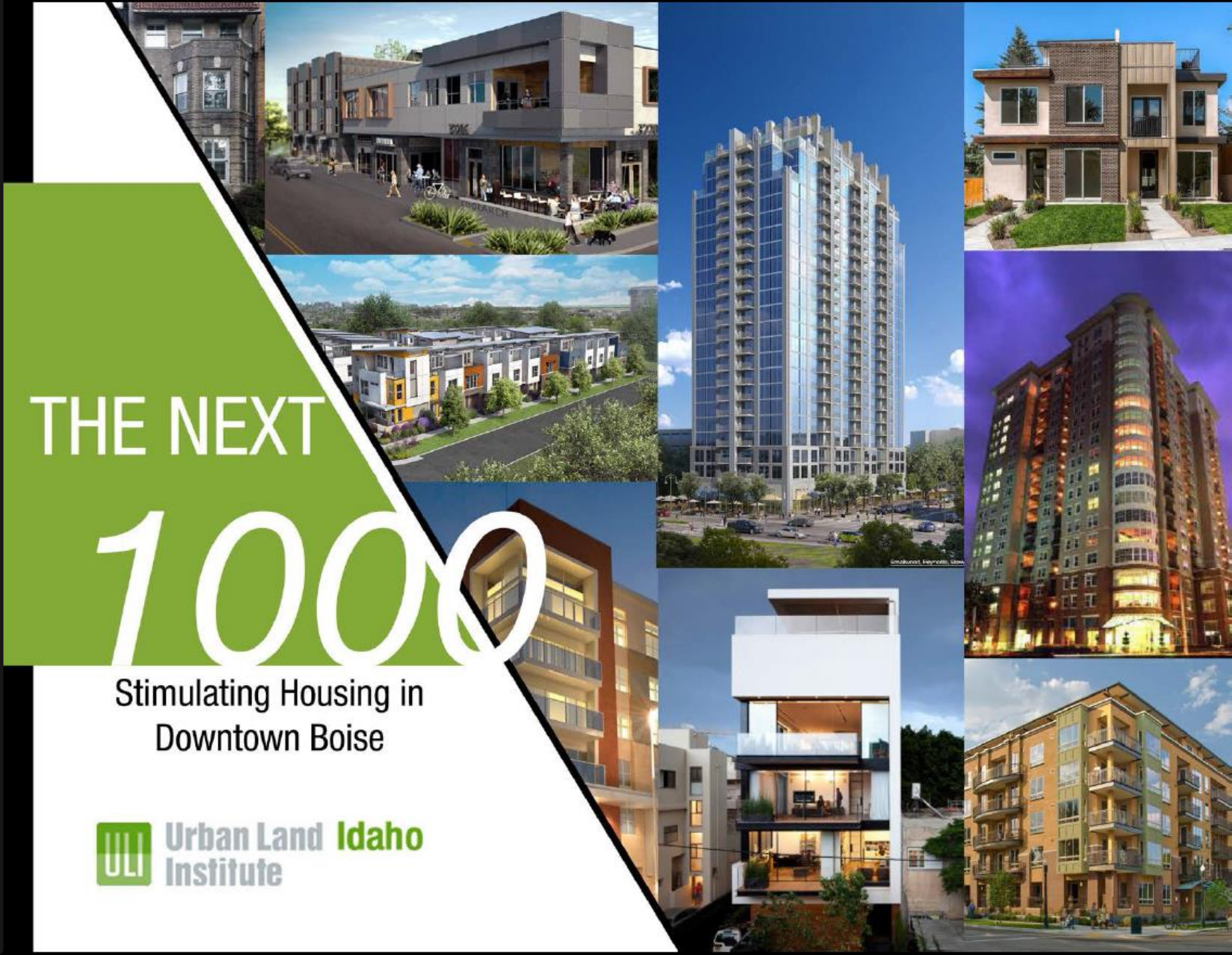


ULI Idaho Healthy Community Initiative Council Report Out on Downtown Housing

Tuesday June 17, 2014
Boise, Idaho



THE NEXT 1000

Stimulating Housing in Downtown Boise



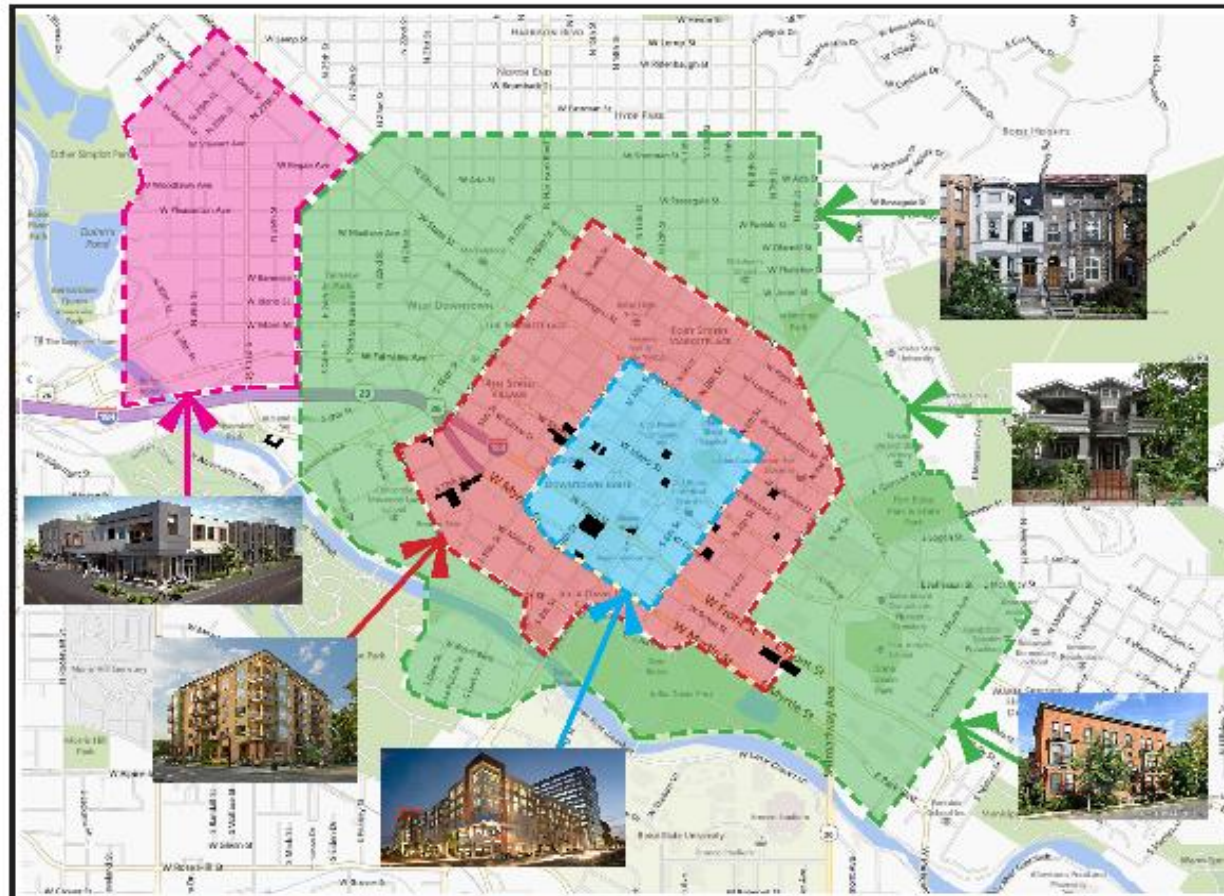
- Bob Taunton, The Taunton Group – Introductions and Overview
- Dr. Amanda Ashley, Boise State University Community and Regional Planning Program
– Lessons Learned from other downtowns
- Stan Cole, Cole Architects – Housing zones and products
- Bryant Forrester, Urban Concepts – Inventory and market
- Matt Brookshier, The Brookshier Group – Housing prototypes and proforma model
- Gary Allen, Givens, Pursley – Regulations and parking
- Scott Schoenherr, Rafanelli & Nahas – Major findings and action steps






A Healthier Lifestyle

- Reducing vehicle trip lengths and commute times.
 - Reducing dependence on the automobile.
 - Providing opportunities for walking and cycling.
 - Creating opportunities for a higher level of social interaction.
 - Stimulating and sustaining downtown economic vitality.
 - Reducing infrastructure costs.
 - Optimizing economic development.
-

- Relied on federal tax incentives and existing public development incentives while others created new incentives to make development easier.
- Varied in their definition or identification of downtown and often included nearby neighborhoods to overcome limitations of pure downtown housing.
- The narrative mattered and was constructed through repeated, ongoing initiatives and educational outreach.
- Downtown housing education engaged local citizens through hands-on visual communication.
- Ongoing marketing and promotion took a decade and persistence was key.
- Built diverse types of housing products to meet different market segments.
- Capacity building required partnerships rather than a single leader or responsible party.

DOWNTOWN HOUSING ZONES MAP



-  DOWNTOWN CORE
-  OUTER CORE
-  DOWNTOWN PERIPHERY
-  WEST END
-  EXISTING PROJECTS

Stan – Housing Types



Duplex

Row house
Townhouse

Low Rise

Mixed Use

Mid Rise

High Rise

1-3 stories
4-10 du/ac

3-4 stories
8-24 du/ac

3-4 stories
15-25 du/ac

5-15 stories
15-40 du/ac

5-20 stories
40-120 du/ac

20-50+ stories
60-200+
du/ac

Bryant – Inventory (existing)

1. Civic Plaza
2. Royal Plaza
3. Idanha
4. 10th/Main
5. Owyhee Plaza
6. CW Moore
7. Idaho Building
8. Grove Hotel Condos
9. River Plaza
10. City Site Lofts
11. Grand Ave
12. Aspen
13. 8th Street Condos
14. Imperial Plaza
15. Jefferson
16. Gem Noble
17. Tower Plaza
18. Veltex Building Condos
19. Shoreline Riverwalk



Bryant – Inventory (proposed housing projects)



9th & River

Mixed use
65 units
(condos / live-work)

One Nineteen Tenth

Mixed use
26-28 units
(condos)

Owyhee Plaza

Mixed use
36 units
(apts)

951 Front

Mixed use
68 units
(apts / live-work)

River's Edge

175 units
(student apts)

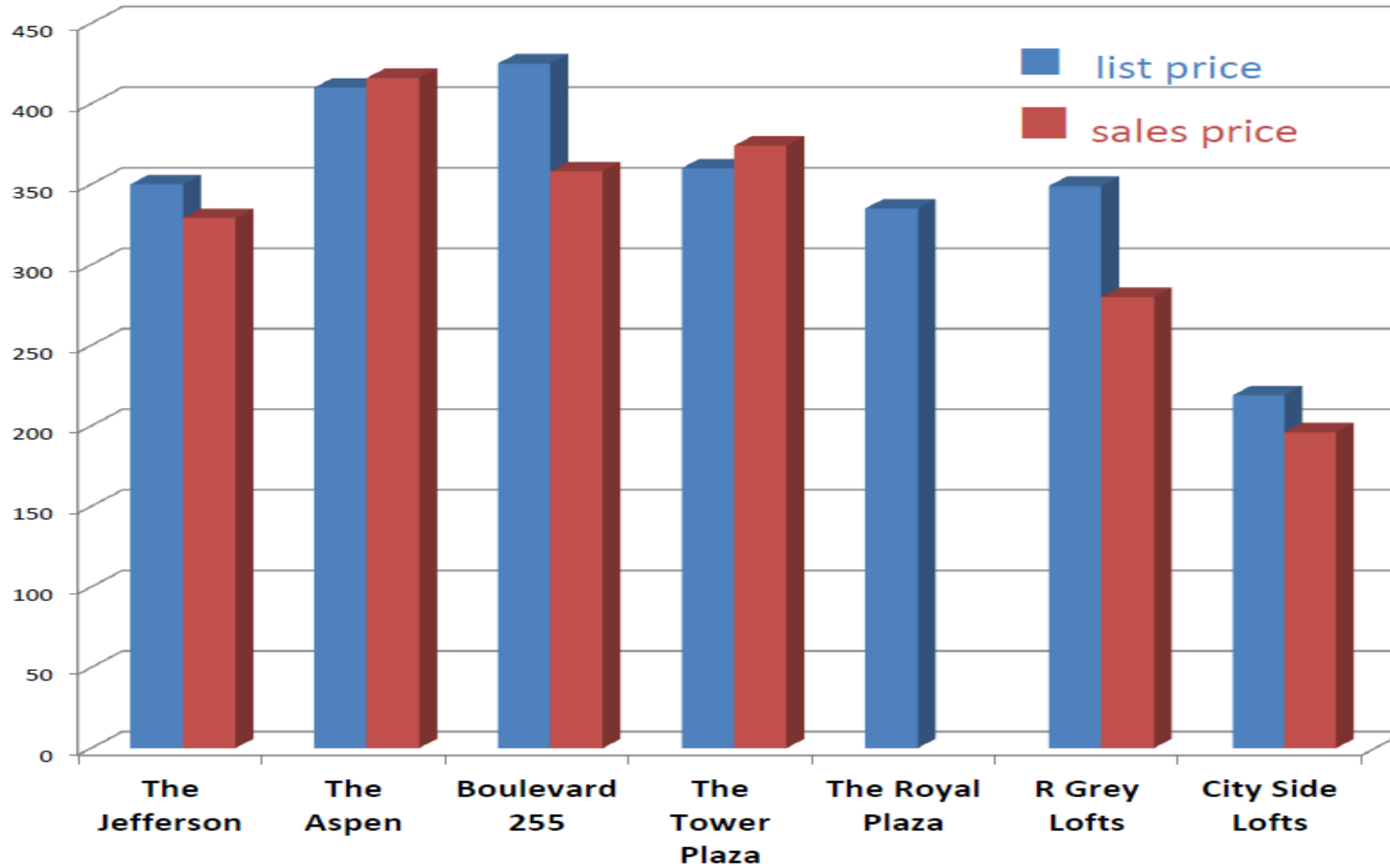
Boise Heights

130 units
(student apts)

Lusk Place

126 units
(student apts)

Bryant – Recent listing and sale prices



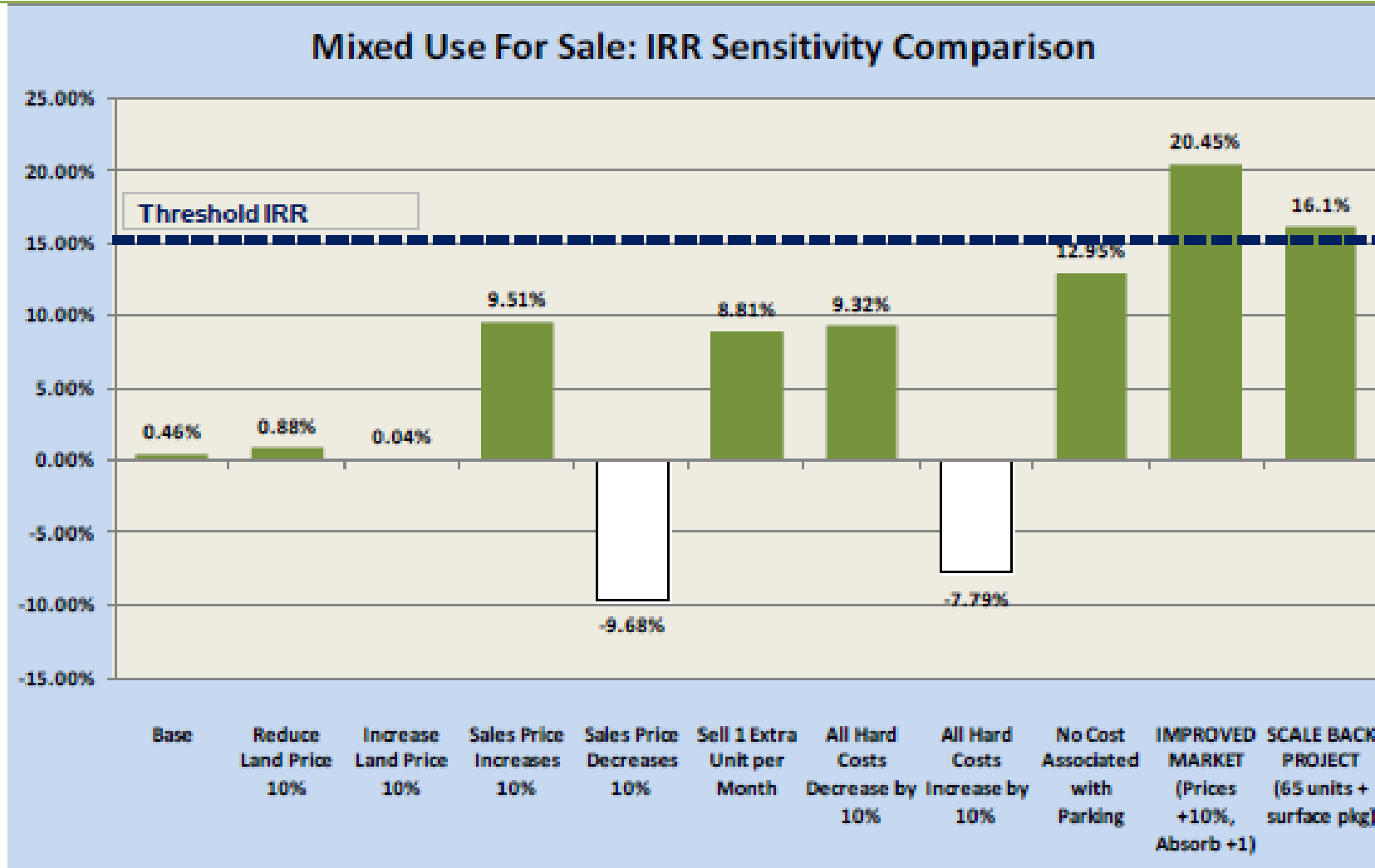


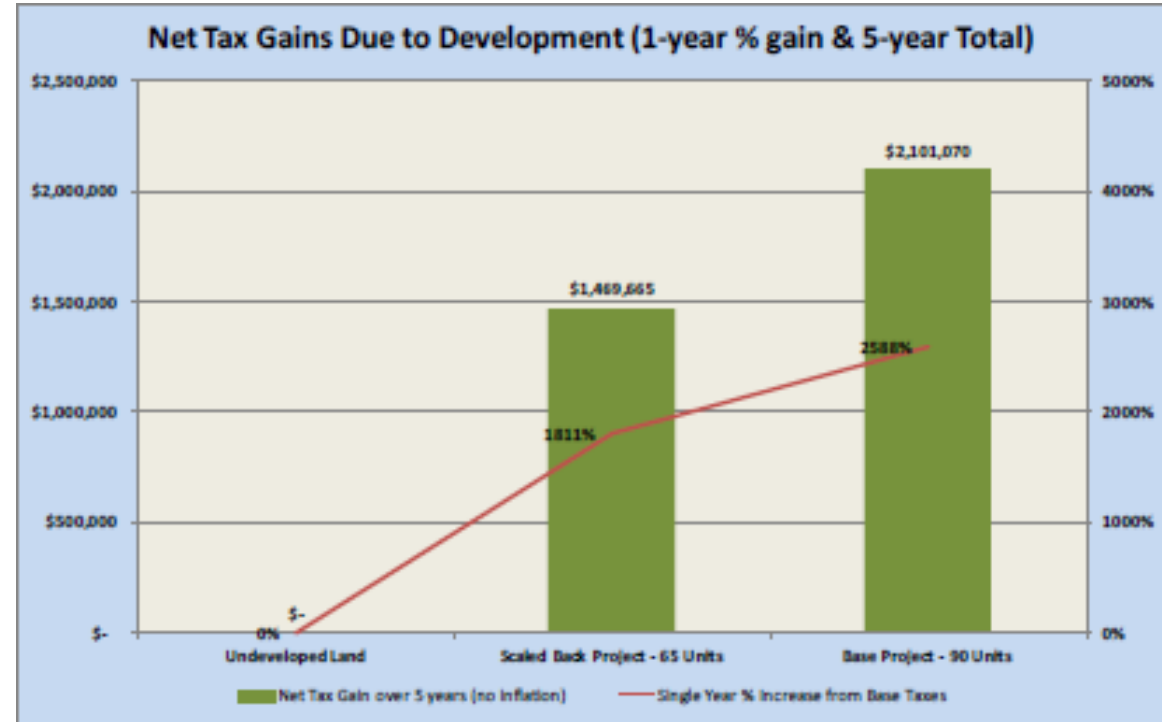
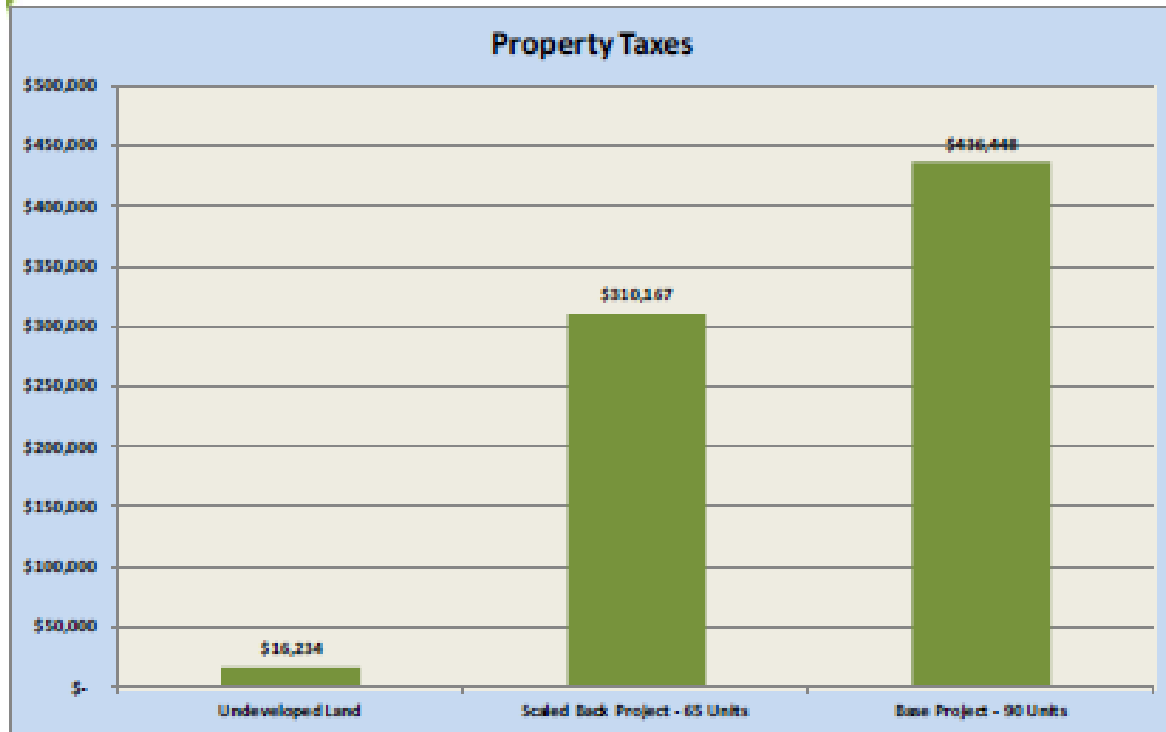
Matt – Prototypes

- 90 units
- Density – 106 units/acre
- 1 bedroom – 950 sf
- 2 bedroom – 1200 sf
- Blended sales price - \$300/sf
- Avg. sales rate – 2 units/mo.
- Retail – 4000 sf
 - Lease rate - \$15 NNN
- Parking – 126 spaces



Matt – Financial Key Findings

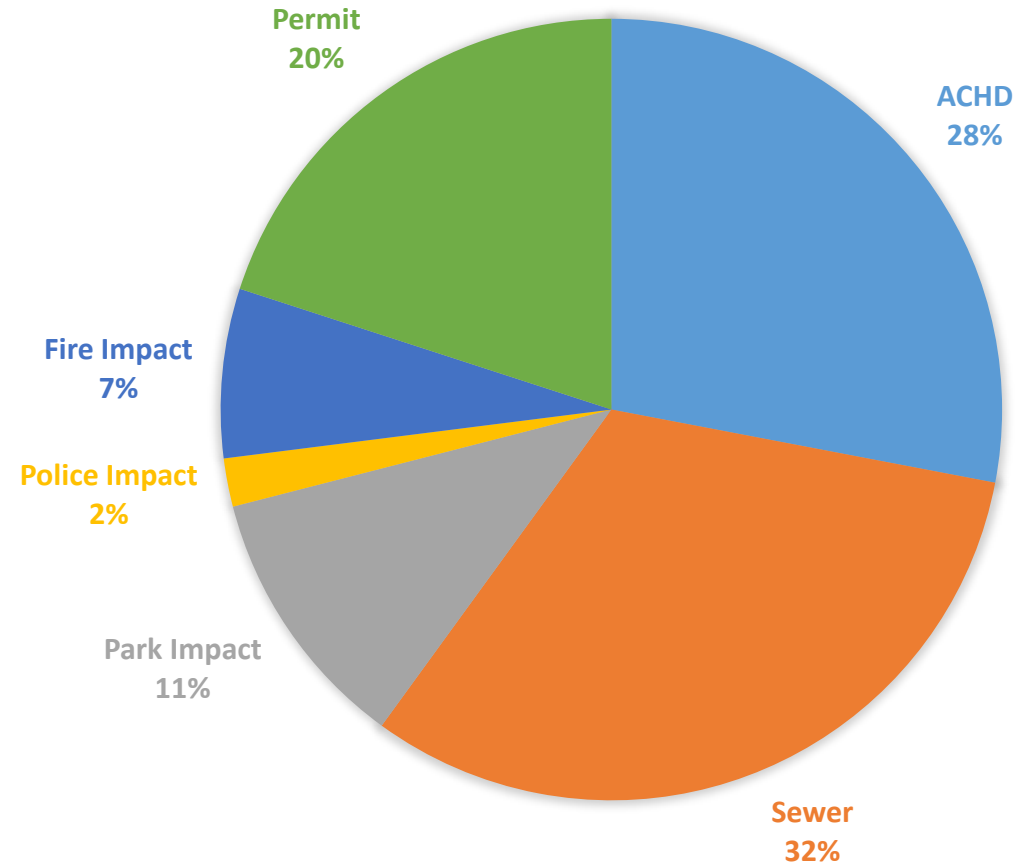




Mixed Use Prototype

- 150 units
- 8,000 sf retail
- Structured parking
- \$25 million construction

FEES = \$1.193 MILLION



- 13 base zoning districts
- 3 parking reduction overlay districts
- 3 historic districts
- 1 conservation overlay district
- 1 specific plan area
- 1 design overlay district.



Short term (6 months)

Action Group

Active transportation investments

Market research

Impact fee analysis

Mid-term (12 months)

Alignment of investments with vision

Communications Plan

Residents' needs assessment

Remove regulatory barriers

Employer assisted housing

Parking strategy

Longer term
(36 months)

Metrics to measure outcomes

Branding

Measure effectiveness

Condominium law changes

Tax- abatement

Longer term
(36 months)

Investment capital

Database

Master plans

Financial assistance

Wi-fi

- Maryann Jordan, Boise City Council Member
- John Franden, Ada County Highway District Commissioner
- John Brunelle, Capital City Development Corporation Executive Director
- Kâren Sander, Downtown Boise Association Executive Director
- Brad Barker, Group One, Inc. President
- Wes Jost, Zions Bank Senior Vice President Idaho Regional Director of Real Estate
- Moderator** Jeremy Malone, Oppenheimer Development Corporation Vice-president