

# CONSIDER:

## **Block 68 Catalytic Redevelopment Project Request For Proposal**

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# Project Summary

## Context and Background

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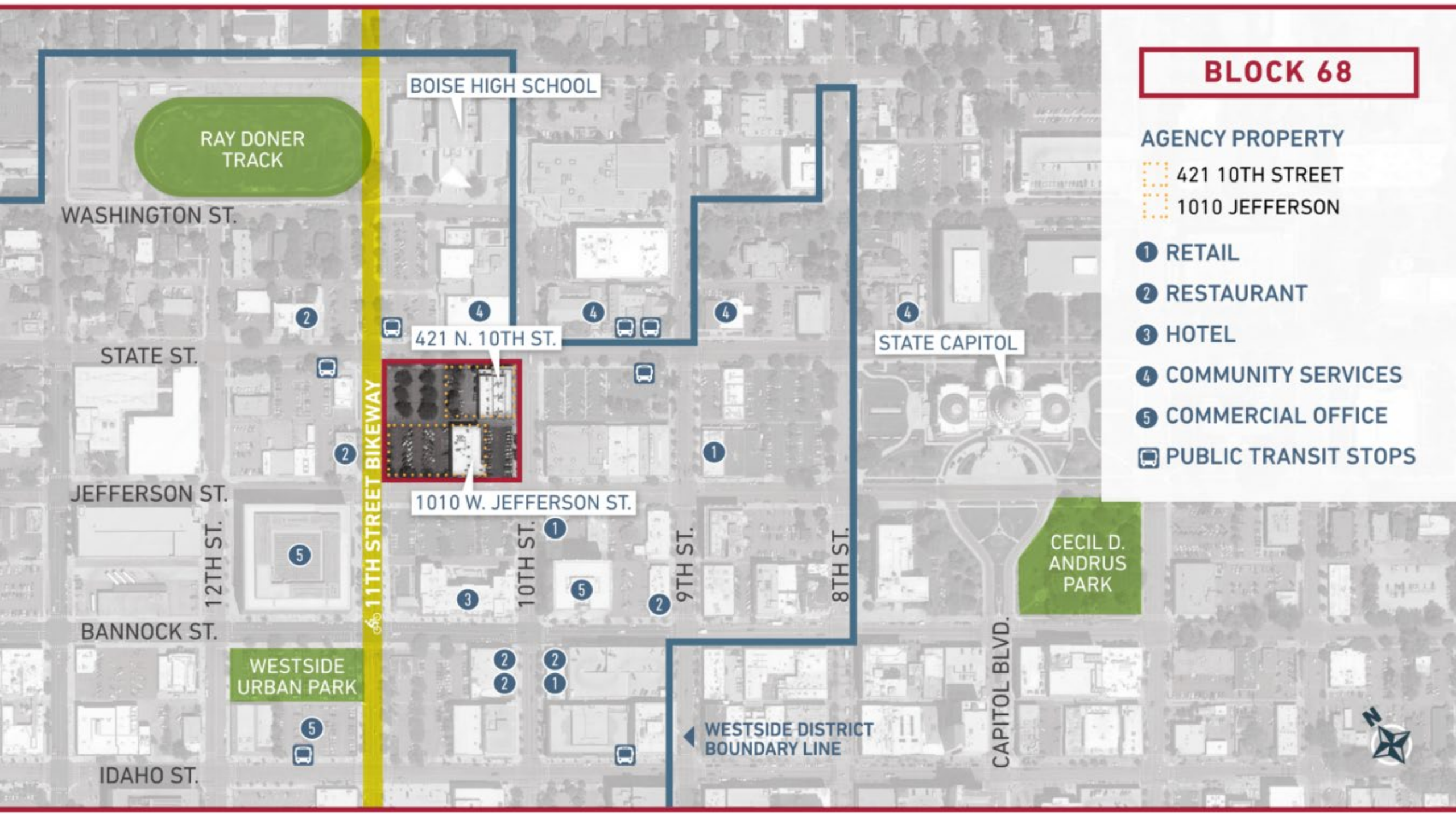


## BLOCK 68

### AGENCY PROPERTY

- 421 10TH STREET
- 1010 JEFFERSON

- 1 RETAIL
- 2 RESTAURANT
- 3 HOTEL
- 4 COMMUNITY SERVICES
- 5 COMMERCIAL OFFICE
-  PUBLIC TRANSIT STOPS





# Project Priorities

## Grow Our Housing

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### Minimum Expectations

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225 housing units with balanced mix of:  
550+ SF Studio, 650+ SF 1-BDs, 850+ SF  
2-BDs

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Affordability for a 15 year term: 25 units ≤  
80% AMI and 130 units ≤ 120% AMI

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Thoughtful design that improves resident  
quality of life



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### Visionary Outcome

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Double or triple the minimum housing  
units on/near Block 68 at various levels of  
affordability

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More units offered at the lower price  
points and longer term pricing restrictions

# Project Priorities

## Mobility



## Minimum Expectations

Integrate with the Building a Better State Street initiative

Integrate and enhance the upcoming 11th Street Bikeway

Maintain midblock connection through Block 68

Private parking ratio requirement for housing: maximum of 0.8 stalls per unit



# Project Priorities

# Mobility

## Visionary Outcome

Secure bicycle storage facility for 30 bikes

Shared-use public parking and mobility infrastructure that supports: more housing, infill with active uses, reduced infrastructure costs, and shared mobility resource for neighborhood





# Project Priorities

## Urban Development & Architectural Design



## Minimum Expectations

Exceptional built environment that contributes to the authentic neighborhood fabric

Embrace density and provide for activities conducive to a compact mixed-used downtown

Activate the streets by providing active ground floor uses, furnishings and other engaging elements

Aspirational Architecture that integrates green architecture features and systems

# Project Priorities

# Economic Development

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## Minimum Expectations

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Leverage public private partnership to maximize the amount of housing and other uses included in the project

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Utilize public participation to deliver lower housing price points

## Visionary Outcome

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Assemble nearby underutilized land and build more housing and uses that serve the neighborhood

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Implement a shared-use parking and mobility structure to catalyze infill of underutilized land with active uses



# Project Priorities

# Sustainability



## Visionary Outcome

Expand clean energy utility system infrastructure

Composting facilities and operations

## Minimum Expectations

Meet the Boise City Green Building Code

All-electric buildings with use of geothermal for commercial/retail spaces

Meet an Energy Use Intensity (EUI) in line with the Boise Climate Zone

Electric Vehicle (EV) charging stations and conduit for future charging stations

Recycling facilities and operations

Water conservation by using low flow/usage appliances and fixtures which meet the EPA WaterSense standard

# Block 68 RFP

## CCDC Participation

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### Agency Property – Development and Disposition

Type 5 Participation Program

Commercial appraised value \$7.5 million

### Public Infrastructure Improvements

Type 2 Participation Program

Streetscape, utilities, amenities, etc.

### ParkBOI Parking and Mobility Structure

200 to 350 public parking stalls & mobility facilities

Up to \$10 million, tax exempt bond

### 6:1 or higher private to public investment ratio

Negotiate with Selected Developer



# Evaluation & Selection

## Evaluation Criteria

|  | Min. Expectations | Visionary Outcomes | Points Possible |
|--|-------------------|--------------------|-----------------|
| Team Qualifications                      | 25                | --                 | 25              |
| Project Development Timeline             | 15                | --                 | 15              |
| Grow Our Housing                         | 120               | 50                 | 170             |
| Mobility                                 | 45                | 35                 | 80              |
| Urban Development & Architectural Design | 100               | --                 | 100             |
| Economic Development                     | 45                | 30                 | 75              |
| Sustainability                           | 20                | 15                 | 30              |
| Total Points:                            |                   |                    | 500             |

# Evaluation & Selection Schedule

|  |                          |
|--|--------------------------|
| <b>Step 1: Request For Proposals</b>                       |                          |
| Board Approves RFP for Publication                         | 05/10/2021               |
| Publish and Promote RFP                                    | 05/17/2021               |
| RFP Questions and Clarifications Deadline                  | 08/03/2021               |
| RFP Addendum Deadline (if necessary)                       | 08/09/2021               |
| Submission Deadline  | 08/19/2021               |
| <b>Step 2: Evaluation of Proposals</b>                     |                          |
| BOARD MTG: Agency Preliminary Finding Report               | 09/13/2021               |
| Selection Committee Review and Interviews                  | 09/22/2021 to 10/15/2021 |
| Supplemental Information Deadline                          | 10/06/2021               |
| BOARD MTG: Winning Proposal Selection                      | 11/08/2021               |
| <b>Step 3: Agreement to Negotiate Exclusively (ANE)</b>    |                          |
| BOARD MTG: Approval of ANE                                 | 03/14/2022               |
| <b>Step 4: Disposition and Development Agreement (DDA)</b> |                          |
| Negotiation, ReUse Appraisal, Finalize DDA                 | 09/12/2022               |
| BOARD MTG: Approval of DDA                                 | 11/14/2022               |



**CONSIDER:**

# **Block 68 Catalytic Redevelopment Project Request For Proposal**

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Motion:

Authorize the Agency to publish the Block 68 Catalytic Redevelopment Project Request for Proposals for the Agency-owned properties located 1010 W. Jefferson Street and 421 N. 10th Street, and administer the RFP under its terms.