



Kuna Downtown Revitalization Plan

Steering Committee Meeting No. 3

City of Kuna | November 5, 2015 | 5:30 – 7:00 p.m.

Agenda

1. Introductions
2. Schedule, milestones, goals
3. What we've done so far
 - Visioning – Oct 2014
 - Fundraising – benches, bike racks, etc.
 - Kick-off meeting
 - Set planning focus area boundary
 - Existing Conditions Assessment of "Redevelopment Area"
 - Stakeholder interviews
 - Steering Committee Meeting No. 1 (Sept 17, 2015)
 - Developed Concept Plan for Main Street, Avenue E
 - Steering Committee Meeting No. 2 (October 8, 2015)
 - **Summary: Agency Meeting (October 27, 2015)**
 - **Summary: Open House (October 29, 2015)**
4. Discuss recommendations & gather input
 - Overall Downtown Plan (themes, ideas, projects, etc.)
 - Main Street (phasing, funding, scope of work, etc.)
5. Other concerns, additional input
6. Next steps
 - Draft Plan Review
 - November 17, 2015 - Plan Adoption (any volunteers on assisting with the City Council presentation?)

**Kuna Downtown Revitalization Plan
Project Schedule (As of 11/05/15)**

TASK		Timeline 2015			
		AUG	SEPT	OCT	NOV
Community and Stakeholder Collaboration					
	DT Revit Kick-off Meeting	13th			
	DT Revit Committee Meeting No. 1		17th		
	DT Revit Committee Meeting No. 2			8th	
	DT Revit Committee Meeting No. 3				5th
	Stakeholder Interviews (up to 16)		15th		
	Open House			29th	
	Community Survey - Optional			N/A	
	Agency Coordination Meeting			27th	
Existing Conditions Assessment					
	Inventory and assessment of Roadways and Sidewalks	C			
	Inventory and assessment of Water	C			
	Inventory and assessment of Sewer	C			
	Inventory and assessment of Irrigation	C			
	Inventory and assessment of Lighting	C			
	Inventory and assessment of Buildings (completed by volunteers)	C			
	Condition Assessment Maps (up to 6)	C	C		
	Condition Assessment Spreadsheet	C	C		
Capital Improvement Plan (CIP)					
	Develop CIP Project List				17TH
	Conceptualize one (1) Project for Grant Application				17TH
Strategic Funding Plan					
	Develop CIP Funding Plan				17TH
Action Strategy/Implementation Plan					
	Develop Action Strategy/Implementation Plan				17TH
DT Revitalization Plan					
	Draft Plan				17TH
	Final Plan				17TH
		AUG	SEPT	OCT	NOV



Kuna Downtown Revitalization Plan

Agency Meeting

City of Kuna | October 27, 2015 | 4:00-5:00 p.m.

Meeting Notes

Attendees:

- City of Kuna: Mayor Greg Nelson; Councilmember Joe Stear; Chris Engels, City Clerk/Grant Administrator; Bob Bachman, Building/Facilities Manager
- Consultants, J-U-B Engineers, Inc.: Lisa Bachman, AICP, Project Manager/Planner; Brian Smith, PE, Senior Engineer
- Agencies: Rodney Ashby, Ada County Highway District (ACHD); Margaret Havey, Valley Regional Transit (VRT); Toni Tisdale and Don Matson, Community Planning Association of Southwest Idaho (COMPASS); Mark Wasdahl, Idaho Transportation Department (ITD);

Scope of work, schedule, milestones, project goals:

- Lisa Bachman explained the scope of work, schedule, milestones, and project goals for the Downtown Revitalization Plan and Main Street Streetscape Concept. The concept generally follows the recommendations from the ACHD-sponsored Downtown Corridor Plan that was completed October 2013.
- The potential park-n-ride east of the Senior Center/at the City Park was discussed – it is designed but Kuna City Council previously chose not to move forward over concerns about the location. The concern was that the park-n-ride should be located north of town. The possibility of revisiting the park-n-ride design was discussed. Maureen Gresham with ACHD Commuteride might be able to provide economic benefit data for the Downtown Revitalization Plan.

Funding options:

Potential funding options were discussed among the group. A Community Development Block Grant (CDBG) application for \$500,000 will be submitted to the Idaho Department of Commerce on or before November 20, 2015. The final application will be presented at a City Council public hearing on November 17, 2015. Due to the need for additional

funding and commitment to implement the full project, it would potentially be split into two phases, to include two (2) blocks for each phase. Funding options may include:

Agency	Source	Possible Amount	Due Date/notes
Idaho Department of Commerce	Community Development Block Grant (CDBG)	\$500,000	11/20/15
Ada County Highway District	Community Programs	~\$100,000-\$250,000	04/01/16
	Pavement Rehabilitation	~\$100,000-\$250,000	Programmed Maintenance 2017/2018?
	Economic Development Request	~\$500,000-700,000	2018?
COMPASS	Funding Request (no specific name)	\$200,000-\$500,000	11/13/15. Show larger/phased project and possible ways for more/less federal funding
Idaho Transportation Department	Transportation Alternatives Program (TAP)	\$500,000	December 2015. Waiting for ITD Board approval of TAP funds
Valley Regional Transit	Federal Transit Authority (FTA) bike/ped, ADA for public transportation facilities/access	--	--
City of Kuna	Irrigation improvements, in-kind?	Will evaluate w/construction estimate	--
Private Donations	Bike racks, benches...lights?	~\$1,000-\$5,000	--
Foundation/Non-profit/Businesses	Jacksons		Located within the Main Street Project Limits
	Lowe's		Usually only construction materials
	Home Depot		Usually only construction materials
	Idaho Power		Chris E. is familiar with this \$; Blake Watson is on the Kuna Econ Dev. Committee

Agency	Source	Possible Amount	Due Date/notes
	Birds of Prey/Historical Society		Contact Dave Lyon
	Intermountain Gas		
	Wal-Mart		Chris E. is familiar with this \$
	Micron		Lots of micron employees live in Kuna
	Simplot		Coming to south Kuna area
	Proposed Solar Farm Development		Staff will reach out to project reps
	Proposed Movie Theatre		Coming to Kuna @ Deer Flat/Meridian Road
	Union Pacific Railroad (UPRR) Foundation		Chris E. is familiar with this \$
	U.S. National Guard		
	Lineman College		
	Paul's		Charlie is on the Downtown Steering Committee
	Local Excavation/Construction Company Donations		
	Farming/Agricultural Community		
Other Ideas	Go Fund Me Account (for final pieces to complete purchase of sponsored items). Watch for hosting percentage taken off the top (might be 4% or so?)		
	Citizinvestor		
	City Utility Billing (donate by rounding-up or any other amount). Watch for hosting percentage taken off the top (might be 4% or so?)		

- Next Steps
 - Open House - Thursday, 10/29/15, 4:00 - 6:00 pm
 - DT Steering Committee Meeting No. 3 – Thursday, 11/05/15, 5:30-7:00 pm
 - ACHD Commission Agenda – Wednesday, 11/11/15?
 - City staff will contact Bruce Wong and Commissioner Goldthorpe about meeting and subsequently presenting the project/seeking support from the ACHD Commission.
 - Develop/send out project support letter template



Kuna Downtown Revitalization Plan

Open House

City of Kuna | October 29, 2015 | 4:00 – 6:00 p.m.

On Thursday, October 29, 2015, the City of Kuna hosted a Downtown Revitalization Public Open House for the purpose of sharing potential plans for developing the downtown area. Consultants from J-U-B Engineers, Inc. and City staff were on hand to address any questions or concerns attendees might have about the revitalization efforts. Attendees were invited to provide input about specific types of projects they would like to see the City of Kuna implement.

The consultant team and City staff answered questions regarding the downtown revitalization planning process and ensured that all comments were collected from those who wished to provide feedback to the Steering Committee. A total of 59 community members attended the open house, and 11 comment forms were submitted.

A comprehensive list of potential projects were displayed and attendees were asked to indicate their top three priority projects within the downtown planning area. Space was also provided for additional feedback not covered on the list. Attendees were most interested in seeing a business façade improvement program, as well as revitalization of Main Street. Other well-supported projects included creating an event area/city parking lot, connecting greenbelt to downtown and revitalizing 4th street including the 4th Street Gym.

Attendees were also asked what “block themes” they might like to see incorporated into potential art around downtown. Suggestions included:

- Birds of Prey
- Wineries
- Kuna Caves
- Indian Creek
- Kuna History
- Swan Falls – Water Feature
- Railroad/Trains
- Agriculture
- Local artists
- Landscaping

Comment Cards:

What aspects of a Downtown Revitalization Plan are most important to you?

- Façade restoration; recognizing Kuna history; making downtown a destination
- All of Main street and side streets
- Making it walkable and clean
- Plants, trees and access to the park and greenbelt with parking
- All them

- Crosswalks of 4th Street; more bicycle friendly
- Dress it up to draw businesses and customers to shop downtown. Keep downtown alive!
- Inn Out
- Grimaldi's
- Splash pad
- Tepenyaki
- Fun things to do
- Jump Time

Do you have any concerns with the Downtown Revitalization Plan?

- Whether anything comes of it, particularly if we don't get the CDBG
- Parking, behind most of the downtown businesses are empty lots
- Complete in timely manner
- Art is unnecessary – focus on needed infrastructure improvements
- Need the overpass before the rest is implemented

Are you interested in participating in fundraising or sponsorship opportunities?

- No comments

Any additional comments?

- Look into how Lancaster, California funded their Downtown Revitalization Plan
- Weeds, chain link fences, bad sidewalks, rundown park, shortage of parks
- Artwork is not necessary. I'd rather see beautiful, clean streets, trees, flowers, lighting, walking paths
- Should maintain and continue to improve existing greenbelt before putting more money toward an extension
- Need an overpass over the tracks; location could impact the rest of the design; Swan Falls is the worst place for it; Ten Mile would be better
- 4th street gym should be repurposed as a community fitness center similar to the YMCA

Project List Rankings:

- 1) Business façade Improvement Program (29 votes)
- 2) Revitalize Main Street (27 votes)
- 3) Repurpose 4th Street gym and improve parking lot (16 votes)
- 4) Event area – city parking lot (15 votes)
- 5) Revitalize 4th Street (13 votes)
- 6) Greenbelt connections to/from downtown (12 votes)
- 7) Splash pad downtown (10 votes)
- 8) Remove chain link fence/unattractive barriers (8 votes)
- 9) Sidewalks (6 votes)
- 10) Art exhibits (6 votes)
- 11) 2nd Street improvements (2 votes)
- 12) Downtown side streets: Avenue C (2 votes)
- 13) Downtown way finding signage (1 vote)

- 14) Improved Welcome to Kuna sign (1 vote)
- 15) Community center improvements (1 vote)
- 16) Improve/add parking downtown

Additional suggested projects:

- Parking behind buildings
- Crosswalks on 4th street
- Historic walking trail

Kuna Downtown Revitalization Goals/Project List (as of 11/05/15)

Priority No.	Goal/Project	Action Strategy/Notes	Grant/Funding Sources
1	Revitalize Main Street	<ul style="list-style-type: none"> Engage the DRSC as phases are commenced and completed. Involve specific property owners adjacent to project area in the design process. Remain in contact with funding agencies. Keep the public informed – continue to send out newsletters. Discuss the Main Street Program with the Idaho Department of Commerce. It may be an option for ongoing and future revitalization efforts. 	<ul style="list-style-type: none"> Idaho Department of Commerce CDBG COMPASS Funding ACHD Community Programs, Economic Development Funding, Maintenance Budget (Pavement, Striping, Etc.) ITD Transportation Alternatives Program (TAP) Foundation Grants Local Funds In-kind Labor Urban Renewal District funds (if established)
2	Business Façade Improvement Program	<ul style="list-style-type: none"> Partner with business owners and brainstorm funding options. Develop a Business Façade Improvement Program: establish parameters such as a well-defined target area; eligibility criteria; a list of eligible items and ineligible activities; emphasis on good design (to achieve the downtown vision); and guidance on incorporation of themes (i.e. Indian Creek, Kuna Caves, Birds of Prey, Kuna Water Tower, etc.). 	<ul style="list-style-type: none"> Private Funds Local Funds Incentives Foundation Grants Urban Renewal District funds (if established)
3	Repurpose 4th Street gym and improve parking lot	<ul style="list-style-type: none"> Partner with the Kuna School District to explore development/use options. If the property becomes privately-owned, work with the owner/developer on site design, use, and frontage/street improvements. If the property remains publicly-owned, explore public/private partnership opportunities. In either case, public input will be crucial regarding the future use, design, etc. Frontage/street improvements should match the downtown theme including sidewalks, decorative street lights, hardscape/landscape areas, etc. 	<ul style="list-style-type: none"> Local Funds Private Funds USDA-RD Rural Business Enterprise Grant Foundation Grants CDBG-job creation (if relevant/applicable) CDBG-community center (if relevant/applicable) Urban Renewal District Funds (if established)
4	Event area – city parking lot	<ul style="list-style-type: none"> Coordinate with VRT and ACHD: revisit Park-n-Ride design plans that have already been completed. Coordinate with the Farmers Market representatives, Chamber of Commerce, senior citizen representatives, and sports clubs regarding design, features, etc. Project development: develop options/layouts, cost estimates, etc. 	<ul style="list-style-type: none"> Local Funds Private Funds Foundation Grants VRT/ACHD – Federal Transit Administration (FTA) Funds
5	Revitalize 4th Street	<ul style="list-style-type: none"> Engage the DRSC for planning/project development. Project development: develop options/layouts, cost estimates, etc. Involve specific property owners adjacent to project area in the design process. Contact funding agencies. Keep the public informed – continue to send out newsletters. 	<ul style="list-style-type: none"> CDBG-downtown revitalization COMPASS Funding ACHD Community Programs, Economic Development Funding, Maintenance Budget (Pavement, Striping, Etc.) ITD Transportation Alternatives Program (TAP) Foundation Grants Local Funds In-kind Labor Urban Renewal District funds (if established)

Kuna Downtown Revitalization Goals/Project List (as of 11/05/15)

Priority No.	Goal/Project	Action Strategy/Notes	Grant/Funding Sources
6	Greenbelt connections to/from downtown	<ul style="list-style-type: none"> Potential locations: Avenue E, Avenue D, Avenue C Connection from the Bernie Fisher Park: south of 2nd Street along the gravel/dirt area along the east side of the baseball fields to the existing greenbelt. 	<ul style="list-style-type: none"> Idaho Department of Parks and Recreation Recreational Trails Program (RTP) Grant COMPASS Funding ACHD Community Programs ITD Transportation Alternatives Program (TAP) Foundation Grants Local Funds In-kind Labor
7	Splash pad downtown	<ul style="list-style-type: none"> Identify potential locations for a splash pad: consider installations at existing city-owned parks, focus on the downtown core as a prime location. Conduct a fundraiser to encourage private investment. 	<ul style="list-style-type: none"> Foundation Grants Local Funds In-kind Labor High-Five Grant
8	Remove chain link fence/unattractive barriers	<ul style="list-style-type: none"> Work with local property owners on fencing alternatives. 	N/A
9	Sidewalks	<ul style="list-style-type: none"> Prioritize sidewalk improvement locations and apply for funding each year. Leveraging private funds through a Local Improvement District (LID) may increase chances of receiving grant funding. The cities of Nampa and Caldwell have developed similar programs where an LID funds 50% of the cost for sidewalk projects. 	<ul style="list-style-type: none"> COMPASS Funding ACHD Community Programs, Economic Development Funding ITD Transportation Alternatives Program (TAP) Foundation Grants Local Funds In-kind Labor Urban Renewal District funds (if established)
10	Art exhibits	<ul style="list-style-type: none"> Work with the Kuna Historical Society and consider establishment of an Art Committee that would be tasked with identifying how best to incorporate art into design in the downtown core and brainstorm funding options. In doing so, the City of Kuna would be better-positioned to receive art grant funds because funding agencies prefer heavy engagement of local artists in project development and implementation. 	<ul style="list-style-type: none"> Foundation Grants (See Strategic Funding Plan in Appendix C for details.) Local Funds In-kind Labor Volunteerism
11	2nd Street improvements	<ul style="list-style-type: none"> Engage the DRSC for planning/project development. Project development: develop options/layouts, cost estimates, etc. 	<ul style="list-style-type: none"> CDBG-downtown revitalization COMPASS Funding
12	Downtown side streets: Avenue C	<ul style="list-style-type: none"> Involve specific property owners adjacent to project area in design process. Contact funding agencies. Keep the public informed – continue to send out newsletters. 	<ul style="list-style-type: none"> ACHD Community Programs, Economic Development Funding, Maintenance Budget (Pavement, Striping, Etc.) ITD Transportation Alternatives Program (TAP) Foundation Grants Local Funds In-kind Labor Urban Renewal District funds (if established)

Kuna Downtown Revitalization Goals/Project List (as of 11/05/15)

Priority No.	Goal/Project	Action Strategy/Notes	Grant/Funding Sources
13	Downtown wayfinding signage	<ul style="list-style-type: none"> • A first step that will save time and money is to conduct an inventory of existing signs and create a map file which indicates the location, type, etc. • Develop a Wayfinding System Plan for vehicular, bicycle and pedestrian traffic. Each type of sign, depending on facilities nearby and the area the sign is located in should be planned out in advance. Removal of existing signs should also be identified. • Identify themes for different areas of downtown: Main Street could have a historic/unique character theme, the Indian Creek Greenbelt could have a recreational theme, etc. • Work with ACHD and ITD on sign placement and warning/regulatory signage requirements • The Kuna Planning and Zoning Department could play a role in this planning effort. • Consultant assistance may be necessary depending on availability of staff. • Involve local businesses, the Kuna Planning and Zoning Commission, Design Review Committee, etc. 	<ul style="list-style-type: none"> • COMPASS Funding • ACHD Community Programs • Foundation Grants • Local Funds • In-kind Labor
14	Improved Welcome to Kuna sign	<ul style="list-style-type: none"> • Work with the Kuna Chamber of Commerce, Kuna Historical Society, Kuna Youth Council (and Art Committee, if established) to identify sign content, location, features, etc. • Signage should be located at key entry points into the community, as well as downtown. • Develop a Welcome to Downtown Kuna sign that incorporates community themes (i.e. Water Tower, Indian Creek Greenbelt, Kuna Kavemen, Birds of Prey, etc.). 	<ul style="list-style-type: none"> • Foundation Grants • Local Funds • In-kind Labor
15	Community Center Improvements	<ul style="list-style-type: none"> • Work with the Kuna Lion's Club, American Legion, and Chamber of Commerce (1/3-owners) to assess needed improvements. • Meet with the Idaho Department of Commerce about funding opportunities and scope of work (eligible costs, etc.). • Project development: develop scope of work, cost estimate, etc. 	<ul style="list-style-type: none"> • CDBG-community center • Foundation Grants • Local Funds • In-kind Labor
16	Improve/add parking downtown	<ul style="list-style-type: none"> • As the community continues to grow and the need for additional parking arises, conduct a parking analysis that considers on-street parking, public parking, and private parking. • Work with local businesses on timing coordination. For example, if a business is open from 8am-5pm, coordinate shared parking agreements for off-hours (5pm through the evening). 	<ul style="list-style-type: none"> • Foundation Grants (Idaho Community Foundation) • Local Funds • Lease agreement between the City of Kuna and private property owner(s) - if relevant/applicable
N/A	Downtown Design Standards	<ul style="list-style-type: none"> • Evaluate current standards and develop additional guidelines to bring the desired character to downtown. Design Standards could be developed for each unique downtown district. • The Kuna Planning and Zoning Department could play a role in this planning effort. • Consultant assistance may be necessary depending on availability of staff. • Involve local businesses, the Kuna Planning and Zoning Commission, Design Review Committee, etc. 	<ul style="list-style-type: none"> • Local Funds • USDA-RD Rural Business Enterprise Grant • Foundation Grants (Capital Matrix) • Urban Renewal District Funds (if established)
N/A	Business Retention and Attraction Plan	<ul style="list-style-type: none"> • Identify ways to retain existing businesses in Kuna; identify market conditions and strategies to attract those types of businesses to Kuna. Barriers, such as zoning requirements, for existing and future businesses should also be evaluated. The Kuna Economic Development Committee could lead this effort or serve in an advisory role. 	<ul style="list-style-type: none"> • Local Funds • USDA-RD Rural Business Enterprise Grant • Foundation Grants (Capital Matrix) • Urban Renewal District Funds (if established) • Volunteerism

Main Street/Avenue E Project Overview

Themes

Things that make Kuna unique such as Indian Creek, the water tower, Kuna Kavemen, Birds of Prey, etc. will be incorporated into the project design. Thematic elements may include concrete patterns, placement and type of landscaping features, colors, signage, flower planter design, decorative light pole banners, trash receptacles, bike racks, benches, art, etc. These themes may be incorporated into each block, side of the street, or other ways. As the design process moves forward, these elements will be incorporated and continued input will be sought from the DRSC and adjacent property owners. Careful consideration must be made as design features are developed to ensure the goal and intent are achieved.

Scope of Work

The Main Street/Avenue E project includes:

- East side of Avenue E from 4th Street to Main Street, and the north side of Main Street from Avenue E to Avenue D – widen sidewalk from 5-feet to 10-feet wide, stamped concrete, landscaping, decorative lighting, benches and bike racks. Sidewalks would also be installed along the south side of Main Street from Avenue E to Bridge Avenue (exact width is to be determined).
- Main Street from Avenue D to Avenue A (three blocks) – replace 10-foot wide sidewalks with new sidewalks, 6-foot wide landscape/hardscape section, decorative street lights, bulb-outs at intersections, roadway paving and striping.

Phasing and Cost

Due to the cost (estimated \$2,141,000), the project has been split into two phases:

Phase I

- Estimated Cost - Approximately \$960,000
- Project Limits - Avenue E from 4th Street to Main Street, and Main Street from Avenue E to Avenue C (tie into the Bridge Avenue project and Avenue E sidewalk project)
- Funding Sources – City of Kuna in-kind labor and cash; ACHD resources; CDBG, COMPASS and ACHD Community Program grants/funding; foundation grants; private cash and donations.

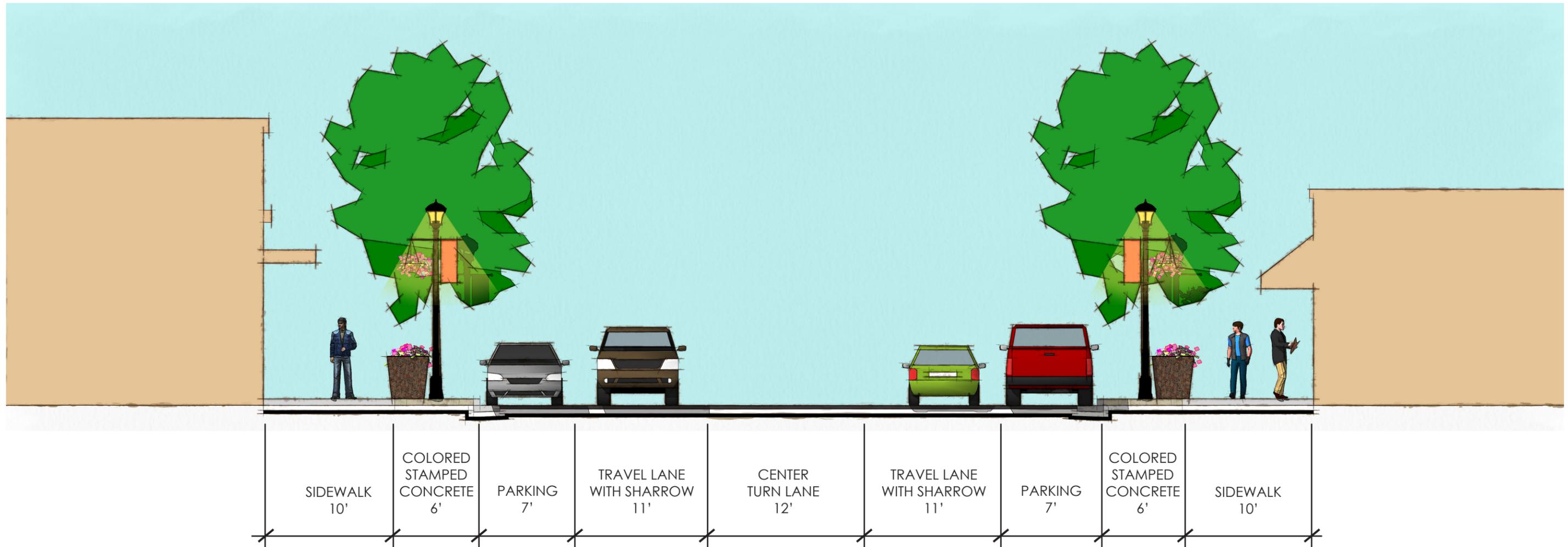
Phase II

- Estimated Cost - Approximately \$1,181,000
- Project Limits - Main Street from Avenue C to Avenue A (tie into the roundabout project)
- Funding Sources - City of Kuna in-kind labor and cash; ACHD resources; COMPASS, ACHD Economic Development Program, ITD Transportation Alternatives Program (TAP) grants/funding; foundation grants; private cash and donations.



Plot Date: 11/02/2015 5:05 PM, Plotted By: Matt Skopel
 Date Created: 09/24/2015 10:50:02 AM, KUNA DOWNTOWN REVITALIZATION PLANNING FILES FROM ACPD111982 MAIN ST.DWG
 FILE: 11982_MAIN ST

- LEGEND**
- PROJECT AREA LIMIT
 - SIDEWALK
 - CONCRETE
 - ASPHALT
 - LANDSCAPING/HARDSCAPE
 - EXISTING STREET LIGHT
 - PROPOSED DECORATIVE STREET LIGHT



KUNA DOWNTOWN CORRIDOR PLAN

CITY OF KUNA

MAIN STREET TYPICAL SECTION



KUNA DOWNTOWN CORRIDOR PLAN

CITY OF KUNA

MAIN STREET RENDERING

(AVENUE C LOOKING WEST)

Kuna Downtown Revitalization Steering Committee

Meeting Packet

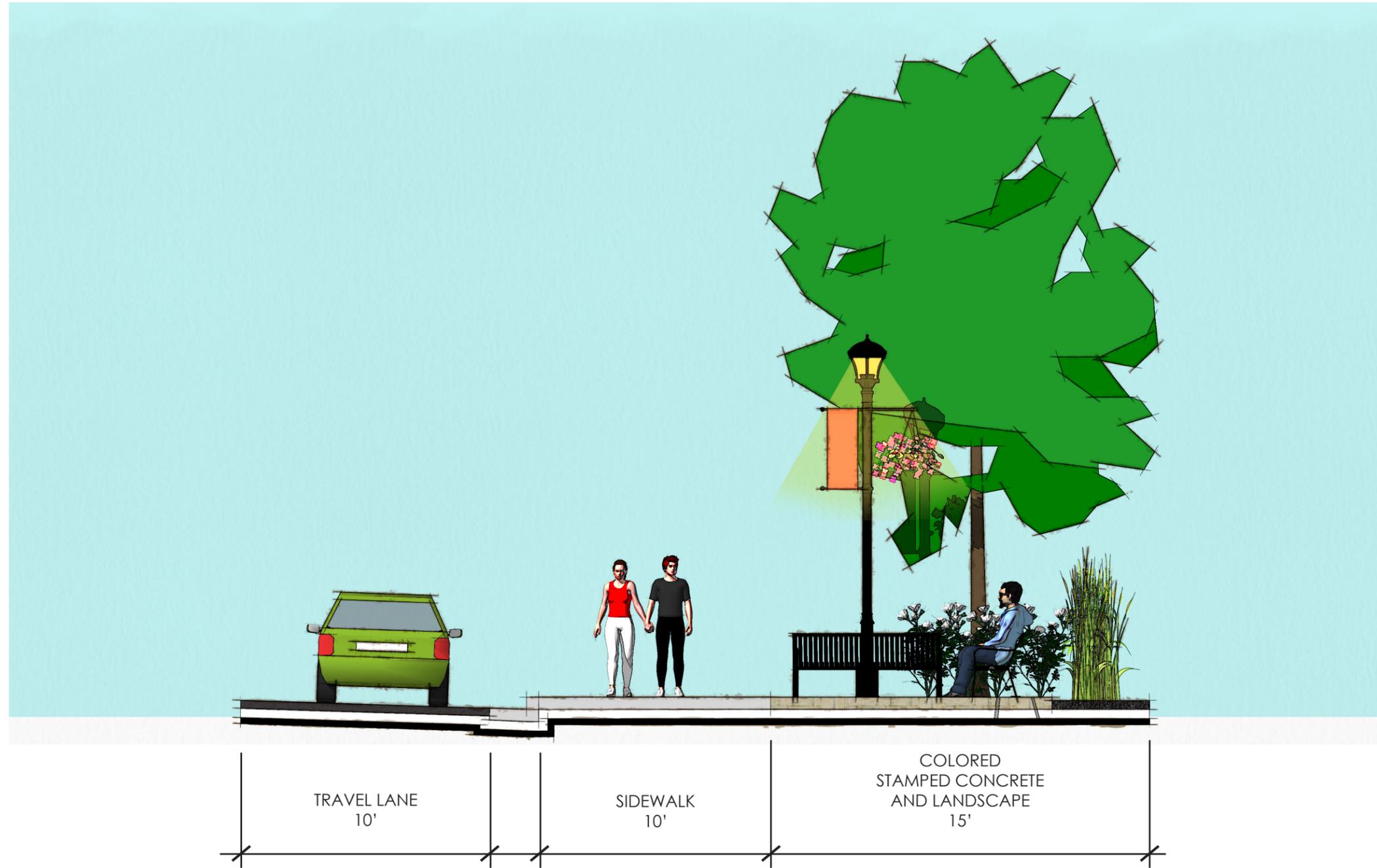


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OTHER J-U-B COMPANIES



KUNA DOWNTOWN CORRIDOR PLAN

CITY OF KUNA

AVENUE E TYPICAL SECTION



KUNA DOWNTOWN CORRIDOR PLAN

CITY OF KUNA

AVENUE E RENDERING

(MAIN STREET LOOKING NORTH)

City of Kuna Revitalization Steering Committee



THE LANGDON GROUP
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GATEWAY MAPPING INC.
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