May 10, 2016

TO: ACHD Commission
FROM: Christy Little, Planning Review Supervisor
SUBJECT: Broad Street – Capitol Boulevard to 2nd Street/DRH16-00076
Staff Report for May 18, 2016 Commission Meeting

Executive Summary
The Capital City Development Corporation (CCDC) has submitted a design review application to the City of Boise for a project to reconstruct Broad Street in downtown Boise, from Capitol Boulevard to 2nd Street.

CCDC intends to request a cost share agreement with ACHD, since funds have been budgeted for a rehabilitation project on Broad Street in FY2017. Approval of this Design Review application does not imply approval of a Cost Share Agreement. That requires separate action and approval by the ACHD Commission.

Recommendation
Approve the attached staff report.

Attachment:
Staff Report
May 10, 2016

To: John Brunell
Capital City Development Corporation
121 N. 9th Street, Suite 501
Boise, ID 83702

Subject: BOI16-0107/ DRH16-00076

Construct roadway improvements, sidewalk and streetscape on Broad Street from Capitol Boulevard to 2nd Street

Commission Approval: May 18, 2016 – Consent Agenda

The Capital City Development Corporation (CCDC) has submitted a design review application to the City of Boise for a project to reconstruct Broad Street in downtown Boise, from Capitol Boulevard to 2nd Street.

The project statement is: The City of Boise has created a vision for the area which it calls “The Central Addition LIV District”. Inspired by an initiative known as “eco-districts”, the LIV District is a neighborhood development strategy structured on the principals of sustainable development, operations, and Boise’s LIV culture – Lasting, Innovative, and Vibrant. The LIV District is a sub-district of the neighborhood platted as the Central Addition, and the high level view is to create an efficient, functioning, and sustainable neighborhood in Boise’s downtown. In cooperation with the City of Boise and the ACHD, CCDC will participate in the 2016 LIV District plan through a variety of place making improvements and infrastructure enhancements to Broad Street, the district’s primary arterial road. CCDC has contracted with ZGF for conceptual design work, Jensen Belts Associates for construction drawings and permitting, and Guho Corporation to be the Construction Manager/General Contractor.

A. Findings of Fact
1. Broad Street
   a. Functional Classification: Broad Street is a local/commercial street. It is not designated on the Master Street Map (MSM) as a collector or an arterial. Broad Street is 7 blocks in length. On the west end, Broad Street does not extend past 9th Street (JUMP development) and on the east end Broad Street does not extend past 2nd Street (Winco).
   b. Street Section: Broad Street is generally improved with 2-travel lanes (40-feet of pavement), curb, gutter and detached concrete sidewalk and on-street parking.
   c. Traffic Counts: Broad Street e/of 4th Street had a traffic count of 525 daily vehicle trips on October 21, 2015.
   d. Planned Improvements: ACHD has a pavement rehabilitation project programmed for Broad Street in FY2017 (Spring/Summer) as part of the DBIP.
2. Typical Sections

STREET SECTION A: PARALLEL PARKING (SEE SHT ST-3)

TYPICAL STREET SECTION THROUGH SIDEWALK, PARALLEL PARKING AND TRAFFIC LINES ON THE FOLLOWING BLOCKS:
- CAPITOL BLVD TO 8TH ST.
- 5TH ST. TO 4TH ST.
- 4TH ST. TO 3RD ST.
- 3RD ST. TO 2ND ST. (SOUTH SIDE)

STREET SECTION A: PARALLEL PARKING

SCALE: 1" = 10'
STREET SECTION B: INFEILTRATION PLANTERS (SEE SHT ST-3)

TYPICAL STREET SECTION THROUGH SIDEWALK, INFILTRATION PLANTERS AND TRAFFIC LAINES ON THE FOLLOWING BLOCKS:

- CAPITOL BLVD TO 6TH ST.
- 5TH ST. TO 4TH ST.
- 4TH ST. TO 3RD ST.
- 3RD ST. TO 2ND ST. (SOUTH SIDE)
- 2ND ST. (EAST SIDE AT TERMINUS OF BROAD ST.) - SIMILAR

STREET SECTION C: 6TH ST. TO 5TH ST. (SEE SHT ST-2)

TYPICAL STREET SECTION THROUGH SIDEWALK AND TRAFFIC LANES ON THE FOLLOWING BLOCK:

- 6TH ST. TO 5TH ST.
3. Plan Review Comments – These are preliminary comments based on the architectural drawings (dated 4-11-2016). More specific plan review comments will be provided after the applicant submits engineered drawings for review.

a. Trees
   i. Trees are proposed within the parking area of Broad Street in some areas. Tree guards, metal protectors that extrude from the pavement were originally proposed to protect the trees. As originally proposed, this street section would be very difficult to maintain, particularly preventing the use of a sweeper within the parking areas and adjacent to the curb line.
   ii. Trees within the street section are also a safety concern for vehicles and bicycles, and would be a liability for ACHD. ACHD does not permit landscaping within street sections, and therefore the applicant modified the design.
   iii. The applicant has revised their plans, and the curb section will continue for the entire street section, with trees located within a bulb-out, similar to other downtown streetscape and as shown below.

b. Parking Areas/Pavers
   i. On-street parking areas will be improved with permeable pavers.
   ii. The proposed curb-line dimensions to designate the parking areas does not meet ACHD requirements that are in place so that the sweepers can clean these areas. However, the City of Boise has proposed to maintain the pavers and parking area. With the City of Boise accepting all maintenance responsibility for these areas, the applicant’s proposal can be approved. This will require a written agreement between the City of Boise and ACHD. If no agreement is in place, then the parking area will require re-design to meet ACHD required dimensional standards for sweeping.

c. 5th & 6th Street
   i. Plan sheets should show 5th Street and 6th Street in their current configuration and should represent existing traffic conditions, specific to signs, signals and markings.
   ii. Pedestrian Crossings – Enhanced pedestrian crossings (RRFB) will likely be warranted in the future on Broad Street for the 5th Street and 6th Street crossings. The applicant should install conduit at these locations.

d. Intersections
   i. The street intersections should be designed with a 20-foot radius.
   ii. Trees should be located outside of the vision triangle.
iii. Pedestrian ramps should be constructed per ISPWC standards.

4. Cost Share Agreement
   a. CCDC intends to request a cost share agreement with ACHD, since funds have been budgeted for a rehabilitation project on Broad Street in FY2017.
   b. Approval of this Design Review application does not imply approval of a Cost Share Agreement. That requires separate action and approval by the ACHD Commission.

B. Site Specific Conditions of Approval
1. Plans shall be submitted to the ACHD Development Review Department for plan review and acceptance.
2. The City shall enter into an Agreement with ACHD that outlines maintenance responsibilities for Broad Street, prior to plans acceptance. Due to street configuration, permeable pavers installed along Broad Street, from 2nd Street to Capitol Boulevard, shall be maintained by the City as proposed. If an Agreement is not reached, then the parking area, tree planters, and curb line dimensions will need to be revised to meet ACHD policy.
3. If the applicant is requesting reimbursement from ACHD for a portion of the Broad Street improvements, then the applicant should enter into a Cost Share Agreement with ACHD prior to plans acceptance. (Contact Project Manager, Cody Homan.)
4. Typical sections are approved per the 4-11-2016 plan set. Street intersections shall be designed with a 20-foot radius.
5. Trees shall be located outside of the vision triangle at all street and alley intersections.
6. Pedestrian ramps shall be constructed per ISPWC standards.
7. Install conduit for future pedestrian crossings at 5th Street and at 6th Street.
8. Comply with the Standard Conditions of Approval as noted below.

If you have any questions, please feel free to contact me at (208) 387-6144.

Sincerely,

Christy Little
Planning Review Supervisor
Development Services
Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant’s engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District’s Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District’s Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant’s authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.