

# **LIVE STREAMING & AUDIO RECORDING**

***Now In Progress***



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

# Board of Commissioners

**Regular Meeting  
October 9, 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 August 2023
2. Approve Paid Invoice Report for September 2023

### **B. Minutes and Reports**

1. Approve Meeting Minutes for August 14, 2023
2. Approve Special Meeting Minutes for August 30, 2023

# AGENDA

## III. Action Item: Consent Agenda

### C. Other

1. Approve Resolution 1839: 114 N. 23rd St., New Path 2 Supportive Housing. Type 3 Participation Agreement with Boise New Path Associates, An Idaho Limited Partnership (formerly Pacific West Communities, Inc.)
2. Approve Resolution 1837: 2426 N. Arthur St., Wilson Station Apartments. Type 3 Participation Agreement with Boise State Street Associates II, An Idaho Limited Partnership (formerly Pacific West Communities, Inc.)
3. FY2023 Q3 Financial Report (Unaudited)

# CONSENT AGENDA

Motion to Approve Consent Agenda

# AGENDA

## IV. Action Items

- A. **CONSIDER** Resolution 1838: Old Boise Blocks on Grove Street Streetscape Improvements Project, Amendment No. 1 to the CM/GC Contract with Guho Corp  
.....Karl Woods/Kathy Wanner (10 minutes)
- B. **CONSIDER** Designation: Public Art Deferred Maintenance. Type 4 Capital Project Coordination for Public Art with Boise City Department of Arts & History  
.....Karl Woods/Jamile Shirley (10 minutes)
- C. **CONSIDER** Designation: Downtown Traffic Box Art. Type 4 Capital Project Coordination for Public Art with Boise City Department of Arts & History  
.....Karl Woods/Stephanie Johnson (10 minutes)
- D. **CONSIDER** Resolution 1840: 1010 W. Jefferson St., Parcel No. R1013004556. Purchase and Sale Agreement with Block 68 South Development LLC .....Alexandra Monjar (10 minutes)

## V. Adjourn





# REBUILD

**OLD BOISE BLOCKS ON GROVE STREET**



Resolution 1838





## Old Boise Blocks on Grove Street

REDEVELOPMENT STRATEGY VISION REPORT



### 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. Complimenting 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.

### DESIGN WITH ECOLOGICAL FOCUS

Integrate sustainable infrastructure - for example, through green roofs, building green walls, encouraging recycling and composting.



### EMPHASIZE PRIMACY OF THE PEDESTRIAN

Create a walkable and bike-friendly environment with characteristics such as wide sidewalks, and integrated bike facilities (bike lanes, bike racks, etc.). Automobiles should be accommodated in parking garages and diverted from Grove Street as much as possible through circulation planning.



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Plaza  
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### COMPLEMENT THE BASQUE BLOCK

New development and investments should be designed to enhance and create a relatively seamless experience throughout the entire Old Boise Blocks area while maintaining its distinct and unique feeling on the existing Basque Block. Incorporating design features from the Basque Block - such as painted curbs, street lighting and greenery as well as street dimensions and frontage building scale - are ways to create a unified form and feeling on Grove, while changes to public art and streetscape details can help distinguish the Basque Block from other blocks.

## The Vision





Project Partners

 **REBUILD** OLD BOISE BLOCKS ON GROVE STREET

# REBUILD

## OLD BOISE BLOCKS ON GROVE STREET

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

## Collection of Projects...

01

GROVE STREET STREETSCAPE ENHANCEMENTS

02

ACHD ROADWAY RECONSTRUCTION

03

UTILITY UPGRADES

04

OLD BOISE BLOCKS PUBLIC ART

05

BOISE CANAL UPGRADES

06

DEPARTMENT OF LABOR LOT MODIFICATIONS



An architectural rendering of a city street scene. In the foreground, a woman sits on a long, low, rectangular sandstone bench. Next to her is a small white round table with two white chairs, set for outdoor seating. The sidewalk is paved with light-colored concrete and features decorative concrete scoring and specialty accent pavers. A dark metal railing runs along the edge of the sidewalk. In the background, there are trees, parked cars, and a few pedestrians. A large black circle with the number '01' is overlaid on the top right of the image.

01

## GROVE STREET STREETSCAPE ENHANCEMENTS

- Curbless streetscape
- Sandstone seating and elements
- Sidewalks with decorative concrete scoring and specialty accent pavers
- Additional trees planted in Silva Cells
- Additional Street amenities including bike racks, trash receptacles, and streetlights





02

## ACHD ROADWAY RECONSTRUCTION

- Remove existing asphalt and rebuild roadway with concrete paving
- Concrete pavement reduces future road maintenance
- Concrete reduces urban heat island effect
- Raised intersections increase safety
- Decorative concrete scoring and coloring





03

## UTILITY UPGRADES

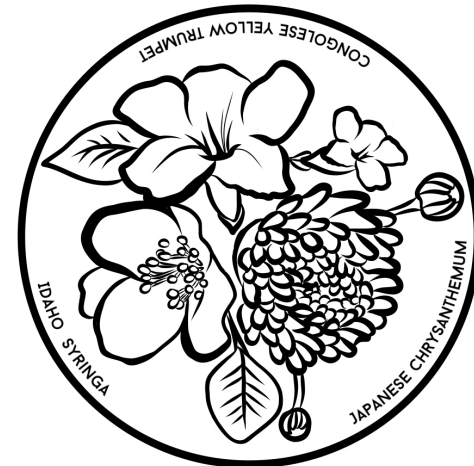
- Veolia Water Line Replacement
- ACHD Stormwater Enhancements
- City Fiber Optic Conduit Expansion



04

## OLD BOISE BLOCKS PUBLIC ART

- Coordination of Art Installations
- Icon Inlays
- Barrier Art







05

## BOISE CANAL UPGRADES

- New Canal from 5<sup>th</sup> – 3<sup>rd</sup> Streets
- Limited Construction Window





06

## DOL PARKING LOT MODIFICATIONS

- Eliminating curb cuts
- Reconfiguring parking lot
- Safer pedestrian experience

# Resolution 1838 – Amendment 1 to the CM/GC Contract with Guho Corp

## Guho Corp. Summary

Original Contract:	\$45,612
Construction Management: Pre-Construction Services	

<b>TODAY – Amendment 1:</b>	<b>\$ 6,727,361</b>
<b>General Contractor: Project Construction GMP #1</b>	

Amended CM/GC Contract Total	<b>\$ 6,772,973</b>
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## PUBLIC OUTREACH & NEXT STEPS

- Project Flyers
- Physical signage throughout project area
- Mailers
- Weekly construction update emails
- Social Media Campaigns
- Updated project page on CCDC's website
- Coordinated messaging with partner agencies

# CONSIDER: Resolution 1838 Amendment No. 1 to the CM/GC Contract with Guho Corp.

## Suggested Motion:

I move to adopt Resolution 1838 approving and authorizing the execution of Amendment No.1 to the CM/GC Contract with Guho Corp. for the Old Boise Blocks on Grove Street Streetscape Improvement Project.

# AGENDA

## IV. Action Items

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.....Karl Woods/Kathy Wanner (10 minutes)
- B. **CONSIDER** Designation: Public Art Deferred Maintenance. Type 4 Capital Project Coordination for Public Art with Boise City Department of Arts & History  
.....Karl Woods/Jamile Shirley (10 minutes)
- C. **CONSIDER** Designation: Downtown Traffic Box Art. Type 4 Capital Project Coordination for Public Art with Boise City Department of Arts & History  
.....Karl Woods/Stephanie Johnson (10 minutes)
- D. **CONSIDER** Resolution 1840: 1010 W. Jefferson St., Parcel No. R1013004556. Purchase and Sale Agreement with Block 68 South Development LLC .....Alexandra Monjar (10 minutes)

## V. Adjourn

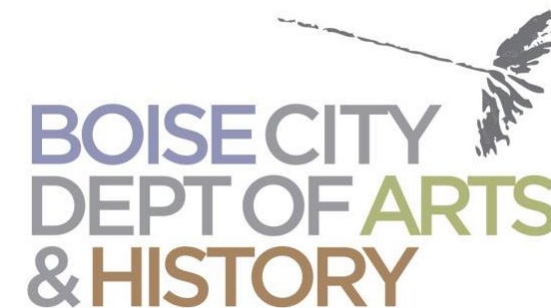


## CONSIDER:

Public Art Deferred Maintenance. Type 4 Capital Project  
Coordination for Public Art with  
Boise City Department of Arts & History

Karl Woods  
Sr. Project Manager

Jamile Shirley  
Cultural Assets Program Manager





## Partnership Approach:

- 1 PARTNERSHIP WITH ARTS & HISTORY
- 2 DEFERRED MAINTENANCE OF PUBLIC ART
- 3 CITY MANAGES CONTRACTORS
- 4 CCDC REIMBURSES FOR ELIGIBLE EXPENSES
- 5 CITY MAINTAINS OWNERSHIP AND MAINTENANCE

## CCDC Deferred Maintenance Funding Request

Why is maintenance important?

What does public art maintenance entail?

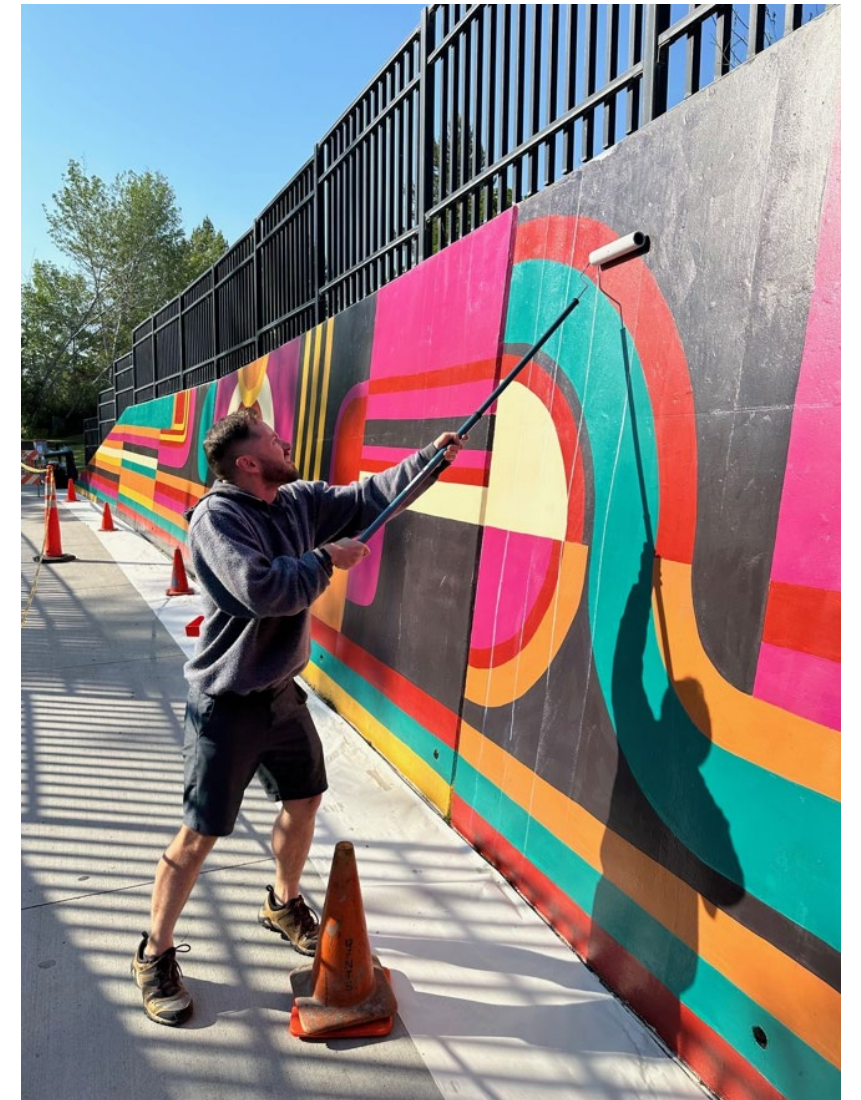
Why is maintenance of public art challenging?

### When will the work be completed?

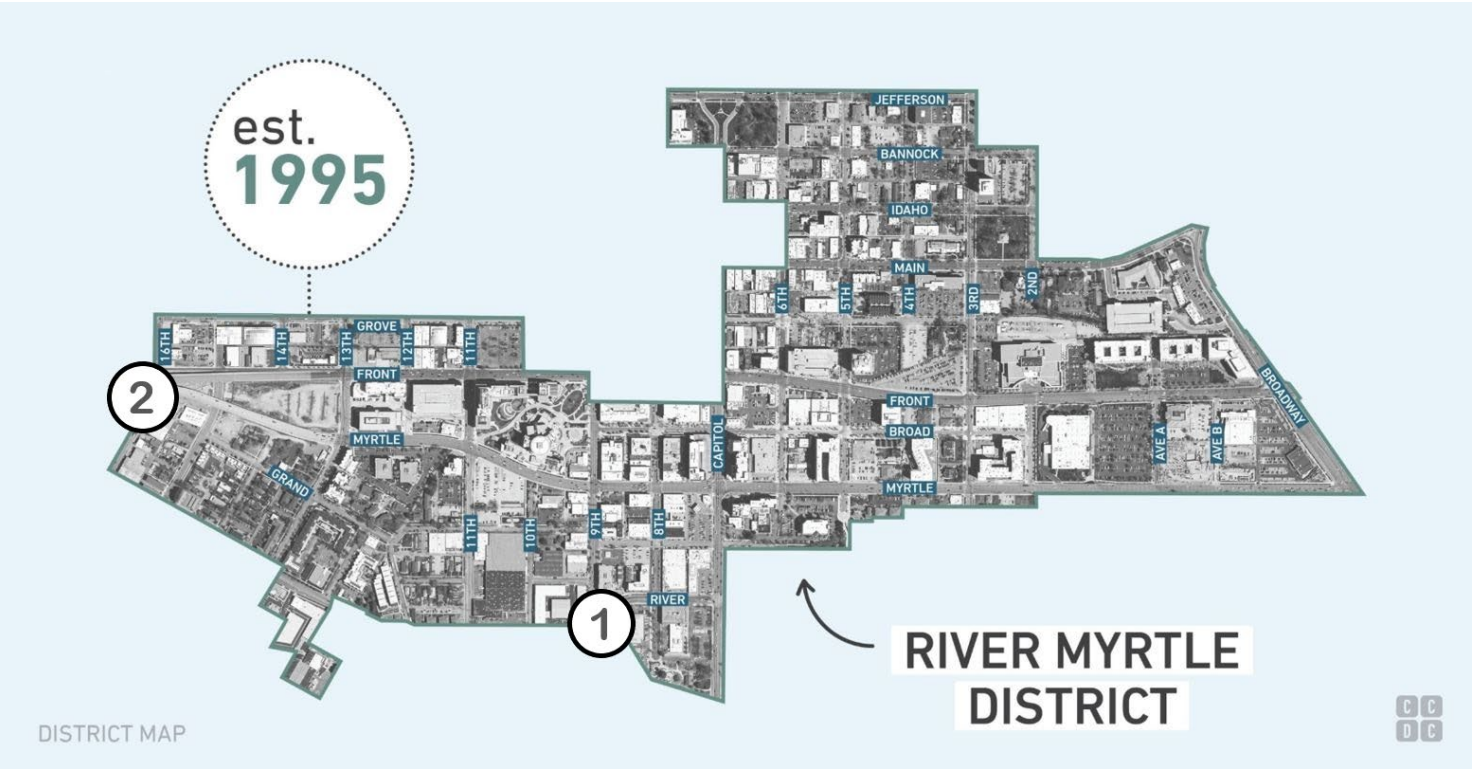
- End of FY24

### Who will do the work?

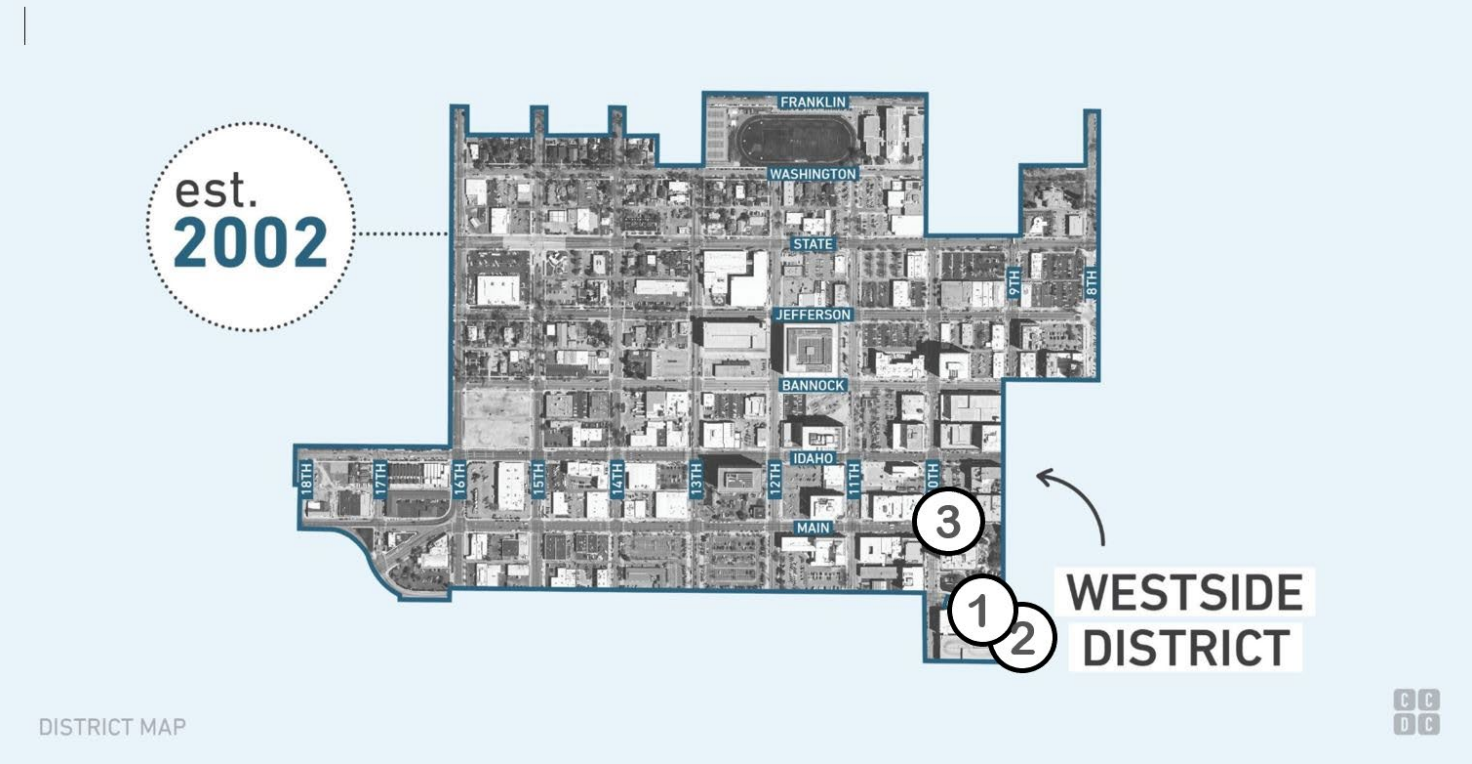
- A&H Cultural Assets team
- Local contractors







# District Maps & Artwork Locations





## RIVER-MYRTLE DISTRICT – sunset FY25



*Botanica Industria*, 2012, By Anna Webb

\$400 – *Botanica Industria*

- New signage



## RIVER-MYRTLE DISTRICT – sunset FY25



*Integration Mural, 2017 By Sector Seventeen*

\$400 – *Botanica Industria*

- New signage

\$2500 – *Integration Mural*

- Hand wash & power wash
- New signage

Total: \$2900



## WESTSIDE DISTRICT – sunset FY26



*Grove Street Illuminated, 2003 By Amy Westover*

\$37,000 – *Grove Street Illuminated  
& Boise Canal*

- Replacement parts
- Electrical maintenance



## WESTSIDE DISTRICT – sunset FY26



*Idanha Canopies, 2001, By Nina Yankowitz & Holden Berry*

\$37,000 – *Grove Street Illuminated & Boise Canal*

- Replacement parts
- Electrical maintenance

\$2000 – *Idanha Canopies*

- Structural Inspection
- New signage

Total: \$39,000



## Suggested Motion:

I move to designate Public Art Deferred Maintenance as eligible for Type 4 assistance and direct the Agency to negotiate a final agreement with Boise City Department of Arts & History for future Board Approval

# AGENDA

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## V. Adjourn

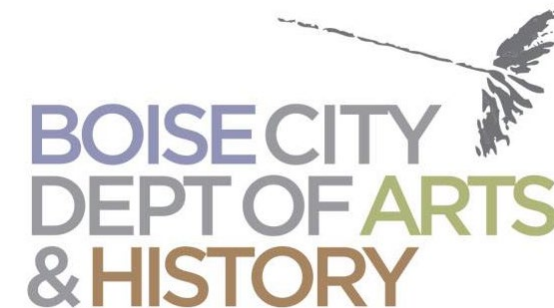


## CONSIDER:

Downtown Traffic Box Art. Type 4 Capital Project Coordination for  
Public Art with Boise City Department of Arts & History

Karl Woods  
Sr. Project Manager

Stephanie Johnson  
Public Art Program Manager





## Partnership Approach:

- 1 PARTNERSHIP WITH ARTS & HISTORY
- 2 TRAFFIC BOX PUBLIC ART PROGRAM
- 3 CITY MANAGES PROJECT
- 4 CCDC REIMBURSES FOR ELIGIBLE EXPENSES
- 5 CITY ASSUMES OWNERSHIP AND MAINTENANCE



# Traffic Box Public Art Program

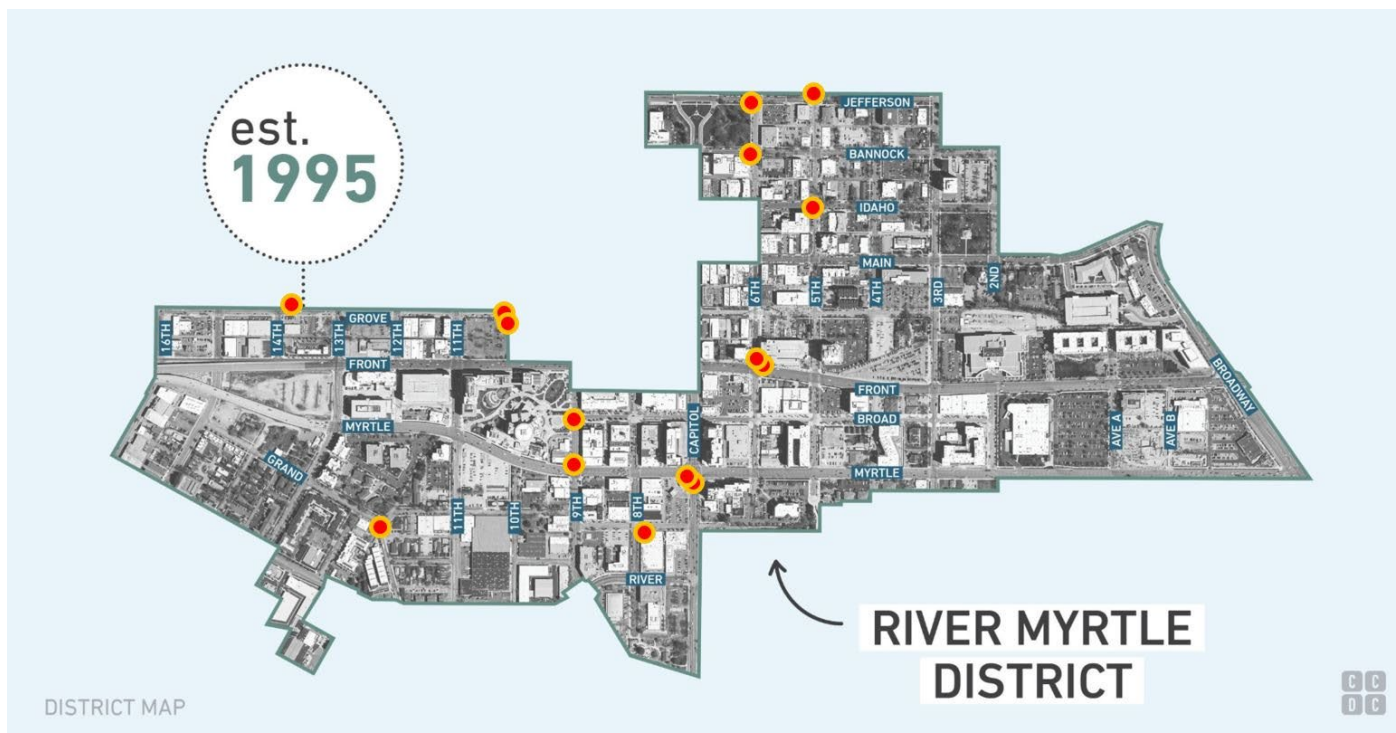
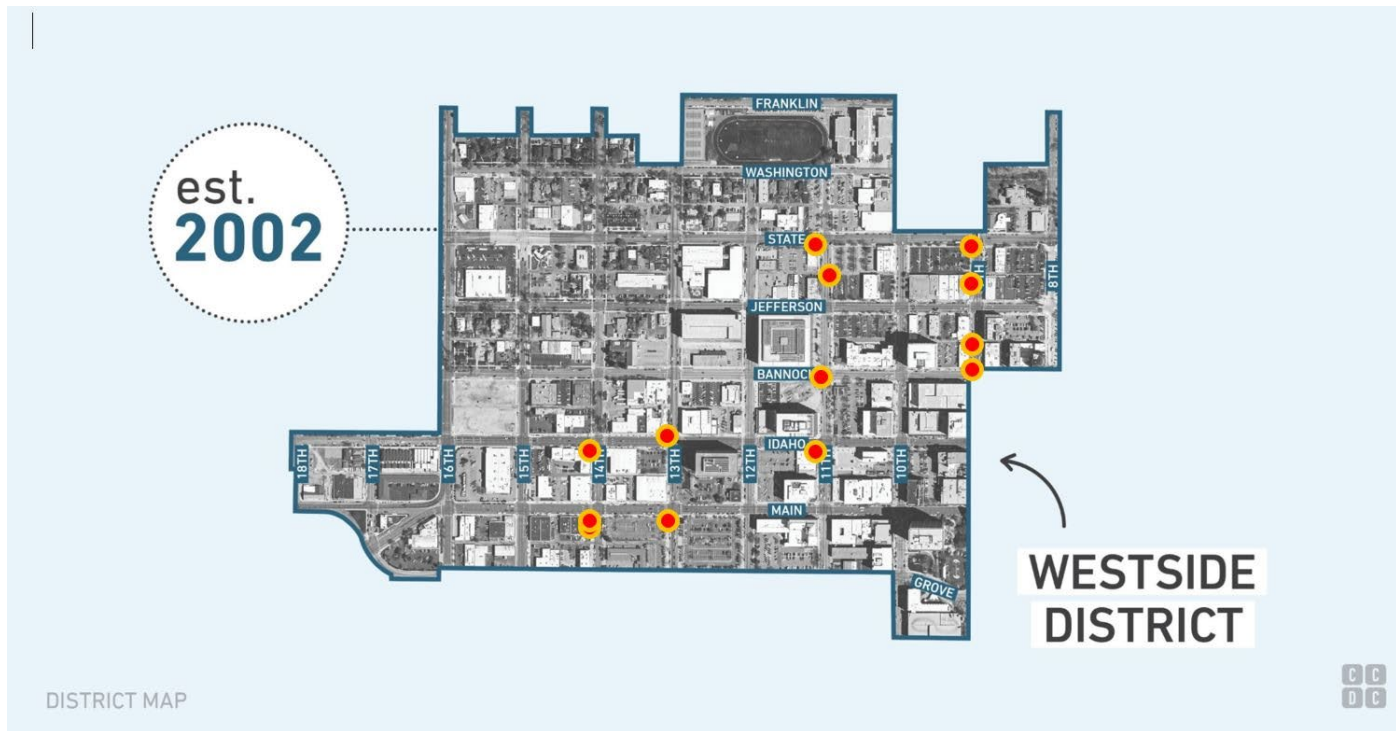


*Bringin' It Home, 2012 by Sandra Shaw*

- The Traffic Box Art Program began in 2010 and is a partnership with ACHD
- Entry level and emerging artist program
- 220 wrapped traffic boxes all over Boise
- Selection panel consisting of neighborhood stakeholders, artist, commission selects artists
- Artists paid \$1,000 to create or supply original artwork, digitized and fabricated into a vinyl wrap
- A&H contracts with a local vinyl wrap fabricator to create and install the wraps

# Traffic Box Public Art Program

- Re-wraps determined by age, condition, proximity to high visibility intersections, schools, libraries, or other public facilities.
- New artwork provide on re-wrapped traffic boxes.
- River/Myrtle traffic boxes identified for re-wrap in 2024.
- Westside traffic boxes identified for re-wrap in 2025.
- Traffic box wraps are anticipated to last 5-7 years, after which they may be eligible for re-wrap with new art.



## Suggested Motion:

I move to designate Downtown Traffic Box Art as eligible for Type 4 assistance and direct the Agency to negotiate a final agreement with Boise City Department of Arts & History for future Board Approval



# AGENDA

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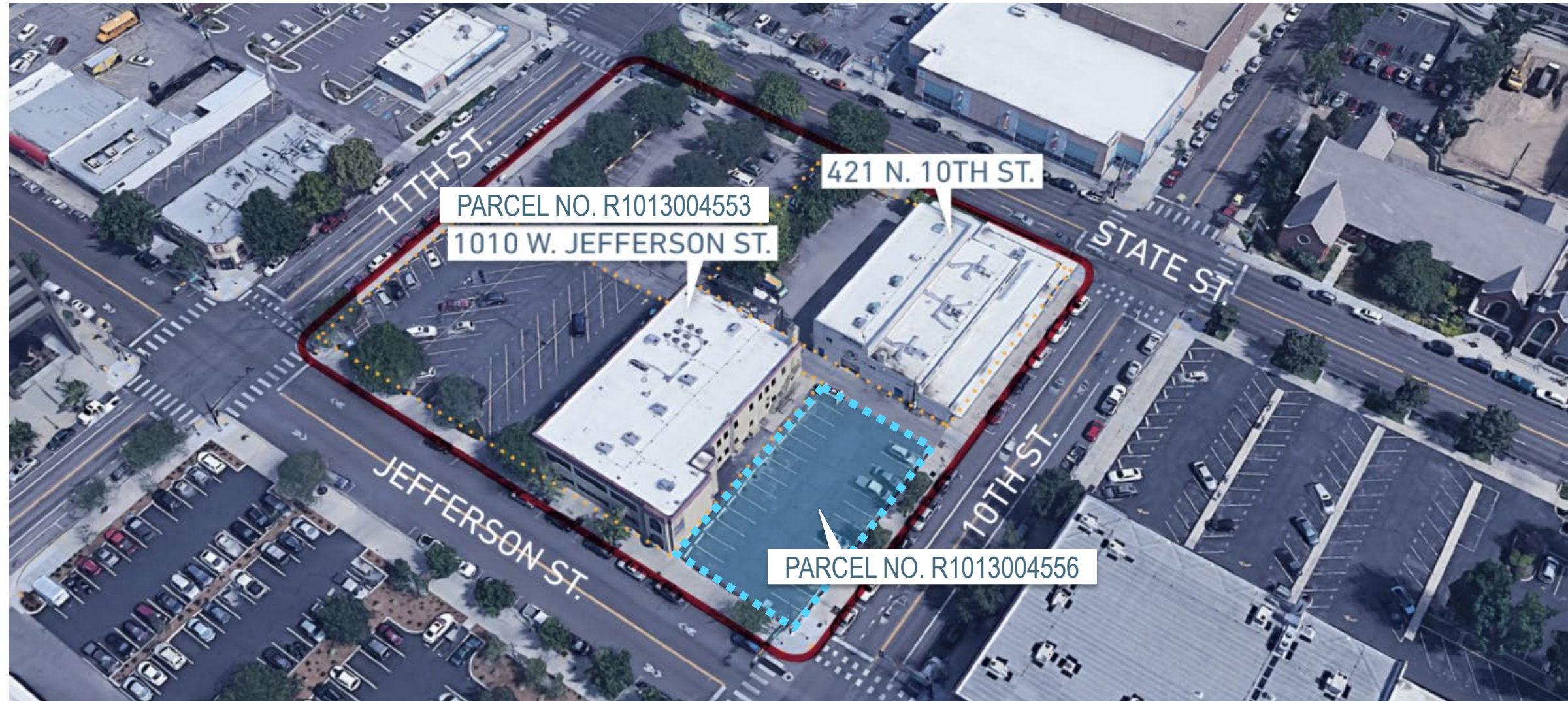
## V. Adjourn

CONSIDER: Resolution 1840:  
1010 W. Jefferson St., Parcel No. R1013004556.  
Purchase and Sale Agreement with Block 68 South  
Development LLC

Alexandra Monjar  
Project Manager, Property Development



# Property Location





# Purchase and Sale Terms



\$1.7 million



Review  
through  
October 27



Closing  
November 1



# MOU Board Actions



**CONSIDER:** Resolution 1840: 1010 W. Jefferson St.,  
Parcel No. R1013004556. Purchase and Sale  
Agreement with Block 68 South Development LLC

Suggested Motion:

I move to adopt Resolution 1840 approving the Purchase and Sale  
Agreement for acquisition of 1010 W. Jefferson Street from Block 68  
South Development LLC



# 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).*