Board of Commissioners

Regular Meeting
September 11, 2017
I. Call to Order
   Chairman Hale

II. Agenda Changes
   Chairman Hale

III. Consent Agenda
   A. Expenses
      1. Approval of Paid Invoice Report – August 2017
   B. Minutes & Report
      1. Approval of Meeting Minutes from August 29, 2017

IV. Action Items
   A. CONSIDER: Resolution 1503 Approving the Ash Street Property Disposition and Development Agreement (DDA)
      (10 min)..................................................................................................................Todd Bunderson
   B. CONSIDER: Resolution 1508 Approval of Amended 11th & Myrtle – Pioneer Corner – Type Four Participation
      Agreement with BVGC Parcel B, LLC (5 min).................................................................Matt Edmond
   C. CONSIDER: Resolution 1507 Approval of Master License Agreement between CCDC, City of Boise, and Ada
      county Highway District for Installation and Maintenance of Wayfinding Signage (10 min)........Matt Edmond
Motion to Approve Consent Agenda
I. Call to Order
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CONSIDER: Resolution 1503 Approving the Ash Street Property Disposition and Development Agreement (DDA)

Todd Bunderson
CCDC Director of Development
Consider Resolution 1503
The Disposition and Development Agreement with Ash and River Investment, LLC to develop the Ash Street Townhomes.

Where We’ve Been...

**September 2016 Board Meeting: RFQ/P Approved by Board**

**November 2016: Two Complete Proposals Received**

**January 2017: Exclusive Right to Negotiate (ERN) executed with DeChase Miksis for the Ash Street Townhomes**

**May 2017:**
- a) CCDC Staff approves Design Development Plan per the ERN.
- b) City of Boise Design Review Committee approves the project.

**June 2017: Disposition and Development Agreement drafted and negotiations begin**

**September 2017:**
- DDA drafted for Board Approval

**March 2018 – September 2019:**
- Land Closing, and planned construction timeline
DDA Terms

- Based on the:
  - RFQ/P Thresholds
  - The Developer’s Commitment
  - ERN Obligations

Terms include:
1. Workforce Housing
2. Design Revisions
3. Green Building
4. Conditions Precedent to Conveyance
5. Public Improvements Reimbursement
Workforce Housing

- Deed Restricted
  - 7 years post completion
  - Rents in a range that are affordable to workforce
    - (80-120% AMI)
### Public Improvements Reimbursement

- **Not to Exceed $318,000** - For Public Eligible Costs
- **Paid Upon Completion of the Project**
- **Shown in Exhibits to the DDA**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>1. Berms providing a visual barrier to the covered parking structure:</td>
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<td>2. Streetscape Improvements:</td>
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<td>3. Water / Sewer/ Power Utility improvements in ROW</td>
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<td>4. Pedestrian Connections in Pioneer Pathway Right of Way</td>
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<td>6. Contingency (10%)</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$318,000</strong></td>
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Design Revisions

- As Per the ERN the DDP was approved with:
  - A decrease in retail space (1,000 SF to 500+/-)
  - A decrease in the encroachments into Hayman House Property
  - Alley Vacation
Draft Design

• As per the ERN the Developer collaborated with Arts & History Staff, the successor to CCDC of the Hayman House Property.
• CCDC Staff, Parks & Rec and PDS worked together to maintain the design and the value of the parcel to Arts and History.
Prior to Land Conveyance

Section 5.3

- Land Use Approvals & Easements/Encroachments obtained
- Deeds and Restrictions in Escrow
- Evidence Financing documents must be in escrow prior to land closing.
- Insurance
- Construction Contract
- Alley Vacation
- Construction Documents approved by CCDC
Initial Sales Price and Adjusted Sales Price

Full land price: $679,000

- Land Appraisal: $645,000
- Alley Vacation: $34,000*

TOTAL: $679,000

*based on ACHD's acceptance

Reuse Value: Negative $1,160,000
Land Write Down: $679,000
Net Reuse Value: Negative $480,000
Repayment Public Improvements: $318,000
Net Value of Project: Negative $163,000

(difference accounted for in profit delta)

DDA includes 100% land write down upon completion of the project as described in the DDA.
Green Building

• LEED Certification

(LEED Certification exceeds City’s Green Building Code)
I move to adopt Resolution No.1503 to authorize the Executive Director to execute the DDA and all associated documents as required to implement the Agreement.
View from Ash Street
View from Pioneer Corridor

Ash St.  ➤  647 Ash
       ➤  621 Ash (burned)

(CCDC
Pioneer Street Green)

Pioneer Corridor

12th & River Apts.
(Mercy Housing)
621 Ash (burned)
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<thead>
<tr>
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<td><strong>4</strong></td>
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<td>$18</td>
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<td><strong>5</strong></td>
<td>Ellen Smith Morgan Smith</td>
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<td>6,969</td>
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<td>Ellen Smith Sydney Smith</td>
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* 2006 area appraisal comparables were $28.37 to $38.55 with $38.00 used for 511 Ash
CONSIDER: Resolution 1503 Approving the Ash Street Property Disposition and Development Agreement (DDA)

QUESTIONS?
CONSIDER: Resolution 1503 Approving the Ash Street Property Disposition and Development Agreement (DDA)

SUGGESTED MOTION:
Adopt Resolution No. 1503 to authorize the Executive Director to execute the DDA and all associated documents as required to implement the Agreement.
I. Call to Order
   Chairman Hale

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   B. CONSIDER: Resolution 1508 Approval of Amended 11th & Myrtle – Pioneer Corner – Type Four Participation Agreement with BVGC Parcel B, LLC (5 min)..............................................................Matt Edmond
   C. CONSIDER: Resolution 1507 Approval of Master License Agreement between CCDC, City of Boise, and Ada county Highway District for Installation and Maintenance of Wayfinding Signage (10 min)...............Matt Edmond
CONSIDER: Resolution 1508 Approval of Amended 11th & Myrtle – Pioneer Corner – Type Four Participation Agreement with BVGC Parcel B, LLC

Matt Edmond
CCDC Project Manager
PIONEER CROSSING

PIONEER CORNER IMPROVEMENTS
Pioneer Corner: Existing Conditions
Pioneer Corner: Planned Improvements
Pioneer Corner: Timeline and Next Steps

Winter 2016/17
BVGC Parcel B, LLC broke ground on Pioneer Crossing

January 2017
Pioneer Corner identified as short term improvement in Front & Myrtle Alternatives Analysis

May 2017:
Pioneer Corner design complete, BVGC Parcel B LLC agrees in concept to construct under T4

July 2017:
CCDC board approves T4 agreement with consultant estimate

September 11, 2017
CCDC Board considers new T4 agreement with contractor estimate

Fall/Winter 2017/18
BVGC Parcel B LLC constructs Pioneer Corner improvements
CONSIDER: Resolution 1508 Approval of Amended 11th & Myrtle – Pioneer Corner – Type Four Participation Agreement with BVGC Parcel B, LLC

QUESTIONS?
CONSIDER: Resolution 1508 Approval of Amended 11th & Myrtle – Pioneer Corner – Type Four Participation Agreement with BVGC Parcel B, LLC

SUGGESTED MOTION:
I move to adopt Resolution No. 1508, approving the Type 4 Participation Agreement with BVGC Parcel B, LLC to construct Pioneer Corner Improvements
AGENDA

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Downtown Boise Wayfinding

Wayfinding Project Update & Consider Resolution 1507 Approving Master License Agreement

September 11, 2017
Wayfinding Purpose & Goals

An attractive, well-designed, durable, and easy-to-use Downtown wayfinding system that:

- Promotes Downtown Boise as an exciting destination that is easy to navigate
- Enhances community identity
- Welcomes visitors
- Encourages residents and visitors to get out of their cars and use other modes of transportation: “Park Once”
- Positively affects business and spurs economic growth
The Process To Date

- **September 2013**
  Sea Reach hired to develop wayfinding system

- **June 2014**
  Public workshops on three concepts

- **December 2014**
  “City of Trees” concept approved by City Council, CCDC Board

- **Spring 2015**
  Development & refinement of wayfinding system

- **June 2015**
  ACHD issue with FHWA community wayfinding standards

- **March 2016**
  ACHD initiated legal task for master license agreement

- **May 2016**
  Draft sign package to ITD for review

- **April 2017**
  ITD required changes to wayfinding design and arrangement

- **Summer 2017**
  Consultant and staff revisions based on ITD requirements
Primary Destinations

- Airport
- Albertsons Stadium
- Boise Centre/Conv Ctr
- Boise State University
- CenturyLink Arena
- City Hall
- County Courthouse
- Julia Davis Park
- Main Street Station
- St. Luke's (H)
- State Capitol
- The Grove Plaza
- VA Medical Center
Secondary Destinations

- Ann Morrison Park
- Black History Museum
- BoDo/8th St Marketplace
- Boise Art Museum
- Boise River Greenbelt
- Camel’s Back Park
- Central Addition
- Cultural District
- Discovery Center
- Dona Larsen Park
- Foothills Learning Center
- Fort Boise
- Hulls Gulch Trailheads
- Idaho Botanical Gardens
- JUMP

- Kathryn Albertson Park
- Library!
- Linen District
- Lusk District
- Main Post Office
- Military Reserve Trailheads
- Morrison Center
- Old Boise Historic District
- Old Idaho Penitentiary
- State Historical Museum
- Taco Bell Arena
- University of Idaho
- Whitewater Park
- YMCA
- Zoo
Anne Frank Memorial
Basque Block
Boise Contemporary Theater
Boise Depot
Boise High School
Boise Little Theater
Borah Post Office
Capitol Park
Cancer Survivor Plaza
Concordia School of Law
CW Moore Park
Egyptian Theater
Esther Simplot Performing Arts
Ft. Boise Community Center
Harrison Blvd Historic District
Hays Street Historic District
Hyde Park
Pioneer Cemetery
Pioneer Pathway
Rhodes Skateboard Park
U of I College of Law
Visitor Information
Warm Springs Historic District
Wayfinding Zones
Downtown Directional Signs
Gateway Signs

[Diagram of a sign with the word "BOISE" and dimensions labeled]
Gateway Signs
Vehicular Directional Signs

Downtown Central

Library! Cultural District
Julia Davis Park Zoo & Museums

Downtown East

Julia Davis Park Zoo & Museums
Vehicular Directional Signs
Vehicular Prototype
Parking Signs

3.5" 26.5" 3.5" 26.5"

60.5"

53"

85"

100 ft
Parking Signs
Pedestrian Parking Signs
Pedestrian Parking Signs
Pedestrian Directional Signs
Pedestrian Directional Signs
Pedestrian Maps

Local Map Key

Downtown Central

Downtown Boise is divided into five regions for easy navigation. Each region has a designated color on maps, vehicular, bicycle and pedestrian signs. You are in Downtown Central, the purple region.
Pedestrian Maps
Kiosks
Bicycle Directional Signs

- Post office
- Anne Frank Memorial
- Boise Art Museum
- Boise Public Library!

Downtown Central

Distances:
- Post office: 1.2 mi
- Anne Frank Memorial: 3.1 mi
- Boise Art Museum: 0.3 mi
- Boise Public Library: 0.2 mi
Bicycle Directional Signs
## Project Cost Estimate

<table>
<thead>
<tr>
<th>Estimated Unit Cost</th>
<th>Vehicle Directional Signs</th>
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<th>Gateway Signs</th>
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Next Steps

- Finalize Master License Agreement with ACHD
- Install Prototype Sign (Capitol Blvd/Julia Davis Park)
- Finalize Encroachment Permit with ITD
- Cost share agreement for elements outside URDs
- Finalize Project Manual
- Bid Project
- Construct Project
Comments/Questions?
Suggested Motion

I move to adopt Resolution No. 1507, approving the Master License Agreement between CCDC, City of Boise, and ACHD for installation and maintenance of wayfinding signage.
AGENDA

V. Information/Discussion Items

A. Proposed Shoreline District Eligibility Report (20 min)……..Geoff Dickinson, Senior Vice President, SB Friedman
B. 8th Street Corridor Improvements (5 min)…………………………………………………………………………………………Karl Woods
C. FY 18 Central District Improvements (5 min)……………………………………………………………………………………Doug Woodruff
D. Operations Report (5 min)……………………………………………………………………………………………………………………..John Brunelle

VI. Adjourn

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).
INFORMATION/DISCUSSION
Proposed Shoreline District Eligibility Report

Geoff Dickinson
Senior Vice President, SB Friedman
V. Information/Discussion Items

A. Proposed Shoreline District Eligibility Report (20 min)……….Geoff Dickinson, Senior Vice President, SB Friedman

B. 8th Street Corridor Improvements (5 min)……………………………………………………………………...Karl Woods

C. FY 18 Central District Improvements (5 min)……………………………………………………………………..Doug Woodruff

D. Operations Report (5 min)……………………………………………………………………………………..John Brunelle

VI. Adjourn

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INFORMATION/DISCUSSION

8th Street Corridor Improvements

Karl Woods
CCDC Project Manager
- Board budget approval
- lo|ci planning document
- CTY working plan
- January 2017 Board Meeting priorities presentation
- Adjustable and programmable LED lighting for seasonal and special occasions. Improve pedestrian experience and safety.

- City of Boise Arts and History has contracted with Rocky Mountain Electric and DMA lighting through an RFP process.

- October Arts and History funding approval.

- Installation late this year.

- MOU cost share between City of Boise and CCDC.
City of Boise Arts and History issued an RFP for design services for a mural at 8th & Fulton Streets.

Jason Keeble was chosen to provide design proposals.

Arts and History staff is recommending this design for the installation.

2017 Fall installation.

MOU cost share between City of Boise and CCDC.
A multi-functional part of a series of landmarks that should visually connect Broad and Myrtle to Fulton and the river. Helping entice pedestrians and draw interest to the area.

- 2017 Fall - design completed
- 2017 Fall – bidding
- 2017 / 2018 - construction
- Budget allowance - $100K

Schematic Design for a circular tensegrity structure at 8th and Fulton Streets
- Create safer, pedestrian friendly points of entry into the district
- Partnership with ACHD & Stakeholders
- 2017 Fall - design completed
- 2018 Spring – bidding
- 2018 Summer – construction
- Budget allowance - $40K
- Multi-functional overhead infrastructure to facilitate temporary installations.
- 2017 Fall - design completed
- 2018 – bidding
- 2018 – construction following alley resurface
- Budget allowance - $20K
INFORMATION/DISCUSSION
8th Street Corridor Improvements

QUESTIONS?
V. Information/Discussion Items

A. Proposed Shoreline District Eligibility Report (20 min)............Geoff Dickinson, Senior Vice President, SB Friedman
B. 8th Street Corridor Improvements (5 min).................................................................Karl Woods
C. FY 18 Central District Improvements (5 min).........................................................Doug Woodruff
D. Operations Report (5 min).......................................................................................John Brunelle

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INFORMATION/DISCUSSION
FY 18 Central District Improvements

Doug Woodruff
CCDC Project Manager
<table>
<thead>
<tr>
<th>Estimated Resources</th>
<th>FY2018</th>
<th>FY2019</th>
<th>FY2020</th>
<th>FY2021</th>
<th>FY2022</th>
<th>STATUS</th>
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</thead>
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<tr>
<td><strong>INFRASTRUCTURE</strong></td>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>1 176 Capitol Blvd - Business Interiors of Idaho - Type 1 Participation Program</td>
<td>$4,866,800</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>2 150 8th Street - Capitol Terrace - Type 1 Participation Program</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>3 8th Street Streetscape Improvements - Main to Bannock</td>
<td>$650,000</td>
<td></td>
<td></td>
<td>8th Street</td>
<td>$788,000</td>
<td>Designated</td>
</tr>
<tr>
<td>4 Capitol Blvd. Streetscape Imp - east side, Front St to alley between Grove and Main St.</td>
<td></td>
<td></td>
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<tr>
<td>5 Capitol Blvd. Streetscape Imp - east side, Idaho to Bannock</td>
<td>$190,000</td>
<td></td>
<td></td>
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<tr>
<td>6 Treegrates repair/replacement - district wide</td>
<td></td>
<td></td>
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<tr>
<td>7 Paving, furnishings, misc. spot repair/replacement - district wide</td>
<td></td>
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<tr>
<td>8 Loading Zone/Sidewalk Enhancement - @ 5 locations</td>
<td>$15,000</td>
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<tr>
<td>9 Idaho Street Pedestrian/Bike Improvements - North side, Capitol BLVD to 9th St</td>
<td>$230,000</td>
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<tr>
<td><strong>MOBILITY</strong></td>
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<tr>
<td>10 Idaho Street Pedestrian/Bike Improvements - 9th - Capitol, see #9</td>
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<tr>
<td>11 Main Street Pedestrian/Bike Improvements - 9th - Capitol</td>
<td>$230,000</td>
<td></td>
<td></td>
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<tr>
<td>12 Wayfinding Project Installation</td>
<td>$100,000</td>
<td></td>
<td></td>
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<td>Tentative</td>
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<tr>
<td>13 Pedestrian Scramble - 8th and Main Intersection</td>
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<tr>
<td>14 Pedestrian Scramble - 8th and Idaho Intersection</td>
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<tr>
<td>15 Pedestrian Scramble - 8th and Bannock Intersection</td>
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<tr>
<td><strong>PLACEMAKING</strong></td>
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<tr>
<td>16 8th Street Retractable Event Bollards</td>
<td></td>
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<tr>
<td>17 Alley Placemaking Project (8th to Capitol between Idaho and Bannock)</td>
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<tr>
<td>18 City Hall Plaza Improvements</td>
<td>$787,000</td>
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<tr>
<td>19 City Hall Streetscapes West Side</td>
<td>$655,000</td>
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<td></td>
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<td>Obligated</td>
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<td><strong>SPECIAL PROJECTS</strong></td>
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<td>20 Protective Bollards at Capitol Blvd. &amp; Front St.</td>
<td>$30,000</td>
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<td><strong>Estimated Expenses</strong></td>
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<td></td>
<td>$4,866,800</td>
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<td><strong>Construction Budget</strong></td>
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<tr>
<td></td>
<td>$2,065,000</td>
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<td><strong>Soft Costs</strong></td>
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<td>$334,000</td>
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<td><strong>CIP Line Items – Total Budget</strong></td>
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<td>$2,399,000</td>
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</tbody>
</table>
Construction Budget $2,065,000
One CMGC Contract
Multiple GMP’s
Coordinated Construction – minimize disruptions downtown
**Summer 2017**
- District Assessment
- CIP Budget
- City Coordination

**Today**
- Preparing DR Drawings
- CMGC Selection Process
- Technical Drawings
- Precon Planning
- Permits – Jan/Feb
- GMP Approval - Feb

**Fall/Winter**
- Start Construction - March
- Phased Construction
- GMP Approval - April
- Complete – Aug/Sept

**Spring/Summer**
- September 30, 2018
8th Street Furnishing Enhancements
Capitol Blvd Streetscape Improvements
Idaho Street Enhancements - Protected Bike lanes
8th Street to Capitol Boulevard
Freak & Union Alley Improvements
Loading Zone
Sidewalk Enhancements
Next Steps

• DR submission – before October

• CMGC Selection/Contract – October Board Meeting

• 60% Estimate and Design Informational Update – December

• Phase 1 Guaranteed Max Price - February 2018
Questions/Discussion
V. Information/Discussion Items
   A. Proposed Shoreline District Eligibility Report (20 min)……….Geoff Dickinson, Senior Vice President, SB Friedman
   B. 8th Street Corridor Improvements (5 min)……………………………………………………………………...Karl Woods
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Shoreline Urban Renewal Area
Preliminary Eligibility Study
Boise, Idaho
Proposed Shoreline URA District
Proposed Shoreline URA District

- 191 acres
  - 116 acres of parceled property
  - 26 acres of Boise River
  - 49 acres of road, median and unparceled park property (primarily road)

- 128 parcels, 100 buildings

- Key districts within Study Area:
  - Institutional Services District
  - Office Park District
  - Lusk District

- Located within the Downtown Planning Area (DPA)

- The Study Area is roughly bound by:
  - River Street/I-184 to the North/West
  - Capitol Boulevard to the East
  - Boise River Greenbelt to the South
SB Friedman’s Eligibility Methodology

- Conducted fieldwork and surveyed property on a parcel-by-parcel basis.
- Collected data from Boise and Ada County on recent equalized assessed values, building permits, crime trends, etc.
- Compiled and mapped all factors and assessed the distribution of factors on a parcel-by-parcel basis for improved land.
- Revised the Study Area boundary based on findings.
- Evaluated the economic and social impacts of eligibility factors within the Study Area.
Eligibility Analysis: Factors for Improved Land

Two Paths to Eligibility for Improved Land (50-2018 & 50-2903)

**Deteriorated**

Areas with a predominance of buildings which by reason of:

- a) Dilapidation;
- b) Deterioration;
- c) Age or obsolescence;
- d) Inadequate provision for ventilation, light, air, sanitation or open spaces;
- e) High density of overcrowding;
- f) Existence of conditions which endanger life or property by fire; or
- g) Any combination of such factors;

is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety morals or welfare.

**Deteriorating**

A deteriorating area is one, which by reason of:

- a) The presence of a substantial number of deteriorated or deteriorating structures;
- b) Predominance of defective or inadequate street layout;
- c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- d) Insanitary or unsafe conditions;
- e) Deterioration of site or other improvements;
- f) Diversity of ownership;
- g) Tax or special assessment delinquency exceeding the fair value of the land;
- h) Defective or unusual conditions of title;
- i) Existence of conditions which endanger life or property by fire and other causes; or
- j) Any combination of such factors;

arrests the sound growth of the municipality or constitutes a social liability.
**Eligibility Analysis: Factors for Improved Land**

Two Paths to Eligibility for Improved Land (50-2018 & 50-2903)

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i) Existence of conditions which endanger life or property by fire and other causes; or
j) Any combination of such factors;

arrests the sound growth of the municipality or constitutes a social liability.
Findings of a Deteriorating Area

Qualifies as a “Deteriorating Area” based on the following **six (6) eligibility factors** being meaningfully present and reasonably distributed:

1. The presence of a substantial number of deteriorated or deteriorating structures;
2. Predominance of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements; and
6. Existence of conditions which endanger life or property by fire and other causes.
Findings – deteriorated or deteriorating structures

- 24 out of 100 buildings (24%) were identified as deteriorating during field work

- Common criteria used to identify deterioration include:
  - Broken or missing brick
  - Chimney damage
  - Fascia damage
  - Holes in siding
  - Damaged or missing shingles
  - Cracked or damaged windows
Findings – Predominance of defective or inadequate street layout

Street Width

- Method: Assessed using the Road Risk Method
- Findings: Speed limits are 10-20 miles per hour below what the streets are designed to allow

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Number of Lanes</th>
<th>One-Way</th>
<th>Arterial/Collector</th>
<th>Speed Limit</th>
<th>Federal Recommended Speed Limit Based on Layout</th>
<th>Defective</th>
</tr>
</thead>
<tbody>
<tr>
<td>S Capitol Boulevard</td>
<td>8</td>
<td>✓</td>
<td>Arterial</td>
<td>30</td>
<td>50</td>
<td>✓</td>
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<tr>
<td>Americana Boulevard</td>
<td>5</td>
<td></td>
<td>Arterial</td>
<td>30</td>
<td>45</td>
<td>✓</td>
</tr>
<tr>
<td>River Street</td>
<td>5</td>
<td>✓</td>
<td>Collector</td>
<td>30</td>
<td>45</td>
<td>✓</td>
</tr>
<tr>
<td>Shoreline Drive</td>
<td>5</td>
<td></td>
<td>Arterial</td>
<td>20-30</td>
<td>45</td>
<td>✓</td>
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<tr>
<td>S 15th</td>
<td>3</td>
<td></td>
<td>Arterial</td>
<td>30</td>
<td>45</td>
<td>✓</td>
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<tr>
<td>S 9th</td>
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<td>✓</td>
<td>Arterial</td>
<td>35</td>
<td>50</td>
<td>✓</td>
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<tr>
<td>S 13th</td>
<td>3</td>
<td></td>
<td>Collector</td>
<td>20</td>
<td>35</td>
<td>✓</td>
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<tr>
<td>Lusk Street</td>
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<td>20</td>
<td>30</td>
<td>✓</td>
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<tr>
<td>Royal Boulevard</td>
<td>2</td>
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<td>Collector</td>
<td>20</td>
<td>35</td>
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<tr>
<td>S 14th</td>
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<td></td>
<td>Local</td>
<td>20</td>
<td>30</td>
<td>✓</td>
</tr>
</tbody>
</table>
Findings – Predominance of defective or inadequate street layout

Block Size

- Method: Compared block size against the 260 foot by 300 foot standard for Downtown blocks in the 2011 Blueprint Boise Plan
- Findings: 16 blocks out of the 28 within the Study Area (57% of blocks) exceed desired size

North/south collector roads have broken links on 10th, 14th and 17th streets
Findings – Faulty lot layout in relation to size, adequacy, accessibility or usefulness (part 1)

Lot Size

• 12 lots within the Study Area are over the desired block size of 78,000 SF (1.8 acres)
Findings – Faulty lot layout in relation to size, adequacy, accessibility or usefulness (part 2)

Pedestrian & Bicycle Connectivity

- 28 of the 128 parcels surveyed had missing or incomplete sidewalk networks
- 9 of the 128 parcels surveyed had sidewalks that compromised pedestrian safety
- Bicyclists use both the sidewalks and bicycle networks
Crime

• Crime incidences have increased annually over the last 5 years
• Narcotics crime counts have increased at a higher rate within the Study Area than elsewhere
Findings – Deterioration of site or other improvements

- 65 (51%) of the 128 parcels surveyed exhibited site deterioration

- Common criteria used to identify deterioration include:
  - Cracked pavement or sidewalks
  - Fencing deterioration (rot, missing panels, etc.)
  - Vacant lots which require extensive site improvements (e.g., unpaved parking lots)
  - Lack of physical infrastructure (curbs, sidewalks, paving, etc.)
Findings – Existence of conditions which endanger life or property by fire and other causes

- 11% of land is within the floodway, one building entirely within the floodway
- 32 buildings or 32% of building footprints are at least partially within the floodplain

- 11% of land would be within the floodway, zero buildings entirely within the floodway
- 51 buildings or 51% of building footprints would be at least partially within the floodplain
Findings of Eligibility

The Study Area qualifies as a “Deteriorating Area” based on the following **six (6) eligibility factors** being meaningfully present and reasonably distributed:

1. The presence of a substantial number of deteriorated or deteriorating structures;
2. Predominance of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements; and
6. Existence of conditions which endanger life or property by fire and other causes.
Findings of Eligibility

The Study Area qualifies as a “Deteriorating Area” based on the following **six (6) eligibility factors** being meaningfully present and reasonably distributed:

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2. Predominance of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements; and
6. Existence of conditions which endanger life or property by fire and other causes.

**Part 2:** Factors substantially impair or arrest the sound growth of a municipality, retard the provision of housing accommodations or constitute an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition and use.
Findings of Economic Liability

Three methods were used to gauge economic liability:

1. Taxable value change 2012-2016 compared to the Downtown Planning Area (DPA)
   - The DPA taxable value grew 52% over the last 5 years, the Study Area grew 10%

2. Review of permit activity
   - There were only two new building permits issued within the Study Area over the last 5 years
   - The DPA has seen over $250 million in new investment in the last five years

Taxable Value Change Annually & 2012-2016

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>DPA (excl. Study Area)</td>
<td>4.6%</td>
<td>8.7%</td>
<td>27.8%</td>
<td>4.9%</td>
<td>52.2%</td>
</tr>
<tr>
<td>Study Area</td>
<td>-7.8%</td>
<td>5.7%</td>
<td>-6.8%</td>
<td>21.1%</td>
<td>10.0%</td>
</tr>
</tbody>
</table>

Source: City of Boise Department of Planning and Development, SB Friedman
Findings of Social Liability

Existing factors of deterioration within the Study Area were considered in relation to goals stated in Blueprint Boise for the DPA.

Blueprint Boise DPA Goals

- Encourage urban building forms where buildings are placed at the street level and space is activated with people-oriented uses
- The Lusk District is intended to be a true urban neighborhood with a strong emphasis on diverse housing opportunities
- Promote development of the River Street neighborhood as it is a prime location for an urban neighborhood

*SB Friedman* fieldwork confirmed stated planning goals for the region have not been met within the Study Area.

Lot deterioration, layout, accessibility and other eligibility factors are obstacles to creating a DPA in alignment with stated goals.
Findings of Eligibility

The Study Area qualifies as a “Deteriorating Area” based on the following six (6) eligibility factors being meaningfully present and reasonably distributed:

1. The presence of a substantial number of deteriorated or deteriorating structures;
2. Predominance of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements; and
6. Existence of conditions which endanger life or property by fire and other causes.

SB Friedman finds that the Study Area represents an economic and social liability. This preliminary Study concludes that the Study Area conforms with Idaho State Code Title 50, Chapters 20 and 29, and meets the eligibility standards for designation as an Urban Renewal Area.
Discussion
Eligibility Analysis: Factors for Open Land

Path to Eligibility for Open Land (50-2903 and 50-2008(d))

Open lands which by reason of:

a) Obsolete platting;
b) Diversity of ownership;
c) Deterioration of structures or improvements;
d) Or otherwise

results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality