

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

**Regular Meeting
July 11, 2022**



AGENDA

I. Call to Order

Chair Zuckerman

II. Action Item: Agenda Changes/Additions

Chair Zuckerman

III. Work Session

A. Participation Program Policy Update (30 minutes)

.....Alexandra Monjar/Doug Woodruff

B. 1721 W Idaho Type 5 Project Update (10 minutes)

.....Alexandra Monjar/Shellan Rodriguez, SMR Development

Participation Program Policy Update

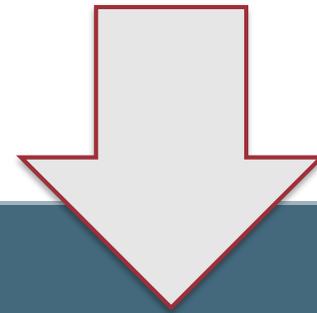
Doug Woodruff
Development Director

Alexandra Monjar
Project Manager – Property Development



Participation Program Proposed Updates

Agency Process



01

Conduct research
and analysis
Identify policy
responses

02

July: present
recommendations
Revise with
Board feedback

03

August: request
Board approval of
policy updates

Participation Program Proposed Updates

Agency Recommendations



Continually improve program

- Add criteria to Type 1
- Make Affordable Housing eligible for Type 3

Sunset Participation Limits

- Option to reimburse Type 2 projects with CIP funds near sunset

State Street

- Adopt District-specific policy

Participation Program Proposed Updates

Redline of General Policy

Eligible Expenses generally include:

- Sidewalks, ADA pedestrian facilities, street lights, and furnishings (benches, bike racks, trash receptacles, etc.)
- Streets/road paving, curb and gutter
- Street trees, irrigation, and suspended paving systems when required
- Awnings located over public right-of-way or a public easement area that meet the criteria outlined in the Program Definitions (under Section 9. Walkability). Acceptable Eligible Expenses for awnings will be determined by comparing the request to conventional, commercially reasonable estimates, which are evaluated on a per square foot basis as part of the Participation Program application. CCDC may determine that some but not all of the awning expenses are in the public's best interest.
- Utility main lines and distribution facilities (power, water, geothermal water, sewer, phone, fiber)
- Certain expenses for exterior façade restoration improvements for buildings deemed to be of significant historic and/or aesthetic value to the public and conditioned upon a permit

Participation Program Proposed Updates

Type 1 Criteria

Objective: This program Type will provide resources of up to \$200,000 for public improvements and is intended to assist smaller projects on their own schedule, often triggered by a tenant improvement. The funding is based on a dollar for dollar match with the private developer's investment. ~~Applicants are encouraged to review and implement the applicable urban design guidelines found in the Participation Program Scorecard.~~

Criteria: Eligibility for a T1 is evaluated by how well the application advances the Agency's five key strategies and the associated adopted plans. Agency staff and the CCDC Board will utilize the criteria below when reviewing applications. It is expected that projects will meet three or more of the below criteria, though flexibility is provided for unique properties and developments.

- Activation and redevelopment of dormant, disinvested, and/or deteriorating/deteriorated sites. This could include vacant land and buildings, surface parking, or other underutilized properties.

Participation Program Proposed Updates

Type 1 Criteria

- Advances economic development goals of the district and catalyzes further investment. The creation of jobs and additional tax income brings benefits to the district at large.
- The project advances specific goals of the subject district. For example, developing connections to the river in the RMOB District or the construction of mobility facilities in the State Street District. Consult with staff for direction of specific goals related to the district in which your project is located.
- Supports affordable and workforce housing for residents whose income is at or below Area Median Income.

Participation Program Proposed Updates

Type 1 Criteria

- Promotes connectivity and mobility with the addition of new streets, alleys, pathways, sidewalks, bike infrastructure, or transit facilities.
- Construction of public amenities such as street furnishings, public art, or improvements related to public community gathering and event spaces.
- Alignment with other redevelopment efforts occurring in the nearby area. This could include public improvements such as street or utility upgrades or private developments which expand the impact of Agency funds.

Participation Program Proposed Updates

Type 2 Reimbursement Term Exceptions

Reimbursement Term Exceptions:

Occupancy Year: CCDC may consider utilizing the Occupancy Year, which reflects a pro-rated value, as the first year of increment available to the project for reimbursement in the following situations:

- 1) Affordable, Mixed-Income or Workforce Housing projects completed within the last six years of a District's life.
- 2) Projects completed within the last four years of a District's life.

Participation Program Proposed Updates

Type 2 Reimbursement Term Exceptions

CIP Resources: CCDC may program the Capital Improvement Plan (CIP) with resources to assist T2 projects that reach completion within two years of a District's termination date. Contingent upon available resources set forth in the budget and CIP, Participants may negotiate reimbursement schedules that fully reimburse Eligible Expenses before or by District termination. The CCDC Board has full discretion to approve negotiated reimbursement terms. The project must be complete 120 days prior to District Termination Date in order to receive any reimbursement for Eligible Expenses.

Affordable, Mixed-Income or Workforce Housing: CCDC may negotiate reimbursement schedules meeting the definitions above to include Occupancy Year reimbursement or use of CIP resources.

Utilizing Reimbursement Term Exceptions will be need-based and only considered in cases where the Eligible Expenses would not otherwise be fully reimbursed in the remaining District term.

Participation Program Proposed Updates

Type 2 Reimbursement Term Exceptions

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Participation Program Proposed Updates

Type 3 Eligibility for Affordable Housing

Objective: The intent of the Type 3 (T3) transformative assistance is to make available a more customized opportunity for transformative projects and to consider certain projects which don't otherwise fit well into the other program types. T3 participation is available to assist large public or private projects that are deemed by the CCDC Board to be transformative in nature and of benefit to the community at large. Projects that meet the Affordable Housing definition in the Scorecard and include partnership(s) with other public entities that serve to provide housing and services to those most in need in our community may be eligible for T3 participation.

In general, a transformative project is a higher value project that may include the construction of a significant public facility. The project should have a high likelihood of maintaining an enduring presence in the community. The goal for Intergovernmental/Public projects is to use limited district monies to leverage additional resources (federal, state, local, other) in the downtown revitalization

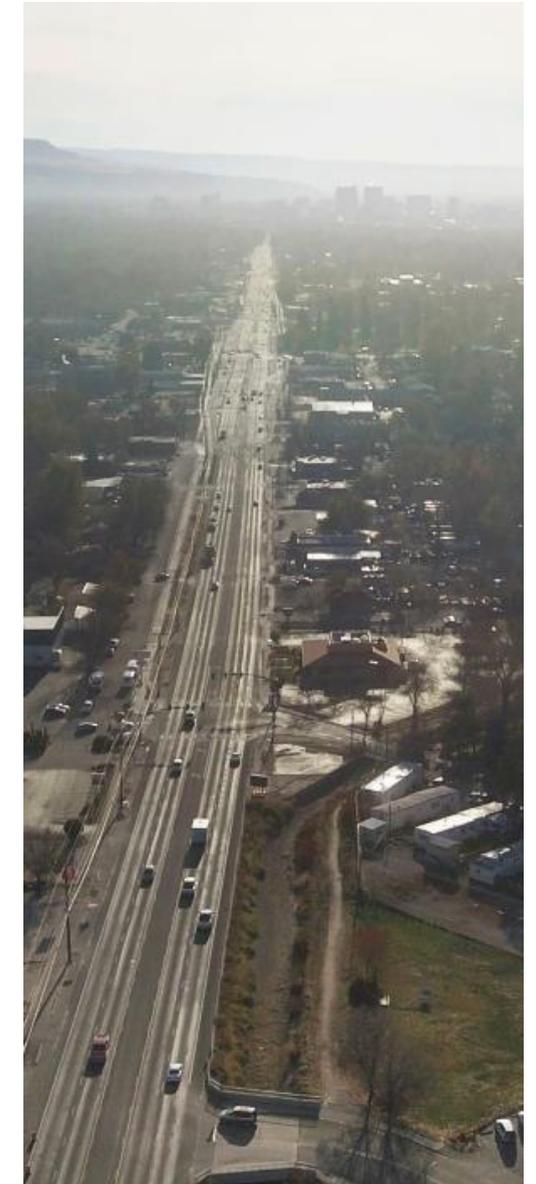
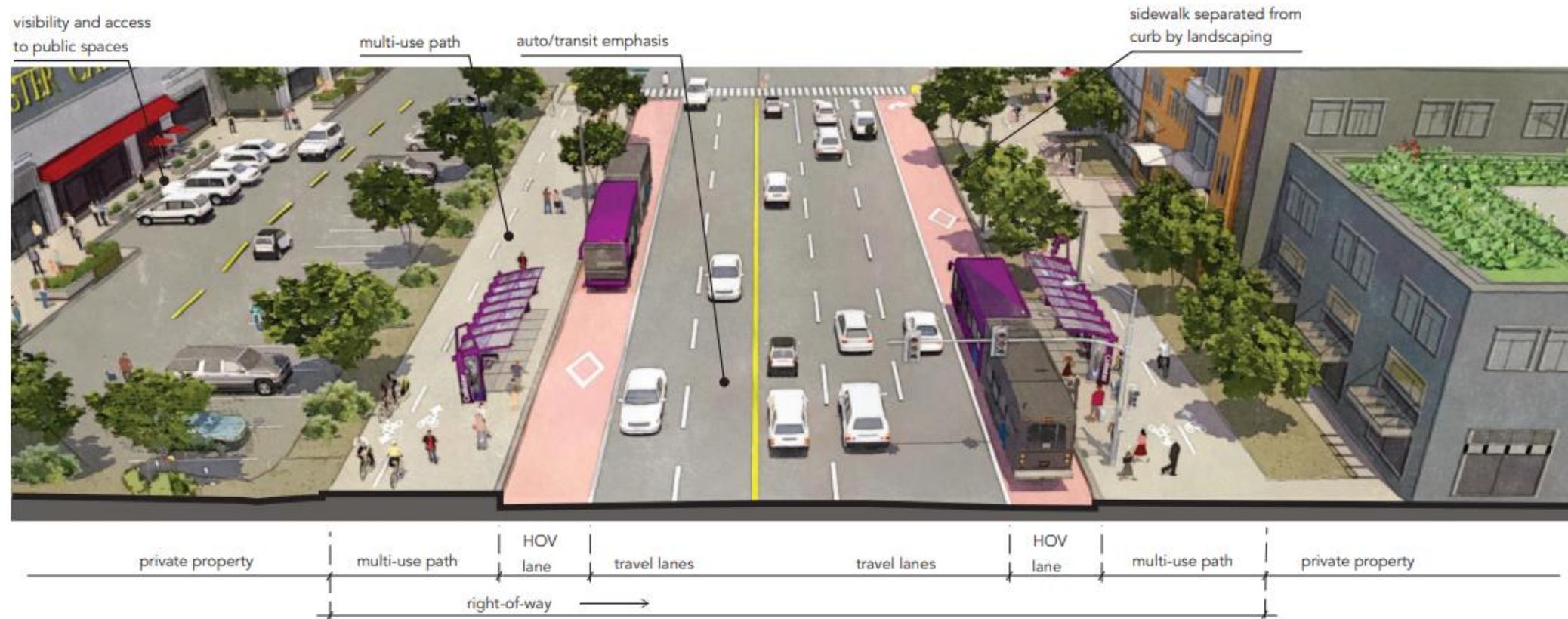
Participation Program Proposed Updates

Scorecard Adjustments re: Fiber

4	Utility Infrastructure (all that apply)	
a	replace or expand geothermal	15
b	replace or expand <u>city-owned</u> fiber <u>conduit</u>	15
c	<u>project is “broadband ready”</u>	10
d	replace or expand power	15
e	replace or expand sewer	15
f	replace or expand water	15
g	storm water mitigation	15

Participation Program Proposed Updates

State Street District Policy





BEFORE



AFTER

Infill mixed-use buildings help frame the road and hide parking lots

Infill development can be located on existing parking lots

Creating perpendicular or parallel pedestrian streets on larger lots encourages walking and active ground floor land uses like restaurants and local retail

Connecting existing neighborhoods with sidewalks and low stress bicycle routes increases access to services and transit

A multi-use path provides curb separation from vehicular traffic, providing a safer environment for pedestrians and cyclists

Parking is shared for all uses to maximize utilization

Existing bicycle lanes and sidewalks transition to a multi-use path at the future intersection

Multifamily housing, townhomes, and other types of residential uses near the station increase housing options

Stations are placed at intersections to ease pedestrian access across State Street

Sustainable building systems, such as green roofs and solar power, reduce environmental impacts

Consolidating access to businesses reduces the number of curb cuts, which is safer for all modes of travel

Setbacks with landscaping for buildings along State Street provide separation from fast moving traffic and noise

Street trees (median and along the sidewalks) provide shade, soften the street environment, and slow traffic

Participation Program Proposed Updates

State Street Policy



Participation Program Proposed Updates

State Street Policy



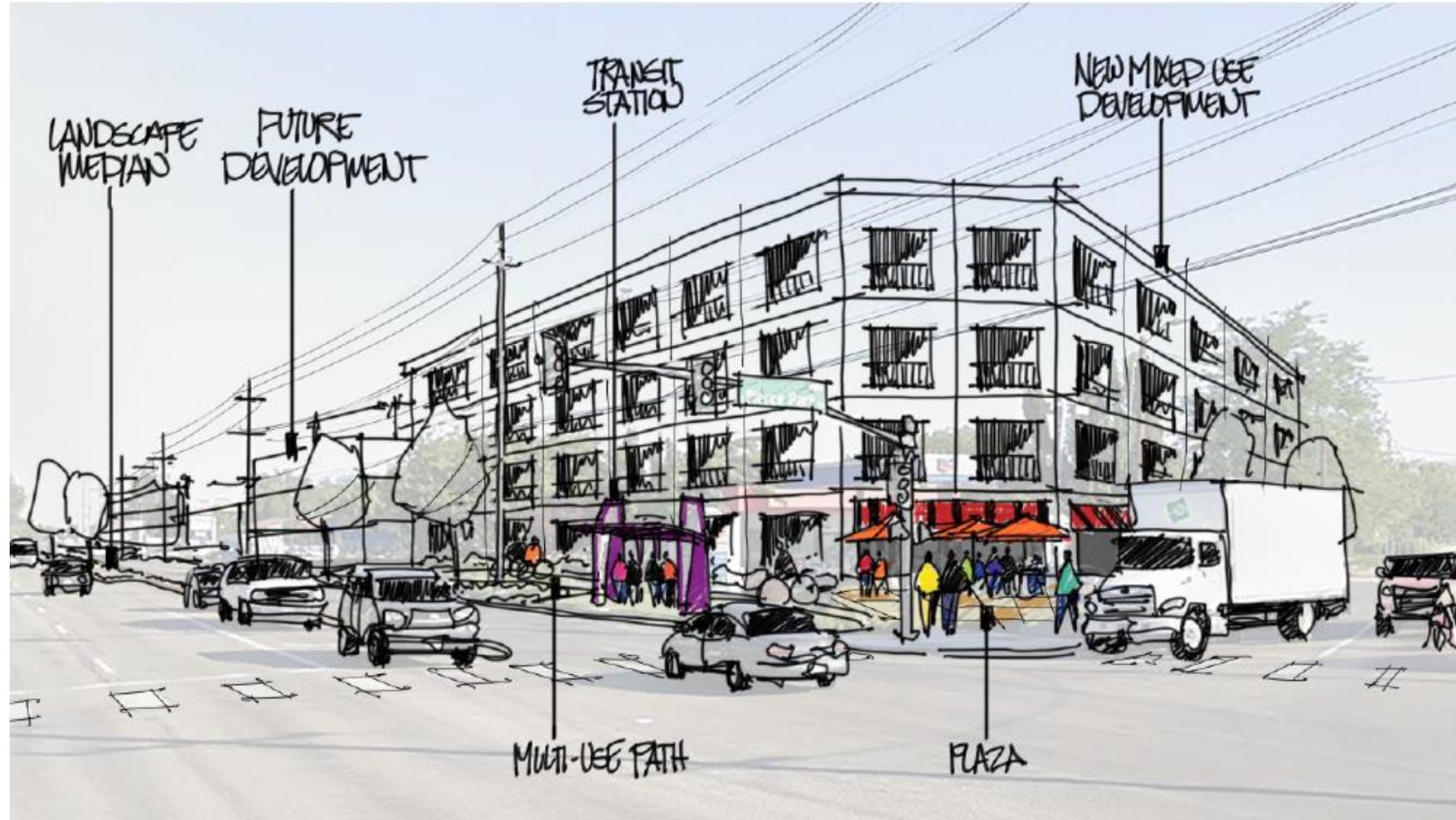
Participation Program Proposed Updates

State Street Policy



Participation Program Proposed Updates

State Street Policy



Participation Program Proposed Updates

State Street Policy

5	Connectivity (all that apply)		
	a	add or extend a street	15
	b	add a ground level plaza / park	15
	c	add or extend an alley	10
	d	add a public pathway across the project site	15
	e	add or substantially improve a sidewalk	5
	f	add or substantially improve multi-use pathway	15
	g	add or improve a street crossing for pedestrians or cyclists	10
6	Mobility (all that apply)		
	a	provide last-mile mobility choices & amenities	10
	b	remove curb cut(s) and/or consolidation of existing drive aisles	10
	c	pedestrian oriented gateway signage, and/or wayfinding provided	5
	b	add or substantially improve transit stations, facilities, and rider amenities	15
	f	Operate a TDM parking (shared parking operations)	5
	g	add or substantially improve secure bike storage and/or other cyclists amenities	55

Participation Program Proposed Updates

State Street Policy

8	Compact Development (1 Only)	
	a 3.0 + FAR	10
	b 2.0 to 2.9 FAR	8
	c 1.0 to 1.9 FAR	6
	d 0.5 to 0.9 FAR	4
9	Site Design (all that apply)	
	a structured parking below or above grade, or no surface parking	5
	b parking is located to rear or side of building, and/or screened by a wall, fence, or landscaping	5
	c internal circulation creating parking blocks no larger than 55,000 SF	5
	d pedestrian access every $\leq 250'$ allows people to enter buildings without moving through parking lots	5
	d buildings are placed at corners of intersections or along main street(s)	5
	e requested and received a parking reduction	5

Participation Program Proposed Updates

Next Steps



Final review and edits, incorporate any feedback

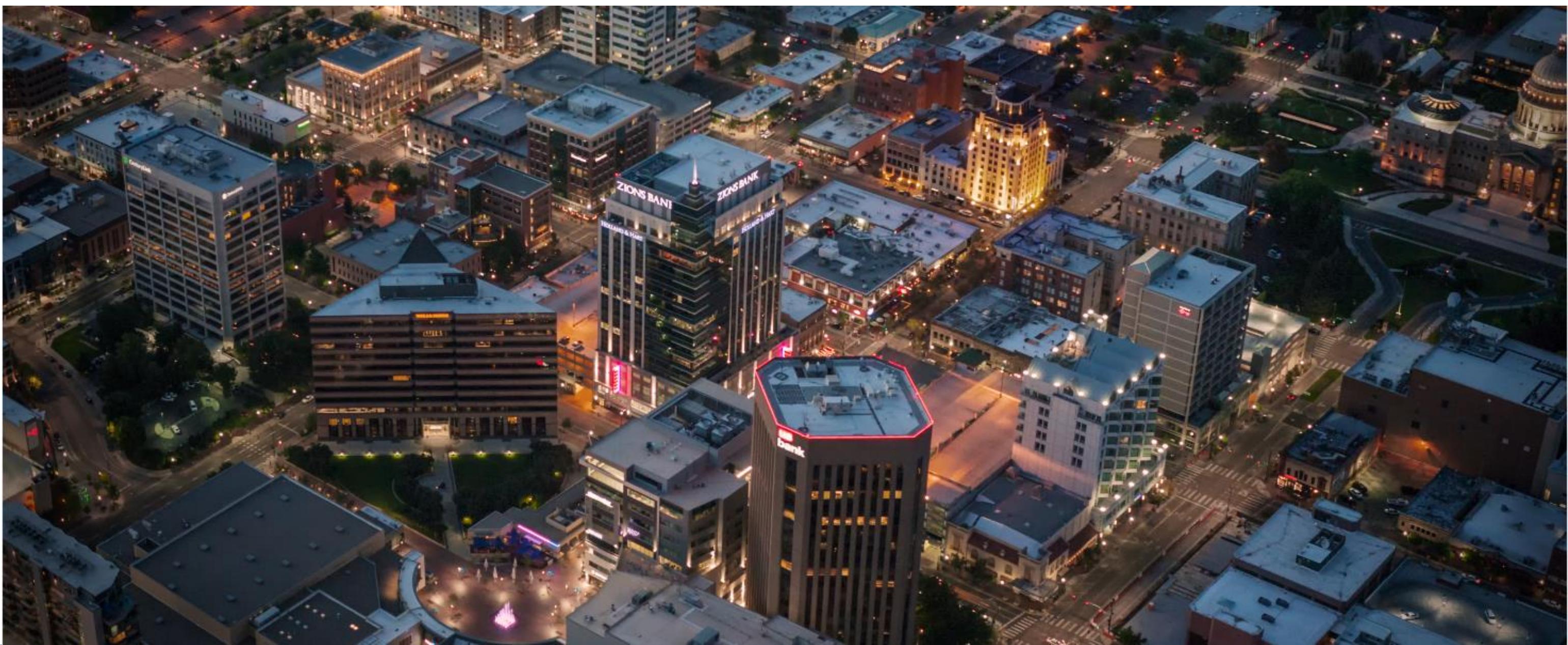


Workshop State Street Scorecard with Mayor's Office and private partners



Present final update and State Street Participation Program for Board adoption

Feedback and Questions



AGENDA

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.....Alexandra Monjar/Doug Woodruff

B. 1721 W Idaho Type 5 Project Update (10 minutes)

.....Alexandra Monjar/Shellan Rodriguez, SMR Development

1721 W. Idaho Type 5 Project Update

Alexandra Monjar, Project Manager - Property Development

and

Shellan Rodriguez, SMR Development

Greg Hahn, Surel's Place



the Martha 1721 W. Idaho St.







**Non-Profit
Organization**

MISSION

We support artists by providing them time and space to explore their creative process and connect with community.

www.surelsplace.org



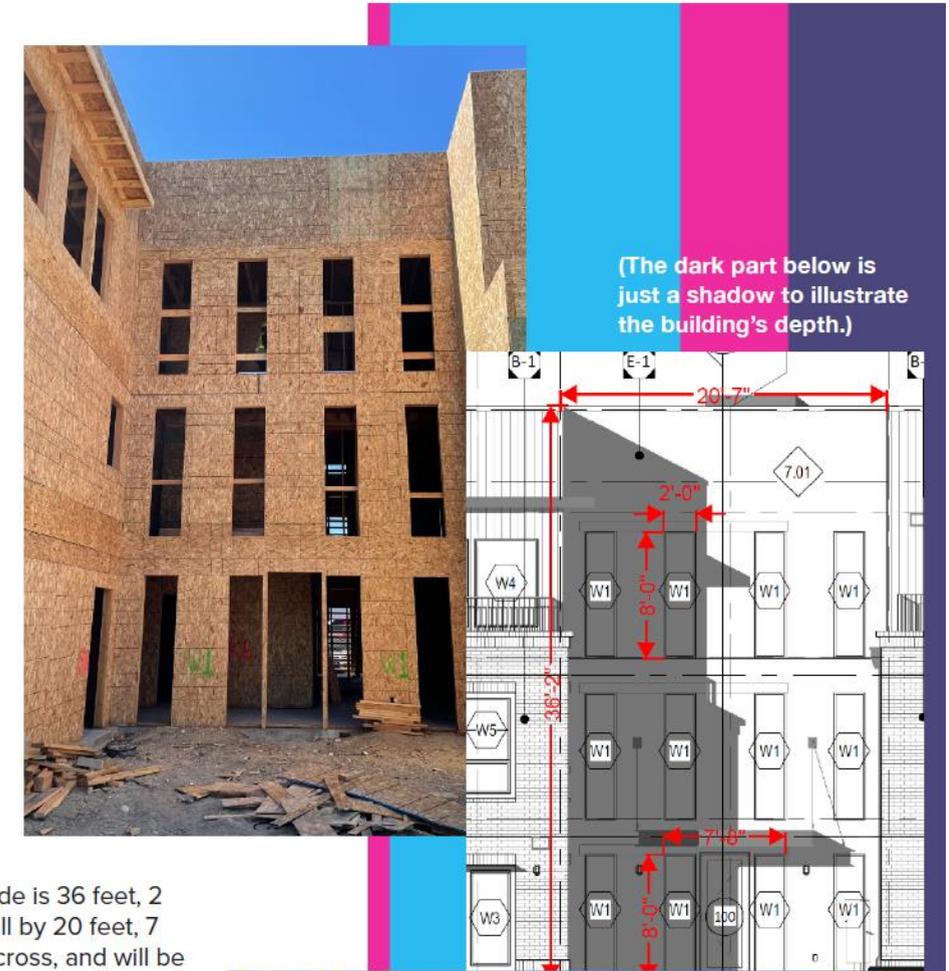
THE MARTHA
1721 W. Idaho Street

Surel's Place is seeking a local artist to paint a mural on a new apartment complex being built at 18th and Idaho in a section of the city originally developed at the end of the 19th Century landowner named Martha McCarty.

Mrs. McCarty was a proponent of the Boise streetcar system and envisioned this area to the west of Downtown to be an

affordable and welcoming neighborhood for the working classes — a vision shared by the developers of the building that will bear her name.

The work may reflect the history of the area or simply be graphical in nature. The facade to be painted has a grid of tall, thin windows and may not be suitable for large details.



The facade is 36 feet, 2 inches tall by 20 feet, 7 inches across, and will be sheathed in white stucco-like Gypsum sheets.

Once the windows are removed from the area, there is about 530 square feet of paintable surface.

It faces the residential side of Idaho Street, as the rendering depicts (graphical design for illustration online).



Lorelle Rau, local artist

Lorelle was the recipient of the Alexa Rose Foundation Grant in 2019, and her work is part of several private and public collections throughout the United States. She is currently the Assistant Director of Capitol Contemporary Gallery in downtown Boise and works independently as an art consultant where she assists individuals and businesses procure artwork. When she is not fully immersed in the visual arts, she enjoys hiking in the Boise foothills and Idaho backcountry with her husband and dog, Tanner.



Questions?

AGENDA

IV. Action Item: Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – June 2022
2. Approval of Paid Invoice Report – May 2022

A. Minutes & Reports

1. Approval of June 13, 2022 Meeting Minutes

B. Other

1. Approve Resolution 1776 – 1103 W. Lee Street – 11th & Lee Participation Agreement
2. Approve Resolution 1775 – Interagency Agreement with ACHD for State Street URD
3. Approve Resolution 1774 – Amendment No. 1 to Task Order 19-003 with Kittleson & Associates, Inc. for Professional Design Services for the 8th Street Improvements Project, State to Franklin

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

V. Action Items

- A. **CONSIDER:** Approve Resolution 1778 - Block 68 Catalytic Redevelopment Project Land Exchange Agreement with the YMCA (10 minutes).....Alexandra Monjar

- B. **CONSIDER:** Approve Resolution 1777 - Purchase and Sale Agreement for acquisition of 703 S 8th Street (10 minutes)Alexandra Monjar

- C. **CONSIDER:** Approve Resolution 1756 - Old Boise Blocks on Grove Street Streetscape Improvements Project - Design Professional Services Agreement with Jensen Belts Associates (15 minutes).....Karl Woods /Kim Siegenthaler, Jensen Belts

- D. **CONSIDER:** 2426 N Arthur St - State & Arthur Apartments - T1 Participation Designation (10 minutes).....Kevin Holmes

CONSIDER: Approve Resolution 1778

**Block 68 Catalytic Redevelopment Project –
Land Exchange Agreement with the YMCA**

Alexandra Monjar – Project Manager



EDLEN & CO.
EDLEN KRAGE SHERMAN
IMPACT REAL ESTATE

**CHASE
MIKSI**

ELTON
Companies



July 2022

Negotiation Items



South view from 11th St between Washington & State

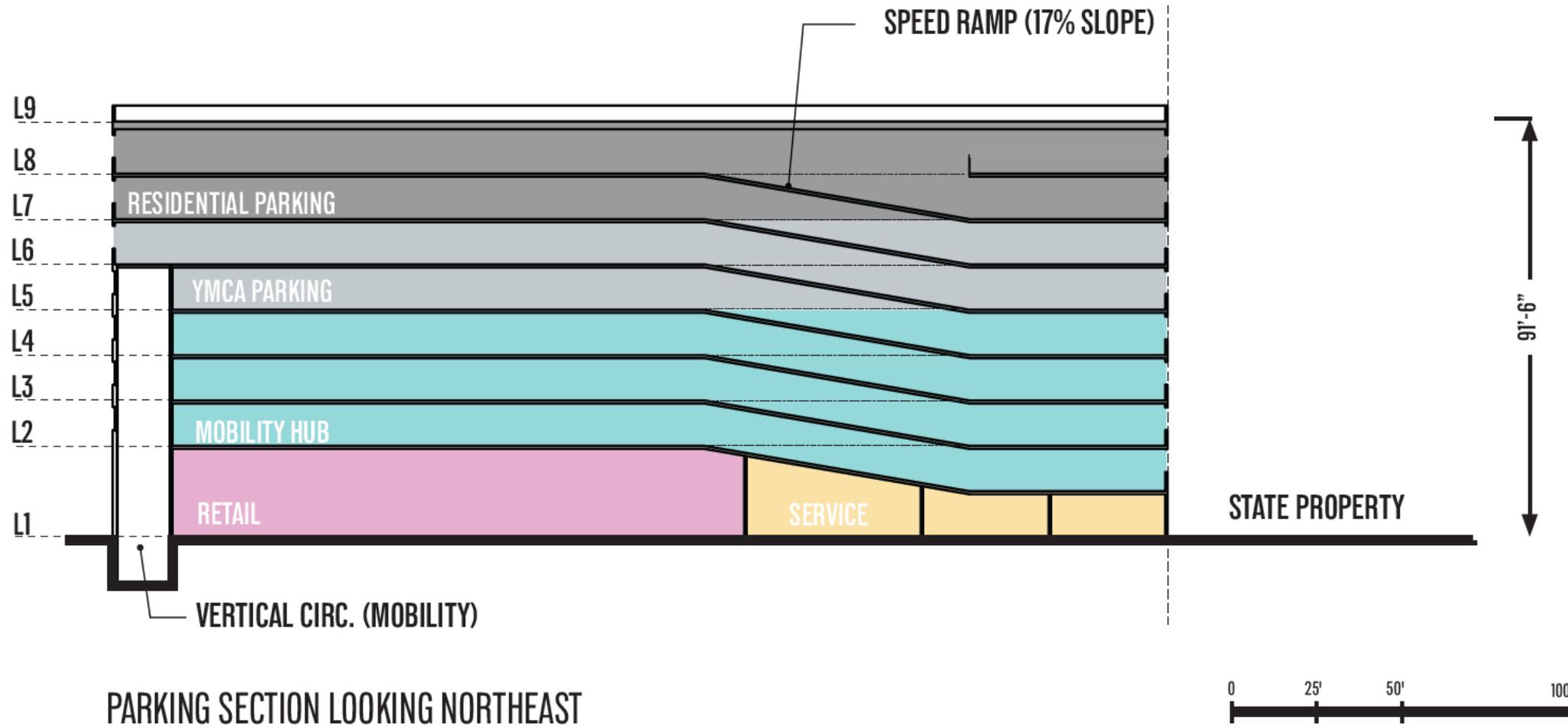
Workforce Housing Project:

- Land Exchange
- Low Income Housing Tax Credits
- Unit Mix and Affordability Matrix

Mixed-Use Housing and Mobility Hub Project:

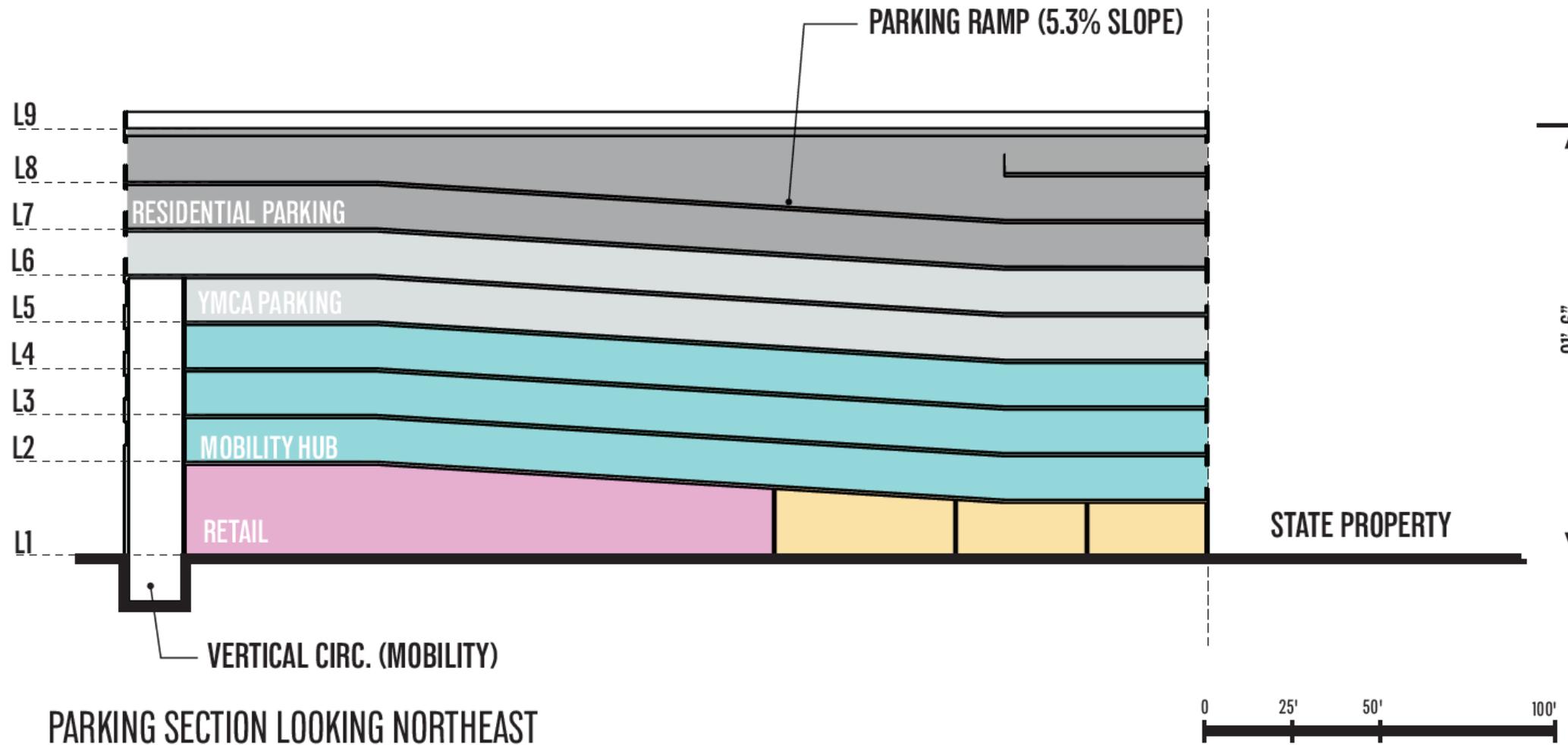
- Structured Parking

BLOCK 68 South // Adjusted Adaptable Parking Garage



- Total stalls: 469
- Cost per stall: \$64,200

BLOCK 68 South // Current Non-Adaptable Parking Garage



- Total Stalls: 553
- Cost per Stall: \$54,372
- Change vs. Original Submission: -14%

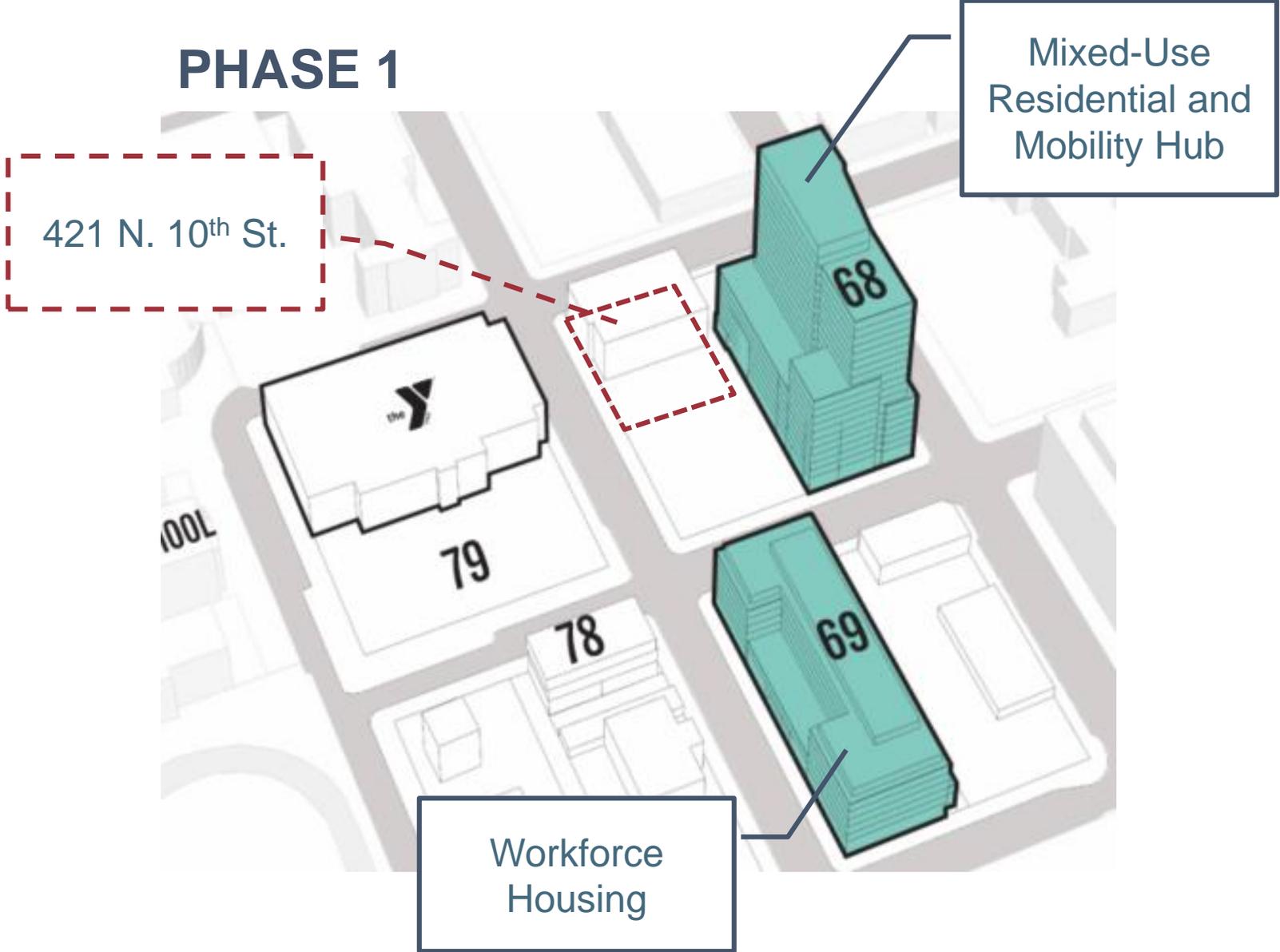
PARKING SECTION LOOKING NORTHEAST

Proposed Master Plan

MASTER PLAN



PHASE 1



Current Parcel Ownership



LEGEND

YMCA PROPERTY CCDC PROPERTY STATE OF IDAHO PROPERTY



Current Parcel Ownership



LEGEND

YMCA PROPERTY CCDC PROPERTY STATE OF IDAHO PROPERTY

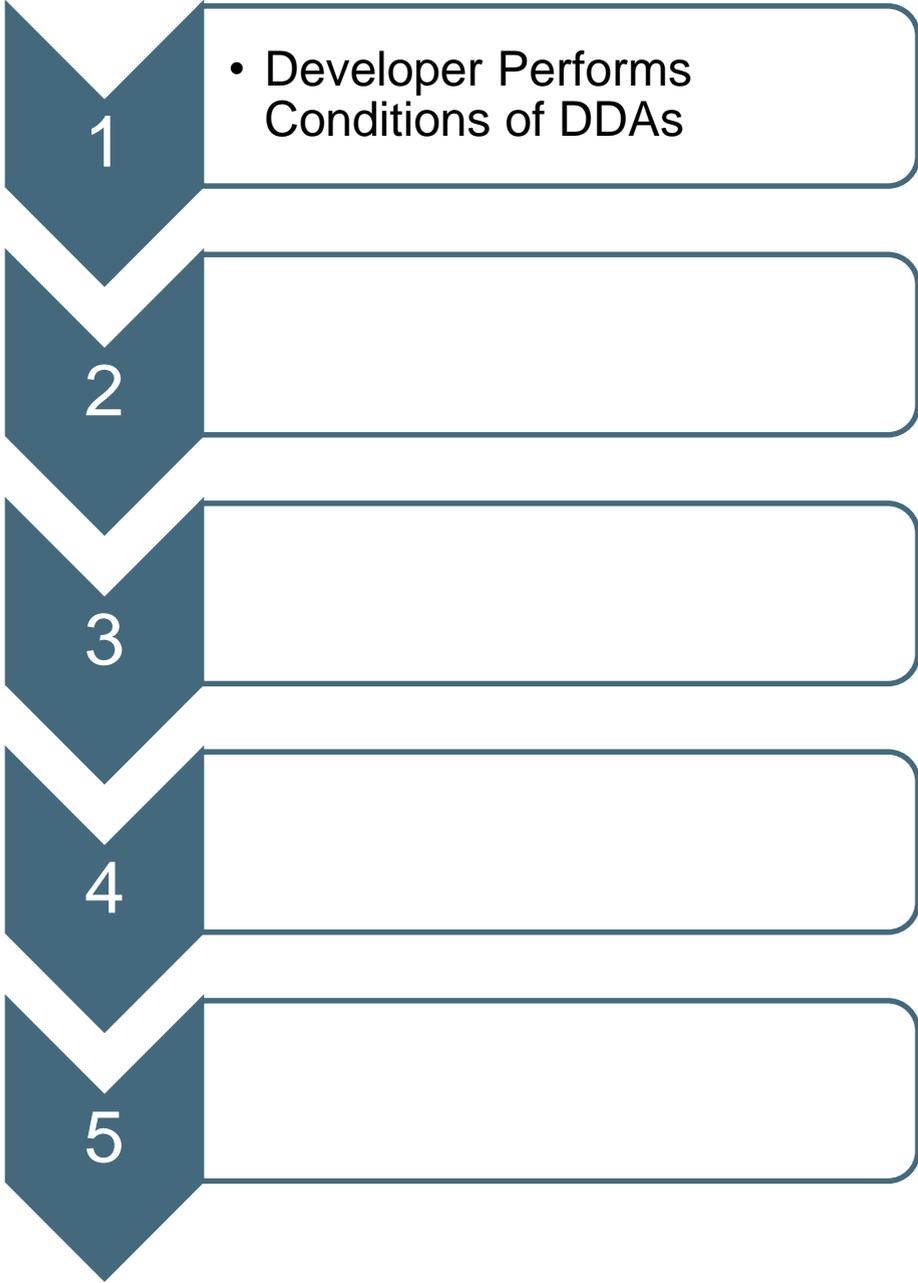


Transaction Sequence



LEGEND

YMCA PROPERTY CCDC PROPERTY STATE OF IDAHO PROPERTY

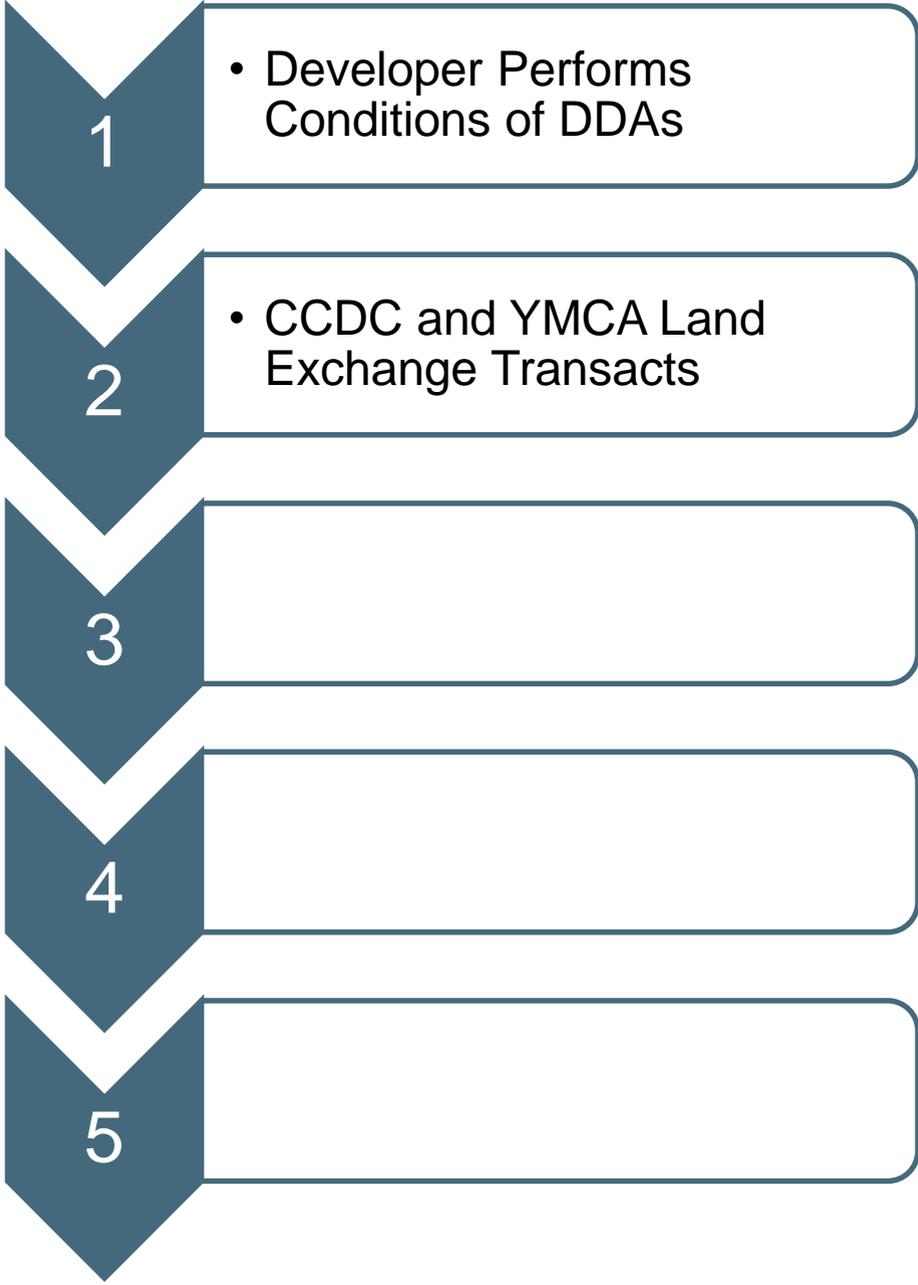


Transaction Sequence



LEGEND

-
 YMCA PROPERTY
 -
 CCDC PROPERTY
 -
 STATE OF IDAHO PROPERTY



Transaction Sequence

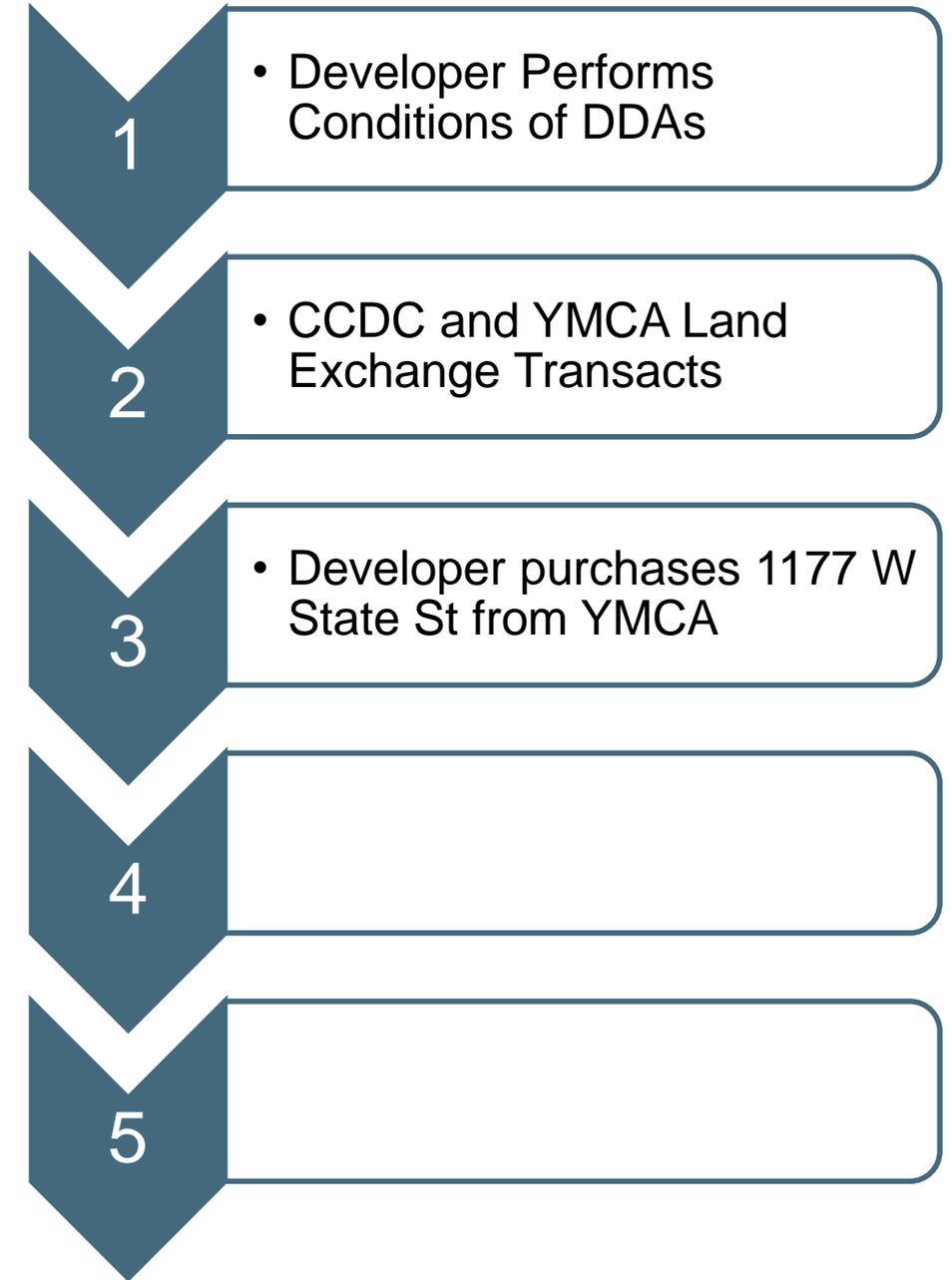


LEGEND

YMCA PROPERTY

CCDC PROPERTY

STATE OF IDAHO PROPERTY

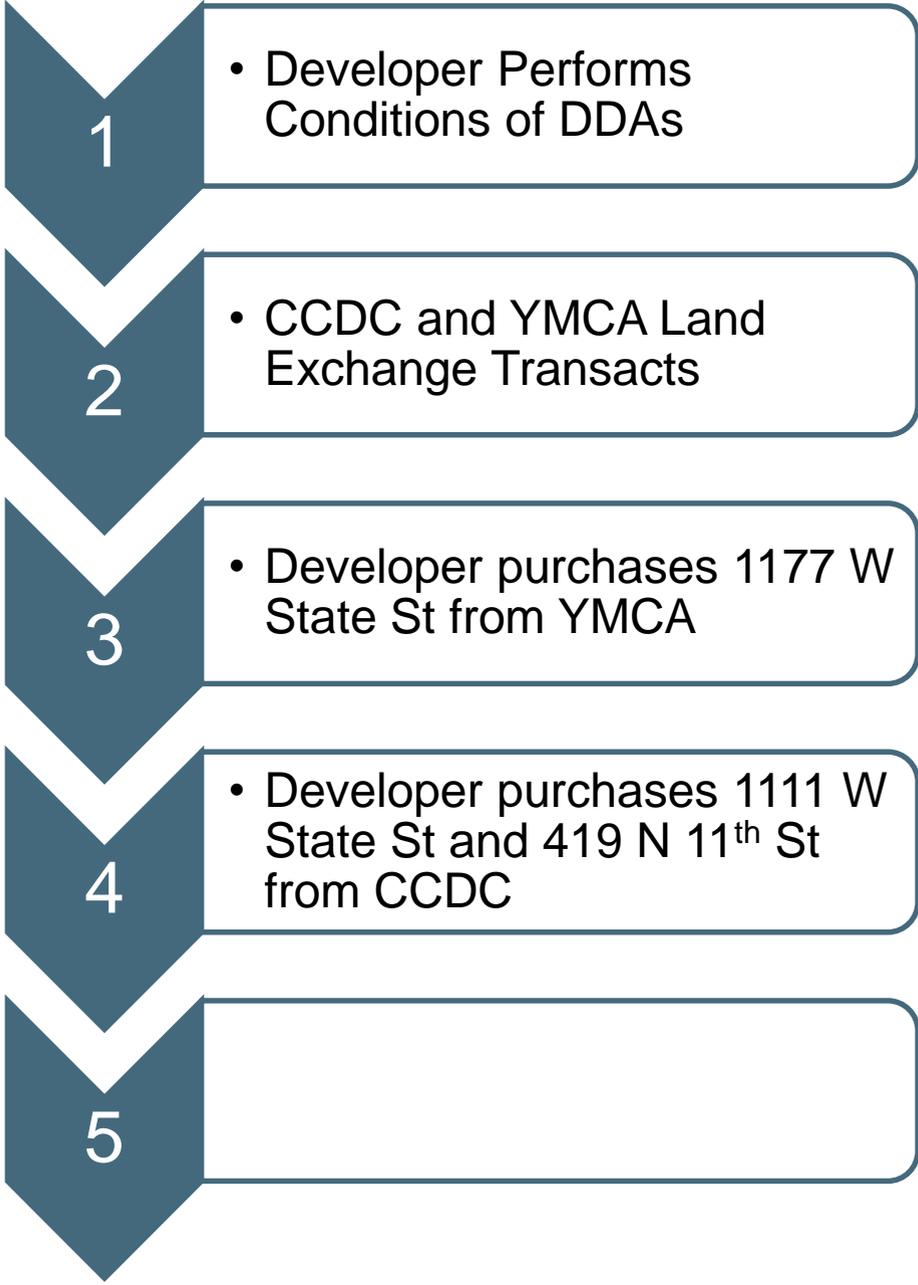


Transaction Sequence



LEGEND

- YMCA PROPERTY
- CCDC PROPERTY
- STATE OF IDAHO PROPERTY



Transaction Sequence

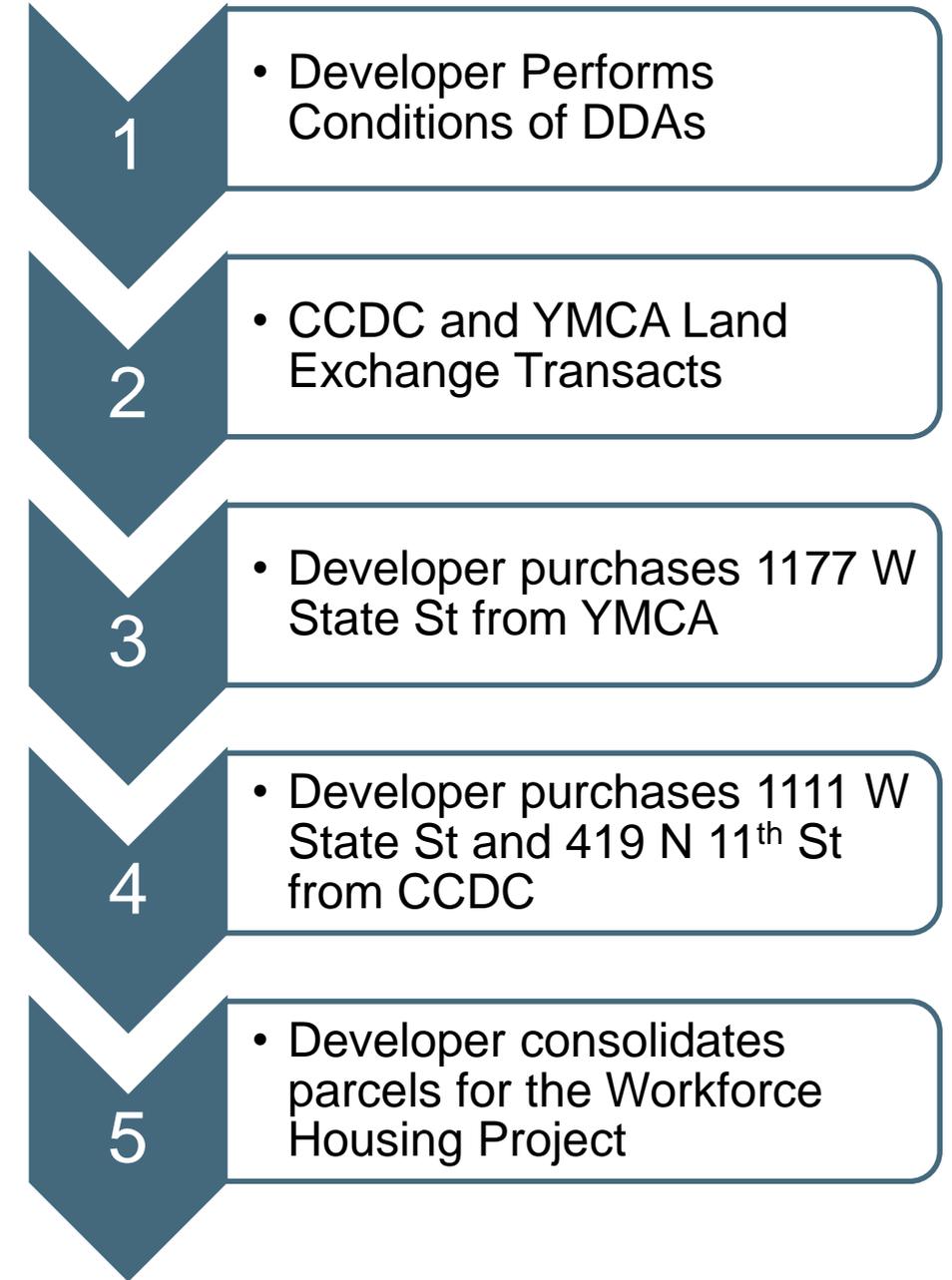


LEGEND

YMCA PROPERTY

CCDC PROPERTY

STATE OF IDAHO PROPERTY



Next Steps

Step 1: Bid Request for Proposals	
Publish RFP	May 17, 2021
Submission Deadline	August 19, 2021
Step 2: Evaluation of Proposals	
BOARD MTG: Agency Preliminary Finding Report	September 20, 2021
BOARD MTG: Proposal Selection	December 13, 2021
Step 3: Exclusive Right to Negotiate (ERN)	
BOARD MTG: Approval of ERN	March 14, 2021
Step 4: Disposition and Development Agreement (DDA)	
→ Work Sessions - Negotiation, Reuse Appraisal, Finalize DDA, etc.	As Needed ←
BOARD MTG: Approval of DDA	September 12, 2022

CONSIDER: Approve Resolution 1778

Block 68 Catalytic Redevelopment Project – Land Exchange Agreement with the YMCA

Suggested Motion:

I move to adopt Resolution 1778 authorizing the Executive Director to execute the Real Property Exchange Agreement with the Young Men's Christian Association of Boise City.

AGENDA

V. Action Items

- A. **CONSIDER:** Approve Resolution 1778 - Block 68 Catalytic Redevelopment Project Land Exchange Agreement with the YMCA (10 minutes).....Alexandra Monjar

- B. **CONSIDER:** Approve Resolution 1777 - Purchase and Sale Agreement for acquisition of 703 S 8th Street (10 minutes)Alexandra Monjar

- C. **CONSIDER:** Approve Resolution 1756 - Old Boise Blocks on Grove Street Streetscape Improvements Project - Design Professional Services Agreement with Jensen Belts Associates (15 minutes).....Karl Woods /Kim Siegenthaler, Jensen Belts

- D. **CONSIDER:** 2426 N Arthur St - State & Arthur Apartments - T1 Participation Designation (10 minutes).....Kevin Holmes

CONSIDER: Approve Resolution 1777 – Purchase and Sale Agreement for Acquisition of 703 S. 8th Street

Alexandra Monjar

Project Manager – Property Development

Project Location

703 S 8TH STREET

PROPERTY DETAILS

ADDRESS

703 S 8th St
Boise, Idaho 83702

DESCRIPTION

Residential
Development Land

ZONING

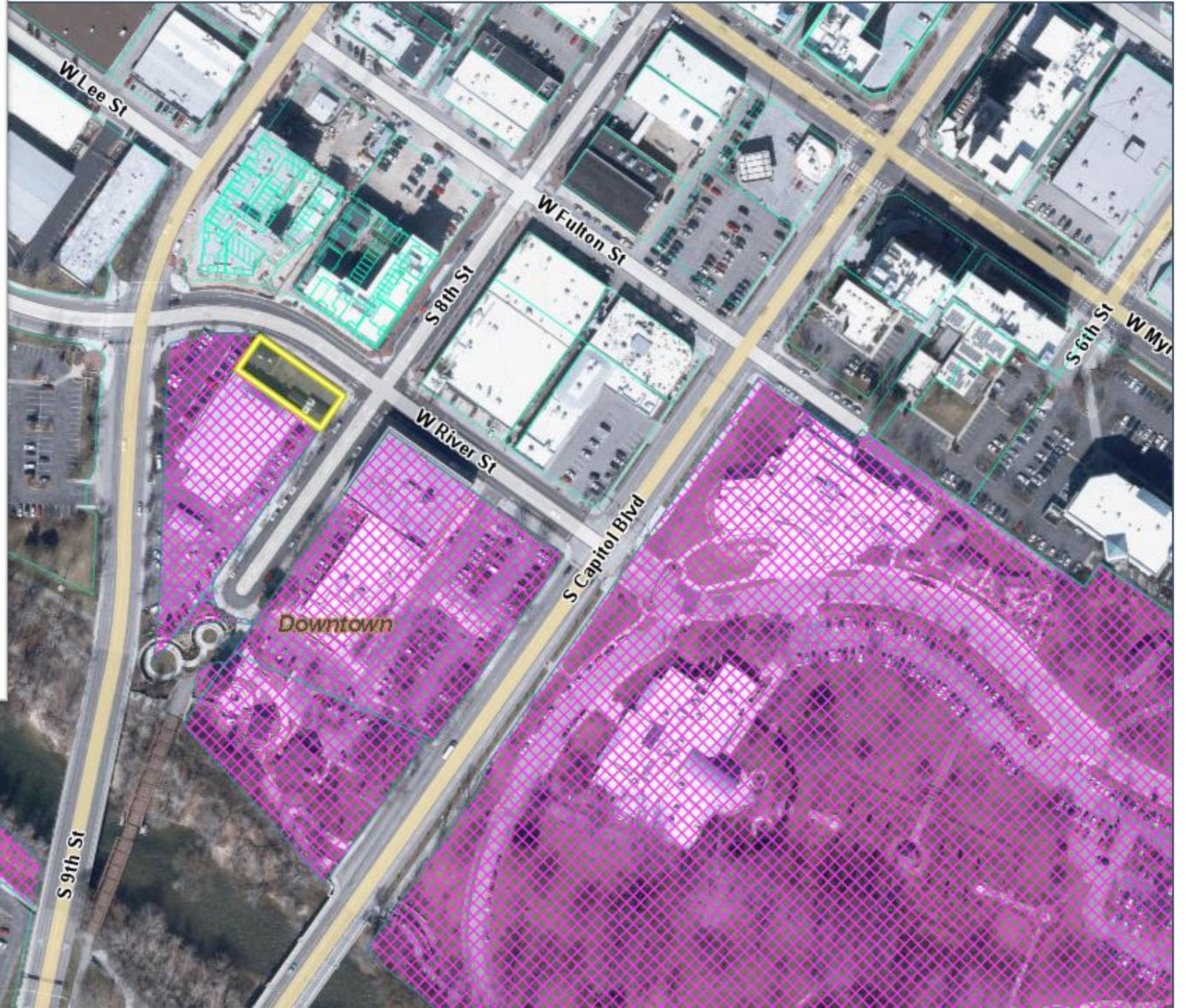
R-0/DD | Residential Office with
Downtown Design Review
Overlay

TOTAL SIZE

7,810 Sq. Ft.
±0.179 Acres

PARCEL NO.

R1749100412 (703 S 9th St)



DOWNTOWN LAND PARCELS

5
tokcommercial.com

Purchase and Sale Terms



Price

- \$1,900,000
- \$50,000 refundable deposit



Closing

- Within 45 days of PSA approval
- 50/50 shared closing costs



Contingencies

- Board Approval
- 30 day due diligence period



CONSIDER: Resolution 1777 – Purchase and Sale Agreement for Acquisition of 703 S. 8th Street

Suggested Motion:

I move to adopt Resolution 1777 approving the Purchase and Sale Agreement for acquisition of 703 S. 8th Street.

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- D. **CONSIDER:** 2426 N Arthur St - State & Arthur Apartments - T1 Participation Designation (10 minutes).....Kevin Holmes

CONSIDER:

Resolution No. 1756 approving Jensen Belts Associates
Task Order 19-007 for the Old Boise Blocks on Grove Street
Streetscape Improvements Project – Design Development,
Construction Documents and Construction Administration Services

Karl Woods

Sr. Project Manager

Kim Siegenthaler

Principal \ Landscape Architect of Record





Old Boise Blocks on Grove Street

REDEVELOPMENT STRATEGY VISION REPORT



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.



CREATE MORE CONNECTIONS

Ensure routes and crossings from destinations – such as Julia Davis Park and other parts of downtown – are as comfortable as possible for pedestrians and cyclists. Create new pathways where needed to improve bike connectivity.

BUILD AT A COMPATIBLE SCALE WITH EMPHASIS ON STREET LEVEL INTERACTIONS

The Street level façade should be consistent with the Old Boise Block and the rest of downtown, allowing for a mix of low, medium, and high-rise development.

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. Complementing the existing Basque Block should be emphasized.



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.

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.

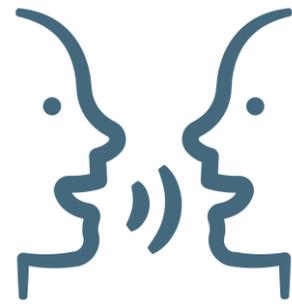


ACTIVATE THE AREA

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.

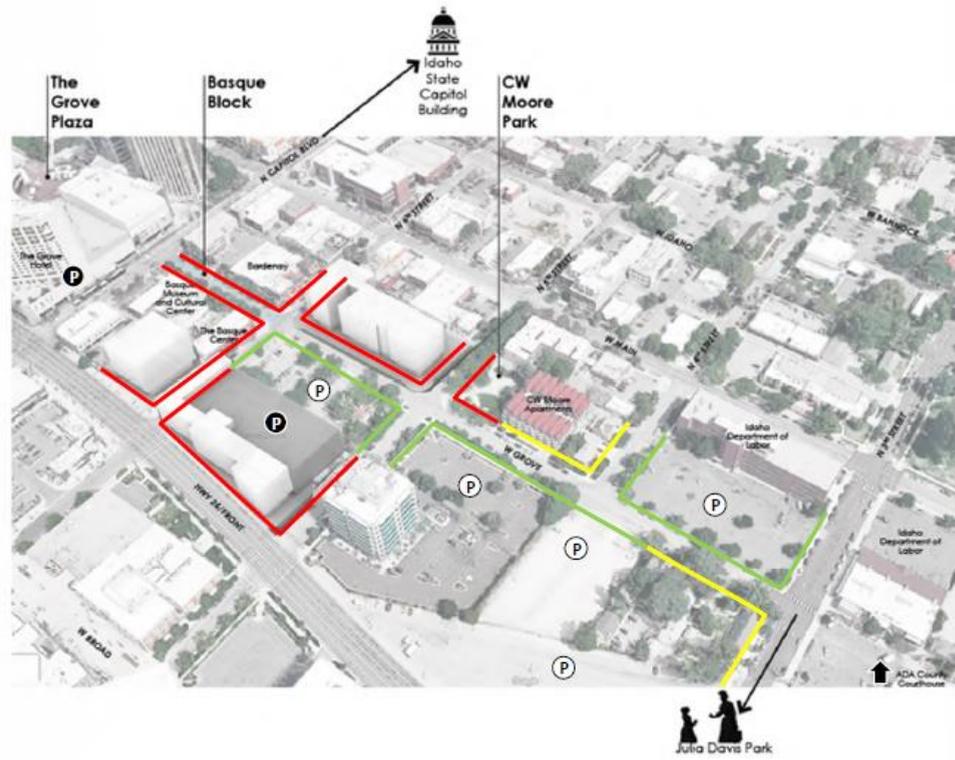
INVEST IN PUBLIC SPACES

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.



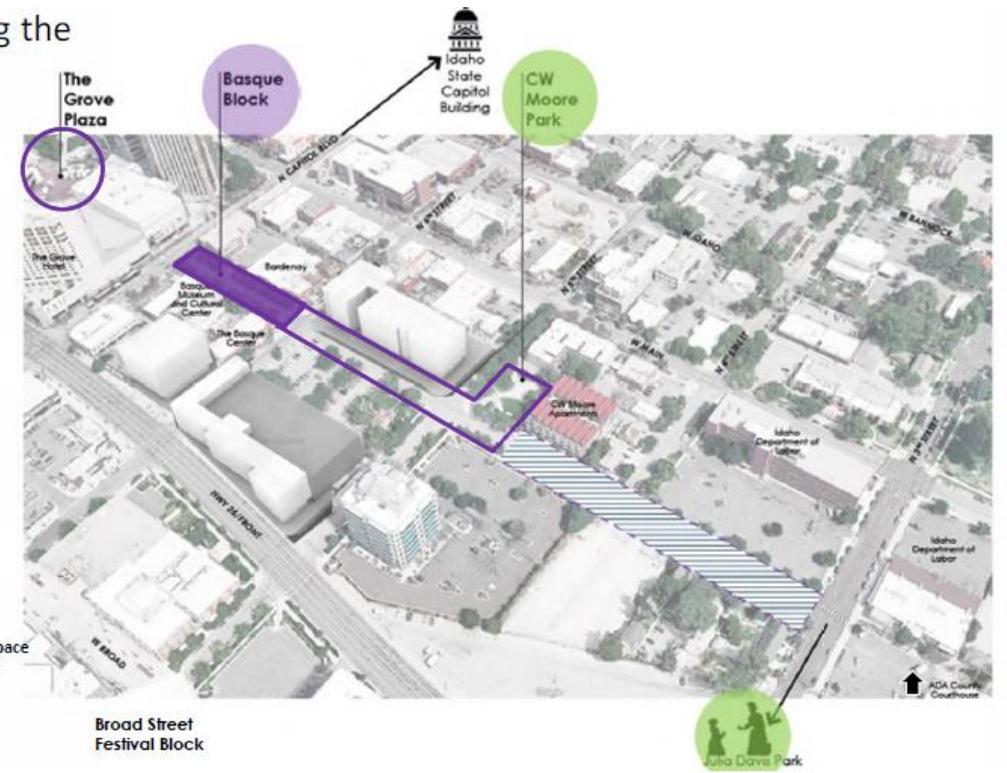
Street Level Vitality

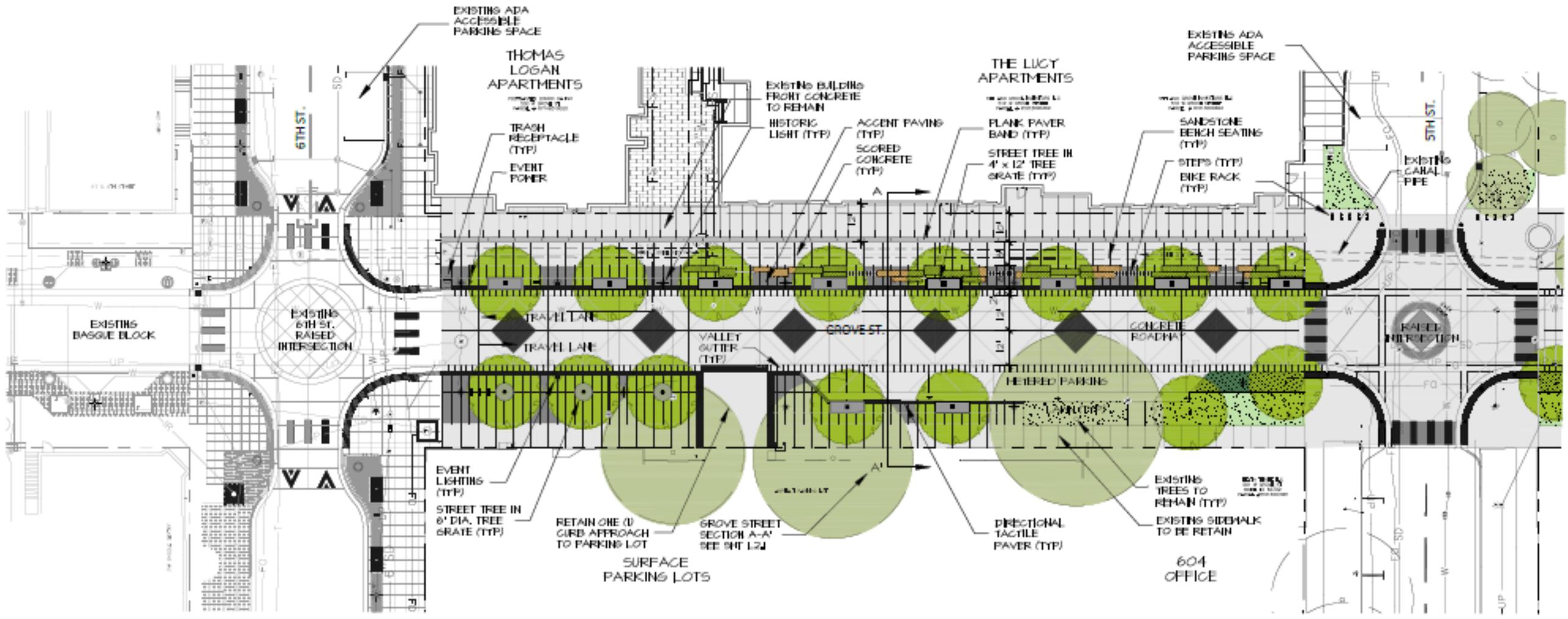
- Building Frontage Conditions
- Active
 - Fair
 - Poor
 - P Structure Parking
 - P Surface Parking Lot



Complimenting the Basque Block

- Legend
- Event Space
 - Expandable Event Space
 - Plaza/Festival Block
 - Park



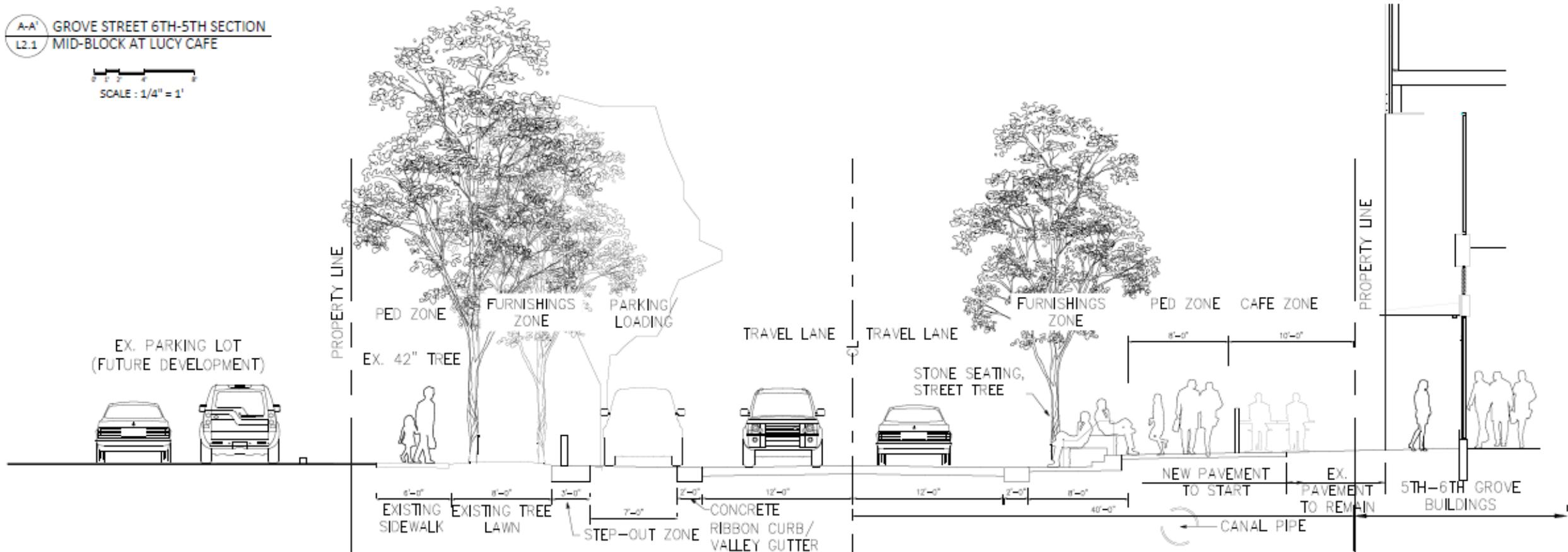


1 GROVE ST. BLOCK PLAN 6TH ST. - 5TH ST.
 L1.1 SCALE: 1" = 20'



A-A' GROVE STREET 6TH-5TH SECTION
 L2.1 MID-BLOCK AT LUCY CAFE

SCALE : 1/4" = 1'





1 GROVE STREET 6TH-5TH STREETScape PERSPECTIVE
L3.1 NORTH SIDE SIDEWALK - LOOKING EAST



2 GROVE STREET 6TH-5TH STREETScape PERSPECTIVE
L3.1 NORTH SIDE SIDEWALK - LOOKING WEST



SCORED STANDARD CONCRETE
SCORING PATTERN MAY VARY

LOCATIONS:
PEDESTRIAN SIDEWALK ZONE
ON NORTH SIDE OF GROVE ST.

1 SCORED CONCRETE
L3.3

DIRECTIONAL TACTILE PAVER
MODULAR PAVERS -
STYLE TO BE DETERMINED WITH BOISE CITY & ACHD
ADA COORDINATORS
ARMOR-TILE
SIZE: 12" x 12"
COLOR: ONYX BLACK

LOCATION:
BETWEEN ROADWAY/PARKING AND
PEDESTRIAN/FURNISHING ZONE



3 DIRECTIONAL TACTILE PAVER
L3.3



COLOR: RIO

SHAPES & SIZES

LARGE PAVERS

7 1/2" x 11 1/4" x 2 1/4"

7 1/2" x 10 1/4" x 2 1/4"

7 1/2" x 11 1/4" x 2 1/4"

SLIM PAVERS

5" x 11 1/4" x 2 1/4"

5" x 10 1/4" x 2 1/4"

5" x 11 1/4" x 2 1/4"

BELGARD MELVILLE PLANK PAVER BAND
SIZE: 20' LONG
60% LARGE & 40% SLIM PAVERS MIX
COLOR: RIO BLEND

LOCATIONS:
BAND BETWEEN BUILDING FACE CAFE ZONE
AND PEDESTRIAN SIDEWALK ZONE ON NORTH
SIDE OF GROVE ST. BETWEEN 6TH & 5TH

2 BELGARD PLANK BAND & ACCENT PAVING
L3.3



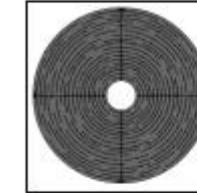
LOCALLY SOURCED, SANDSTONE BLOCK
SEATING BENCHES.
ROUGH CUT SIDES, SMOOTH TOP AND BOTTOM.
SIZE AND STACK TO VARY WITH ELEVATION CHANGE
AND SEATING OPPORTUNITIES.

LOCATIONS:
NORTH SIDE 6TH-5TH ST. - FURNISHING ZONE
NORTH SIDE 5TH-4TH ST. -
ADJACENT TO OW MOORE WATERWHEEL

4 SANDSTONE BLOCK BENCH SEATING
L3.3

STREETSCAPE TREE GRATES TO BE BY IRON AGE DESIGN:

4' x 12' RECTANGLE - 'RAIN' QTY: 21
6' DIA. ROUND - 'SPIN' QTY: 14
CAST IRON - RAW FINISH
TRAFFIC RATED, BOLD DOWN
CAST-IN-PLACE STANDARD FRAME FOR
SURROUNDING CONCRETE PAVING MATERIAL.
LOCATIONS: AS SHOWN ON PLAN.



6' DIA. ROUND - 'SPIN'



4' x 12' RECTANGLE - 'RAIN'

1 TREE GRATE
L3.2

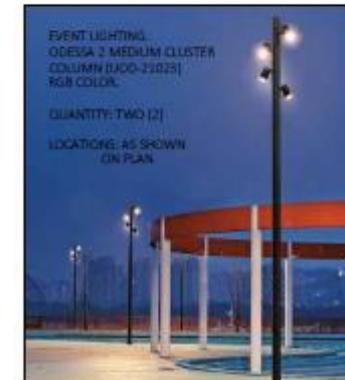


BIKE RACKS TO BE "SINGLE BEND" BIKE
RACK OR APPROVED EQUAL. 2 BIKE
CAPACITY. 2" ROUND SCHEDULE 40 STEEL
PIPE. BEND TO FORM & DIMENSIONS AS
SHOWN. FINISH: POWDERCOAT SILVER,
CONCRETE SURFACE MOUNT. 36"
SPACING BETWEEN BIKE RACKS TYP.

QUANTITY: TWENTY-SEVEN (27)

LOCATIONS: AS SHOWN ON PLAN.

3 BIKE RACK
L3.2



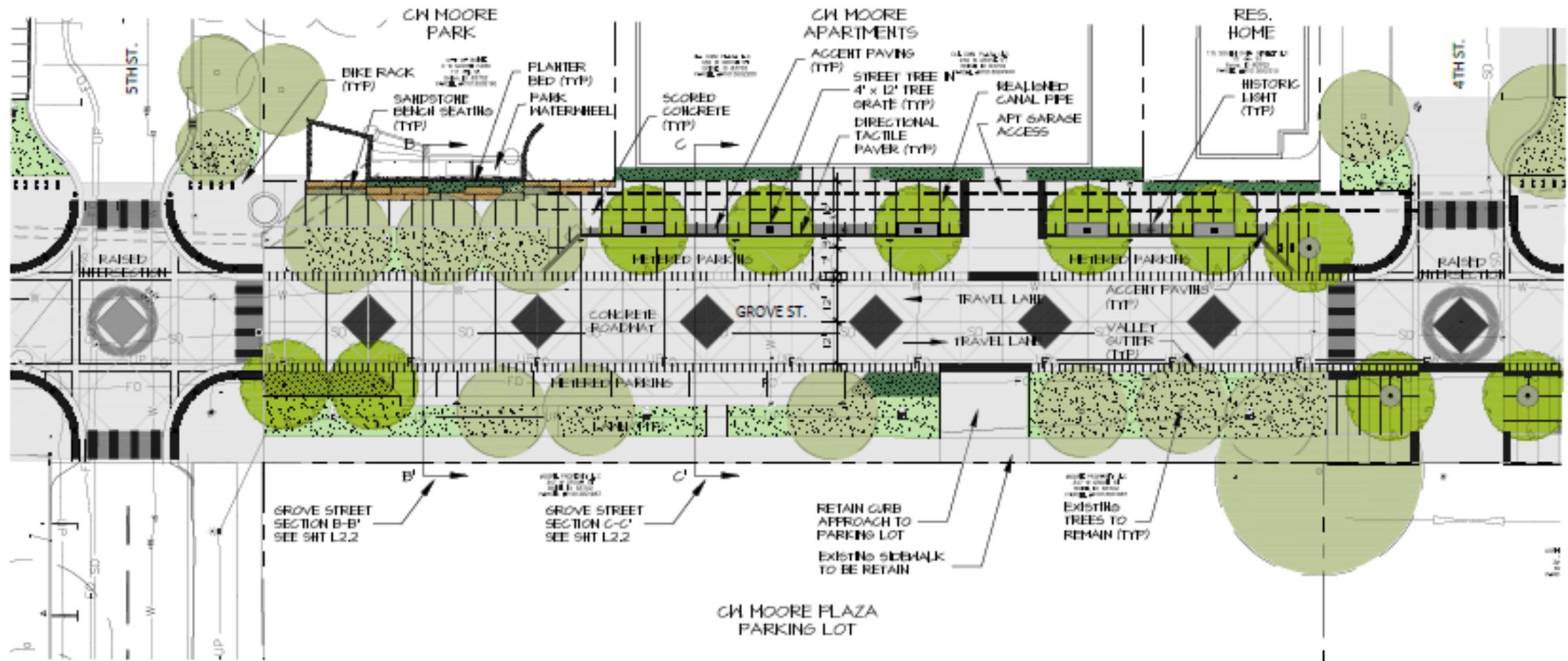
EVENT LIGHTING
ODESSA 2 MEDIUM CLUSTER
COLUMN (JCO-21025)
RGB COLOR

QUANTITY: TWO (2)

LOCATIONS: AS SHOWN
ON PLAN



4 EVENT LIGHTING
L3.2

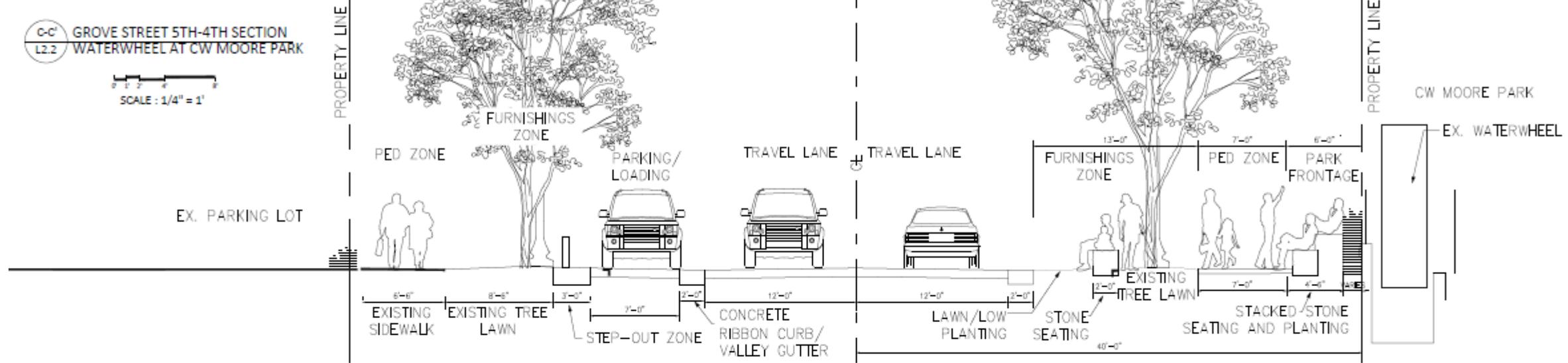


1 GROVE ST. BLOCK PLAN 5TH ST. - 4TH ST.
L1.2 SCALE : 1" = 20'



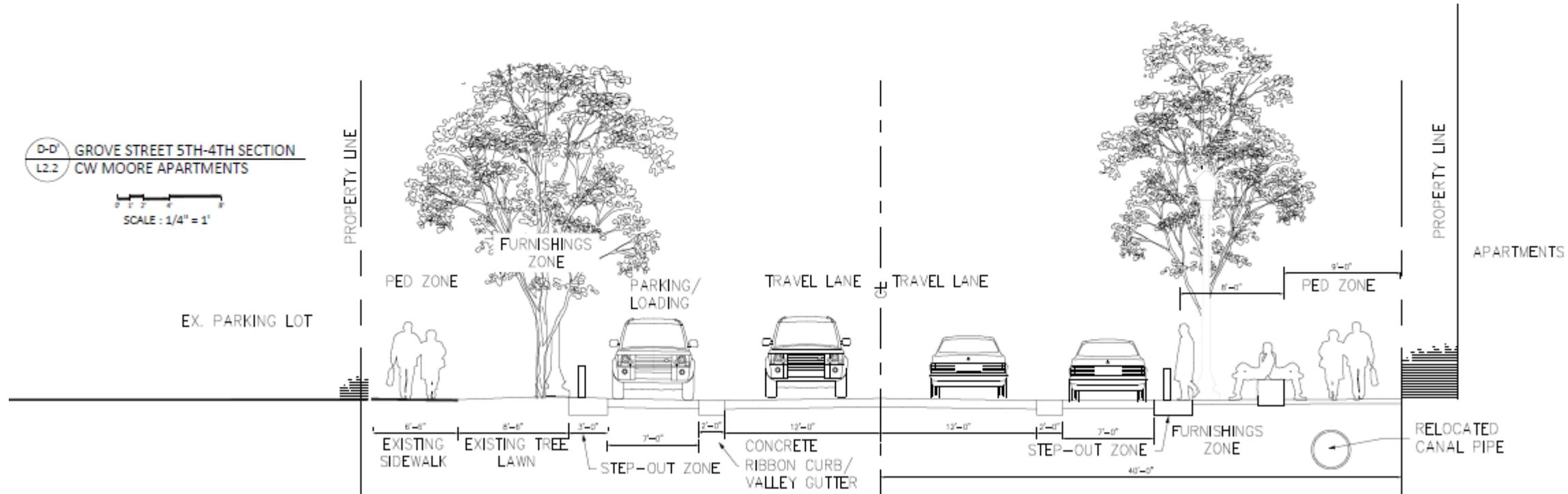
C-C GROVE STREET 5TH-4TH SECTION
L2.2 WATERWHEEL AT CW MOORE PARK

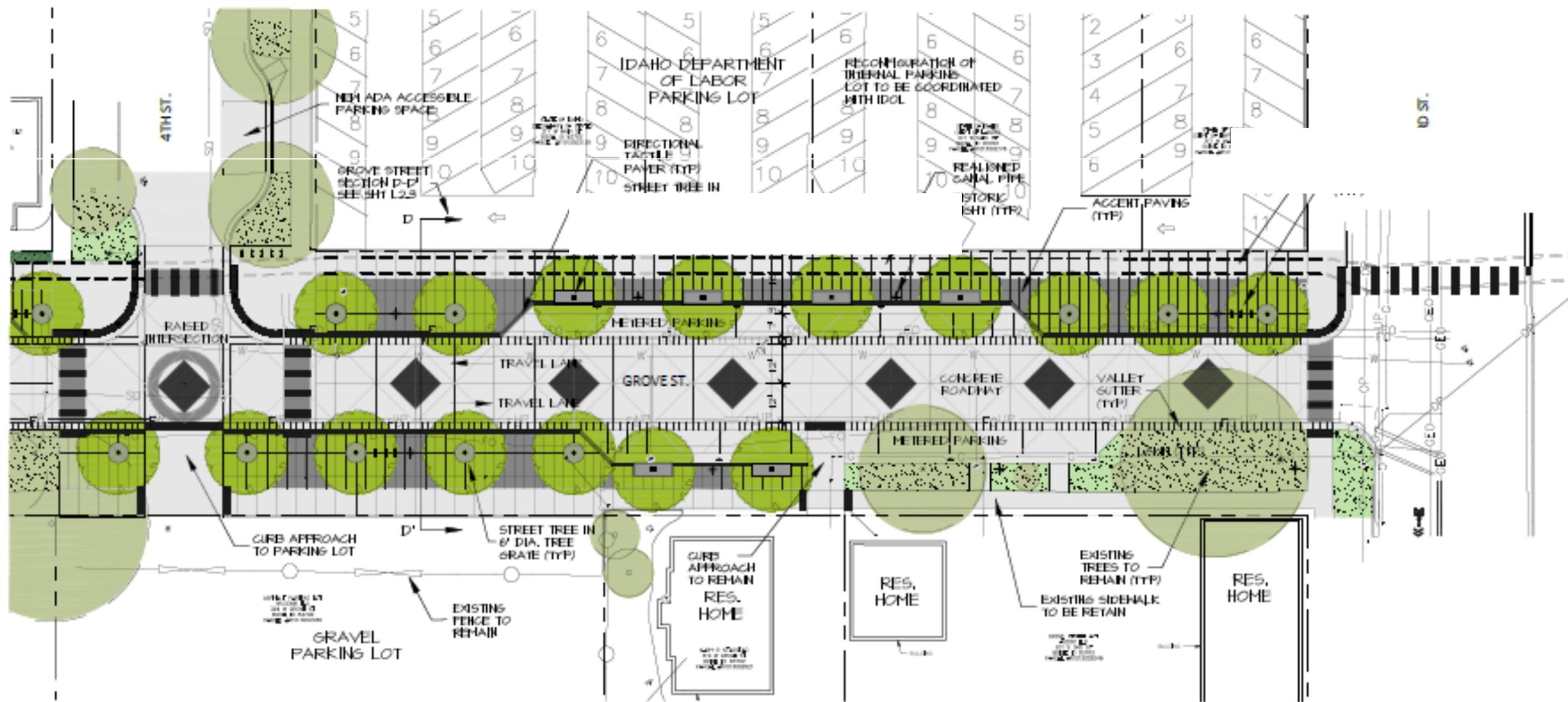
SCALE : 1/4" = 1'



D-D GROVE STREET 5TH-4TH SECTION
L2.2 CW MOORE APARTMENTS

SCALE : 1/4" = 1'



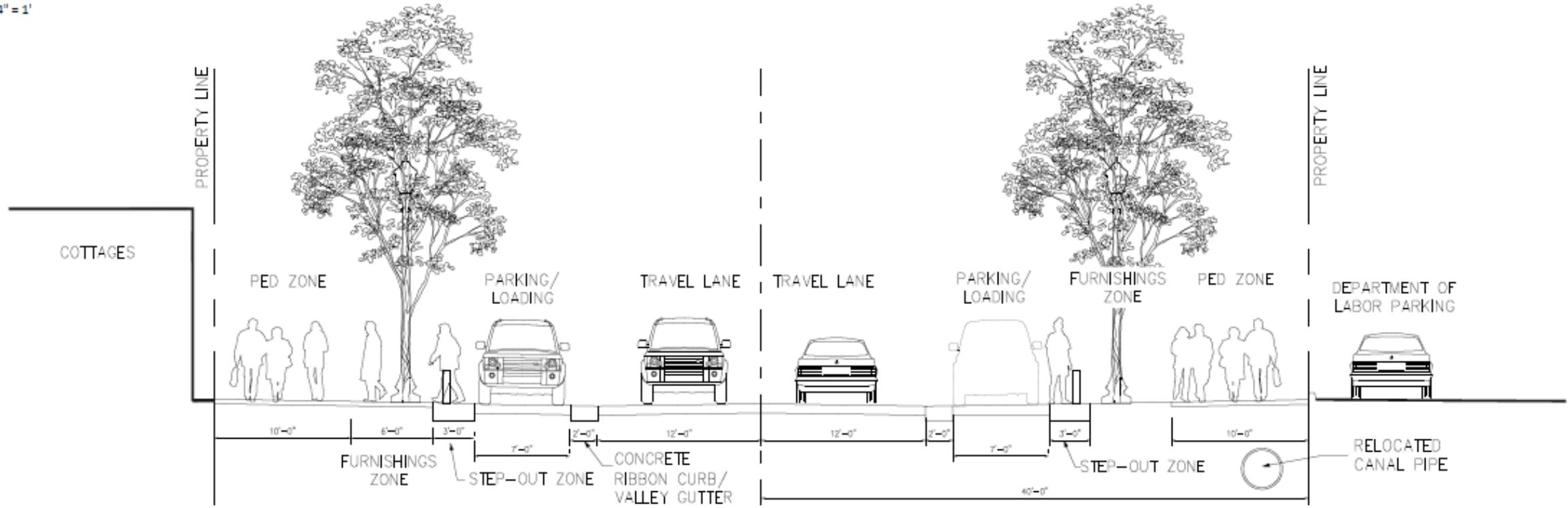


1 GROVE ST. BLOCK PLAN 4TH ST. - 3RD ST.
 L1.3 SCALE : 1" = 20'



D-D' GROVE STREET 4TH-3RD SECTION
 L2.3 DEPT OF LABOR PARKING LOT

SCALE: 1/4" = 1'





Collection of Partnerships

- 1 BOISE CITY CANAL COMPANY UPGRADES
- 2 BOISE CITY PARKS AND REC
- 3 BOISE CITY DEPARTMENT OF ARTS & HISTORY
- 4 ACHD INTERAGENCY AGREEMENT
- 5 IDOL INTERAGENCY AGREEMENT

BOISE CITY CANAL COMPANY





BOISE CITY DEPT OF ARTS & HISTORY



BOISE CITY DEPARTMENT OF ARTS & HISTORY



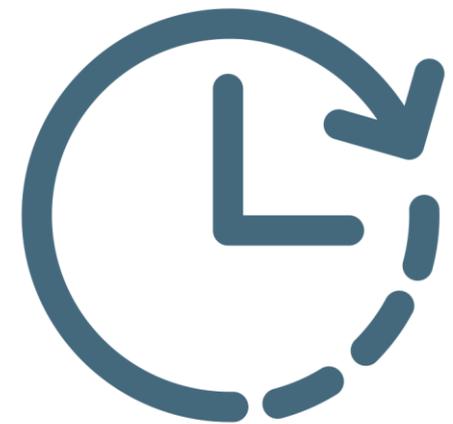
Neighborhood Project Outlook

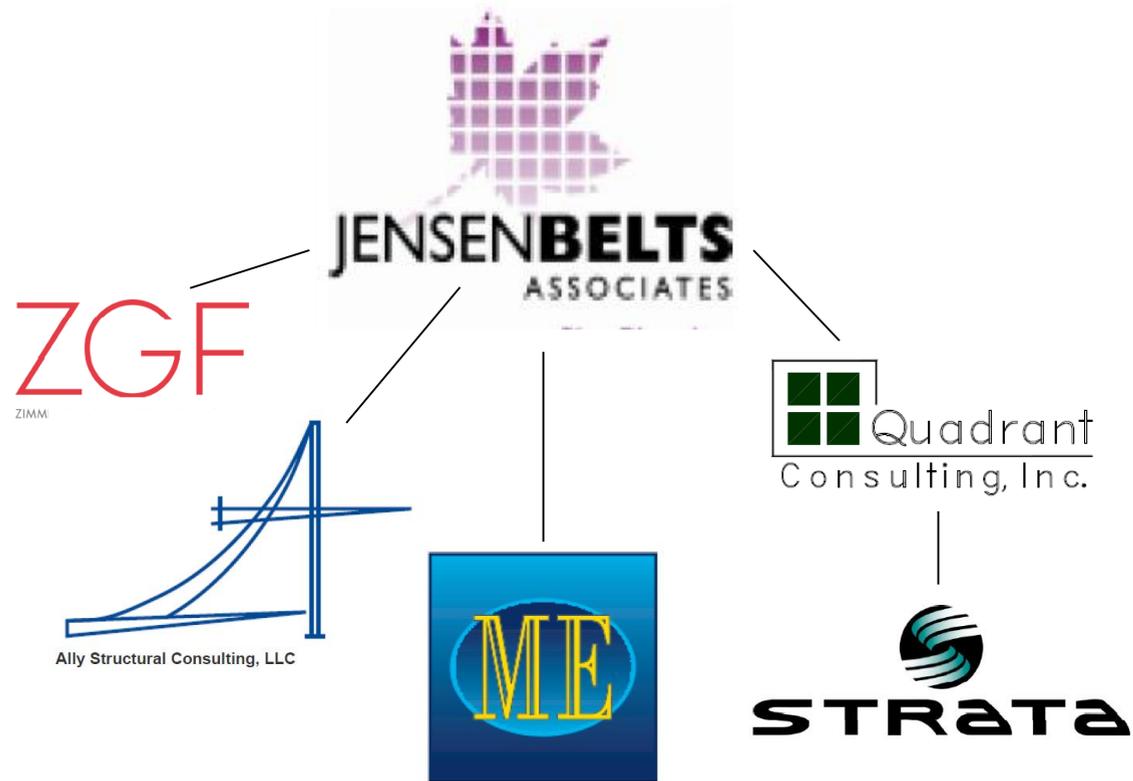
BOISE CITY CANAL – WINTER 2022

STREETSCAPE IMPROVEMENTS – SPRING 2023

CW MOORE PARK – SPRING 2023

521 W. GROVE PUBLIC SPACE- 2024



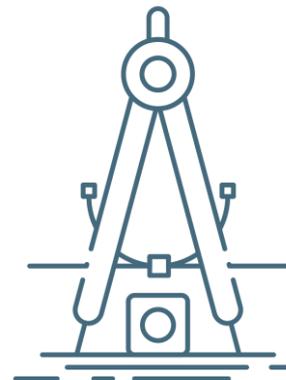


Resolution 1756 – Task Order 19-007 with Jensen Belts Associates for Design Development, Construction Documents and Construction Administration Services

Professional Design Services – Design Development - Construction Admin.

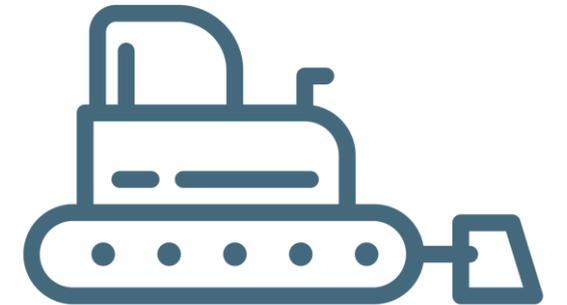
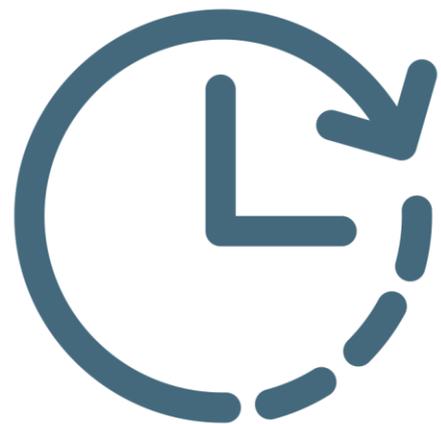
- Design Development (60% CDs)
- Permit Set (99% CDs)
- Permit and Bidding
- Construction Administration Services

Task Order #19-007
\$354,369



Next Steps

- AGREEMENT WITH IDOL
- AGREEMENT WITH ACHD
- AGREEMENT WITH ARTS & HISTORY
- GMP WITH GUHO CORP



CONSIDER: Resolution 1756

Suggested Motion:

I move to adopt Resolution No. 1756 approving Jensen Belts Associates task Order 19-007 for the Old Boise Blocks on Grove Street Streetscape Improvements Project – Design Development, Construction Documents and Construction Administration Services

AGENDA

V. Action Items

- A. **CONSIDER:** Approve Resolution 1778 - Block 68 Catalytic Redevelopment Project Land Exchange Agreement with the YMCA (10 minutes).....Alexandra Monjar

- B. **CONSIDER:** Approve Resolution 1777 - Purchase and Sale Agreement for acquisition of 703 S 8th Street (10 minutes)Alexandra Monjar

- C. **CONSIDER:** Approve Resolution 1756 - Old Boise Blocks on Grove Street Streetscape Improvements Project - Design Professional Services Agreement with Jensen Belts Associates (15 minutes).....Karl Woods /Kim Siegenthaler, Jensen Belts

- D. **CONSIDER:** 2426 N Arthur St - State & Arthur Apartments - T1 Participation Designation (10 minutes).....Kevin Holmes

V. Adjourn

CONSIDER: 3912 W State Street State and Arthur Apartments Type 1 Participation Program Designation

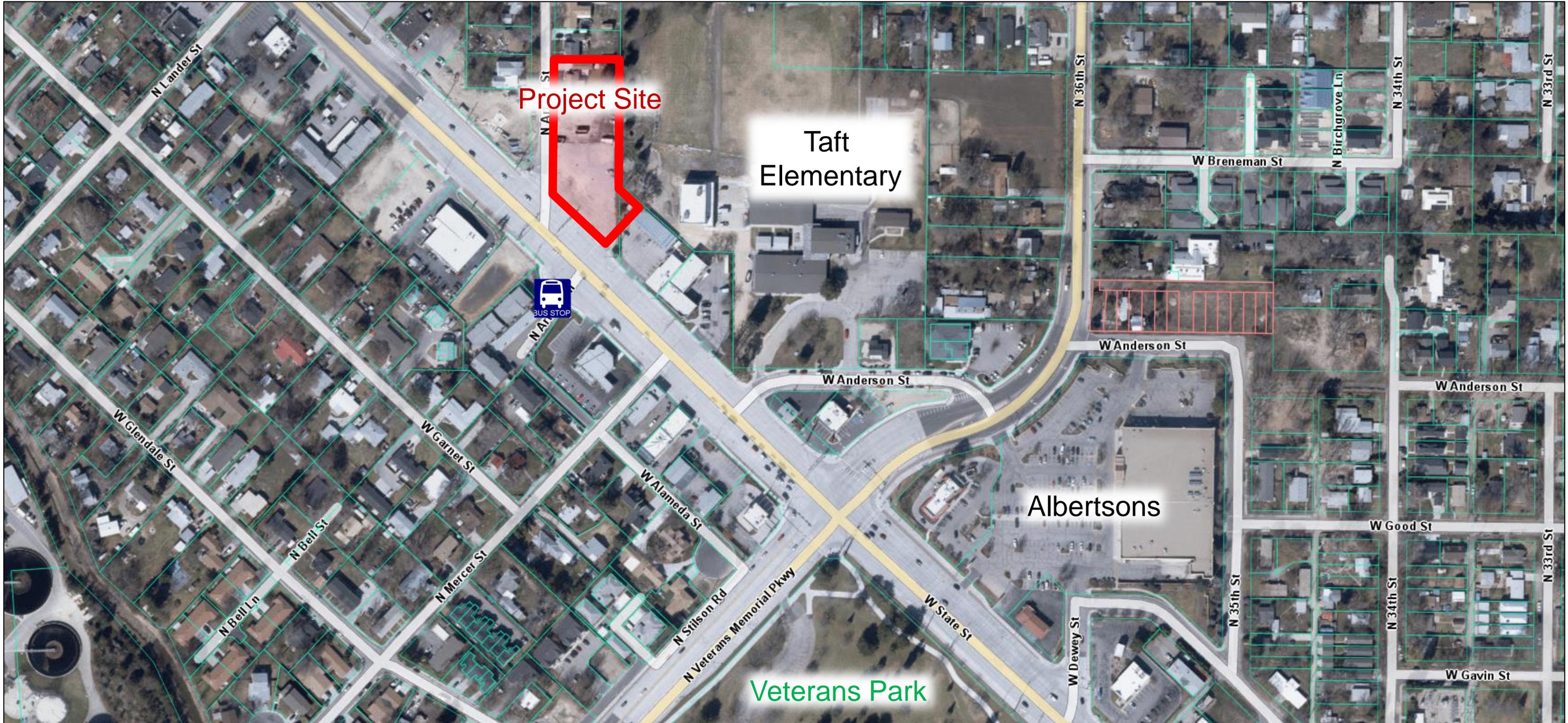


Kevin Holmes
Project Manager – Property Development

Rendering: GGLO



Project Location

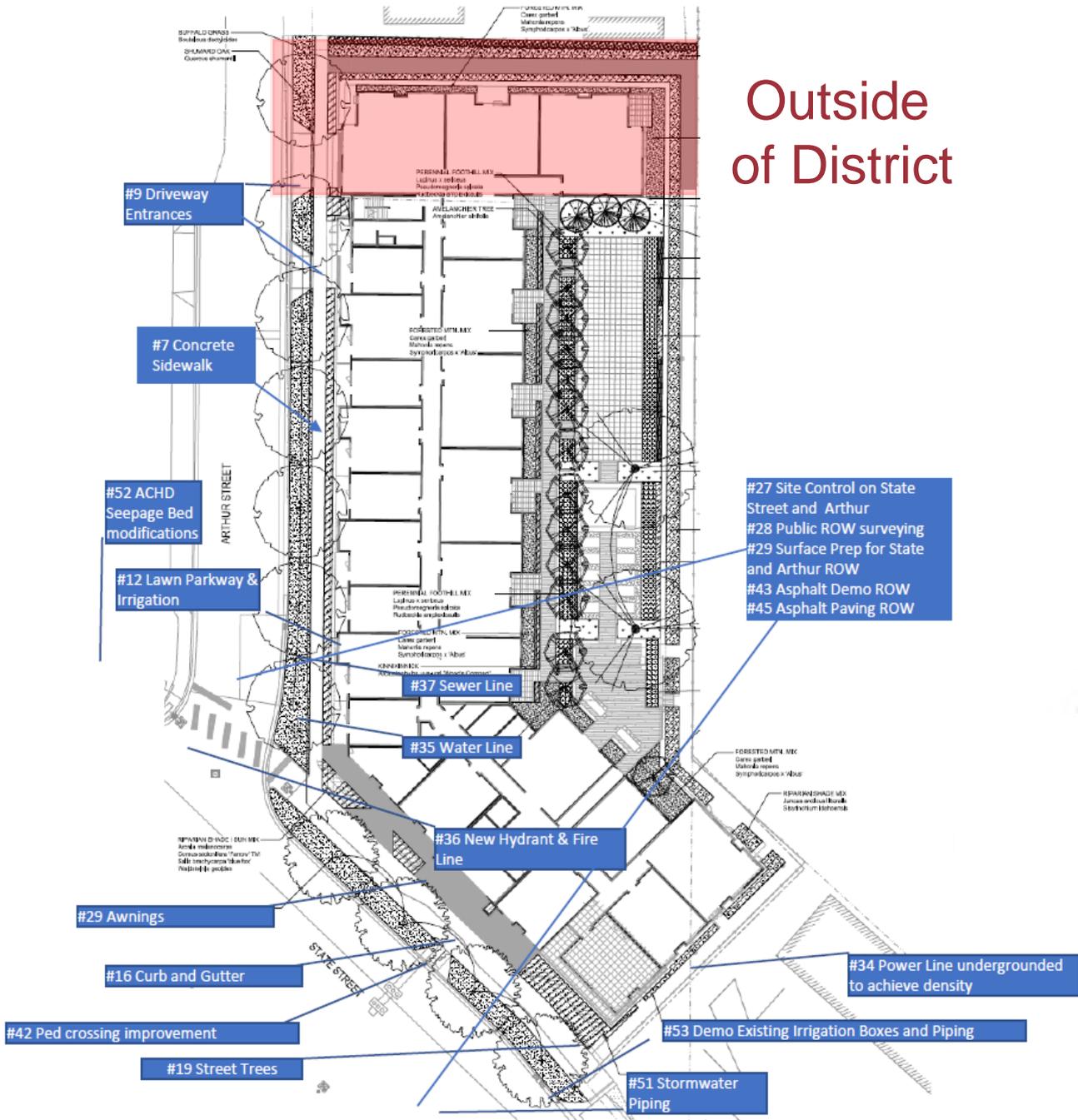


Project Summary

- 102 units- Studio, 1, 2, & 3 Bedrooms
- 30% - 80% AMI Rental Rates
- 1,500 square foot daycare or retail space
- State St Multi-Use Path
- Connection to School & Gardens
- 10 Jobs
- ~\$39 Million Total Development Costs
- \$309,930 Estimated Eligible Expenses



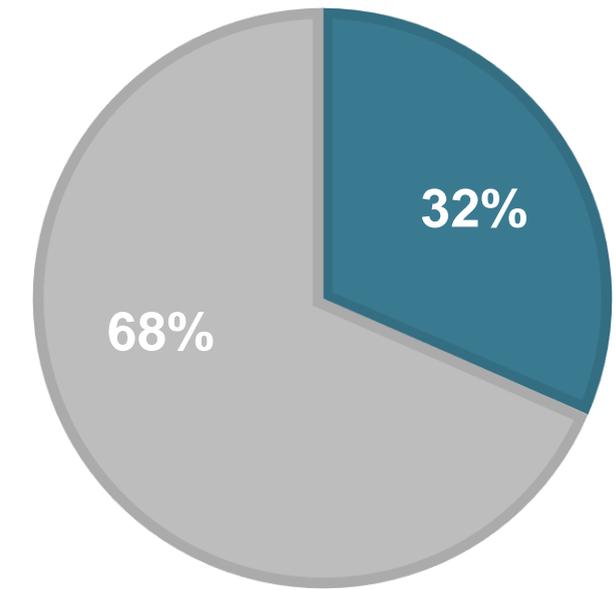
Estimated Eligible Expenses



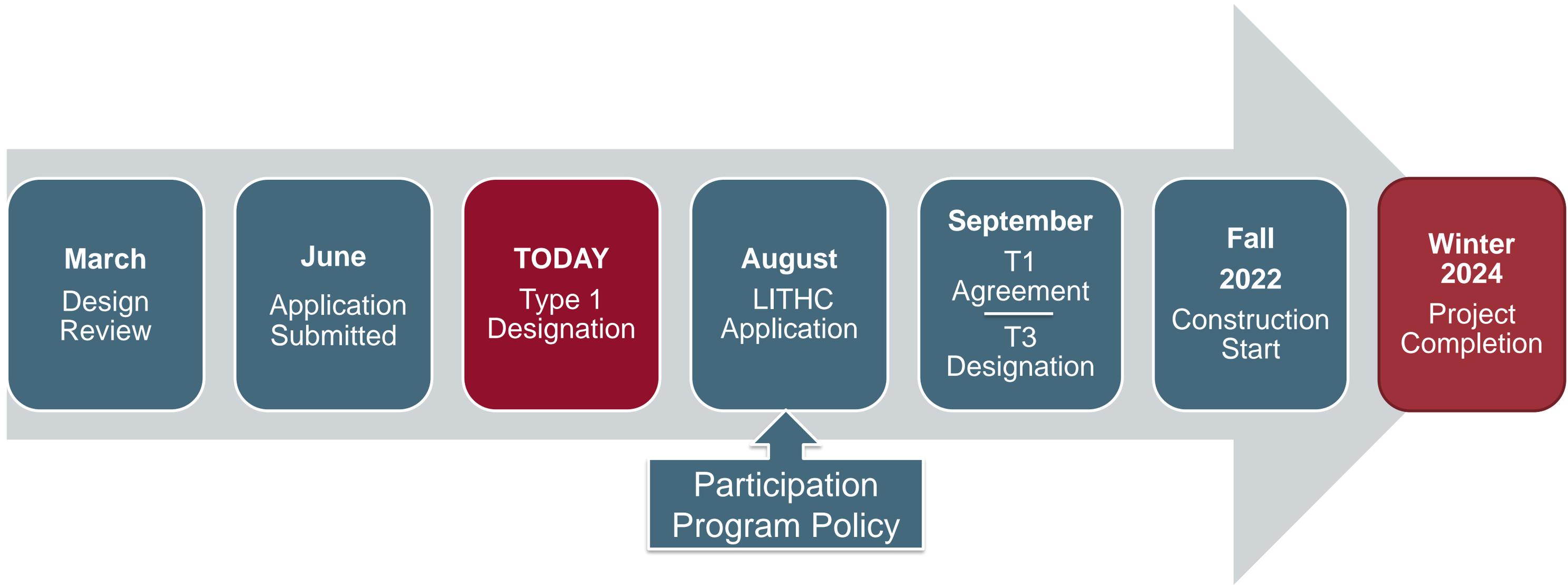
Outside of District

Total Public Improvements	\$ 309,930
Streetscapes	\$ 97,758
Utilities	\$ 212,172

■ Streetscapes ■ Utilities



Timeline



CONSIDER: 3912 W State Street
State and Arthur Apartments
Type 1 Participation Program Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Pacific West Communities, Inc. for future Agency Board approval.

Adjourn

