



December 18, 2020

VIA ELECTRONIC SUBMISSION

Kathy Wanner
Contracts Specialist
Capital City Development Corp
121 N. 9th Street; Ste 501
Boise, ID 83702

RE: 1715 W. IDAHO STREET – REQUEST FOR QUALIFICATIONS/PROPOSALS

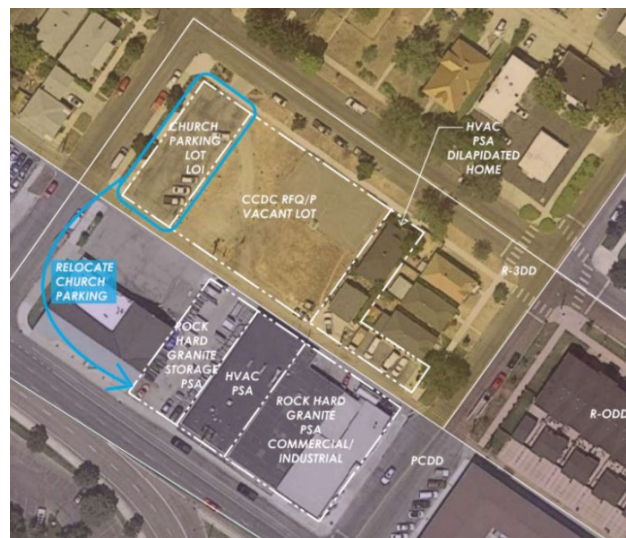
Dear Ms. Wanner:

Please find our proposal for the 1715 West Idaho Street Request for Qualifications/ Proposal (RFQ/P). We are extremely excited to submit our qualifications and proposal for the site located in the Westside Urban Renewal District and West Downtown Neighborhood. I, personally, would love the opportunity to partner with CCDC as the developer of this project. I have brought together a team that is trusted and committed to the delivery of much-needed workforce housing in this location.

Our proposal creates housing to serve Boise's workforce, providing a much-needed missing middle development. It is our goal to build a product that CCDC, local leadership, and the community as a whole can showcase as a successful example of public-private partnership. This proposal adds a diversity of housing stock to a mature neighborhood, while our team relies on our unique experiences to better address the need for increasing diversity of housing choices through a mix of rents while honoring the neighborhood's eclectic personality.

Our development team has worked successfully together in the past, most notably on the Ash+River Workforce Housing project, while I was part of CCDC's team. Through that development process, a relationship was created, trust was built and our passion to create the best projects to meet the needs of our community was apparent. Additional developments are highlighted in our Team Portfolio in Section 4.

When analyzing the site and the Agency's priorities, we believed there was an opportunity to create more housing by including the underutilized properties around CCDC's parcel. Boise's need is too great, compelling us to engage the neighboring property owners (New Life Apostolic Church (Church), Rock Hard Granite (RHG) and Creamer Heating & Air Conditioning (HVAC)) in hopes to maximize units and achieve a better design, transitioning from commercial to residential. Our



team has an agreement with RHG properties and has engaged the owner of the HVAC properties who have confirmed the reasonableness of our offer. We have had extensive discussions with the church, through their representative, and provided them a Letter of Interest to land swap their parking lot for the RHG lot adjacent to their building on Main Street. Through these acquisitions and land swaps we are able to: 1) greatly increase the number of homes provided 2) created substantially more development opportunities with a future phase 2 and 3) designed a building that engages the neighborhood – providing a lively corner at 18th. A visual depiction of the land swap is within Project Drawings in Section 9.

We intend to work closely with the West Downtown Neighborhood Association- knowing this proposal like all development these days will receive interest and scrutiny. The land's entitlements utilize the Housing Bonus Ordinance, or a longer process would rely on a re-zone. Our team brings a passion as well as the political astuteness, the financial wherewithal, and the local expertise to be successful in this endeavor.

Additionally, our understanding of infill development, sustainable design, and affordable housing enables us to settle for nothing less than a stellar infill project that is lively and beautiful, while also providing a place for Boiseans to live, and hopefully work and play downtown. Units are proposed to serving households earning roughly \$40,000 - \$80,000 annually, or 80-120% AMI, focusing on averaging project rents at 100% AMI. This allows us to target lower-wage earners who may have rental assistance and have the support of CATCH, a local nonprofit, or the Boise City / Ada County Housing Authority.

We based our proposal on the six listed priorities within the RFQ/P: 1) Neighborhood Design & Context, 2) Catalyst Potential, 3) Investment, 4) Development Schedule, 5) Sustainability, and 6) Local Partnerships and Local Workforce.

We appreciate this opportunity and truly look forward to an opportunity to discuss our proposal further.

Please review the attached and contact me if you have any questions at (406) 531-0401.

Sincerely,



Shellan M. Rodriguez
SMR Development, LLC

Enclosed: SMR + deChase Miksis + Edlen & Co. 1715 W. Idaho Street Proposal for Development Services

CAPITAL CITY DEVELOPMENT CORP

1715 W IDAHO STREET HOUSING INFILL DEVELOPMENT



+



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Proposal for Development Services

December 18, 2020

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1 COVER SHEET



1715 W. Idaho Street RFQ/P Submittal

Please print or type all required information

Respondent Contact Information

Development Entity

To Be Determined (*will likely be 1715 Idaho, LLC*)

Contact Person

Shellan M. Rodriguez

Title

Manager/ Developer

Role in Development Entity

Developer

Address

520 W. Idaho Street, Boise, Idaho 83702

Phone

(406) 531-0401

Email Address

shellan@smrdevelopment.com

By signing this required Cover Sheet, the Respondent indicates the information in the RFQ/P, including any clarifying information, as contained in the Appendices, has been taken into consideration in the preparation of this proposal.

Signature  Date 12/17/2020

Print or Type Name Shellan M. Rodriguez

Print or Type Title SMR Development, LLC, Owner/CEO


2 ACKNOWLEDGEMENT & RELEASE

The undersigned ("Respondent"), on behalf of Respondent and all participants and parties included or subsequently added in/to Respondent's development team, has read and fully accepts the Capital City Development Corporation's ("CCDC"), discretion and non-liability as stipulated herein, expressly for, but not limited to, CCDC's decision to proceed with a selection process by issuing the Request for Qualifications/Proposals for the development of the 1715 Idaho Street property (the "RFQ/P"). Capitalized terms not defined herein shall have the meaning ascribed in the RFQ/P.

Respondent accepts and agrees to the terms and conditions as described or as may be modified as well as the following:

1. CCDC reserves the right in its sole discretion and judgment, for whatever reasons it deems appropriate and at any time:
 - a. To suspend or modify any part of the selection process or terminate the RFQ/P at any time for any reason with no financial or other obligation to Respondent.
 - b. Obtain further information from any person, entity, or group, including, but not limited to, any person, entity, or group responding to the RFQ/P and to ascertain the depth of Respondent's capability and desire to develop the Site;
 - c. Waive any formalities or defects as to form, procedure, or content with respect to its RFQ/P and any submission by any respondent;
 - d. Accept or reject any submission or part thereof received in response to the RFQ/P, including any statement submitted by the undersigned, or select any one submission over another;
 - e. Accept or reject all or any part of any materials, plans, proposals or statements included in a submission, including, but not limited to, the nature and type of submission.
2. CCDC is governed by state law as provided in Title 50, Chapter 20, and in Title 50, Chapter 29 of the Idaho Code, and other state and federal regulations that may apply, and Respondent acknowledges that the RFQ/P selection process and any assistance in the development of the Site from CCDC must conform to all applicable laws, rules and regulations.
3. CCDC may, in its discretion, conduct public hearings during the RFQ/P selection process that would require disclosure of the Respondent's proposed project and related details to the public and the media.
4. CCDC may accept or reject any proposal or statement and/or information received in response to the RFQ/P, including any proposal, statement, or information submitted by the undersigned, or select one developer over another.
5. Respondent understands that by responding to the RFQ/P, its proposed project may be subject to review and comment by CCDC staff and consultants.
6. Respondent agrees to waive any formalities or defects as to form, procedure, or content with respect to the RFQ/P and any responses by any respondent thereto.

7. Respondent consents to the acquisition of information by CCDC in conjunction with this RFQ/P, and waives all claims, and releases CCDC from any liability in the acquisition of this information and use of this information.
8. Respondent agrees that CCDC staff, officers or board and the City of Boise shall have no liability whatsoever of any kind or character, directly or indirectly, by reason of all or any decisions made at the discretion of CCDC or the City of Boise with respect to the RFQ/P.
9. Non-Liability of CCDC. Respondent agrees that CCDC shall not have any liability whatsoever of any kind or character, directly or indirectly, by reason of all or any decision made at the discretion of CCDC as identified above.
10. Respondent, including all team members, have carefully and thoroughly reviewed the RFQ/P and have found the RFQ/P and all attachments thereto to be complete and free from ambiguities and sufficient for their intended purpose.
11. Respondent participates in the RFQ/P process at its own risk.

By: 
Its: Owner/ CEO, SMR Development, LLC
Date: 12/17/2020

3 DEVELOPMENT TEAM



The development team is a joint venture between Shellan Rodriguez of SMR Development, Dean Papé of deChase Miksis Development, Mark Edlen of Edlen & Company. Shellan brings a history of success in developing affordable and workforce housing in partnership with public agencies coupled with her unique understanding of CCDC goals and the housing needs of Boise. Dean’s experience throughout the Pacific Northwest focuses on working with community leaders to create new housing, retail, and office options for growing cities. Mark brings a wealth of knowledge to all development types with a focus on urban infill mixed-use with projects in major metropolitan areas throughout the United States.

Shellan, Dean, and Mark first worked together in 2016 on Ash + River Townhomes when Shellan was working for CCDC and Dean was leading the development with Mark as part of the venture. The project was complicated for a variety of reasons but it is one that all three team members are proud of and believe the project has been a successful addition to the neighborhood. It is consistently at 100% occupancy and provides deed-restricted workforce housing units in the River Myrtle Urban Renewal District. Since then, they have worked together in various capacities but most recently on a redevelopment project in Coeur D’Alene which includes three project phases - multi-family rental, residential condominiums, and residential mixed-use.

Our team views CCDC as the key partner in this project’s success and truly looks forward to working hard to bringing this exciting development opportunity to fruition.



Ash + River Workforce Housing



Ash + River Workforce Housing



Atlas Mill Condominiums



Caldwell Creekside Downtown Infill Housing

3 DEVELOPMENT TEAM

LEAD DEVELOPER



SMR Development is a small development and consulting firm, with a focus on achievable housing development and urban renewal. Shellan M. Rodriguez, Owner/ CEO, has a unique set of skills working with the public and private sector to develop real estate that meets the needs of the community.

She has over fifteen years of experience in the private, non-profit, for-profit, and government sectors of real estate development. During her five years at CCDC, she focused on creating successful public/ private partnerships. In addition to her experience working in Boise, she has completed deed-restricted rental housing developments in Montana, California, and Hawaii.

Most recently, SMR Development was part of a development team that was awarded through a highly competitive process the development of a 25-acre infill parcel in the Town of Mammoth Lakes, California. The team is on track to get the necessary entitlements (Master Plan, Use Permit, Zoning Code Amendment, and Design Review) approved to finance the first 81-unit phase of deed-restricted apartments in early 2021. Phase 1 is targeted towards families at or below 80% AMI in that county.



SHELLAN RODRIGUEZ PMP
OWNER / CEO

Shellan has over 15 years of experience developing affordable workforce housing and urban infill projects in Idaho, California, Montana, and Hawaii. As a results-driven and action-oriented project manager, she enjoys solving complex problems and working with public/ private partnerships to create communities.

She cares deeply about housing and urban issues. She serves as a Commissioner with the Boise City/ Ada County Public Housing Authority, was the Co-Chair of Mayor McLean's Housing Transition Committee in early 2020, and is a member of ULI-Idaho's Advisory Board. Additionally, she is a Certified Professional Project Manager (PMP) and USGBC Green Associate.

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520 W IDAHO STREET, BOISE, ID 83702

3 DEVELOPMENT TEAM

DEVELOPER



deChase Miksis specializes in the execution of complex projects including mixed-use, multi-family, commercial, retail, adaptive reuse, and public/private partnership development projects throughout the Pacific Northwest. The team at deChase Miksis has been involved with visioning, designing, negotiating, and construction of over 2 million square feet of real estate.

deChase Miksis is a values-based company with a focus on the overall benefit of a project to the neighborhoods and end-users they serve. This ensures all partners of a project: the community, municipality, environment, and client are represented through all stages of the development process. deChase Miksis has a demonstrated history of helping development teams navigate complexity, save time, minimize risk, and maximize returns. Their projects have a reputation of setting standards for success in their respective development types and communities.



DEAN PAPÉ
PARTNER

Dean has 18 years' experience in real estate development, construction, financing, and management in the region. He has built strong relationships with landowners, business owners, and community organizations through their work public, private, and public-private partnership opportunities together.



MARK MIKSIS
PARTNER

Mark has more than 20 years' experience in delivering high-quality, high-efficiency developments that respond appropriately to the needs of their users and the goals their owners.

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3 DEVELOPMENT TEAM

DEVELOPER

EDLEN & CO.

EDLEN KRAGE SHERMAN
IMPACT REAL ESTATE

Founded in 1996, Gerding Edlen, the predecessor firm to Edlen & Company, has been known as a leading, vertically integrated real estate company focused on the development of and investment in urban, infill, transit-oriented, and highly sustainable office, apartment, and mixed-use properties. Guided by a set of criteria, known as the Principles of Place, the firm has been deeply committed to creating transformational buildings that build community, strengthen neighborhoods, minimize impacts on the environment and add lasting value to residents, tenants, and investment partners. In April of 2020, Edlen sold Gerding Edlen Investment Management, a Gerding Edlen subsidiary, to four of its key employees retaining Gerding Edlen's development and mission-focused business and re-naming it Edlen & Company focusing solely on the Inter-Mountain and Pacific Northwest regions following Edlen's return to Idaho where he now resides.

Edlen & Company is a recognized national leader of sustainable development, contributing significantly to the overall advancement in how environmentally responsible commercial properties are designed, engineered, constructed, and operated.



MARK EDLEN
CO-FOUNDER & PARTNER

Mark co-founded and led Gerding Edlen, the predecessor firm, for 25 years. He is recognized for his expertise and success in creating sustainable communities in mixed-use commercial, residential, educational and retail developments.



JILL SHERMAN
CO-FOUNDER & PARTNER

Jill leads Edlen & Co.'s public-private partnerships and build-to-suit projects for non-profit and for-profit organizations, facilitating the important work of nonprofits and public agencies in our communities. Jill is responsible for new business development as well as management of all predevelopment activities.



ROGER KRAGE
CO-FOUNDER & PARTNER

Roger is responsible for all aspects of obtaining construction and permanent financing. Rodger's duties include assistance in sourcing, securing, and documenting capital structures (including debt and equity), as well as coordinating contracts among attorneys and clients.



MATT EDLEN
CO-FOUNDER & PARTNER

Matt oversees acquisitions and development in the pacific northwest for the firm's various investments. Matt is responsible for sourcing, negotiating, and executing on opportunities across the region.

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3 DEVELOPMENT TEAM

ARCHITECTURE & INTERIOR DESIGN



Pivot North Architecture is led by three principals with over 60 years of combined experience executing projects throughout the Pacific Northwest. Based in Boise, Idaho, Pivot North's team focuses on providing design services including architecture, programming, planning, and sustainable design. Their experience is diverse in both project size and building type and they are committed to further establishing our business and relationships both locally and regionally.

Their creative process relies heavily on collaboration between the design team, delivery team, and all stakeholders. The success of each project lies in the team's ability to ask the right question and most importantly, listen intently to the answer. The Client's experiences coupled with their knowledge of design, trends, building codes, and the construction industry provide the vehicle to realize the project vision.



JOHN KING AIA, NCARB
PRINCIPAL

With 20 years of professional practice, John has a strong design sensibility and leads Pivot North's design studio. He strongly believes it takes a collaborative effort and contribution from all involved for a project to achieve its utmost potential and success.



BRIAN WENZEL
PROJECT DESIGNER

Brian is a talented designer with over a decade of experience. He has an extensive background in mixed-use multi-family, single-family residential, commercial, high-rise, and modular development.



KAYLA ROACH
INTERIOR DESIGNER

Kayla enjoys taking on projects that push her outside of her comfort zone and values visual harmony, spatial symmetry, and a forward-thinking approach to design. She believes every project has its own personality and wants to create spaces that provide sanctuary, comfort, and style.

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1101 WEST GROVE STREET, BOISE, ID 83702

3 DEVELOPMENT TEAM

STRUCTURAL ENGINEERING



Axiom was founded in 2011 with the goal of strengthening the industry by breaking the norm. This is achieved by focusing on structurally efficient designs that serve both form and function, saving money for the important features that individualize each building. Axiom's local presence and expertise in multifamily projects serve our understanding of the downstream construction needs of trade partners, facilitating collaboration throughout the life of a project. With a depth of experience in local multifamily projects, like the Water Cooler and Ash + River Townhomes, Axiom knows how to make this project a success.

Axiom's team of structural design professionals utilize lean construction principles to help projects perform well while meeting demanding schedules and tight budgets. To do this, Axiom drives teams to pull plan schedules to ensure schedules are met and uses the latest software to share Building Information Modeling (BIM) content with partners to increase estimating accuracy in early stages.



LEE HARRISON, PE
PRINCIPAL

Lee brings a grounded understanding of costs to every structural challenge with more than 20 years of experience working on large-scale projects that utilize a blend of structural materials. He is passionate about exploring efficient ways of designing and building structures and believes in the power of digital collaborating across all teams to streamline handoffs and decrease change orders.



ASHLEY THOMPSON, PE
PROJECT MANAGER

As Axiom's lead Project Manager on multifamily projects, Ashley focuses on unique and cost-effective solutions to ensure the client's vision becomes a reality. She is passionate about improving the way people experience the built environment and providing a sense of home for families.

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3 DEVELOPMENT TEAM

LANDSCAPE ARCHITECTURE



Stack Rock Group was founded in 2012 by two friends; Will Howard and Krisjan Hiner with the vision of creating a firm like no other. A firm where people want to work and have the freedom to be creative and do great things. A firm where flexibility and imagination reign. A firm where everyone is empowered to learn, grow, and do what they do best.

SRG is an assemblage of creative, talented, unique, quirky souls with expertise in all facets of Landscape Architecture, 3D modeling & Rendering, Virtual Reality, Project Management, Graphic Design, Illustration, Horticulture, Master Planning, Irrigation Design, Construction, Art, and Stewardship.



WILL HOWARD PLA, ASLA
CO-FOUNDER / PRINCIPAL LANDSCAPE ARCHITECT

Will is a professional Landscape Architect with a Bachelor of Arts in Landscape Architecture from the University of Idaho. He has spent the vast majority of his life planning, managing, and designing large irrigation and landscape projects. For more than 10 years Will worked in the field as a landscape laborer, foreman, and project manager.



EMILY VOGES PLA, ASLA
LANDSCAPE ARCHITECT

Emily is a multi-talented landscape designer, horticulturist, urban designer, explorer, and linguist. Before joining Stack Rock Group in 2017 Emily's most recent work had been in the Los Angeles area designing on-structure landscapes and mixed-use projects. Emily's experience designing rooftop gardens, green roofs, rooftop patios, rooftop living spaces, and her design/build expertise is a true asset to all of Stack Rock Group's clients.



DARIAN WESTRICK PLA, ASLA
LANDSCAPE ARCHITECT

Darian is a Landscape Architect and Project Manager overseeing Stack Rock Group's office in Salt Lake City, Utah. She bringing vast experience in planning, campus design, education projects, healthcare, and commercial projects of all sizes. With over 7 years of project management and design experience, Darian creates well thought out sites for everyone to experience and enjoy in a timely matter.

STACKROCKGROUP.COM
(208) 345.0500
WILL@STACKROCKGROUP.COM
404 S 8TH STREET; STE 154, BOISE, ID 83702

3 DEVELOPMENT TEAM

CONTRACTOR



Visser Building Co. a mid-size Construction Company combining a mixture of fine custom residences, multi-family, and commercial construction and construction management in the Boise area and surrounding markets.



W.F. CHIP GALLAGHER
PRINCIPAL

Principal of Visser Building Co., Chip has over 40 years of experience in all phases of construction, construction management, and development.

Visser Building Co brings an excellent combination of product knowledge, assembles, budgeting, value engineering, and cost controls to a very transparent relationship with their clients. Their attention to detail can be seen in true craftsmanship by the people who work on their job sites, by their exacting standards of quality building practices, and in their management of schedules and budgets. Everything matters to this company.



BRIAN VISSER
PRINCIPAL

Principal of Visser Building Co. , Brian is a third-generation builder with over 30 years of experience in fine custom residential and commercial construction.

VISSERBUILDING.COM
(208) 440.7209
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8312 W NORTHVIEW ST, BOISE, ID 83704

3 DEVELOPMENT TEAM

OPERATIONS & PROPERTY MANAGEMENT

TABLE ROCK RESIDENTIAL

In real estate, like many industries, local market experience matters. Since 2004, the combined background of TableRock Residential's executive team includes direct oversight of over 5,000 units in Ada County. Leveraging our deep understanding of the area and an extensive local network of brokers, on-site employees, and vendors, TableRock provides the highest level of service to clients, residents, and associates.

TableRock Residential has emerged as the leader in the management of leased housing in Idaho. Although the organization officially commenced management services in 2019, the underpinning for its explosive growth is based on decades of experience and relationship building by its founders, Tami Greene and Rich Fernandez.

Bringing together the vast backgrounds of each carefully selected team member, Tablerock's collective skillset ranges from HUD-financed, mixed-income, and mid-rise multi-family properties to institutional lease-up strategy and private equity management.



TAMI GREENE
CO-FOUNDER & PARTNER

Active in the Idaho property management scene since 2004, Tami is a passionate real estate professional with extensive experience in the lease-up strategy, investment analysis, and marketing & operations of multi-family communities. Tami and her team provide the highest level of service to clients, residents, and associates by capitalizing on their well-rounded experience and extensive local network of brokers, community organizations, and vendors.



RICH FERNANDEZ
CO-FOUNDER & PARTNER

As co-founder of TableRock Residential, Rich maintains responsibility for organizational coherence with the company's strategic objectives. His long-running experience with multi-family assets runs the gamut and provides a foundation for new learning that will guide TableRock in future endeavors.

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3 DEVELOPMENT TEAM

ORGANIZATIONAL CHART



3 DEVELOPMENT TEAM

TEAM PARTNERSHIP EXPERIENCE

PROJECT	LOCATION	PROJECT TYPE	BRIEF DESCRIPTION	TEAM
Ash + River Townhomes	Boise, ID	Workforce Housing	This 34-unit workforce housing project was a collaboration between CCDC and the Development Team. A catalyst for the emerging neighborhood, the project fronts on the Pioneer Pathway, nestled in between a City Park and the Historic Hayman House.	Shellan Rodriquez (when with CCDC), deChase Miksis, Edlen & Co. (previously Gerding Edlen), Pivot North Architecture, & Visser Building Co.
Atlas Mill Areas 10, 12, & 13	Coeur d'Alene, ID	Market-Rate Housing	The development team is currently coordinating 3 different areas of the Atlas Mill Development. The project is designed as mountain-modern waterfront community. The mixed-use buildings are connected to each other and the community through native landscaped open space to provide opportunities for both visual and pedestrian connectivity to the waterfront.	SMR Development, deChase Miksis, Edlen & Co., Pivot North Architecture, & Axiom Engineering
The Gibson	Boise, ID	Market-Rate Housing	This 5 story, 81-unit podium project has 14 different floor plans that range in size from 545 square feet to 1,238 square feet. The amenities feature a lobby area for working/gathering, a park with bocce court just outside the front door, and a 5th-floor outdoor patio deck for tenants with fire pit and bqg's. The project also includes Boise's first public pocket park along Idaho Street	deChase Miksis & John King (while at Hummel)
Thomas Logan	Boise, ID	Affordable Housing	This 7-story, 60-unit multi-family mixed-use project at 6th & Grove will provides 5 stories of residential use that sit above a concrete podium consisting of retail space on street level and office space on the second level. Along Grove street at the southeast corner, an urban courtyard with outdoor seating connects the residential lobby and retail spaces between this building and the adjacent 5th and Grove building. This courtyard is open to the sidewalk to further activate the urban space.	deChase Miksis, Pivot North Architecture, & Axiom Engineering
The Lucy	Boise, ID	Market-Rate Housing	This 5-story, 114-unit project will deliver a unique urban mixed-use building that will fit into the existing fabric of downtown Boise by taking its design cues from the context of the immediate neighborhood. The overall form, materials, and uses have all been derived by acknowledging the adjacent Old Boise neighborhood, the pedestrian friendly nature of the Basque Block, as well as the City of Boise's desire to provide more density to the downtown core.	deChase Miksis, Pivot North Architecture, & Axiom Engineering

3 DEVELOPMENT TEAM

REFERENCES



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TAHOE PROSPERITY CENTER
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ERIC KING, CITY MANAGER
CITY OF BEND
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KIMBERLY SCHNEIDER BRANUM, EXECUTIVE DIRECTOR
PROSPER PORTLAND
(FORMALLY THE PORTLAND DEVELOPMENT COMMISSION)
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3 DEVELOPMENT TEAM

DEVELOPMENT LEGAL ENTITY & FINANCIAL STATEMENTS

The proposed development legal entity is yet to be formed. Entity will be created as a single purpose LLC for the purpose of the development and ownership.

The development entity will be created upon selection of the development team by CCDC for this project. Said entity will include Shellan Rodriguez, Mark Edlen, and Dean Papé.

Please find supporting financial information on both Mr. Edlen and Mr. Papé from financial instructions noting their financial capacity and creditworthiness to deliver the proposed project.



5 PROJECT SUMMARY

The project site is located in the vibrant West-Downtown Neighborhood and offers close proximity to all downtown Boise has to offer as well as employers and basic services. This is an **ideal location for high-quality workforce housing**. The project proposes a unique opportunity to expand affordable infill housing while re-developing vacant and underutilized sites in CCDC's URD. Quality access to housing, coupled with transit, such as is found at 1715 W. Idaho enables residents to use more of their income for things such as healthcare, childcare, healthy food, and entertainment. This is the backbone of the local economy.

The project incorporates the **CCDC-owned site, as well as the adjacent parcels** to the east and west. To the west is a surface parking owned by New Life Apostolic Church, with \$0 value in property taxes and increment. The Church has agreed to a Letter of Interest (LOI) proposing to trade their parking lot for the parcel adjacent to their building on Main Street which is currently owned by Rock Hard Granite. Our team has the **Rock Hard Granite site under contract**. The L-shaped parcel to the East of the CCDC-owned site includes a vacant house which is owned by Creamer Heating & Conditioning Inc. The Owner has expressed interest in our offer to purchase. **The properties along Main Street are ripe for redevelopment as a future phase.**

RESIDENTIAL UNITS

The 2- and 3-story building located primarily on the CCDC site introduces **45 much-needed new workforce residences** thus addressing the need for a diversity of housing stock and missing middle housing in prime locations. Consisting of studios, 1-bedroom, and 2-bedroom unit types, the unit sizes range from 450 – 816 square feet. Approximately 44 residential parking stalls are proposed, 13 of which are located on-street (off-site), with an additional 31 stalls on-site with alley access, including the accessible parking spaces. All units will be universally designed to provide easy access to residents of all ages, whereas the entire first floor of units will be ADA accessible.



NEIGHBORHOOD PLAN

"West Downtown has long been a place where people and businesses lived in close proximity, and a transportation gateway to the city through the railway, automobiles, and horses; where residences have been a mix of single families and apartments providing affordable options for downtown workers."

- West Downtown Neighborhood Plan (2019),
Nicole Windsor, WDNA President

PROPOSED RENTS

The development team has a keen understanding of what it takes to develop, construct and manage deed-restricted apartments and can assist in providing sample deed covenants to achieve the Agency's goals as stated in the RFQ/P. It proposes a variety of **rents averaging at 100% AMI**. Thus, some homes will rent at under 80% of AMI furthermore **the development team is committed to working with CATCH** to serve a small percentage of families facing homelessness (many due to domestic violence) and the Boise City/ Ada County Housing Authority to actively and affirmatively market to their clients, many of whom are below 80% AMI. Whereas other units may rent up to 120% of the AMI. The aim is to maintain an average of 100% AMI or below for the development as a whole through 2030 as required. **The development will not allow short term or nightly rentals and will have a standard 12-month lease term.**

OFF-SITE IMPROVEMENTS

Both the streetscapes and the alley would be improved with the Agency's financial support. The improvements within the ROW would conform to the established streetscape guidelines and include ample bike racks, lighting, and other street furnishings. Thoughtful design and consideration is given to **improving and enhancing the pedestrian and bicycle experiences** for residents but also for the neighborhood as a whole. Due to its width, Idaho Street is a prime location to include some sustainable "green street" best practices, including using planter areas as bioretention swales to filter pollutants before draining into the Boise River. This **element beautifies the neighborhood and creates urban habitat by attracting birds and pollinating insects**, both are cornerstones of sustainable site development and assist in achieving the project's LEED goals and overall sustainability objectives.

5 PROJECT SUMMARY

ON-SITE IMPROVEMENTS & AMENITIES

On-site landscaping incorporates raised planters which are designed to complement the project's architecture while **framing the main entry** and defining each ground floor unit entrance. Groupings of soft grasses, low-growing shrubs, and intentionally placed trees soften the building facade by creating undulating patterns.

The building incorporates a courtyard - providing a **lively corner at 18th and Idaho Street**. Benches throughout serve to engage the neighborhood by creating opportunities for groups or individuals to take their living room outside and visit with their neighbors. Additionally, the yard will **provide a place to play and picnic while engaging with neighbors** and adding greenspace. This area can be programmed to incorporate smores in the winter and outdoor films in the summer. The main entry is purposefully prominent to encourages its use. The building is oriented to **maximize views** of the foothills and downtown skyline while also providing storage areas for residents. Units include open floor plans, energy-efficient appliances, and durable materials to decrease utility costs for residents.

The building's architectural style offers a modern yet timeless aesthetic with historical nods to represent the transitional and **eclectic nature of the West Downtown neighborhood**. The project envisions two distinct but related elevation languages to visually break the buildings' massing. Articulation along Idaho Street with the stepped down corners breaks the scale of the building and creates a townhome feel similar to area properties. Anchoring the corner, 2-story brick and metal cladding recall the historical and industrial aesthetic of nearby legacy structures while the exterior plaster is contemporary and highly durable, again meeting the project's overall sustainability goals.

FINANCIAL ASSISTANCE / PARTICIPATION

The development team will rely on the re-use appraisal to determine the final land costs. The preliminary development budget assumes a well-below market land cost of the CCDC site, and the development team expects to pay fair market value for the adjacent properties in order to bring a larger, more catalytic, vision to fruition. Any required public improvements along Idaho Street, 18th, and the alley will be requested as reimbursement from CCDC as allowed. Lastly, and most importantly, the development would rely on CCDC as a partner in obtaining land use entitlements and in the public outreach process to ensure success.

LOCAL HOUSING GOALS

MIDDLE-INCOME & PUBLIC-PRIVATE PARTNERSHIP INITIATIVE

This development will primarily serve households earning between 80-120% of the area median income as stated in the RFP, although the goal is to average the building's rents at 100% AMI to serve one or two families under 80% AMI. Realizing this is a unique public/ private partnership the developer aims to deed restrict 100% of the apartments until at least 2030. Because of the team's experience they can provide various templates to adjust to meet the Agency's goals.



CITY OF BOISE - GROW OUR HOUSING:

This development assists the City of Boise's Grow our Housing goal to create 500 units by 2024 using the Housing Incentive Program and would help meet the need of at least 1,000 units needed per year.



A HOME FOR EVERYONE - ENDING FAMILY HOMELESSNESS:

Additionally, the Development team has coordinated with CATCH, a local nonprofit, to offer apartments to CATCH voucher families in order to maintain a diversity of housing types and residents. The intent, as described in attached Letters of Support, is to work with local organizations including CATCH and the Boise City/ Ada County Housing Authority to serve some household that may fall below the 80% AMI based on ability to access rent subsidies.

Development Budget

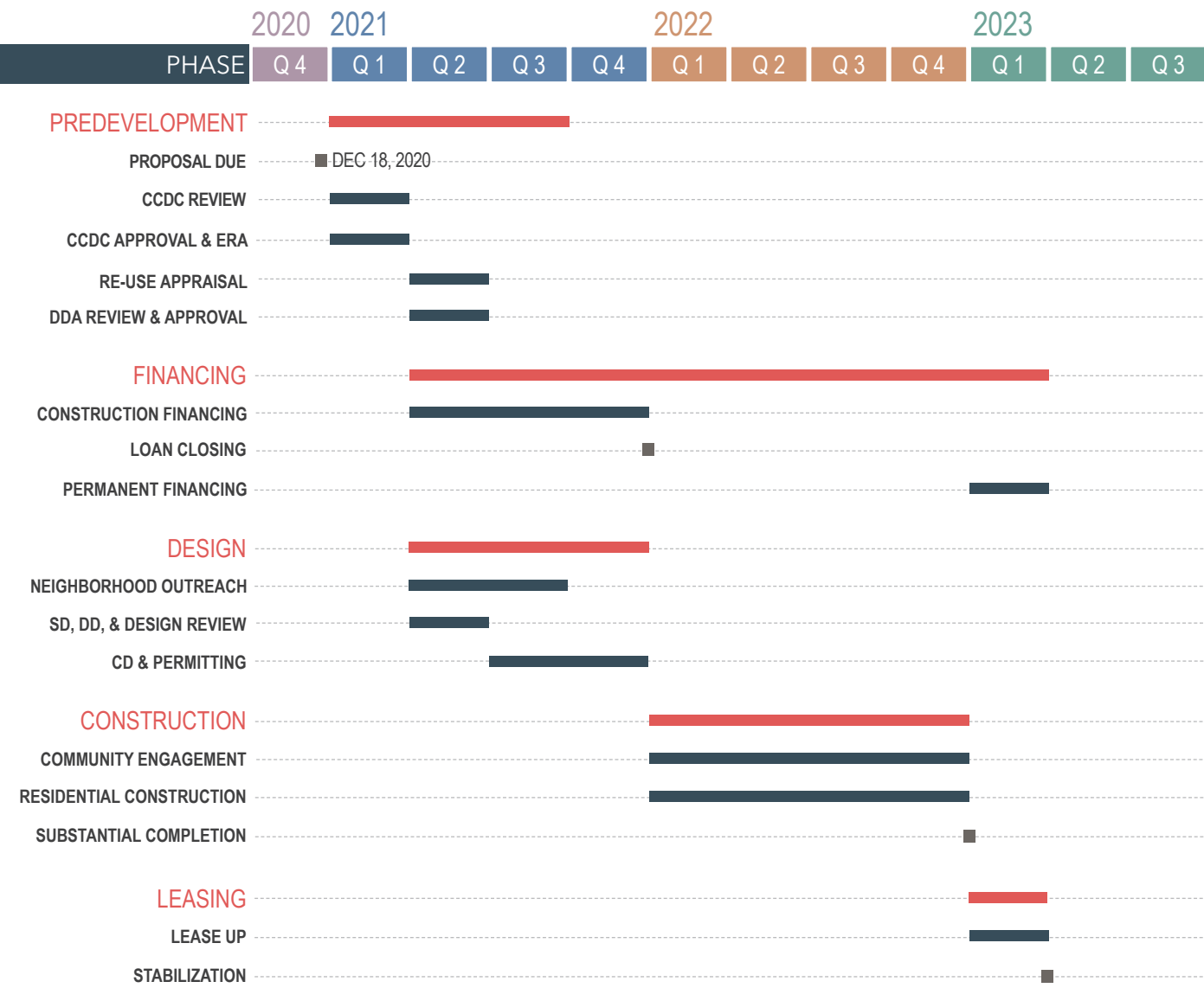
PROJECT NAME:	1715 W Idaho Street
DEVELOPER:	SMR + deChase + Edlen & Co.
NUMBER OF UNITS:	45
COST PER UNIT	237,665.57

Please complete gray cells only.

ITEM	COST	% TOTAL
ACQUISITION		
Land Acquisition	1,041,699	9.74%
SITE IMPROVEMENTS		
Site Mitigation	175,000	1.64%
On-Site Imp.	174,975	1.64%
Streetscapes	158,000	1.48%
Other off-sites	125,000	1.17%
CONSTRUCTION		
New Construction	5,665,104	52.97%
Contingency	290,360	2.71%
City Fees	145,427	1.36%
ACHD Impact Fees	72,000	0.67%
Building Permits	96,951	0.91%
Furnishings	50,000	0.47%
Signage, Security, Access (Allowance)	25,000	0.23%
Misc Additional Hard Cost (Allowance)	22,500	0.21%
PROFESSIONAL FEES		
Survey	50,144	0.47%
Architect & Engineer	417,884	3.91%
Entitlement Fees	inc	#VALUE!
Real Estate Attorney	70,000	0.65%
Consultant	200,000	1.87%
Developer Fee	628,090	5.87%
Environmental & Misc Eng	75,000	0.70%
LEED Rating	50,000	0.47%
Utility Connection Fees	22,500	0.21%
CONSTRUCTION FINANCE		
Constr. Loan Interest	136,500	1.28%
Constr. Loan Fee	59,500	0.56%
Appraisal	6,500	0.06%
Title and Recording	17,500	0.16%
Guarantee Fee	144,944	1.36%
Other	11,000	0.10%
PERMANENT FINANCE		
Perm. Loan Fee	10,500	0.10%
Perm. Origination	Inc	#VALUE!
Title and Recording	17,500	0.16%

Other	0	0.00%
Other	0	0.00%
SOFT COSTS		
Funding Application Fee	inc	#VALUE!
Marketing Expense	25,000	0.23%
Organizational Exp.	inc	#VALUE!
Constr. Insurance	174,975	1.64%
Property Taxes	8,400	0.08%
Other	0	0.00%
Other	0	0.00%
Other		
Reserves	66,859	0.63%
Site Contingency	63,335	0.59%
Building Contingency	396,804	3.71%
DEVELOPMENT COST	10,694,950	100.00%

7 DEVELOPMENT TIMELINE



8 GREEN BUILDING CERTIFICATION

COMMITMENT TO SUSTAINABILITY

The development team is committed to meeting the goals of The City of Boise's Green Construction Code or its equivalent. The team typically commits to certifying all of our residential buildings using the US Green Building Council's LEED Program and we are comfortable working within those strict sustainability standards.

The Completed Green Building Certification Form is below.

To: Capital City Development Corporation
(CCDC) RFQ/P for a Housing Development,
Re: 1715 W. Idaho Street, Boise, Idaho

My signature below legally binds this development known as 1715 W. Idaho Street to meet or exceed the Boise City Green Construction Code, Boise City Code, Title 4, Chapter 7 (the "Code"). Or in the event the Code does not pertain to the construction type, the developer will obtain written confirmation from a Boise City Building Official that the project meets or exceeds the intent of the Code. By my signature below, I acknowledge for myself and the developer / company that this condition is a requirement of submission of the RFQ/P and that it is a condition that must be satisfied in order to receive any benefit of the RFQ/P, including a site write down.

Signature: 

Print Name: Shellan M. Rodriguez

Title: Owner/ CEO

Developer / Company: SMR Development LLC

Date: 12/17/2020

EXHIBIT A - LETTER OF SUPPORT



503 Americana Blvd.
Boise, ID 83702
Phone: 208-246-8830
Fax #: 208-246-8845
www.catchidaho.org

November 30, 2020

SMR Development
520 W. Idaho Street
Boise, ID 83702

Re: Support for Proposed Housing Development at 1715 W. Idaho Street

Dear Shellan,

It is our understanding that your firm is responding to an RFQ/P for an infill and primarily workforce housing development near downtown Boise. I would like to express CATCH's support for your proposal and, as such, feel free to include this letter of support in your submittal as you use fit.

SMR Development has a robust understanding of the challenges our community faces in providing high quality infill housing to households at low- and moderate-income levels in this time of unprecedented growth. I know through your personal work with CATCH, the BC/AC Housing Authority and your team members experience creating rent restricted units you care deeply and generally understand some of the challenges our families face. I commend CCDC for encouraging the development of housing for these families in our community, particularly those below 100% of the area median income.

I look forward to working with SMR Development and her development team in marketing some of the units at 1715 W. Idaho to families CATCH serves. We will work particularly with those clients that will benefit from living in an urban area, close to jobs and services and thus decreasing their household transportation costs. Some of our clients may either have adequate income or through CATCH have access to rental assistance. Although the assistance is not generally equivalent to the ever-increasing current market rents the assistance will help your project maintain income while keeping a family out of homelessness.

Thank you for SMR's and DeChase Miksis's willingness to reach out and consider our clients as future residents. We aim to see more housing developers do this as it is the only way we can meet our goal of continuing the fight to end family homelessness in Boise.

Good luck with the RFQ/P submittal and we look forward to working with you.

Sincerely,

EXHIBIT B - FINANCING SOURCES & DEVELOPMENT BUDGET

The CCDC spreadsheets with a complete development budget and a proposed list of financing sources are attached as a separate Excel document as requested.

In summary, the total development costs are just below \$10.7 million. Within that budget, the land is just over \$1.0 million and includes \$605,000 as the value of the CCDC-owned property with just over \$400,000 as the value of the Church's parking lot to the west and the boarded-up single-family home to the east. This is based on the square foot value of those properties. Axiom and Visser Construction helped determine costs of fill based on the soils report provided, on and off-site work, and hard construction costs. Our soft costs and contingencies are indicative of our most relevant recent projects.

EXHIBIT C - CCDC PRIORITIES

CCDC PRIORITIES	HOW OUR PROPOSAL MEETS THESE PRIORITIES
NEIGHBORHOOD DESIGN & CONTEXT	<p>Unique/ Eclectic Design - "West Downtown is home to a seven-story modernist tower (the Red Lion Hotel), conventional townhomes, and mid-rise affordable housing stock." -West Downtown Neighborhood Plan.</p> <p>The neighborhood is diverse.</p> <ul style="list-style-type: none"> • A "front yard" feel = neighborly interaction • Pet and pedestrian-friendly • Coordinated with neighbors (Church, HVAC, Rock Hard Granite) • Introduction to West Downtown Neighborhood Association meeting on December 17, 2020
CATALYST POTENTIAL	<p>Redevelop the adjacent parking lot and dilapidated residence next door. The development team would own the HVAC and Rock Hard Granite Properties on Main Street near Main and 17th Street. This is a likely future development opportunity.</p>
INVESTMENT	<p>\$10.7 million in total development costs, invested in the Urban Renewal District. Current Assessments of neighboring properties are extremely low or nothing.</p>
DEVELOPMENT SCHEDULE	<p>Groundbreaking in late 2021 is conservative. We have some creative ideas as to how to speed this up that we look forward to discussing.</p>
SUSTAINABILITY	<p>Commitment to LEED Certification and/or Boise's Green Building Code as required.</p>
LOCAL PARTNERSHIPS & LOCAL WORKFORCE	<p>Our team lives, works, and plays in Boise! Most of our offices are in CCDCs URD's too!</p>