

# LIVE STREAMING & AUDIO RECORDING

*Now In Progress*



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

# Board of Commissioners

**Regular Meeting  
January 11, 2023**



# AGENDA

## I. Call to Order

Chair Haney Keith

## II. Action Item: Agenda Changes/Additions

Chair Haney Keith

## III. Work Session

A. Linen Blocks on Grove Street Project Update (15 minutes)

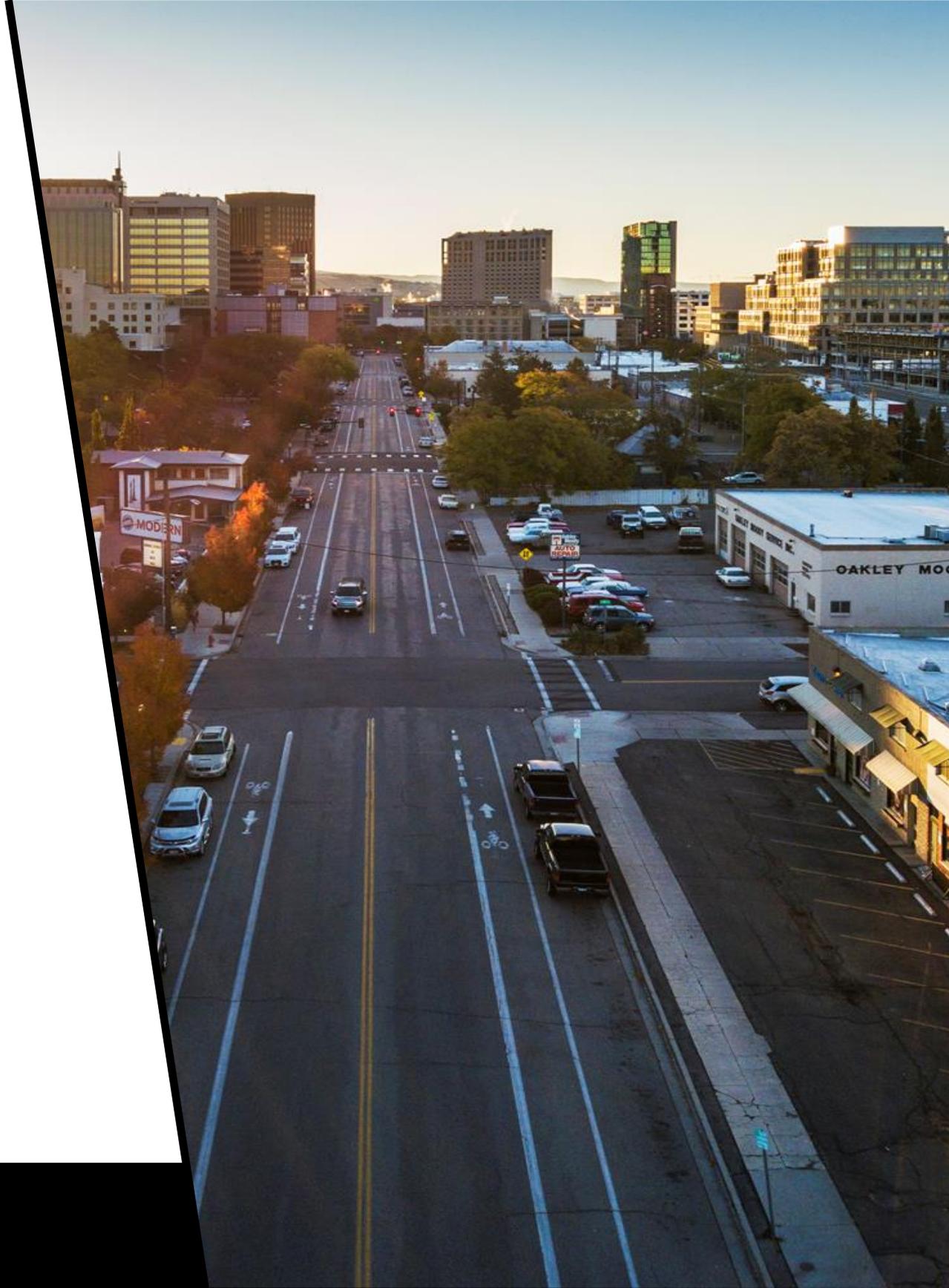
.....Amy Fimbel / Kevin Holmes

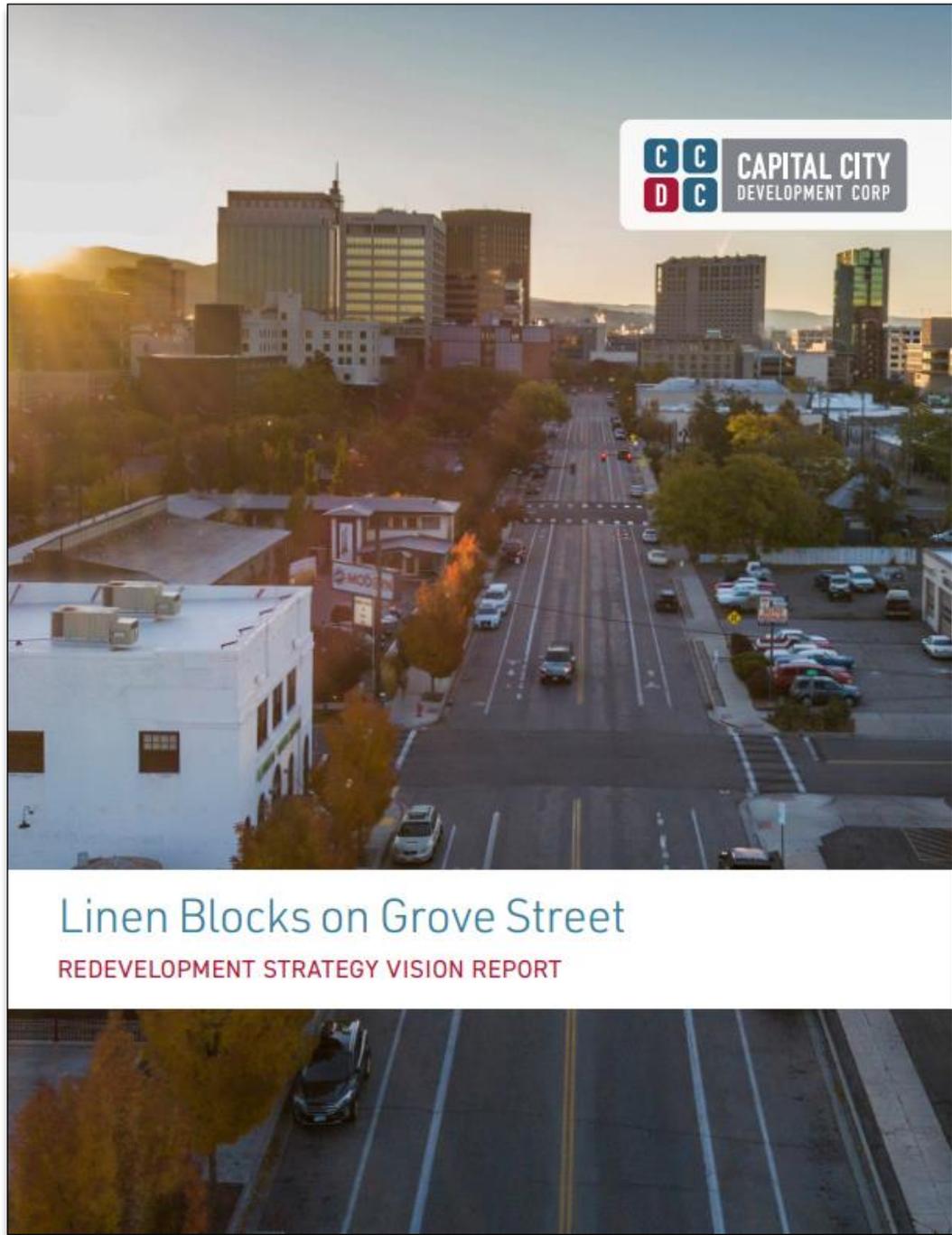
# REBUILD

## LINEN BLOCKS ON GROVE STREET



Project Update – January 11, 2023





# Linen Blocks on Grove Street

## REDEVELOPMENT STRATEGY VISION REPORT



Local Businesses on Grove Street



Moody Service Inc. Credit: Guy Hand

- ### CELEBRATED ASSETS - WHAT'S WORKING
- High-degree of **local support** among property owners, businesses and other area stakeholders for coordinated public-private reinvestment
  - **Unique history and character** as an eclectic, "light industrial" area that translates into a modern creative/craft/maker/arts district
  - Strong, **distinct local businesses** and many other commercial retailers and restaurants
  - Some **long-time businesses** such as Oakley Moody Service which has been in operation since 1972
  - Low-volume traffic corridor connecting directly to the Grove Plaza to the east
  - **Performance, visual and other creative organizations** located here, including Treefort and LED
  - Availability of under-developed parcels
  - Presence of **urban renewal districts** makes reinvestment resources available

- ### AREAS FOR IMPROVEMENT
- Numerous **surface parking lots** on several blocks
  - **Streetscape design** improvements – inconsistent sidewalk and bicycle lane infrastructure, needed ADA-compliant improvements, many driveways and curb cuts along sidewalks and into bike lanes
  - Unappealing **pedestrian environment** (lack of shade, things to see)
  - No year-round anchoring tenant or attractant activity
  - Activity significantly slows during evenings and weekends
  - Underdeveloped tree canopy and relative **lack of greenery**
  - **Complicated parking** environment – parking is managed by public agencies and individual property owners and supplied by a mix of low-cost or free on-street public parking and free storefront private parking, very little available structured parking north of Front Street
  - **Few housing options** in the immediate area
  - Deficient **stormwater** and **broadband infrastructure**



Dwyhee Parking Lot – likely redevelopment



Needed curb and sidewalk repair

## Formative Investment Plan

The vision for the Linen Blocks on Grove Street will require the collaboration of public and private both large investors who can bring catalytic projects and small investors, who are willing to start events and share their culture and history. Collective will and coordinated investment can drive a change that results in a beloved and unique place.

## Identified Investments

Projects and efforts represent ideas identified and widely supported by both the general public members. These projects were evaluated and elevated based on whether they helped implement could transform the area in accordance with stated design principles. The likely lead or type of each investment is suggested, and projects that had higher degrees of support from the public group are identified.

### WIDELY SUPPORTED PUBLIC INVESTMENTS AND STREETScape UPDATES

- Additional shade trees and increase the amount of green landscaping
- Small mixed-use developments that include housing, commercial and office uses
- Streetscape improvements including wider sidewalks, improved bike facilities and ADA compliant sidewalks
- Unique places with large-scale public art and historic signage
- Daytime and night life activities such as stalls and public markets



As shown in the Linen Blocks Streetscape Design Public

# Celebrated Assets – What’s Working

- Distinct local businesses
- Unique history and character
- Low-volume traffic corridor connecting directly to Grove Plaza
- High-degree of local support for coordinated public-private reinvestment



*Distinct Local Businesses on Grove Street*



*Oakley Moody Service Inc. Credit: Guy Hand*

# Areas for Improvement

- Numerous surface parking lots on several blocks
- Unappealing pedestrian environment
- Activity significantly slows during evenings and weekends
- Underdeveloped tree canopy and relative lack of greenery
- Few housing options in the immediate area



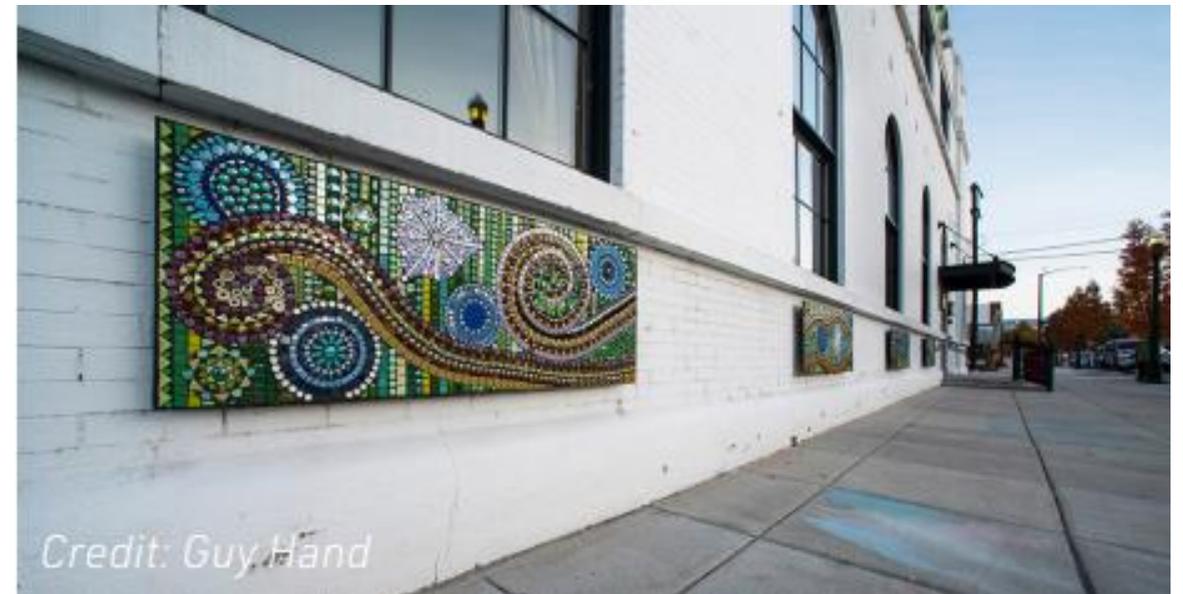
*Owyhee Parking Lot – likely redevelopment*



*Needed curb and sidewalk repair*

# Values

- Activate the area
- Invest in infrastructure
- Balance mobility options
- Maintain our local creative haven
- Embrace and extend district identity and history



IDAHO ST.

13TH ST.

11TH ST.

9TH ST.

### HOTEL RENEGADE

1110 W GROVE STREET

Completion Spring 2024

Total Development Costs:  
\$100 Million

### THE SPARROW

1070 W GROVE STREET

Completion Fall 2023

Total Development Costs:  
\$10 Million

MAIN ST.

### BROADSTONE SARATOGA

1210 W GROVE STREET

Completion Winter 2024

Total Development Costs:  
\$100 Million

REBUILD LINEN BLOCKS ON GROVE STREET

### DUAL BRANDED MARIOTT HOTEL

1005 W GROVE STREET

Completion Spring 2025

Total Development Costs:  
*To Be Determined*

FRONT ST.



- Hendricks Commercial Properties
- 122 hotel rooms
- 120,000 square foot boutique hotel with dining and other amenities
- \$68 Million Total Development Costs
- Completion Spring 2024



# Hotel Renegade



- Nest Partners
- 67 hotel rooms
- 35,000 square foot boutique hotel with public coffeehouse and food truck space
- \$10 Million Total Development Costs
- Completion Fall 2023



The Sparrow

 **REBUILD** LINEN BLOCKS ON GROVE STREET

- Pennbridge Lodging
- 295 hotel rooms
- 326,889 square foot dual branded hotel
- Total Development Costs *To Be Determined*
- Completion Spring 2025



Dual Branded Marriott Hotel

 **REBUILD** LINEN BLOCKS ON GROVE STREET

- Alliance Realty Partners
- 334 residential units
- 7,000 square feet of commercial
- \$100 Million Total Development Costs
- Completion Winter 2024/2025



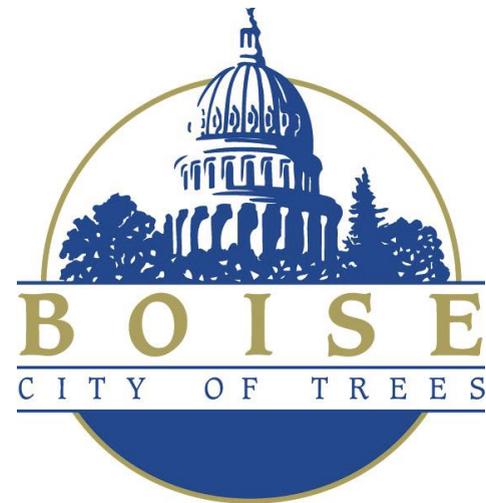
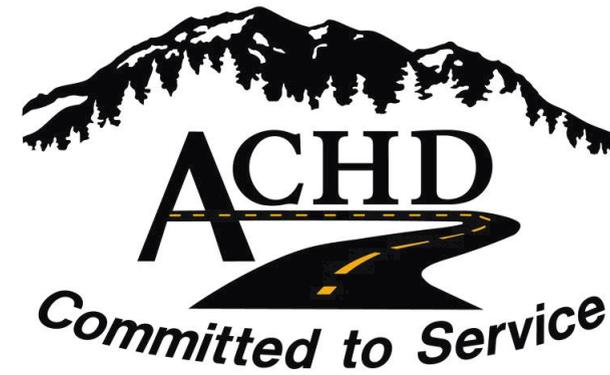
Broadstone Saratoga

 **REBUILD** LINEN BLOCKS ON GROVE STREET

# Economic Impact

- \$300 million in private investment
- Thousands of new residents and guests
- Connection to existing local businesses





# REBUILD

## LINEN BLOCKS ON GROVE STREET

*Community-driven infrastructure and placemaking improvements that support economic vitality and a stronger, more connected neighborhood.*

01

UTILITY UPGRADES

02

ACHD ROAD RECONSTRUCTION

03

GROVE STREET PROTECTED BIKEWAY

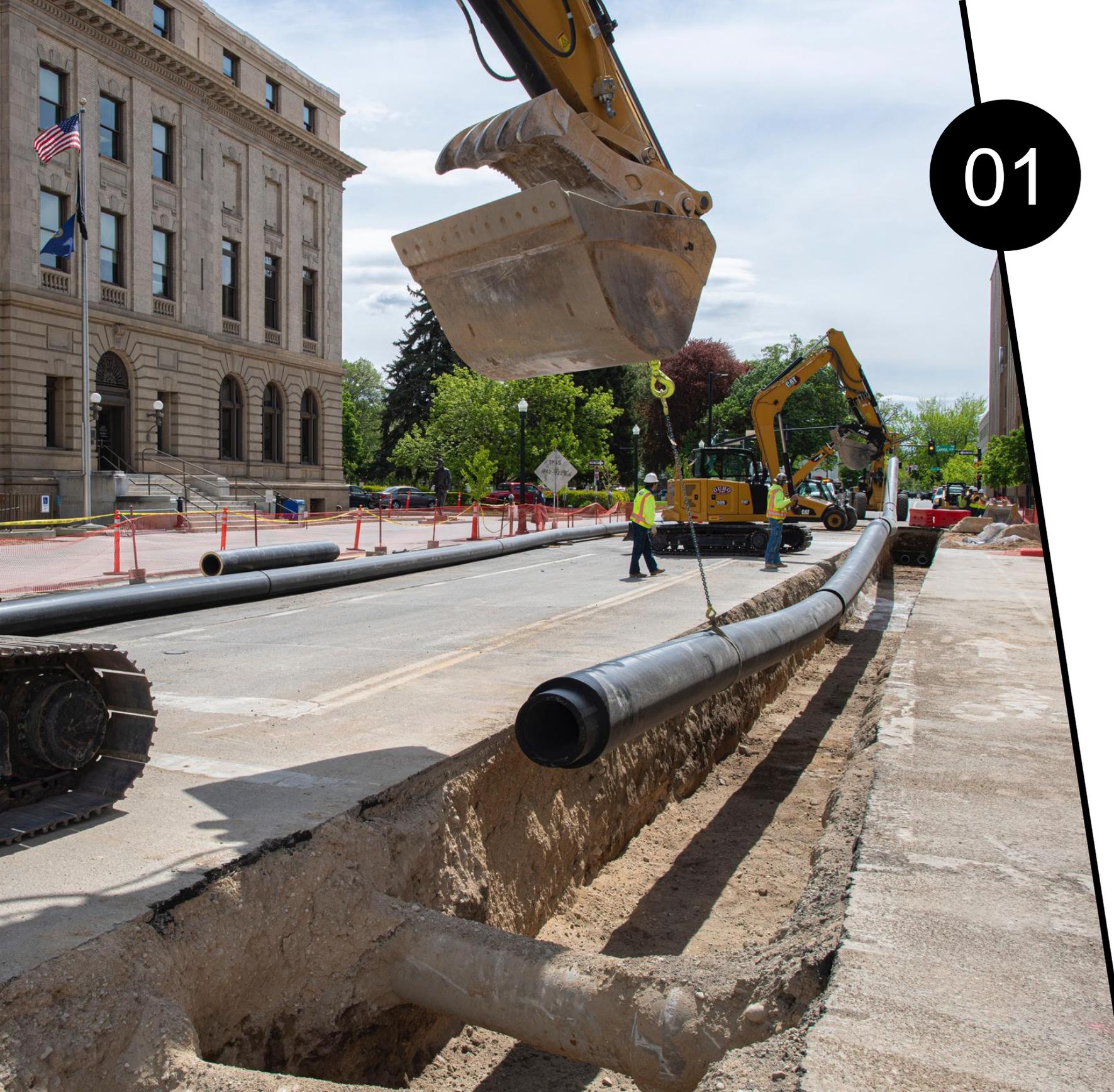
04

GROVE STREET STREETScape ENHANCEMENTS

05

LINEN BLOCKS ON GROVE STREET PUBLIC ART

## A Collection of Projects



01

# UTILITY UPGRADES

- Sewer relocation out of 10th to 11th St vacated alley to Grove Street (in progress)
- ACHD Stormwater Enhancements
- Veolia Water Line Replacement
- ACHD Traffic Signal Updates
- City IT Fiber Optic



02

## ACHD ROAD RECONSTRUCTION

- Remove existing asphalt and reconstruct roadway with concrete paving
- Safer, smoother, more comfortable travel
- Concrete pavement reduces future road maintenance
- Concrete reduces urban heat island effect



03

## GROVE STREET PROTECTED BIKEWAY

- Grove Street is an essential link in citywide bicycle network
- Premiere all ages, all abilities protected bikeway



04

## GROVE STREET STREETScape ENHANCEMENTS

- Creating a distinct identity with unique elements
- Sidewalks with decorative concrete scoring
- Additional trees planted in “Silva Cells”
- Additional street amenities such as bike racks, trash receptacles, and streetlights



05

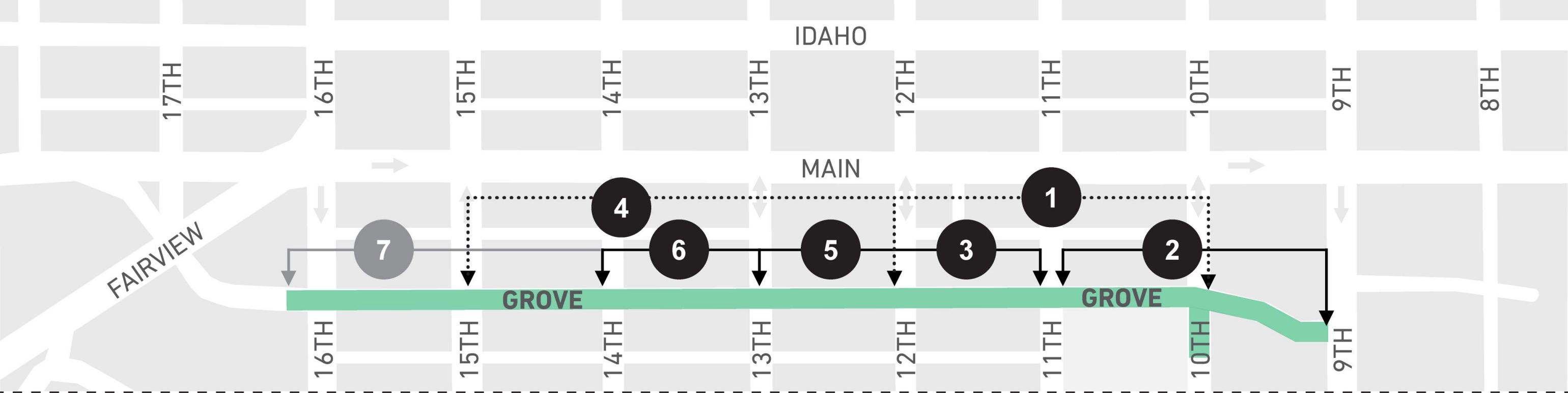
# LINEN BLOCKS ON GROVE STREET PUBLIC ART

- Public art to attract people to the area
- Two art port pedestals
- Billboard art
- Historic Boise Neon Sign Museum – refurbishment and installation of six neon signs

# REBUILD

**LINEN BLOCKS ON GROVE STREET**

**Project Phasing**



# PROJECT PHASING

- 1** Utility Relocations: 10<sup>TH</sup> to 12<sup>TH</sup> STREET  
November 2022 – January 2023
- 2** 9<sup>TH</sup> STREET to 11<sup>TH</sup> STREET  
February 2023 – August 2023
- 3** 11<sup>TH</sup> STREET to 12<sup>TH</sup> STREET  
February 2023 – June 2023

- 4** Utility Relocations: 12<sup>TH</sup> to 15<sup>TH</sup> STREET  
July 2023 – August 2023
- 5** 12<sup>TH</sup> STREET to 13<sup>TH</sup> STREET  
July 2023 – November 2023
- 6** 13<sup>TH</sup> STREET to 14<sup>TH</sup> STREET  
August 2023 – December 2023
- 7** Future Phase: 14<sup>TH</sup> to 16<sup>TH</sup> STREET  
To Be Determined

# REBUILD

## LINEN BLOCKS ON GROVE STREET

FROM CONCEPTS TO CREATION, CAPITAL CITY DEVELOPMENT CORP. (CCDC) IS FULFILLING OUR COMMUNITY'S EXPRESSED DESIRE FOR IMPROVEMENTS AND ENHANCEMENTS ALONG GROVE STREET THAT WILL FOSTER THE EXISTING ENERGY, WHILE ALSO PAYING HOMAGE TO THE AREA'S HISTORY.

The Linen Blocks on Grove Street, between 10th and 16th Streets, is uniquely situated between downtown Boise and surrounding neighborhoods to the west. The area has experienced two distinct transitions from its industrial roots. It has evolved from a working class, industrial neighborhood, to an automotive focused corridor with gas stations and repair shops some of which are still present today. Now the district is distinguished by its eclectic mix of local businesses, artists, shops, and sidewalk cafes on the west end of Grove, and numerous new developments on its east end.

The project will make large-scale improvements to the streetscapes by adding trees and native plantings, improving and widening sidewalks, and incorporating public art. This will create a more comfortable experience for diners, visitors, and customers. The project will also make improvements to the roadway while reallocating space to accommodate an all-ages, all-abilities protected bikeway, while increasing customer access to businesses on Grove Street whether they arrive by foot, bike, or vehicle.



### Visioning:

- 17 interviews, three visioning workgroup meetings, two public surveys, and a business-specific survey

### Concept Design:

- Three design advisory committee meetings, two open houses, an online survey

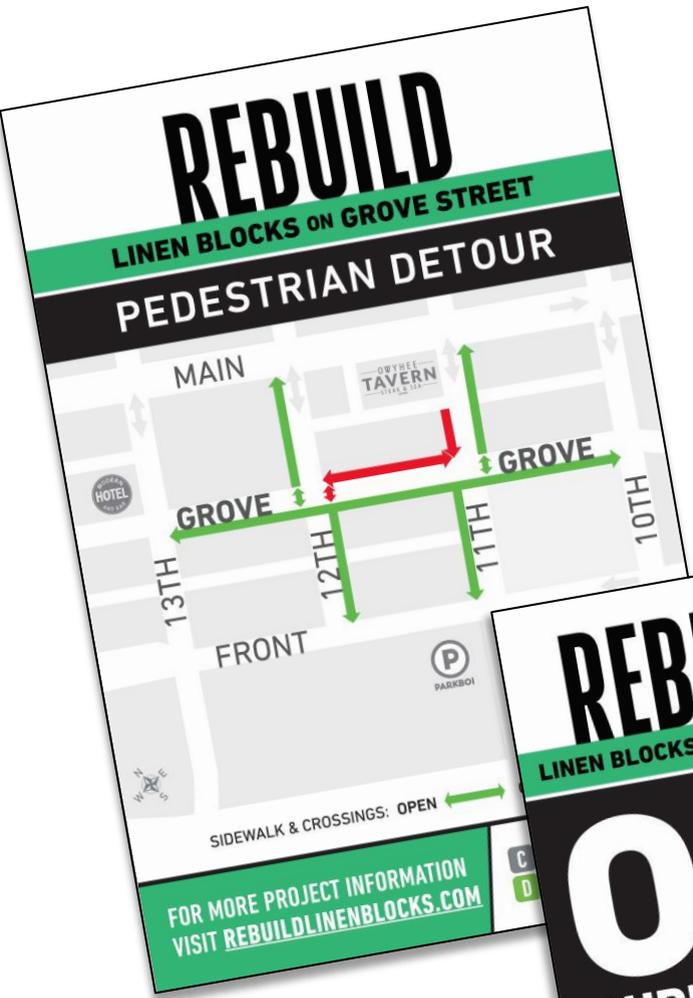
### Construction:

- Business door knocking
- Postcard mailers
- Two pre-construction meetings Nov. 3 and Dec. 20
- Project flyer
- Weekly construction emails with detour updates
- Weekly website updates
- Social media campaigns

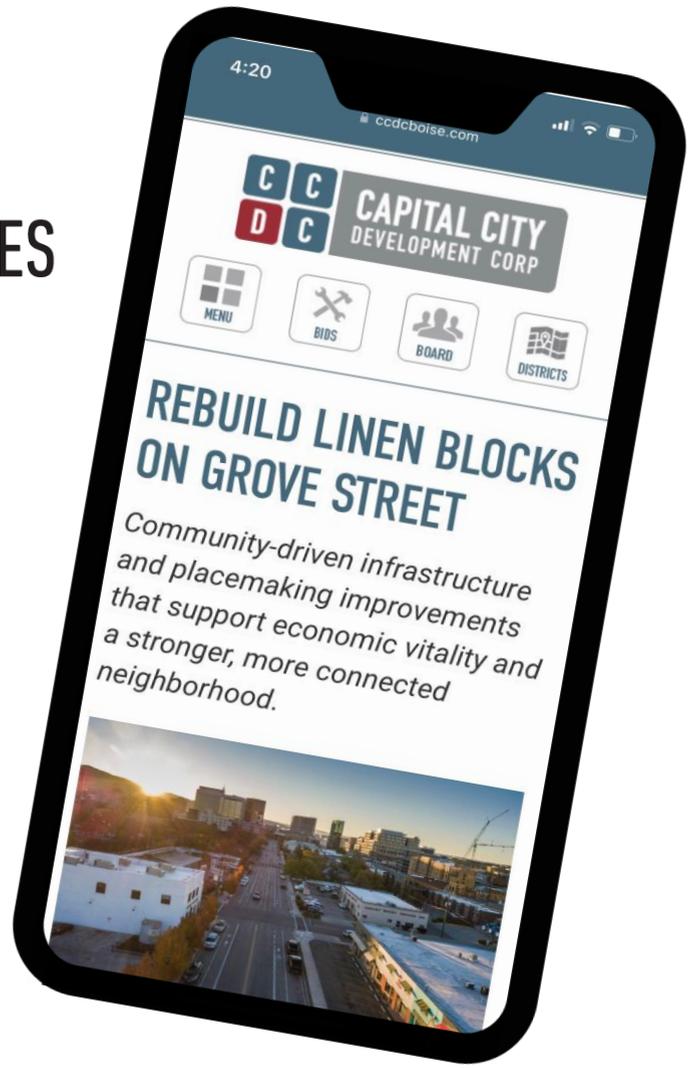
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SCAN FOR WEEKLY EMAIL UPDATES



# REBUILD

LINEN BLOCKS ON GROVE STREET

COMING SOON!



Discussion

# AGENDA

## IV. Action Item: Consent Agenda

### A. Expenses

1. Approval of Paid Invoice Report – December 2022

### B. Minutes & Reports

1. Approval of December 12, 2022 Meeting Minutes

### C. Other

1. Approve Resolution 1805 - 1015 Main Street - Smith Block Building - Type 1 Participation Agreement
2. Approve Resolution 1808 - 818 W Ann Morrison Park Dr - Capitol Student Housing - Type 2 Participation Agreement
3. Approve Resolution 1806 - Valley Regional Transit Board - Designate Agency Representatives

# CONSENT AGENDA

Motion to Approve Consent Agenda

# AGENDA

## V. Action Items

- A. **CONSIDER:** Resolution 1802 - Linen Blocks on Grove Street Streetscape Improvement Project - Interagency Agreement with the Ada County Highway District for Construction Services (5 minutes).....Amy Fimbel
- B. **CONSIDER:** Resolution 1804 - Linen Blocks on Grove Street Streetscape Improvement Project - Amendment No. 2 to the CM/GC Contract with Guho Corp. (5 minutes).....Amy Fimbel
- C. **CONSIDER:** Resolution 1803 - Task Order 19-004 with GGLO for Professional Design Services for the Linen Blocks on Grove Street Streetscape Improvements Project (5 minutes).....Amy Fimbel
- D. **CONSIDER:** Linen Blocks on Grove Street Public Art - Type 4 Participation Designation (10 minutes).....Amy Fimbel

# REBUILD

**LINEN BLOCKS ON GROVE STREET**



We are here to help.

## Today's Board Action Items

1. **Reso 1802 – Interagency Agreement with ACHD for Construction Services**
2. **Reso 1804 – Amendment No. 2 to the CM/GC Contract with Guho Corp.**
3. **Reso 1803 – Task Order 19-004 with GGLO for Construction Administration Services**
4. **Public Art Type 4 Designation**



1

## Resolution 1802 – Interagency Agreement with ACHD for Construction Services

Estimated ACHD Reimbursement:  
**\$3,702,837**

- ACHD reimbursable expenses:
  - Roadway reconstruction
- Monthly invoicing/reimbursements based on final quantities and actual bid line items costs

Resolution 1802

 **REBUILD** LINEN BLOCKS ON GROVE STREET

# **CONSIDER:** Resolution 1802 – Interagency Agreement with ACHD for Construction Services

## Suggested Motion:

I move to adopt Resolution 1802 approving and authorizing the execution of an Interagency Agreement with the Ada County Highway District for construction services associated with the Agency's Linen Blocks on Grove Street Streetscape Improvement Project.

# AGENDA

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2

## Resolution 1804 – Amendment No. 2 to the CM/GC Contract with Guho Corp.

Guho Corp. Summary	
Original Contract: Construction Management: Pre-Construction Services	\$ 69,106
Amendment 1: General Contractor: Project Construction GMP #1	\$ 557,184
<b>TODAY – Amendment 2:</b> <b>General Contractor: Project Construction GMP #2</b>	\$ 10,213,639
<b>CM/GC Contract Total</b>	<b>\$ 10,839,929</b>

**CONSIDER:** Resolution 1804 –  
Amendment No. 2 to the CM/GC Contract with  
Guho Corp.

Suggested Motion:

I move to adopt Resolution 1804 approving and authorizing the execution of Amendment No. 2 to the CM/GC Contract with Guho Corp. for the Linen Blocks on Grove Street Streetscape Improvement Project.

# AGENDA

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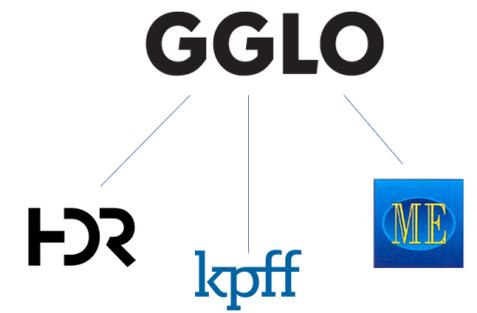
3

## Resolution 1803 – Task Order 19-004 with GGLO for Construction Administration Services

### Construction Administration Services

- Pre-construction meetings
- Weekly construction coordination meetings
- Site inspections
- Submittal review
- Design clarifications/RFI's
- Change order requests
- Review monthly pay applications
- Record drawings
- Construction contract closeout

**Task Order #19-004**  
**\$242,760**



**CONSIDER:** Resolution 1803 –  
Task Order 19-004 with GGLO for Construction  
Administration Services

Suggested Motion:

I move to adopt Resolution 1803 approving Task Order 19-004 with GGLO for construction administration services for the Linen Blocks on Grove Street Streetscape Improvement Project.

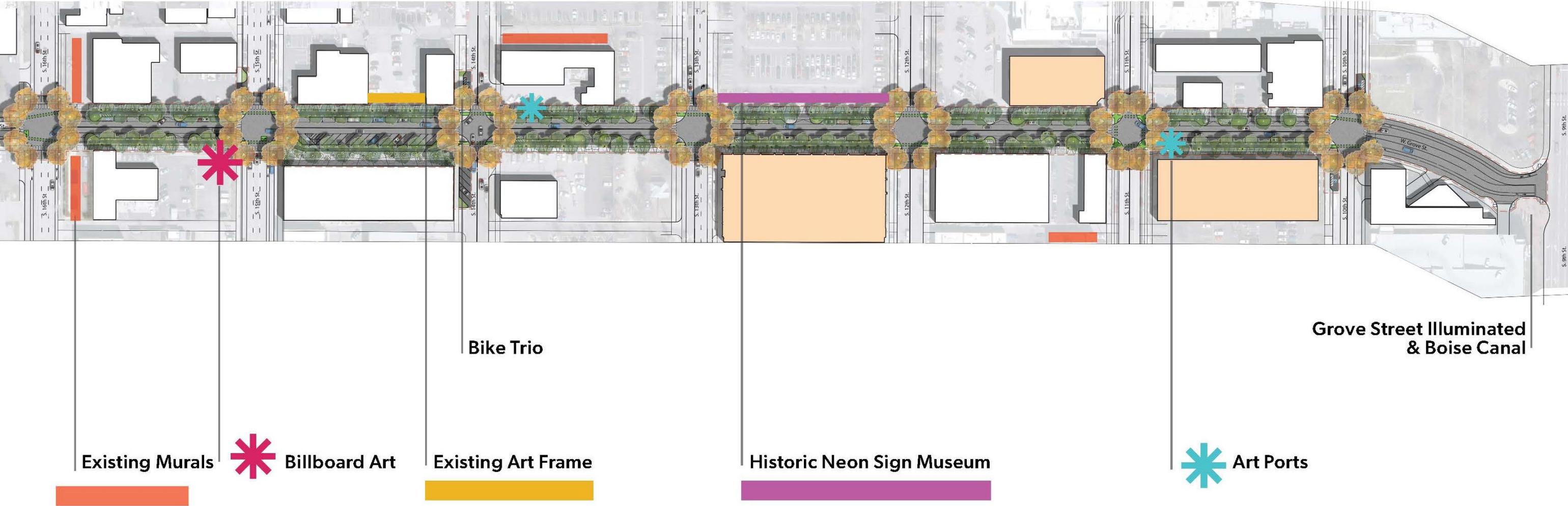
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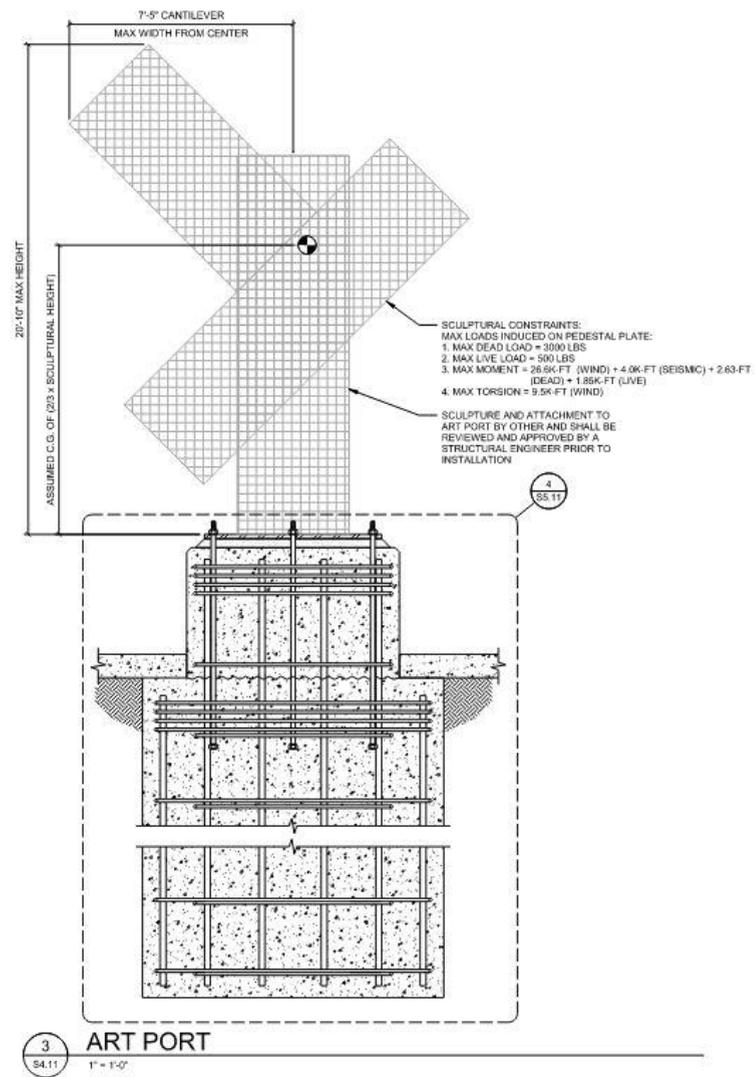
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# 4

## Linen Blocks on Grove Street Public Art Type 4 Designation





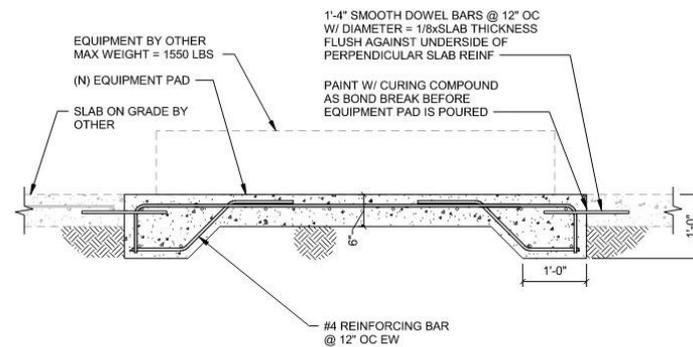
## Art Ports

- Two elevated concrete art port pedestals
- Arts & History partnership with BSU's Sculpture program to display rotating student sculpture art
- Budget: \$15,000 for initial artwork installation; \$15,000 for an additional rotation in 2024



## Landmark Billboard Sign

- Billboard art on empty sign located at SW corner of 15<sup>th</sup> & Grove St
- Temporary installation that changes every year
- Budget: \$50,000 for FY23 and \$50,000 FY24 for the programming



NOTES:  
 1. EQUIPMENT PAD SIZE TO BE 6" LARGER THAN EQUIPMENT IN EACH DIRECTION, UNLESS NOTED OTHERWISE. COORDINATE EXACT SIZE AND LOCATION OF CURB AND PADS WITH EQUIPMENT PROVIDED.

3 BIKE TRIO MOUNTING PAD  
 S5.11 NO SCALE

## ***Bike Trio* Capital Project Coordination**

- *Bike Trio* currently installed at 14<sup>th</sup> & Grove
- Creator: Michael Brown & David Cole (2013)
- Adding structural foundation to ensure long-term integrity
- Budget: \$6,000 to de-install, transport and re-install *Bike Trio* sculpture



## Historic Neon Sign Museum

- In coordination with Vangie Osborn's Signs of Our Times non-profit organization
- Location: north side of Grove St between 12<sup>th</sup> and 13<sup>th</sup> Streets
- Refurbishment and installation of 6 neon signs

# **CONSIDER:** Linen Blocks on Grove Street Public Art Type 4 Designation

## Suggested Motion:

I move to direct staff to continue negotiating a final Type 4 Capital Improvement Contribution Agreement with City of Boise for Linen Blocks on Grove Street Public Art – Partnership with Boise Arts & History.

# AGENDA

## V. Action Items - Continued

- E. **CONSIDER:** Resolution 1807 - Task Order 19-005 with Kittelson & Associates, Inc. for Professional Design Services for the 5th & 6th Street Two-Way Conversion Project (10 minutes).....Zach Piepmeyer
- F. **CONSIDER:** 200 N 4th St - ICCU Plaza - Type 2 Participation Designation (5 minutes).....Kevin Holmes
- G. **CONSIDER:** 120 N. 12th St - 12th & Idaho - Type 2 Participation Designation (5 minutes).....Alexandra Monjar

## VI. Adjourn

**CONSIDER:** Adoption of Resolution 1807 approving Task Order 19-005 for the 5<sup>th</sup> Street and 6<sup>th</sup> Street Two-Way Conversion Project

**Zach Piepmeyer, P.E.**  
**Parking & Mobility Director**

**Kathy Griesmyer**  
**Government Affairs Director – City of Boise**

**January 11, 2023**

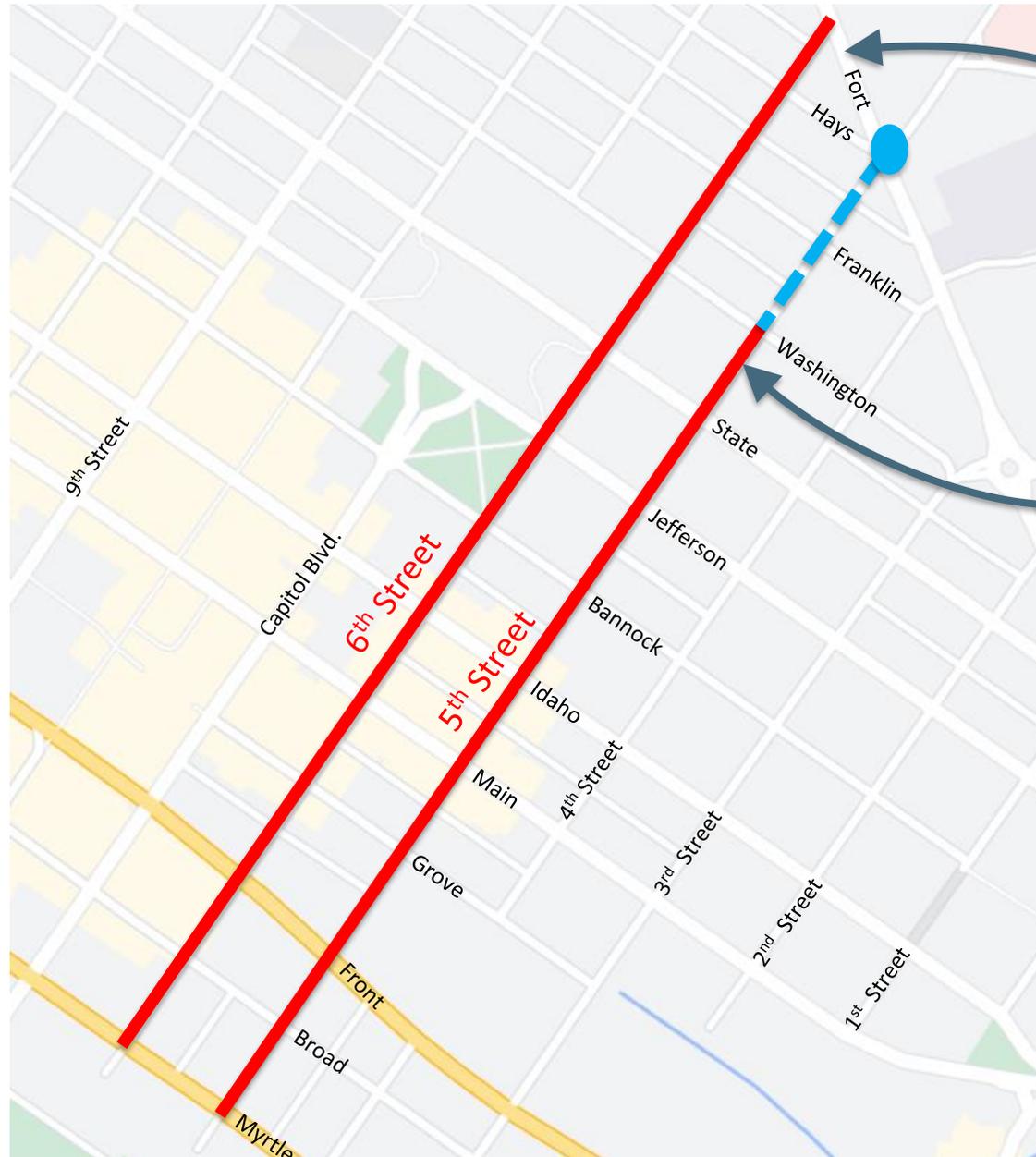
# Agenda

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- Project Overview
- Two-Way Conversion Benefits
- Project History
- Outreach
- ACHD/CCDC Cost Share
- Task Order 19-005

# Project Overview



Full two-way conversion of 6<sup>th</sup> Street, Myrtle to Fort (12 blocks)

Partial two-way conversion of 5<sup>th</sup> Street, Myrtle to Washington (9 blocks)

- No improvements from Washington to Fort (2 blocks)
- No improvements to five-leg intersection at 5<sup>th</sup>/Fort/Hays

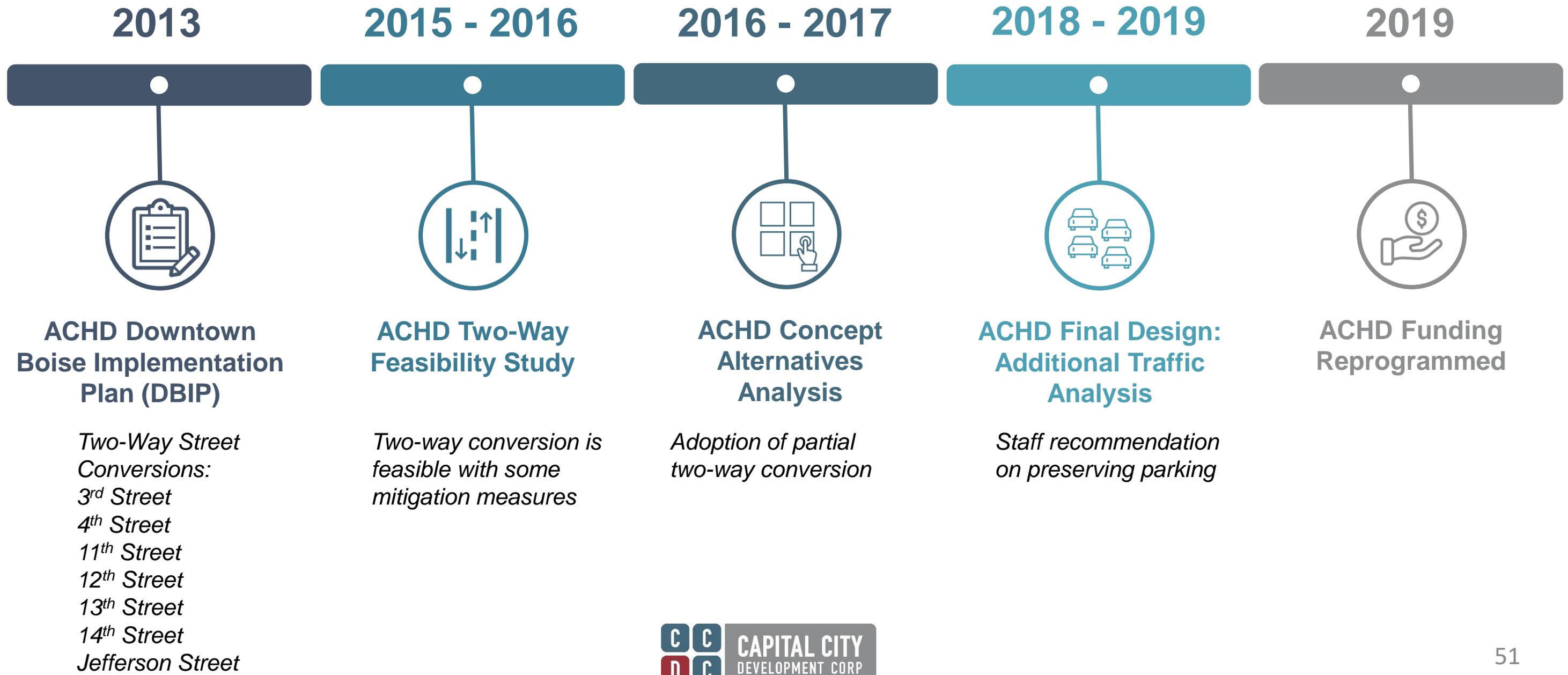
# Two-Way Conversion Benefits

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- Navigation
- Safety
- Business Opportunities



# Project History



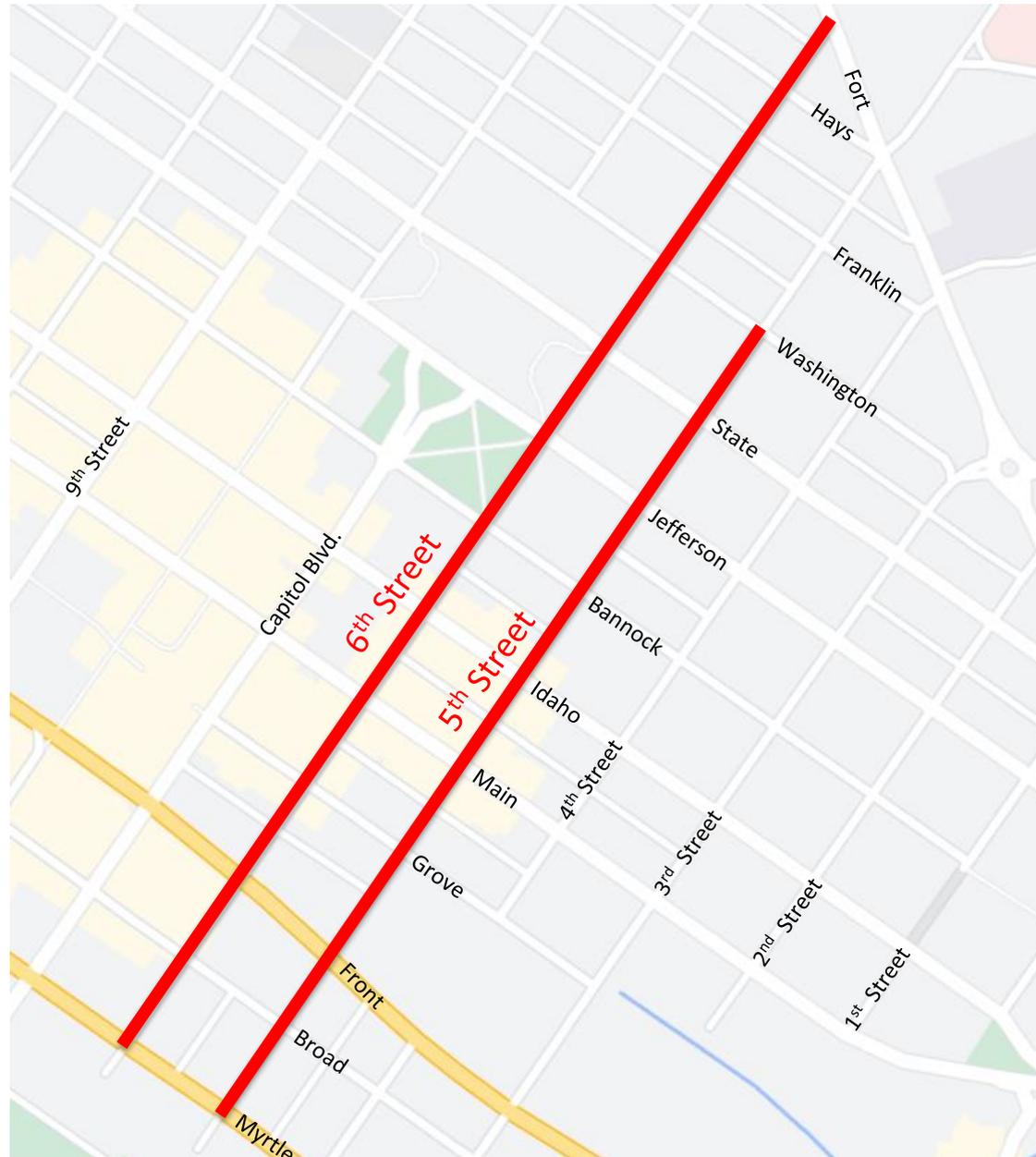
# Outreach Summary

## Stakeholders

- ACHD
- ITD
- State of Idaho
- Federal Government
- Businesses/DBA



# Project Components



## Final Design + Construction

- Two-way conversion
- Pavement maintenance + stormwater

## CCDC Project Management

- Consultant design services
- Bidding
- Construction administration

# ACHD/CCDC Cost Share



## CCDC

- Consultant design and construction of two-way conversion inside RMOB URD

## ACHD

- Consultant design and construction of two-way conversion outside RMOB URD
- Consultant design and construction of all pavement maintenance and associated stormwater improvements

# ACHD/CCDC Cost Share



	Design (FY23-24)	Construction (FY24)	Total
CCDC	\$343K*	\$1.8M	\$2.1M
ACHD	\$412K	\$4.0M	\$4.4M
<b>Total</b>	<b>\$756K</b>	<b>\$5.8M</b>	<b>\$6.5M</b>

\*Includes \$43K from previous task orders (FY22-FY23)

# Task Order 19-005



- Topographic Survey
- Stakeholder/Public Outreach
- Traffic Analyses
- Preliminary Design
- Final Design
- Construction Documents
- Assistance During Bidding

Not-To-Exceed: \$712,809

- \$300,353 (CCDC)
- \$412,456 (ACHD)

**CONSIDER:** Adoption of Resolution 1807 approving Task Order 19-005 for the 5<sup>th</sup> Street and 6<sup>th</sup> Street Two-Way Conversion Project

## Suggested Motion:

I move to adopt Resolution 1807 approving and authorizing the execution of Task Order 19-005 with Kittelson & Associates, Inc., for Professional Design Services on the 5<sup>th</sup> Street and 6<sup>th</sup> Street Two-Way Conversion Project.

# AGENDA

## V. Action Items - Continued

- E. **CONSIDER:** Resolution 1807 - Task Order 19-005 with Kittelson & Associates, Inc. for Professional Design Services for the 5th & 6th Street Two-Way Conversion Project (10 minutes).....Zach Piepmeyer
- F. **CONSIDER:** 200 N 4th St - ICCU Plaza - Type 2 Participation Designation (5 minutes).....Kevin Holmes
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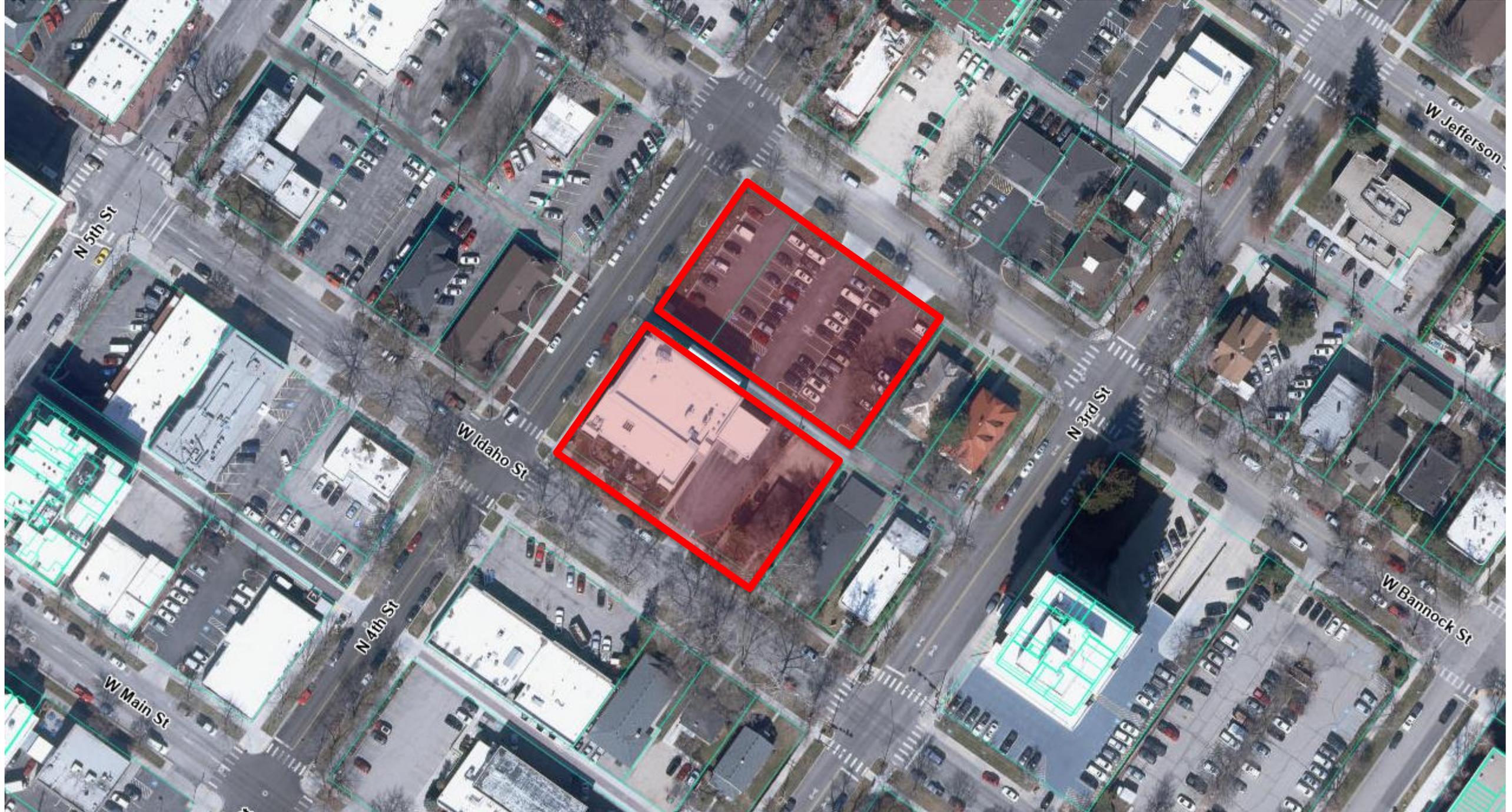
# 200 N 4<sup>th</sup> St – ICCU Plaza Type 2 Participation Designation



Kevin Holmes  
Project Manager  
Property Development

Rendering: Cushing Terrell

# Project Location



# Project Summary and Timeline



## ICCU Plaza

- 125 units
- Studios, 1, & 2-bedrooms
- 5% income restricted units
- 13 stories
- 150,000 sq. ft. office
- 20,000 sq. ft. commercial
- 406 vehicle spaces
- 232 bike spaces
- ~\$124M Total Development Costs
- ~\$2.2M Eligible Expenses



Nov 2021  
DR approval



Dec 2022  
Application submitted



TODAY  
Type 2 Designation



March 2023  
Type 2 Approval

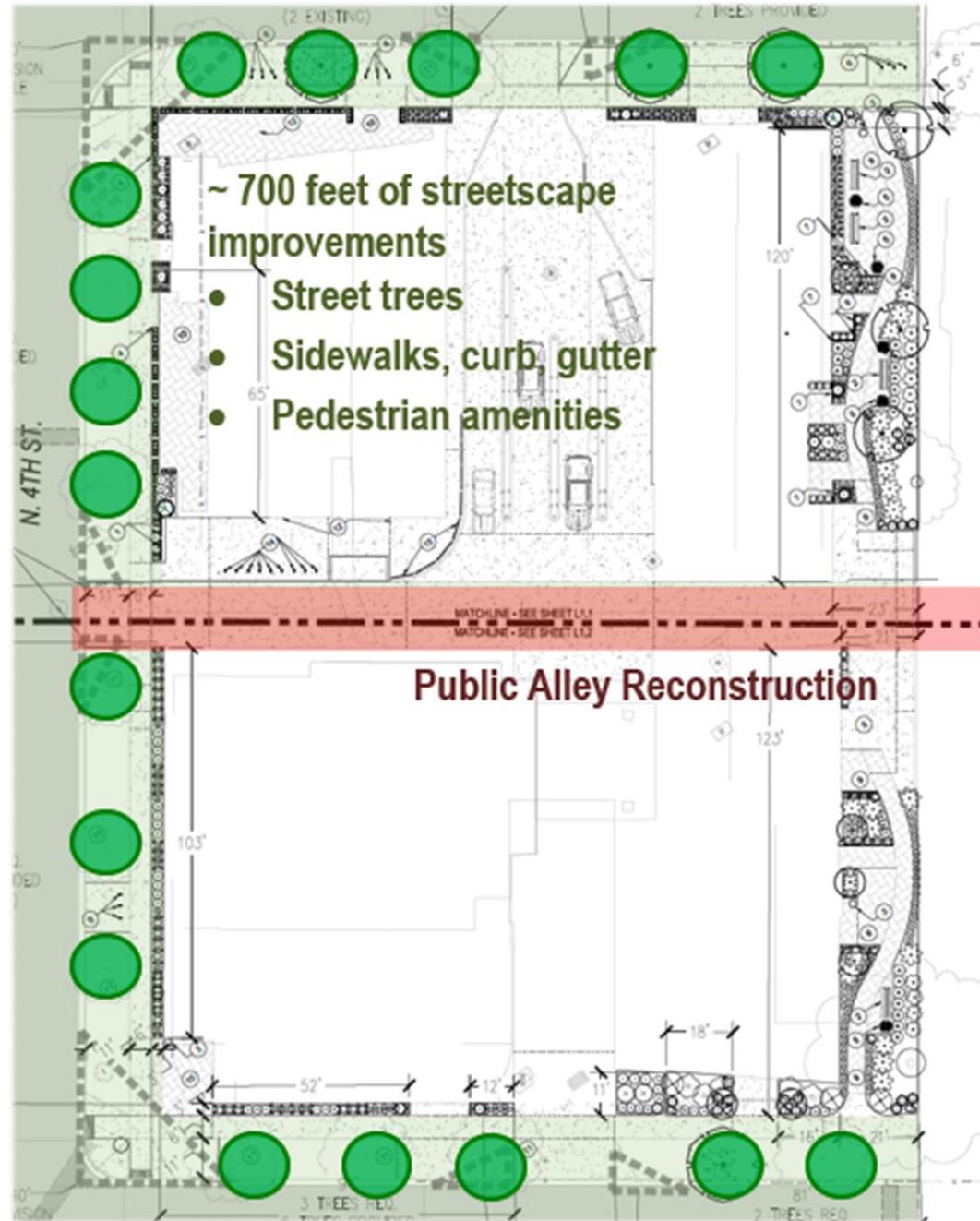


Spring 2023  
Construction begins



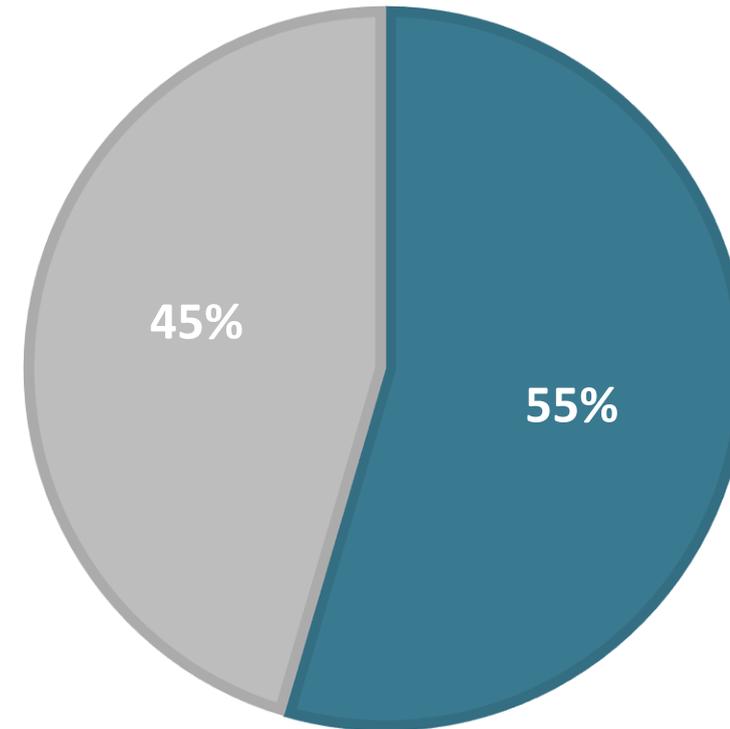
Spring 2025  
Construction complete

# Eligible Expenses



<b>Total Public Improvements</b>	<b>\$ 2,200,000</b>
Streetscapes	\$ 1,200,000
Utilities	\$ 1,000,000

■ Streetscapes ■ Utilities



# CONSIDER: 200 N 4<sup>th</sup> St – ICCU Plaza Type 2 Participation Designation

## Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with BVA Downtown Boise Holdings, LLC for future Board approval.

# AGENDA

## V. Action Items - Continued

- E. **CONSIDER:** Resolution 1807 - Task Order 19-005 with Kittelson & Associates, Inc. for Professional Design Services for the 5th & 6th Street Two-Way Conversion Project (10 minutes).....Zach Piepmeyer
- F. **CONSIDER:** 200 N 4th St - ICCU Plaza - Type 2 Participation Designation (5 minutes).....Kevin Holmes
- G. **CONSIDER:** 120 N. 12th St - 12th & Idaho - Type 2 Participation Designation (5 minutes).....Alexandra Monjar

## VI. Adjourn

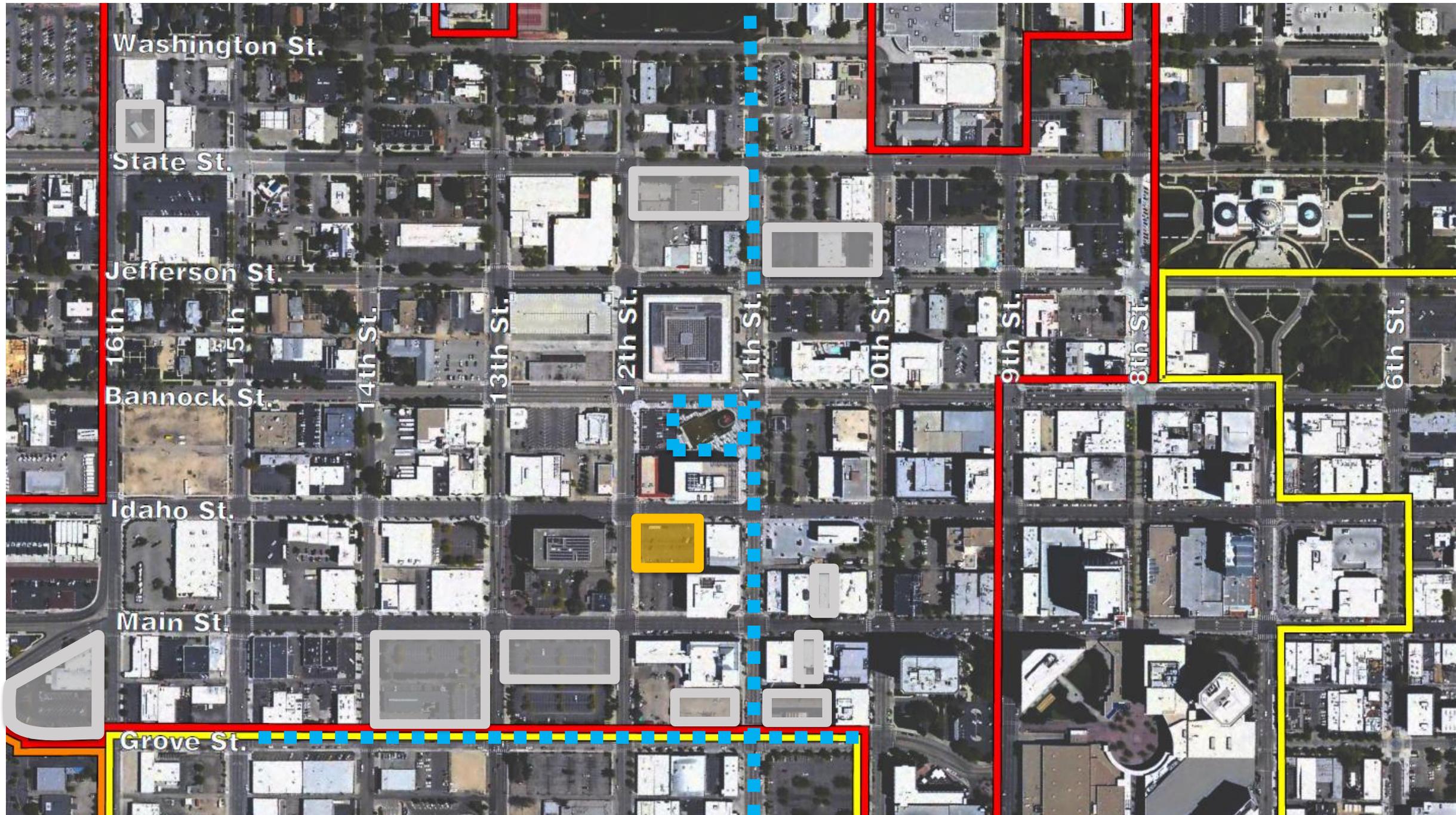
# 120 N 12<sup>th</sup> Street – 12<sup>th</sup> & Idaho Type 2 Participation Designation



Rendering: SCB Idaho

Alexandra Monjar  
Project Manager – Property  
Development

# Project Location



# Project Summary and Timeline



## 12<sup>TH</sup> & IDAHO

- 0.56 acres
- 26-story tower with residential, retail, structured parking
- 298 housing units
- Replaces surface parking
- \$140M TDC
- \$1.2M EE



DR APPROVAL  
August 2022



SITE WORK  
November 2022



APPLICATION  
December 2022



TYPE 2 DESIGNATION  
Today

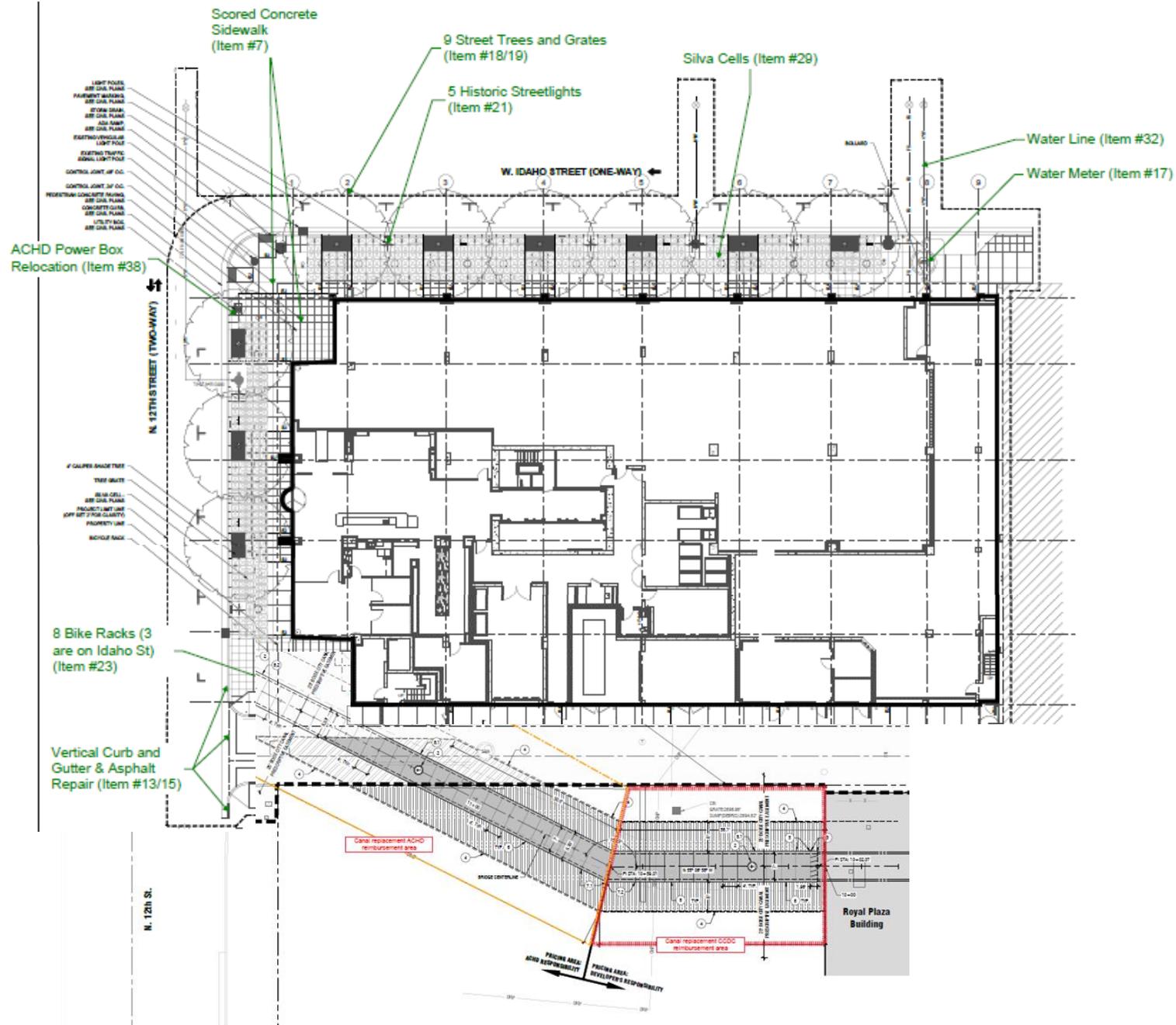


TYPE 2 APPROVAL  
March 2023

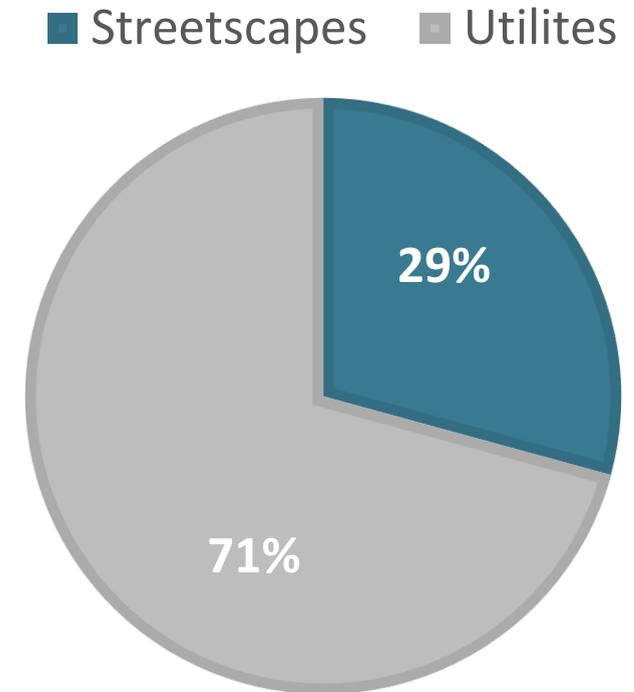


PROJECT COMPLETE,  
REIMBURSEMENT  
May 2025

# Eligible Expenses



<b>Total Public Improvements</b>	<b>\$ 1,200,000</b>
Streetscapes	\$ 351,000
Utilities	\$ 849,000



# CONSIDER: 120 N 12<sup>th</sup> St – 12<sup>th</sup> & Idaho Type 2 Participation Designation

## Suggested Motion:

I move to direct staff to negotiate a final Type 2 Participation Agreement with 12<sup>th</sup> and Idaho Owner LLC for future Board approval.

# Adjourn

