

# **LIVE STREAMING & AUDIO RECORDING**

***Now In Progress***



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

# Board of Commissioners

**Regular Meeting  
July 12, 2021**



# AGENDA

## I. Call to Order

Vice Chair Woodings

## II. Action Item: Agenda Changes/Additions

Vice Chair Woodings

## III. Work Session

A. State Street Draft Urban Renewal Plan Documents

(30 minutes) ..... Matt Edmond

# State Street Draft Urban Renewal Plan Documents

Matt Edmond  
Director – Parking & Mobility

# Why Urban Renewal?

To deliver development outcomes with significant public benefit which the market will not otherwise deliver on its own.

- Mixed-use development
- Mixed income/affordable housing
- Landscape buffers
- Parks & public space
- Pathways
- Local streets, access management
- Historic preservation
- Structured parking
- Site remediation
- Local matching funds



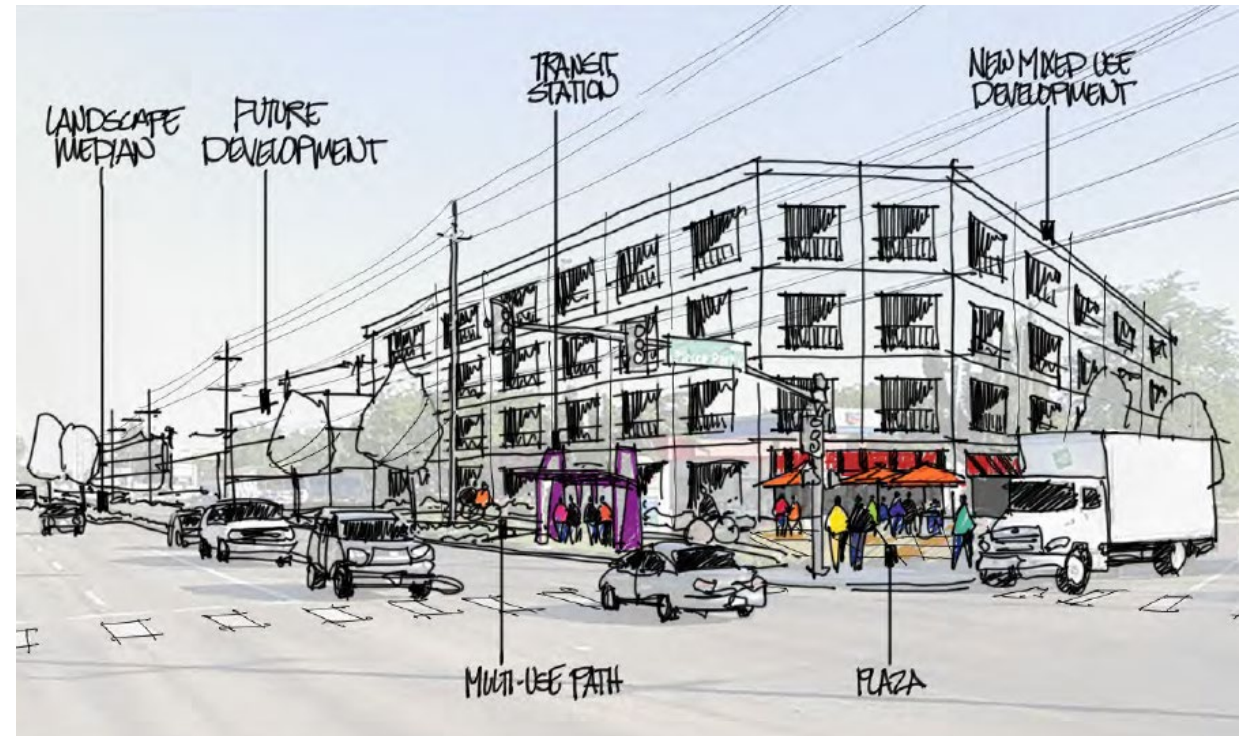
# STATE STREET FRAMEWORK PLAN

DRAFT / JULY 2021



# Corridor Framework Sections

1. Introduction
2. Project Need
3. Existing Conditions
4. Urban Renewal Strategies
5. State Street District Framework
6. Design Guidelines & Recommendations
7. Implementation







# State Street Urban Renewal Plan (Draft)

CONNECTING COMMUNITIES  
  
STATE STREET DISTRICT





# State Street Plan Objectives

- Revitalize the Project Area through significant new public or private development.
- Develop new mixed-use areas including opportunities for community, cultural, educational, and recreational facilities; encourage economic development opportunities.
- Secure and improve public open space.
- Increase affordable and workforce housing options and mobility options.



# Urban Renewal Plan Legal Requirements

Per Idaho Code § 50-2905, the Plan shall include with specificity:

1. A statement describing total assessed value of base assessment of RAA and total assessed value of all taxable property within the municipality;
2. A statement listing the kind, number, and location of all proposed public works or improvements;
3. An economic feasibility study;
4. A list of estimated project costs;
5. A fiscal impact statement of the RAA upon all taxing districts levying property taxes within the RAA;
6. A description of the methods of financing all estimated project costs and timing;
7. A termination date for the plan; and
8. A description of the disposition or retention of any assets of the agency upon the termination date.

# Urban Renewal Plan Attachments

1. Boundary Map
2. Legal Description
3. Private Properties Which May Be Acquired
4. Land Use/Zoning Map
5. Economic Feasibility Study
6. Agricultural Operation Consents
7. Inter-Agency Initiatives List





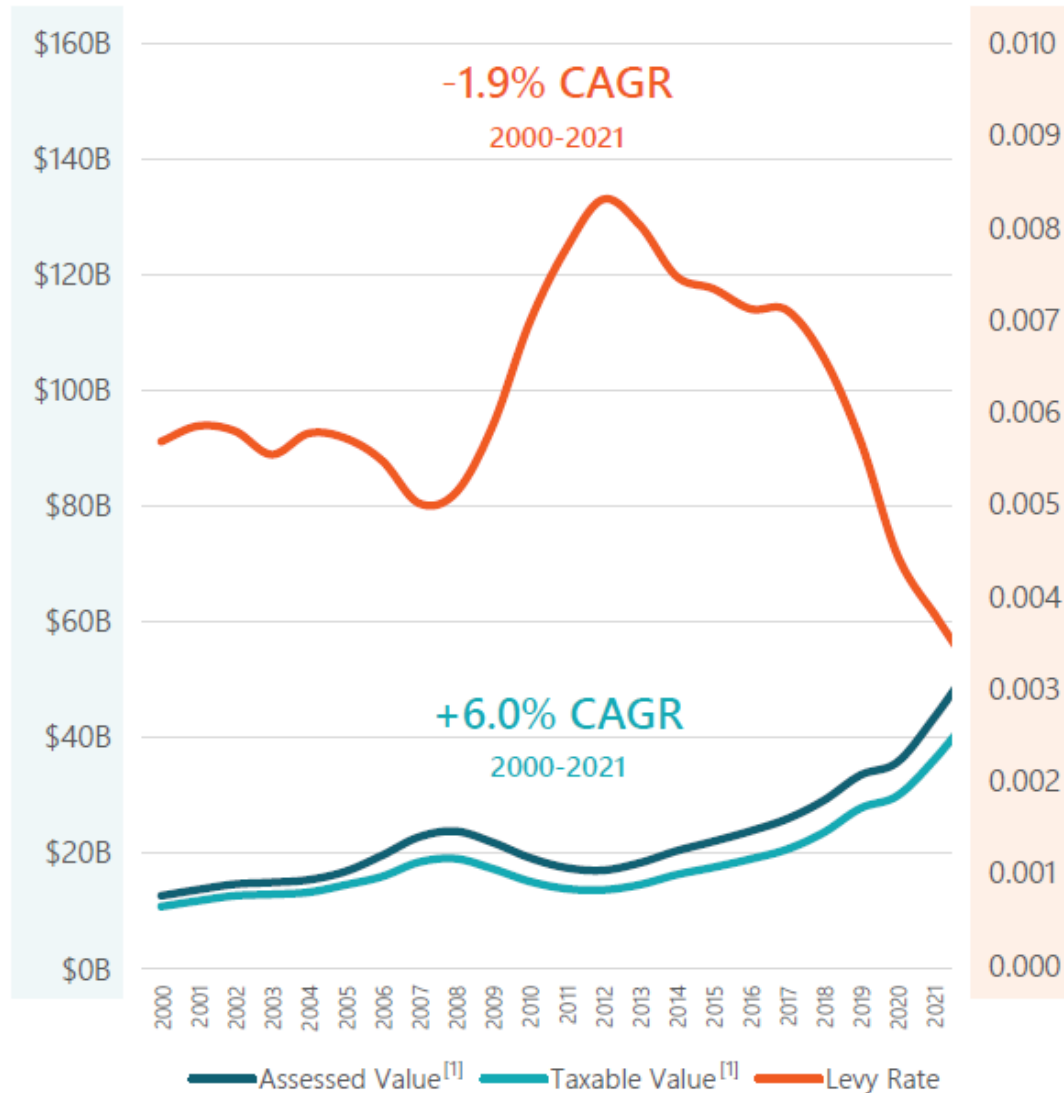
# Economic Feasibility Update

CONNECTING COMMUNITIES  
  
STATE STREET DISTRICT

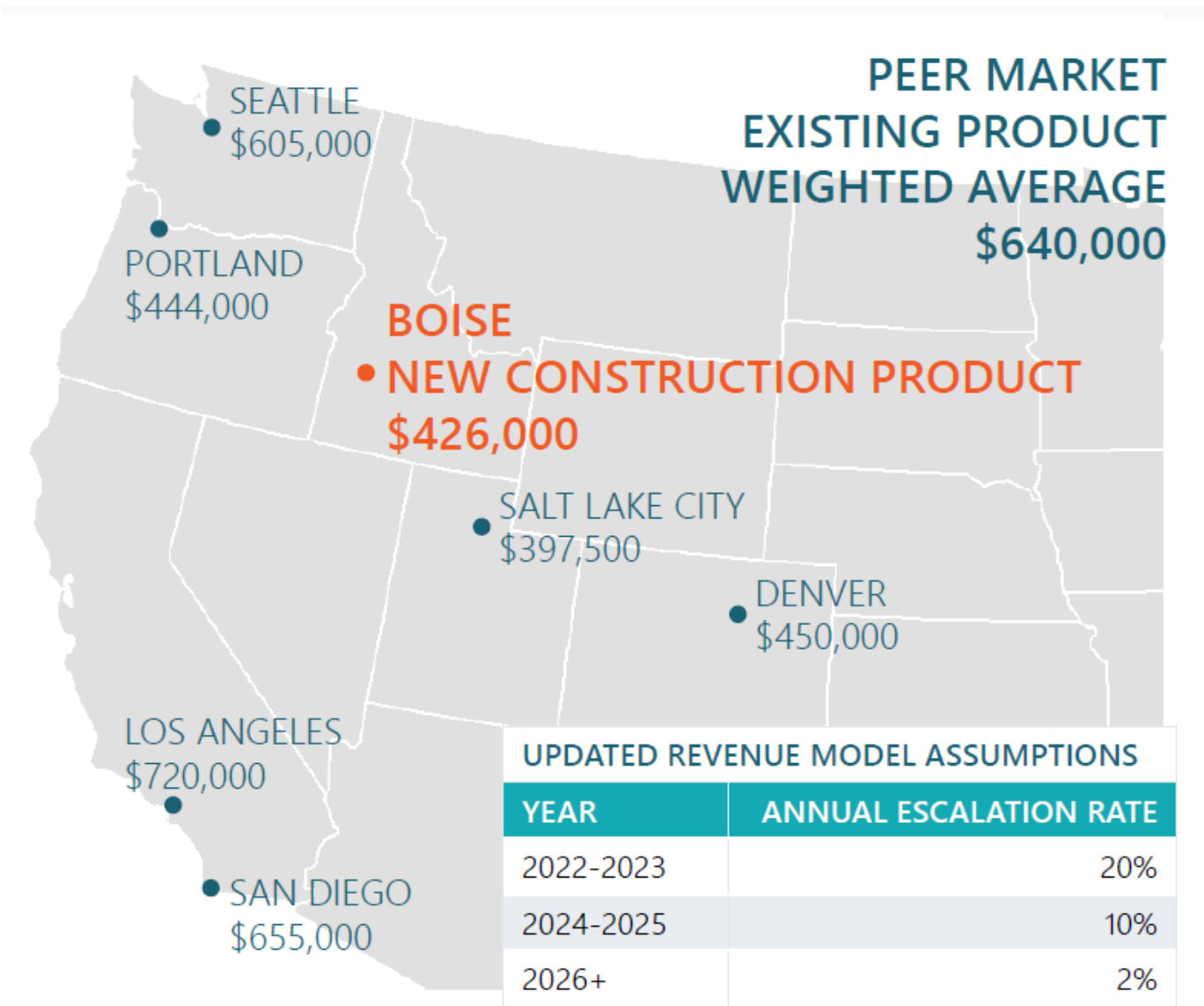


# Value and Levy Rate Trends

BOISE CITY HISTORIC ASSESSED VALUE, TAXABLE VALUE & LEVY RATE



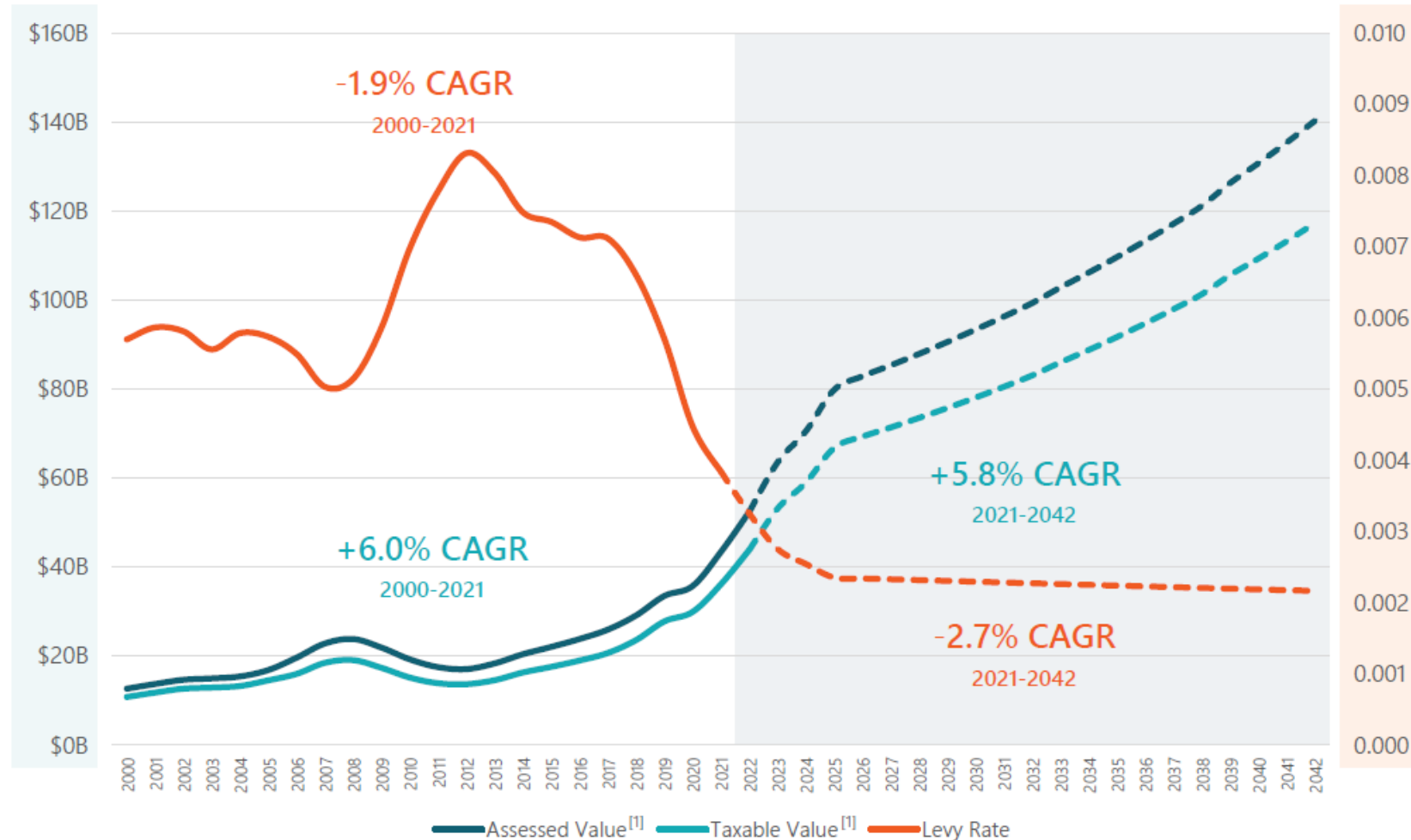
# Housing Prices Boise and Peer Communities





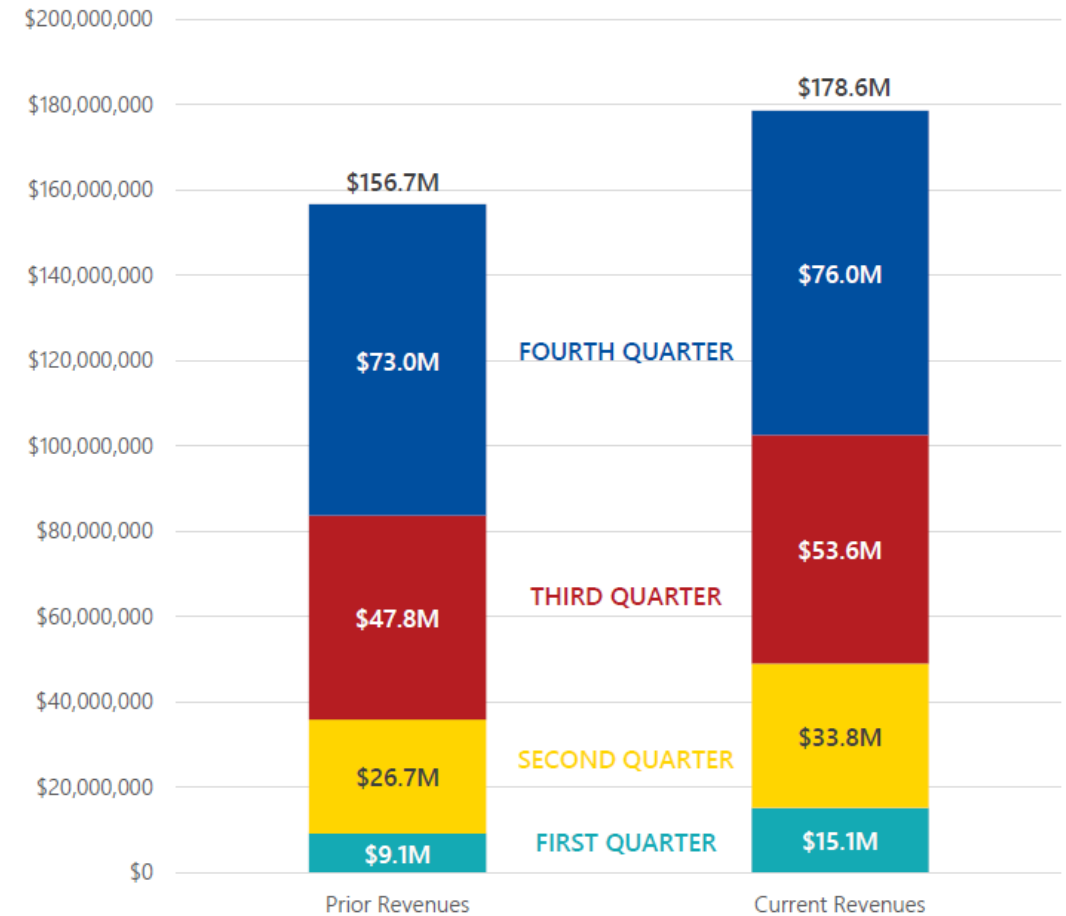
# Projected Assessed Value & Boise City Levy Rate

BOISE CITY HISTORIC & PROJECTED ASSESSED VALUE, TAXABLE VALUE & LEVY RATE



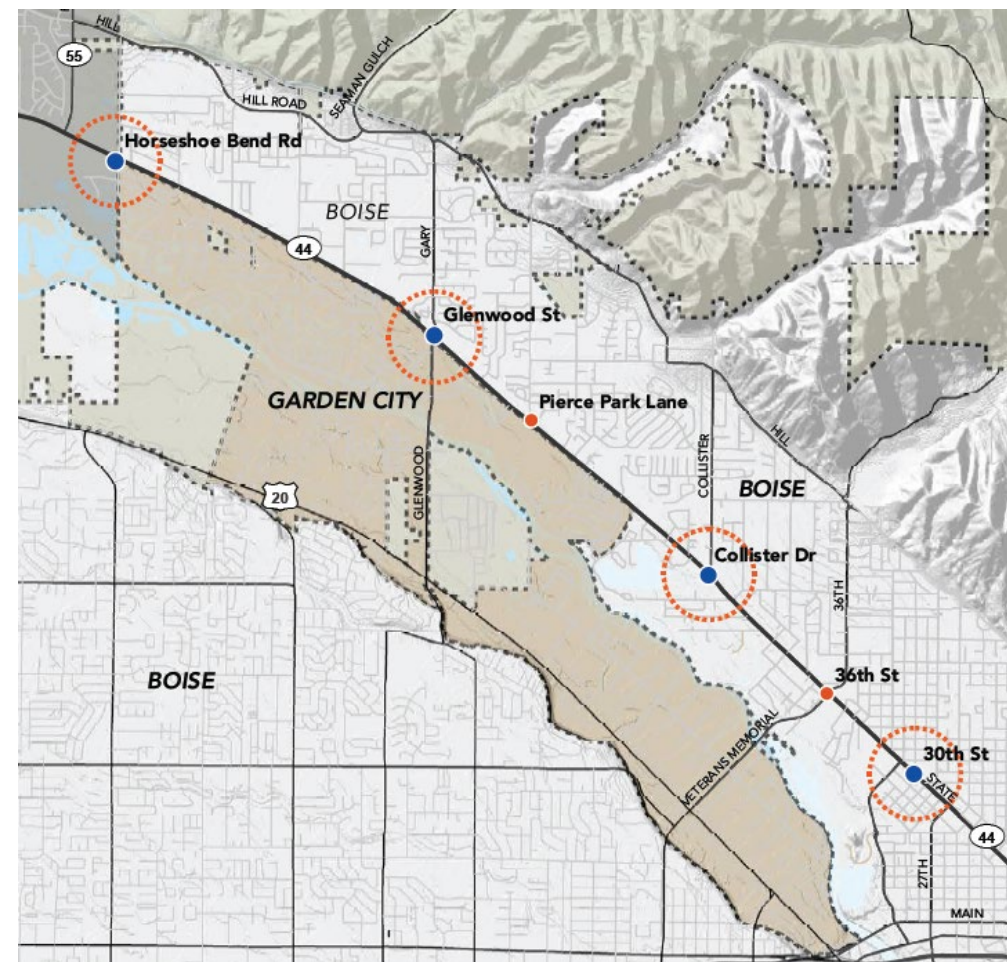
# Updated State Street URD Revenues

- \$21.9M additional revenue (undiscounted)
- Approximately \$15M discounted
- Apply to unfunded project list



# Interagency Coordination

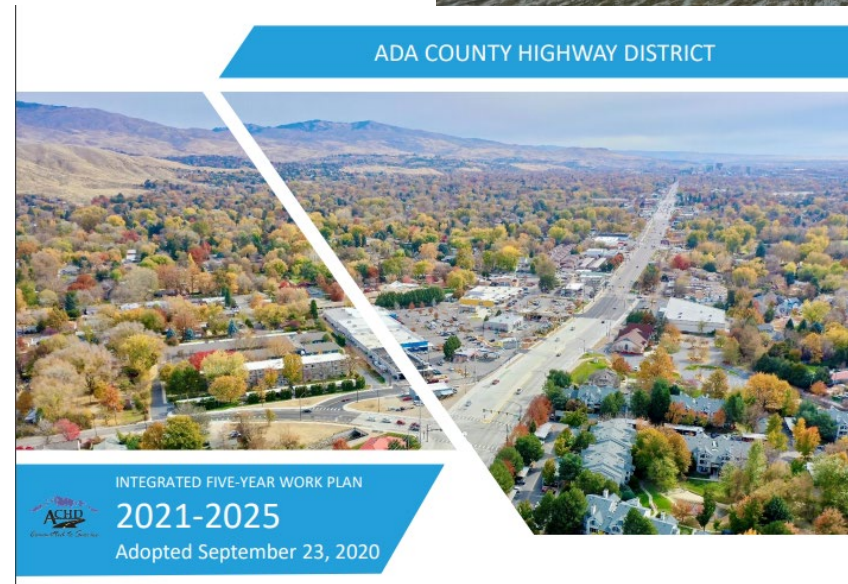
- City of Boise
  - Planning & Development Services
  - Parks & Recreation
  - Public Works
  - Arts & History
- Boise School District
- Ada County Highway District
- State Street MOU Partners
- Valley Regional Transit
- Garden City
- State Historic Preservation Office





# District Timing Considerations

- ITD HQ relocation/disposition
- Pending Development
- Other Agency Plans
  - ACHD
  - VRT



# Next Steps

CONNECTING COMMUNITIES  
  
STATE STREET DISTRICT





# Next Steps

## July

**CCDC Board update**  
City Council Update  
Finalize UR Plan  
Finalize Feasibility  
Finalize Frameworks

## August

**CCDC Board considers Plan for adoption by Resolution**  
Transmit to Boise City, taxing districts

## September

**P&Z considers Plan conformity with Blueprint Boise**  
1<sup>st</sup> & 2<sup>nd</sup> Publication of public hearing notice

## October

**City Council considers Plan at public hearing**  
Ordinance readings  
Ordinance published & recorded

## 2022 - 2041

Term of State Street District





# Comments or Questions?

CONNECTING COMMUNITIES  
  
STATE STREET DISTRICT



# AGENDA

## IV. Consent Agenda

### A. Minutes & Reports

1. Approval of June 14, 2021 Meeting Minutes

### B. Other

1. Approve Resolution 1712 - 406 3rd St - Type 1 Participation Agreement with 3rd & Broad LLC

# CONSENT AGENDA

Motion to Approve Consent Agenda

# AGENDA

## V. Action Items

- A. **CONSIDER:** Approve Resolution 1711 – 1715 W. Idaho Street Housing Infill Development – Disposition and Development Agreement (15 minutes)  
.....Brady Shinn
- B. **CONSIDER:** Designate 1010 W. Main Street – Avery LLC for Type 3 Participation (15 minutes) .....Brady Shinn
- C. **CONSIDER:** Approve Resolution 1710 – Design Professional Services Agreement with GGLO for Linen Blocks on Grove Street Streetscape Improvements Project (15 minutes) ..... Kathy Wanner/Amy Fimbel

## VI. Adjourn



**CONSIDER:** Approve Resolution 1711 - 1715 W. Idaho Street Housing Infill Development Project – Disposition and Development Agreement

Brady Shinn

Project Manager, Property Development

# Background

- February 8, 2021 – Award selected proposal
  - SMR Development, deChase Miksis, Edlen & Co.
- March 8, 2021: Agreement to Negotiate Exclusively executed
- May 11, 2021: Agency approves Design and Development Plan
- June 16, 2021: Planning and Zoning Commission Approval
- June 28, 2021: ReUse Appraisal completed



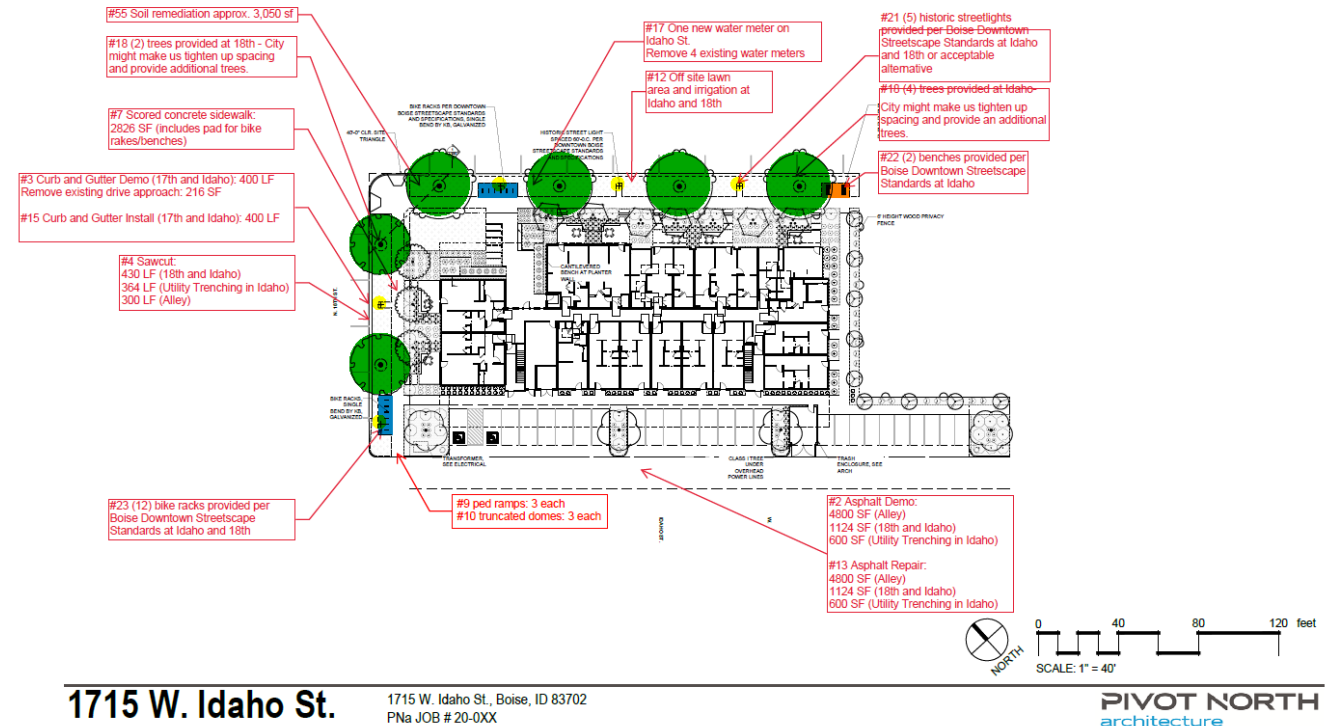
# Project Details

- 48 units
- Mixed Income Housing
  - 8 years following completion
  - 80-120% of AMI mixed income
  - 100% AMI building average
  - Two 60% AMI units
- Housing Bonus Ordinance
- Green Building Certification
- LEED Silver Certification



# Eligible Expenses

- Streetscapes – \$173,000
  - Street Trees
  - Historic Street Lights
  - Bike racks and benches
- Public Utilities -- \$210,000
  - Relocate power poles: \$40,000
  - Alleyway paving: \$80,000
  - Fiber and Telecom: \$60,000
- Soil Remediation: \$210,000





# Disposition Conditions

- Permits and Approvals
- Escrow Ready
- Evidence of Financing
- Insurance
- Construction Contract
- Final Construction Drawings approved by Agency



# ReUse Appraisal



- Completed June 28, 2021
- Fair Re-Use Value: Negative \$2,180,000
- Supports potential Agency participation -- \$1,235,000
  - Streetscapes and Utilities: \$420,000
  - Soil Remediation: \$210,000
  - Land Discount: \$605,000

# Next Steps

- Permit and Land Use Approvals
- Land Disposition
- Ground Breaking
  - Development: estimated 12 months
- Certificate of Completion
  - Reimbursement & Adjusted Purchase Price



# **CONSIDER:** Resolution 1711 - 1715 W. Idaho Street Housing Infill Development Project – Disposition and Development Agreement

## **Suggested Motion:**

I move to adopt Resolution No. 1711 to authorize the Executive Director to execute the DDA and all associated documents as required to implement the Agreement.



# AGENDA

## V. Action Items

- A. **CONSIDER:** Approve Resolution 1711 – 1715 W. Idaho Street Housing Infill Development – Disposition and Development Agreement (15 minutes)  
.....Brady Shinn
- B. **CONSIDER:** Designate 1010 W. Main Street – Avery LLC for Type 3 Participation (15 minutes) .....Brady Shinn
- C. **CONSIDER:** Approve Resolution 1710 – Design Professional Services Agreement with GGLO for Linen Blocks on Grove Street Streetscape Improvements Project (15 minutes) ..... Kathy Wanner/Amy Fimbel

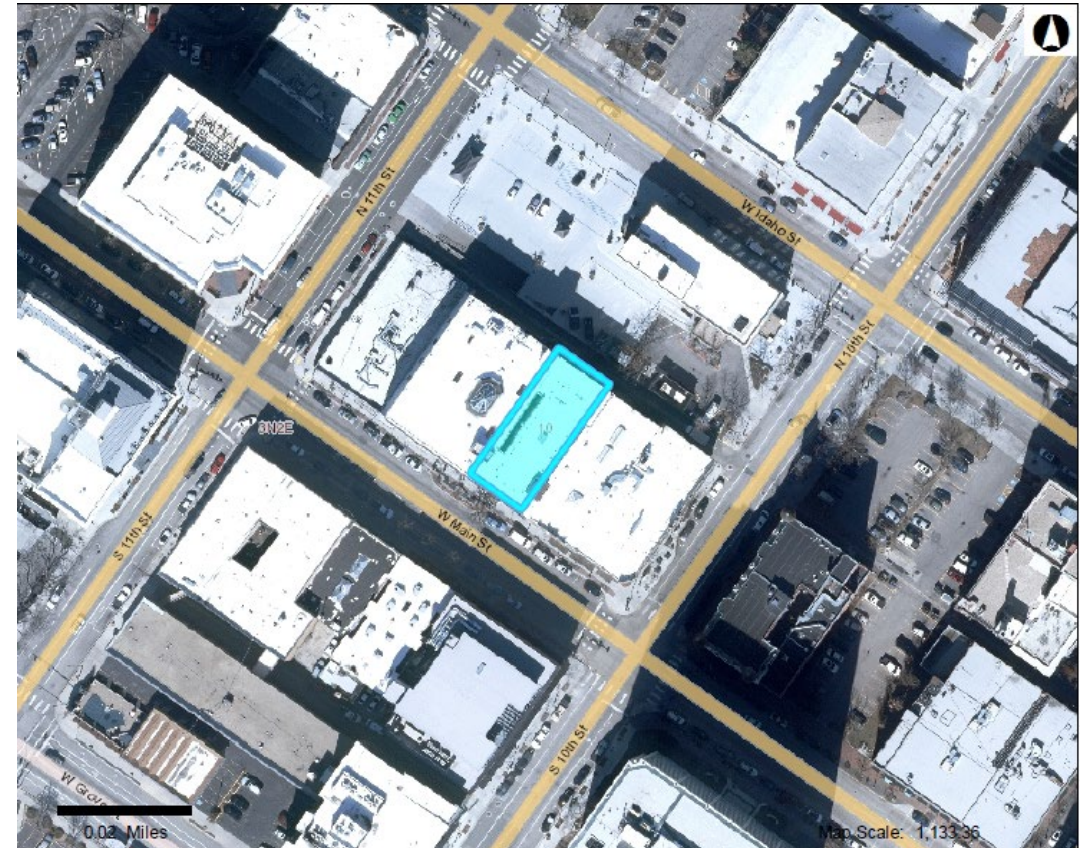
## VI. Adjourn

**CONSIDER:** Designate 1010 W. Main Street - Avery LLC for Type 3 Participation

Brady Shinn  
Project Manager, Property Development

# Project Details

- 1010 W. Main Street
- Four stories
  - Ground floor restaurants on both frontages
  - 3 story boutique hotel
- Hospitality and Restaurants
  - 39 rooms, 160 dining seats, 178 permanent jobs
- Total Development Costs - \$14,250,000
- Eligible Expenses (est.) - \$1,068,000
- National Register of Historic Places – Tiner Building
- Historic Façade Easement





# Eligible Expenses

- Historic Facade – \$820,000
  - Storefront, vestibule and canopy
  - Windows and cladding
  - Masonry and parapet
  - Historic Signage
- Public Utilities – \$17,500
  - Water and Sewer
- Streetscapes – \$50,000
  - Street, sidewalk and alleyway pavers



The Avery Hotel - Main Street

# Next Steps

- Boise City Historic Preservation Commission: July 28, 2021
- Board Approval: Upon final renovation and development scope
- Construction start anticipated late 2021



**The Avery Hotel – Main Street Sidewalk View**

**CONSIDER:** Designate 1010 W. Main Street - Avery LLC for Type 3 Participation

**Suggested Motion:**

I move to review 1010 W. Main Street as a project eligible to utilize the Type 3 Transformative Assistance Participation Agreement and direct staff to continue negotiating a final agreement with Avery LLC for future board approval.

# AGENDA

## V. Action Items

- A. **CONSIDER:** Approve Resolution 1711 – 1715 W. Idaho Street Housing Infill Development – Disposition and Development Agreement (15 minutes)  
.....Brady Shinn
- B. **CONSIDER:** Designate 1010 W. Main Street – Avery LLC for Type 3 Participation (15 minutes) .....Brady Shinn
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## VI. Adjourn



An aerial photograph of a city street, likely in San Francisco, showing a multi-lane road with cars, sidewalks, and various commercial buildings. A large white building is on the left, and a smaller building with a sign that says "OAKLEY MOODY SERVICE INC." is on the right. The background shows a hazy city skyline with hills in the distance.

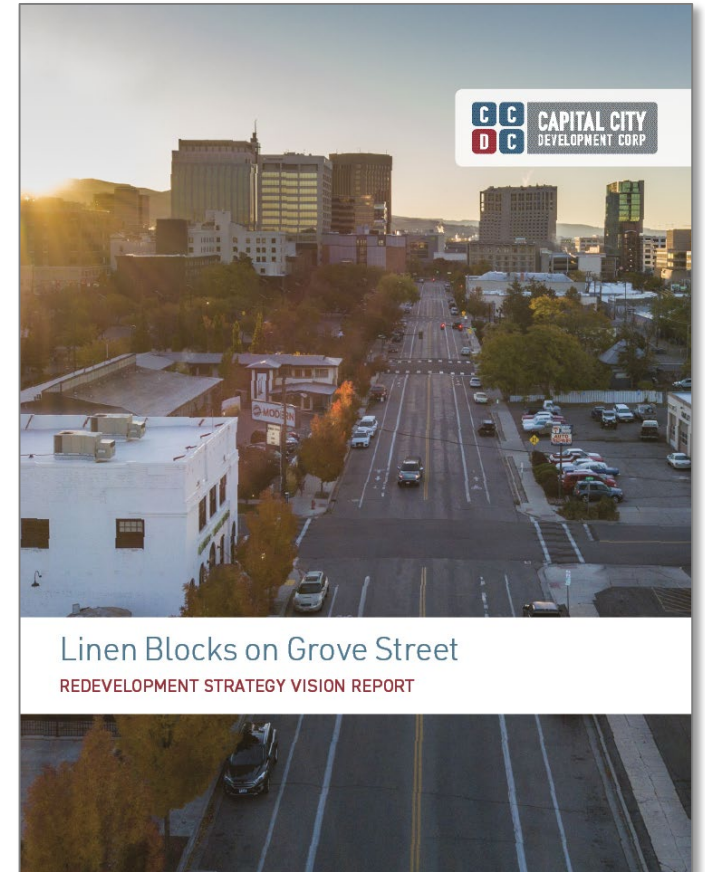
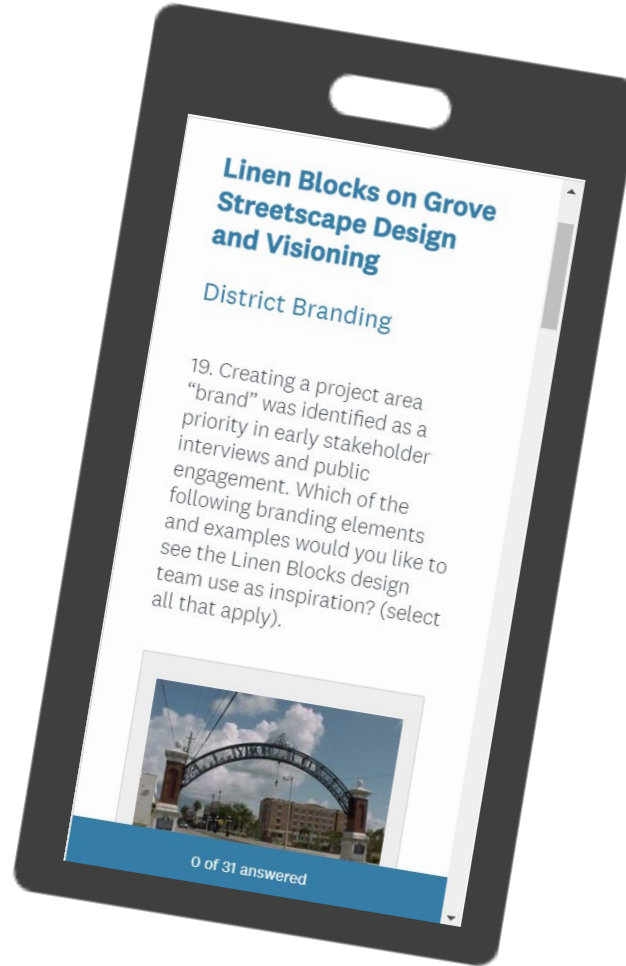
# **CONSIDER:** Approve Resolution 1710 – Design Professional Services Agreement for Linen Blocks on Grove Street Streetscape Improvements Project

Amy Fimbel  
Project Manager

Kathy Wanner  
Contracts Specialist



# The Visioning Process





# Project Location



# Linen Blocks on Grove Street

## Pre-Approved Design Professionals

1. CSHQA
2. GGLO
3. The Land Group

DESIGN SERVICES	
RFQ Issued	Mar. 15, 2021
<b>Submissions Due</b>	<b>Mar. 30, 2021</b>
Proposal Evaluation & Ranking	Mar. 31 – Apr. 8, 2021
Negotiate Scope of Work	April – July 2021
<b>CCDC Board Approval</b>	<b>July 12, 2021</b>



**Resolution No. 1710**  
**Design Professional Services**  
**Task Order 19-002**  
**\$121,998**

- Stakeholder engagement/ public outreach
- Alternatives analysis
- Preferred concept design (30%)
- City of Boise Design Review
- Cost estimating

**GGLO**

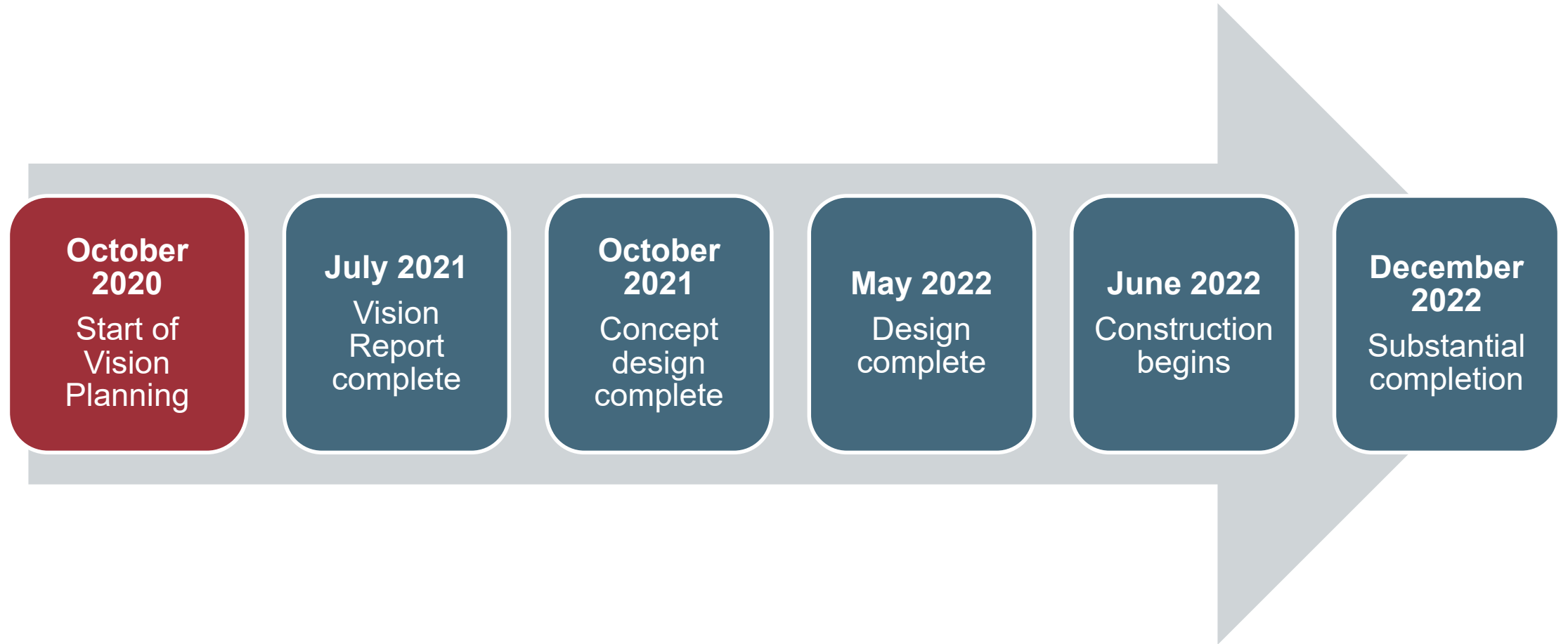
**HDR**



COST  
MANAGEMENT



# Project Timeline



**CONSIDER:** Approve Resolution 1710 – Design Professional Services Agreement for Linen Blocks on Grove Street Streetscape Improvements Project

**Suggested Motion:**

I move to adopt Resolution No. 1710 approving GGLO as Landscape Architect of Record and approving Task Order 19-002 for Concept Design for the Linen Blocks on Grove Street Streetscapes Improvements Project.

# Adjourn