City of Kuna

Downtown Revitalization Plan

Revitalizing the Heart of Kuna – Downtown Transformed

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Of Special Note

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1. Introduction

Plan Highlights

The Kuna Downtown Revitalization Plan (Plan) will serve as a roadmap towards bringing the heart of Kuna back to life. Elements include:

- What makes Kuna Great – things happening in Kuna
- Economic Development Activity – recently completed and planned projects
- Community Engagement – how the community has contributed to this Plan
- Existing Conditions – review of the infrastructure in the downtown core; contributing factors to the need for revitalization
- Capital Improvement Plan – list of projects and programs; Main Street and Avenue E concept
- Implementation Plan – strategic steps towards ongoing implementation of this Plan
- Strategic Funding Plan – list of funding sources to implement the community's goals and projects

Objective

The objective of the Downtown Revitalization Plan is simple: ***Get things done.***

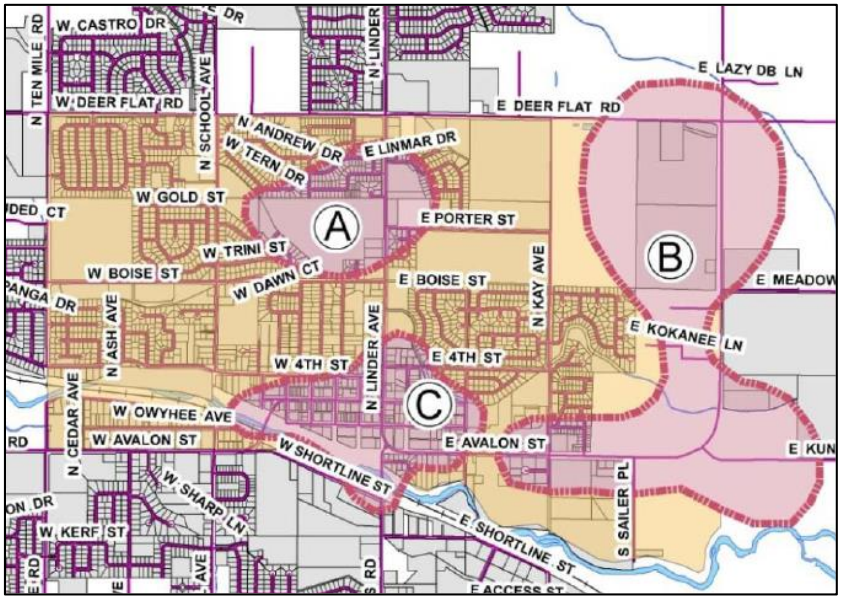
The community has been talking about revitalizing downtown for several years, but there has been some hesitation on tackling Main Street.

Since Main Street is the heart of downtown, there must be careful consideration before any improvements are made. Having the pressure of "getting it right the first time" is a tall task, but Kuna is ready for it.

Planning Area

This planning area focuses on improving a good portion of the "Historic Downtown" core, or the "C" area identified in the 2013 City of Kuna Comprehensive Plan.

Figure 1.1 – City of Kuna 2013 Comprehensive Plan "Future City Center Plan"



A: Civic Center
B: Community Commercial & Office
C: Historic Downtown

Future Planning Needs

Since this Plan is focused on the Historic Downtown area, the City of Kuna should develop similar specific strategy plans for the Civic Center and Community Commercial & Office areas. In doing so, the downtown core will receive the careful consideration and attention needed, thereby enabling a concise focus on the unique aspects of each district. Other economic development-related planning efforts are also recommended that would contribute to the overall economic vitality for the community as a whole:

- **Façade Improvement Program** – encourage businesses to enhance their storefronts, evaluate incentives and identify a process for a Façade Improvement Program.
- **Downtown Design Standards** – evaluate current standards and develop appropriate guidelines for streetscapes, facades, and other applicable standards to bring the desired character to downtown. Design Standards could be developed for each unique downtown district (i.e. Civic Center, Community Commercial & Office, and Historic Downtown).
- **Business Retention and Attraction Plan** – identify ways to retain existing businesses and identify market conditions and strategies that will attract new 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.
- **Wayfinding System Plan** – develop a comprehensive vehicular, bicycle, and pedestrian Wayfinding System Plan. The Wayfinding System Plan should identify key destinations, sign locations and installation standards for downtown Kuna, the Indian Creek Greenbelt and parks throughout the community.

Since these efforts take time, Kuna may wish to target one, or a couple of planning efforts each fiscal year. Maintaining momentum with economic development strategies will be key to Kuna's long-term success.

Future Funding Needs

With overwhelming support for downtown improvements, yet minimal funding, the City of Kuna should consider all available funding opportunities to close the gap between grants, match, and additional funds needed to cover capital projects and maintenance costs. Kuna would be in a more sustainable position by having continuous funds available to invest in downtown. In addition to grants, funding opportunities for Kuna to explore include:

- **Urban Renewal District** – Idaho Code (Urban Renewal Law, Title 50, Chapter 20 and Idaho Local Economic Development Act, Title 50, Chapter 29) allows cities to create urban renewal agencies. An urban renewal agency, governed by a board of commissioners appointed by the Mayor and confirmed by the City Council, is responsible for managing funds through Tax Increment Financing (TIF) to restore deteriorated areas.

Once an urban renewal agency is established, a revenue financing plan (with specified elements) must be established and approved by City Council. An Urban Renewal District could be a valuable tool that would increase property values in the downtown core, along the community gateways where commercial growth is occurring, and along the railroad tracks for industrial development.

- **Business Improvement District (BID)** – Idaho Code (Business Improvement Districts, Title 50, Chapter 26) allows cities to create a BID that is publicly sanctioned, yet privately directed. A BID organization supplements public service to improve shared, geographically defined, outdoor public spaces. BIDs enhance safety, cleanliness, image and competitiveness of city centers. There are six (6) BIDs in Idaho. All properties within a BID are subject to an annual assessment from the city. A BID could be useful for Kuna to cover ongoing maintenance costs of the downtown streetscape and shared public outdoor areas.
- **Local Improvement District (LID)** – Idaho Code (Local Improvement Districts, title 50, Chapter 17) allows cities to create LIDs as a financing mechanism to construct public infrastructure. The Cities of Nampa and Caldwell, Idaho utilize LID financing through a voluntary process of sharing project costs with adjacent property owners for curb, gutter, and sidewalk improvements. Kuna could offer a similar program in areas where sidewalk improvements are needed (i.e. 4th Street, 2nd Street, downtown side streets).

2. What Makes Kuna Great

Location

For economic development, it's all about location. Forbes magazine has listed the Treasure Valley in the Top 10 Places for Business and Careers for the past eight (8) years. Why? Situated about 20 minutes from the State Capitol, Kuna offers easy access to libraries, health care, universities, museums, legislation, and the amenities of the Boise Metropolitan area of 649,372 residents.

Kuna is located approximately eight (8) miles south of Meridian and has largely been considered a "bedroom community". Kuna residents often seek shopping, dining, and entertaining opportunities outside of the city. By fostering commercial growth and attracting businesses, the community can continue working towards fulfilling the greater needs of Kuna residents.

Growth

Kuna is one of the fastest-growing areas in Idaho, having nearly tripled in population from 5,382 residents in 2000 to 15,210 residents in 2010 (2010 US Census).

"You can't rely on bringing people downtown, you have to put them there."

Jane Jacobs

With a population of approximately 16,999 residents (2014 American Community Survey estimate), Kuna has recently reached a population level that makes it prime to break out of the bedroom community lull it has been in for many years.

According to the Kuna City Treasurer, the total commercial tax revenue has increased over the past five years, but the percentage has declined from 10.17 percent in 2011 to 8.09 percent in 2015. **Table 1.1** shows the total amount and percent of assessed values for Ada and Canyon counties.

Table 1.1 – Kuna Commercial and Residential Tax Base Values

Tax Year	Commercial	Commercial Mix	Residential (Gross Value)[1]	Residential Mix
2011	$60,479,100	10.17%	$534,223,300	89.83%
2012	$58,528,500	10.15%	$518,271,800	89.85%
2013	$64,793,100	9.72%	$602,005,400	90.28%
2014	$66,872,300	8.11%	$757,302,700	91.89%
2015	$72,469,400	8.09%	$823,753,200	91.91%

[1] Before Homeowner's Exemption Values are Removed

Source: City of Kuna, Ada County Assessor

With recent commercial building activity on the rise including Walgreens, Les Schwab Tires, McDonald's, Auto Zone, Ace Hardware, Ridley's Market, etc., Kuna is making significant strides towards changing this. Among upcoming commercial activity is a proposed 9-screen movie theatre at the intersection of Meridian Road/Highway 69 and Deer Flat Road. All of these recent commercial developments will greatly contribute to breaking this trend.

Location is one of the main challenges facing future commercial growth. With the bulk of the commercial growth occurring outside of downtown, Kuna needs to strengthen its downtown core by creating an inviting place that will support the existing local businesses and attract new ones.

Youth

Kuna is young and vibrant. As shown in **Table 1.2**, Kuna has the highest percentage of youth in Ada County.

Table 1.2 – Treasure Valley Median Age, Kids 19 & Under

Ada County	Median Age	Kids *19 & under*
Kuna	**28.1**	**40%**
Ada County	34.8	29.1%
Idaho	34.6	30.4%
Star	32.3	36.5%
Meridian	32.5	33.4%
Boise	35.3	25.7%
Eagle	40.6	32.8%
Garden City	43.2	23.1%
Canyon County	**Median Age**	**Kids** *19 & under*
Canyon County	31.6	34.6%
Caldwell	28.2	36.6%
Nampa	30.1	35.2%
Middleton	30.5	37.7%
Wilder	27.0	40.5%
Parma	34.9	33.4%
Notus	35.5	34.0%

Source: 2010 Census

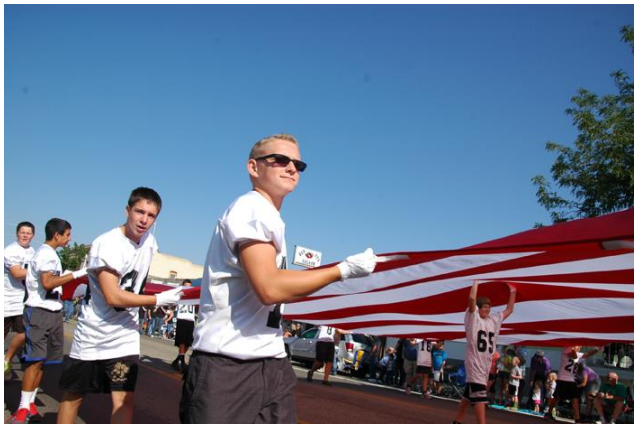
The abundance of youth creates a lot of energy and need in the community. It also means that Kuna has ample opportunity to create a sense of place that reflects the youthfulness and uniqueness of the community. A Kuna Youth Council was recently formed and is set to hold monthly meetings at City Hall. Engaging the youth in economic development efforts will help pave the way for Kuna to become a more attractive place to live, work, shop, dine, recreate and conduct business.

Events

Kuna hosts several community events annually that engage the local community and draw large crowds from surrounding areas. A few, well-attended events include Kuna Days, Downhome Country Christmas and the Kuna Farmers Market. Held downtown, these events represent the importance of the downtown core and its role in economic development and sustaining a strong sense of community.

Kuna Days

Held the first weekend in August annually, Kuna Days draws thousands of people to Kuna each year. Volunteers put in hard work and make financial contributions to make Kuna Days a success. Kuna Days is considered part of Kuna's economic engine, as it brings in additional revenue to local businesses. A famous feature of Kuna Days is the fireworks show. People travel from all over to enjoy its unmatched scale, quality and variation. The parade, vendor booths, firefighter's fundraiser, concerts, youth activities, etc. keep visitors in town and returning throughout the weekend.



Kuna Days Parade
Photo by: Kuna Melba News

Downhome Country Christmas

This event plays a vital role in encouraging the community to shop local around the holidays. In December each year, the community bundles up and gathers around a quaint scene downtown with light displays, music, candy, hot chocolate and shopping.

Downhome Country Christmas – Nightlight Parade
Photo by: Idaho Press Tribune

The Downhome Country Christmas event also includes a well-attended nightlight parade that draws people near and far. Many of the downtown businesses offer promotions and participate in the food, fun and holiday spirit.

Kuna Farmers Market

Local volunteers have worked hard to create a Kuna Farmers Market. Held at Bernie Fisher Park downtown, vendors travel from all around to sell their locally grown and handcrafted products including but not limited to:

- BBQ Smoker Wood
- Bedding Plants – Vegetables, Herbs, Annual and Perennial Flowers
- Breads – Gluten Free, Allergen Free, Knutty Knots, Artisan
- Crafts – Jewelry, Woodworking, Gourd Art
- Drinks – Frozen Confections, Hot Coffee
- Eggs
- Fall Produce – Squash, Celery, Pumpkins, Peppers
- Flower and Herb Baskets
- Fruit – Cherries, Apricots, Nectarines, Peaches, Apples, Pears, Berries, Melons
- Jams and Jellies – Berry, Strawberry, Apple Butter, Raspberry
- Landscape Plants
- Popcorn
- Skin Care Products
- Spring Produce – Spinach, Beets, Cabbage, Green Onions, Lettuce, Peas, Rhubarb
- Summer Vegetables – Sweet Corn, Broccoli, Carrots, Cucumber, Eggplant, Green Beans, Peppers, Tomatoes
- Sweet Treats – Cookies, Pies, Brownies, Cakes, Sweet Breads

Source: Kunafarmersmarket.com

As improvements are made in the downtown core, the Farmers Market will likely grow in popularity. Drawing more people to the Farmers Market will promote sustainability and drive economic development for local farms and businesses alike.

Clubs, Organizations and Committees

There is no shortage of clubs, organizations and committees in Kuna. These organizations volunteer valuable time and resources that contribute to making Kuna great. Considered assets within the community, their continued support, growth and sustainability should be a priority. Involving the following local organizations in economic development efforts will help foster community buy-in and will lead to ongoing implementation:

- American Legion
- Kuna Chamber of Commerce
- Kuna Chapter Future Farmers of America (FFA)
- Kuna Downtown Revitalization Steering Committee
- Kuna Economic Development Committee
- Kuna Historical Society
- Kuna Senior Center
- Kuna Youth Council (new)
- Lion's Club
- Operation Decoration
- Scouts

The continued support and utilization of local organizations in downtown improvement efforts will be key in realizing Kuna's overall vision.

Unique Character

Enhancing and displaying the unique character of Kuna as features of downtown improvements will tell an intriguing story to residents, business owners and visitors. Kuna is known for many different types of "unique" things, including but not limited to:

- Agriculture
- Birds of Prey
- Indian Creek and Greenbelt
- Kuna Caves
- Kuna Kavemen – High School Mascot
- Kuna Train Depot
- Kuna Water tower
- Silver Trail (Historical)

Kuna Water Tower

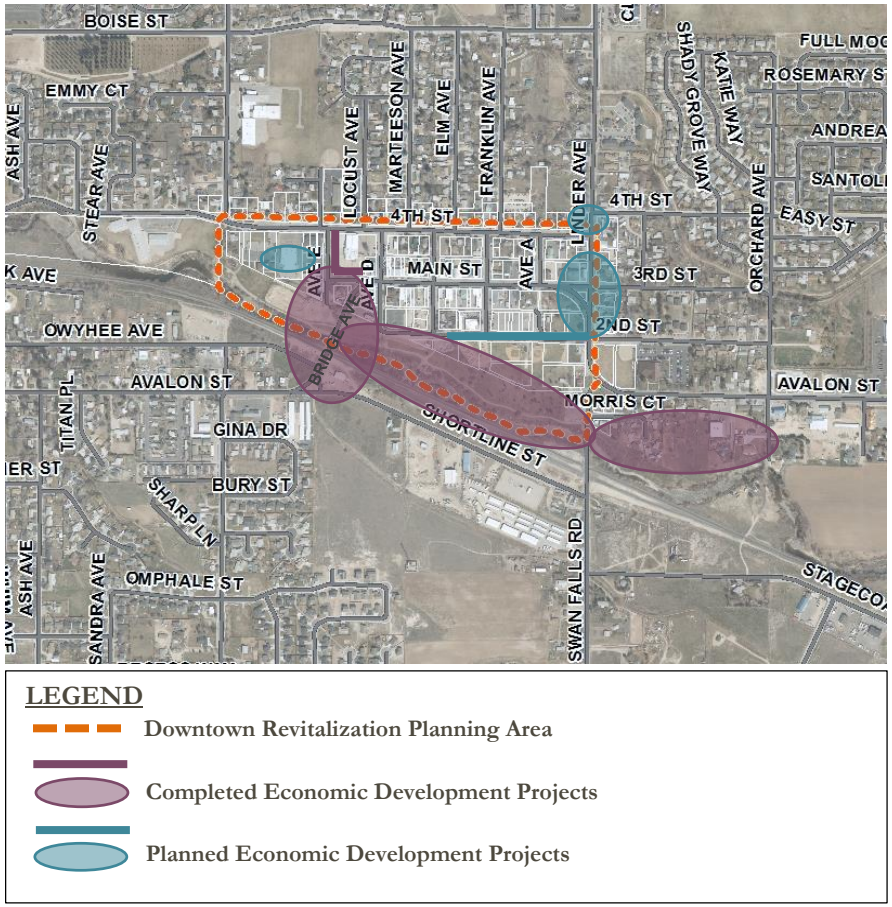
Bird of Prey

Indian Creek Greenbelt

3. Economic Development Activity

Figure 2.1 shows completed (plum color) and planned (teal color) economic development projects in and surrounding the downtown core.

Figure 2.1 – Completed and Planned Economic Development Projects



Completed Economic Development Projects

Economic development projects recently completed include Bridge Avenue Beautification, Indian Creek Greenbelt Improvements and Kiosk, and Avenue E/Main Street Sidewalks.

Bridge Avenue Project

As the southern gateway to downtown Kuna, the Bridge Avenue project came to fruition in 2014. As shown in the photos below, the bridge crossing was beautified with new faux stone, new sidewalks and protected asphalt pathways and an enhanced pedestrian crossing were constructed.

Bridge Avenue Beautification

Indian Creek Greenbelt Improvements and Kiosk

Kuna's treasured Indian Creek Greenbelt underwent recent improvements over that past two years along the southern portion of the downtown core which drastically improved and extended access along Indian Creek. A Frisbee Disc Golf Course and a Sand Volley Ball Court are new amenities offered along the greenbelt. In 2015, the greenbelt was extended approximately 0.25-mile from Linder Avenue/Swan Falls Road to Orchard Avenue. As shown in the photos below, a kiosk was installed at the east end of the new extension, offering a serene reflection/relaxation area for residents to enjoy.

Indian Creek Greenbelt Kiosk

View of Indian Creek from new Greenbelt Extension

Avenue E/Main Street Sidewalks

In 2015, five-foot wide sidewalks, curb, and gutter were installed along Avenue E and Main Street. Located along the Old 4th Street Gym property, this project provided a good start to improving walkability along Main Street.

Looking South along Avenue E towards Main Street

Planned Economic Development Projects

Planned projects include:

- Linder/Main Street Roundabout
- 2nd Street Sidewalks – Linder Road along baseball fields.
- Linder/4th Street Pedestrian Crossing Improvements
- Sandstone Plaza facelift/revitalization – Enrique's Mexican Restaurant is moving from Main Street/Avenue D to Main Street/Avenue E. Improvements include decorative lighting, parking lot and façade improvements, landscaping (trees, flowers, grass), and outdoor dining.

These projects, together with the completed projects and improvements identified in this Plan will greatly enhance the overall look, feel, and most importantly, the safety and functionality in the downtown core.

4. Community Engagement

Community engagement was at the center of developing this Downtown Revitalization Plan. The community has been fully engage and busy leading up to this effort. This section outlines:

- 2013 Kuna Downtown Corridor Plan
- 2014 Visioning Session
- 2015 Kuna Downtown Revitalization Plan Efforts

2013 Kuna Downtown Corridor Plan

Led by the Ada County Highway District (ACHD), Kuna underwent an in-depth planning process to identify downtown corridor/transportation improvements. Primary, public involvement efforts included committee meetings, open houses and a community survey. Several projects were identified, including ones that have recently been completed and planned. Main Street was a key priority project identified with strong public support for revitalization.

The Kuna Downtown Corridor Plan can be viewed here: http://www.achdidaho.org/projects/Media/225/1689_11962_Final_Plan_KDCP.pdf

2014 Visioning Session

Led by the City of Kuna, a well-attended visioning session was held with downtown business owners to gather input on downtown revitalization. It was immediately apparent that the community was ready to embark on an effort to conceptualize Main Street improvements and identify key downtown elements. Common goals and specific ideas included those listed in the adjacent table.

A consensus was reached that Kuna should embark on creating this Downtown Revitalization Plan and continue to work with stakeholders on conceptualizing a key project whereby the City of Kuna could apply for Community Development Block Grant funds to help implement it.

See **Appendix A.1 –** summary of the visioning session, action strategy and list of funding sources needed to move forward.

2015 Kuna Downtown Revitalization Plan Efforts

Led by the City of Kuna, public involvement efforts were launched to obtain input from key stakeholders and the public. Those methods included:

- Stakeholder Assessment
- Downtown Revitalization Committee Meetings
- Open House
- Agency Meetings

Stakeholder Assessment

Fourteen (14) community members representing a diverse set of interests and organizations were interviewed. During these interviews, stakeholders were asked to share ideas on what projects they would like to see included in the Plan.

Common Goals

- Make Kuna a destination – keep Kuna residents in Kuna
- Community pride
- Create better connectivity/walkability
- Create a safer feel downtown
- More opportunities for events
- Improve parking and sidewalks
- Attract new business
- Incorporate art and history
- Improve/utilize underdeveloped areas
- Create better environment for biking
- Businesses willing to put skin in the game

Specific Ideas

- Clean up storefronts/façade program
- Fix sidewalks
- New landscaping
- Better lighting
- Public art program (Birds of Prey theme)
- Murals and other history elements
- More/better signage
- Event venues (music, recreation, children, etc.)
- Outdoor seating/café areas/benches
- Flags/banners
- Decide what to do with the old school gym – maybe demo for parking
- More prominent crosswalks
- Engraved bricks (could use for fundraiser)

Key questions asked were what projects they thought would be appropriate for the CDBG, and what concerns or questions they had about the revitalization plan in general. The majority of these interviews lasted approximately 30 minutes to one hour.

There was a significant number of overlapping or similar ideas and suggestions shared throughout the interviews. In sum, community members see a very real need for a downtown revitalization plan and are excited to hear that the city is taking steps toward creating and implementing tangible projects. Both small and large opportunities for improving the look and feel of the downtown were identified, with the goal that these efforts would attract both new businesses as well as increased visitation. See **Appendix A.2** – Stakeholder Assessment.

Downtown Revitalization Steering Committee Meetings

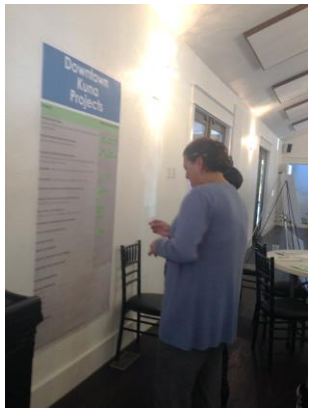
Selected by the Kuna City Council, Downtown Revitalization Steering Committee (DRSC) members were tasked with identifying priorities, refining a project list and conceptualizing Main Street improvements through a series of three (3) meetings. A mix of perspectives including history, local businesses, citizens and seniors, the DRSC worked hard to develop a path forward.

The DRSC considered input from the visioning session, stakeholder assessment, open house, and agency meetings. Input from the DRSC is captured in the project recommendations in this Plan. See **Appendix A.3** – Downtown Revitalization Steering Committee Meeting Notes.

Open House

Held at the Kuna Event Center, the Open House served as a way for the public to weigh in on the concepts and Plan elements/themes. Attendees were given three (3) stickers to place on their priority projects.

Project List Rankings



Attendee Voting on Projects

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

Additional Suggested Projects

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

See **Appendix A.4** – Open House Summary.

Open House Youth Attendees

Agency Meetings

A multi-agency meeting was organized to share information and seek input from key agencies including ACHD, COMPASS, Valley Regional Transit (VRT) and the Idaho Transportation Department (ITD). This meeting was essential, as each agency offered input on the process, concepts, funding sources and partnerships. Listed below are the primary roles of each agency:

- ACHD – Agency with jurisdiction over Kuna's roadways, project partnering
- COMPASS – Regional transportation agency for the Treasure Valley, project partnering
- VRT – Public transportation authority for the Treasure Valley, project partnering
- ITD – State transportation department, project partnering

In addition to the multi-agency meeting, project representatives met with the Idaho Department of Commerce to discuss specifics of the Downtown Revitalization Plan and the CDBG application. Additional meetings were also held with key ACHD representatives.

These agencies provided invaluable input throughout the planning process. Continued coordination with these agencies will be key to implementing this plan effectively.

See **Appendix A.5** – Agency Meeting Notes.

5. Existing Conditions

An Existing Conditions Assessment Technical Memo, attached in **Appendix B**, identifies and quantifies the condition of different types of facilities that exist within the twelve-block planning area. As shown in **Appendix B** and summarized below, improvements are needed on roadways (pavement condition), sidewalks, street lighting, drainage, parking, irrigation, potable water, sewer, utilities, benches, bike racks, trash receptacles and building facades throughout downtown.

Roadways

Roadways within the planning area are substandard due to crowning and pavement condition. Main Street has a Pavement Condition Index (PCI) rating of 70-79, which means the pavement condition is "fair". The alley from Avenue C to Avenue D between Main Street and 4th Street has a PCI of 50-59, which translates to "poor" condition. As the pedestrian area is widened and the curb and gutter is extended (particularly along Main Street), the pavement condition should be evaluated to determine if rehabilitation, reconstruction, chip seal or overlay would be the most appropriate treatment.

Main Street - poor pavement surface

Main Street – lack of identity

Sidewalks

A considerable portion of sidewalks, curb and gutter within the planning area are substandard due to cracking, heaving, settling, deterioration, and spalling. City code identifies a minimum of 10-foot wide sidewalks in the Central Business District (CBD). Pedestrian access routes and ramps with warning domes should be installed to meet standards and improve the safety, connectivity and accessibility for citizens of all ages and physical abilities throughout the downtown area.

Main Street - broken Sidewalks

Street Lighting

Street lights within the study area are substandard due to type, poor spacing, lack of visual appeal and scale. Kuna City Code section 5-4-6 requires street lamp lighting in the downtown area to provide adequate illumination of the sidewalk for pedestrian safety in the downtown district. Decorative street lights should be installed to improve safety, visual appearance and to encourage walkability and accessibility during all times of the day including evening hours.

Downtown Street Lights – no pedestrian-scale lighting

Drainage

Catch basins and storm drain lines are either inadequate or non-existent within the planning area. Ponding is a common occurrence during the fall, winter and spring months. Proposed improvements should include the installation of new catch basins, inlets, underground drainage pipes, oil water separators and infiltration facilities that comply with ACHD standards and Idaho Department of Environmental Quality's (DEQ) Best Management Practices. Parking lot run off must be processed through an oil/water separator or approved facility.

Downtown Drainage Issues – ponding, insufficient drainage facilities

Parking

Parking is not clearly delineated or accessible throughout the downtown core. ADA requires handicapped parking areas to be designated with a standard blue sign, blue curb or combination, and sized appropriately. Parking improvements should be incorporated into projects as they are implemented.

Downtown Parking Issues – lack of ADA access, unclear delineation

Irrigation

Currently, downtown is served by a mix of pressure and gravity irrigation. Landscaped areas should be served by pressurized irrigation. Proposed project improvements would include a variety of colorful landscaping within the streetscape to break up the existing concrete, asphalt and gravel areas that currently dominate the downtown area. Irrigation drip systems would need to be installed as part of the proposed Main Street/Avenue E project. Subsystems would need to be developed from the main distribution system to support newly installed landscaping. Landscaping will bring cohesiveness and beautification to downtown streets.

Downtown Irrigation – needs pressurized irrigation for landscaped areas

Potable Water, Sewer and Utilities

Potable water, sewer, and underground utilities vary in age based on the date of installation from as early as the 1930's to 2000. A majority of water and sewer lines within the planning area are in "adequate" condition and may be retained in their current location. Partial upgrades may include replacing surface facilities such as valves, manhole covers and lids to accommodate proposed upgrades.

A majority of the underground piping and utilities would likely remain in place. Utility upgrades should be examined as projects are planned and implemented.

Downtown Utilities – range in age and condition, need to address as projects are implemented

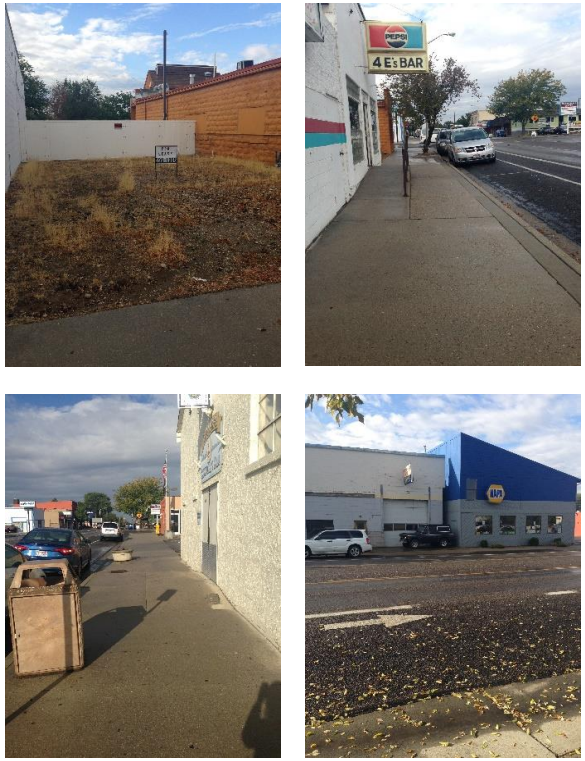
Benches, Bike Racks and Trash Receptacles

Benches and trash receptacles within downtown Kuna are aged and mismatched. With no bike racks downtown, there is no opportunity for bicyclists to securely park. Benches and trash receptacles should be installed to provide continuity along Main Street and throughout the downtown core. Bicycle racks should be installed as project improvements are implemented.

Benches, Bike Racks and Trash Receptacles – range in type, mismatched, no bike racks

Buildings

Considerable effort would be required to conduct a building assessment for a 12-block area; therefore, the Building Assessment is limited to property lots within the Main Street/Avenue E project area. As projects are implemented, the City of Kuna should update the assessment to include the proposed improvement area(s). Sidewalks in front of businesses are the biggest contributing factor to substandard conditions, along with eight (8) buildings rated in "poor" condition and twelve (12) properties rated in "fair" condition. Building façade upgrades and the replacement and widening of sidewalks should improve these substandard conditions. An incentive program for façade improvements may encourage property/ business owners to invest in the revitalization of their storefronts.



Building Facades – needs repair, spruced up

Summary

The Condition Assessment can serve as a guide when projects are conceptualized. By evaluating the public infrastructure in a comprehensive manner, projects can be planned in a more timely and cohesive fashion. An example of how this approach can save time and money is the avoidance of installing improvements above ground and having to go back shortly thereafter to install underground infrastructure that could have been replaced as part of the original project.

6. Capital Improvement Plan

This Capital Improvement Plan (CIP) includes a list of prioritized projects, business façade improvement examples, and concepts for the Main Street/Avenue E Project. As indicated in the Community Engagement section of this Plan, the CIP list below reflects the input of the DRSC, general public, business owners, elected officials and appointed officials.

Project List (in Priority Order)

- Revitalize Main Street
- Business Façade Improvement Program
- Repurpose 4th Street gym and improve parking lot
- Event area – city parking lot
- Revitalize 4th Street
- Greenbelt connections to/from downtown
- Splash pad downtown
- Remove chain link fence/unattractive barriers
- Sidewalks
- Art exhibits
- 2nd Street improvements
- Downtown side streets: Avenue C
- Downtown wayfinding signage
- Improved Welcome to Kuna sign
- Community center improvements
- Improve/add parking downtown

CIP Project Development

Developing project scopes and obtaining funding will be key to successfully implementing CIP projects. Project development involves planning, conceptualizing projects (developing a scope of work, renderings, concept plans, etc.), cost estimates, organizational changes, etc. Completing projects at a realistic and manageable pace will lead to ongoing success.

Business Façade Improvement Program

Building facades may be improved by local business owners, property owners, or through some kind of partnership/incentive program with the City. Downtown buildings are privately owned and therefore not preserved or maintained by the public, coupled with the absence of an Urban Renewal District in Kuna, grant funding is extremely limited.

The City could budget a certain amount each year, and/or offer tax incentives; however, due to the complexities and level of detail required, it is recommended that the City of Kuna partner with downtown businesses to develop a workable program.

Façade improvement programs are usually developed and managed by organizations with a vested interest in civic improvement. Programs focused on commercial properties are usually administered and staffed by a municipality's planning, community development, or economic development office; a Main Street organization; a business improvement district; or other government-affiliated entities. For the program to be successful, the following basic parameters, at a minimum, should be set:

- A well-defined target area
- Eligibility criteria

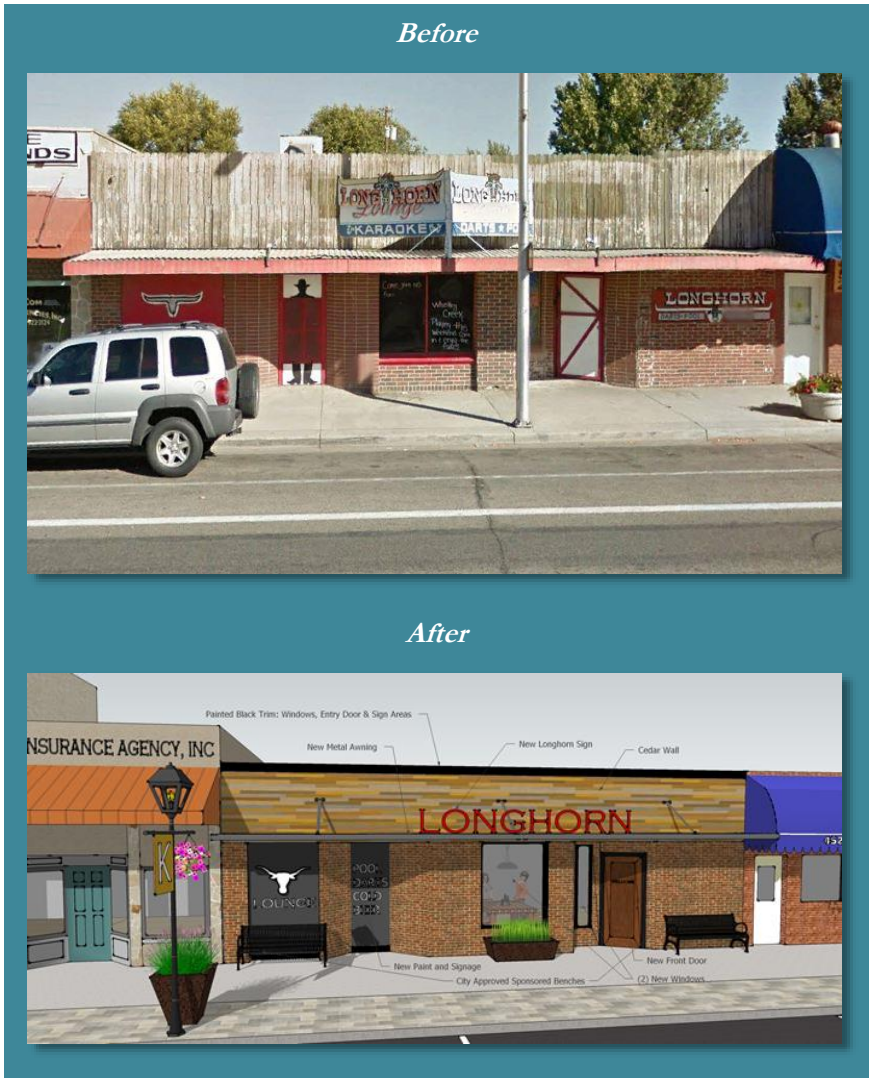
- A list of eligible items and ineligible activities
- Emphasis on good design (to achieve the downtown vision)
- Incorporation of themes (i.e. Indian Creek, Kuna Caves, Birds of Prey, Kuna Water Tower, etc.)

A report in the National Trust for Historic Preservation's Dollar & Sense series found that:

- Commercial building improvements resulted in an increase in sales in the year after the improvements were made,
- Sales improvements were sustained for several years,
- Sales increases exceeded increases in local taxes,
- The improvements attracted new businesses and shoppers to the target area,
- Participants were often motivated to make additional improvements (such as to interior spaces or product lines), and
- Owners/tenants of properties and businesses in surrounding areas were motivated to make improvements.

As shown in **Figure 6.1** low-cost, minor storefront changes could significantly impact the look and feel downtown. Simple changes such as the removal of non-historic materials, repairs, or a fresh coat of paint can draw visitors in who would not have otherwise known the business was there in the first place.

Figure 6.1 – Façade Improvement Example



Main Street/Avenue E Project

Since the Kuna Downtown Corridor Plan included a general concept and identified Main Street as a priority, coupled with the recent improvements on Bridge Avenue and Avenue E, and the planned roundabout at Main Street/Linder Road, the Main Street/Avenue E project rose to the top of the priority list almost immediately.

Themes

Things that make Kuna unique including Indian Creek, the water tower, Kuna Kavemen mascot, 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 through other methods to create a unified look. 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 community's goals and overall vision are achieved.

Scope of Work

As shown in **Figure 6.2**, 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, 6-foot wide landscape/hardscape, 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 of improvements (estimated $2.1 to $2.4 million), the project has been split into two phases as shown below.

Phase I

- Estimated Cost – Approximately $1 to $1.1 million
- 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 $1.1 to $1.4 million
- 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.

Design Considerations

- Coordinate design of improvements along the 4th Street Gym property (Avenue E and Main Street) with the Kuna School District for compatibility with future use.
- Involve adjacent property owners, keep communication open during the design process.
- Plant trees in locations so as not to block business signage.
- Provide clear distinctions between trash receptacles and flower pots to avoid misconceptions about where trash should be disposed.
- Explore durable alternatives to stamped concrete in order to obtain the intended aesthetics without creating maintenance or ADA access issues.
- Evaluate travel lane widths and possibility of incorporating bike lanes.
- Develop bid alternatives to include decorative lighting along Bridge Avenue and other areas as determined by the project design committee. As fundraising efforts continue, this will provide flexibility in the budget and project scope to allow for possible expansion.

See **Figures 6.3, 6.4, 6.5 and 6.6** – Typical Sections and Renderings for Avenue E and Main Street.

Figure 6.2 – Main Street/Avenue E Project Concept

Figure 6.3 – Avenue E Typical Section

KUNA DOWNTOWN CORRIDOR PLAN
CITY OF KUNA
AVENUE E TYPICAL SECTION

J-U-B ENGINEERS, INC.

THE LANGDON GROUP a J-U-B Company

GATEWAY MAPPING INC. a J-U-B Company

OTHER J-U-B COMPANIES

Figure 6.4 – Avenue E Rendering

KUNA DOWNTOWN CORRIDOR PLAN
CITY OF KUNA
AVENUE E RENDERING
(MAIN STREET LOOKING NORTH)

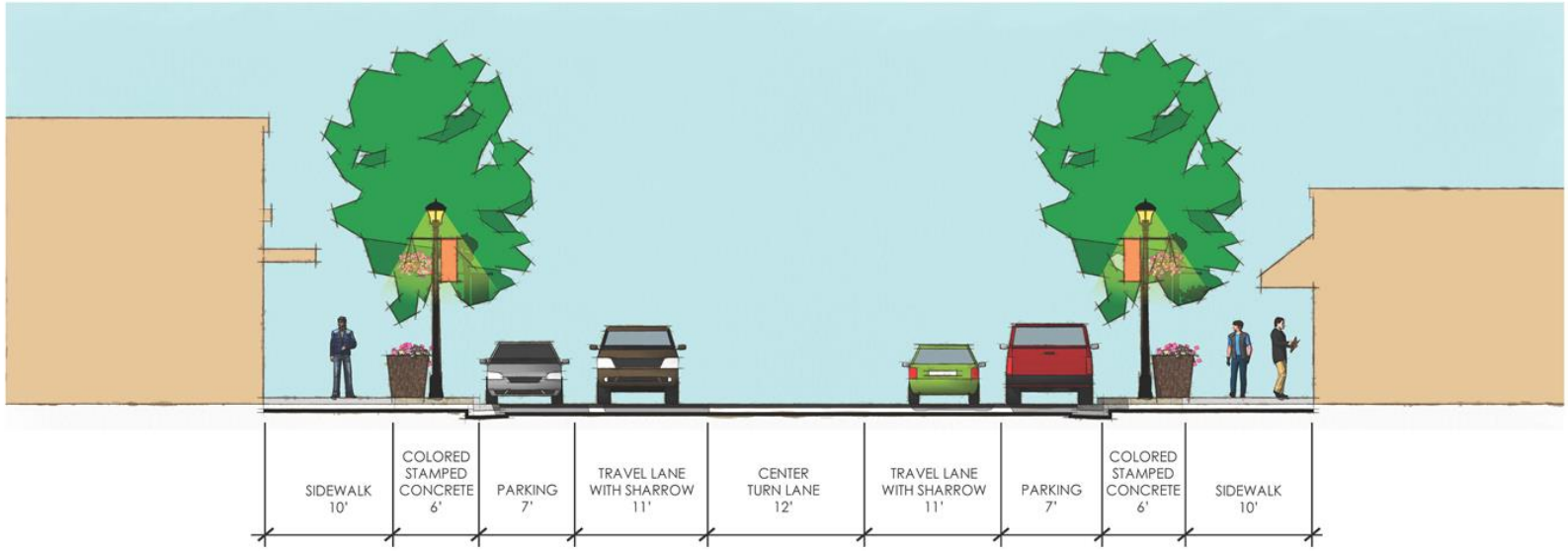
J-U-B ENGINEERS, INC.

THE LANGDON GROUP a J-U-B Company

GATEWAY MAPPING INC. a J-U-B Company

OTHER J-U-B COMPANIES

Figure 6.5 – Main Street Typical Section



KUNA DOWNTOWN CORRIDOR PLAN
CITY OF KUNA
MAIN STREET TYPICAL SECTION

J-U-B ENGINEERS, INC.

OTHER J-U-B COMPANIES

Figure 6.6 – Main Street Rendering

KUNA DOWNTOWN CORRIDOR PLAN
CITY OF KUNA
MAIN STREET RENDERING
(AVENUE C LOOKING WEST)

J-U-B ENGINEERS, INC.

THE LANGDON GROUP

GATEWAY MAPPING INC.

OTHER J-U-B COMPANIES

7. Implementation

Implementation will be key to creating a sense of place that will align with the community's unique culture and values. **Table 7.1** outlines the community's goals/projects, action strategies and funding sources to bring Kuna's vision to reality. This table may be used in conjunction with the Strategic Funding Plan in **Appendix C**, where details about various funding sources are provided.

Table 7.1 – Implementation Strategy

Goal/Project	Action Strategy/Notes	Grant/Funding Sources
Revitalize Main Street	• Engage the DRSC as phases are initiated 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.	• 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 • Idaho DEQ 319 Nonpoint Source Management 319 Grant (storm drainage) • Urban Renewal District funds (if established) • BID funds (if established, for maintenance of shared outdoor public spaces) See **Appendix A.5** – Agency Meeting notes for more details.

Goal/Project	Action Strategy/Notes	Grant/Funding Sources
Business Façade Improvement Program	• 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.).	• Private Funds • Local Funds • Incentives • Foundation Grants • Urban Renewal District funds (if established)
Repurpose 4th Street gym and improve parking lot	• Partner with the Kuna School District to explore development/use options. • Consider the 4th Street Gym site for a new City Hall with a public gathering space incorporated. • 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.	• 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)
Event area – city parking lot	• 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.	• Local Funds • Private Funds • Foundation Grants • VRT/ACHD – Federal Transit Administration (FTA) Funds

Goal/Project	Action Strategy/Notes	Grant/Funding Sources
Revitalize 4th Street	• 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.	• 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)
Greenbelt connections to/from downtown	• 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.	• 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
Splash pad downtown	• 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.	• Foundation Grants • Local Funds • In-kind Labor • High-Five Grant
Remove chain link fence/unattractive barriers	• Work with local property owners on fencing alternatives. • Identify ways to clean up alleyways, explore alternative uses (Nampa "Wall St." example) • Code enforcement where applicable – weeds, trash clean-up, etc.	N/A

Goal/Project	Action Strategy/Notes	Grant/Funding Sources
Sidewalks	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 LID funds 50% of the cost for sidewalk projects.	• 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)
Art exhibits/historic walking tour/path	• Work with the Kuna Historical Society and consider establishment of an Art Committee that would be tasked with identifying how best to incorporate art and history 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.	• Foundation Grants (See Strategic Funding Plan in **Appendix C** for details.) • Local Funds • In-kind Labor • Volunteerism • Idaho State Historical Society (SHPO) Certified Local Government (CLG) Program • National Endowment for the Arts: Our Town Grant • Artplace America Grant • Idaho Commission on the Arts Grant • Idaho Department of Parks and Recreation Recreational Trails (RTP) Grant
2nd Street improvements	• Engage the DRSC in planning/project development.	• CDBG-downtown revitalization

Goal/Project	Action Strategy/Notes	Grant/Funding Sources
Downtown side streets: Avenue C	• Project development: develop options/layouts, cost estimates, etc. • Involve specific property owners adjacent to project area in design process. • Contact funding agencies. • Keep the public informed – continue to send out newsletters.	• 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) • LID (if established)
Downtown wayfinding signage	• 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.	• COMPASS Funding • ACHD Community Programs • Foundation Grants • Local Funds • In-kind Labor • Urban Renewal District funds (if established)

Goal/Project	Action Strategy/Notes	Grant/Funding Sources
Improved Welcome to Kuna sign	• Work with the Kuna Chamber of Commerce, Kuna Historical Society, Kuna School District, 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 identified (i.e. Water Tower, Indian Creek Greenbelt, Kuna Kavemen, Birds of Prey, etc.).	• Foundation Grants • Local Funds • In-kind Labor
Community Center Improvements	• 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 estimates, etc.	• CDBG-community center Grant • Foundation Grants • Local Funds • In-kind Labor
Improve/add parking downtown	• 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).	• Foundation Grants (Idaho Community Foundation) • Local Funds • Lease agreement between the City of Kuna and private property owner(s) – if relevant/applicable

Goal/Project	Action Strategy/Notes	Grant/Funding Sources
Downtown Design Standards	• Evaluate current standards and develop additional guidelines for streetscapes, facades, and other applicable standards to bring the desired character to downtown. Design Standards could be developed for each unique downtown district. • 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.	• Local Funds • USDA-RD Rural Business Enterprise Grant • Foundation Grants (Capital Matrix) • Urban Renewal District Funds (if established)
Business Retention and Attraction Plan	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.	• Local Funds • USDA-RD Rural Business Enterprise Grant • Foundation Grants (Capital Matrix) • Urban Renewal District Funds (if established) • Volunteerism

Implementation Tools

The following items are recommended to encourage ongoing implementation of this Plan:

- **Maintain contact with the DRSC** – meet regularly and as needed to discuss updates, project status, and to collaborate on funding applications and fundraising efforts.
- **Involve local business owners** – as projects are designed, involve specific business owners adjacent to improvement areas to encourage private investment and to gain input.
- **Public outreach** – continue to send out Downtown Revitalization newsletters, updates in utility bills and on City website, etc.

- **Fundraising** – continue to offer fundraising opportunities and sponsorships/donations. The more private investment and local buy-in, the more likely funding agencies will contribute.
- **Planning/project development** – start with planning, then move on to project development for projects that require grants or funding requests. Demonstrating readiness, a clear scope of work, public support, etc. will show the project in a more positive light to funding agencies.
- **Plan updates** – update this Plan every five (5) years or as projects are completed.
- **Funding** – attend annual funding workshops to remain informed about funding opportunities. Keep in contact with ACHD, COMPASS, ITD, the Idaho Department of Commerce, foundations, etc. Plan out which funding applications to apply for each year, coordinate with project stakeholders and funding agencies well in advance, and plan for local matching funds during the annual budgeting process. Explore an Urban Renewal District, BID and/or LID financing as potential funding sources to leverage with grants and other local funds.

This Plan was created by the community. Recommendations in this Plan are a direct reflection of valuable input received from the DRSC, public, key stakeholders, agencies and businesses. Continued engagement will be key to ongoing implementation. Good things are to come.

Appendix A

Community Engagement

KUNA DOWNTOWN REVITALIZATION

Recommendations – How to Move Forward

J-U-B ENGINEERS, INC. | THE LANGDON GROUP | GATEWAY MAPPING INC.

OTHER J-U-B COMPANIES

Ready, Set…Go!!

2014-2015

1. Apply for Planning Grants
2. Develop a Downtown Revitalization Plan
3. Develop a Strategic Funding Plan
4. Project Concept Development (details needed for grant applications and construction cost estimates)
5. Apply for Construction Grants

2015-2016

1. Build your projects
2. Re-assess
3. Do it again! Go to the next project, repeat Steps #4 & #5.

2016-2017

1. TBD

The Time is Now.

Kuna's time is now. The economy has recovered, the housing market has stabilized, commercial activity is on the upswing and local infrastructure investment is under way.

Let's keep the momentum going. Downtown Kuna is home to several small businesses that support the heart and soul of the community. Even as Kuna grows outward, the locals still value its core small-town charm and way of life.

Kuna's downtown is full of character and opportunity. It's time focus on its best asset. A downtown revitalization plan could be the kick-start the City needs to not only dream up a better Main Street, but to make those dreams a reality.

On October 23, 2014, the City took a big step forward by hosting a workshop to seek input from business owners, City Council members and the Mayor to identify goals and specific projects for downtown Kuna. A summary of common themes that came out of this workshop include:

Common Goals

- Make Kuna a destination – keep Kuna residents in Kuna
- Community pride
- Create better connectivity/walkability
- Create a safer feel downtown
- More opportunities for events
- Improve parking and sidewalks
- Attract new business
- Incorporate art and history
- Improve/utilize underdeveloped areas
- Create better environment for biking
- Businesses willing to put skin in the game

Specific Projects

- Clean up storefronts/façade program
- Fix sidewalks
- New landscaping
- Better lighting
- Public art program (Birds of Prey theme?)
- Murals and other history elements
- More/better signage
- Event venues (music, recreation, children, etc.)
- Outdoor seating/café areas/benches
- Flags/banners
- Decide what to do with the old school gym – maybe demo for parking
- More prominent crosswalks
- Engraved bricks (could use for fundraiser)

** See attached **Workshop Summary***

This valuable input will help guide the City with near-term investment decisions.

How to Move Forward … What Now?

A question was asked at the workshop about why everyone keeps talking about what they want to do (referring to the ACHD downtown corridor plan) but nothing is being done? This is a great question. Now that the City of Kuna is in a leading role in downtown revitalization (with support from ACHD), continued success is much more likely to occur.

In order to make the community's vision come true, there's very distinct steps that should be taken to achieve success. In our experience, we have found that a good place to start is to secure funding for planning, form a [1]Downtown Revitalization Steering Committee and develop a Downtown Revitalization Plan.

Other specialty committees may need to be formed in the future to implement projects identified in the Downtown Revitalization Plan (i.e. arts, historic preservation, greenbelt, etc.). With a strong vision

[1] A Downtown Revitalization Steering Committee should be comprised of a project champion (as previously discussed with City staff), business owners, stakeholders, ACHD, decision makers, students (various ages), funding agencies, etc.

and consensus, success is much more likely to occur if people who specialize in these areas are involved early and often.

With some of the groundwork that has been laid with the Kuna Downtown Corridor Plan lead by ACHD, now Kuna is in a position to move forward with a comprehensive downtown revitalization plan with a focus on other facets of downtown revitalization including community branding, art, benches, façade improvement programs, decorative lighting, wayfinding signage, parking, an agreed-upon street section (if needed), and city-managed public infrastructure.

2014 – 2015 Action Plan

1. Apply for Planning Grants

Fortunately, there are grants out there that can help pay for some of the up-front planning and engineering costs associated with developing a downtown revitalization plan. The City would likely need to provide local matching dollars in order to be competitive. Kuna is currently eligible to apply for the following planning grants:

- ✓ **USDA Rural Business Enterprise Grant (RBEG)** *(up to $15,000 per application)*
- ✓ **Capital Matrix Foundation Grant**

  The Jeff Tunison Community Fund – total fund has $120,000 for FY15. It is recommended to call and find out how much the City should apply for.

  Kuna may become eligible to apply for an Idaho Gem Grant in the future. According to staff at Idaho Department of Commerce, the population threshold for eligibility may increase from 10,000 to 50,000 next year. It is recommended that Kuna staff stay in contact with Commerce to monitor the possibility of eligibility.

Additional details about these funding sources are included in a ***Draft Strategic Funding Plan*** attached to this document.

Need Help from a Consultant?

The City has two options for hiring a consultant to perform these services (grant writing, planning, and grant administration):

1. If the services are less than $25,000 the City of Kuna may hire a consultant of their choice without advertising and/or soliciting proposals.

2. If services are expected to be between $25,000 and $100,000, the City of Kuna should follow the Idaho Department of Commerce procurement process by seeking proposals from three (3) certified grant administrators. This will put the City of Kuna in the best position to receive Idaho Community Development Block Grant dollars for a Downtown Revitalization project next year.

2. Develop a Downtown Revitalization Plan

Why does Kuna need a Downtown Revitalization Plan? Simply put, funding agencies such as the Idaho Department of Commerce expect to see that the City has developed a plan with prioritized improvements that are supported by business owners and the public. Funding agencies also want to see that the City is ready to make real changes that will support long term economic growth for existing and future businesses.

3. Develop a Strategic Funding Plan

Once a Downtown Revitalization Plan has been developed, a strategic funding plan should be developed and followed to implement the improvements identified in the plan. A ***Draft Strategic Funding Plan*** is attached to this document and may be used to implement projects identified during the workshop on October 23, 2014. This Draft Strategic Funding Plan may be updated once the Downtown Revitalization Plan is complete.

4. Project Concept Development

(details needed for grant applications and construction cost estimates)

Once funding sources have been identified for priority projects, official concepts and construction cost estimates should be developed. These items are needed to support grant applications and they can help the City with budgeting for matching dollars and determining what, if any, in-kind labor can be done to help reduce costs.

5. Apply for Constructions Grants

Once a concept plan and construction cost estimate has been prepared, the City of Kuna will be ready to apply for grants to fund construction improvements. The most obvious grant that the City of Kuna should apply for in 2015 is an Idaho Community Development Block Grant for downtown revitalization improvements. Grant applications are due the week before Thanksgiving of each year and the maximum grant amount is limited to $500,000.

Additional grants are identified in the ***Draft Strategic Funding Plan*** attached to this document.

Communication is Key

Communication is very important when embarking on a downtown revitalization effort. Attendees at the workshop expressed an interest in being informed on a regular basis so they can be aware of ongoing accomplishments and upcoming projects. It is recommended that the City of Kuna send out (email and/or mail) a quarterly newsletter to the meeting attendees and other interested parties. Ideally, the greater public would also be informed so they know that action is underway to improve downtown. Sharing this information with the greater public could result in volunteers and stakeholders offering valuable input into this overall effort.

The content of the first newsletter could inform them of what was heard at the workshop and next steps (i.e. grant applications in the works, projects currently underway, planned projects, status of establishing a downtown revitalization committee, etc.).

There is a ***contact list*** attached to this document with names, phone numbers and email addresses of those who attended the workshop and those interested in serving on a future Downtown Revitalization Committee.

Attachments:

- ✓ **Workshop Summary** (October 23, 2014)
- ✓ **Draft Strategic Funding Plan**
- ✓ **Contact List**

Contact Us

Pick up the phone, we're here to help.

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Visit us online at: **www.jub.com**

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Kuna Downtown Revitalization Workshop

Kuna City Hall | October 23, 2014 | 11:30 a.m. – 1:00 p.m.

WORKSHOP SUMMARY

Introduction & Review of Agenda

Chris Engels welcomed the group and reviewed the agenda for the meeting.

ACHD Commissioner Presentation

Mitch Jaurena discussed the status and future of several transportation projects.

Downtown Revitalization

Lisa Bachman provided an overview of downtown revitalization, keys to success and examples of other Idaho towns that have completed a downtown revitalization process.

Workshop Logistics

Andrea Gumm from the Langdon Group, a subsidiary of JUB, reviewed the logistics for the workshop. Meeting attendees were instructed to join one of six tables for a facilitated discussion. The first part of the discussion covered visions and goals while the second portion allowed participants to generate specific ideas for revitalization. After the allotted time for discussions ended, a representative from each table reported out to the larger group.

Work Group Session

Workshop attendees had five minutes for introductions; ten minutes to discuss vision and goals; ten minutes to generate ideas for revitalization; and five minutes to summarize the table's findings for reporting out to the larger group. Group members showed great enthusiasm for a downtown revitalization and appreciated the opportunity to generate goals and ideas with fellow Kuna business owners. The transcribed notes from the work group session are provided at the end of this summary.

Report Out/Summary of Discussions

Each table had several minutes to report group findings to the rest of the workshop participants. Similar themes surfaced during each table's presentation including, aesthetic improvements, creating a common identity and leveraging multiple local businesses and grants for additional funding.

Common Goals

- Make Kuna a destination – keep Kuna residents in Kuna
- Community pride
- Create better connectivity/walkability
- Create a safer feel downtown
- More opportunities for events
- Improve parking and sidewalks
- Attract new business

- Incorporate art and history
- Improve/utilize underdeveloped areas
- Create better environment for biking
- Businesses willing to put skin in the game

Specific Ideas

- Clean up storefronts/façade program
- Fix sidewalks
- New landscaping
- Better lighting
- Public art program (Birds of Prey theme?)
- Murals and other history elements
- More/better signage
- Event venues (music, recreation, children, etc.)
- Outdoor seating/café areas/benches
- Flags/banners
- Decide what to do with the old school gym – maybe demo for parking
- More prominent crosswalks
- Engraved bricks (could use for fundraiser)

Next Steps

Lisa Bachman explained that the City will identify a project for High Five grants funds to go towards and will look for funding sources to implement other ideas from the workshop.

Closing

Mayor W. Greg Nelson closed the meeting and thanked everyone for his or her attendance. He is optimistic about moving ahead with a downtown revitalization.

Notes from Kuna Downtown Revitalization Workshop

Group 1

- Storefront
- Sidewalks/connection
- Lighting – lighting on Greenbelt
- Eye-catching signs
- Plants, statues and art
- Infrastructure – i.e. water improvements
- Safety
- Accessibility – straight roads

- Removal of trash
- Parking – a central location
- Signage directing motorists to parking
- Outdoor music venue
- Kids have opportunities to play
- Volleyball court at the park
- Bicycle friendly – i.e. racks
- Move “Welcome” sign closer to Meridian Road
- Events center
- Swimming pool
- Retail/shopping
- Movie theater
- Common identity
- How to make Kuna a destination?
- Redo painting on Post Office
- Bring in businesses that create walkability downtown
- Café or a bistro so people could sit outside
- Benches or seating area – spread out so there are pockets of seating
- Establish trucking route
- Similar aesthetic feel of building – look at changing code and zoning
- Improve areas outside senior center – cut trees
- More things for teenagers to do – bowling alley, fishing friendly

Initial Priorities

- Lighting/storefronts
- Pressure wash brick exterior
- Landscaping – hanging pots/trees, extended islands to all tree growth
- Decorate downtown during Christmas with nice decorations

Leverage

- Each business contribute funds – start the pot
- Identify different grant sources
- Coordination/clarification with grant writer

Final Thoughts

- How will roundabout impact business?
- Bridge needed over railroad tracks on Swan Falls Road
- Crosswalks, sidewalks and safety

Group 2

Goals

- Walkable and safe on both ends of town
- Needs cohesiveness
- Sidewalks
- Renewal
- Fresh
- Keep history, celebrate
- Inviting – flowers, lights, pots, benches
- Prob. not awnings
- Art/sculptures – B.O.P.
- Not transp. corridor
- No 4-lane highway
- Outdoor seating
- Revitalize sidewalks
- Trucks > bypass? More visible/truck lane/Swan Falls, help with congestion
- Renewed parks, more inviting for kids
- Fountain/splash pad
- One way, no on-street or angled parking, wider sidewalks
- Trees, greenery down middle
- "It's a wonderful life" town
- Bring in businesses

20k grant

- Matching program: Façade
- Park – better grass, new fence (not chain link), doesn't look inviting
- Hitting/batting
- Benches, lights, pavers in certain areas, durable
- Willing to put skin in the game (businesses)
- Light posts/old lamp, like new Bride Ave lights
- Crosswalks – different colors, safer for pedestrians
- Chamber office > put info about Kuna history, building
- Connectivity of sidewalks to Paul's/downtown area
- Safe bike riding and bike parking
- Artist to finish mural on Community Hall

Don’t want

- More bars
- Chain link
- old faded awnings

Resources

- BOP/art, creek, railroad > incorporate, sense of community
- BMX track

Group 3

- Life
- Beautify
- Walkability
- Lighting
- Safety
- Sidewalks
- Gathering
- Events
- More/different businesses in downtown
- Parking
- Attractive storefronts (flexibility)
- Nightlife
- Keep Kuna people in Kuna
- Landscaping
- Community pride
- Public art program
- Historic elements
- Façade program
- Community function
- Benches
- Flowers
- Sidewalks
- Lights
- Clean-up
- Flags/banners
- Gym property – demo? Pave? Parking?

Group 4

Goals and Vision

- Core plus incorporate connectivity to Meridian Road/School Street
- Improve corridor to downtown
- Kay/Avalon intersection
- Greenbelt extension
- Downtown events
- Incorporate plaza improvements into historic block
- Improve underdeveloped areas/utilize
- Design guidelines
- Awareness and communication with downtown businesses
- Showcase Kuna history/art

Ideas

- Façade improvements > incentivize
- Greenbelt -- public/private property buffer
- Landscaping, lighting, benches
- Wider sidewalks
- Landscape center island
- Replace trees near building with plants
- Additional parking
- Improve walkability
- Pave park parking lot on 2nd Street

Group 5

- Bar > brewery
- Outdoor areas
- Cleanup façade program
- Benches, lights
- Pot landscape, awnings
- Paint, windows
- Mini golf
- Bike friendly
- Atmosphere, charm
- Roadway median landscaping
- Walkability
- More attractions

- Diversity among businesses
- Daytime mom and pop shops
- Ice cream
- Inviting exteriors
- More events, cooperation among businesses
- Action! Commitment!
- Angled parking – maximize ROW
- Historical markers
- New sidewalks on both sides of Main
- Creative concrete finishes
- Art
- Aesthetic
- Brick
- Theme – birds of prey art throughout
- Old, not in a good way
- Match program?
- Self-assessment, storefront
- Doors, windows, paint, awnings, benches

Group 6

<u>Vision and Goals</u>

- More inviting
- Wider/better sidewalks
- Urban forestry/landscaping
- Outdoor cafes
- Walk from Greenbelt to downtown
- Angled parking?
- One-way streets?
- Family friendly
- Downtown park with corridor
- Somewhere to hang around
- Inviting, entrances/lights
- Water feature
- Beautification
- Fix hodge-podge
- Capitalize on historical/heritage
- Connectivity/walkability to and around downtown
- Get people out of their car to window shop

Specifics

- Improve lighting – Kuna signature
- More prominent crosswalks
- Driver education/enforcement
- Involve kids in solutions – sign design
- Map with points of interest
- Trees and benches
- Adding sidewalks/paths for connectivity
- Engraved bricks – fundraiser
- Engaging business to buy into vision
- Use grant money for matching improvements for businesses

Draft Strategic Funding Plan
Kuna Downtown Revitalization

J-U-B ENGINEERS, INC. | THE LANGDON GROUP a J-U-B Company | GATEWAY MAPPING INC. a J-U-B Company | OTHER J-U-B COMPANIES

Funding Program	Program Information	Eligibility Criteria	Application Date	Maximum Grant	Minimum Match	Action Steps/Notes	Link
Capital Matrix: The Jeff Tunison Community Fund	Supports economic impact, strategic importance, quality of the project, potential job creation or retention, and needs of the community.	Governmental entities and non-profit corporations located in the following counties: Ada, Adams, Boise, Canyon, Elmore, Gem, Owyhee, Payette, Valley and Washington	December 12, 2014; Grant recipients announced March 2015	FY 15 total $120,000	Not required	• Call Jim Birdsall: (208) 859-0730 or email: jbirdsall@cableone.net as soon as possible to discuss project and goals. • Submit Application by December 12, 2014.	http://www.capitalmatrix.org/GrowingCommunities.aspx
USDA Rural Business Enterprise Grant (RBEG)	Technical assistance performed for the benefit of a private business enterprise, including market research or feasibility study; acquisition of machinery or equipment for use by private business enterprises; utility and service extensions; and to establish or fund revolving loan programs.	Public bodies (incorporated towns, boroughs, counties, districts, Indian tribes) and private nonprofit corporations; projects located in an area of less than 50,000 population.	Pre-application to determine numerical ranking of the project; Contact USDA staff by December; Funds fully committed by May 1 of each year	$10,000 - $100,000; Average size RBEG grant $15,357 FY 14	Not required	• Contact USDA staff (Tim Wheeler?) as soon as possible to find out when the deadline is (deadline might be Dec or Jan) • Tasks that could be funded with this grant include: o Facilitate vision, goals and infrastructure improvements o Develop design guidelines for business core o Develop an implementation strategy o Create project concepts to Attract Businesses and Create Jobs.	http://www.rurdev.usda.gov/BCP_rbeg.html

Funding Program	Program Information	Eligibility Criteria	Application Date	Maximum Grant	Minimum Match	Action Steps/Notes	Link
Idaho Gem Grant	Water and sewer infrastructure for new a business, remediation of slum and blight conditions blocking business development, and matching funds for the creation of assets with a high certainty of aiding future economic development efforts.	Rural communities with a population of 10,000 persons or less, city, county or tribal governments. Note that the Idaho Department of Commerce is considering increasing the population threshold to 50,000 in 2015.	Dec 2014 Mar 2015 June 2015 Sep 2015	Up to $50,000	20%	Check in with Jerry Miller at the Idaho Department of Commerce about eligibility next year. Funds could go towards downtown improvements or job creation projects.	http://commerce.idaho.gov/communities/community-grants/idaho-gem-grant
CDBG: Economic Development Projects	Job Creation: Public facility construction and improvements that support companies who are expanding and creating new jobs or new companies that will be creating jobs. Downtown Revitalization: Elimination of Slum and Blight (sub-standard) conditions.	Incorporated cities with a population under 50,000, or counties; meet at least one National Objective; eligible activity	Job Creation: March 2015 June 2015 Sep 2015 Dec 2015 Downtown Revitalization: November 20, 2015	Infrastructure for jobs = $30,000 per job, up to $500,000; Downtown Revitalization: $500,000	Encouraged	• Once the City has planning funds, hire a consultant to assist with a Downtown Revitalization Plan • Early 2015: Form a Downtown Revitalization Committee • Should be complete by October 2015: Develop and adopt Downtown Revitalization Plan • Should be complete by early November 2015: Develop project concepts and cost estimates • Apply for Downtown Revitalization Grant	http://commerce.idaho.gov/communities/community-grants/community-development-block-grant-cdbg

Funding Program	Program Information	Eligibility Criteria	Application Date	Maximum Grant	Minimum Match	Action Steps/Notes	Link
Idaho Transportation Department: Community Choices for Idaho	Advance ITD's strategic goals of Mobility, Safety, and Economic Opportunity by eliminating gaps in a transportation network, removing barriers to active transportation mobility, or addressing an existing unsafe condition.	Local governments, Tribal governments, regional transportation authorities, transit agencies, natural resource, school districts, and any local or regional government entity with oversight of transportation.	Watch for FY 2018 announcement; it is expected to come out in December 2014 or January 2015	Maximum $500,000	7.34%	• This grant is a great fit for sidewalks, trails, ADA access, bicycle facilities, and alternative modes of transportation mobility improvements.	http://itd.idaho.gov/transportation-performance/cci/
CDBG: Senior Citizen and Community Centers	Rehabilitation, expansion and construction.	Incorporated cities with a population under 50,000, or counties; meet at least one National Objective; eligible activity.	First Friday of March	$500,000	Encouraged; At least 5% unrestricted cash reserves	• This grant could potentially be used for interior and exterior upgrades. Improving the Community Center would enhance aesthetics downtown (parking area, sidewalks and ADA access out front, artwork on exterior, etc.). • It is recommended to discuss this with members of the Community Center to identify needs and Commerce staff to confirm that improvements would qualify.	http://commerce.idaho.gov/communities/community-grants/grant-resources

Funding Program	Program Information	Eligibility Criteria	Application Date	Maximum Grant	Minimum Match	Action Steps/Notes	Link
National Endowment for the Arts: Our Town Grant	Art work to support creative, economically-competitive, healthy, resilient, and opportunity-rich communities.	Partnerships that involve two primary partners: a nonprofit organization and a local governmental entity (one of the two primary partners must be a arts or design organization	December 15, 2014	Request a grant amount at one of the following levels: $25,000, $50,000, $75,000, $100,000, $150,000, or $200,000	1:1	• Prior to applying for this grant, it is recommended to call the funding staff and follow their advice. • It may be necessary to develop an arts committee to help define projects that can be done to celebrate Kuna's heritage within downtown.	http://arts.gov/grants-organizations/our-town/introduction
Artplace America	Creative place-making: strengthening the social, physical, and economic fabric of a community through arts and culture. It is best to integrate with a community's economic development and revitalization strategies.	Non-profit organizations, local governing bodies, individual artists/designers, and for-profit organizations within the U.S. and all U.S. Territories.	October webinars November 3, 2014 Letter of Inquiry Deadline. January 2015 – applicants notified, requesting full proposal. March 2015 – deadline for submitting full proposal.	$50,000-$500,000 $10 million total in FY2015	Not required but encouraged.	• Prior to applying for this grant, it is recommended to call the funding staff and follow their advice. • It may be necessary to develop an arts committee to get organized and to help define projects that can be done to celebrate Kuna's heritage within downtown.	http://www.artplaceamerica.org/loi/national-grants-summary/

Funding Program	Program Information	Eligibility Criteria	Application Date	Maximum Grant	Minimum Match	Action Steps/Notes	Link
Idaho State Parks & Recreation: RV Fund	Acquisition, lease, development, improvement, operations and maintenance of facilities and services designed to promote the health, safety and enjoyment of recreational vehicle users.	Incorporated cities, counties, recreation districts, stage agencies, and school districts	January 30, 2015 Funding available July 15, 2015	FY 15 total $2 million	Not required but encouraged. Motorized equipment requires 50% match on items valued at $1,000 - $5,000	• The RV dump area, fencing, and resurfacing and roadway improvements in the area could potentially be funded with this grant. • Contact staff at Idaho Parks and Rec with ideas for specific improvements.	http://parksandrecreation.idaho.gov/about-parks-recreation
Idaho State Parks & Recreation: Recreational Trails Program (RTP)	Maintenance and restoration of existing recreational trails; development and rehabilitation of trailside and trailhead facilities and trail linkages for recreational trails; purchase and lease of recreational trail construction and maintenance equipment; and construction of new recreational trails.	Incorporated cities, counties, recreation districts, stage agencies, and school districts.	January 30, 2015 Funding available July 15, 2015	FY 15 total $1.5 million	20% At least 5% of overall project costs must be non-federal	• Grant funds can be used for greenbelt extensions, improvements and trailside improvements. An idea would be to look at areas where greenbelt connections could be made that would link the existing greenbelt to downtown. • Contact staff at Idaho Parks and Rec with ideas for specific improvements.	http://parksandrecreation.idaho.gov/about-parks-recreation

Funding Program	Program Information	Eligibility Criteria	Application Date	Maximum Grant	Minimum Match	Action Steps/Notes	Link
Idaho Community Foundation Grant: ICF Regional Competitive Grant Cycle	To enrich the quality of life throughout Idaho; grants include arts and culture, conservation/ environment, education, emergency services, libraries, public projects, recreation, and social services.	Government entities (including subsidiaries and public educational institutions), and entities with current 501(c)3 status.	Opens May 1, closes July 1	Up to $5,000	Not required	• This grant could fund a variety of projects. Ideas include: parking lot upgrades, ADA access to public and cultural facilities, improved access to the library, etc.	http://idcomfdn.org/Regional_Cycle
Local Highway Assistance Council (LHTAC): Federal Lands Access Program	Roads, rail, facilities that access federal lands, transportation planning, vehicular parking areas, pedestrian and bicycle facilities, transit maintenance and operations.	Local governments having jurisdictions over roadways, tribal governments, transit agencies, natural resource or public land agencies, school districts, schools, local education agencies eligible.	Watch for announcement - February (have to program four years of projects, cycles of RFP's are to be determined)	No amount (approx. $17 million annually state-wide)	7.34%	• Improved bike/ped and roadway access to federal lands – Swan Falls Road, Kuna Butte, etc. • It is recommended to discuss this opportunity with ACHD and a public lands representative because a partnership with a public lands agency is required.	www.wfl.fhwa.dot.gov/ programs/flap/id/

Name	Business/Organization	Email	Phone	Interested?
Bachman, Bob	City of Kuna	bbbachman@cityofkuna.com	577.8794	
Barnes, Mark	Kuna Melba News	editor@kunamelba.com	922.3008	N
Behunin, Troy	City of Kuna	troy@cityofkuna.com	387.7729	
Buban-Vanderhaar, Briana	City of Kuna, City Council	brianabuban@gmail.com	503.351.4040	M
Cardoza, Rich	Multi-Com Insurance Agencies, Inc	mcia@cableone.net	922.2124	Y
Carver, Kenny	Les Schwab Tires	kenny.d.carver@lesschwab.com	922.4884	N
Christensen, Todd	Debt Reduction Services, Director of Education	tchristensen@debtreductionservices.org	378.0200x906	Y
Combs, Julie	Bank of the Cascades	jcombs@botc.com	922.3834	M
Contreras, Agustin	Lima Limon, Peruvian Restaurant	contreras.agustin@hotmail.com	922.3144	
Contreras, Enrique	El Gallo Giro	info@elgallogirokuna.com	761.3004	
Engels, Chris	City of Kuna			
Fisher, Sharon	Gem State Community Development	slfisher@gmail.com	283.0818	Y
Giddings, Fabiola	MTC ICAPP, Chamber President	fabiola.giddings@mtctrains.com	991.6736	Y
Green, Bob	Greens Sand and Gravel		N/A	Y
Green, Garnet	Whistle Stop Garden	greenruby1961@yahoo.com	989.6455	Y
Gronbeck, David	Lee and Associates	davidg@leeidaho.com	861.6664	Y
Hill, Mike	Alpha Home System	mike@alpha208.com	475.4440	Y
Howell, Wendy	City of Kuna	whowell@cityofkuna.com	387.7720	
Jones, Pat	City Council	pjflyidaho2@aol.com	703.3419	Y
Keller, Karri	Kuna Melba News, Manager	info@kunamelba.com	922.3008	Y
Kesner, Trevor	City of Kuna, Planning and Zoning	trevor@cityofkuna.com	387.7730	
Leffler, Shirley	Cowgirls	perrynshirley@msn.com	340.0020	Y
Long, Charlie	Pauls Market	charlie@pauls.net	922.9834	Y
Marker, Delainy	Freedom Fitness, Co-Owner	delainym@holyyoga.net	392.5551	
Martin, Adele	Blooms Flower Shop	blooms1@aol.com	922.1210	
Mayes, Christopher	Edward Jones	christopher.mayes@edwardjones.com	922.9272	Y
McIntryre, Teri	Senior Center, President	seniorcenterkuna@cableone.net	922.9714	N
Murphey, Quency	Kuna Farmers Market	rusticg-plants@hotmail.com	922.5929	N
Murphy, Jason	Hill Photography	jason@hillphoto.net	922.1243	
Neely, Melinda	Blue Cross Foundation	melindahinsonneely@gmail.com	867.5970	
Nelson, Greg	Kuna Mayor			
Olson, Marion	Senior Center		922.9714	
Oswald, Sue	US Bank, Branch Manager	susan.oswald@usbank.com	922.2878	Passively

Paz, Ana M.	Kuna Event Center	info@elgallogirokuna.com	761.3005	
Plaisance, Joy	Sunshine Preschool, Owner	joy@mysunshinepreschool.com	830.9776	N
Russell, Sheri	JRX & Le Bois Realy	jsrhousing@gmail.com	631.1119	Y
Salewski, Bob	Kuna Business Center	bobski4@msn.com		
Stear, Joe	Kuna Machine Shop	jstear@live.com	922.4546	Y
Stevens, Kristen	The Red Chair, Owner	kristenstevens4203@gmail.com	922.5223	
Stubbs, Lloyd	Stubbs Realty and Fireworks	stubbsrealtypyro@questoffice.net	870.5035	Y
Sugai, Mary Anne	Kuna Chamber of Commerce, Executive Director	information@kunachamber.com	922.9254	M
Walthall, Travis	Custom Rx Pharmacy	traverash@hotmail.com	922.4400	
Watson, Blake	Idaho Power	blakewatson@idahopower.com	388.2413	
Wrigley, Krissa		krissa.wrigley@gmail.com		

Kuna Downtown Revitalization

Stakeholder Assessment

September 2015

Executive Summary

The City of Kuna is developing a Downtown Revitalization Plan to identify strategies and projects that will help implement the community's vision for downtown. As a part of this plan, the city would also like to quickly identify a project that will qualify for a Community Development Block Grant (CDBG). In order to determine a broad sense of what the community's "vision" for downtown is, the city first held a visioning workshop in October 2014 to gain a sense of the types of high-level features and improvements community members would like to see.

To build off the efforts of this workshop and develop a more detailed understanding of what the community's specific goals, priorities and concerns are, The Langdon Group and J-U-B Engineers conducted a stakeholder assessment in September 2015. Fourteen (14) community members representing a diverse set of interests and organizations were interviewed. During these interviews, stakeholders were asked to share their ideas on what projects they would like to see included in the plan, what projects they think would be appropriate for the CDBG, and what concerns or questions they had about the revitalization plan in general. The majority of these interviews lasted approximately 30 minutes to one hour.

There was a significant number of overlapping or similar ideas and suggestions shared throughout the interviews. While most of the interviewees were not able to provide overly-detailed suggestions, many expressed a *strong desire for an improved, cohesive image for the downtown.* Most stated that the *façade of the buildings needed to be cleaned up* while still *preserving the historic character* of the downtown. Others suggested *art* be incorporated into the downtown to enhance this cohesive image, such as *murals or even a clock tower*.

The need for *improved parking* was a continuous concern heard throughout the interviews. Slower foot traffic downtown and a difficulty in attracting new

business were both attributed to the lack of parking near store fronts. Another primary concern voiced by almost every stakeholder was the inconsistent, *narrow sidewalks*. Stakeholders expressed frustration with the gaps in the sidewalk in that they prohibit pedestrians from being able to access certain parts of downtown without walking on the roads. Connected, wider sidewalks are necessary for pedestrian and bicyclist access and safety. Improved lighting, benches and trash cans were also all very common suggestions.

Many stakeholders were concerned about the ability to *attract new and diverse businesses to the downtown*, and questioned what it would take to convince current property owners to invest in renovations and beautification efforts. Enrique's restaurant was unanimously considered the one major draw to downtown, often called the "anchor", and was used as an example of one of the few local business owners who were investing in improvements.

In sum, community members see a very real need for a downtown revitalization plan and are excited to hear that the city is taking steps toward creating and implementing tangible projects. Both small and large opportunities for improving the look and feel of the downtown were identified, with the goal that these efforts will attract both new businesses as well as increased visitation.

Stakeholders Interviewed

1. Richard Cardoza, Kuna City Council
2. Pat Jones, Kuna City Council
3. Sheri Russell, Kuna Business Owner / Downtown Property Owner
4. Sharon Fisher, Gem Community Development
5. Anne Hankins, Kuna Library
6. Ryan Head, Ada County Highway District (ACHD)
7. Wendy Howell, Kuna Planning and Zoning
8. Charlie Long, Paul's Market
9. Ron Morgan, True Value Hardware
10. Sue Oswald, US Bank
11. Ana and Enrique Paz, Enrique's Restaurant
12. Mike Smith, SPI Transportation
13. Tam Svedin, Kuna Library
14. Patrons of the Red Eye Bar

Question No. 1

Stakeholders were asked *what types of projects* they would like to see the city support, as well as where they thought the city should focus its initial efforts for the *CDBG grant* in November. Responses varied between identification of high-level needs and specific project-level ideas.

High-Level Needs and Ideas

- Improved safety for pedestrians and bicyclists
- A cohesive theme throughout downtown
- A diversity of shops and attractions to draw foot traffic to the downtown
- Preserve the historic look and feel of the buildings
- Options for youth recreation, such as an arcade or ice cream shop
- Desire to attract a coffee shop in the downtown core
- Desire to attract professional offices
- Desire to attract quaint shops and maybe an art studio
- Do something with the old 4th Street Gym property – find ways for better maintenance and accommodating daytime and nighttime activities. It is a good space for parking.
- A more centrally located City Hall
- Tear down chain link fences and clean-up/utilize the empty lots
- Greenery should be added to make the downtown feel more appealing
- Need to prohibit trucks from driving downtown – create a truck route
- Beautification efforts all around
- Plan's boundary line needs to be expanded to Kay Street, which will add numerous additional businesses
- Create a new and snazzy "theme" rather than continuing the "Birds of Prey" theme; but please no sagebrush
- Start at Main Street from Avenue D to Avenue C (most elaborate improvements) and work to the east along Main (ease into less-elaborate improvements) as funds are available. With the investments happening around the Sandstone Plaza, the initial project could continue from west to east
- Ambiance atmosphere
- Do one block at a time – get it the way we want it from the beginning versus a longer project that doesn't reflect what the community wants
- Carry new Main Street theme throughout town – design standards for Avalon, side streets and Linder as projects are completed and development comes in
- Sign standards should be looked at – don't want tacky signs/billboard-type signs in the downtown core
- There's some private parking areas along Main and 2nd (between Ave D and Ave C) that the city could lease for public parking
- Keep parking areas spread throughout downtown to keep walking distances shorter
- With improvements surrounding the Senior Center, there could be more use of the facility
- Need to understand the problem we are trying to solve
- Want to spend grant money wisely, as well as local city funds
- Evaluate an incentive program to get businesses to improve their store frontages and recruit more businesses
- City code barriers – might be an issue as businesses are recruited to downtown buildings

- Wants to make sure decisions are collaborative about (i.e. recommendations from the committee w/city council approval) how grant money is used on this project and moving forward as future phases of downtown improvements are implemented. The reason is the more input, the better the results.
- Money budgeted for the greenbelt this year – possible to wait and put it towards the DT project first?

Project Ideas

- Main Street – 1st priority
- 2nd Street should also be a priority
- Improved, connected sidewalks
- Bike lanes
- Bike racks
- Improved parking/parking lots
- Create diagonal parking?
- Extend the greenbelt
- Improve lighting by adding lampposts
- Large flower pots along Main Street
- Decorative lamp posts with hanging flower pots
- Plant trees
- Get rid of old trees blocking buildings
- Traffic signal to protect pedestrian crossings and alleviate backed-up traffic
- Way-finding system that highlights the different local attractions and activities to do around Kuna
- Downtown information center
- Metal trash cans
- A pavilion or gazebo in the park for concerts
- Sidewalk seating
- Rooftop seating
- Improve intersection at Linder and Main
- An overpass over the railroad tracks
- A community center for kids to spend time at after school
- Utilize a revolving loan program for façade improvements, similar to Nampa's
- A movie theater
- Increased handicap-accessible parking
- Put parking lot in by old 4th Street Gym
- Turn 4th Street and Main Street into one-way streets
- Create a "boulevard look" with trees and wider sidewalks
- Put artwork, such as a clock, in the middle of the roundabouts
- Partner with the boy scouts or the FFA welding class to install art
- Create a walking trail similar to the one in Meridian
- Hang a "Welcome to Kuna" sign

- Raise up the rock "Welcome to Kuna" sign along Avalon (south side of the tracks). It is too low to see/doesn't stand out
- Summer pool
- "Park and Ride" lots
- Benches
- Murals
- Keep on-street parking wherever possible, particularly along Main Street from Ave C to Avenue B
- Some on-street parking could be reduced along Main Street from Ave C to Ave D to accommodate bulb-outs and maybe a center island w/low-growing flowers, plants, and lighting
- Sandstone-colored stamped concrete/pavers instead of red
- Sidewalk along Avenue C from greenbelt to 2nd Street to Main – connect recreation to downtown
- Is it possible for the downtown lighting and landscaping theme to be incorporated into the Main St / Linder roundabout project?
- Pave city-owned parking lot next to the Senior Center and parks
- Improve old BMX track area (priority no. 2 – Main St first)
- 4th street – one way in the future? Find ways to help the area transition to commercial.
- Improve the area behind Pizza Hut – there's piles of dirt
- Community Hall improvements needed – need to get more use. Air conditioning and other improvements might help w/underutilization of the facility. It is owned by the Lyon's club, American Legion, and Chamber of Commerce (third-owners).

Question No. 2

Stakeholders were asked if there were any *other cities with downtowns* they thought were *done particularly well* that Kuna could look to as an example. The following cities were identified:

- Jackson, Wyoming
- Sisters, Oregon
- Baker City, Oregon
- Nampa, Idaho (older part)
- Boise, Idaho
- Bend, Oregon
- Ashland, Oregon
- Caldwell, Idaho
- Eagle, Idaho
- McCall, Idaho
- Bozeman, Montana
- Weiser, Idaho (has not seen it, just heard they have revitalized downtown)

Jackson, Wyoming

Sisters, Oregon

Baker City, Oregon

Nampa, Idaho

Boise, Idaho

Bend, Oregon

Ashland, Oregon

Caldwell, Idaho

Eagle, Idaho

McCall, Idaho

Bozeman, Montana

Weiser, Idaho

Question No. 3

Stakeholders were next asked if they had any *concerns about the Downtown Revitalization Plan*. No true concerns with the plan itself were voiced, but there were several concerns provided regarding the implementation of the plan and development within Kuna generally. These concerns included:

- That a project will not happen – wants to see action, this has been 20 years in the making
- Increased taxes to pay for improvements – this would hit the senior population very hard
- Wants to make sure long-standing businesses like True Value are involved in the decision-making for the Main Street improvements – do not want to jeopardize their business
- It will be hard to get some of the property owners to invest in improving the exterior of their buildings
- Currently the downtown is not very family friendly. There are quite a few bars.
- Current lack of parking negatively impacts the retail stores
- With rapid growth occurring outside of the downtown area, attracting and keeping businesses downtown becomes even harder
- How do we foster a sense of pride in the downtown from all of the businesses?
- If we don't do something to revitalize the downtown soon, all the new businesses coming to town will decide to build out near the freeway
- Current residents have gotten into the habit of going to Meridian or Boise for their shopping needs. It will hard to attract them back to Kuna.
- It would be a shame for Enrique and Ana to invest their money into making improvements and have none of the other business owners follow suit
- Rent in the downtown lots is too high, which contributes to the high number of vacancies
- Don't want to see downtown turn into a bunch of chains; would like to keep it local
- Kuna is not sufficiently capitalizing on the outdoor recreation and winery tourism industries. We need to reach out to these communities and ask them what they would like to see, or what they would be willing to stop in Kuna for.
- Kuna is in need of far more than just a revitalized downtown. We also need attractions, such as a fair or rodeo grounds. How do other small communities use their limited resources to provide such amenities to their residents?
- We need to make sure we don't focus all of our efforts on just one particular landowner. Efforts and support to be spread throughout.
- There may be some potential impediments to receiving the Community Development Block Grant if ACHD is involved in the project.
- ACHD likes to partner on projects, but there are limits to this when HUD is involved
- ACHD has had some challenges working with community members in Kuna. Support for improvements seems to vacillate.
- An implementation strategy will be a critical piece to this plan.

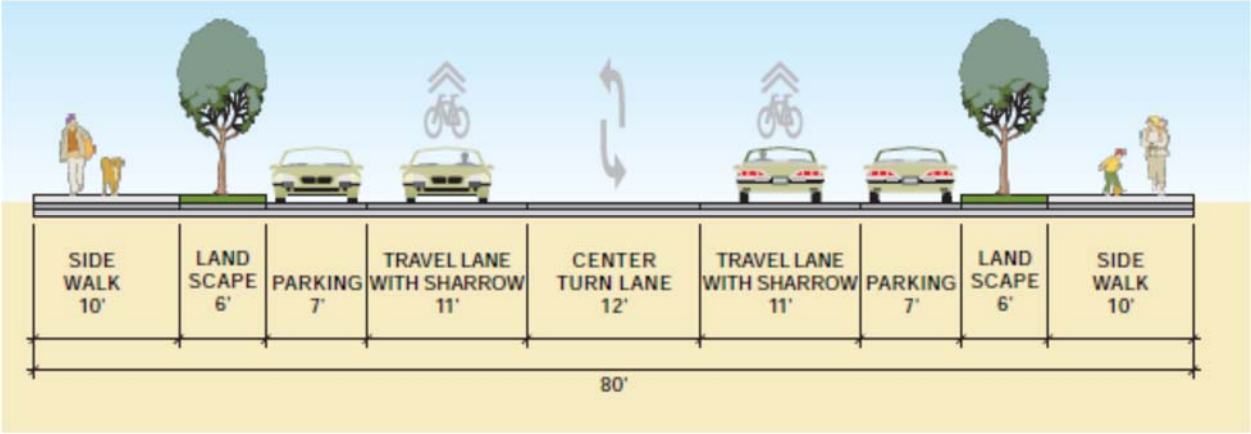
- Some people would like to avoid having city hall moved to the old 4th Street Gym. City Hall needs a newer, better building.
- When considering a "theme", make sure it is also incorporated into the park.
- Need ACHD at the table to make this work. Need to coordinate closely.
- Concerned about building vacancies

Question No. 4

Stakeholders were presented with the *corridor plan recently created by ACHD*. Within this plan is a streetscape that proposes improvements to the sidewalks and street. Stakeholders were asked if they agreed this was the *appropriate direction to move, or if they would prefer a different layout*. Just about every stakeholder agreed that the proposed streetscape was a good goal to aim for, though some wondered if it was realistic.

Additional comments

- Need to add decorative street lights w/hanging flower pots to the design
- Also need to incorporate benches, bike racks, bulb-outs, maybe mid-block bump outs wherever possible
- Stagger light poles
- Make sure trees do not block the flag or business signage. Low-growing vegetation is preferred, with trees strategically placed between businesses.
- Would it be possible to add lights in the center of the road in an island along Main Street from Avenue D to Avenue C?
- Make sure landscaping is low-maintenance
- Concerned about maintenance w/trees – leaves, mess, etc.
- Center island concept – could it be incorporated?



Concept Presented to Stakeholders (preferred option from the 2012 Kuna Downtown Corridor Plan)

Question No. 5

Stakeholders were asked if they would be *interested in partnering* with the city on future projects, or becoming further engaged in the planning process. Few voiced a specific interest in getting involved beyond their current roles and activities, but most would like to remain informed about the progress of the plan and any projects that are likely to be implemented. The library is interested in supporting the planning process by sharing updates and information about the plan with its visitors. They also offered its large meeting room for use.

Additional ways partnering could occur

- Sheri Russell offered an opportunity to partner with the city on parking needs. She has two parking areas – one along Main Street and another along 2nd Street. Depending on what type of business rents the 3,000 sq. ft. building on Main Street, the parking area could be shared. For example, if a daytime business comes in, the parking could potentially be available in the evenings for restaurants, etc.
- Maybe reach out to the FAA at the High School – they do community projects and could help with the flowers and plantings for planning, planting, and maintenance.
- Business owners might be willing to pitch in on decorative street lights as part of the overall project
- Maybe reach out to the High School "Cast" group to get their input and involvement in the downtown plan and ongoing efforts
- Maybe see if business owners would want to sponsor bricks or pavers, flower pots, or keep some kind of ongoing beautification program going where business owners can participate
- Maybe see if any specialty trades would be willing to pitch in – electricians, etc.
- Newsletters should continue to reach out to a broader group of people (beyond the committee)
- Look into utilizing city website more to share info and gain input

Question No. 6

Last, stakeholders were asked *who they thought the city needed to reach out to* as the plan develops. The following individuals and organizations were identified:

- Bob Salesky, property owner
- Sheri Russell, business owner (completed)
- Dan Everhart, Preservation Idaho
- Doug Gruten, prior superintendent
- Dave Szplett, community member
- City Council and Mayor candidates
- Include the bars in the process - 4E's owner (might be selling property?), Longhorn etc.

- Need to be in front of the ACHD Commission and staff – make sure we are on the same page and have the support needed
- Ada County Commissioners?

Other comments

- Open house
    - Hold at the 4th Street Gym?
    - Split concepts out by block, take comments at the block level
    - Share timelines and possible phases with the public
    - Include pictures if possible

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Kuna Downtown Revitalization Plan

Steering Committee Meeting No. 1

City of Kuna | September 17, 2015 | 5:30 – 6:30 p.m.

Meeting Notes

- Introductions
- Role of the Kuna Downtown Revitalizaiton Steering Committee
- Schedule, milestones, goals
- 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" – where are we now?
    - Stakeholder interviews
- High-level themes, more visioning, where do we want to go (longer-term)?
    - Ave. E to Ave. D continuity
    - Small Town America, nostalgia, preserve/enhance character
- Specific themes, how are we going to get there (short and long-term)?
    - Main St. needs a facelift.
    - Something needs to happen at the 4th Street Gym property.
    - Stop sign @ Ave. D.
        - Blinking Light? ACHD (Rodney) to look into sight distance.
    - Greenbelt area, Pizza Hut and U.S. Bank
    - Multi-purpose event area (2nd St. between Ave. B and Ave. A)
        - Paving a parking lot to provide additional spaces downtown

        - Islands, electrical and bollards for Farmer's Market use.
    - 4th Street Gym: Potential future City Hall Bldg.
        - Events could be held out front/Farmer's Market
    - Updated Signage
    - Building Owners: Spruce up buildings
        - National Register – Tax breaks/renovations
    - Senior Center: Pine trees are a maintanence issue
    - Long-term maintanence cost:
        - Bid – share cost
        - Annual basis, board etc.
        - LID: Establish Local Improvement District
        - URD: Urban Renewal District
    - Sidewalks:
        - No sidewalks from Orchard Ave. to Linder Rd. and to Greebelt
        - Need sidewalks around LDS Church property
        - Main St. sidewalks, bulbouts and incorporate trees.
    - Hawk Signals should be incorporated
        - 2nd St. at Grange is planned
    - Provide bike route along 2nd St.
    - Splash Pad downtown to draw families with children
    - Park improvements
        - Inclusive design, equipment for all abilities. Seek funding for this.
    - Sandstone Plaza:
        - Grassy area for Art in the Park/Events
        - Historical inspired art

    - IDPR grant in Nov.: Rehab S.F. road/old BMX Track – trailhead with improved parking
    - Business Attraction Downtown:
        - Incentivize businesses to come downtown
- Project concept – review downtown corridor concept, discuss potential changes
    - Overall downtown corridor concept was favored.
        - Incorporate a mix of hard and green scapes, flower pots, benches
        - No mid-block bumpouts
        - Dedicate bike lane if parking is taken out
        - More off-street parking (long-term consideration)
- Public Involvement – next steps, future steps
    - Agency meetings w/funders
    - Possible youth/student visioning
    - Possible additional fundraising
    - Open house – when, where, getting the word out
    - Optional – community survey
- Resources
- Next Steps

J·U·B ENGINEERS, INC.

Kuna Downtown Revitalization Plan

Steering Committee Meeting No. 2

City of Kuna | October 8, 2015 | 5:30 – 7:00 p.m.

Meeting Notes

~ Interactive Charette ~

Project concept discussion – review downtown corridor concept, discuss changes, achieve consensus

Lisa's Table: Avenue E/Main Street Frontage

- Incorporate section of Indian Creek through concrete (Driggs city hall)
- Road themes
    - Indian Cree, Kuna Caves, Silver Trail
- Color Tiles? Example: New Century Link Building
- Okay with lights (LED)
- Want power outlets, dual, water into lighs
- Current watering schedule runs approximately 4hrs/day now for flowers
- More benches, garbage/recyclying receptacles
- Mini park/pocket park
- Huge Focal Point Area
- Accommodate Bicyclists
- Hawk Signal/Water Feature on corner?
- Art, interpretive panels
- Gym Property:
    - Make a gathering area
    - City Buy, use as market/pavilion, craft fairs, farmer's market
- Trees, places to sit and relax
- Work to incorporate Sinclair (egress: open backside?)
- Decorative drinking water fountain
- Bike stations/air pump stations (free)
    - Artistic bike racks: Wag on Wheels, Birds of Prey
- Bird art on top of some lampposts, plaque identifying type etc.
- Yogurt shop coming soon! Make so that people can use this area of town.
- Landscape on Main St. portion as well.
- Start at Main St. but can consider money parameters coming off roundabout
- Building Façade issues need to be addressed (50/50 match program, incentives similar to Nampa's program.)

- Some business owner's are waiting until work is completed to invest in their business façade. Hesitant to invest away from Main St. as it won't incentivize them to make changes.
- Make more inviting for current and future business owners.
- Make this area safer and more inviting for families with young children at night.
- Start from roundabout project? Note: the topic of where to begin the project (east or west end) if phased was not resolved at this meeting.
- Incorporate wrought iron fencing around City Park and make that consistent throughout town.
- Add outdoorn dining spots/opportunities
- 50/50 ACHD program
- Caldwell saves $150k/year as match budget for lights, sidewalks, paving roads, work in the right-of-way.

Jon's Table: Main Street – Three Blocks

- Medians would enhance the look and feel
- Corners look sharp
- Need well marked crosswalks
- Incorporate design/décor at corners
- Wrought iron fencing and materials
- Trees/grass
- Large planters vs. medians
- Block by block themes
- Emphasize bike lanes on greenbelt roadway
- Allow for bikes in shared travel lane
- Natural seat areas
- Water feature
- Water tower custom lighting
- Minimal use of center turn lane
- Parkletts
- Mixed use
- A number of business owners lease property which creates an issue within improving facades.
- City needs to work closer with business owners
- Keep the City youthful and young feeling
- Show the "before" and "after" of Main St.

Travis' Table: Overall Downtown Kuna Projects

Groups reviewed an existing list of priority projects for downtown Kuna and rated their top 3.

- No. 1: Landscaping/hardcaping and lighting are top priorities
    - Main Street remains the top priority area of improvement needs downtown.
    - Connect Main Street to Greenbelt pathway (Avenue C was considered a good option because of its direct connection to the Greenbelt path system).
- No. 2: Business façade improvement program, a big concern/need and priority in the downtown core.
- No 3: Included a combination of improvements throughout the study area.
    - Wayfinding signage
    - Art exhibits/theme
    - Sidewalks connecting Avalon and Orchard to downtown
    - Improve/add parking
    - Remove chainlink fencing
- Other notable recommendations that were important project focus areas:
    - 4th Street Gym repurpose and parking lot improvements (Most felt this would make a significant impact downtown).
    - Centrally located Splash pad to attract families. Location suggestions included the City Park near the Water Tower, 4th Street Gym, or the improved Sandstone Plaza outside area.)
    - Infrastructure (sidewalks, roadway) improvement on 4th Street

J·U·B ENGINEERS, INC.

Kuna Downtown Revitalization Plan

Steering Committee Meeting No. 3

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

Meeting Notes

Discussed recommendations & gathered input (see attached meeting packet)

- **Overall Downtown Plan (themes, ideas, projects, etc.)**
    - For the proposed Business Façade Improvement Program, reach out to Randy Shroll with the Idaho Department of Commerce about funding opportunities
    - For 4th Street Revitalization, add New Markets Tax Credits as a potential funding opportunity
    - For overall projects, add Idaho DEQ 319 funds, Business Improvement District (BID)
    - Regarding removing chain link fence/unattractive barriers, add alleyway clean-up, potential alternative uses, code enforcement, "Wall Street" Nampa example
    - Art exhibits project – add SHPO CLG funding, Endowments of the Arts, and Idaho Commission of Arts funding opportunities
    - Downtown Design Standards – add streetscape standards and façade standards

- **Main Street (phasing, funding, scope of work, etc.)**
    - Phasing includes two (2) phases due to project costs – will start at the west end for Phase I, and to the east for Phase II. It makes more sense to start at the west primarily due to needed drainage improvements.
    - Coordinate with the Kuna School District on design and compatibility with potential future use
    - Trash, flower pots should look distinctly different to avoid trash being thrown away in flower pots
    - Careful tree placement to avoid blocking business signage
    - Consider alternative to stamped concrete to avoid durability, maintenance, and ADA access issues
    - Evaluate ways to accommodate bicyclists in project design (work with ACHD and review lane widths to determine if bike lanes can be incorporated)
    - Need to make sure storefronts and pedestrian realm is interesting and contains visual appeal
    - In the CDBG application, clearly articulate phasing plan and reasoning

- **Next Steps**
    - Need to provide a copy of Steering Committee No. 3 meeting packet to City Council in advance to bring them up to speed ahead of time.
    - Present Downtown Plan and CDBG application to City Council 11/17
    - Jennifer Yost & Fabiola Giddings volunteered to assist with the presentation to City Council. Ana Paz will also be present.

- **Attachment**
    - Downtown Revitalization Steering Committee Meeting No. 3 Packet

J·U·B ENGINEERS, INC.

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

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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 revisting 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

J·U·B ENGINEERS, INC.

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 provided feeeback 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**	• 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.	• 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**	• 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.).	• Private Funds • Local Funds • Incentives • Foundation Grants • Urban Renewal District funds (if established)
3	**Repurpose 4th Street gym and improve parking lot**	• 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.	• 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**	• 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.	• Local Funds • Private Funds • Foundation Grants • VRT/ACHD – Federal Transit Administration (FTA) Funds
5	**Revitalize 4th Street**	• 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.	• 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**	• 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.	• 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**	• 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.	• Foundation Grants • Local Funds • In-kind Labor • High-Five Grant
8	**Remove chain link fence/unattractive barriers**	• Work with local property owners on fencing alternatives.	N/A
9	**Sidewalks**	• 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.	• 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**	• 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.	• Foundation Grants (See Strategic Funding Plan in **Appendix C** for details.) • Local Funds • In-kind Labor • Volunteerism •
11	**2nd Street improvements**	• Engage the DRSC for planning/project development. • Project development: develop options/layouts, cost estimates, etc. • Involve specific property owners adjacent to project area in design process. • Contact funding agencies. • Keep the public informed – continue to send out newsletters.	• 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)
12	**Downtown side streets: Avenue C**		

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**	• 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.	• COMPASS Funding • ACHD Community Programs • Foundation Grants • Local Funds • In-kind Labor
14	**Improved Welcome to Kuna sign**	• 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.).	• Foundation Grants • Local Funds • In-kind Labor
15	**Community Center Improvements**	• 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.	• CDBG-community center • Foundation Grants • Local Funds • In-kind Labor
16	**Improve/add parking downtown**	• 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).	• 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**	• 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.	• 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**	• 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.	• 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.

LEGEND

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

N

0 35 70

SCALE IN FEET

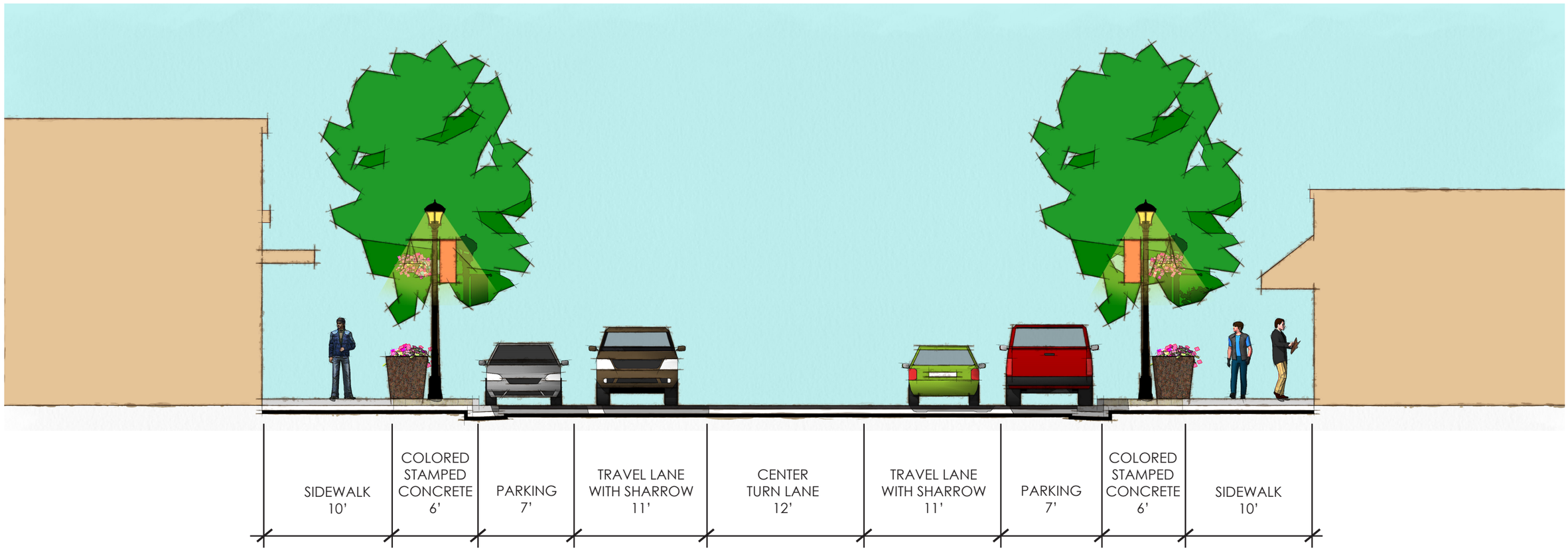
J-U-B ENGINEERS, INC.

LAST UPDATE: 11/4/2015
PLOT DATE: 11/4/2015
FILE: 11992_MAIN ST

MAIN STREET / AVENUE E PROJECT
CITY OF KUNA

NOVEMBER 2015

Plot Date:11/4/2015 5:05 PM Plotted By: Matt Sipole
Data Created:9/24/2015 F:\PROJECTS\JUB\10-15-088 KUNA DOWNTOWN REVITALIZATION PLAN\CAD FILES\FROM ACHD\11992_MAIN ST.DWG



KUNA DOWNTOWN CORRIDOR PLAN
CITY OF KUNA
MAIN STREET TYPICAL SECTION

J-U-B ENGINEERS, INC.

THE LANGDON GROUP a J-U-B Company

GATEWAY MAPPING INC. a J-U-B Company

OTHER J-U-B COMPANIES

KUNA DOWNTOWN CORRIDOR PLAN
CITY OF KUNA
MAIN STREET RENDERING
(AVENUE C LOOKING WEST)

J·U·B ENGINEERS, INC.

THE LANGDON GROUP a J-U-B Company

GATEWAY MAPPING INC. a J-U-B Company

OTHER J-U-B COMPANIES

KUNA DOWNTOWN CORRIDOR PLAN
CITY OF KUNA
AVENUE E TYPICAL SECTION

J-U-B ENGINEERS, INC.

THE LANGDON GROUP a J-U-B Company

GATEWAY MAPPING INC. a J-U-B Company

OTHER J-U-B COMPANIES

KUNA DOWNTOWN CORRIDOR PLAN
CITY OF KUNA
AVENUE E RENDERING
(MAIN STREET LOOKING NORTH)

J-U-B ENGINEERS, INC.

THE LANGDON GROUP a J-U-B Company

GATEWAY MAPPING INC. a J-U-B Company

OTHER J-U-B COMPANIES

J·U·B ENGINEERS, INC.

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 provided feeeback 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

J·U·B ENGINEERS, INC.

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 revisting 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

Appendix B

Existing Conditions Assessment

CITY OF KUNA

763 W. Avalon
Kuna, Idaho 83634

Downtown Revitalization

EXISTING CONDITIONS ASSESSMENT

Technical Memorandum

November 2015

Prepared by:

J-U-B ENGINEERS, Inc.
250 South Beechwood Avenue
Suite 201
Boise, ID 83709
208.376.7330

J-U-B Project No: 10-15-082

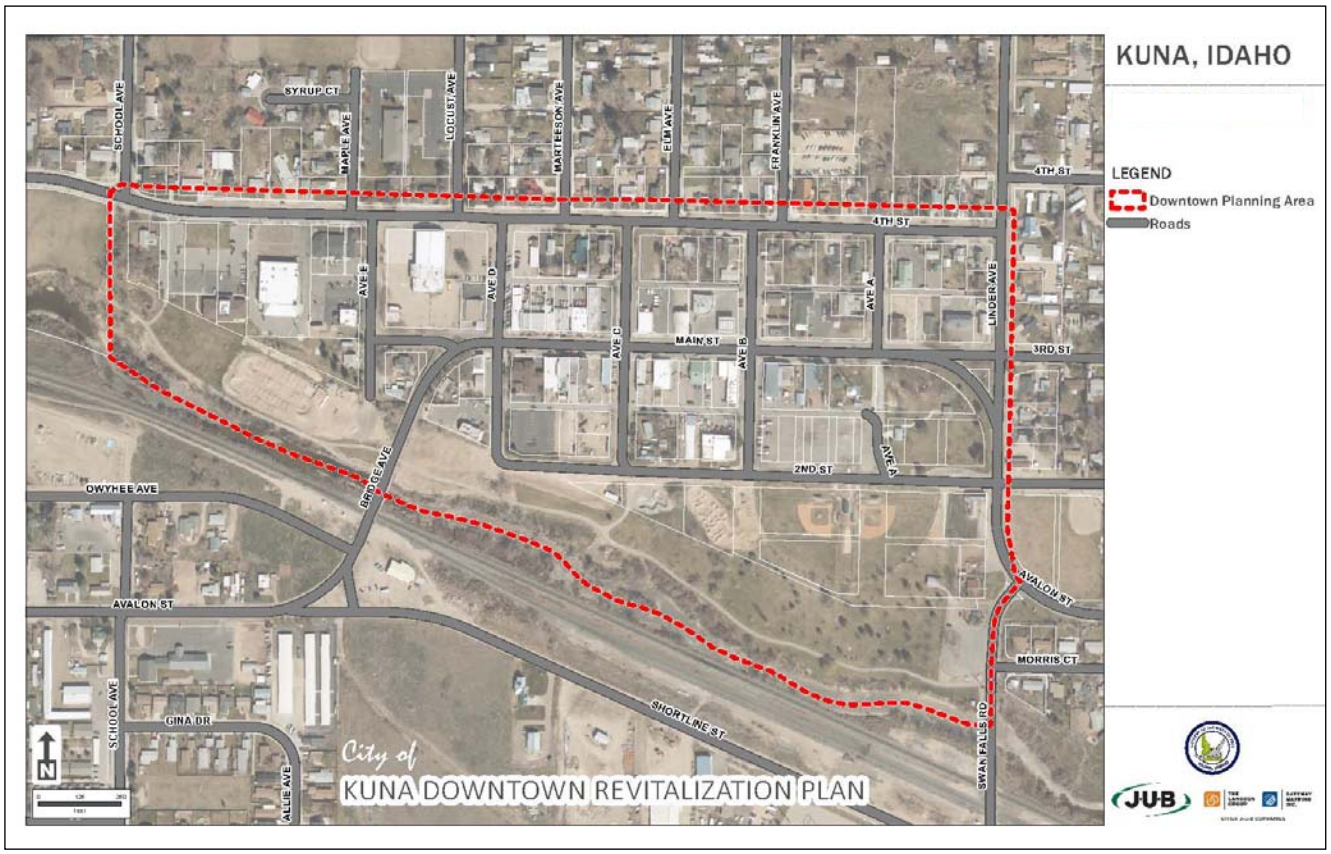
PURPOSE

The purpose of the Existing Conditions Assessment is to identify and quantify the different types of facilities that exist within the planning area. Facilities found both on the surface and underground are cataloged as either “adequate” or “inadequate”. Inadequate facilities assume the facilities will require replacement. Information gained from this assessment enables the City to develop accurate construction estimates and project phasing for future improvements.

CONDITION ASSESSMENT AREA

The study area generally includes a twelve block area that makes up the Kuna downtown core. Existing infrastructure includes: roadways, sidewalks, street lighting, drainage, parking, irrigation, potable water, sewer, utilities, benches, bike racks, trash receptacles and buildings. The map below shows the Condition Assessment Area.

Figure B.1 - Condition Assessment Area



CONDITION ASSESSMENT

An inventory of infrastructure within the down Downtown Revitalization Planning Area was conducted as shown on a series of maps and spreadsheets attached to this Existing Conditions Assessment report. Infrastructure evaluated in this assessment includes:

- **Figure B.2** – Roadway, Sidewalks, and Lighting
- **Figure B.3** – Storm (drainage) System
- **Figure B.4** – Irrigation System
- **Figure B.5** – Water System
- **Figure B.6** – Sewer System
- **Figure B.7** – Kuna Buildings Condition Assessment (Avenue E/Main Street project area)
- **Figure B.8** – Kuna Infrastructure Condition Assessment (Full planning area)

The infrastructure inventory includes a compilation of information collected from the Ada County Highway District (ACHD) and the City of Kuna. Once the inventory was collected and mapped, an assessment was conducted to determine which public infrastructure is considered substandard. "Substandard" infrastructure as it pertains to the City of Kuna is described below.

INFASTRUCTURE BY CATEGORY

ROADWAYS

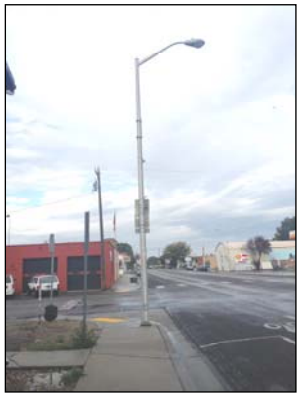
Roadways within the study area are substandard due to crowning and pavement condition. As shown on **Figure B.2**, Main Street has a Pavement Condition Index (PCI) rating of 70-79, which means the pavement condition is "fair". The alley from Avenue C to Avenue D between Main Street and 4th has a PCI of 50-59, which translates to "poor" condition. Pavement thickness standards are identified in section 7205 of ACHD's policy manual. As the pedestrian area is widened and the curb and gutter is extended (particularly along Main Street), the pavement condition should be evaluated to determine if rehabilitation, reconstruction, chip seal or overlay would be the most appropriate treatment.

SIDEWALKS

A considerable portion of sidewalks, curb and gutter shown on **Figure B.2** within the study area are substandard due to cracking, heaving, settling, deterioration, and spalling. Sidewalk standards are incorporated in 6005 of the ACHD Policy Manual. Sidewalks shall be concrete and a minimum of 10-feet wide in the Central Business District, per Kuna City code section 5-4-6. All sidewalks shall comply with the American with Disabilities Act (ADA) and the Proposed Accessibility Guidelines for Pedestrian Facilities within the Public Right-of-Way. The Downtown Revitalization Plan will identify pedestrian access routes and ramps with warning domes to meet current standards and improve safety, connectivity and accessibility for citizens of all ages and physical abilities throughout the downtown area.

STREET LIGHTING

Street lights shown on **Figure B.2** within the study area are substandard due to type, poor spacing, lack of visual appeal and scale. City of Kuna code section 5-4-6 requires street lamp lighting in the downtown area to provide adequate illumination of the sidewalk for pedestrian safety in the downtown district. The Downtown Revitalization Plan will identify intersection and decorative street lighting for improved safety, visual appearance and to encourage walkability and accessibility during all times of the day including evening hours.



DRAINAGE

Catch basins and storm drain lines shown on **Figure B.3** are substandard because the drainage facilities are either inadequate or non-existent. Ponding is a common occurrence during the fall, winter and spring months. Proposed improvements should include the installation of new catch basins, inlets, underground drainage pipes, oil water separators and infiltration facilities that comply with ACHD Section 800 – Drainage and Stormwater Management Standards. City code states storm water from a rain event and natural runoff must be retained on site or comply with Idaho Department of Environmental Quality's (DEQ's) Best Management Practices. Change in use projects including zoning changes from residential to commercial must retain storm water on site. Parking lot run off must be processed through an oil/water separator or approved facility. The Downtown Revitalization Plan will recommend drainage facilities to be upgraded as projects are implemented.

PARKING

Parking is not clearly delineated or accessible in the downtown core. Kuna City code requires new installations to be provided at an approved rate for the designated use. New installations should include parking lot landscaping. On street parking is predominately a combination of "nose in" spaces along the majority of side streets and parallel parking along Main Street providing standard 9'x24' parking spaces. ADA requires handicapped parking areas to be designated with a standard blue sign, blue curb or combination, and sized appropriately. The Downtown Revitalization Plan will identify parking improvements as projects are implemented.

IRRIGATION

As shown on **Figure B.4**, there is currently a mix of pressure and gravity irrigation serving the downtown area. Kuna City Code Section 5-17-11 requires landscaped areas to be served by pressurized irrigation. Proposed project improvements would include a variety of colorful landscaping within the streetscape to break up the existing concrete, asphalt and gravel areas that currently dominate the downtown area. Irrigation drip systems would need to be installed as part of the proposed Main Street project. Subsystems will be developed from the main distribution system to support newly installed landscaping. Landscaping will be identified in the Downtown Revitalization Plan to bring cohesiveness and beautification to downtown streets.

POTABLE WATER, SEWER AND UTILITIES

Potable water (**Figure B.5**), sewer (**Figure B.6**) and underground utilities vary in age based on the date of installation from as early as the 1930's to 2000. A majority of water and sewer lines within the planning area are in "adequate" condition and will be retained in their current location. Partial upgrades may include replacing surface facilities such as valves, manhole covers and lids to accommodate proposed upgrades. A majority of the underground piping and utilities would likely remain in place. The Downtown Revitalization Plan will recommend the evaluation of utility upgrades as projects are planned and implemented.

BENCHES, TRASH RECEPTACLES AND BIKE RACKS

Benches and trash receptacles within downtown Kuna are aged and mismatched. The Downtown Revitalization Plan will identify the need for updated benches and trash receptacles to provide continuity along Main Street and throughout the downtown core area. With no bike racks downtown, there is no opportunity for bicyclists to securely park. The Downtown Revitalization Plan will recommend the placement of bicycle racks throughout the planning area.

BUILDINGS

Considerable effort would be required to conduct a building assessment for a 12-block area; therefore, the Building Assessment is limited to property lots within the Avenue E/Main Street project area. As projects are implemented in the future, the City of Kuna should update the assessment to include the proposed improvement area(s). As shown on **Figure B.7**, sidewalks in front of businesses are the biggest contributing factor to substandard conditions, along with eight (8) buildings rated in "poor" condition and twelve (12) properties rated in "fair" condition. Building façade upgrades and the replacement and widening of sidewalks will be identified in the Downtown Revitalization Plan to address these substandard conditions. An incentive program for façade improvements may encourage property/business owners to invest in the revitalization of their storefronts.

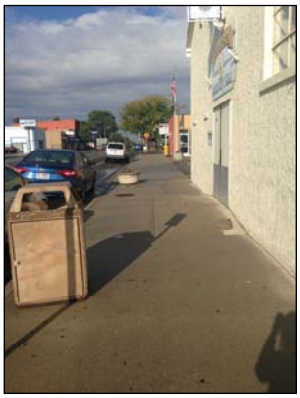
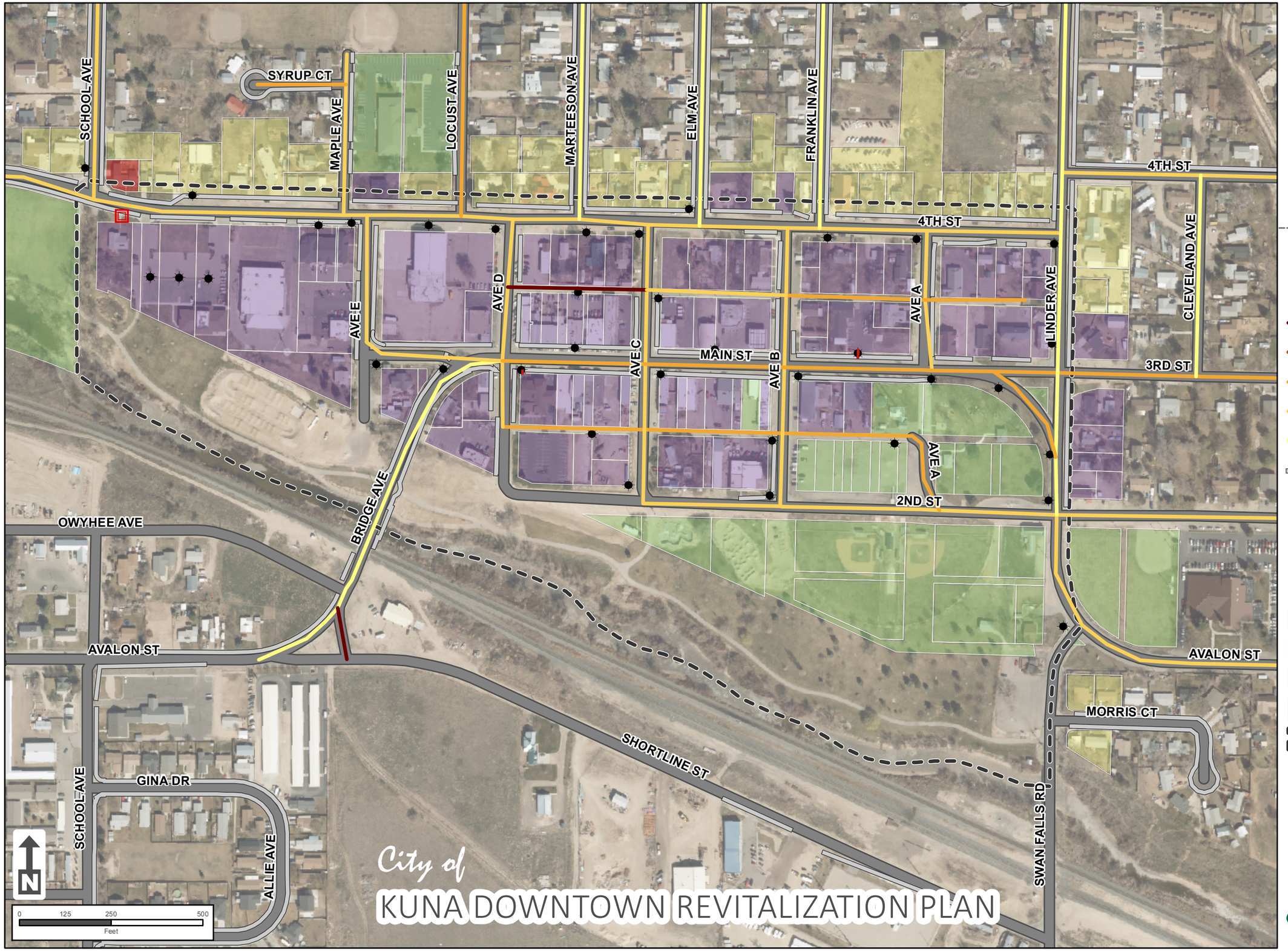


FIGURE B.2

EXISTING CONDITIONS

ROADWAY
SIDEWALKS
LIGHTING



LEGEND

Pavement Condition Index

- 50-59
- 60-69
- 70-79
- 80-89
- 90-100
- Existing Sidewalks
- Street Lights
- Utility Vault
- Utility Pole

Zoning

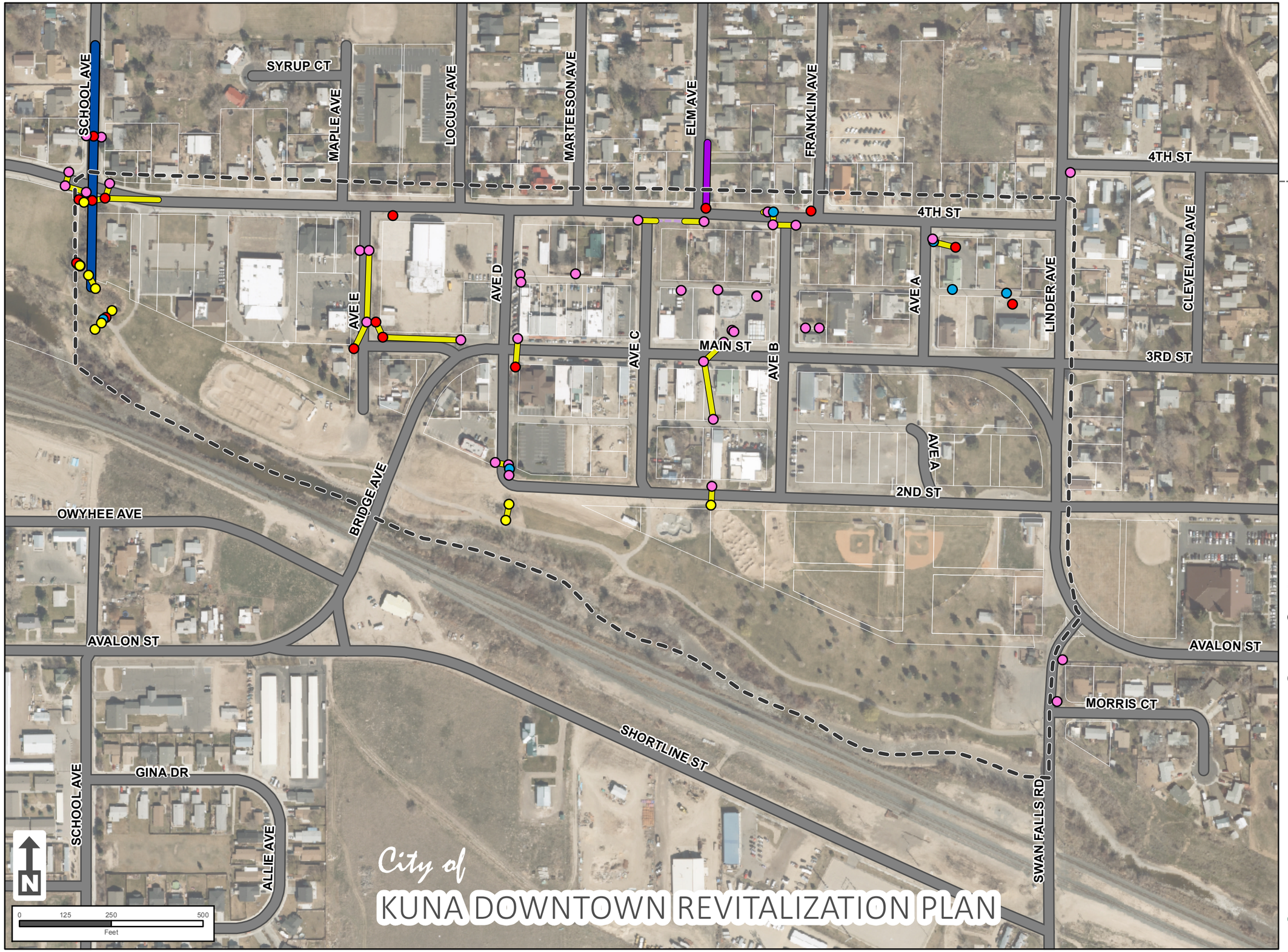
- C-1
- CBD
- Public
- R-6
- Downtown Boundary

J-U-B
THE LANGDON GROUP
GATEWAY MAPPING INC.
OTHER J-U-B COMPANIES

FIGURE B.3

EXISTING CONDITIONS

STORM SYSTEM



LEGEND

Storm Fixtures

- Catch Basin
- Culvert
- Sand Grease Trap
- Storm Manhole

Storm Pipe

Pipe Size (inches)

- 12
- 18
- 21
- 24
- Storm Ditch
- Roads
- Downtown Boundary

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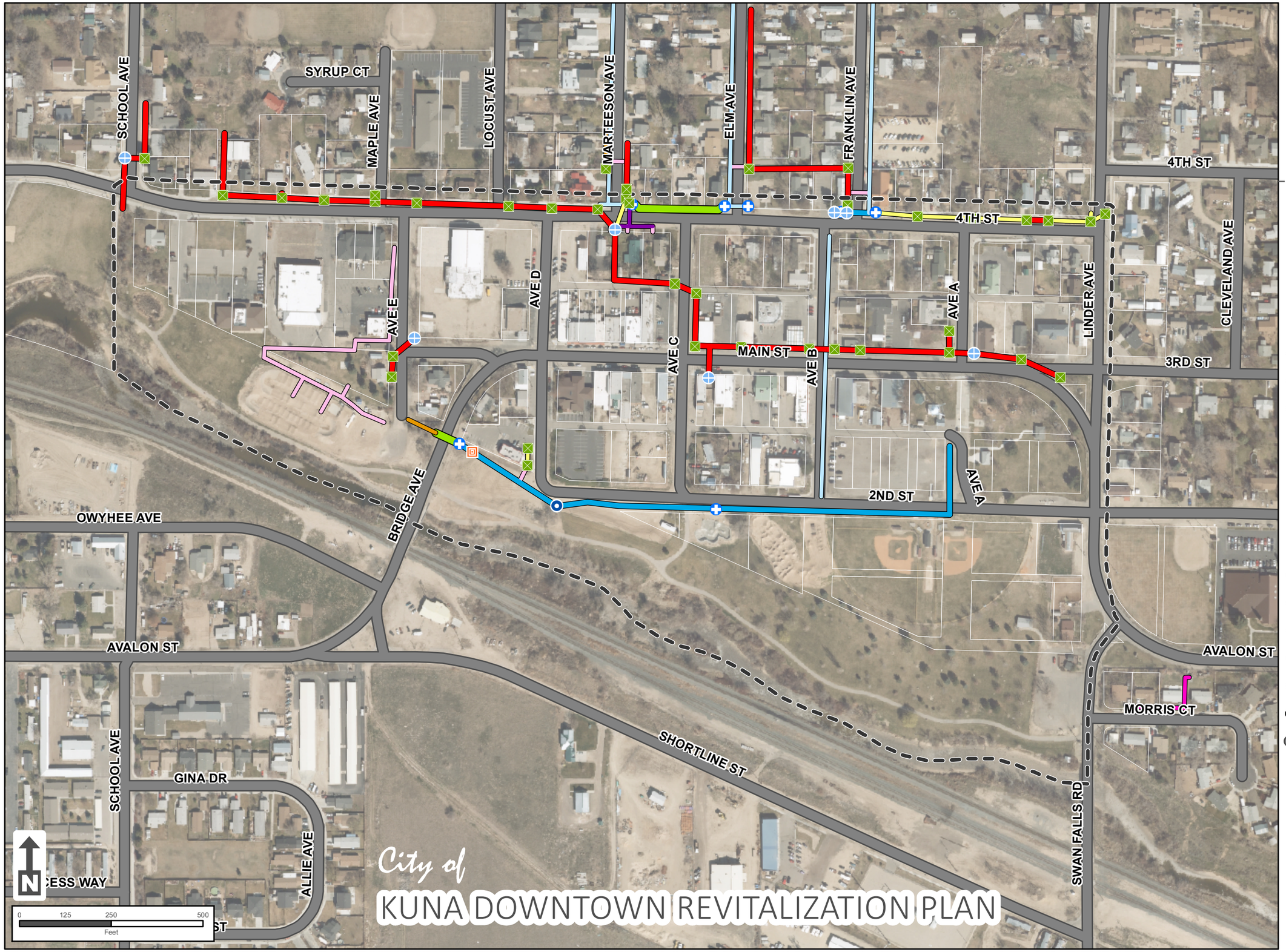
GATEWAY MAPPING INC.

OTHER J-U-B COMPANIES

FIGURE B.4

EXISTING CONDITIONS

IRRIGATION SYSTEM



LEGEND

Gravity Irrigation Fixtures

- Irrigation Box
- Irrigation Manhole

Gravity Pipe Size (inches)

- 6
- 8
- 12

Pressure Irrigation Fixtures

- Air Vent
- Drain
- Valve

Pressure Pipe Size (inches)

- 1
- 2
- 3
- 4
- 6
- 8

- Roads
- Downtown Boundary

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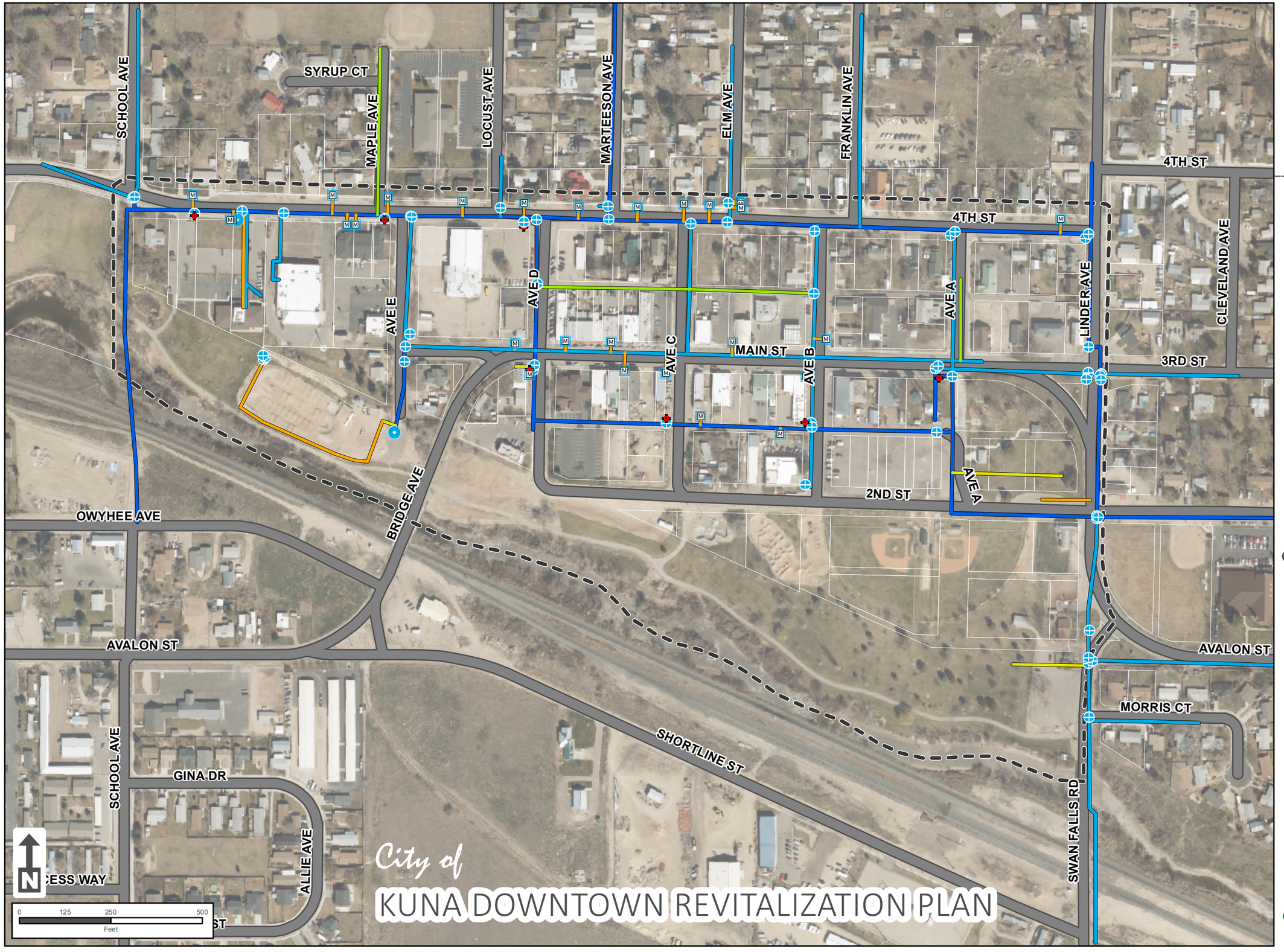
FIGURE B.5

EXISTING CONDITIONS

WATER SYSTEM



LEGEND

- Fire Hydrant
- Water Meter
- Water Valve
- Water Manhole

Pipe Size (inches)

- 1
- 2
- 3 - 4
- 5 - 6
- 7 - 10
- Roads
- Downtown Boundary

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FIGURE B.6

EXISTING CONDITIONS

SEWER SYSTEM

LEGEND

- Cleanout
- Sewer Manhole
- Sewer Vault
- Sewer Valves

Gravity Pipe Size (inches)

- 4
- 5 - 8
- 9 - 12
- 13 - 15
- Roads
- Downtown Boundary

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OTHER J-U-B COMPANIES

FIGURE B.7 - KUNA BUILDING CONDITION ASSESSMENT - MAIN STREET & AVENUE E

Business Name	PARCEL No.	Address	Zoning	Acres	Year Built	Remodel Year	Building Condition	Sidewalk Condition	Onsite Parking Spaces	Vacant/Occupied
Main Street, N. Avenue E to N. Avenue D - North Side										
Old 4th Street Gym	R5070001380	533 W 4TH ST	CBD	1.82	1900	0	Poor	Substandard	Not paved	Occupied
Super C	R5070001462	331 N AVENUE D	CBD	0.24	1935	1956	Fair	Substandard	10	Occupied
Main Street, N. Avenue E to N. Avenue D - South Side										
Business Name	**PARCEL No.**	**Address**	**Zoning**	**Acres**	**Year Built**	**Remodel Year**	**Building Condition**	**Sidewalk Condition**	**Onsite Parking Spaces**	**Vacant/Occupied**
Residential Home	R5070001330	587 W MAIN ST	CBD	0.25	0	0	Residential-Poor	Substandard	0	Occupied
ACHD	R5070001312	567 W MAIN ST	CBD	0.037	0	0	N/A	Substandard	0	N/A
Behind the Chair Salon	R5070001305	525 W MAIN ST	CBD	0.21	1930	1950	Fair	Substandard	10	Occupied
Main Street, N. Avenue D to N. Avenue C - North Side										
Business Name	**PARCEL No.**	**Address**	**Zoning**	**Acres**	**Year Built**	**Remodel Year**	**Building Condition**	**Sidewalk Condition**	**Onsite Parking Spaces**	**Vacant/Occupied**
Edward Jones/Kuna News	R5070001086	498 W MAIN ST	CBD	0.08	1953	0	Good	Substandard	2	Occupied
El Gallo Giro Rest. & Apts.	R5070001091	482 W MAIN ST	CBD	0.09	1910	1931	Poor	Substandard	4 (addt'l parking in rear)	Occupied
El Gallo Giro/Apts	R5070001100	478 W MAIN ST	CBD	0.14	1910	0	Poor	Substandard	Rear parking	Occupied
Multi-Com Insurance	R5070001110	462 W MAIN ST	CBD	0.08	1915	1950	Fair	Substandard	2 (street parking)	Occupied
Long Horn Bar	R5070001116	458 W MAIN ST	CBD	0.13	1930	1956	Poor	Substandard	2 (street parking)	Occupied
Myers Real Estate	R5070001128	452 W MAIN ST	CBD	0.039	1962	0	Fair	Substandard	2 (street parking)	Occupied
Red Eye Saloon	R5070001126	444 W MAIN ST	CBD	0.14	1929	1956	Poor	Substandard	2 (street parking)	Occupied
Main Street, N. Avenue D to N. Avenue C - South Side										
Business Name	**PARCEL No.**	**Address**	**Zoning**	**Acres**	**Year Built**	**Remodel Year**	**Building Condition**	**Sidewalk Condition**	**Onsite Parking Spaces**	**Vacant/Occupied**
US Bank - Kuna	R5070001187	485 W MAIN ST	CBD	0.792	1980	0	Good	Substandard	2 (street parking, addt'l parking in rear)	Occupied
Kuna Hardware	R5070001175	467 W MAIN ST	CBD	0.14	1951	1956	Fair	Substandard	2 (street parking)	Occupied
The Arlene	R5070001165	459 W MAIN ST	CBD	0.1	1911	1951	Fair	Substandard	2 (street parking)	Occupied
Grandpa's Attic	R5070001160	451 W MAIN ST	CBD	0.08	1945	1956	Fair	Substandard	2 (street parking)	Occupied
Consign & Design	R5070001145	439 W MAIN ST	CBD	0.24	1935	1956	Fair	Substandard	2 (street parking)	Occupied
Main Street, N. Avenue C to N. Avenue B - North Side										
Business Name	**PARCEL No.**	**Address**	**Zoning**	**Acres**	**Year Built**	**Remodel Year**	**Building Condition**	**Sidewalk Condition**	**Onsite Parking Spaces**	**Vacant/Occupied**
Post Office	R5070000968	398 W MAIN ST	CBD	0.29	1960	1970	Good	Substandard	6	Occupied
Kuna Community Hall	R5070000971	360 W MAIN ST	CBD	0.19	1930	0	Fair	Substandard	2 (street parking)	Occupied
Jackson's / Shell	R5070001001	330 W MAIN ST	CBD	0.48	1997	0	Good	Substandard	14	Occupied
Main Street, N. Avenue C to N. Avenue B - South Side										
Business Name	**PARCEL No.**	**Address**	**Zoning**	**Acres**	**Year Built**	**Remodel Year**	**Building Condition**	**Sidewalk Condition**	**Onsite Parking Spaces**	**Vacant/Occupied**
Mary's Downtown Laundry	R5070000822	397 W MAIN ST	CBD	0.16	1940	1950	Poor	Substandard	N/A	Occupied
Four E'S Bar	R5070000805	379 W MAIN ST	CBD	0.08	1950	1950	Poor	Substandard	3 (street parking, shared parking on side)	Occupied
Popcorn	R5070000795	371 W MAIN ST	CBD	0.16	1980	1985	Poor	Substandard	9	Occupied
Ben's, Quick Wok	R5070000780	361 W MAIN ST	CBD	0.24	1963	2000	Good	Substandard	3 (street parking, addt'l parking on side)	Occupied
	R5070000775	339 W MAIN ST	CBD	0.08	0	0	N/A	Substandard	N/A	N/A
City of Kuna Parks & Rec	R5070000765	329 W MAIN ST	P	0.16	1980	0	Fair	Substandard	2 (street parking)	Occupied
Main Street, N. Avenue B to N. Avenue A - North Side										
Business Name	**PARCEL No.**	**Address**	**Zoning**	**Acres**	**Year Built**	**Remodel Year**	**Building Condition**	**Sidewalk Condition**	**Onsite Parking Spaces**	**Vacant/Occupied**
Farmers Insurance	R5070000425	290 W MAIN ST	CBD	0.069	1999	0	Good	Substandard	3 (street, addt'l parking on side)	Occupied
Zamzow's	R5070000436	256 W MAIN ST	CBD	0.56	1981	0	Good	Substandard	3 (street, addt'l parking on side)	Occupied
Main Street, N. Avenue B to N. Avenue A - South Side										
Business Name	**PARCEL No.**	**Address**	**Zoning**	**Acres**	**Year Built**	**Remodel Year**	**Building Condition**	**Sidewalk Condition**	**Onsite Parking Spaces**	**Vacant/Occupied**
Napa & Auto Shop	R5070000515	279 W MAIN ST	CBD	0.4	1954	1994	Good	Substandard	3 (street, addt'l parking in rear)	Occupied
Kuna Machine Shop	R5070000505	251 W MAIN ST	CBD	0.24	1956	0	Fair	Substandard	3 (street, addt'l parking in rear)	Occupied
City Park	R5070000480	201 W MAIN ST	P	0.45	0	0	N/A	Substandard	4 (street, addt'l parking in rear)	N/A
N. Avenue E, 4th St. to Greenbelt - West Side										
Business Name	**PARCEL No.**	**Address**	**Zoning**	**Acres**	**Year Built**	**Remodel Year**	**Building Condition**	**Sidewalk Condition**	**Onsite Parking Spaces**	**Vacant/Occupied**
Avenue E Retail	R5070001475	381 N AVENUE E	CBD	0.172	2008	0	Good	Standard	Parking in Sandstone Plaza	Occupied
Avenue E Retail	R5070001472	375 N AVENUE E	CBD	0.155	2008	0	Good	Standard	Parking in Sandstone Plaza	Vacant
Sandstone Plaza (Cowgirls)	R5070001485	345 N AVENUE E	CBD	1.483	1980	2004	Good	Standard	Parking in Sandstone Plaza	Occupied/Vacant
Idaho Pizza Co.	R5070001552	331 N AVENUE E	CBD	0.654	1978	0	Good	Standard	Parking in Sandstone Plaza	Occupied
Color Green Salon	R5070001605	291 N AVENUE E	CBD	0.588	1930	2004	Fair	Standard	Parking in Sandstone Plaza	Occupied
N. Avenue E, 4th St. to Main Street - East Side										
Business Name	**PARCEL No.**	**Address**	**Zoning**	**Acres**	**Year Built**	**Remodel Year**	**Building Condition**	**Sidewalk Condition**	**Onsite Parking Spaces**	**Vacant/Occupied**
Old 4th Street Gym	R5070001380	533 W 4TH ST	CBD	1.82	1900	0	N/A (accounted)	Substandard	8 paved	Occupied

Item	Information		
Building Condition	Good	Fair	Poor
Sidewalk Condition	Standard	Sub-standard	
Onsite Parking Spaces	No. of Spaces		
Vacant/Occupied	Vacant	Occupied	

FIGURE B.8 - KUNA INFRASTRUCTURE CONDITION ASSESSMENT

	Sidewalks (LF)	Curb and Gutter (LF)	Street Lights (EA)	Catch Basins (EA)	Storm Drain lines (LF)	ADA Ramps (EA)	Water (LF)	Sewer (LF)	Irrigation (LF)	Parking (EA)	Pavement Condition Index (PCI, 0-100)
01: 4th Street, N. School to N. Avenue E											
Adequate Infrastructure	950	950		4	180	4	760	760			85
Inadequate Infrastructure	541	541	4	2		8			500		
02: 4th Street, N. Avenue E to N. Avenue D											
Adequate Infrastructure							390	385			80
Inadequate Infrastructure	365		2			2			400	15	
03: 4th Street, N. Avenue D to N. Avenue C											
Adequate Infrastructure						4	375	380			
Inadequate Infrastructure	350	350	2	1	50	2			375		80
04: 4th Street, N. Avenue C to N. Avenue B											
Adequate Infrastructure		80	1			4	375	380			
Inadequate Infrastructure	400	320	1	3	145	2			175	16	80
05: 4th Street, N. Avenue B to N. Avenue A											
Adequate Infrastructure							380	380			
Inadequate Infrastructure	280	700	2	1	30	4			340		80
06: 4th Street, N. Avenue A to N. Linder											
Adequate Infrastructure	150						350	370			
Inadequate Infrastructure	370	660	1	1		3			365	9	80
07: Main Street, N. Avenue D to N. Avenue C											
Adequate Infrastructure											
Inadequate Infrastructure	620	620	2	2		5	380			22	70
08: Main Street, N. Avenue C to N. Avenue B											
Adequate Infrastructure									355		
Inadequate Infrastructure	620	620	2	2	55	4	380			17	70
09: Main Street, N. Avenue B to N. Avenue A											
Adequate Infrastructure									380		
Inadequate Infrastructure	680	680	2			3	380			18	70
10: Main Street, N. Avenue A to N. Linder											
Adequate Infrastructure											
Inadequate Infrastructure	560	560	3			4	380		275	2	70
11: 2nd St., N. Avenue D to N. Avenue C											
Adequate Infrastructure											
Inadequate Infrastructure			1	3					385		0
12: 2nd St., N. Avenue C to N. Avenue B											
Adequate Infrastructure											
Inadequate Infrastructure	80	80	1	1		1			100	3	60
13: 2nd St., N. Avenue B to N. Linder											
Adequate Infrastructure											

	Sidewalks (LF)	Curb and Gutter (LF)	Street Lights (EA)	Catch Basins (EA)	Storm Drain lines (LF)	ADA Ramps (EA)	Water (LF)	Sewer (LF)	Irrigation (LF)	Parking (EA)	Pavement Condition Index (PCI, 0-100)
Inadequate Infrastructure											60
14: N. School, 4th St. to Greenbelt											
Adequate Infrastructure					27						
Inadequate Infrastructure	0	0	1	2	275	6	340		50		80
15: N. Avenue E, 4th St. to Greenbelt											
Adequate Infrastructure	680	680		3	275		390				95
Inadequate Infrastructure	620	620	2				200	475	255		70

	Sidewalks (LF)	Curb and Gutter (LF)	Street Lights (EA)	Catch Basins (EA)	Storm Drain lines (LF)	ADA Ramps (EA)	Water (LF)	Sewer (LF)	Irrigation (LF)	Parking (EA)	Pavement Condition Index (PCI, 0-100)
16: N. Avenue D, 4 St. to Main St.											
Adequate Infrastructure											
Inadequate Infrastructure	235	235	2	3	50	3	355	380		25	80
17: N. Avenue D, Main St. to 2nd St.											
Adequate Infrastructure											
Inadequate Infrastructure	380	245	1	4	200	2	215	195	400	19	70
18: N. Avenue C, 4 St. to Main St.											
Adequate Infrastructure											
Inadequate Infrastructure	250	125	2	1		2	355		550	7	70
19: N. Avenue C, Main St. to 2nd St.											
Adequate Infrastructure											
Inadequate Infrastructure			2			2			45	6	70
20: N. Avenue B, 4 St. to Main St.											
Adequate Infrastructure									350		
Inadequate Infrastructure	295	240		2		4	365	190		9	70
21: N. Avenue B, Main St. to 2nd St.											
Adequate Infrastructure									360		
Inadequate Infrastructure	155		3			2	350			22	70
22: N. Avenue A, 4 St. to Main St.											
Adequate Infrastructure											
Inadequate Infrastructure	245	215	1	1	1	2	355	70		8	70
23: W 1st St, Main St. to N. Linder											
Adequate Infrastructure											
Inadequate Infrastructure											80
24: N. Linder, 4th St. to Main St.											
Adequate Infrastructure								375			
Inadequate Infrastructure	425		2				415				80
25: N. Linder, Main St. to 2nd St.											
Adequate Infrastructure								380			
Inadequate Infrastructure	340		2				390				80

Summary	Adequate Infrastructure	Inadequate Infrastructure	Percentage Inadequate
Sidewalks (LF)	1100	7871	88%
Curb and Gutter (LF)	1710	6811	80%
Street Lights (EA)	1	41	98%
Catch Basin (EA)	7	29	81%
Storm Drain Lines (LF)	482	806	63%
ADA Ramps (EA)	12	61	84%
Water (LF)	3020	4860	62%
Sewer (LF)	3410	1310	28%
Irrigation (LF)	1445	4215	74%
Parking (EA)	0	198	100%

J-U-B THE LANGDON GROUP GATEWAY MAPPING INC.

OTHER J-U-B COMPANIES

Appendix C

Strategic Funding Plan

Strategic Funding Plan/Action Strategy
Kuna Downtown Revitalization

J-U-B ENGINEERS, INC. | THE LANGDON GROUP a J-U-B Company | GATEWAY MAPPING INC. a J-U-B Company | OTHER J-U-B COMPANIES

Funding Program	Program Information	Eligibility Criteria	Application Date	Maximum Grant	Minimum Match	Action Steps/Notes	Link
Capital Matrix: The Jeff Tunison Community Fund	Supports economic impact, strategic importance, quality of the project, potential job creation or retention, and needs of the community.	Governmental entities and non-profit corporations located in the following counties: Ada, Adams, Boise, Canyon, Elmore, Gem, Owyhee, Payette, Valley and Washington	December Grant recipients announced March of the following year	FY 15 total $120,000	Not required	• Call Jim Birdsall: (208) 859-0730 or email: jbirdsall@cableone.net as soon as possible to discuss project and goals.	http://www.capitalmatrix.org/GrowingCommunities.aspx
USDA Rural Business Enterprise Grant (RBEG)	Technical assistance performed for the benefit of a private business enterprise, including market research or feasibility study; acquisition of machinery or equipment for use by private business enterprises; utility and service extensions; and to establish or fund revolving loan programs.	Public bodies (incorporated towns, boroughs, counties, districts, Indian tribes) and private nonprofit corporations; projects located in an area of less than 50,000 population.	Pre-application to determine numerical ranking of the project; Contact USDA staff by December; Funds fully committed by May 1 of each year	$10,000 - $100,000; Average size RBEG grant $15,357 FY 14	Not required	• Contact USDA staff (Tim Wheeler?) as soon as possible to find out when the deadline is (deadline might be Dec or Jan) • Tasks that could be funded with this grant include: o Facilitate vision, goals and infrastructure improvements o Develop design guidelines for business core o Develop an implementation strategy o Create project concepts to Attract Businesses and Create Jobs.	http://www.rurdev.usda.gov/BCP_rbeg.html
Idaho Gem Grant	Water and sewer infrastructure for new a business, remediation of slum and blight conditions blocking business development, and matching funds for the creation of assets with a high certainty of aiding future economic development efforts.	Rural communities with a population of 10,000 persons or less, city, county or tribal governments. Note that the Idaho Department of Commerce is considering increasing the population threshold to 50,000 in 2016.	December March June September 2	Up to $50,000	20%	Check in with Jerry Miller at the Idaho Department of Commerce about eligibility next year. Funds could go towards downtown improvements or job creation projects.	http://commerce.idaho.gov/communities/community-grants/idaho-gem-grant

Funding Program	Program Information	Eligibility Criteria	Application Date	Maximum Grant	Minimum Match	Action Steps/Notes	Link
CDBG: Economic Development Projects	Job Creation: Public facility construction and improvements that support companies who are expanding and creating new jobs or new companies that will be creating jobs. Downtown Revitalization: Elimination of Slum and Blight (sub-standard) conditions.	Incorporated cities with a population under 50,000, or counties; meet at least one National Objective; eligible activity	Job Creation: March June September December Downtown Revitalization: November 20, 2015	Infrastructure for jobs = $30,000 per job, up to $500,000; Downtown Revitalization: $500,000	Encouraged	• Apply for Downtown Revitalization Grant	http://commerce.idaho.gov/communities/community-grants/community-development-block-grant-cdbg
Idaho Transportation Department: Transportation Alternatives Program (TAP)	Advance ITD's strategic goals of Mobility, Safety, and Economic Opportunity by eliminating gaps in a transportation network, removing barriers to active transportation mobility, or addressing an existing unsafe condition.	Local governments, Tribal governments, regional transportation authorities, transit agencies, natural resource, school districts, and any local or regional government entity with oversight of transportation.	Watch for FY 2018 announcement; it is expected to come out in December	Maximum $500,000	7.34%	• This grant is a great fit for sidewalks, trails, ADA access, bicycle facilities, and alternative modes of transportation mobility improvements.	http://itd.idaho.gov/transportation-performance/cci/ (watch for new link)

Funding Program	Program Information	Eligibility Criteria	Application Date	Maximum Grant	Minimum Match	Action Steps/Notes	Link
CDBG: Senior Citizen and Community Centers	Rehabilitation, expansion and construction.	Incorporated cities with a population under 50,000, or counties; meet at least one National Objective; eligible activity.	First Friday in March	$150,000	Encouraged; At least 5% unrestricted cash reserves	• This grant could potentially be used for interior and exterior upgrades. Improving the Community Center would enhance aesthetics downtown (parking area, sidewalks and ADA access out front, artwork on exterior, etc.). • It is recommended to discuss this with members of the Community Center to identify needs and Commerce staff to confirm that improvements would qualify.	http://commerce.idaho.gov/communities/community-grants/grant-resources
National Endowment for the Arts: Our Town Grant	Art work to support creative, economically-competitive, healthy, resilient, and opportunity-rich communities.	Partnerships that involve two primary partners: a nonprofit organization and a local governmental entity (one of the two primary partners must be a arts or design organization	December	Request a grant amount at one of the following levels: $25,000, $50,000, $75,000, $100,000, $150,000, or $200,000	1:1	• Prior to applying for this grant, it is recommended to call the funding staff and follow their advice. • It may be necessary to develop an arts committee to help define projects that can be done to celebrate Kuna's heritage within downtown.	http://arts.gov/grants-organizations/our-town/introduction

Funding Program	Program Information	Eligibility Criteria	Application Date	Maximum Grant	Minimum Match	Action Steps/Notes	Link
Artplace America	Creative place-making: strengthening the social, physical, and economic fabric of a community through arts and culture. It is best to integrate with a community's economic development and revitalization strategies.	Non-profit organizations, local governing bodies, individual artists/designers, and for-profit organizations within the U.S. and all U.S. Territories.	October webinars November Letter of Inquiry Deadline. January – applicants notified, requesting full proposal. March – deadline for submitting full proposal.	$50,000-$500,000 $10 million total in FY2015	Not required but encouraged.	• Prior to applying for this grant, it is recommended to call the funding staff and follow their advice. • It may be necessary to develop an arts committee to get organized and to help define projects that can be done to celebrate Kuna's heritage within downtown.	http://www.artplaceamerica.org/loi/national-grants-summary/

Funding Program	Program Information	Eligibility Criteria	Application Date	Maximum Grant	Minimum Match	Action Steps/Notes	Link
Idaho State Historical Society (SHPO) Certified Local Government (CLG) Program	Idaho SHPO typically distributes about $70,000 annually to city and county programs through the CLG program.	Cities, counties and tribes are eligible applicants. Local governments that wish to participate must meet the following minimum requirements: 1. Establish by state law or local ordinance an adequate and qualified historic preservation review commission consisting of professional and lay members. 2. Conduct a survey and maintain an inventory of historic properties in the community. 3. Provide for adequate public participation in the historic preservation program, including the process for nominating properties to the National Register of Historic Places. 4. Encourage local historic preservation planning efforts. 5. Enforce appropriate state and local legislation for the designation and protection of historic properties. 6. Maintain a satisfactory ongoing performance of these duties.	Check with agency; typically receive notice within 30 days of application submittal.	Recommend $2,000	50% local match share of the total project cost	• Call 208-334-3847 to discuss projects, eligibility, etc.	http://history.idaho.gov/certified-local-government-clg-program

Funding Program	Program Information	Eligibility Criteria	Application Date	Maximum Grant	Minimum Match	Action Steps/Notes	Link
Idaho Commission on the Arts Grant	Arts education grants, folk and traditional arts, organizational, individual.	Most grants and awards are made on an annual basis (except for QuickFunds) and new applications must be submitted each year. Grant and award programs are highly competitive and eligibility or a current grant does not guarantee future funding. The Commission uses the following basic criteria to measure the merits of most applications. Each grant or award will contain important, specialized considerations. • High artistic quality or artistic merit. • Sound governance, management, and operations. • Financial soundness with evidence of wide support. • Extensive public benefit, community interest, and access for underserved populations, including older people and people with disabilities. • To the extent possible, an organization's project should be part of a long-term cultural plan that outlasts the grant. Commitment to arts education and to promoting understanding and public awareness of the arts.	December-March (varies-call to verify)	Recommend $2,000-$7,000	1:1 – 1:3 (varies based on eligible activity)	• Set up an appointment to discuss project with program representatives prior to submitting an application.	http://arts.idaho.gov/grants/overview.aspx

Funding Program	Program Information	Eligibility Criteria	Application Date	Maximum Grant	Minimum Match	Action Steps/Notes	Link
Idaho State Parks & Recreation: RV Fund	Acquisition, lease, development, improvement, operations and maintenance of facilities and services designed to promote the health, safety and enjoyment of recreational vehicle users.	Incorporated cities, counties, recreation districts, stage agencies, and school districts	January Funding available July	FY 15 total $2 million	Not required but encouraged. Motorized equipment requires 50% match on items valued at $1,000 - $5,000	• The RV dump area, fencing, and resurfacing and roadway improvements in the area could potentially be funded with this grant. • Contact staff at Idaho Parks and Rec with ideas for specific improvements.	http://parksandrecreation.idaho.gov/about-parks-recreation
Idaho State Parks & Recreation: Recreational Trails Program (RTP)	Maintenance and restoration of existing recreational trails; development and rehabilitation of trailside and trailhead facilities and trail linkages for recreational trails; purchase and lease of recreational trail construction and maintenance equipment; and construction of new recreational trails.	Incorporated cities, counties, recreation districts, stage agencies, and school districts.	January Funding available July	FY 15 total $1.5 million	20% At least 5% of overall project costs must be non-federal	• Grant funds can be used for greenbelt extensions, improvements and trailside improvements. An idea would be to look at areas where greenbelt connections could be made that would link the existing greenbelt to downtown. • Contact staff at Idaho Parks and Rec with ideas for specific improvements.	http://parksandrecreation.idaho.gov/about-parks-recreation
Idaho Community Foundation Grant: ICF Regional Competitive Grant Cycle	To enrich the quality of life throughout Idaho; grants include arts and culture, conservation/ environment, education, emergency services, libraries, public projects, recreation, and social services.	Government entities (including subsidiaries and public educational institutions), and entities with current 501(c)3 status.	Opens May 1, closes July 1	Up to $5,000	Not required	• This grant could fund a variety of projects. Ideas include: parking lot upgrades, ADA access to public and cultural facilities, improved access to the library, etc.	http://idcomfdn.org/Regional_Cycle

Funding Program	Program Information	Eligibility Criteria	Application Date	Maximum Grant	Minimum Match	Action Steps/Notes	Link
Local Highway Assistance Council (LHTAC): Federal Lands Access Program	Roads, rail, facilities that access federal lands, transportation planning, vehicular parking areas, pedestrian and bicycle facilities, transit maintenance and operations.	Local governments having jurisdictions over roadways, tribal governments, transit agencies, natural resource or public land agencies, school districts, schools, local education agencies eligible.	Watch for announcement - February (have to program four years of projects, cycles of RFP's are to be determined)	No amount (approx. $17 million annually state-wide)	7.34%	• Improved bike/ped and roadway access to federal lands – Swan Falls Road, Kuna Butte, etc. • It is recommended to discuss this opportunity with ACHD and a public lands representative because a partnership with a public lands agency is required.	www.wfl.fhwa.dot.gov/programs/flap/id/
Idaho DEQ: Nonpoint Source Management 319 Subgrant	Some examples of projects that would be eligible to receive funding include those that intend to address: • Stormwater discharges • Erosion problems occurring on agricultural lands • Discharges to surface and groundwater from animal feedlot operations and grazing • Discharges from rural roads and right-of-ways , and • Threats to sources of drinking water	Cities, counties are eligible applicants.	Grant application period typically opens April of each year, with the application due date in July.	Recommended $20,000	40% non-federal match (may include in-kind match)	• Contact Dave Pisarski at DEQ to discuss eligible project components and appropriate grant amount.	https://www.deq.idaho.gov/water-quality/grants-loans/nps-319-subgrants/