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City of Boise

Franklin and Orchard Request for Proposal

3/31/2020 deadline

Land Available

The City of Boise (City) is inviting development proposals for property located on the southwest corner of Franklin and Orchard. The site is a 4.98-acre parcel which was formally Franklin Elementary School and is adjacent to a 3.04 acre neighborhood park. Developments should include mixed-income, mixed-use, and conform to feedback provided by area citizens (see attached Community Engagement summary).

The City will retain ownership of the land and will negotiate leasing options to assist in facilitating development. Eminent domain for the acquisition of additional land will not be used by the City.

Following a review of all submissions, the top five Development Teams will be requested to submit three letters of recommendation and a preliminary site plan, including the locations of any existing building or other structures, elevation renderings, floor plans for each unit type in the project, and architectural renderings of the proposed site.

Timeline:

- * March 31: Submissions due
- * April 1 - 15: Submissions reviewed and scored
- * April 20: Top five Development Teams notified and additional documents requested
- * May 5: Additional documents due for consideration
- * May 15: Intent to Award/Protest Period
- * May 25: Notification of award to Mayor and Council

The successful Development Team:

- * Must have a proforma reflecting long-term project affordability for income restricted units;
- * Must request a Development Review meeting within 30 days of receiving notification of award;
- * Agree to work with the Project Management Team (no charge by City of Boise);
- * Must develop a project that will be on schedule and budget; and
- * Should coordinate with the City's Energize Our Neighborhoods Team regarding community meetings and/or outreach.

Development Requirements

Projects should:

- * Be ready to break ground by summer 2021;
- * Be density appropriate for a Community Activity Center (as referenced in Blueprint Boise, the city's comprehensive plan);
- * Incorporate design preferences identified by 400+ area citizens;

- * Incorporate noise mitigation to be less than 65 decibels for residential space;
- * Design buildings to meet City of Boise Green Building Code;
- * Follow all applicable city codes and ordinances;
- * Dedicate adequate right-of-way and construct infrastructure for future far side southbound VRT bus stop. Including concrete bus stop boarding pad, standard VRT bus shelter, bike racks, seating, and trash receptacle (development responsible for day-to-day trash service, VRT maintains bus stop improvements);
- * Prepare to complete a traffic impact study (if awarded the project);
- * Setbacks should be included for future street/sidewalk changes that may occur (ex: 10 feet from the curb, not the lot line);
- * Build a restroom that is accessible for those using Franklin Park (this is in lieu of adding required amenities as outlined in the zoning code) - Parks and Recreation will maintain the restroom with a Memorandum of Understanding; and
- * Integrate three large trees on Franklin into the overall site design (see map for specific trees).

Restrictions if Application is Awarded

Projects that are not ready to break ground by summer 2021 (without prior approval) will be considered non-compliant and the City has the right to solicit additional proposals. The City reserves the right to determine which proposals have met the requirements of this application. In addition, the City may reject, in whole or in part, any and all proposals, waive minor irregularities in proposals, allow for correction of minor irregularities, and negotiate with all responsible parties; efforts in any matter deemed necessary to serve the best interest of the City. The City reserves the right to reject any and all proposals when such rejection is in the best interest of the City, to reject any proposal by a developer that has previously failed to perform properly or complete on-time contracts of a similar nature, and to reject the proposal of a developer who is not, in the sole opinion of the City, able to perform to the sole satisfaction of the City. The City also reserves the right to waive any informalities and technicalities in the preliminary award of City funds. The City reserves the right, however, to award the funds in accordance with its best interest, and will not be required to accept the lowest construction cost proposed. All documents in the City's possession are public records subject to inspection and copying under the Idaho Public Records Act, Idaho Code § 74-101 through §74-126.

Information Documents

(all linked in application)

- Community Engagement Feedback
- Franklin Park Master Plan
- Activity Centers Almanac
- Franklin & Orchard Activity Center map
- Sewer Collection System
- Property Appraisal Report
- Phase I
- Phase I Appendix CDEF
- Phase II Memo
- City of Boise Planning Handbook
- Green Building Code Overview
- Trees to Incorporate
- Citizen Feedback on Development

Franklin and Orchard Proposal Questions

Organizational Interest

1. What is the organization type that will be submitting for the development?

- Private for-Profit Developer
- Nonprofit Developer (IRS designation)

2. Why is your development team interested in partnering with the City of Boise to develop the Franklin and Orchard site?

3. Does the organization have demonstrated experience for the requested scope, size, and complexity of the project?

- Yes
- No

Project Information

4. Please describe the total mix of units (bedroom size and square footage) and income levels served by the project.

A proforma must be submitted that identifies the mix and make-up of the entire project.
-no answer-

5. Please provide a brief project description (including number of buildings/total square footage), target populations, major project characteristics, and/other distinctive characteristics that would make the project align with a Community Activity Center.

-no answer-

6. What zoning will your development require?

The project is currently zoned A-1 (open land and low density)

7. Does your proposed zoning require a change or PUD? If yes, please provide the target date that this will be sought.

-no answer-

8. How does your project specifically address the growing need for increased supply of housing types for a variety of incomes?

-no answer-

9. Please describe the experience of the development team as it relates to the proposed project. Summarize your organization's experience in mixed-income housing developments, housing management, and/or other areas relevant to the proposed project.

Please include how your organization will implement this project. Resumes of key staff should be uploaded in the "Documents."

-no answer-

Developer Capacity

10. Who will manage the property upon completion of construction?

Please identify the management companies name/years of experience and the last five projects they have managed in Idaho.
-no answer-

Property Management

11. Have there ever been compliance issues with any of the following federal regulations on other projects that have been facilitated by the development team? Check those that apply.

Davis-Bacon Act

Section 3

Uniform

Relocation Act

Financial/Audit

Fair Housing Act

HOME/LIHTC Income

Eligibility

Housing Inspections

Lead-Based Paint

Americans with

Disabilities Act

Local or State Building

Codes Department

12. If you selected any in the prior question, please explain the circumstances, time frames, other pertinent information to remedy the non-compliance.

-no answer-

13. Please provide your marketing plan that promotes equal housing opportunities and ensures compliance with Federal Fair Housing regulations?

-no answer-

14. To ensure compliance with Section 504 Rehabilitation Act of 1973 and the Fair Housing Act, how many units will be fully accessible, in compliance with the Americans with Disabilities Act?

-no answer-

15. How many projects are currently in progress with the development team/group? What is the timeline for completion of these projects?

-no answer-

Documents

Documents Requested * Required? Attached Documents *

Resumes of Key Staff (Please upload as one PDF)	Required
Certificate of Good Standing	Required
Project list (with funding sources) over the last five years.	Required
Work Plan & Schedule for the Project - rental projects must be occupied by income eligible households within 9 months of completion.	Required
Affirmative Marketing/Fair Housing Plan	Required
Project Proforma and Construction Costs - this can be in a generally accepted format for the agency or in the template provided.	Required
Funding Sources	Required
Company Overview and Mission Statement for each firm represented by the Development Team	Required
Samples of completed projects (no more than five projects)	
Acknowledgement of Addendums	Required
Other documents (as determined by the applicant to submit)	

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Application ID: 124545

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