



City of Boise
Resolution
Leases and Licenses

**Planning and Development
Services**
150 N Capitol Blvd
Boise, ID 83702
(208) 972-8531

TO: Mayor and Council
FROM: Daren Fluke, Planning and Development Services
NUMBER: RES-438-19
DATE: May 29, 2019
SUBJECT: Westside Park Lease

BACKGROUND:

This resolution approves the sublease by which the City will ultimately take possession of the Westside Downtown Urban Park which is now in development. This sublease was included in the original Master Development Agreement and is now ready to be executed. The sublease anticipates a lot split and will begin seventy (70) days after building permits for the park have been applied for.

A need was identified by the public in the City's Downtown Parks and Public Spaces Master Plan <https://pds.cityofboise.org/planning/comp/dpps/> for a public open space in this neighborhood. CCDC, in collaboration with The City of Boise and Eleven Eleven West Jefferson, LLC, have an opportunity to create this distinctive urban open space. The potential Westside Downtown Urban Park will provide a place for people to connect with the outdoors on a daily basis, serve as a hub for community events, and enhance the urban lifestyle of office workers, residents, shoppers and visitors to the west side of downtown. The proposed project site was identified, and the associated agreements were negotiated, in response to a myriad of public interests. These public interests include:

- Shifting land use is trending toward residential infill in this area. A public space within walking distance of these new downtown residents is needed.
- 11th Street and Bannock Street are important bicycle corridors to which a public space with bicycle amenities would be beneficial.
- CCDC-owned real estate within walking distance of the project site has potential for redevelopment of uses that will both complement and utilize this public park.
- The park site is surrounded by surface parking lots that detract from downtown's vibrancy, walkability, and economic vitality. Making this public investment will catalyze

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private investment in housing, dining, office, and neighborhood services next to and near the public park.

FISCAL NOTES:

The total project budget for the Westside Downtown Urban Park (the “Westside Park”) is \$3,030,000. This includes all planning, design, soft costs, and construction costs. CCDC’s FY2018 approved budget includes \$2,000,000 for the Westside Park project. The City of Boise agrees to contribute \$1,000,000 to the Westside Park project per the terms of the [Type 4 Participation Agreement <https://ccdcboise.com/development/participation-program/>](https://ccdcboise.com/development/participation-program/). Eleven Eleven West Jefferson LLC agrees to contribute \$30,000 to the Westside Park project per the terms of the Master Development Agreement. The CCDC Board of Commissioners approved the Westside Downtown Urban Park Master Development Agreement at the June 11, 2018 meeting.

ROLES AND RESPONSIBILITIES:

CCDC

Park design, public engagement, and construction
No ownership or operations

City of Boise Parks and Recreation

Park ownership, operation, and maintenance

Eleven Eleven West Jefferson, LLC

Parking lot ownership, operation, and maintenance

Public Process

A Public Open House was held on Thursday, June 14th, from 5:00-7:30pm at Boise Plaza Entry Terrace at 1111 W Jefferson Street to gather input regarding preferred design concepts, amenities, and features.

FINANCIAL IMPACT:

Rent for the property is fifteen thousand dollars (\$15,000.00) per year.

ATTACHMENTS:

- Westside Sublease Agreement (PDF)

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Resolution NO. RES-438-19

BY THE COUNCIL

CLEGG, LUDWIG, MCLEAN, SANCHEZ,
THOMSON AND WOODINGS

A RESOLUTION APPROVING A SUBLEASE AGREEMENT BETWEEN THE CITY OF BOISE CITY AND ELEVEN ELEVEN WEST JEFFERSON, LLC FOR THE LEASE OF PROPERTY ADJACENT TO 11TH STREET AND BANNOCK STREET WHICH WILL BE DEVELOPED AS A PUBLIC PARK; AUTHORIZING THE MAYOR AND CITY CLERK TO RESPECTIVELY EXECUTE AND ATTEST SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF BOISE CITY, IDAHO:

Section 1. That the Sublease Agreement, between the city of Boise City and Eleven Eleven West Jefferson, LLC, attached hereto and incorporated herein by reference, be, and the same is hereby, approved as to both form and content.

Section 2. That the Mayor and City Clerk be, and they hereby are, authorized to respectively execute and attest said License Agreement for and on behalf of the city of Boise City.

Section 3. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the Council of Boise City, Idaho, on September 17, 2019.

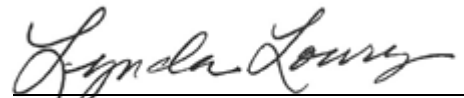
APPROVED by the Mayor of the Boise City, Idaho, on September 17, 2019.

APPROVED:

ATTEST:



David H. Bieter, Mayor



Lynda Lowry, Ex-Officio City Clerk