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Board of Commissioners

April 14, 2025



Agenda

- I. **Call to Order** **Chair Haney Keith**
- II. **Action Item: Agenda Changes/Additions** **Chair Haney Keith**
- III. **Work Session**
 - A. **1025 S. Capitol Blvd., Capitol Campus**
.....**Corrie Brending and Jake Wood, J. Fisher Companies (20 mins)**
 - B. **River Myrtle-Old Boise District Update**.....**Doug Woodruff (5 mins)**
- IV. **Action Item: Consent Agenda**
 - A. **Expenses**
 - 1. **Approve Paid Invoice Report for March 2025**
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Work Session:

1025 S Capitol Blvd. – Capitol Campus

Corrie Brending - Project Manager

Jake Wood - J. Fisher Companies

Type 3 Transformative Assistance



Home2 Suites



Pioneer Crossing



City Center Plaza

Capitol Campus



Current Status of Project Site at Island Ave. & Lusk St.

Shoreline Plan



Quarter 2		
	Key Strategy	Project Name
8	Mobility	Greenbelt Path Improvements - North and South shorelines, Phase 2
9	Economic Dev/ Housing	Mixed-use Development including Public Garage - Lusk Neighborhood
10	Placemaking	Lusk Neighborhood Entrance Park - at Greenbelt and Lusk St Intersection
11	Economic Dev/ Housing	Mixed-use Redevelopment Assistance -River Street Neighborhood

Agency Next Steps



Plan
Partnership



Designation



Agreement

LUSK REDEVELOPMENT OPPORTUNITY

CCDC PARTNERSHIP OPPORTUNITY

JAKE WOOD | PARTNER. | J. FISHER COMPANIES

J·FISHER
COMPANIES®

PUBLIC PRIVATE PARTNERSHIP



**BOISE STATE
UNIVERSITY**



DESIGNWORKSHOP

Landscape Architecture/Urban Design



COMPANY OVERVIEW



J. Fisher Companies (“JF”) is a **vertically integrated real estate development** with offices in Salt Lake City and Boise.

Founded in 2005, JF has grown from a land entitlement group and homebuilder into a **regional commercial and multifamily developer**.

With **115 employees**, JF has a range of expertise to support all facets of development—deal sourcing, entitlements, diligence, engineering, design, construction, financing, and management.

\$2B+

The combined value of projects completed by J. Fisher Companies.

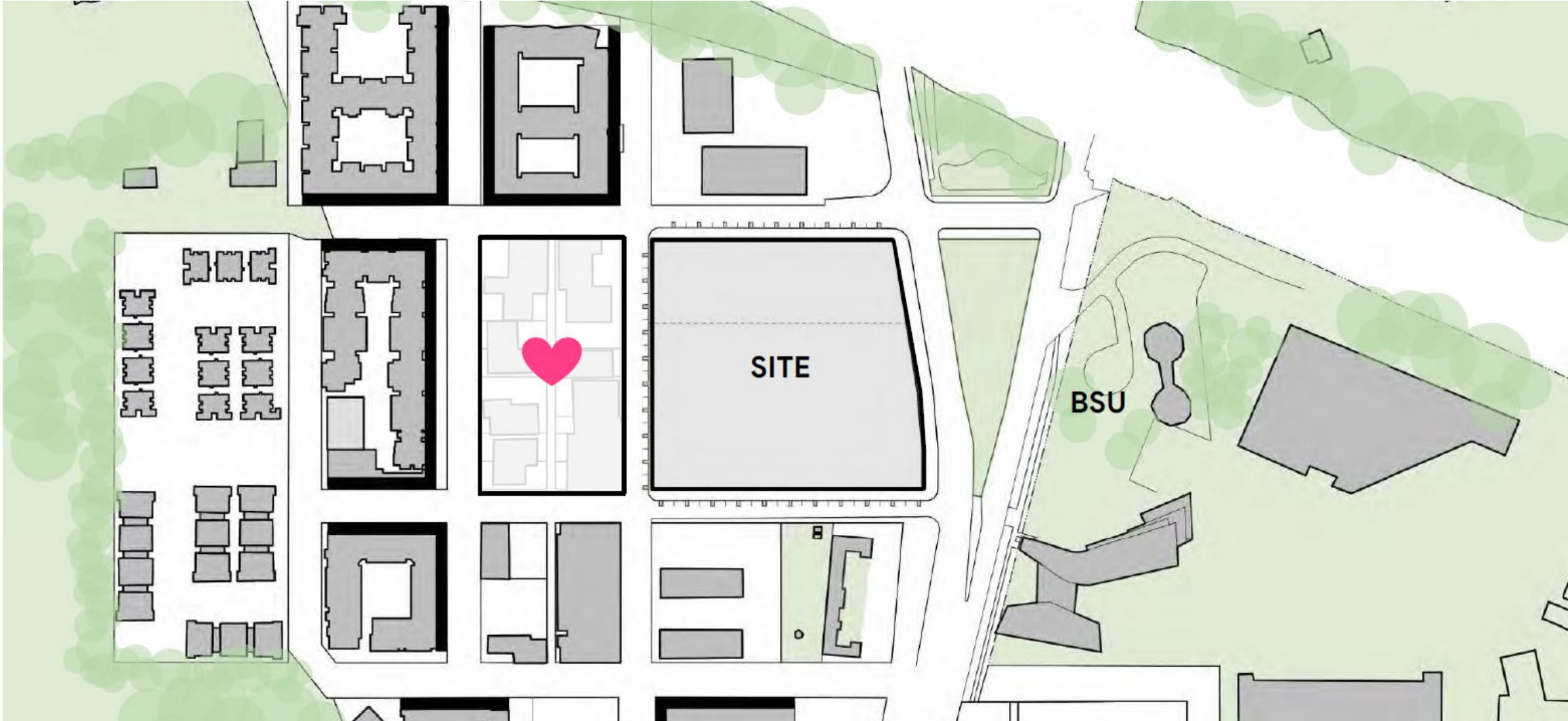
HOW WE GOT HERE



Site



LUSK NEIGHBORHOOD



INSPIRATION

Ryan Davis
Union Market neighborhood
Washington DC



New district with great placemaking

Jake Wood
The Ocean (Guerrilla Development Co.)
Portland OR



Funky, cool, adaptive re-use of autodealership

Caroline Schuler
Cira Green
Philadelphia PA



A mixed-use, publicly accessible park on the roof of a parking garage!

Micah Giardetti
Pearl District
Portland OR



Sensitivity to the site with special attention paid to storm water mitigation

Adam Carreau
The Exchange
Fort Collins Co



Unique food and drink offerings served from shipping containers

Robb Berg
Chophouse Row
Seattle WA




Includes a variety of interesting spaces

Josh Christofferson
Parks
Generally speaking




Parks are a great way to meet the neighbors

Joe Lechner
Basque Block
Boise ID



A successful street front design with no curbs along an active festival street

Dave Wall
Regent Street
Salt Lake City, UT



A great example of a "complete street"

Dean Smith
Brooklyn Brownstones
Brooklyn NY




Responsive to the neighborhood and provides community activation at the ground floor

Adam Hillhouse
Dairy Block
Denver CO



A unique micro-district activating a public alley

Jesse Adkins
Denver Central Market
Denver CO

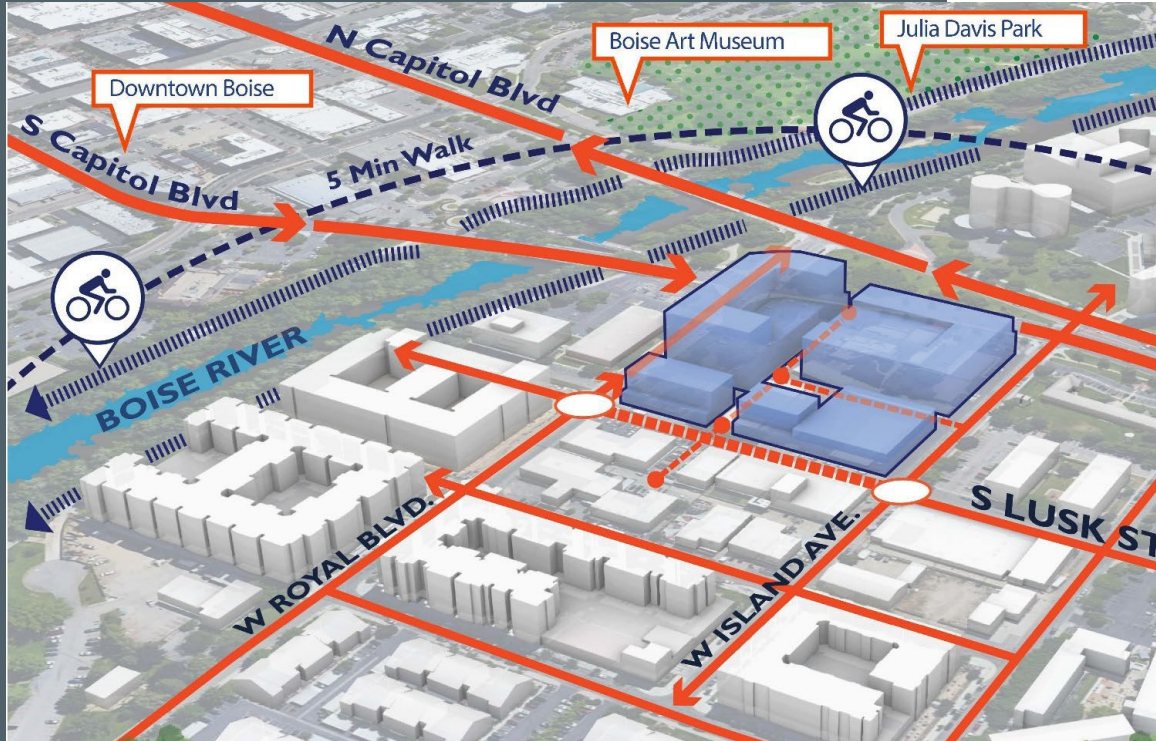


Adaptive re-use in the heart of the River North Neighborhood

COLLABORATIVE DESIGN PROCESS

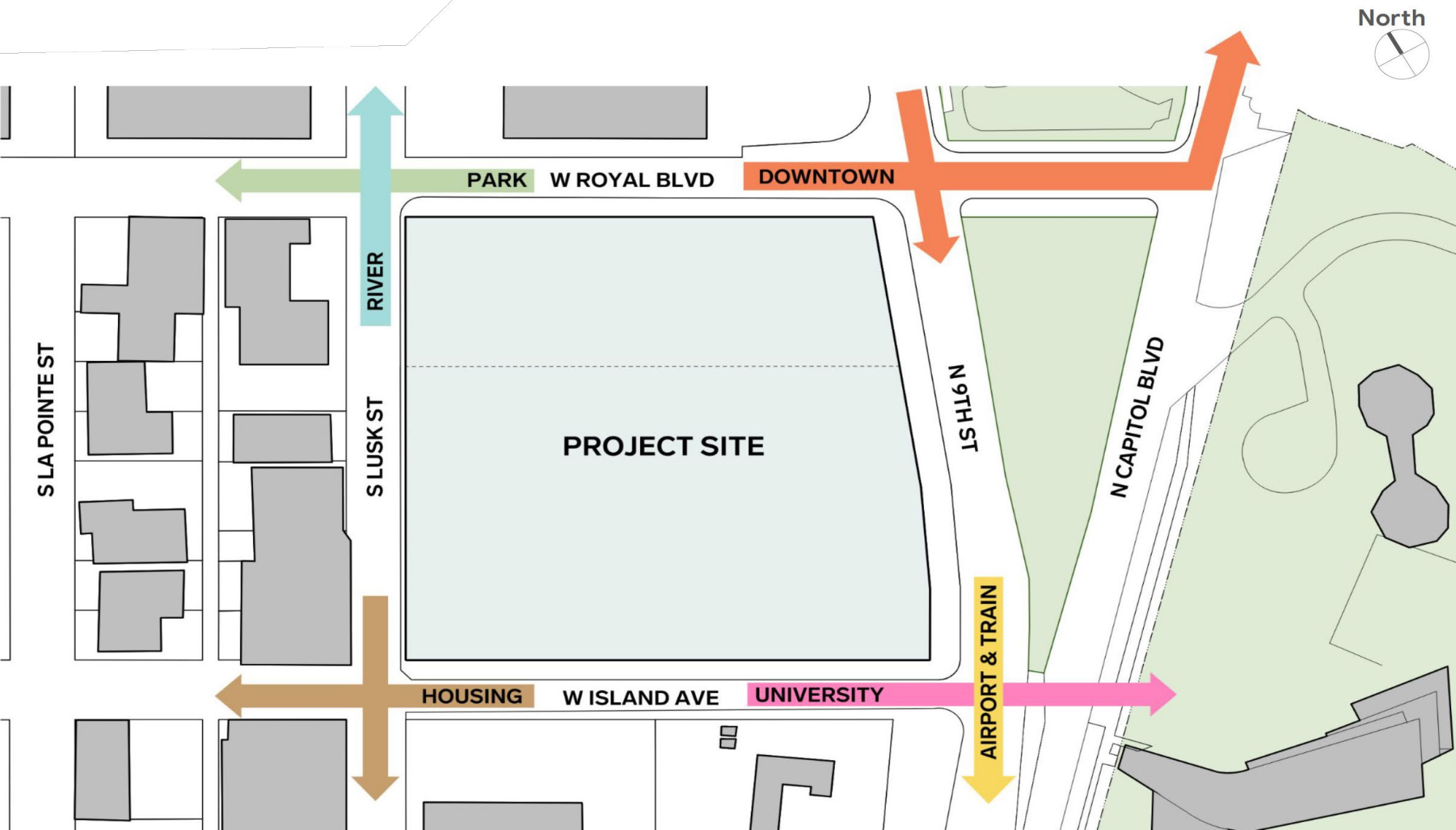


VISION



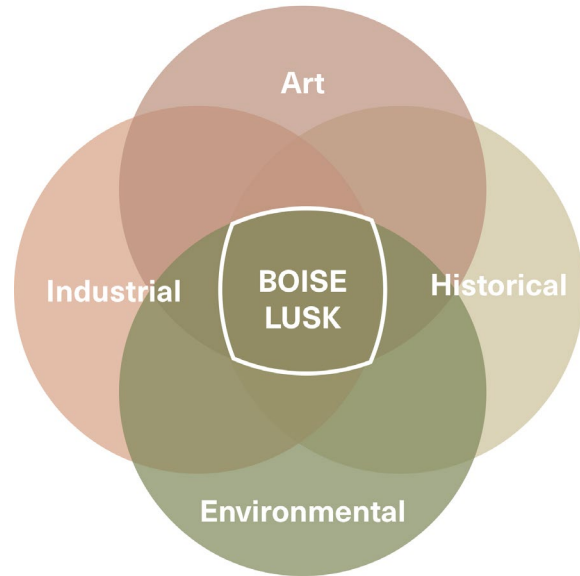
- Vibrant, transformative landmark project located on **gateway into downtown**
- Mixed-income
- Mixed-use
- Innovation district
- Environmentally sustainable

INTERSECTION OF COMMUNITY



NEIGHBORHOOD CHARACTER

What Makes Boise Lusk **Special**?



Art

Downtown Boise is robust with public art, from sculptures to murals. Our design draws inspiration from Boise's art scene by bringing in some artistic geometry in the streetscape design and pop of color in furnishing and planting, keeping our project identity exciting and vibrant.



Industrial

Our site is located near The Boise Depot, the city's iconic building with influences of industrial materials. Embracing the industrial nature to our site is an opportunity to bridge the history of Boise to Boise today.



Historical

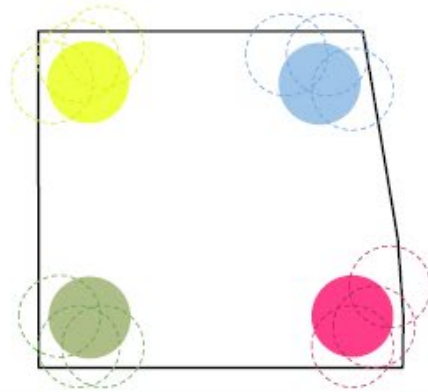
Boise's journey from frontier town to thriving modern city reflects its resilience and adaptability. The design looks to honor the city's unique history while also blending it with forward looking development.



Environmental

Our site is located in close proximity to the Boise River, one of the city's key natural resources. The planting palette is complementary to the site's relationship with the river and an emphasis on sustainable and waterwise plants.

CIVIC CONCEPTS



Blend Street Scales

Capitol	Civic
Royal	Commuter
Island	Neighborhood
Lusk	Festival

Reinforce Unique Qualities
Strengthen Connections

Active Anchor Corners

Capitol & Island	Art/Commerce
Royal & Capitol	Univ / Innovation
Lusk & Island	Retail / Residential
Lusk & Royal	Recreation / Retail

Encourage exploration
Express Identity

Outward Vistas

Mountains
Parks
Greenbelt
River

Inspire Awe
Rooted in its Place

Cottage Innovation

Studios Near Home
Offices in Garages
Shops in Yards
Corporate Disruptors

Open Format
Multi-purpose

CIVIC CONCEPTS + CHARACTER



S Lusk Street

Leisure Connector

The Living Room

Connection to industrial history, arts, innovation, and leisure

Main Street



N Capitol Boulevard

Civic Connector

The Front Door

Formal connection to Government, History, and Transportation

Grand Approach



W Royal Boulevard

Rural Connector

The Garage

Links home with River, Parks, Recreation and Outdoors

Gateway to Adventure



W Island Ave

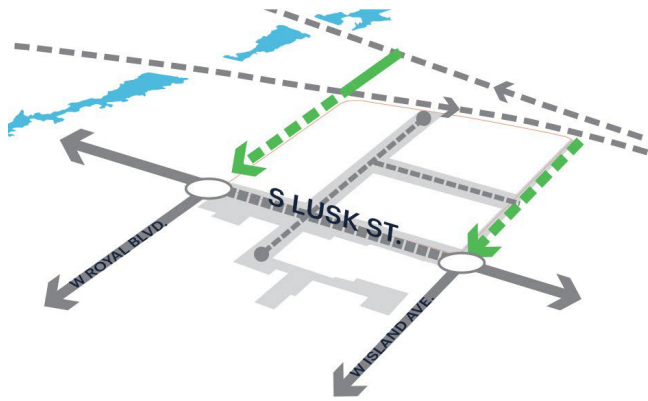
University Connector

The Study

Links Home with University, Arts, Campus, and Commerce

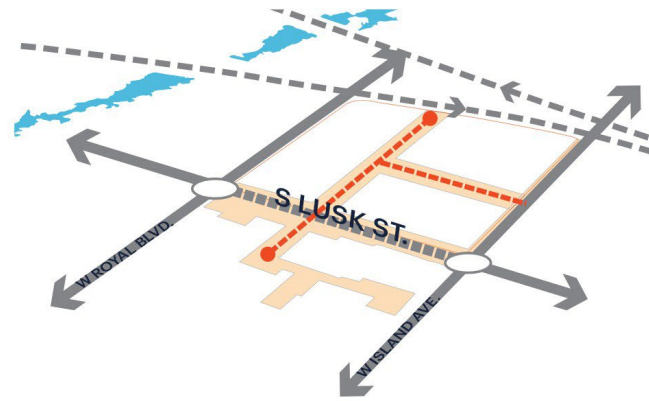
Path to Knowledge

PEDESTRIAN EXPERIENCE



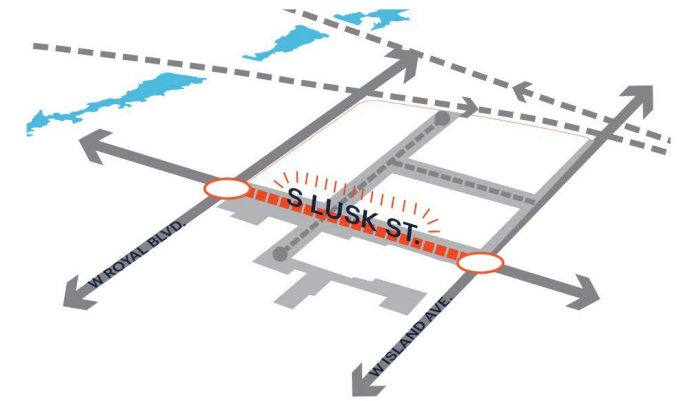
HARDWORKING STREETS

The extension of W. Royal Blvd. and W. Island Ave. will incorporate essential green infrastructure to manage storm water, provide ample soil volume supporting a healthy canopy of shade trees and provide much needed pollinator habitat.



A WALKABLE DISTRICT

To encourage a walkable district we will breakdown the scale of the super block by creating purpose-built public realm spaces throughout the development that provide a variety of scales and place-making experiences.



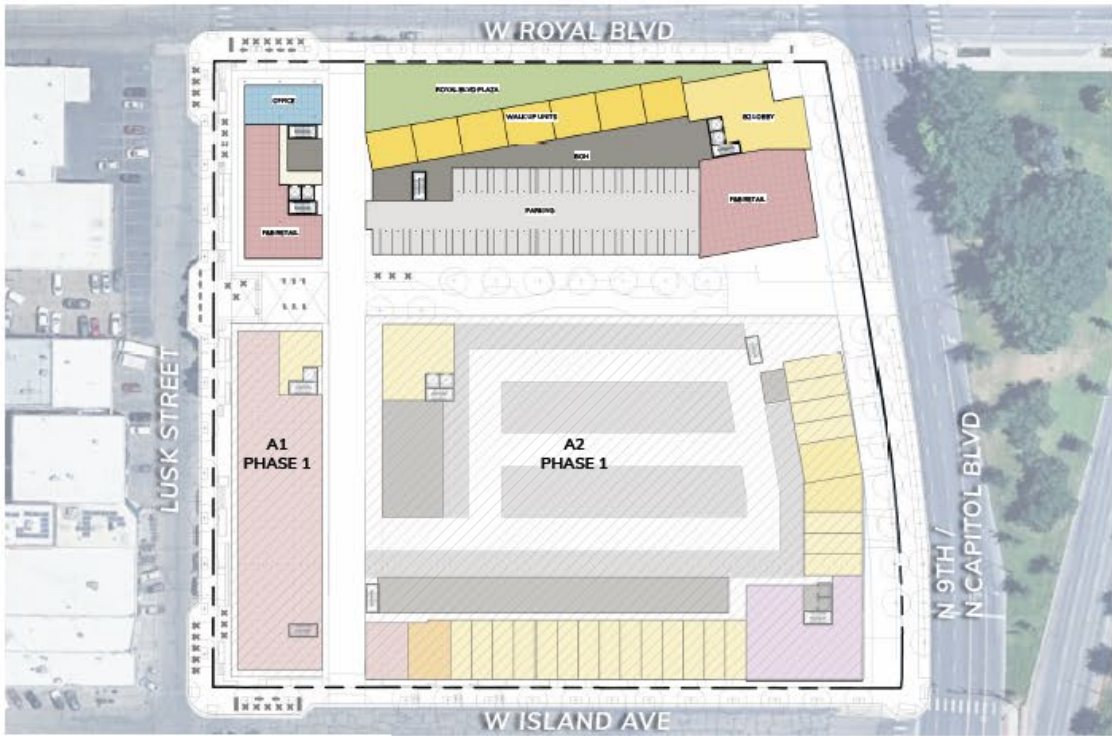
THE FESTIVAL STREET

This new shared street is flexible enough to host weekend markets, provides the identity as the heart of the district and is ground zero for seasonal celebrations throughout the year.

THE PROJECT



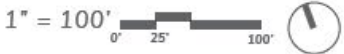
SITE CONCEPTS



Ground Level (L1)



Levels 2-3



- | | | |
|--------|-------------|----|
| RETAIL | CIRCULATION | 1B |
| OFFICE | BOH | 2B |
| | | 3B |

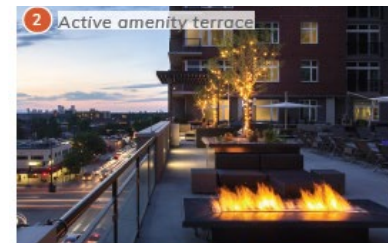
SITE CONCEPTS



Levels 4-5



SITE CONCEPTS



AERIAL VIEW



ISLAND AND CAPITOL VIEW



AERIAL VIEW



PHASE II

CAPITOL ELEVATION VIEW



LUSK & ROYAL - CURRENT



LUSK & ROYAL – CONCEPT 1



LUSK & ROYAL – CONCEPT 1.2

View 4: Corner of Lusk and Royal



Street Views

LUSK ST – CURRENT



LUSK ST – CONCEPT 1



LUSK ST – CONCEPT 1.2

View 1: Corner of Lusk and Island



LUSK ST – CONCEPT 1.2

View 2: Lusk Looking North



Street Views

LUSK @ MIDBLOCK PASEO – CONCEPT 1.2

View 3: Lusk at Midblock Paseo



Street Views

LUSK @ MIDBLOCK PASEO – CONCEPT 1.2

View 7: Midblock Paseo from Alley



Street Views

LUSK @ MIDBLOCK PASEO – CONCEPT 1.2

View 8: Midblock Paseo Interior



Street Views

CAPITOL & ROYAL – CONCEPT 1.2

View 5: Corner of Capitol and Royal



Street Views

CAPITOL & ISLAND – CONCEPT 1.2

View 6: Corner of Capitol and Island



Street Views



J·FISHER
COMPANIES®

THANK YOU





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River Myrtle-Old Boise District Update

Doug Woodruff, Development Director



Linen Blocks on Grove Street



Project Rendering



1500 Block, Current Status

3rd Street Streetscape & Mobility Improvements



3rd and Main St., Before



3rd and Main St, Current Status

Kaixo Corner



Project Rendering

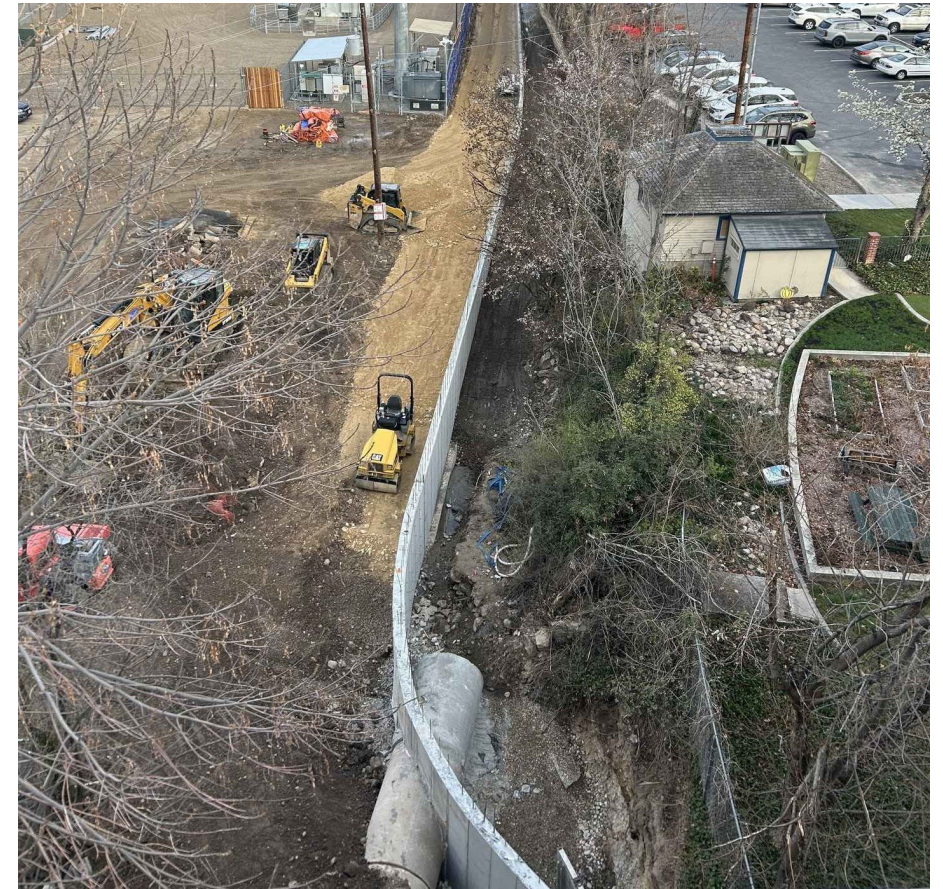


Current Status

Boise City Canal Multi-Use Pathway



Project Rendering



Current Status

Capitol Boulevard Streetscape Improvements



Project Rendering



Current Status

The Broadstone Saratoga

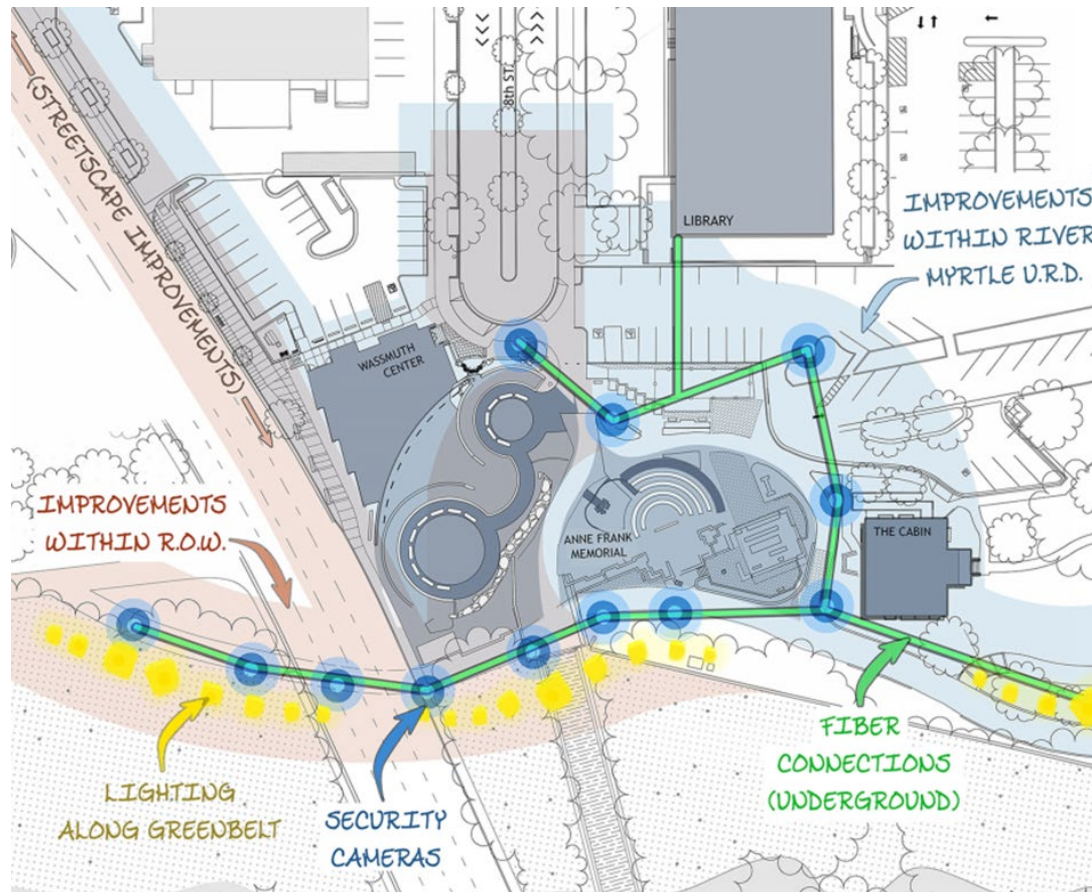


Project Rendering



Current Status

S. 8th Street & Greenbelt Improvements



Project Diagram



9th Street Streetscape, Current Status

Fire Station No. 5



C.W. Moore Park



Project Rendering



Current Status

Discussion





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Consent Agenda

Motion to Approve Consent Agenda

Agenda



IV. Action Item

- A. **CONSIDER Resolution 1923: 10th & Front ParkBOI Parking Garage, Structural Repairs - Phase 3. Public Works Construction Contract with Sawtooth Caulking, Inc.Aaron Nelson (10 mins)**
- B. **CONSIDER Resolution 1925: 9th & Front ParkBOI Parking Garage, Stair Tower Enclosure & Elevator Modernization. Task Order 24-003 for Professional Design Services with Cushing Terrell.....Kassi Brown (5 mins)**
- C. **CONSIDER Designation: 504 W. Main Street, 5th & Main Streetscape Improvements. Type 1 One-Time Assistance with Thomas Jean SKassi Brown (5 mins)**

V. Adjourn

Consider: Resolution 1923



10th & Front ParkBOI Parking Garage, Structural Repairs -
Phase 3. Public Works Construction Contract with
Sawtooth Caulking, Inc.

Aaron Nelson – Parking and Facilities Manager

10th & Front Structural Concrete Repairs – Phase 3

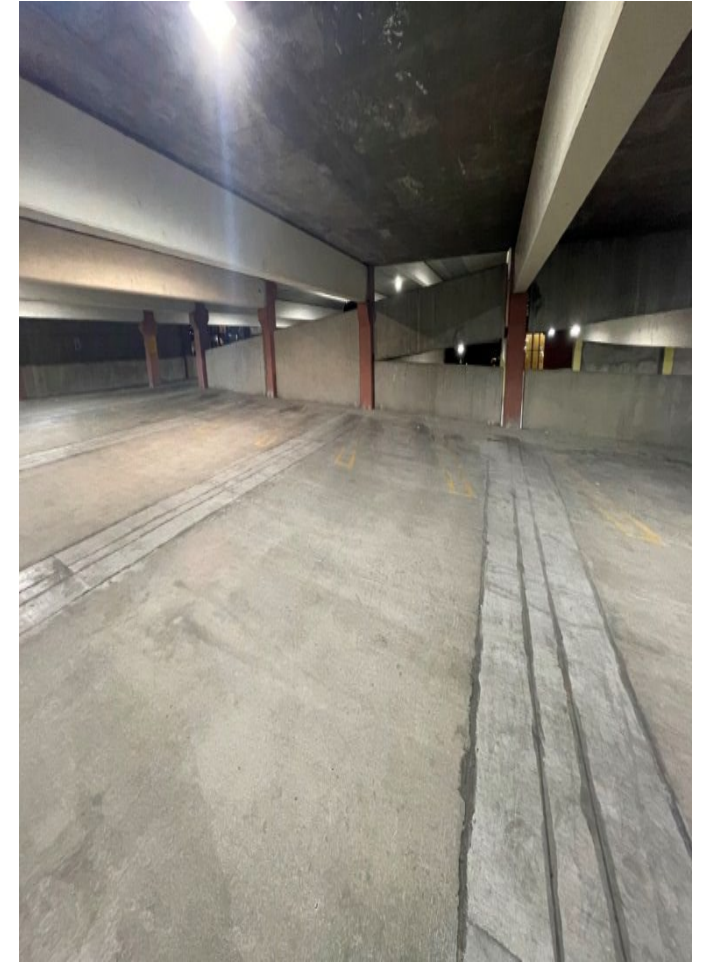


Aaron Nelson – Parking and Facilities Manager

Project Background



Project Scope of Work



Public Works Construction – Formal Sealed Bid Idaho Code § 67-2805(2)(a)



Project Procurement Schedule	
Invitation to Bid Issued	March 5, 2025
Public Notice in Idaho Statesman	March 5 & 12, 2025
Addendum No. 1	March 20, 2025
Bids Due – FOUR BIDS RECEIVED	March 26, by 3pm
CCDC Board Consideration	April 14, 2025

Bid Results



Bidder	Bid Amount
Consurco	\$1,161,452
John Rohrer Contracting Company	\$998,997
Sawtooth Caulking Inc.	\$950,280
Western Specialty Contractors	Non-responsive

Consider: Resolution 1923



Suggested Motion

I move to approve Resolution 1923 recognizing Sawtooth Caulking Inc. as the lowest responsive bidder for the 10th & Front Structural Concrete Repair – Phase 3 Project; awarding the contract to Sawtooth Caulking, Inc. for the total bid amount of \$950,280 authorizing the Executive Director to execute the contract and expend funds.

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Consider: Resolution 1925



9th & Front ParkBOI Parking Garage, Stair Tower Enclosure and Elevator Modernization.

Task Order 24-003 for Professional Design Services with Cushing Terrell.

Kassi Brown – Project Manager

9th & Front ParkBOI Parking Garage, Stair Tower Enclosure and Elevator Modernization



Kassi Brown – Project Manager

Project Overview



Cushing Terrell Task Order 24-003



CM/GC



Cushing Terrell

AHJs

Not-To-Exceed: \$112,099

- Design & Construction Documents: Elevator Modernization
- Bidding Support
- Prepare Cost Estimate
- Construction Administration

Next Steps

TODAY

Task Order
24-003 for
Cushing
Terrell

APRIL

CM/GC
Contract and
Preconstruction
Services
Negotiation with
Andersen
Construction

APRIL-JUNE

Stair Tower
Enclosure
Analysis

SUMMER

CCDC Board
Update on Stair
Tower
Enclosure

FALL

Elevator
Modernization
GMP with
Andersen
Construction

Consider: Resolution 1925



Suggested Motion:

I move to adopt Resolution 1925 approving and authorizing the execution of Task Order 24-003 with Cushing Terrell for Professional Design Services on 9th & Front ParkBOI Parking Garage Stair Tower Enclosure and Elevator Modernization.

Agenda

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.....**Kassi Brown (5 mins)**

V. Adjourn



Consider Designation

504 W. Main Street, 5th & Main Streetscape Improvements.
Type 1 One-Time Assistance with Pacific Commercial
Property Management, LLC.

Kassi Brown – Project Manager

504 W. Main Street, 5th & Main Streetscape Improvements

Kassi Brown – Project Manager

Project Location



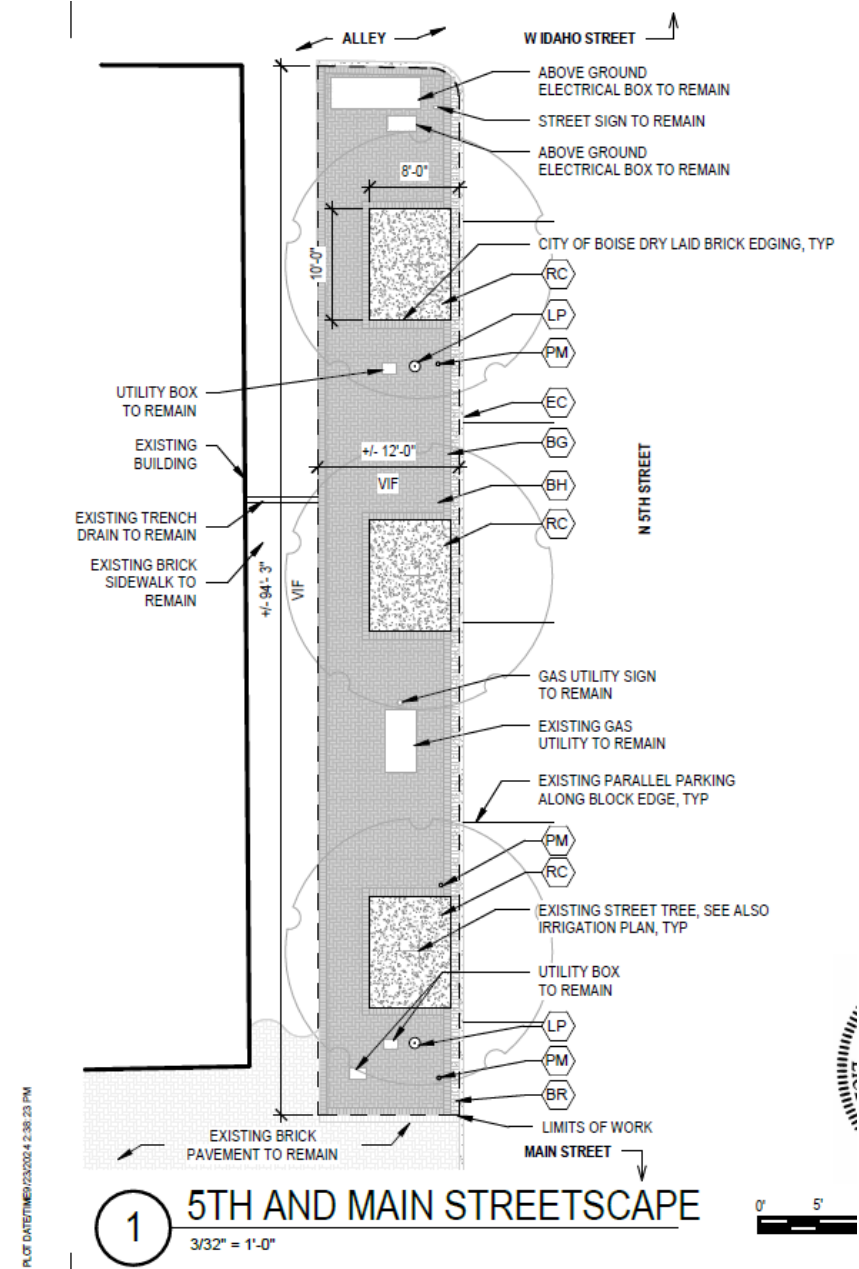
Project Summary



- 504 W Main Street
- Streetscape improvements to meet the City of Boise Downtown Streetscape Standards
- Estimated completion: May 2025

Eligible Expenses

- Surface demolition and subbase
- Irrigation upgrades
- Metal edging and landscape rock
- 1,050 square feet of brick pavers
- Total development costs: \$63,541
- Estimated eligible expenses: \$31,770





Consider Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Pacific Commercial Property Management, LLC for future board approval.

Adjourn

This meeting will be conducted in compliance with the Idaho Open Meetings Law and 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, Boise, Idaho or (208) 384-4264 (TTY Relay 1-800-377-3529).

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