


# Neighborhood Meeting: Introduce State Street Mixed-Use Concept

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**August 25, 2022**



# Agenda

- ▶ Welcome & Introduction
  - ▶ Lincoln Property Company (LPC West)
  - ▶ Public Agency Investment to Transform State Street
    - State Street Corridor Plan
    - State Street Urban Redevelopment District
    - Boise Zoning Code Rewrite
    - State Street & Pierce Park Ln Intersection & Widening
    - Garden City Comprehensive Plan
  - ▶ Proposed SAPD Rezone
  - ▶ Mixed-Use Concept
  - ▶ GC Approval Process & Timing
  - ▶ Development Phasing & Timing
- 

# State Street Corridor Transformation

## **STATE STREET CORRIDOR**

TRANSIT ORIENTED DEVELOPMENT



valleyregionaltransit



COMPASS  
COMMUNITY PLANNING ASSOCIATION  
of Southwest Idaho

- ▶ Compact, mixed-use development pattern with transit-supportive densities
- ▶ 15-Year Public Process
  - State Street Strategic Plan 2004
  - Transit and Traffic Operations Plan 2011
  - Agency MOUs – 2005, 2011, 2017 & 2022

7 Partner Agencies

Vision & Collaboration



## BUILDING A BETTER State Street



### Bringing Community Closer to Home

DEVELOPMENT YOU CAN LIVE BY

[Development Projects](#)



### Increasing Transportation Options to Benefit Everyone

MOVING FROM HERE TO THERE

[Road Projects](#)

[Transit Projects](#)

[Bicycle and Pedestrian Projects](#)



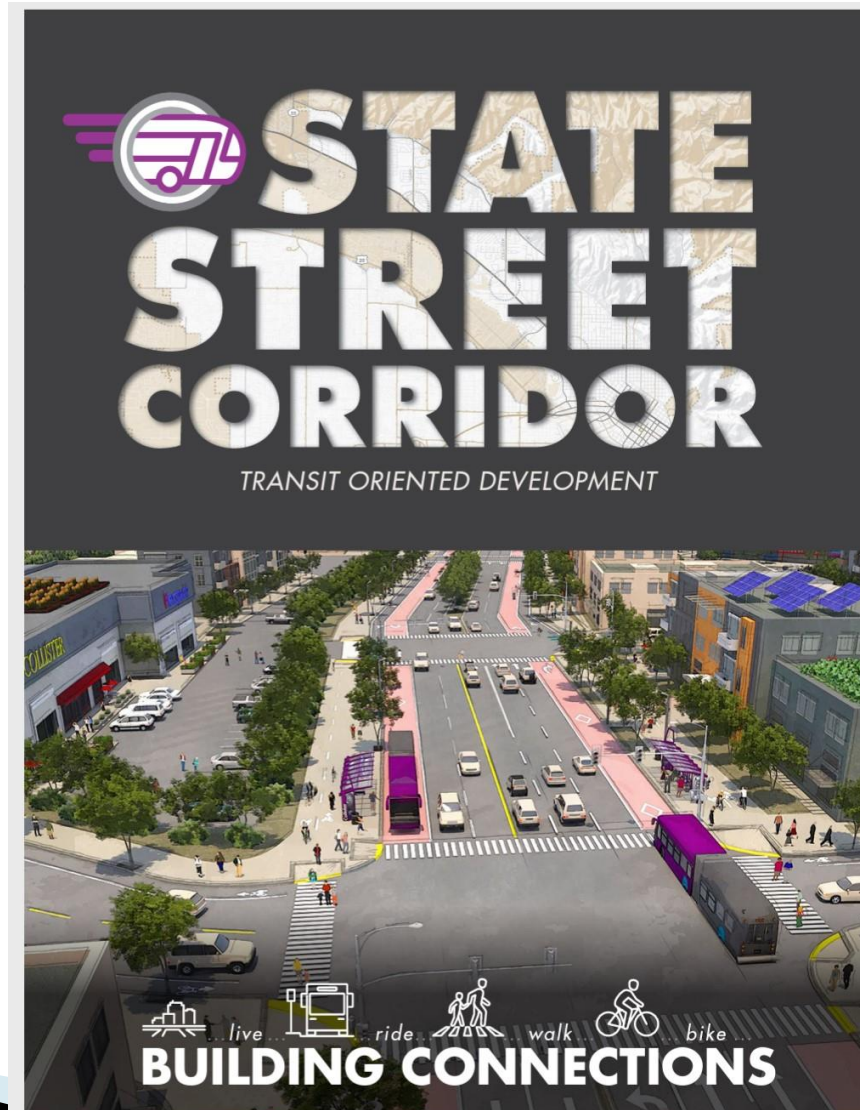
### A Unique Approach That Reflects State Street's Diversity

RESPECTING NEIGHBORHOODS

[Public Comment](#)

[Events](#)

# TOD Plan – GC Adopted 2020





# Transit-Supportive Land Use and Urban Design Principles



Upper floors of buildings should be varied, using stepbacks or patios to reduce the scale of the building

Building articulation reduces the likelihood of monolithic structures

Mixed-use buildings adjacent to the BRT station to provide "eyes on the street" for security and comfort

Dedicate a high percentage of glass on the ground floor to increase visibility

Place the station as close as possible to active areas

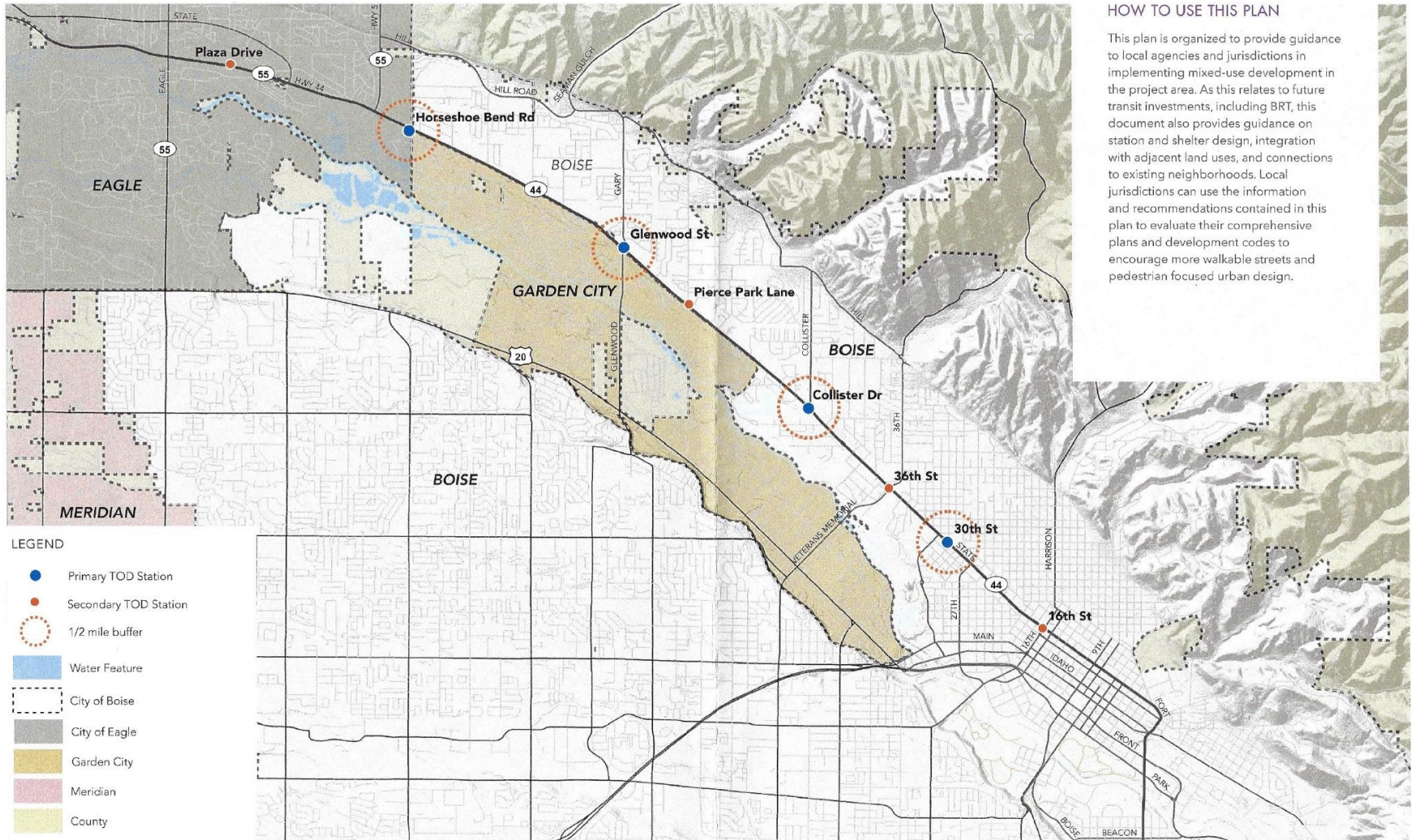
Incorporate natural elements to provide habitat and shade

Consider creating small plazas near stations or pedestrian areas that support community gathering

Streets and buildings should incorporate universal design standards



# TOD Stations – Bus Rapid Transit





# VRT Grant – \$8.5 Million

- ▶ State Street Transit Stop Improvements
- ▶ Install 2024–2026

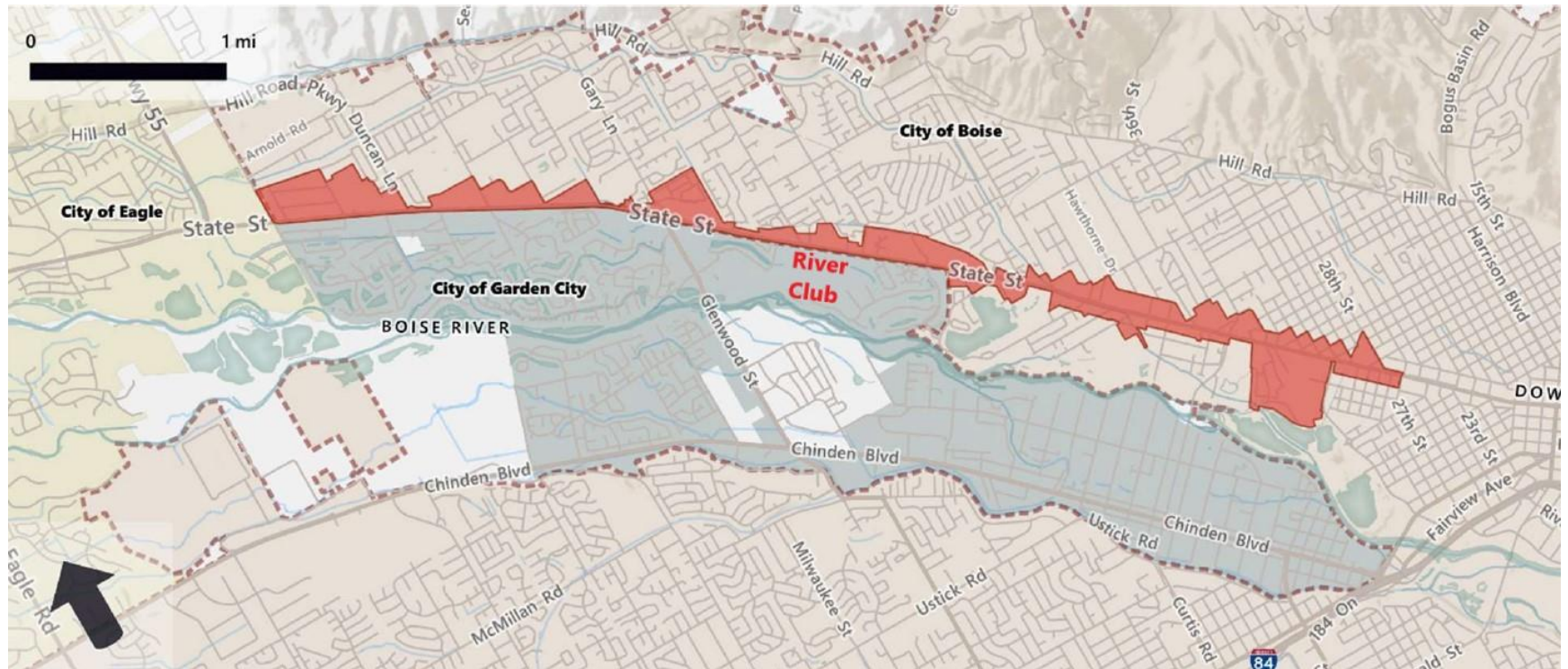


SARAH A. MILLER SMILLER@IDAHOSTATESMAN.COM

A Valley Regional Transit bus drives past a newly upgraded stop at West Fairview Avenue and South 24th Street in downtown Boise before it was operational on May 5.. The bus stop incorporates raised concrete next to the bicycle lane, painted in green, as a buffer between cyclists and motorists.




# State Street URD – Boise Adopted 2021 Includes Full State Street Right of Way



# Boise Zoning Code Rewrite (Draft)

- ▶ Intensify uses along State Street to support transit
- ▶ Proposed New Zoning Districts:
  - MX-4 Mixed-Use TOD Node
    - Primary TOD locations
    - $\frac{1}{4}$  mile from r-o-w
    - No density calculation – form based code
    - Max 60' height
  - MX-3 Mixed-Use Active
    - $\frac{1}{8}$  mile from r-o-w
    - No density calculation – form based code
    - Max 60' height

# State Street & Pierce Park Ln. Intersection & Widening

- ▶ ACHD – Glass Creek Agreement 2019
    - 4<sup>th</sup> leg into The River Club
  - ▶ Design Plans 95% Complete
    - Utility issue delaying 99% plans
  - ▶ ACHD FY2022–2026 IFYWP
    - Right of way acquisition FY2022–2023 – NO River Club property
    - Construction FY2025
  - ▶ Next IFYWP Update – October
    - Propose accelerated construction – FY2024
- 



# ACHD Plan – West Section





# ACHD Plan – East Section





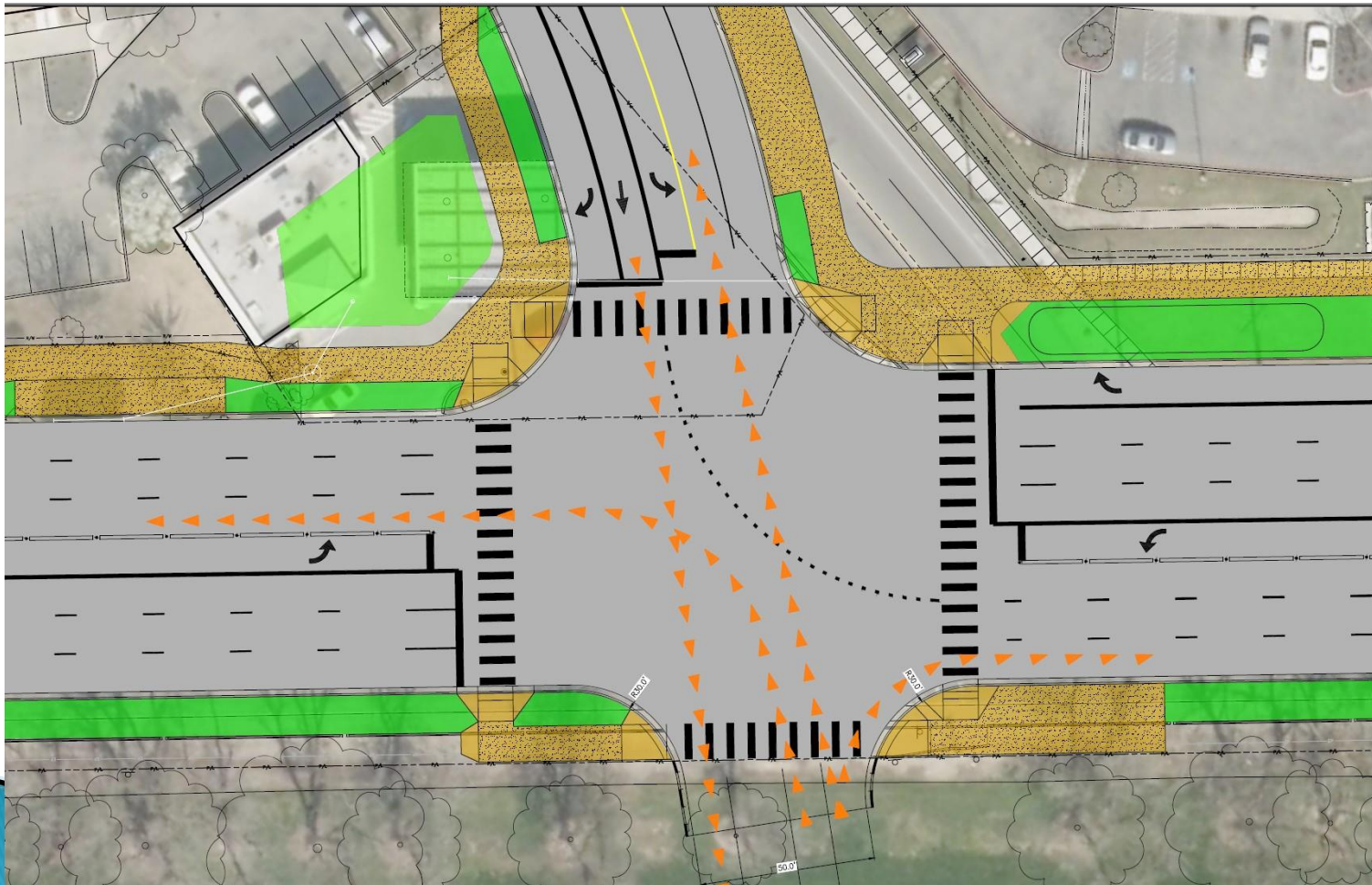
# Intersection Design

**Parametrix**

ENGINEERING PLANNING ENVIRONMENTAL SCIENCES

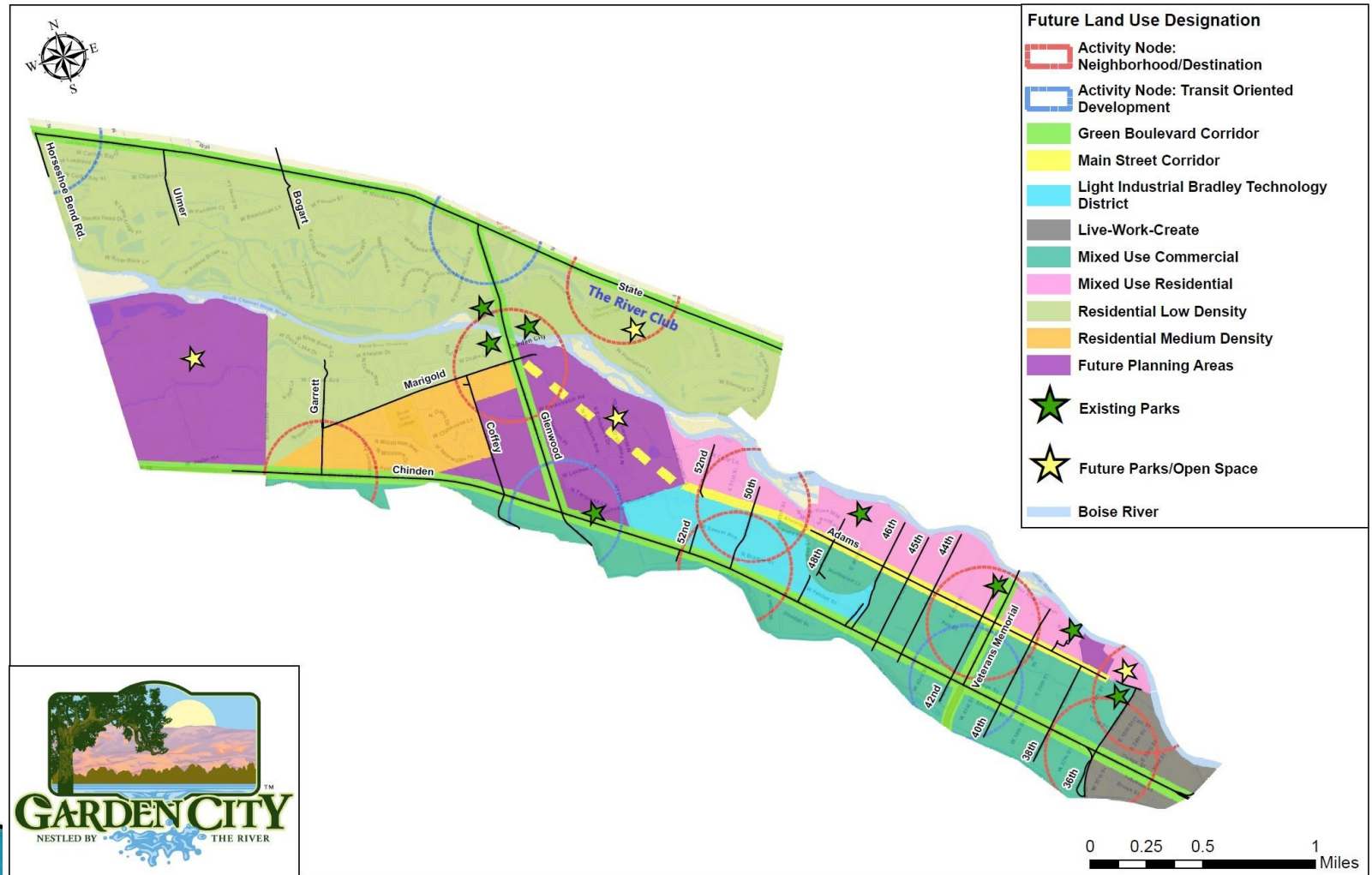
7763 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714  
P 208.898.0032  
WWW.PARAMETRIX.COM

## STATE STREET & PIERCE PARK LANE



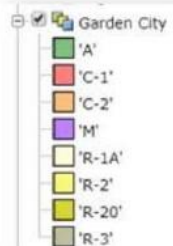
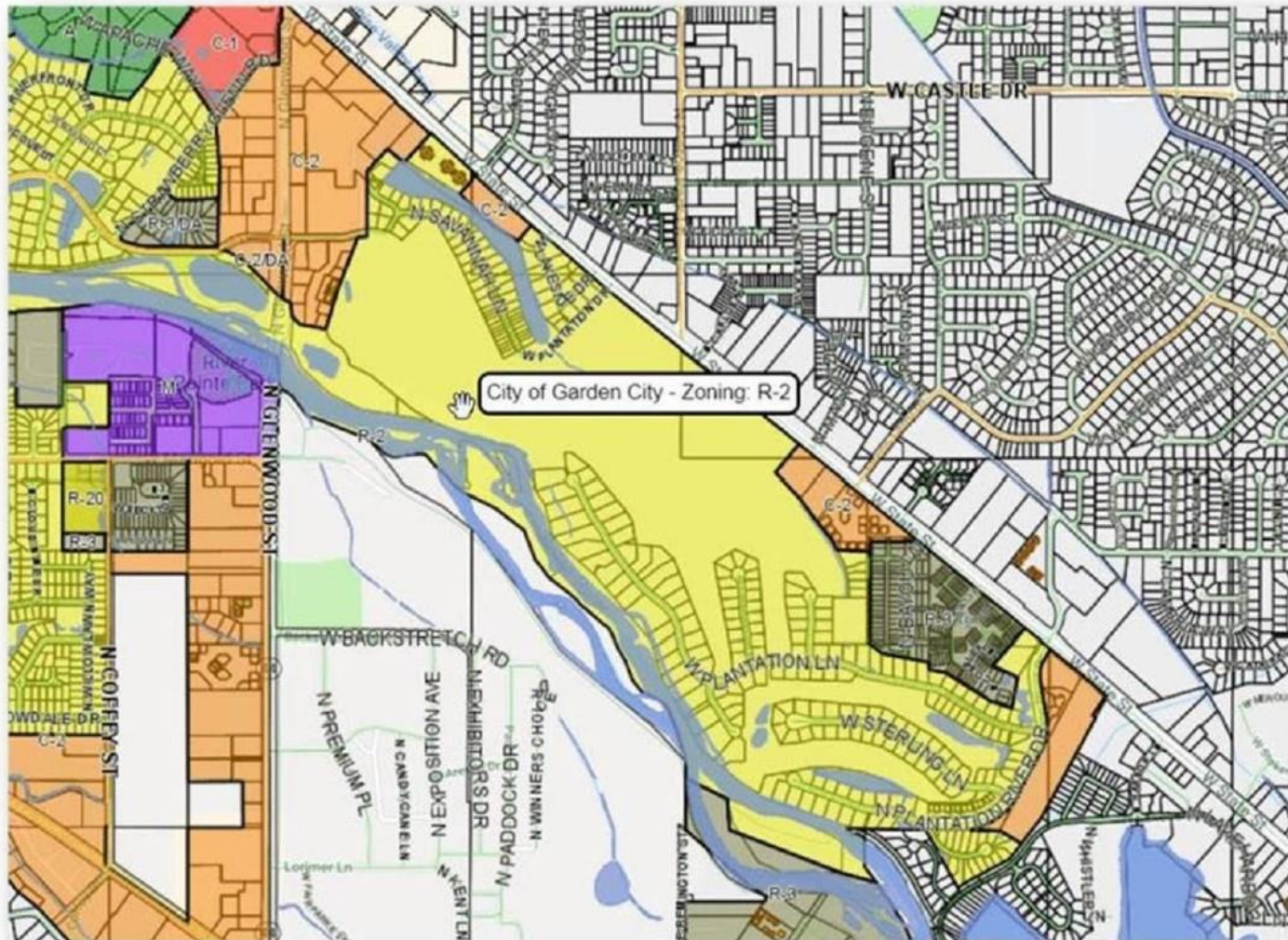


# GC Comprehensive Plan Adopted 2019



# Existing Zoning

Map of Garden City - Zoning: R-2



# Proposed SAPD Rezone

- ▶ Specific Area Plan Code Revision Adopted 2021
  - Created new base zone district – Specific Area Plan District (SAPD)
  - Allows unique set of uses and form standards for a project
  - Rezone application follows existing public approval process
- ▶ Proposed Application
  - Implement the State Street Corridor vision
  - Mixed-use: Residential product mix & neighborhood serving retail
  - Unit range: 650 – 750 depending on a parking solution
- ▶ **Golf course reconfiguration NOT included in the proposed application**



# River Club Context



## Golf Course Improvement Project "Designing for the Future"

Note:  
Existing Holes 3-6 will undergo minor  
renovation of Tees, Bunkers and Greens



Prepared By:

**Schmidt-Curley**  
GOLF DESIGN

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Note:  
This is an Illustrative Plan.  
Golf is shown for Conceptual Use Only.  
Actual Design Features (Greens, Tees,  
Bunkers, Etc.) to be Finalized at Later Date.

\* Yardage from  
Existing Card


Scorecard					
Hole	Yards	Par	Hole	Yards	Par
1	504	5	10	131	3
2	180	3	11	340	4
3	345	4	12	412	5
4	215	3	13	110	3
5	427	4	14	402	4
6	162	3	15	408	4
7	248	4	16	418	4
8	153	3	17	144	3
9	367	4	18	478	5
Out	2651	33	In	2453	35
			Total	5604	68







# Approval Process & Estimated Timing

- ▶ Today: Neighborhood meeting
  - ▶ September: Pre-application conference with staff
  - ▶ September–October: 2<sup>nd</sup> neighborhood meeting
  - ▶ October: Submit Rezone Application
  - ▶ October–November: Submit TIS to ACHD
  - ▶ Early Winter – Design Review Consultancy
  - ▶ Winter – P&Z Public Hearing
  - ▶ Late Winter – ACHD Commission Public Hearing
  - ▶ Late Winter– City Council Public Hearing
- 



# Development Phasing & Estimated Timing

- ▶ Current projection is 3 phases
- ▶ Phase 1
  - West side of new entry road
  - Development 2024
  - Completion and occupancy 2026
- ▶ Phase 2
  - Middle of site east of entry road
  - Development 2025
- ▶ Phase 3
  - Eastern portion of site
  - Development 2026

# Q&A

