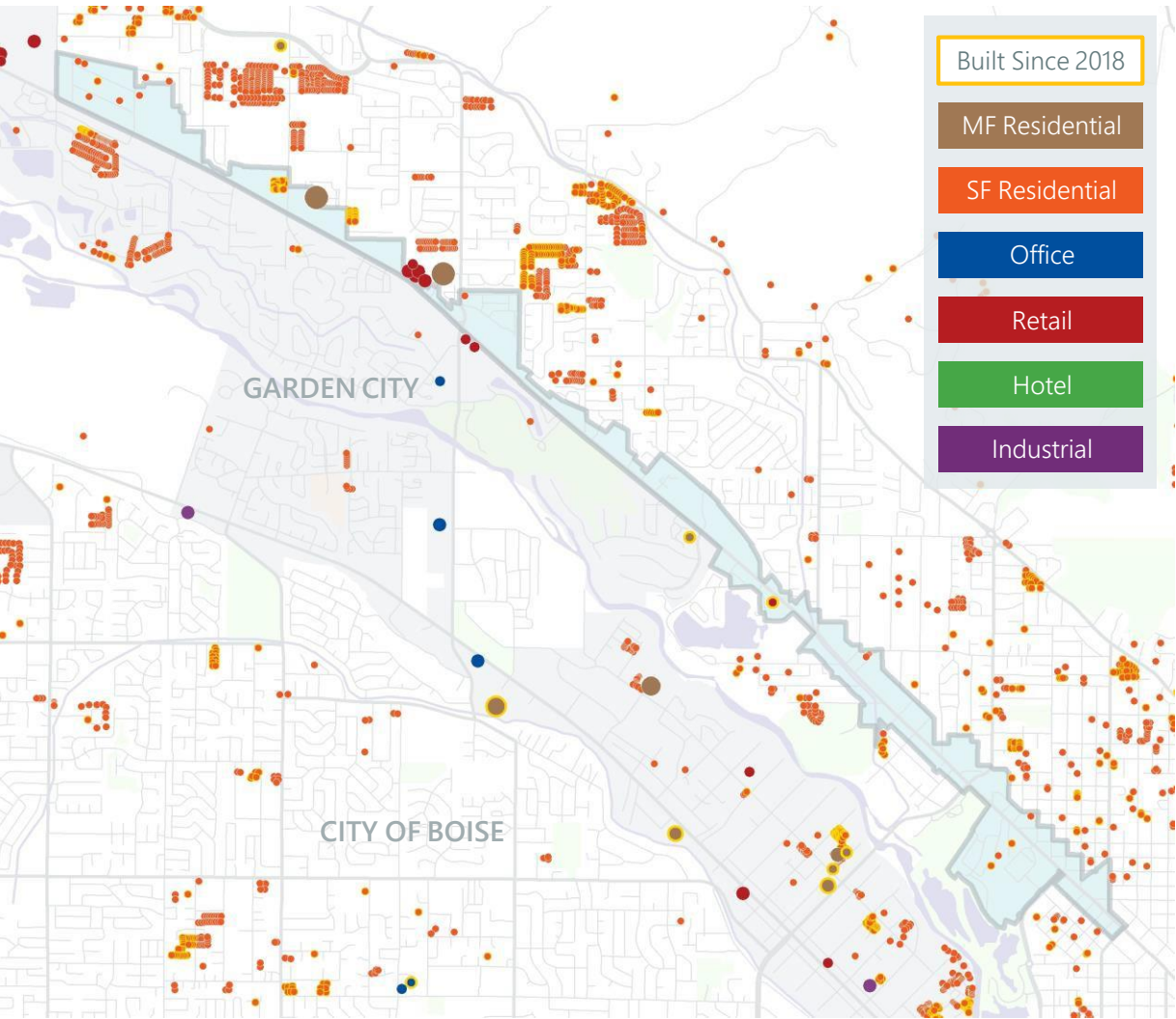
There are no hotels currently in the Study Area

Industrial

No recent industrial development in the Study Area

Source: Ada County, CCDC, City of Boise, CoStar, SB Friedman
SB Friedman Development Advisors

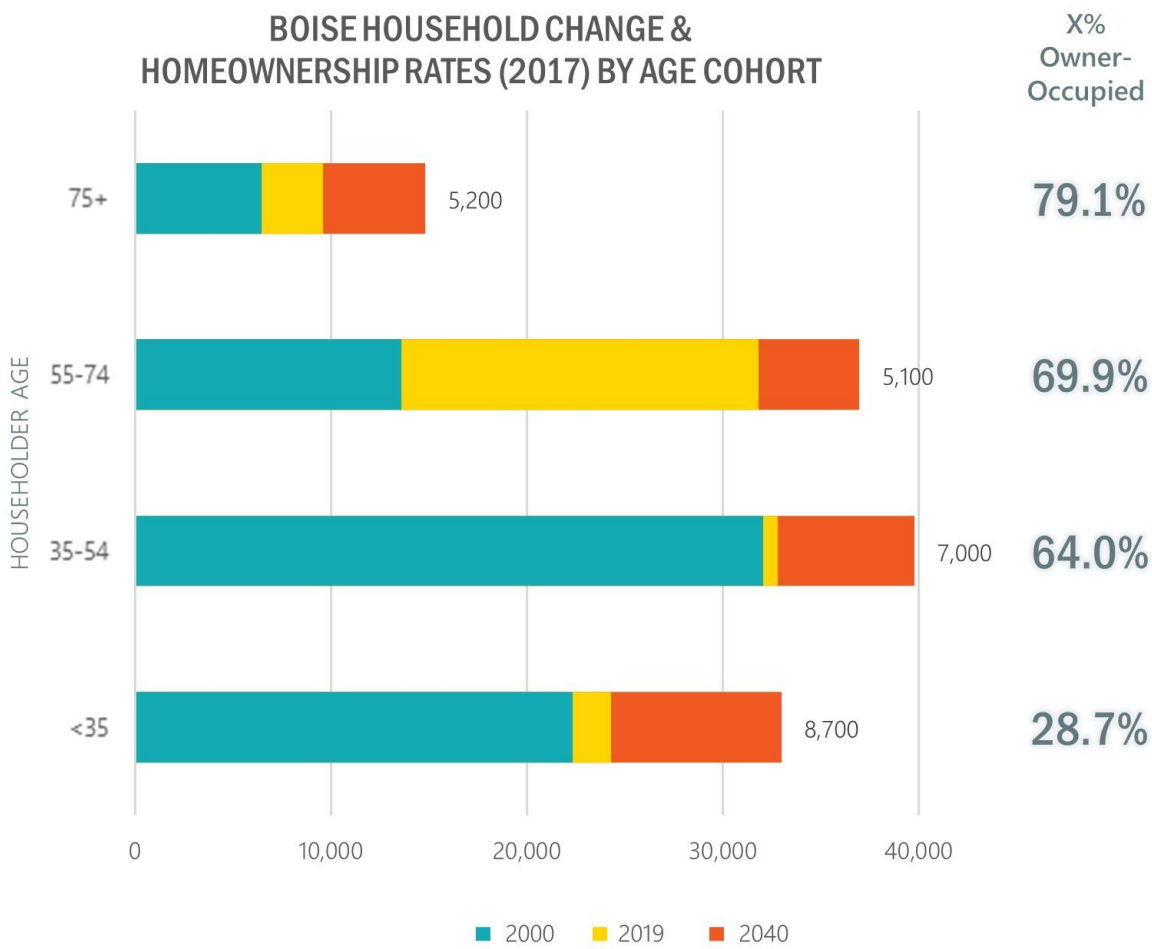
Development since 2010



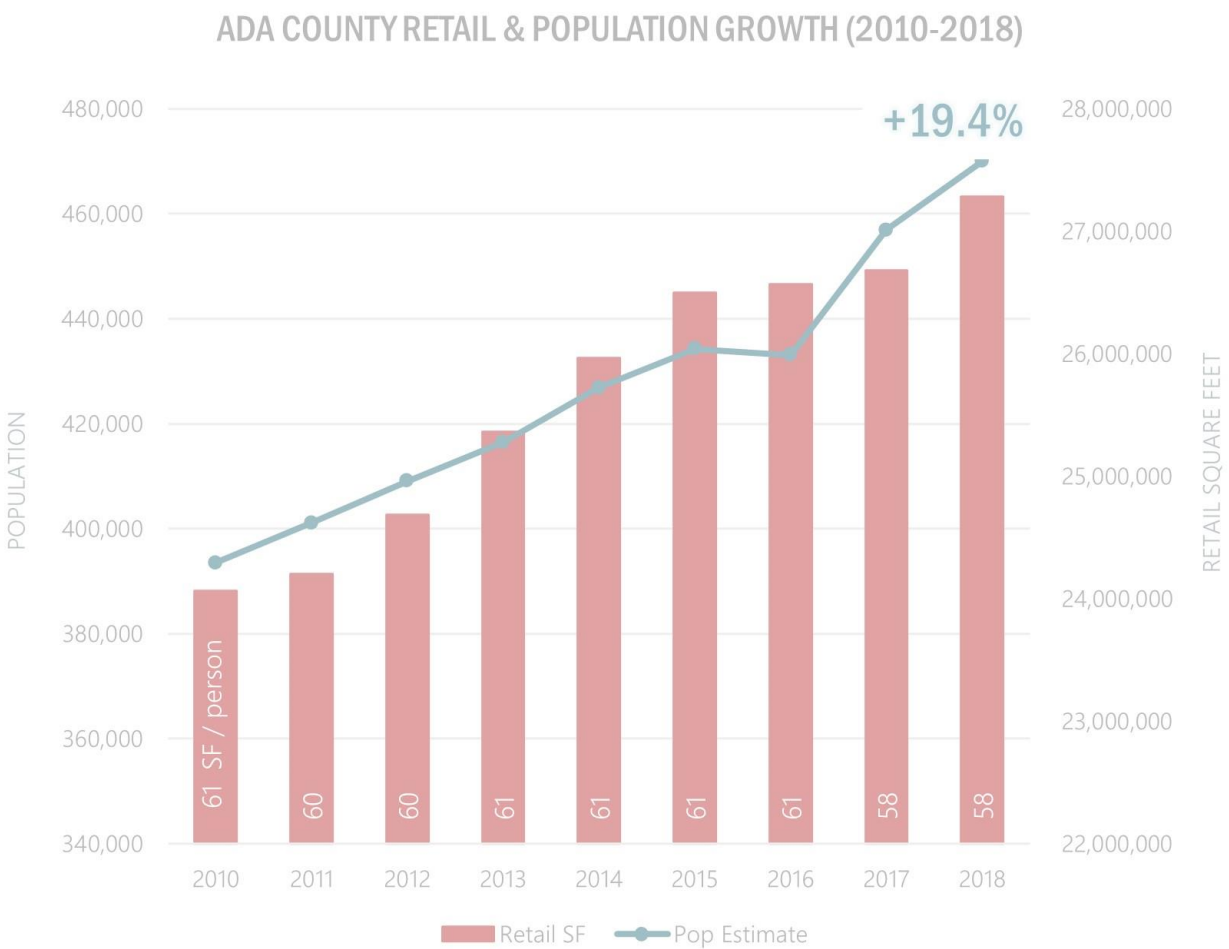
Demand Indicators

DRAFT

Based on recent & forecasted growth, residential & retail demand can be captured in the near-term



Source: ACS, Census, COMPASS, SB Friedman

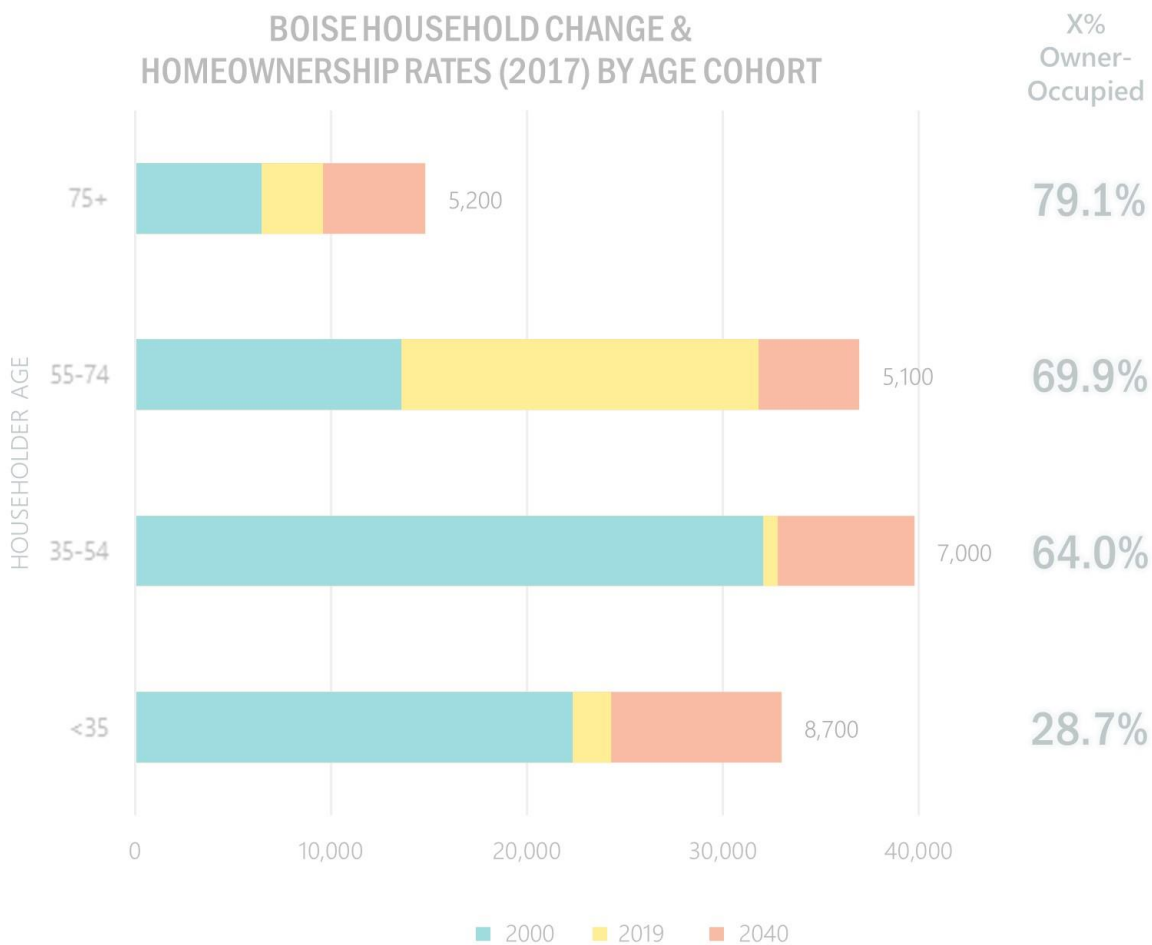


Source: Census Population Estimates, CoStar, SB Friedman

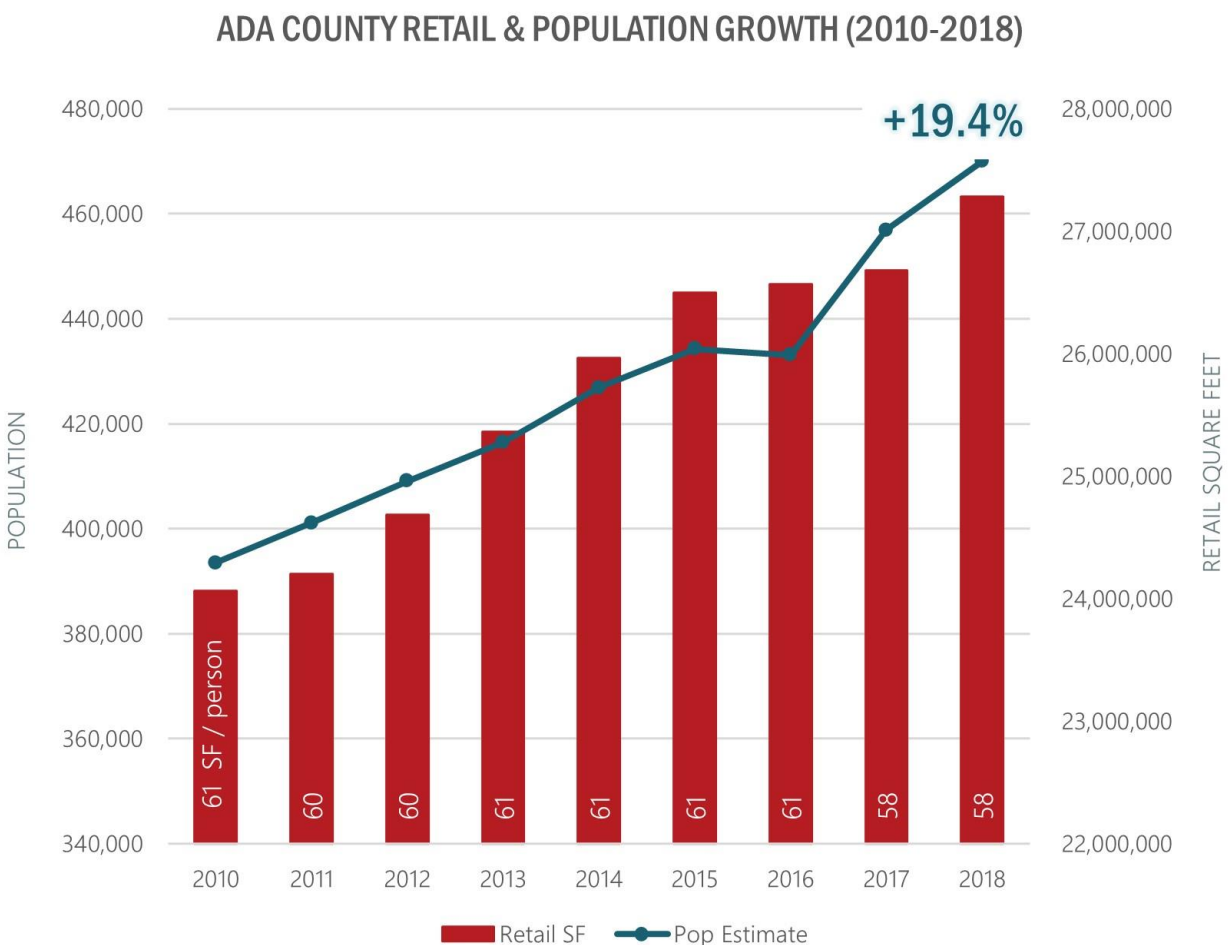
Demand Indicators

DRAFT

Based on recent & forecasted growth, residential & retail demand can be captured in the near-term



Source: ACS, Census, COMPASS, SB Friedman



Source: Census Population Estimates, CoStar, SB Friedman

Demand Indicators

Office & hotel demand will follow the BRT improvements & increased activity levels in the Study Area



Projections by Land Use

DRAFT

Demand in the Study Area exists for residential, office, retail & hotel development by 2040



State Street
URD Demand

1,300
UNITS
SF RESIDENTIAL

2,600
UNITS
MF RESIDENTIAL

362,000
SF
RETAIL

50,000
SF
OFFICE

110-130
KEYS
HOTEL

0
SF
INDUSTRIAL

State Street
TOD Demand

N/A
UNITS

1,300
UNITS

136,000
SF

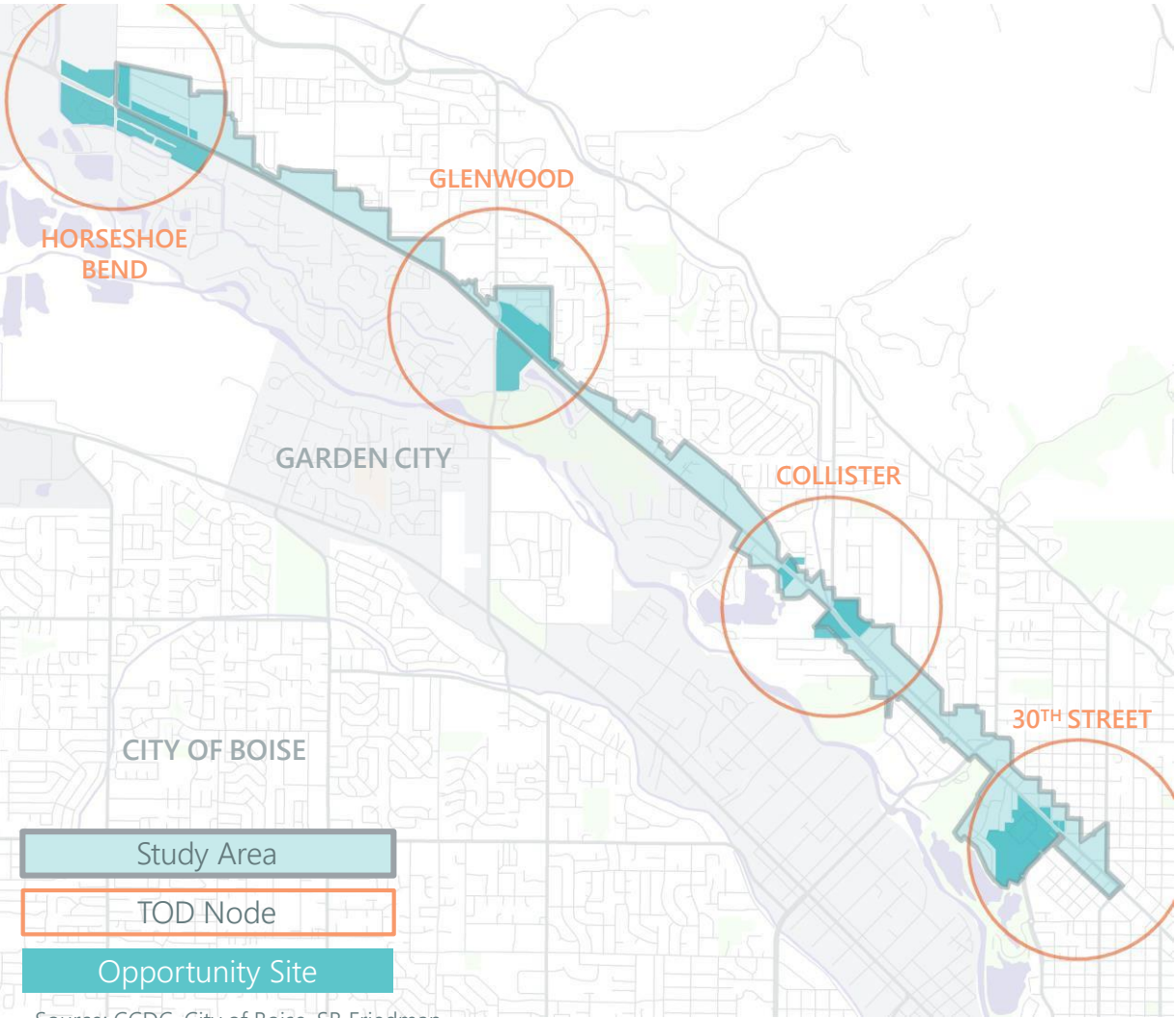
40,000
SF

N/A
KEYS

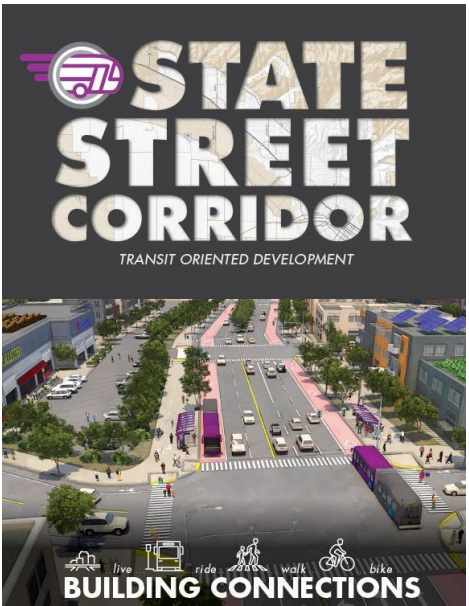
0
SF

State Street TOD Nodes & Opportunity Sites

DRAFT



Source: CCDC, City of Boise, SB Friedman
SB Friedman Development Advisors

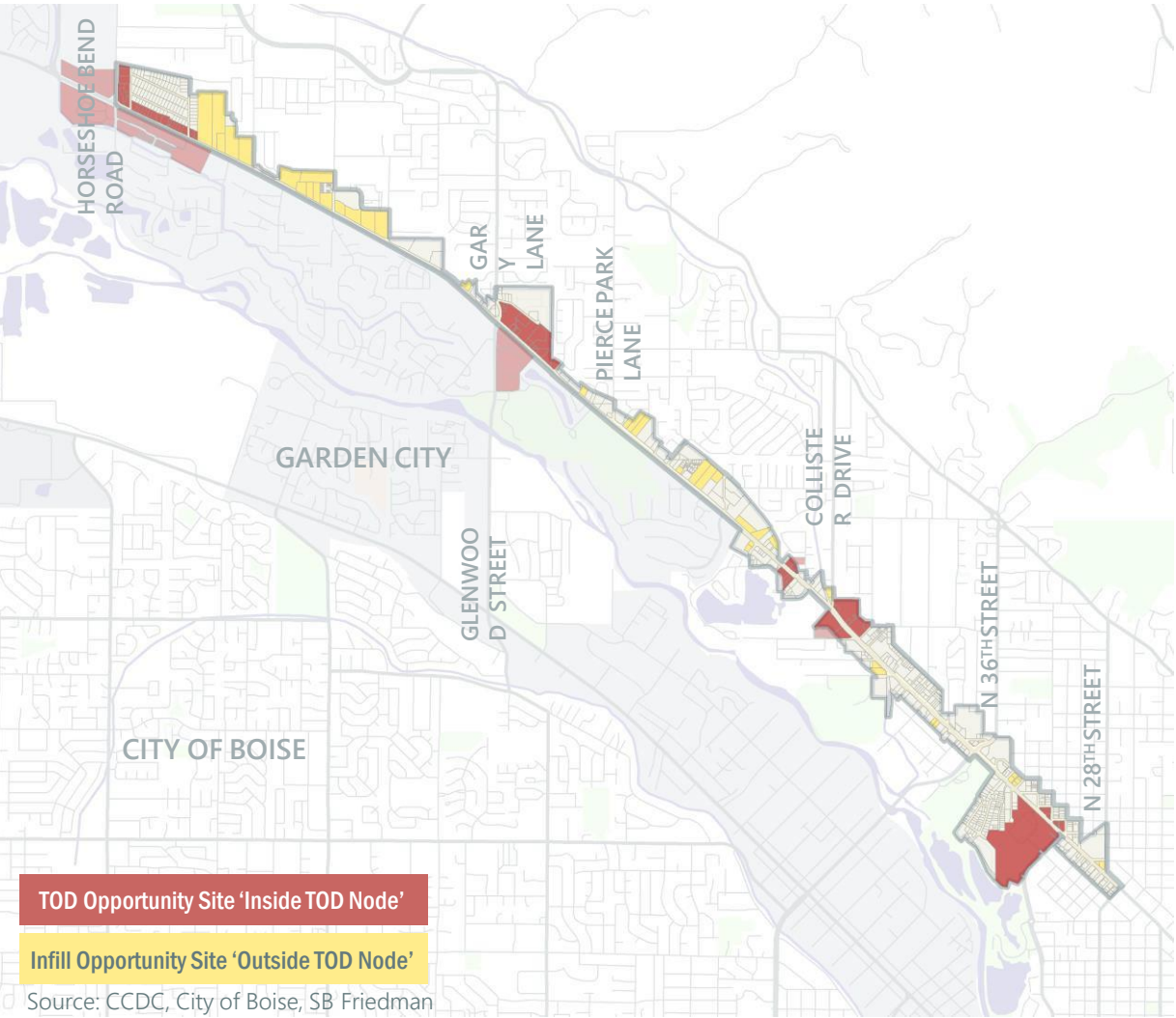


State Street Corridor TOD Plan

- Minimum & maximum future development demand scenarios within 'TOD Nodes' along State Street
- Demand projections are tied to 'Opportunity Sites' located within the TOD Nodes, some of which extend beyond the Study Area

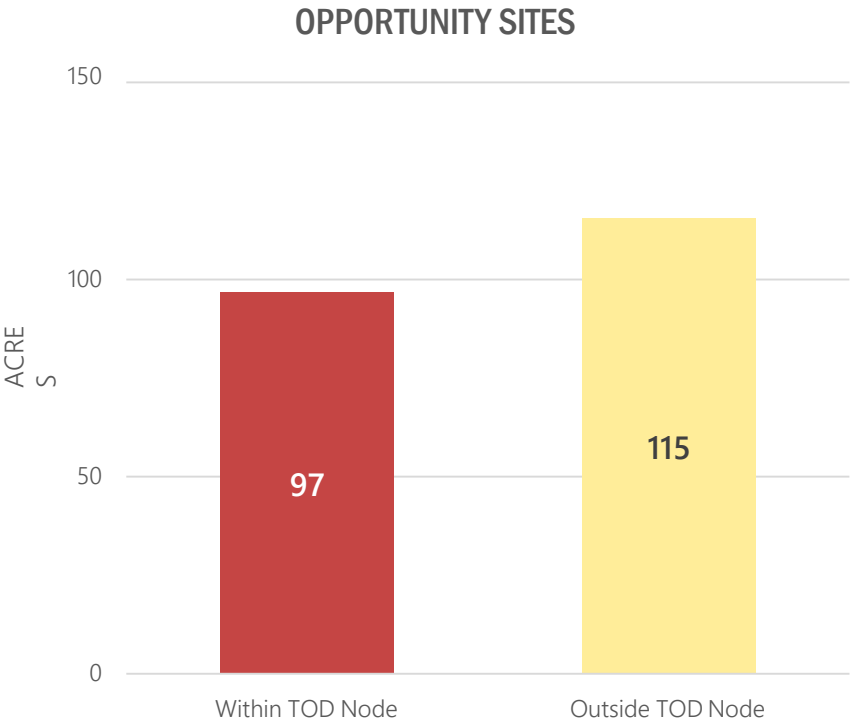
TOD Nodes & Sites Susceptible to Change

DRAFT



Sites susceptible to change are parcels which could reasonably develop in 20 years. They include:

- 1. TOD Opportunity Site 'Inside TOD Node'
- 2. Infill Opportunity Site 'Outside TOD Node'



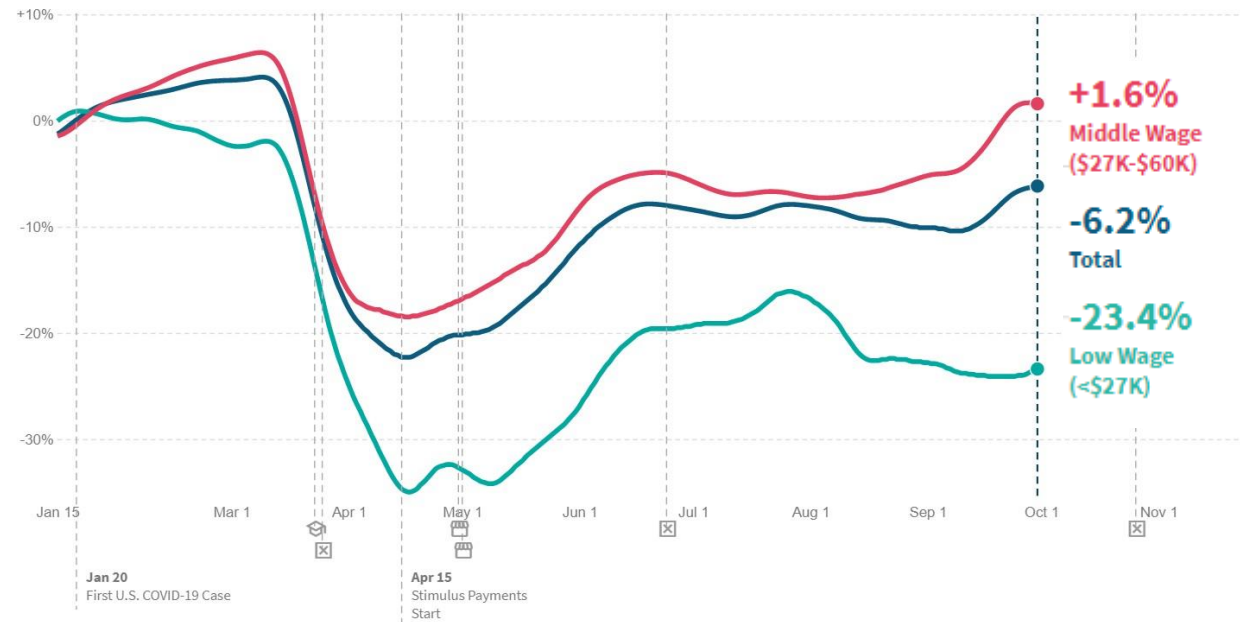
COVID-19 Impact

DRAFT

Boise is anticipated to rebound from temporary declines associated with pandemic

Percent Change in Employment*

In Ada, as of September 30 2020, employment rates decreased by 6.2% compared to January 2020 (not seasonally adjusted).



CONSIDERATIONS BY LAND USE

Overall

- Boise identified early as one of the top 100 metros likely to have the best COVID-19 recovery
- Boise recently ranked as the 19th best 'Market to Watch' by ULI

Multifamily & Single Family Residential

- Top mid-sized market to watch according to Zillow
- Boise to experience 2% annual household growth as projected by ULI
- Business Insider reported that Idaho had the highest rate of net migration into the state (194%) during the pandemic

Retail

- ~10k SF decline in retail absorption in the Study Area this year
- 8% decline consumer spending growth

Office

- No significant change in leasing or vacancy in the Study Area
- 750k SF of office currently under development in the region

Hospitality

- Remains a long-term development opportunity

Source: Opportunity Insights Economic Tracker, TOK Commercial, CoStar, Cushman & Wakefield, Colliers



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Next Steps

January

- Draft Plan Outline

February

- Second Virtual Open House/Survey

March:

- Project Prioritization & Refinement

April

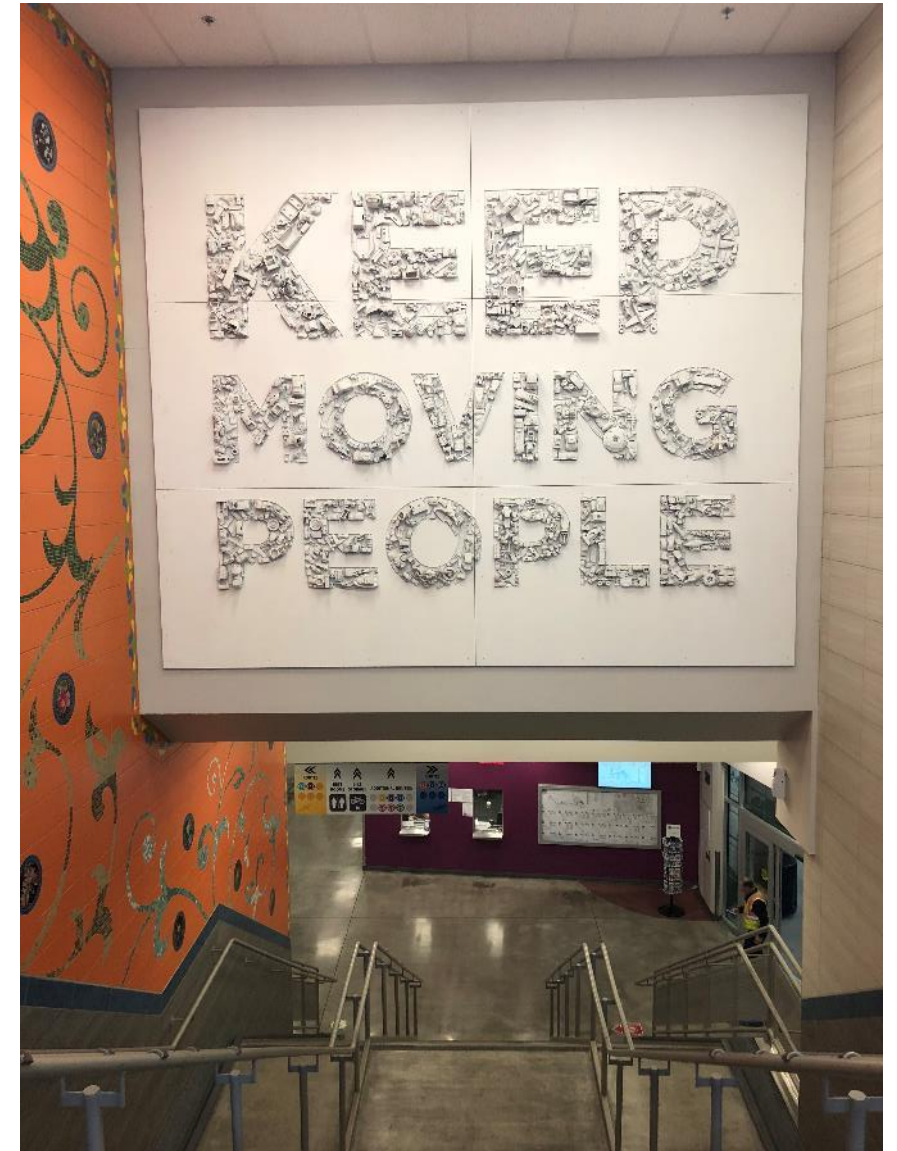
- Third Virtual Open House

May/June

- Draft Corridor Framework & State Street Plan

July

- Board considers State Street Plan for approval



AGENDA

V. Information/Discussion Items

- A. Old Boise Blocks on Grove Street Redevelopment Strategy Vision Report
(15 minutes)Karl Woods/Ellen Campfield Nelson, Agnew Beck
- B. State Street Study Area Update (15 minutes)Matt Edmond/Caren Kay, SB Friedman
- C. CCDC Monthly Report (5 minutes) John Brunelle

VI. Adjourn

INFORMATION: CCDC Monthly Report

John Brunelle
CCDC Executive Director

Adjourn