



**TREASURE VALLEY HIGH CAPACITY TRANSIT STUDY
DOWNTOWN POLICY ADVISORY COMMITTEE**

December 10, 2007

3:30 – 5:00 pm

**LOCATION: Capital City Development Corporation
Conference Room - 805 W. Idaho -Boise**

****AGENDA****

Item	Speaker	Time/ Documentation
1. Welcome and Introductions	Dale Higer	5 Min
2. Minutes (Pages 2-4) <i>DPAC members will review, comment, and approve the November 19, 2007 minutes</i>	Dale Higer	5 Min
3. Site Short-List Recommendation (Pages 5-9) <i>Members will review the technical group and executive group recommendation on multi-modal sites that will move forward in the process for further evaluation</i>	Bob Post	25 Min Information Attached
4. Alignment Alternatives <i>Members will discuss some alignment alternatives for the Downtown Circulator as the alignment pertains to the potential locations for the Multi-modal Center,</i>	Bob Post	30 Min Materials to be distributed at meeting
5. Site Visits <i>Members will review a list of potential projects to visit in other regions of the United States. The members will discuss a strategy for visiting and reporting on the selected locations.</i>	Kelli Fairless	15 Min Information Attached as a separate file
6. Next Steps/Next Agenda (Pages 10-11) <i>Members will review an updated schedule provided by the consultant team and consider items for the next meeting agenda scheduled on January 7, 2007.</i>	Dale Higer	5 Min
7. Open Discussion	Dale Higer	5 Min



**Treasure Valley High Capacity Transit Study
Downtown Policy Advisory Committee
November 19, 2007 Meeting Minutes
Ada County Courthouse
Boise, Idaho**

Attendees: Rebecca Arnold, Commissioner, Ada County Highway District
A.J. Balukoff, Community Planning Association Representative
Ed Dahlberg, Boise Metro Chamber of Commerce Representative
Dale Higer, Private Sector Representative – At Large
Monte McClure, Idaho Transportation Board
Jim Tomlinson, Downtown Boise Association Representative
Paul Woods, Commissioner, Ada County

Members Absent: David Eberle, Councilman, City of Boise
Rob Hopper, Councilman, City of Caldwell, Valley Regional Transit Representative
Cheryl Larabee, Capital City Corporation Board of Directors

Others: Nancy Brecks, Community Planning Association
John Cunningham, Community Planning Association
Rosemary Curtin, RBCI
Kelli Fairless, Valley Regional Transit
Dean Gunderson, Ada County
Ron Kerr, Idaho Transportation Department
Phil Kushlan, Capital City Development Corporation
Mark McLaren, HDR
Selena O’Neal, Ada County
Bob Post, URS Corporation
Tom Ryder, J.R. Simplot Company
Terri Schorzman, Community Planning Association

1. Welcome and Introductions

Chair Higer called the meeting to order at 3:37 p.m.

Treasure Valley High Capacity Transit Study – Downtown Policy Advisory Committee
November 19, 2007 Meeting

2. Minutes

Jim Tomlinson moved and Monte McClure seconded approval of the October 22, 2007 meeting minutes. Motion passed unanimously.

3. Facility Programming Plan

Bob Post reviewed the multimodal center candidate functions for inclusion in the facility programming plan.

After discussion, **Rebecca Arnold moved and Jim Tomlinson seconded approval of Multimodal Center candidate functions as presented with the exception that automobile parking be moved into the mandatory category and amend the description to read, "automobile parking either on site or within close proximity."**

Discussion:

A.J. Balukoff asked if the motion included both the general public parking and carpool/vanpool parking. Rebecca replied that it did. The decision can be made later as to how much will be designated specifically for van and carpools.

After further discussion, **Rebecca Arnold moved and Jim Tomlinson seconded to amend the originally motion to include in the mandatory category "a minimal amount of leasable space that could be used for VRT office, retail space or other functions."** Motion passed unanimously.

4. Review Alternative Sites (Executive Session)

Paul Woods moved Monte McClure seconded to move into Executive Session under Idaho Code 67-2345 (c) at 4:05 p.m.

Chair Higer called roll. **The following DPAC members were present and voted in the affirmative to move into Executive Session: Rebecca Arnold, A.J. Balukoff, Ed Dahlberg, Dale Higer, Monte McClure, Jim Tomlinson and Paul Woods.** There were no nay votes.

Paul Woods moved and Monte McClure seconded to move into regular session at 4:40 p.m. No action was taken in Executive Session. The Committee reviewed a preliminary list of alternative sites for the Multimodal Center. Motion passed unanimously.

5. Goals and Objectives

Bob Post reviewed the revisions to the Goals and Objectives for the Multimodal Center and the Circulator as directed at the October 22, 2007 DPAC meeting.

After discussion, **Jim Tomlinson moved and Rebecca Arnold seconded adoption of the Goals and Objectives for the Multimodal Center and the Circulator as presented. Motion passed unanimously.**

6. Next Steps/Next Agenda

Bob Post stated at the next meeting scheduled for December 10, 2007, staff will bring back a more detailed evaluation of the three sites identified for the Multimodal Center.

7. Open Discussion

None.

8. Information Item

Kelli Fairless introduced Rosemary Curtin of RBCI. Rosemary is heading the public involvement activities. Rosemary reviewed the public involvement activities and how the business community in the downtown area would be engaged.

Adjournment

The meeting adjourned at 5:05 p.m.

Multi-Modal Center; developing a short-list of candidate sites

The project consultant team has undertaken a review of the six candidate Multi-Modal Center sites identified at the November 19, D-PAC meeting. The attached map identifies the six sites referenced as sites A, B, C, C2, D and E. Each of the sites were evaluated against a set of criteria developed for purposes of narrowing the candidate sites down to a range of two to four sites that are to be taken through a more rigorous assessment, including the development of site concept designs. Also attached is an outline of the evaluation categories, criteria and measures used as the basis for an initial screening of the six sites. The results of the evaluation process are reflected in the attached evaluation matrix that summarizes the rating of each site. The evaluation process results were presented, discussed and modified as appropriate at the November 30, meetings of the D-TAC and Executive Group.

RECOMMENDATION: As a result of the above evaluation processes and the D-TAC and Executive Group meetings, it is recommended that sites A, B, C and C2 be advanced to the next step of a more detailed assessment, including the development of site concept designs.

D R A F T

Candidate Sites – Vicinity Map

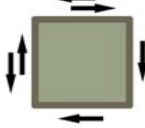
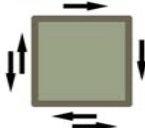
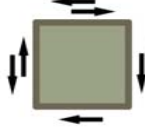
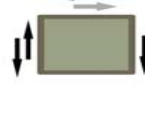
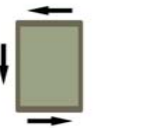
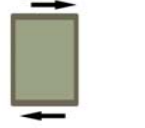


DOWNTOWN BOISE MULTI-MODAL CENTER – EVALUATION CRITERIA

Milestone 1 – Narrowing to a short list of candidate sites.

EVALUATION CATEGORY	EVALUATION CRITERIA	MEASURE
Transportation	Pedestrian access to downtown core	Distance (miles) from site to the intersection of 8 th and Main
	Site location relative to the DBMS siting area	Within, directly adjacent or outside the siting area
	Ease of access by the fixed-route bus services	How well each site interfaces with the fixed route bus service (short-range service scenario), measured by the amount of out of direction travel; Low = Most out of direction Medium High = Least out of direction
	Ease of access by the downtown circulator	The amount of deviation from the DBMS circulator Phase I alignment requires; Low = Most deviation High = Least deviation
	Site ingress and egress	The quality of access to and from the site in terms of flexibility; Low = Restricted access High = Maximum flexibility
Site Size and Configuration	Site Size	Given the expanded list of “mandatory” functions to be accommodated, a larger/full block site is most desirable; greater than 50,000 square feet is least desirable
Land Use and Development	MMC allowable under current zoning	Yes = High No, but can be modified = Medium No, and a change not likely = Low
	Adjacent existing public controlled parking	Yes or No

EVALUATION CATEGORY	EVALUATION CRITERIA	MEASURE
Environmental and Impacts	Displacements	Yes or No; if yes, number of structures and businesses or residential units
	Adjacent Sensitive Receptors	Adjacent uses that can be considered sensitive receptors, including single-family residential, multi-family residential, hotels
	Environmental Issues/HazMat	Potential HazMat contamination; Yes or No
Financial	Potential for funding partnerships	Yes = potential does exist No = not likely
	Ease of acquisition of site	Judgement of ease of completing a site acquisition; High = anticipate relatively easy process Medium = some complications anticipated Low = potential significant difficulties
	Land value	Land value based on Assessor records; Low = < \$1.0 million Medium = \$1.0-\$2.0 million High = \$2.0 million and above

	C A N D I D A T E S I T E									
	A	B	C	C2	D	E				
Transportation										
Pedestrian Access to Downtown Core (8th and Main St.)	0.36 mile	0.29 mile	0.20 mile	0.20 mile	0.25 mile	0.35 mile				
Location relative to identified siting area in DBMS	Adjacent	Adjacent	Within	Within	Within	1/2 mile to the East				
Ease of fixed-route transit access	Medium	Medium	Medium	Medium	High	Low				
Ease of circulator access	Medium	Medium	Medium	Medium	High	Low				
Site ingress and egress - Access from and to adjacent roadways	 *									
Site Size and Configuration										
Site size	78,000 sqf.	78,000 sqf.	78,000 sqf.	63,000 sqf.	46,000 sqf.	65,800 sqf.				
Land Use & Development										
MMC allowable under current zoning	Yes	Yes	Yes	Yes	Yes	No				
Adjacent to existing publicly controlled parking	No	No	Yes	Yes	No	A block away				
Environmental & Impacts										
Structures / Displacements	2 Structures / 1 Business	None	None	None	None	1 Structure / None				
Adjacent sensitive development	No	No	Hotel	Hotel	Condos	MF Residential				
Environmental issues	Potential Petroleum & Hazmat	Potential Hazmat	Potential Petroleum & Hazmat	None Identified	Potential Petroleum & Hazmat	Potential Petroleum & Hazmat				
Financial										
Potential for funding partnership	Yes (ACHD -alley ROW)	Yes - Idaho Power	Yes	Yes (ACHD - Grove St. ROW)	No	Yes (Ada County)				
Ease of acquisition	Medium	Medium	Medium	Medium	Low	High				
Land Value (Ada County Assessor)	\$1,786,200		\$2,209,200	\$1,112,400	\$864,300	\$1,092,800				
Land Value (Estimated Market Value at \$36 per sqf.)	\$2,800,000	\$2,800,000	\$2,800,000	\$2,270,000	\$1,650,000	\$2,370,000				
Total	44	48	56	58	46	32				

*Front and 13th: High Volume Intersection - Turning Movement

** Site only feasible if accessed from Front St. - Potential extension of 4th Street

● =5
○ =3
○ =1

TREASURE VALLEY HIGH CAPACITY TRANSIT STUDY
MEETING SCHEDULE, AGENDA & ACTION ITEMS

Downtown Policy Advisory Committee (DPAC)
Downtown Technical Advisory Committee (DTAC)

Date	Agenda	Action Items
September 24, 2007	<ul style="list-style-type: none"> ▪ Project Schedule and Decision Points ▪ Review Project Planning Context; Regional Plan, DBMS, Transit Capital Plan ▪ Purpose & Needs Statements 	
October 22, 2007	<ul style="list-style-type: none"> ▪ Purpose & Needs Statement (MMC & DBC) ▪ Goals & Objectives (MMC & DBC) ▪ Presentation on Evaluation Criteria & Methodology (MMC & DBC) ▪ Facility Programming Update (MMC) 	<ul style="list-style-type: none"> ▪ Adopt MMC Purpose & Needs ▪ Adopt DBC Purpose & Needs ▪ Adopt MMC Goals & Objectives ▪ Adopt DBC Goals & Objectives
November 19, 2007	<ul style="list-style-type: none"> ▪ Facility Programming Recommendation (MMC) ▪ Review, Alternative Sites (MMC) ▪ Revised Goals & Objectives (DBC & MMC) ▪ Visit of representative Multi-Modal Centers 	<ul style="list-style-type: none"> ▪ Adopt Programming Plan (MMC) ▪ Adopt MMC Goals & Objectives ▪ Adopt DBC Goals & Objectives
DTAC: November 30, 2007 DPAC: December 10, 2007	<ul style="list-style-type: none"> ▪ Site Short-List Recommendation (MMC) ▪ Alignment Alternative Review (DBC) ▪ Mode Option Presentation (DBC & PC) 	<ul style="list-style-type: none"> ▪ Adopt Short-List of Sites (MMC)
DTAC: December 21, 2007 DPAC: January 7, 2008	<ul style="list-style-type: none"> ▪ Update On Site Evaluations and Concept Designs (MMC) ▪ Alignment/Initial Segment Short-List Recommendation (DBC) 	<ul style="list-style-type: none"> ▪ Adopt Short-List of Alignment/Initial Segment Options (DBC)

	<ul style="list-style-type: none"> ▪ Update, site evaluations (MMC) 	
Week of January 14, 2008 Public Workshop #1		
DTAC: February 1, 2008 DPAC: February 11, 2008	<ul style="list-style-type: none"> ▪ Preferred Site Recommendation (MMC) ▪ NEPA Documentation Status (MMC) ▪ Update, Initial Segment Alignment Evaluation (DBC) ▪ Preliminary Operations Plan (DBC) 	<ul style="list-style-type: none"> ▪ Adopt Preferred Site (MMC)
DTAC: March 7, 2008 DPAC: March 17, 2008	<ul style="list-style-type: none"> ▪ Concept design review (MMC) ▪ Funding Options & Strategies (MMC) ▪ FTA New & Small Starts Presentation ▪ Discussion, Project Funding Plan (MMC) 	
DTAC: April 4, 2008 DPAC: April 14, 2008	<ul style="list-style-type: none"> ▪ Final Site Design Review (MMC) ▪ Capital Cost Estimate (MMC) ▪ Recommendation, Initial Alignment (DBC) 	<ul style="list-style-type: none"> ▪ Adopt Site Plan (MMC) ▪ Adopt Initial Segment Alignment (DBC)
DTAC: May 2, 2008 DPAC: May 12, 2008	<ul style="list-style-type: none"> ▪ Project Delivery Options (MMC) ▪ Site Acquisition Strategy (MMC) ▪ Update, Circulator Funding Options (DBC) 	
DTAC: May 30, 2008 DPAC: June 9, 2008	<ul style="list-style-type: none"> ▪ Project Funding Plan (MMC) ▪ Recommendation, Local vs. Federal Funding (DBC) 	<ul style="list-style-type: none"> ▪ Adopt Funding Plan (MMC)