

# **LIVE STREAMING & AUDIO RECORDING**

***Now In Progress***



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

# Board of Commissioners

**Regular Meeting  
December 13, 2021**

# AGENDA

## I. Call to Order

Chair Zuckerman

## II. Action Item: Agenda Changes/Additions

Chair Zuckerman

## III. Work Session

A. 8<sup>th</sup> Street Improvements, State to Franklin – Concept Preview (10 minutes)  
.....Zach Piepmeyer

B. Fulton Street Improvements, 9<sup>th</sup> to Capitol – Concept Preview (10 minutes)  
.....Zach Piepmeyer

# 8<sup>th</sup> St Streetscape and Bike Improvements State to Franklin

## Introduction and Draft Concept Preview

Zach Piepmeyer, P.E.

Project Manager – Capital Improvements

Nick Foster, AICP, RSP

Project Manager – Kittelson & Associates

December 13, 2021



# Project Background



*8<sup>th</sup>/Bannock Improvements (2021)*



# Project Background

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# ACHD & CCDC Companion Projects



# Objectives

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Implement partner agency vision

Low-stress bike route, including a southbound connection between the North End and Downtown

Streetscape and utility infrastructure upgrades





# Initial Property Owner Input

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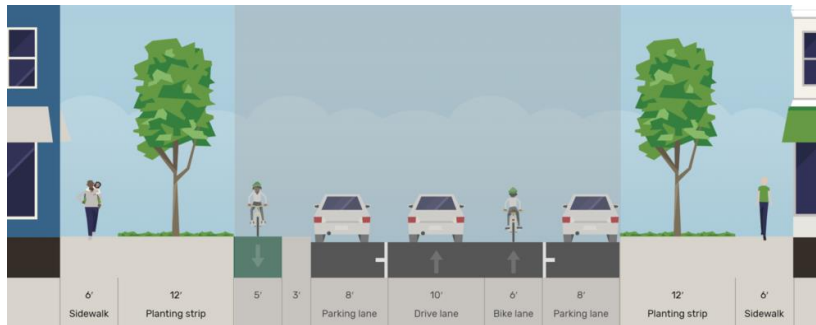
- Desire for improved multi-modal use of 8<sup>th</sup> Street
- Safety concerns for pedestrians crossing 8<sup>th</sup> Street
- Speeding and wrong-way driving
- Lighting
- Mixed sentiment about on-street parking
- Accessible parking important
- Loading/Deliveries
- Street trees
- Development Plans (3 parcels)

# Draft Concepts



## Concept A

- Raised bike lanes (both directions)
- One-sided parallel parking



## Concept B

- Raised southbound bike lane, standard northbound bike lane
- Two-sided parallel parking

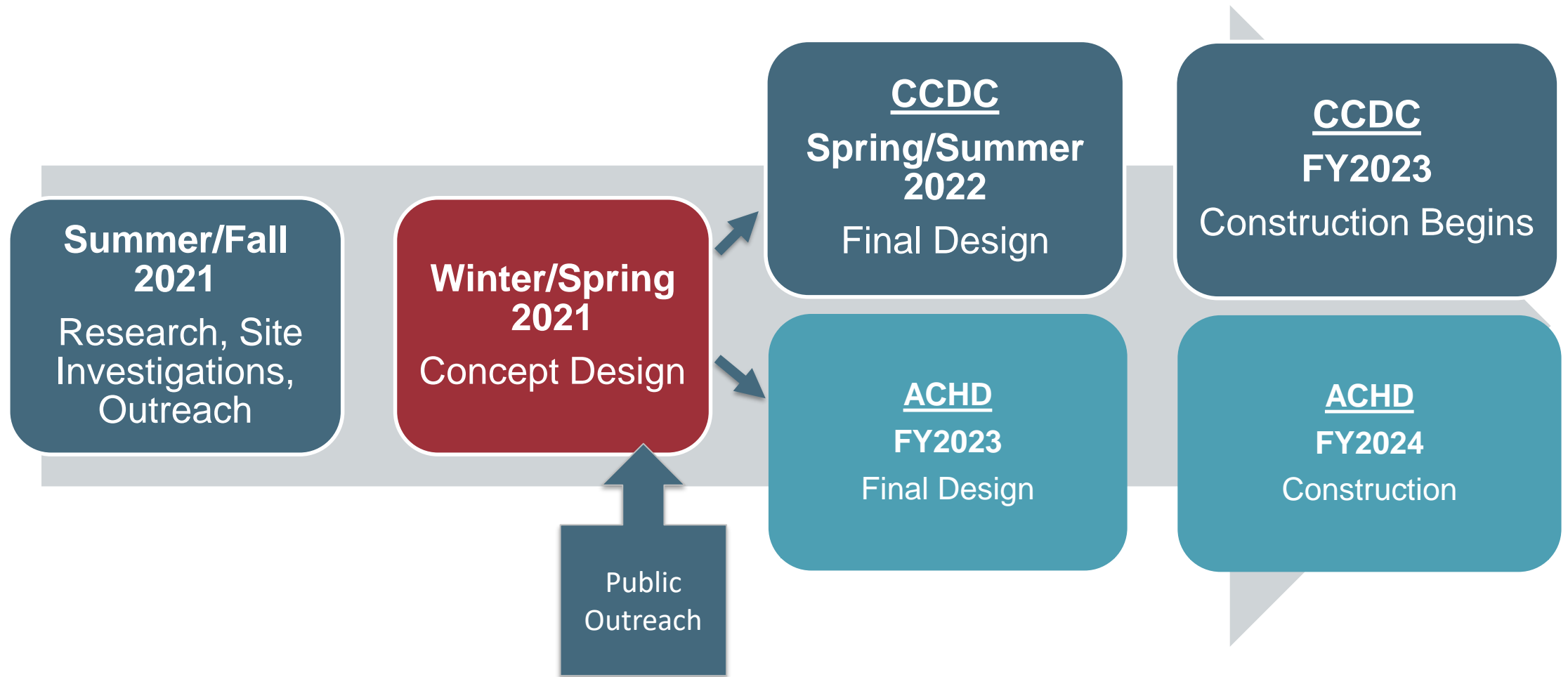


## Concept C

- Raised southbound bike lane, standard northbound bike lane
- One-sided back-in angled parking

# Next Steps

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# Questions/Comments



# AGENDA

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# Fulton Street Improvements, 9<sup>th</sup> Street to Capitol Blvd.

## Draft Concept Preview

Zach Piepmeyer, P.E.

Project Manager – Capital Improvements

December 13, 2021



# Recap

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## Project Objectives

*To implement comprehensive infrastructure improvements which:*

- 1) Improve safety and mobility*
- 2) Enhance business opportunities*
- 3) Activate the street life in this area*

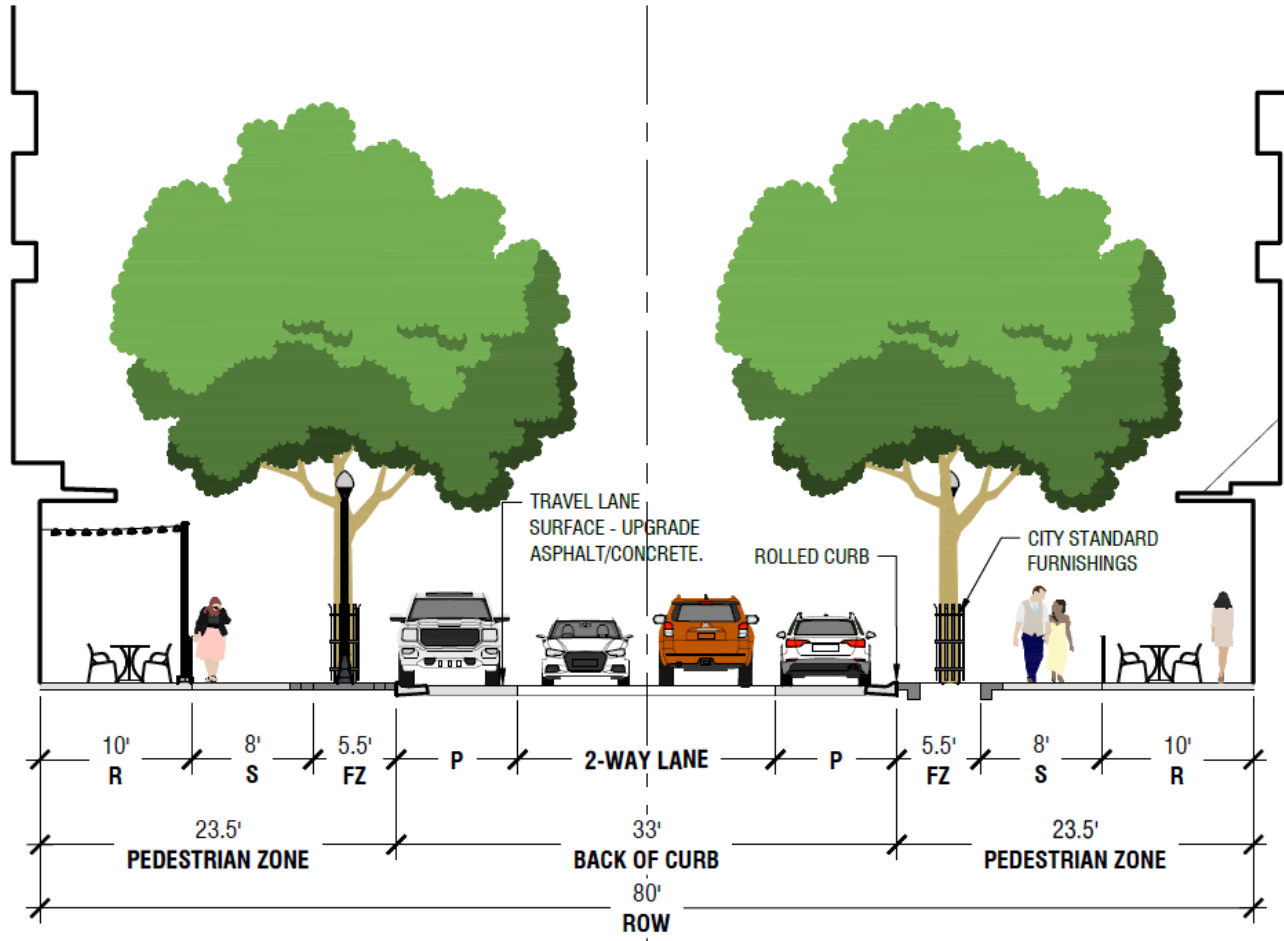
# Initial Property Owner Feedback

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- Streetscape and improved pedestrian realm important
- Mixed sentiment about on-street parking
- Project should consider
  - Traffic calming
  - Deliveries/loading zones
  - Maintaining property access
  - Construction timing and impacts



# Concept 1 – Standard Streetscape



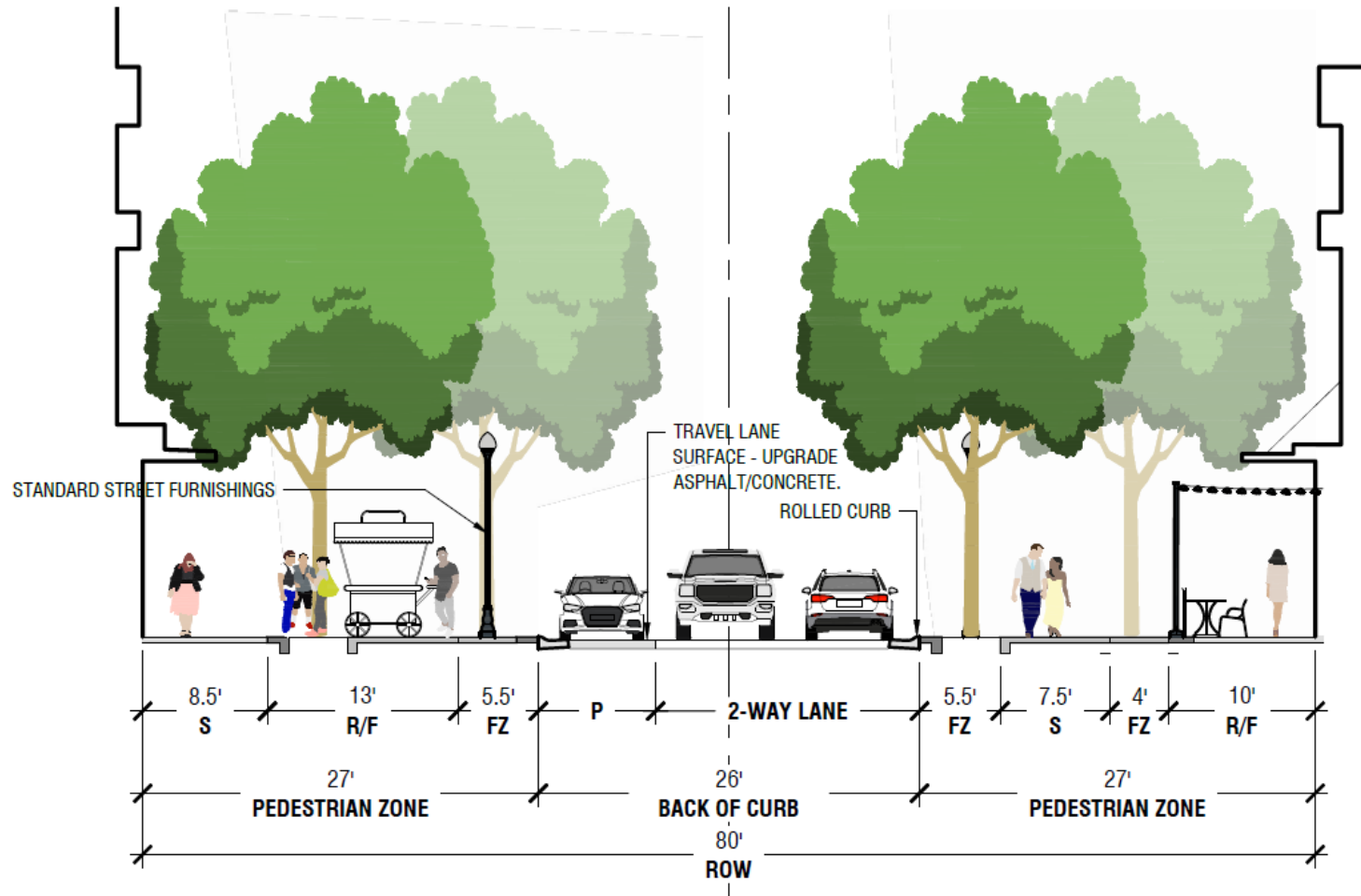
- Two-sided parking
- Wide sidewalks
- Furnishing zone with street trees and lighting
- Minimized street width



# Concept 1 – Standard Streetscape



# Concept 2 – Urban Canopy



- One-sided parking
- Two rows of street trees
- Additional pedestrian or seating opportunities

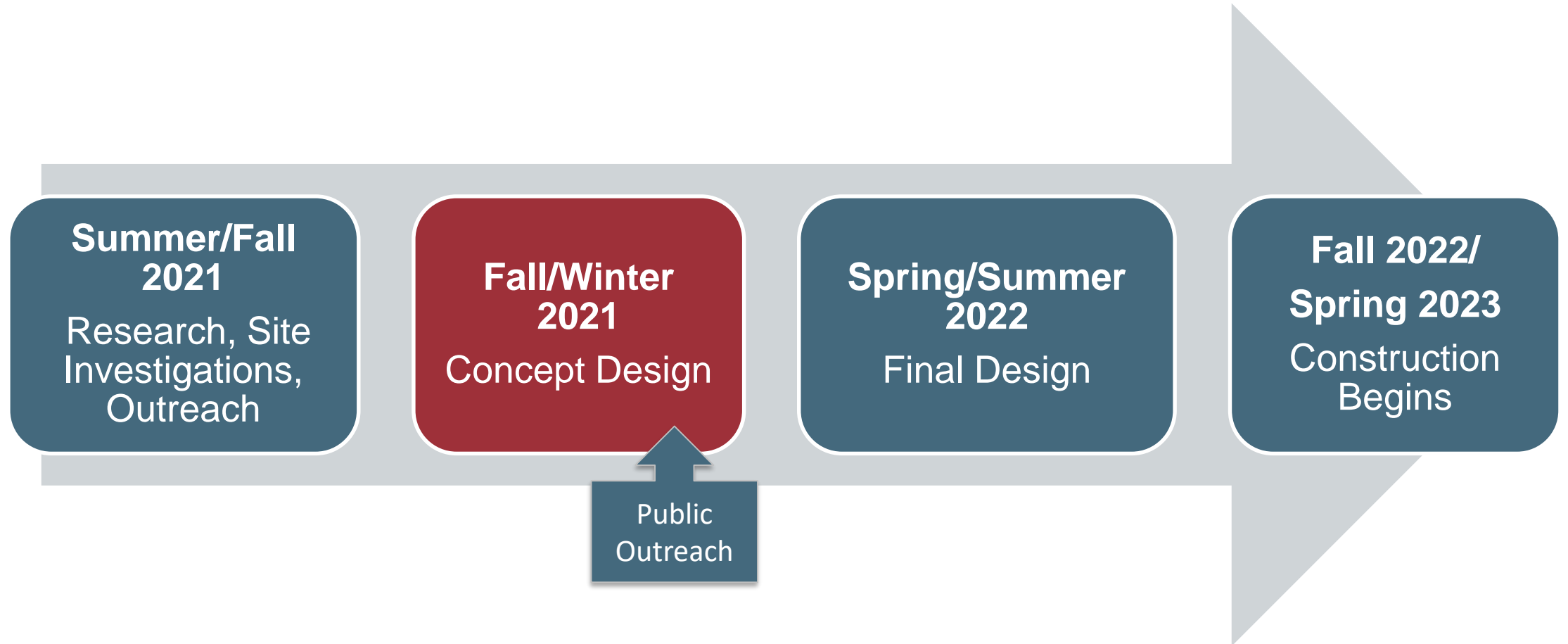


# Concept 2 – Urban Canopy



# Process

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# Questions/Comments



# AGENDA

## IV. Action Item: Consent Agenda

### A. Expenses

1. Approval of Paid Invoice Report – November 2021

### B. Minutes and Reports

1. Approval of November 15, 2021 Meeting Minutes

### C. Other

1. Approve Resolution 1734 - Memorandum of Understanding: State Street / Idaho 44 Transit Corridor Implementation Coordination
2. Approve Resolution 1732 - Appointment of Board Secretary Pro Tem
3. Approve Resolution 1733 - Records Destruction
4. Approve Consent to Transfer Interests to the Civic Plaza Apartments

# CONSENT AGENDA

Motion to Approve Consent Agenda

# AGENDA

## V. Action Items

- A. **CONSIDER:** Appointment of Executive Committee Member (5 minutes)  
..... Chair Zuckerman
- B. **CONSIDER:** Designate 1700 W Main St - 17th & Main - Type 1 Participation Agreement (5 minutes) ..... Alexandra Monjar
- C. **CONSIDER:** Approve Resolution 1736 - Block 68 Catalytic Redevelopment Project RFP – Exclusive Right to Negotiate (30 minutes) ..... Doug Woodruff
- D. **CONSIDER:** Approve Resolution 1735 - Purchase and Sale Agreement to acquire 521 W Grove Street, owned by Artiach Properties LP (10 minutes) .....Doug Woodruff

## VI. Adjourn



# CONSIDER: Appointment of Executive Committee Member

Chair Zuckerman

# CONSIDER: Appointment of Executive Committee Member

## Suggested Motion:

I move to elect the Executive Committee member as presented.

# AGENDA

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## VI. Adjourn

# 1700 W Main Street – 17<sup>th</sup> and Main Type 1 Participation Program Designation





# Project Location





# Project Summary and Timeline



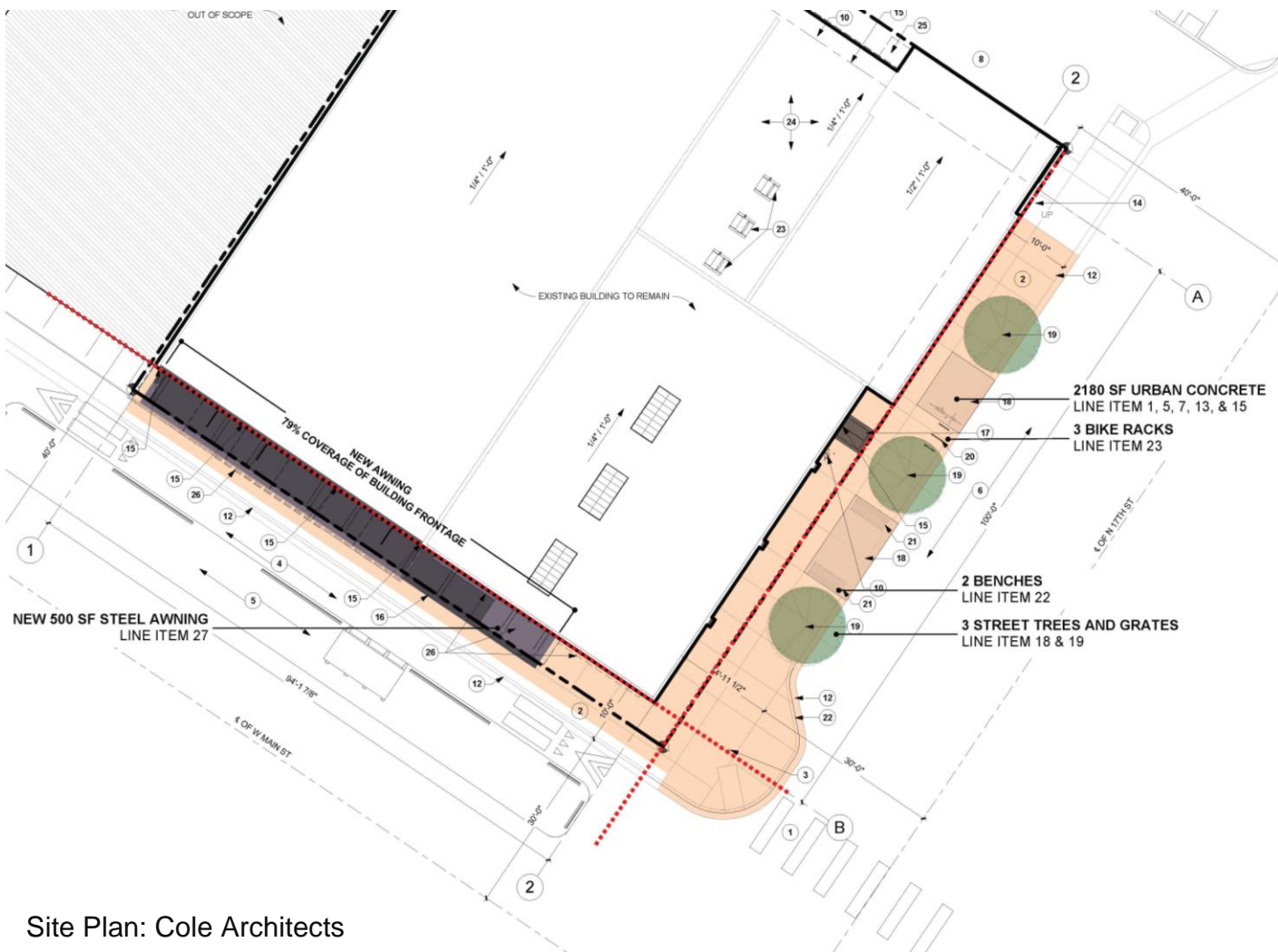
## Project Summary:

- 9,800 SF mixed commercial space
- \$1 million Total Development Costs
- \$174,000 Estimated Eligible Expenses
- 50 construction jobs, 25-50 permanent jobs
- No new surface parking

## Timeline:

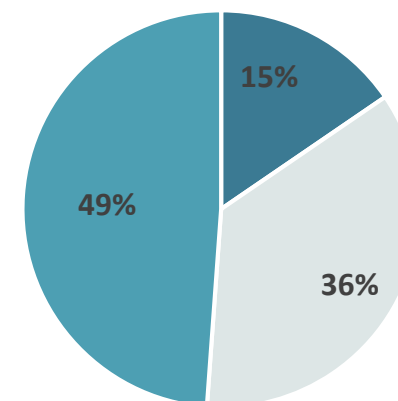
- Sept 2021 – Design Review Approval
- TODAY – Type 1 Designation
- Jan/Feb 2022 – Type 1 Agreement Approval
- Spring/Summer 2022 – Project complete & CCDC reimburses Actual Eligible Expenses

# Estimated Eligible Expenses



## Site Plan: Cole Architects

<b>Total Public Improvements</b>	<b>\$ 174,000</b>
Site Prep	\$ 26,900
Streetscapes & Furnishings	\$ 62,100
Awnings (demo existing & install new)	\$ 85,000



■ Site Prep   ■ Streetscapes   ■ Awnings

# CONSIDER: 1700 W Main Street – 17<sup>th</sup> and Main Type 1 Participation Program Designation

## Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with 17<sup>th</sup> and Main, LLC for future Board approval.



# AGENDA

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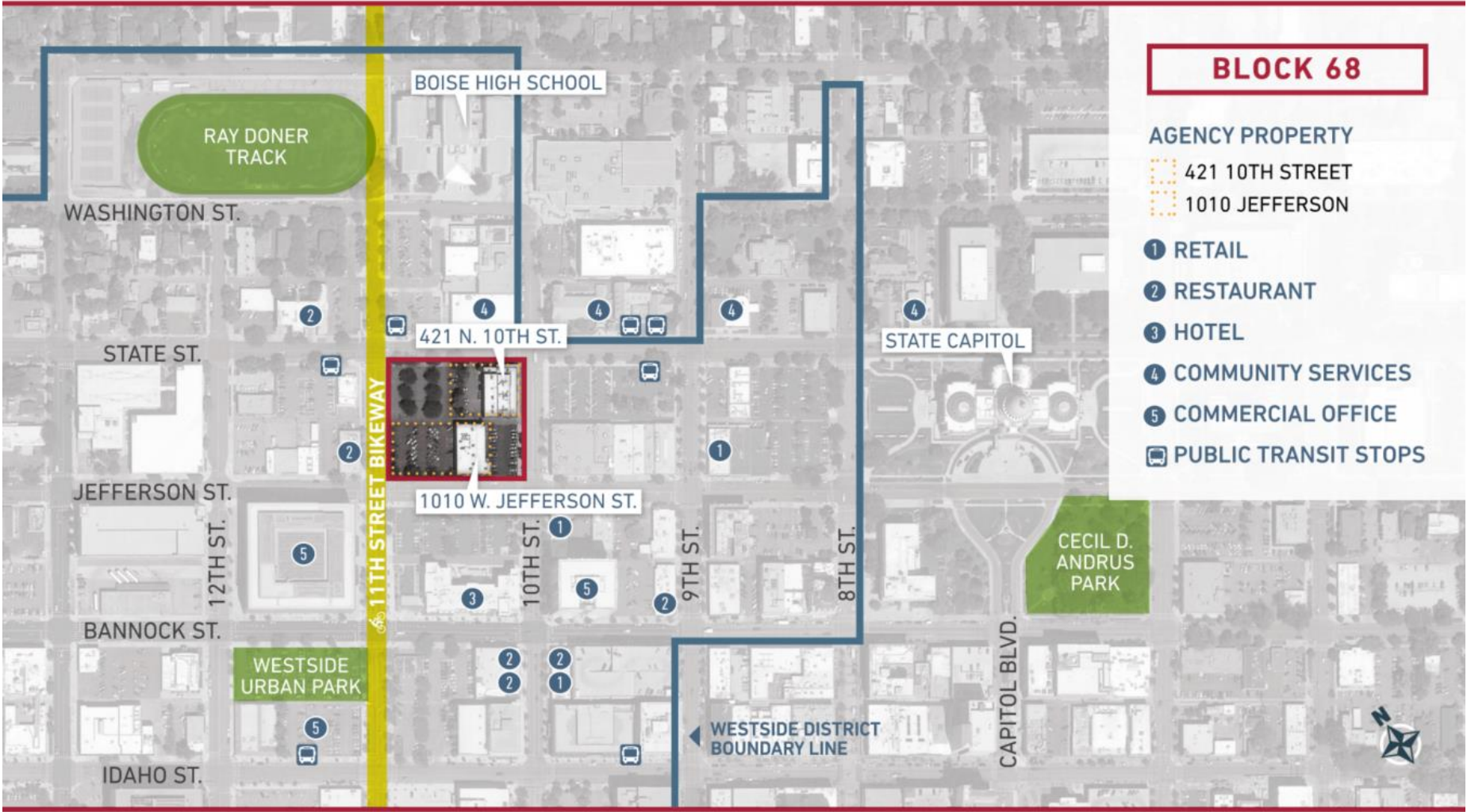
## VI. Adjourn

CONSIDER: Resolution 1736

**Block 68 Catalytic Redevelopment Project RFP  
Exclusive Right to Negotiate**

Doug Woodruff  
Development Director

# Catalytic Redevelopment





# RFP Selection Process

<b>Step 1: Bid Request for Proposals</b>	
Publish RFP	May 17, 2021
Submission Deadline	August 19, 2021
<b>Step 2: Evaluation of Proposals</b>	
BOARD MTG: Agency Preliminary Finding Report	September 20, 2021
Review Committee Meetings and Interviews	October and November
Agency Panel Evaluations	November
→ BOARD MTG: Proposal Selection	December 13, 2021 ←
<b>Step 3: Exclusive Right to Negotiate (ERN)</b>	
BOARD MTG: Approval of ERN	March 14, 2022
<b>Step 4: Disposition and Development Agreement (DDA)</b>	
Negotiation, Reuse Appraisal, Finalize DDA	September 12, 2022
BOARD MTG: Approval of DDA	November 11, 2022



# Proposals

(alphabetical order)

	 <b>Edlen &amp; Co.</b>	 <b>Green Street</b>	 <b>PEG</b>
Total Investment	\$180 Million	\$89 Million	\$125 Million
	Future Total \$320 Million		
Housing	<u>450 units</u> 130 units at 120% AMI 25 units at 80% AMI  Future Total 626 units	<u>239 units</u> 107 units at 120% AMI 50 units at 80% AMI	<u>345 units</u> 130 units at 120% AMI 25 units at 80% AMI
Parking	514 Total Stalls 158 ParkBOI  Future Total 724 stalls	431 Total Stalls 240 ParkBOI	575 Total Stalls 299 ParkBOI
Financial Participation (est.)	Street: \$3 M Mobility: \$10 M Land Value: \$7.5 M  Total \$20.5 Million	Street: \$3.4 M Mobility: \$10 M Land Value: \$7.5 M  Total \$20.9 Million	Street: N/A Mobility: \$9.6 M Land Value: \$5 M  Total \$14.6 Million





**Edlen & Company**

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## Master Plan



## RFP Proposal



# Edlen & Company

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Block 69 North

**Edlen & Company**

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Block 68 South





# Green Street Real Estate Ventures

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BIRDS EYE VIEW FROM SOUTHWEST



BIRDS EYE VIEW FROM NORTHWEST










# PEG Development

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# Proposal Evaluation and Ranking

			
Points Possible	Edlen & Co.	Green Street	PEG
500	445	353	377
Ranking			
	1	3	2





BLOCK 68



**Edlen & Company**





# Next Steps

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Publish RFP	May 17, 2021
Submission Deadline	August 19, 2021
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# CONSIDER: Resolution 1736

## **Block 68 Catalytic Redevelopment Project RFP Exclusive Right to Negotiate**

### Suggested Motion:

I move to adopt Resolution 1736 and direct Agency staff to finalize an Exclusive Right to Negotiate with the Edlen & Company Development Team.

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## VI. Adjourn

## Resolution 1735

Approve Purchase and Sale Agreement to acquire  
521 W. Grove Street, owned by Artiach Properties LP

Doug Woodruff  
Development Director





# CONSIDER: Resolution 1735

## Suggested Motion:

I move adopt Resolution 1735 approving the Purchase and Sale Agreement to acquire 521 W. Grove Street, owned by Artiach Properties LP.

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