

LIVE STREAMING & AUDIO RECORDING

Now In Progress



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

Board of Commissioners

**Regular Meeting
June 12, 2023**



AGENDA

I. Call to Order

Chair Haney Keith

II. Action Item: Agenda Changes/Additions

Chair Haney Keith

III. Action Item: Consent Agenda

A. Expenses

1. Approve Paid Invoice Report for May 2023

B. Minutes and Reports

1. Approve Meeting Minutes for May 8, 2023

C. Other

1. FY2023 Q2 Financial Report (Unaudited)

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. **CONSIDER** Approve: Block 69 North Workforce Housing Development. Project Unit Documentation and Schematic Design Documentation
.....Alexandra Monjar (10 minutes)
- B. **CONSIDER** Approve Resolution 1824: 120 N. 12th St., 12th and Idaho. Type 2 Participation Agreement with 12th and Idaho Owner LLC.
.....Kevin Holmes (10 minutes)
- C. **CONSIDER** Approve Resolution 1823: 1201 W. Grove St., Broadstone Saratoga. Type 4 Participation Agreement with Broadstone Saratoga, LP
.....Kevin Holmes (10 minutes)

V. Adjourn

BLOCK 69 NORTH WORKFORCE HOUSING DEVELOPMENT PROJECT

Unit Documentation and Schematic Design Documentation

Alexandra Monjar

Project Manager, Property Development

UNIT DOCUMENTATION



COLOR PALETTE

Warm neutrals combined with natural textures.



KITCHEN BACKSPLASH

Tile size & finish variation to create pattern

UNIT FLOORING

Linoleum plank



KITCHEN

Two-tone textured laminate cabinets
Quartz countertops



ENTRY

Wood floating shelves
within entry niche



LIVING SPACE

Natural light & views

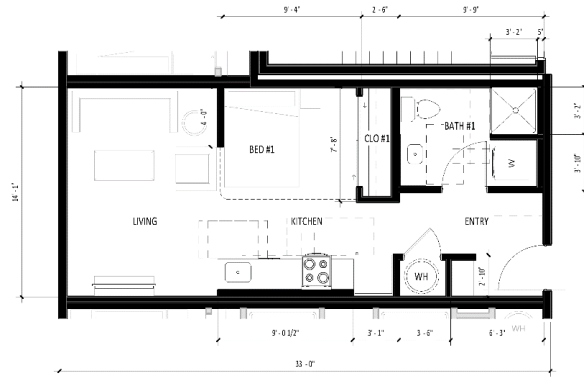


BATHROOM

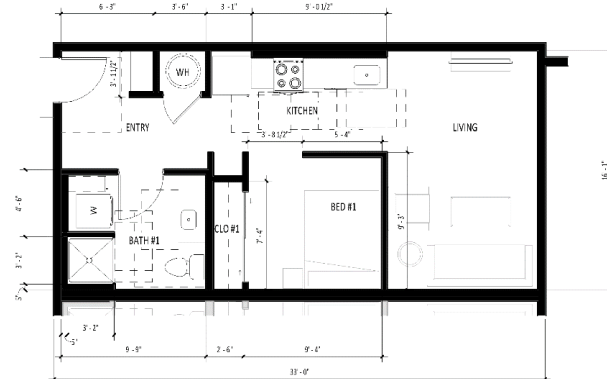
Laminate cabinets
Quartz counters

UNIT DOCUMENTATION

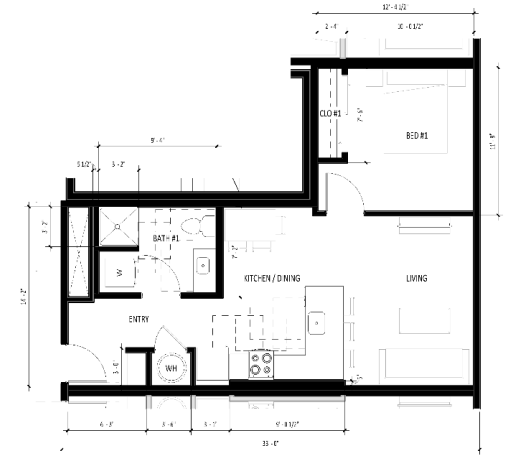
Unit Plans



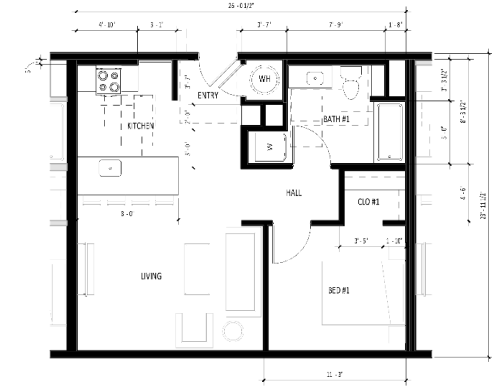
UNIT S2 - WOOD



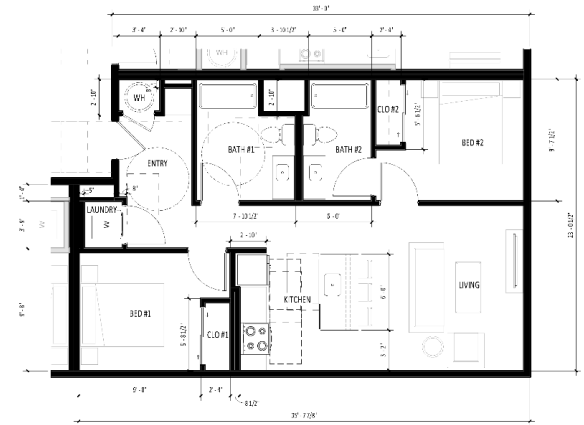
UNIT 1X1B - WOOD



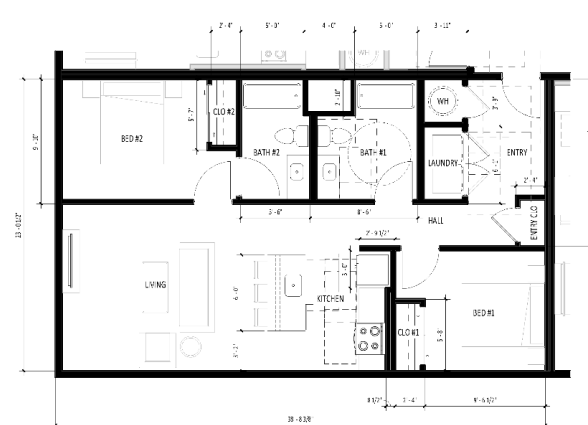
UNIT A1 - WOOD



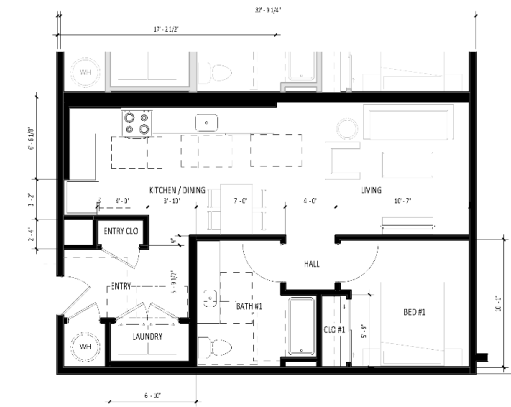
UNIT A2 - WOOD



UNIT B1 - WOOD



UNIT B2 - WOOD



UNIT A3 - WOOD

CONCEPT UNIT PLANS (WOOD)

SCALE: $1/4" = 1'-0"$

BLOCK 69N

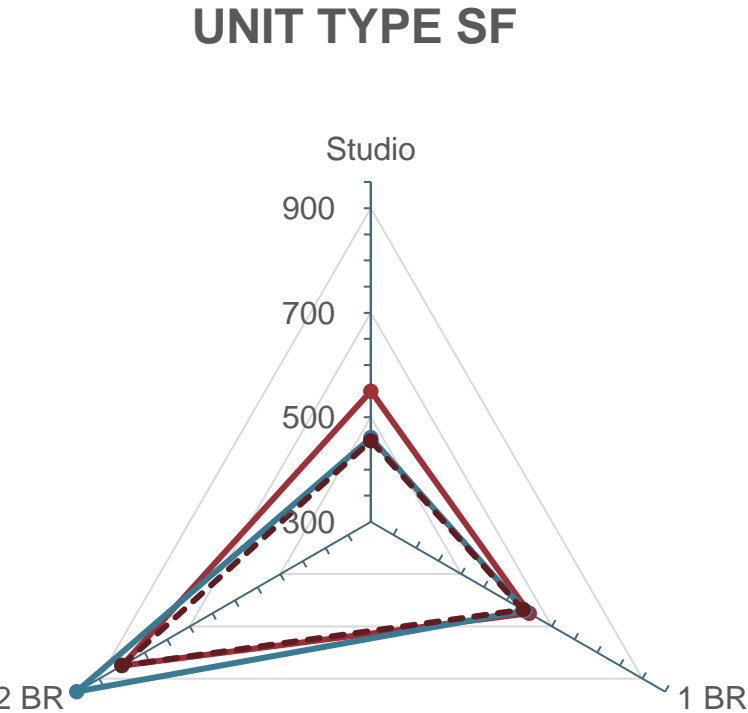
DATE: 4.28.2023

PROJECT ADDRESS: BOISE, IDAHO

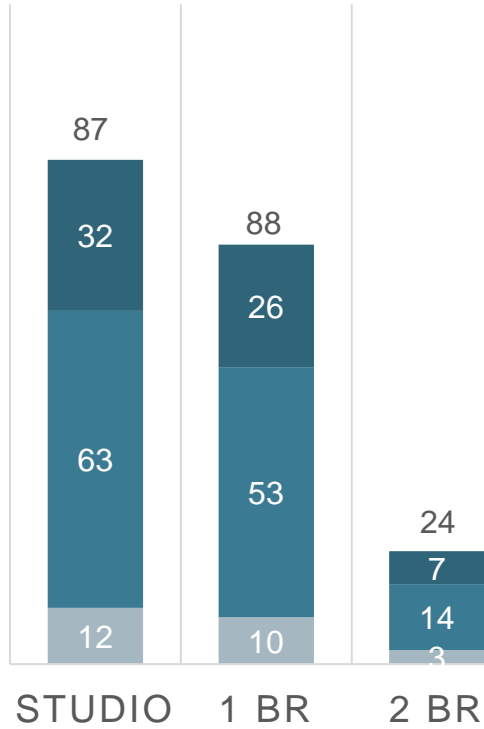
pivot north

UNIT DOCUMENTATION

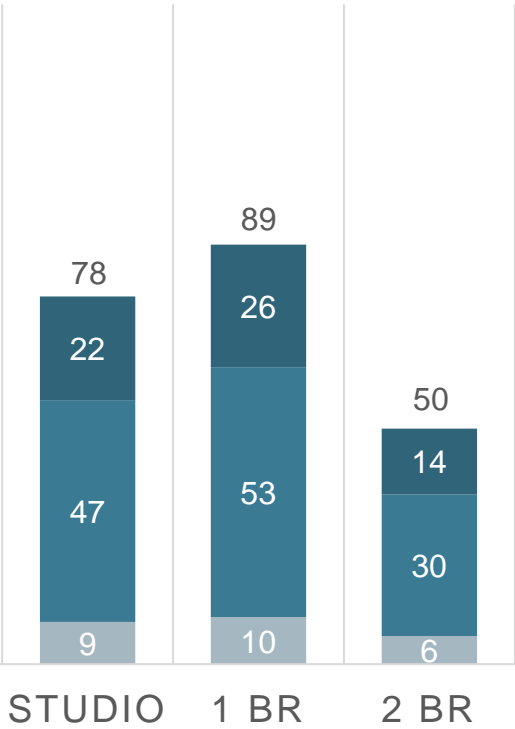
Unit Size, Mix, and Affordability



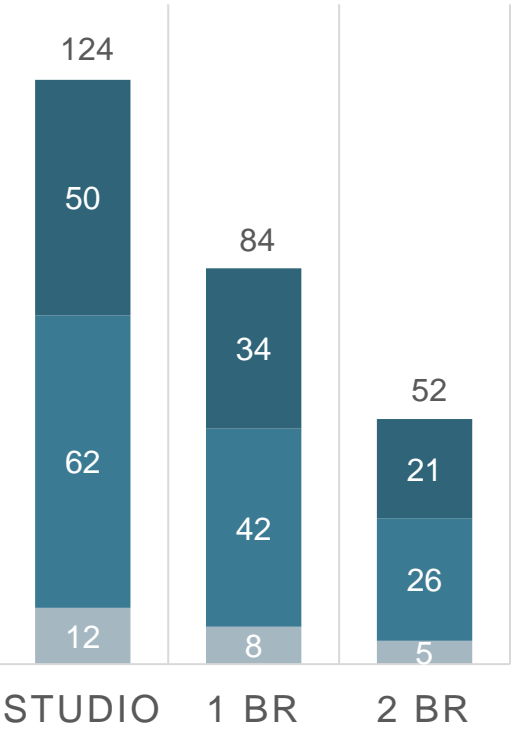
PROPOSAL



DDA REVISION



SCHEMATIC DESIGN



■ 80% AMI ■ 120% AMI ■ Market

UNIT DOCUMENTATION



LEVEL 8 - CONCEPT FLOOR PLAN

SCALE: 3/32" = 1'-0"

BLOCK 69N

DATE: 4.28.2023

PROJECT ADDRESS: BOISE, IDAHO



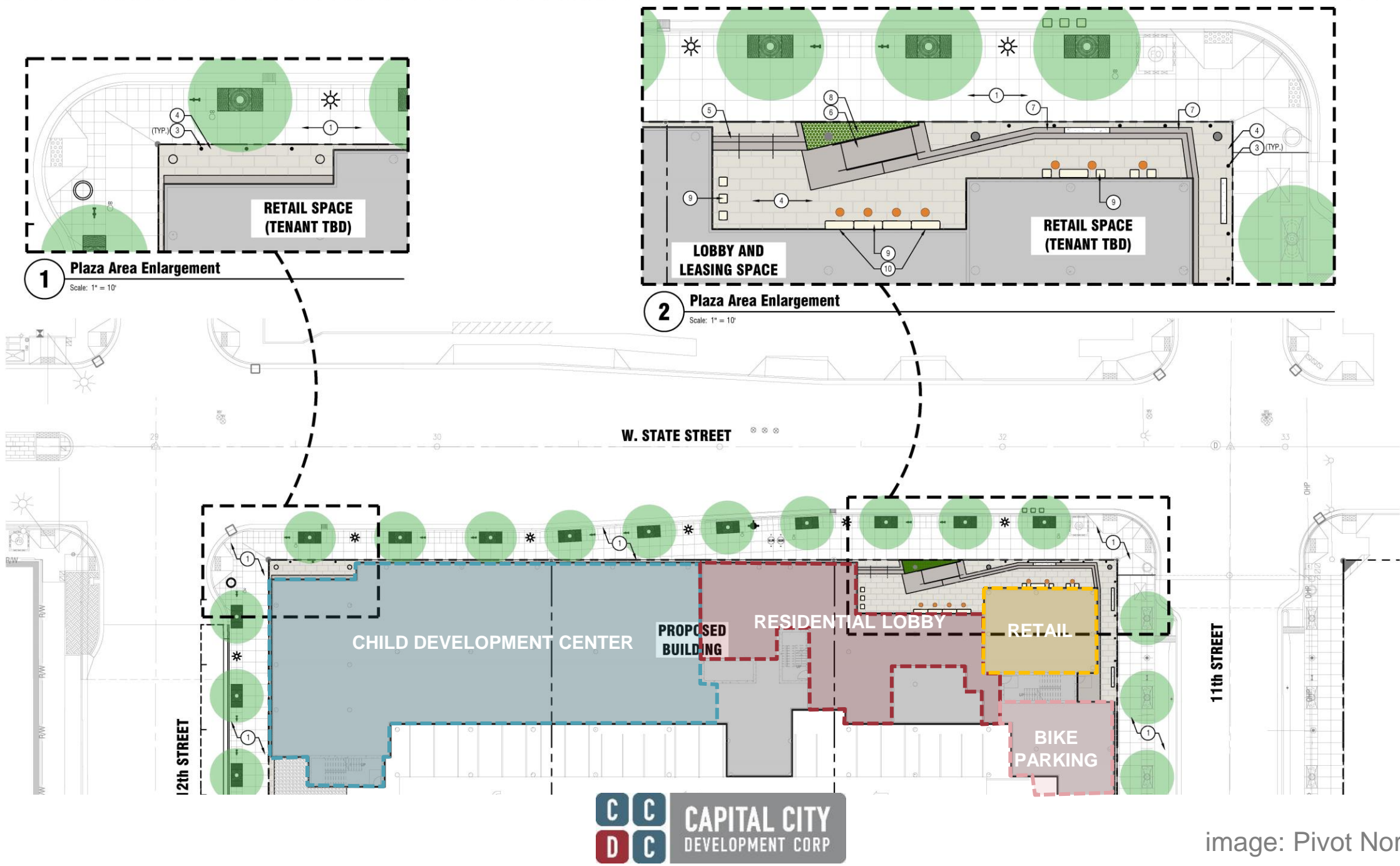
SCHEMATIC DESIGN DOCUMENTATION



SCHEMATIC DESIGN DOCUMENTATION

Street Activation

File Location: g:\2023\123456\123456\123456\123456\123456.dwg
Last Printed By: User Name
Date Printed: Thursday, April 20, 2023 at 10:08 PM



SCHEMATIC DESIGN DOCUMENTATION

Ground Floor



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST

CONCEPT ELEVATIONS

SCALE: NOT TO SCALE

BLOCK 69N

DATE: 4.28.2023

PROJECT ADDRESS: BOISE, IDAHO



SCHEMATIC DESIGN DOCUMENTATION

Mobility and Sustainability



SCHEMATIC DESIGN DOCUMENTATION



Contributing
to authentic
neighborhood
fabric



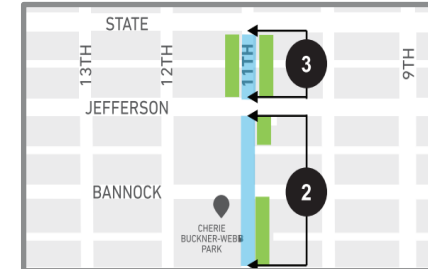
Embracing
density for
compact
mixed-use



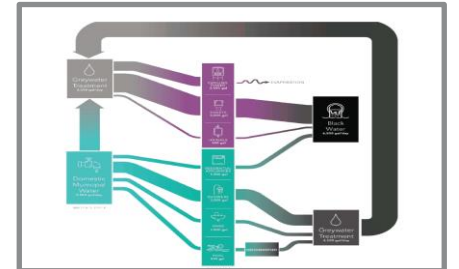
Including
active ground
floor uses



Enhancing
pedestrian,
bike, transit
infrastructure



Integrating
existing
mobility plans

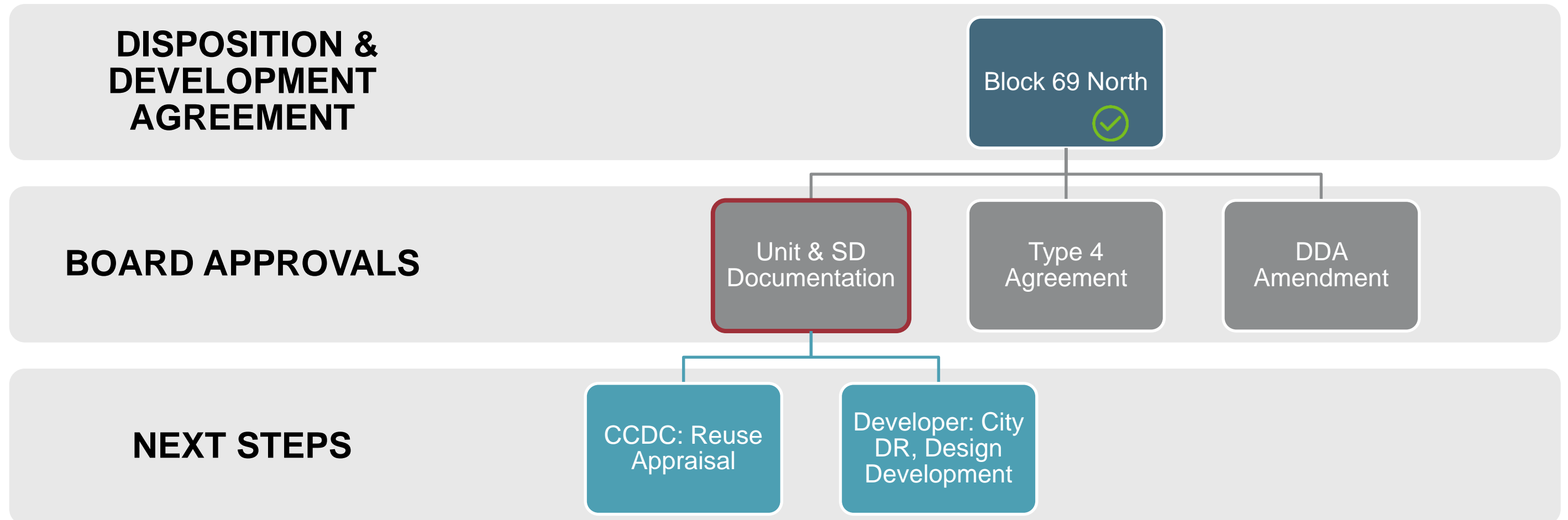


Mitigating
climate
impact with
design



BLOCK 69 NORTH WORKFORCE HOUSING

Next Steps



✓ executed/complete

CONSIDER: Block 69 North Workforce Housing Development Project, Unit Documentation and Schematic Design Documentation

Suggested Motion:

I move to approve the Block 69 North Workforce Housing Development Project Unit Documentation and Schematic Design Documentation, subject to certain conditions and exceptions, as described in the Agency's Findings and Recommendation and direct Agency staff to set forth the Agency Board's position in writing.

AGENDA

IV. Action Items

- A. **CONSIDER** Approve: Block 69 North Workforce Housing Development. Project Unit Documentation and Schematic Design Documentation
.....Alexandra Monjar (10 minutes)
- B. **CONSIDER** Approve Resolution 1824: 120 N. 12th St., 12th and Idaho. Type 2 Participation Agreement with 12th and Idaho Owner LLC.
.....Kevin Holmes (10 minutes)
- C. **CONSIDER** Approve Resolution 1823: 1201 W. Grove St., Broadstone Saratoga. Type 4 Participation Agreement with Broadstone Saratoga, LP
.....Kevin Holmes (10 minutes)

V. Adjourn

120 N. 12th Street – 12th & Idaho

Type 2 Participation Agreement



Renderings: SCB Idaho

Kevin Holmes
Project Manager – Property
Development

WEST DOWNTOWN PROJECTS

COMPLETE

1. CHERIE BUCKNER-WEBB PARK
2. 11TH & IDAHO
3. B-SIDE APARTMENTS

UNDER CONSTRUCTION

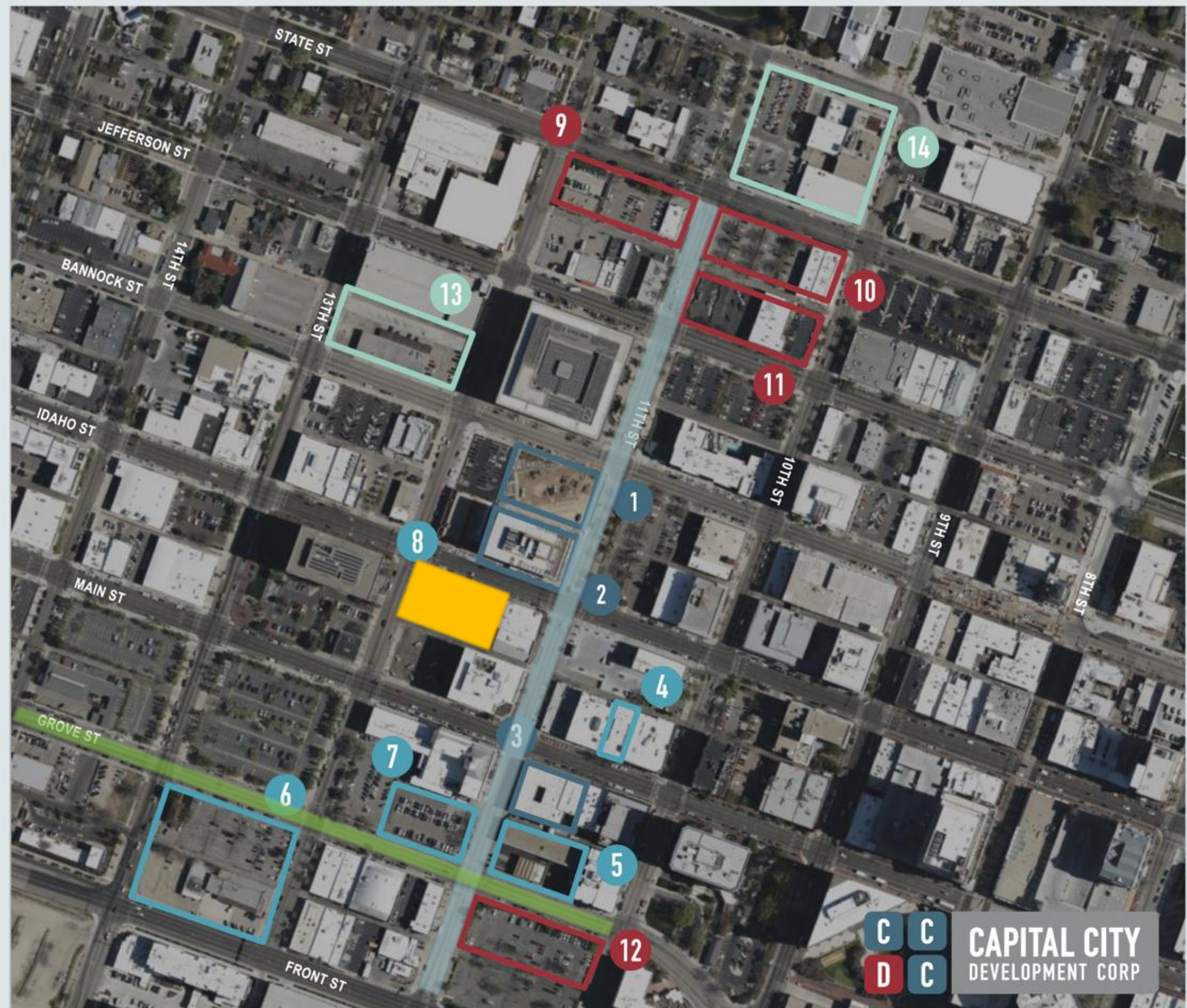
4. THE AVERY HOTEL
5. THE SPARROW HOTEL
6. BROADSTONE SARATOGA
7. HOTEL RENEGADE
8. 12TH & IDAHO

UNDER DESIGN/ENTITLEMENT

9. BLOCK 69 NORTH WORKFORCE HOUSING PROJECT
10. NEW DOWNTOWN BOISE YMCA
11. BLOCK 68 SOUTH MIXED-USE RESIDENTIAL PROJECT AND MOBILITY HUB
12. DUAL BRAND "MARRIOTT AC-ELEMENT HOTEL"

CONCEPT

13. POTENTIAL MIXED-USE RESIDENTIAL
14. POTENTIAL MIXED-USE RESIDENTIAL



Project Summary and Timeline



- 0.56 acres
- 26-story tower with residential & retail
- 323 structured parking spaces
- 298 housing units
- Replaces surface parking
- \$140M TDC
- \$1,488,788 EE
- \$1,342,345 NTE



DR APPROVAL
August 2022



SITE WORK
November 2022



APPLICATION
December 2022



TYPE 2 DESIGNATION
January 2023



FINAL AGREEMENT
TODAY

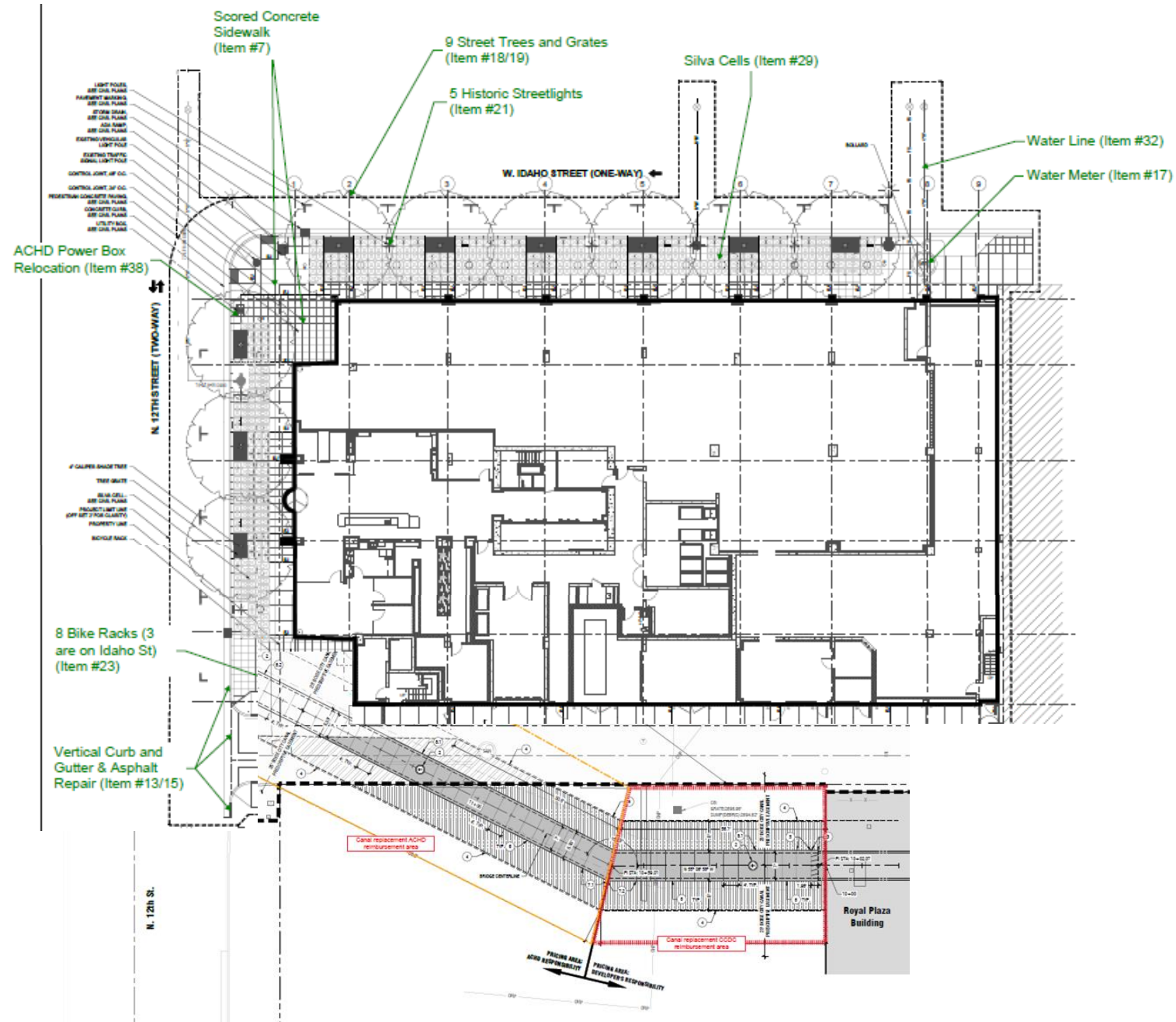


PROJECT COMPLETE,
REIMBURSEMENT
May 2025

Progress

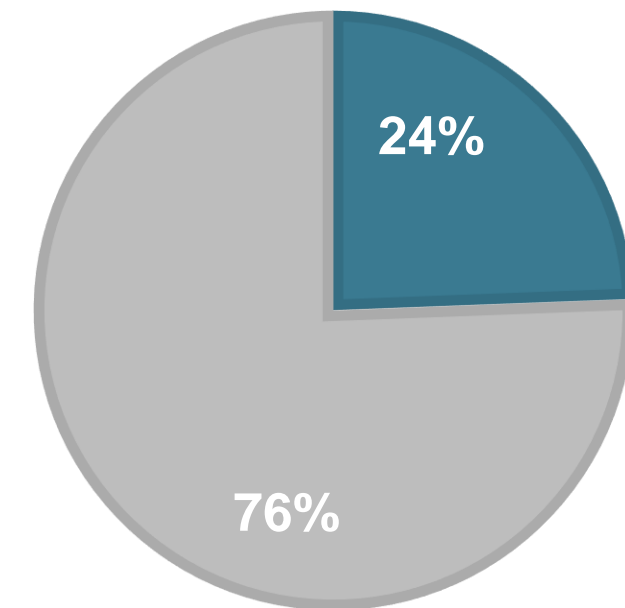


Eligible Expenses



| | |
|----------------------------------|---------------------|
| Total Public Improvements | \$ 1,488,788 |
| Streetscapes | \$ 363,312 |
| Utilities | \$ 1,125,476 |

■ Streetscapes ■ Utilities



**Not to Exceed Amount of
\$1,342,345**

CONSIDER Resolution 1824:

120 N. 12th St., 12th and Idaho.

Type 2 Participation Agreement with 12th and Idaho Owner,
LLC

Suggested Motion:

I move to adopt Resolution 1824 approving the Type 2
Participation Agreement with 12th and
Idaho Owner, LLC and authorizing the Executive Director to
execute the Agreement.

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.....Kevin Holmes (10 minutes)
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.....Kevin Holmes (10 minutes)

V. Adjourn

1210 W. Grove St. – Broadstone Saratoga

Type 4 Participation Agreement



Renderings: Urbal Architecture

Kevin Holmes
Project Manager – Property
Development

WEST DOWNTOWN PROJECTS

COMPLETE

1. CHERIE BUCKNER-WEBB PARK
2. 11TH & IDAHO
3. B-SIDE APARTMENTS

UNDER CONSTRUCTION

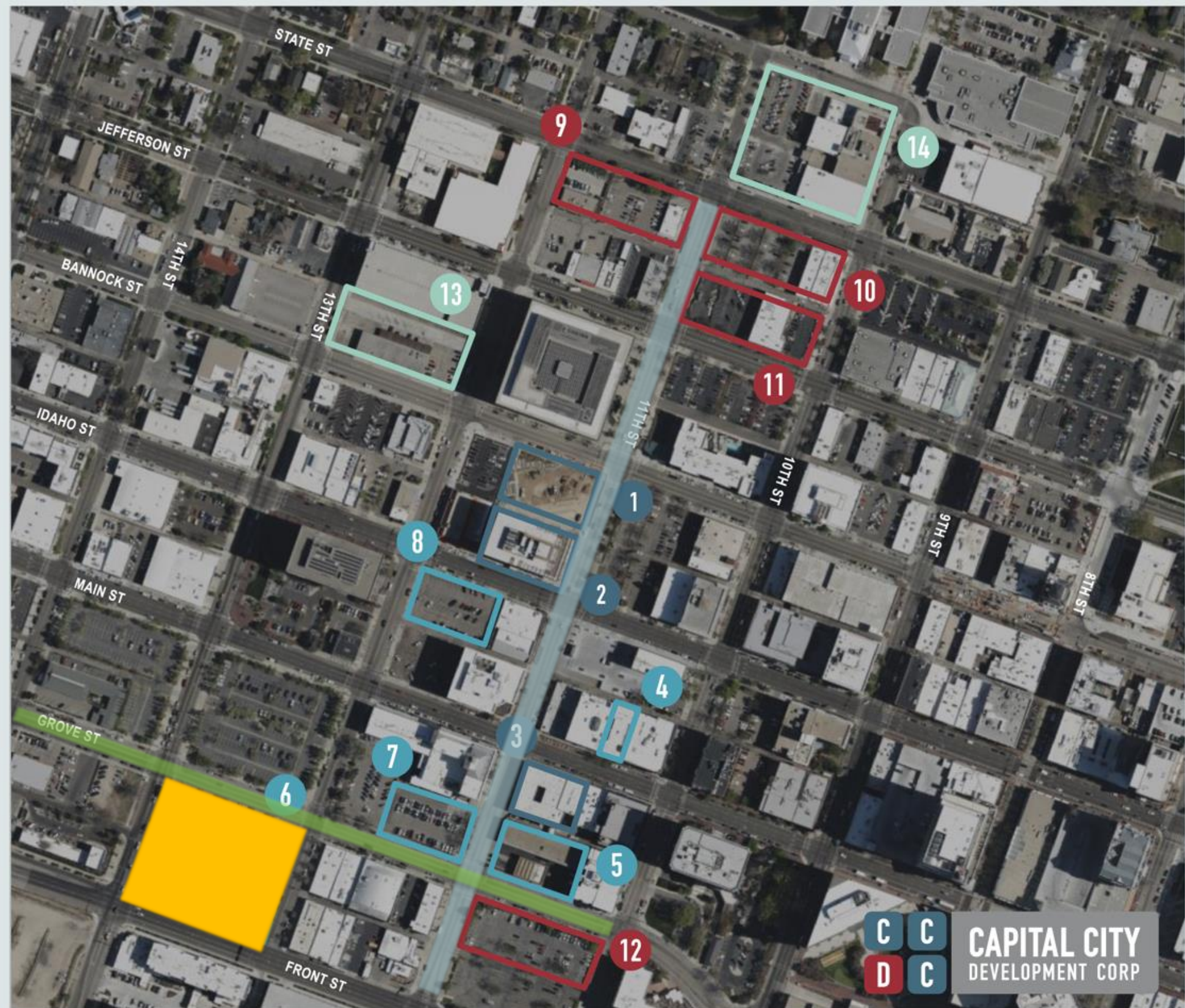
4. THE AVERY HOTEL
5. THE SPARROW HOTEL
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UNDER DESIGN/ENTITLEMENT

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CONCEPT

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14. POTENTIAL MIXED-USE RESIDENTIAL



REBUILD

LINEN BLOCKS ON GROVE STREET



Project Summary and Timeline



- 7-story mixed-use
- 334 units
- Studio, 1-, & 2-bedroom units
- 377 parking spaces
- 7,000 sq. ft. ground-floor commercial
- \$100M TDC
- \$2,025,563 EE
- \$1,873,289 NTE



May 2022
DR approval



June 2022
Application
submitted



August 2022
T4 Designation



Winter 2022
Site Work Begins



TODAY
Final Agreement



Spring 2025
Project complete,
reimbursement

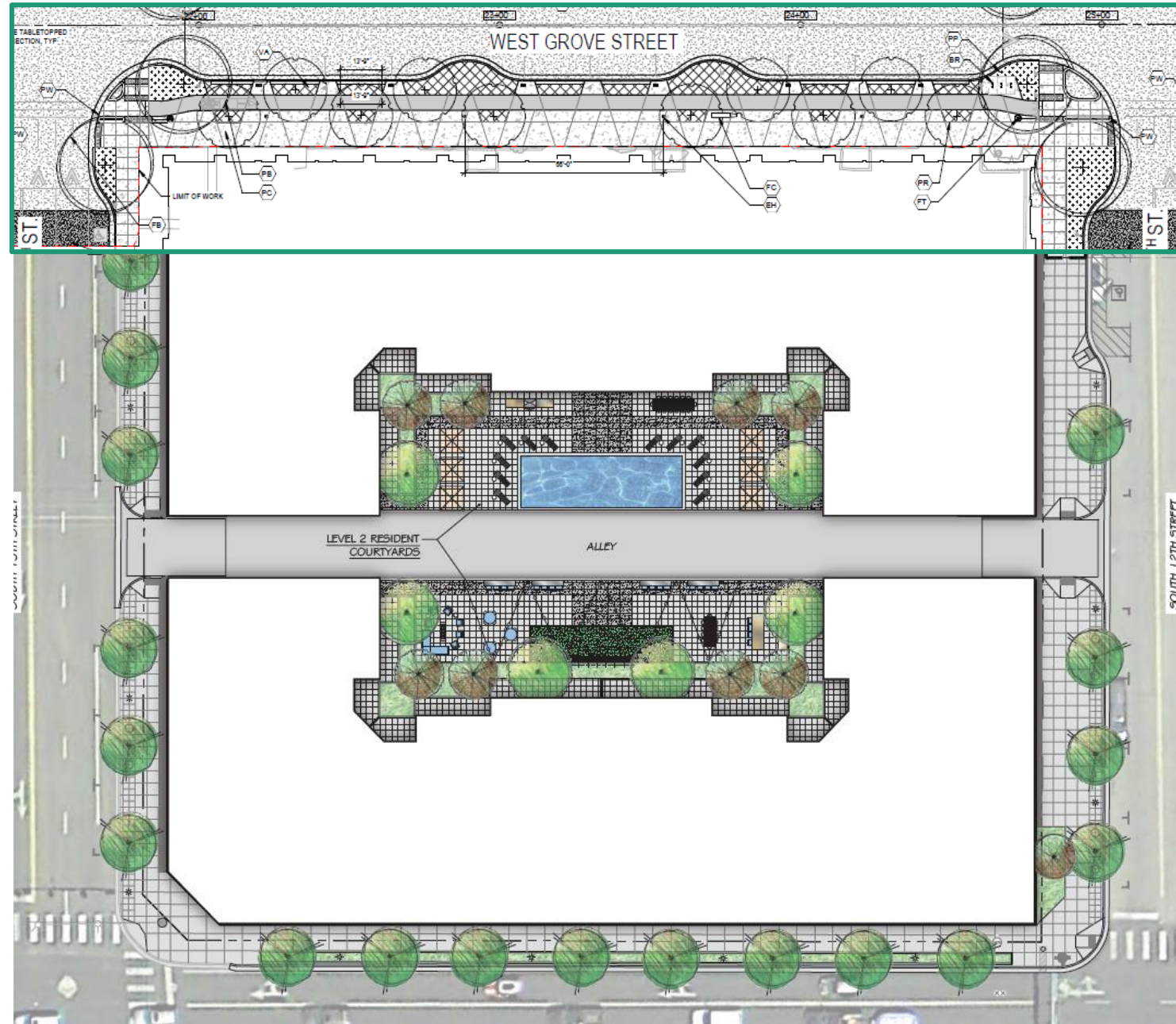


Construction
Fall 2022 - Fall 2024

Progress



Eligible Expenses

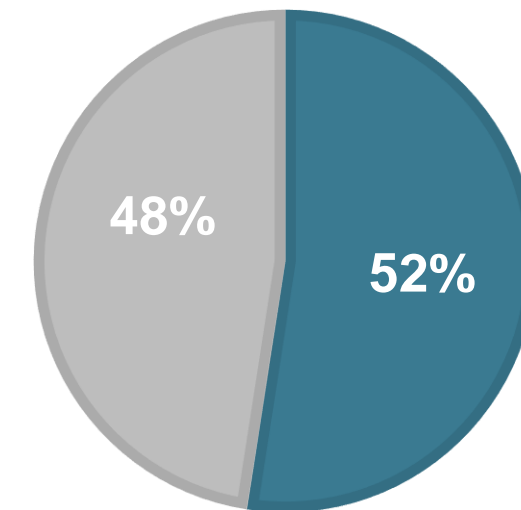


| | |
|----------------------------------|---------------------|
| Total Public Improvements | \$ 2,025,563 |
|----------------------------------|---------------------|

| | |
|---------------------|---------------------|
| Streetscapes | \$ 1,062,296 |
|---------------------|---------------------|

| | |
|------------------|-------------------|
| Utilities | \$ 963,267 |
|------------------|-------------------|

■ Streetscapes ■ Utilities



**Not to Exceed Amount of
\$1,873,289**

CONSIDER Resolution 1823:

1201 W. Grove St., Broadstone Saratoga.

Type 4 Participation Agreement with Broadstone Saratoga, LP

Suggested Motion:

I move to adopt Resolution 1823 approving the Type 4 Participation Agreement with Broadstone Saratoga, LP and authorize the Executive Director to execute the agreement.

Adjourn

This meeting will be conducted in compliance with the Idaho Open Meetings Law and will allow both in-person and virtual attendance. In addition, consistent with the Center for Disease Control COVID-19 guidelines, people with symptoms, a positive test, or exposure to someone with COVID-19 should stay home or wear a mask. This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).