



URBAN RENEWAL PUBLIC WORKSHOP

PUBLIC WORKSHOP • AUGUST 27, 2020

WELCOME!

INTRODUCTIONS

CITY OF KUNA

Lisa Holland • Economic Development Director

J-U-B ENGINEERS, Inc.

Lisa Bachman, AICP, PCED

Caroline Mellor, The Langdon Group (J-U-B Engineers)



Workshop Overview

AGENDA

- Why Urban Renewal for Kuna?
- What is an Urban Renewal District?
- Maps & Planning Area
- Projects & Priorities
- Feedback

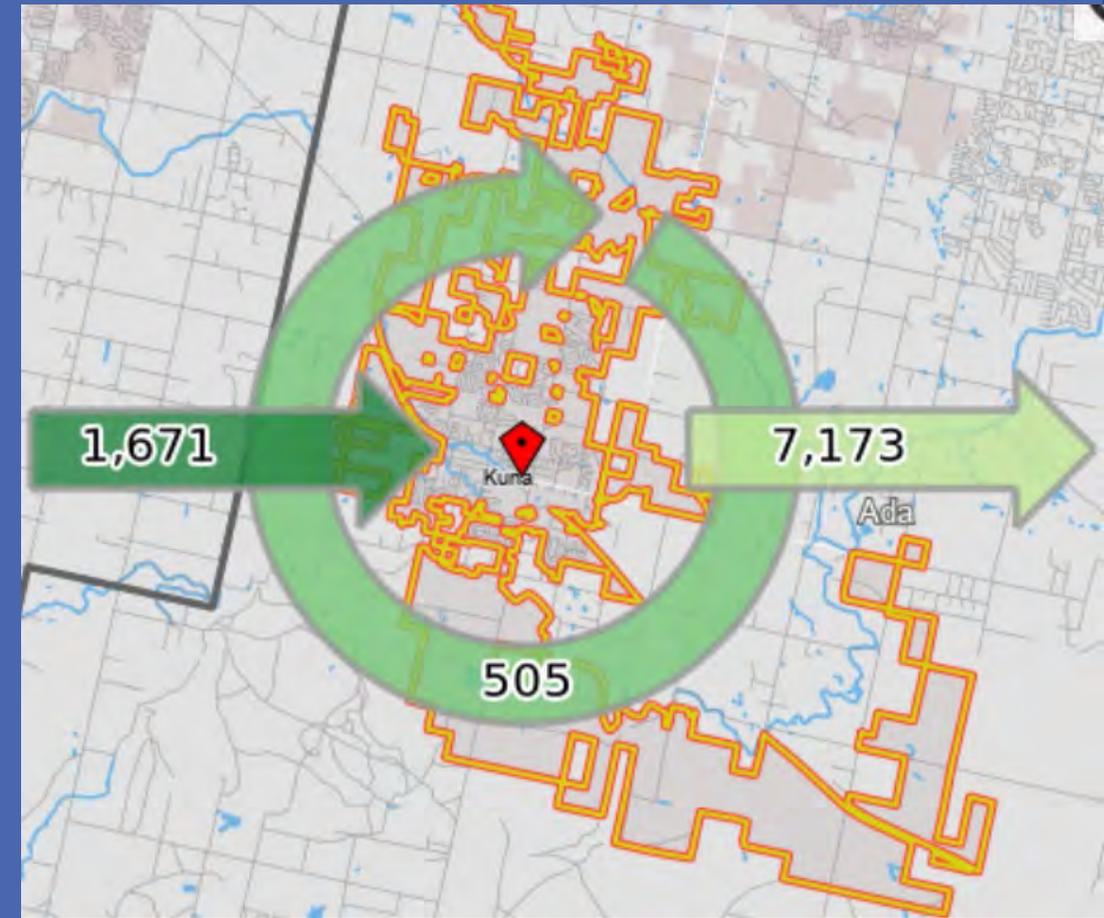
Urban Renewal



Urban Renewal –
Ability to Focus Dollars
Into a Specific Area For
Infrastructure
Improvements

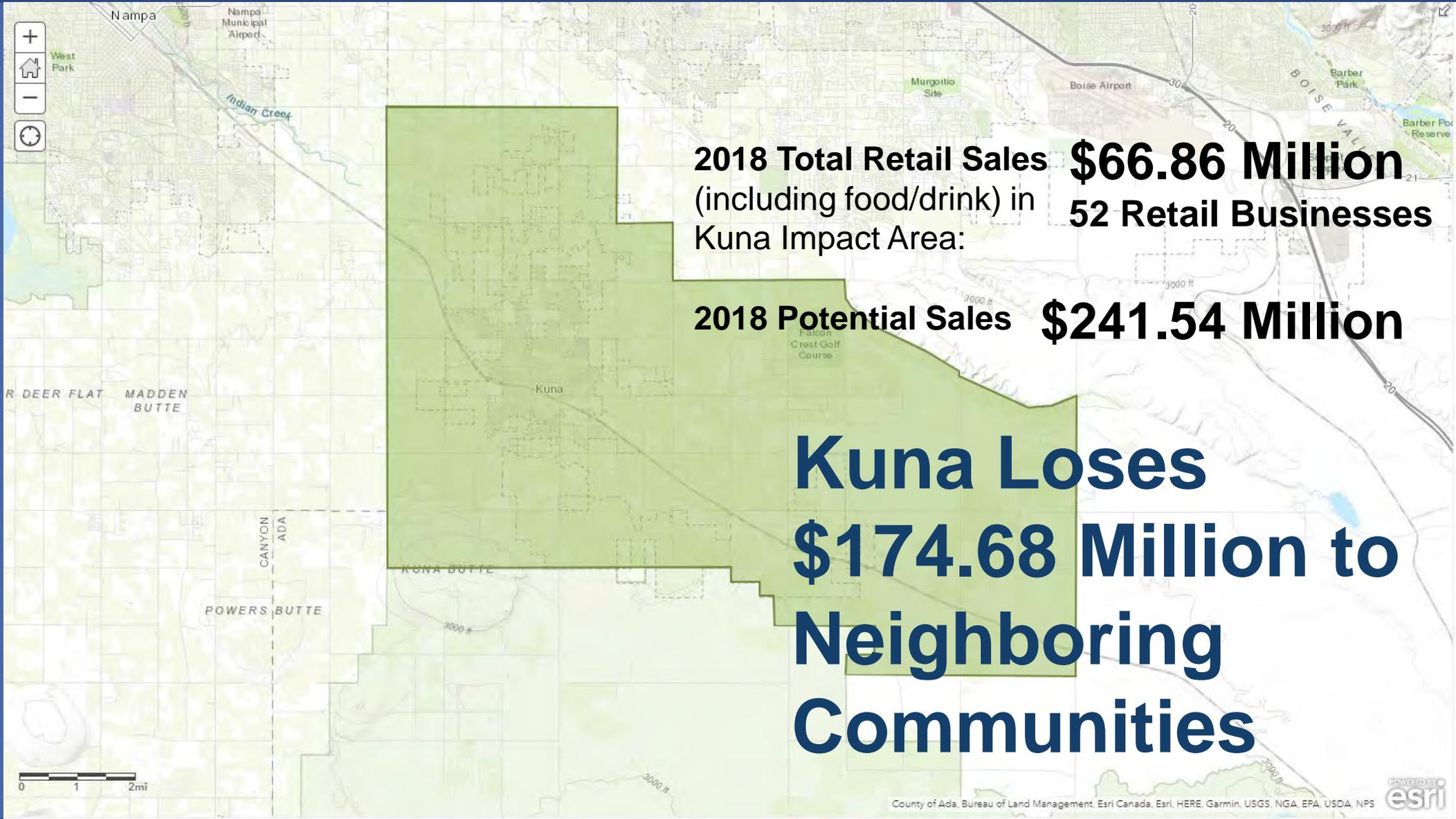
Why Kuna?

- **Background**
 - Urban Renewal Conversations Since 2001
 - Urban Renewal Agency Established in 2011
- **Why Urban Renewal for Kuna?**
 - 93% Leave to Work Elsewhere
 - Infrastructure Challenges (Roadways, Sewer, Water, Shovel-Ready Properties for Commercial)



Source: US Census Bureau (2017 data)

Commercial Opportunity



Example: Caldwell (1998-2017)

- Indian Creek Restoration & Downtown Plaza
- Redevelopment Partnerships: Theatre, YMCA, TVCC
- Parks, Roadway Projects & Infrastructure Improvements
- Sky Ranch Business Center
 - \$40 Million of Investment (14 new buildings)
 - 400+ jobs





**WHAT IS AN URBAN
RENEWAL DISTRICT?**

Urban Renewal District (URD)

WHAT IT IS...

Planning Boundary to Re-Invest taxes from NEW developments in an area into infrastructure projects.

- Roadway & Pedestrian Improvements
- Public Infrastructure
- Redevelopment (i.e., downtown)
- Greenfield Development (i.e., Business/Industrial Park)

A URD/TIF does not raise property taxes or affect impact fees.



How it Works

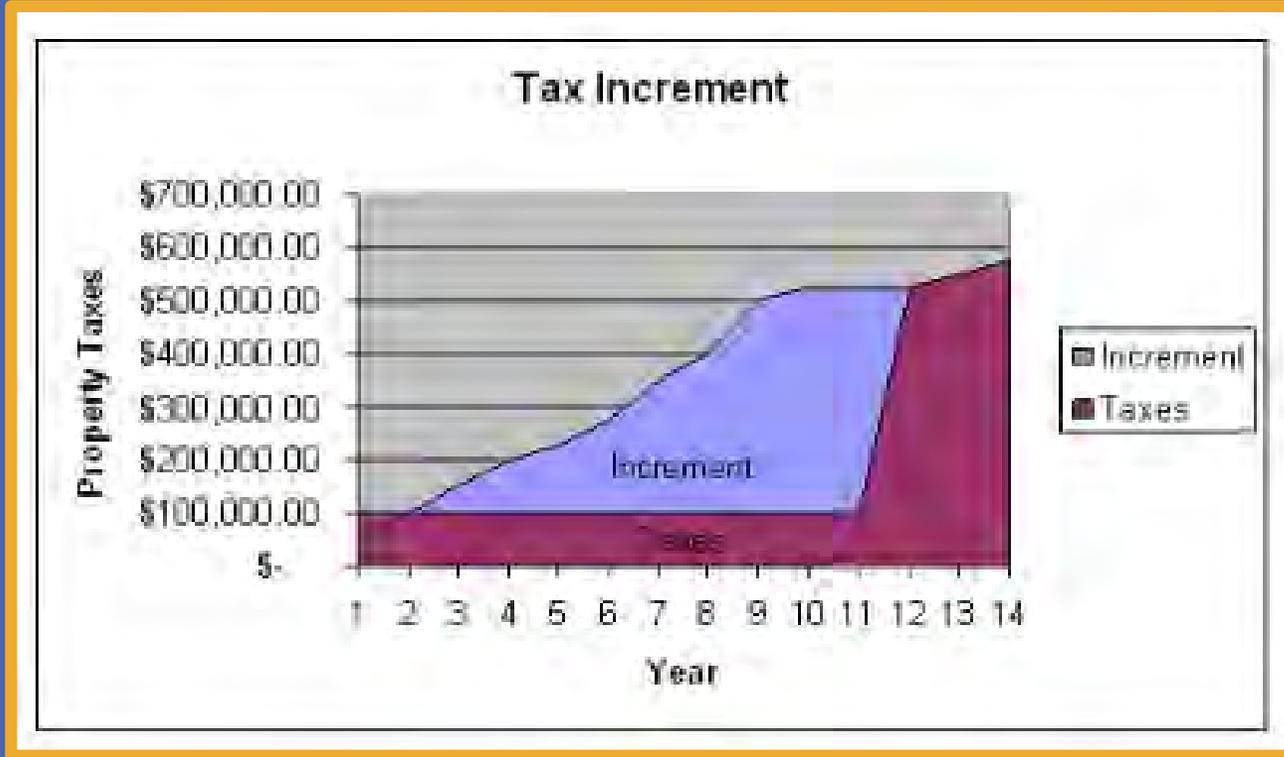
Example: 1 Acre of Undeveloped Ground in District is Worth \$100,000



A New Retail Development is Built on That Ground and Increases the Value to \$1 Million

The URD Can Use the Property Taxes Collected on the \$900,000 (Increment) for Infrastructure Projects Within the Planning Area

What About Taxing Entities?



- Taxing Entities Will Collect the Amount they Budget
- Fire/Police/Parks/ACHD will Still Collect Impact Fees
- When the District Closes (20 Years Max), the Taxing Entities Will Get to Collect the Increment Gained From New Developments

What is the Process to Form a URD?

Oct 19 – Apr 2020



Eligibility Study

May 2020



**City Council Directs
URA To Create Plan**

Aug/Sept 2020



**Urban Renewal
Plan/Feasibility Study**

Oct/Nov
2020

**Plan Review – P&Z
Commission & City
Council**

Dec 2020

**Adopt City Council
Ordinance – Approving
the Plan**



Public Outreach

- June 2019 Financing Tools Workshop
- October 2019 Economic Development Strategic Planning
- Kuna Urban Renewal Website
- Letter to Each Property Owner
- Outreach to Taxing Entities & Planning Organizations
- Partnership with ACHD & Ada County
- **Public Workshop - Today!**



<https://kunacity.id.gov/518/Kuna-Urban-Renewal-Agency>

Questions



Poll Instructions

Two Ways to Join:

Via Website –

Go to Pollev.com/lisah546
in a new browser window

Via Text Messaging -

Texts LISAH546 to 22333 to
join the session, then they
text a response as we go
through^{Tw} the questions.

**Please sign-in to the workshop by entering your name and
any organization you represent.**

 **Poll locked.** Responses not accepted.

What is your understanding of the concept of an Urban Renewal District (URD) for Kuna?

Fully understand

Mostly makes sense

I have a minor question

Somewhat confused

What is your understanding of the concept of an Urban Renewal District (URD) for Kuna?

Fully understand

Mostly makes sense

I have a minor question

Somewhat confused

What is your understanding of the concept of an Urban Renewal District (URD) for Kuna?

Fully understand

Mostly makes sense

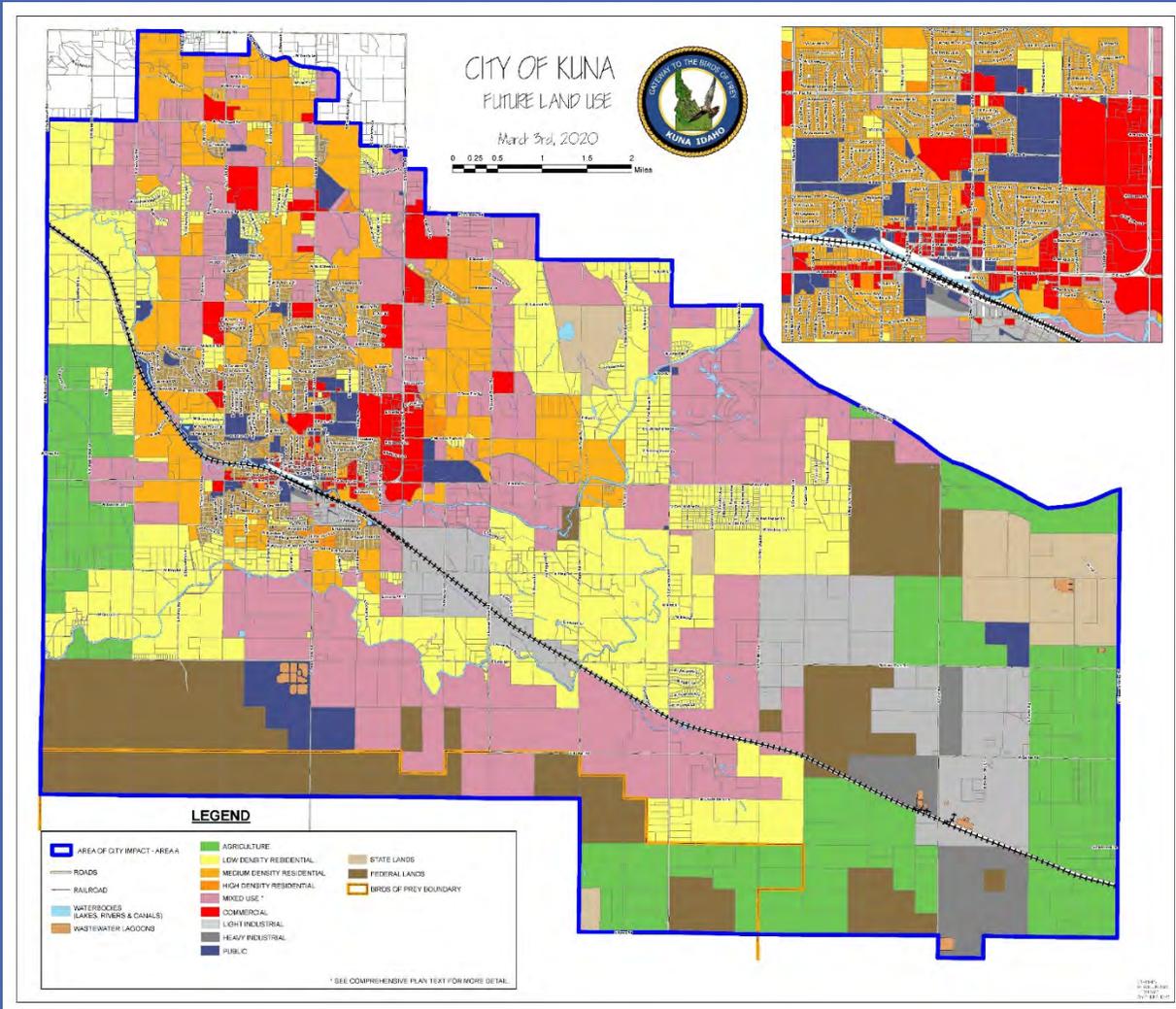
I have a minor question

Somewhat confused

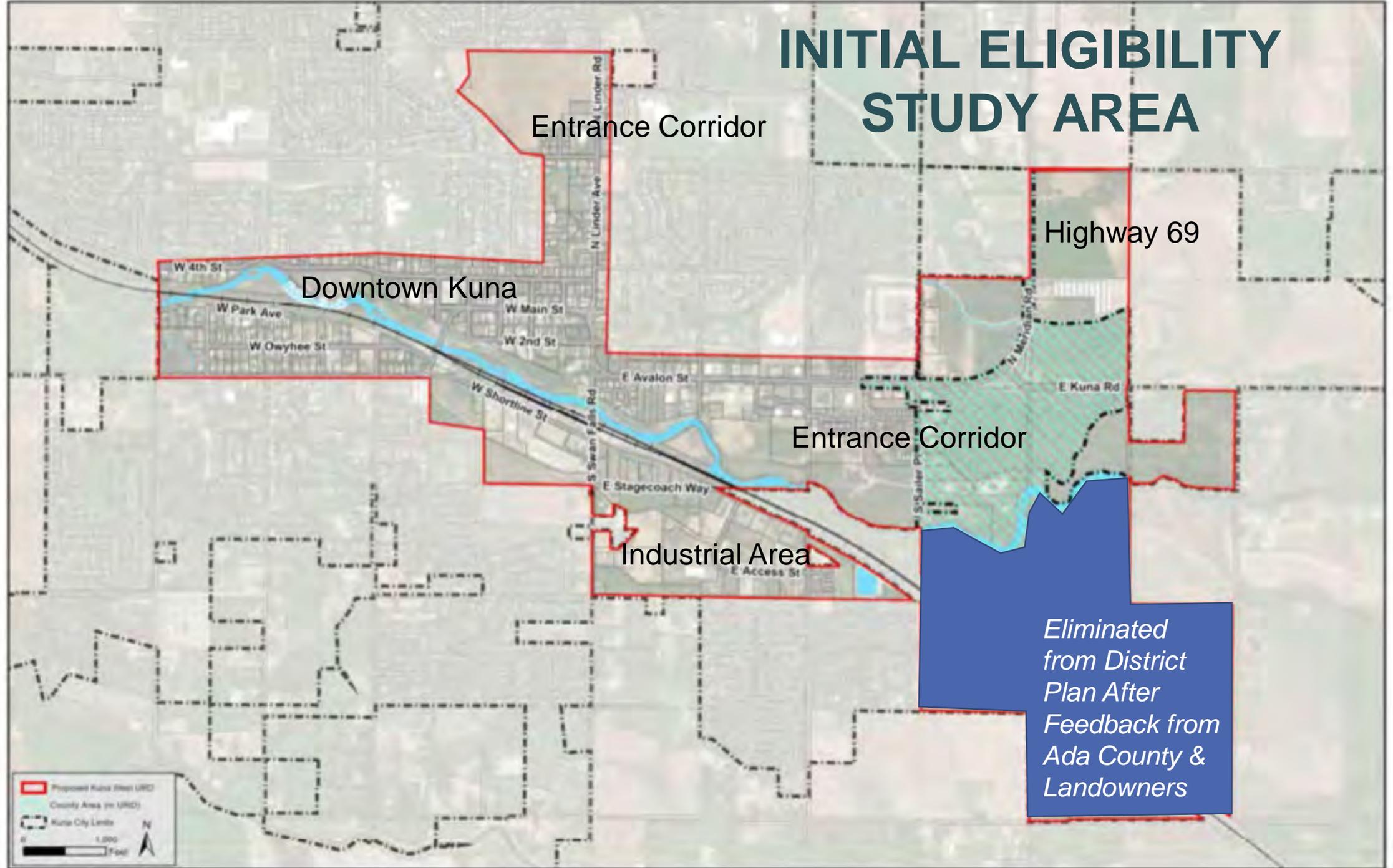


Proposed Kuna West URD Planning Area

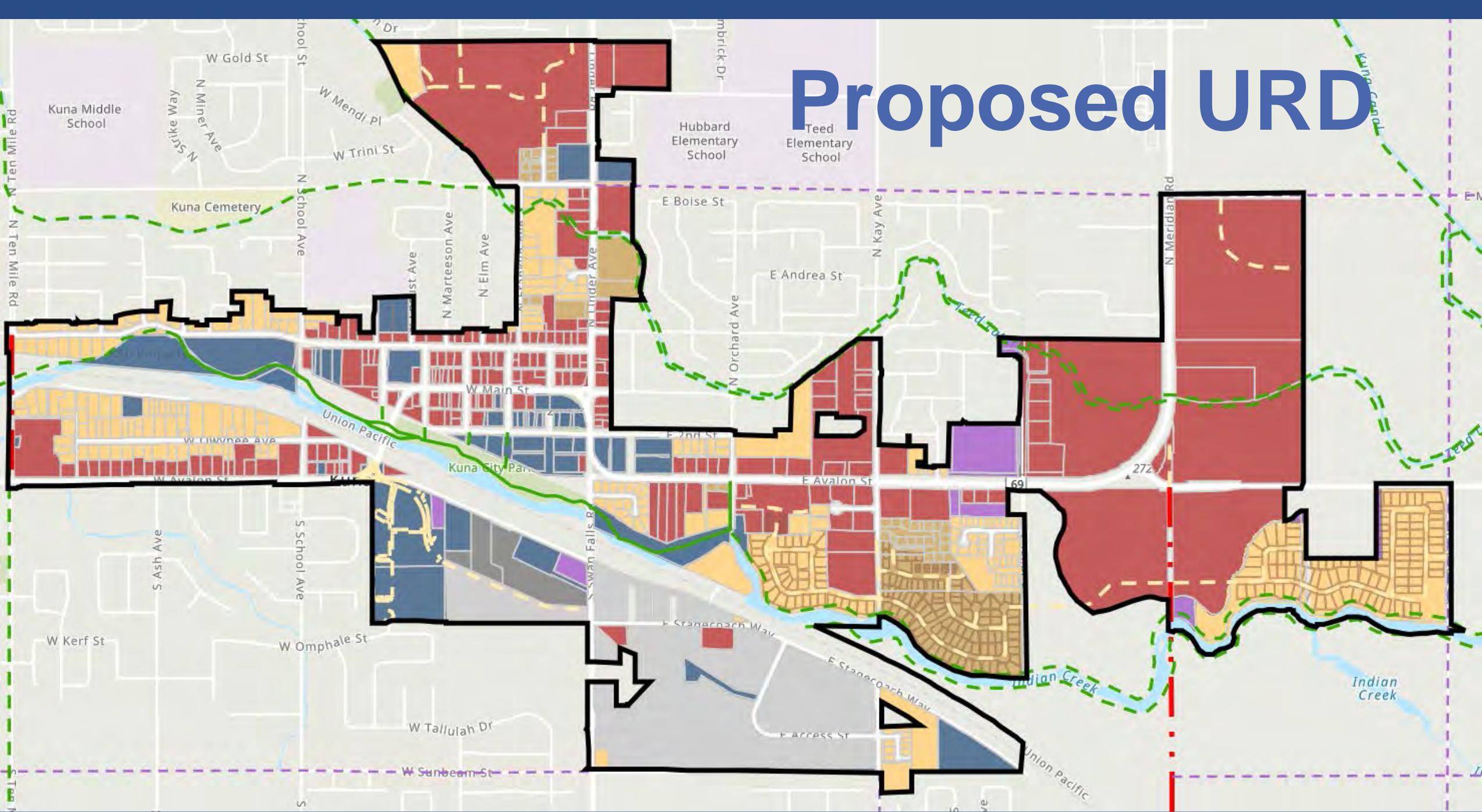
How Did We Create The Boundary?



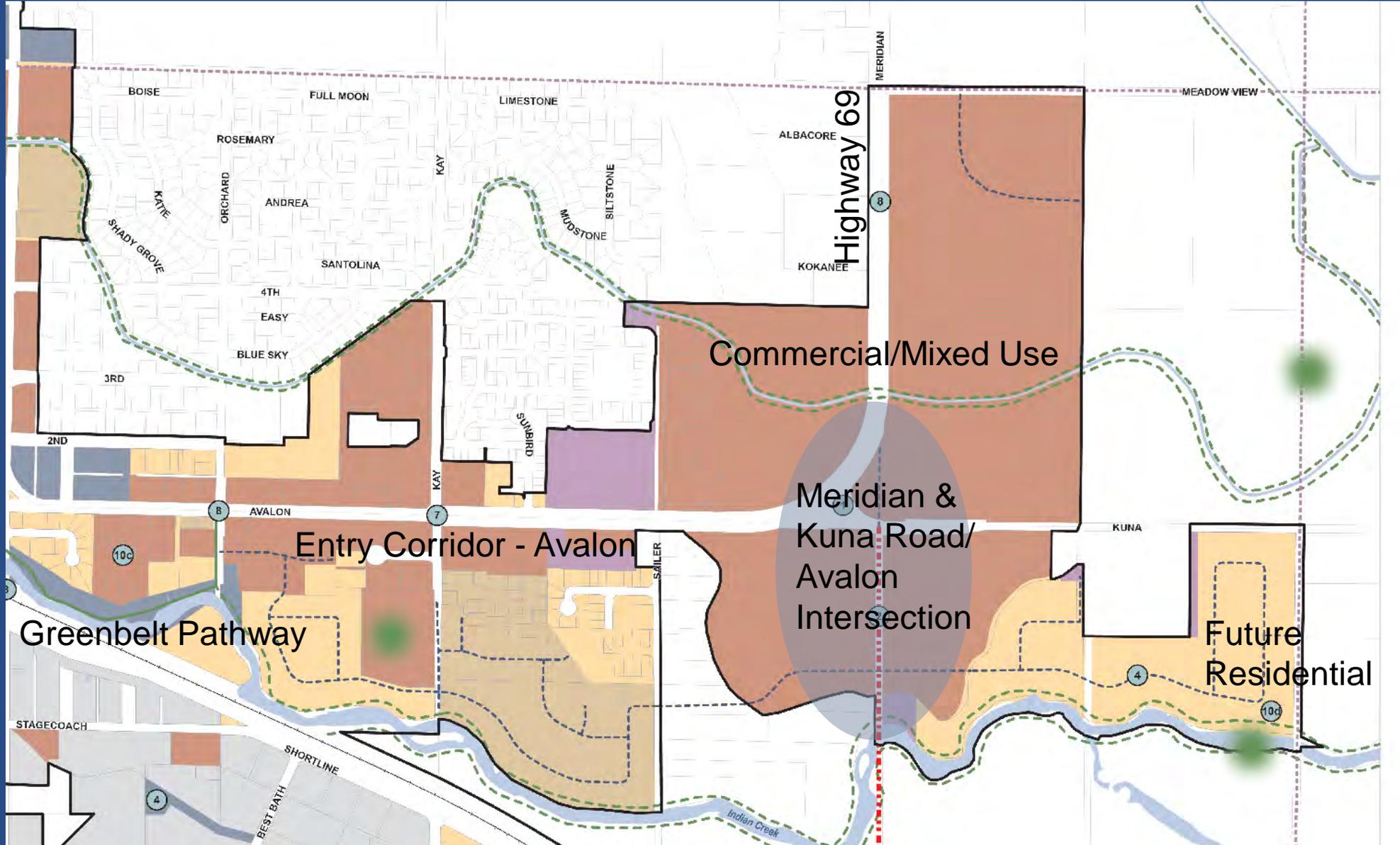
INITIAL ELIGIBILITY STUDY AREA



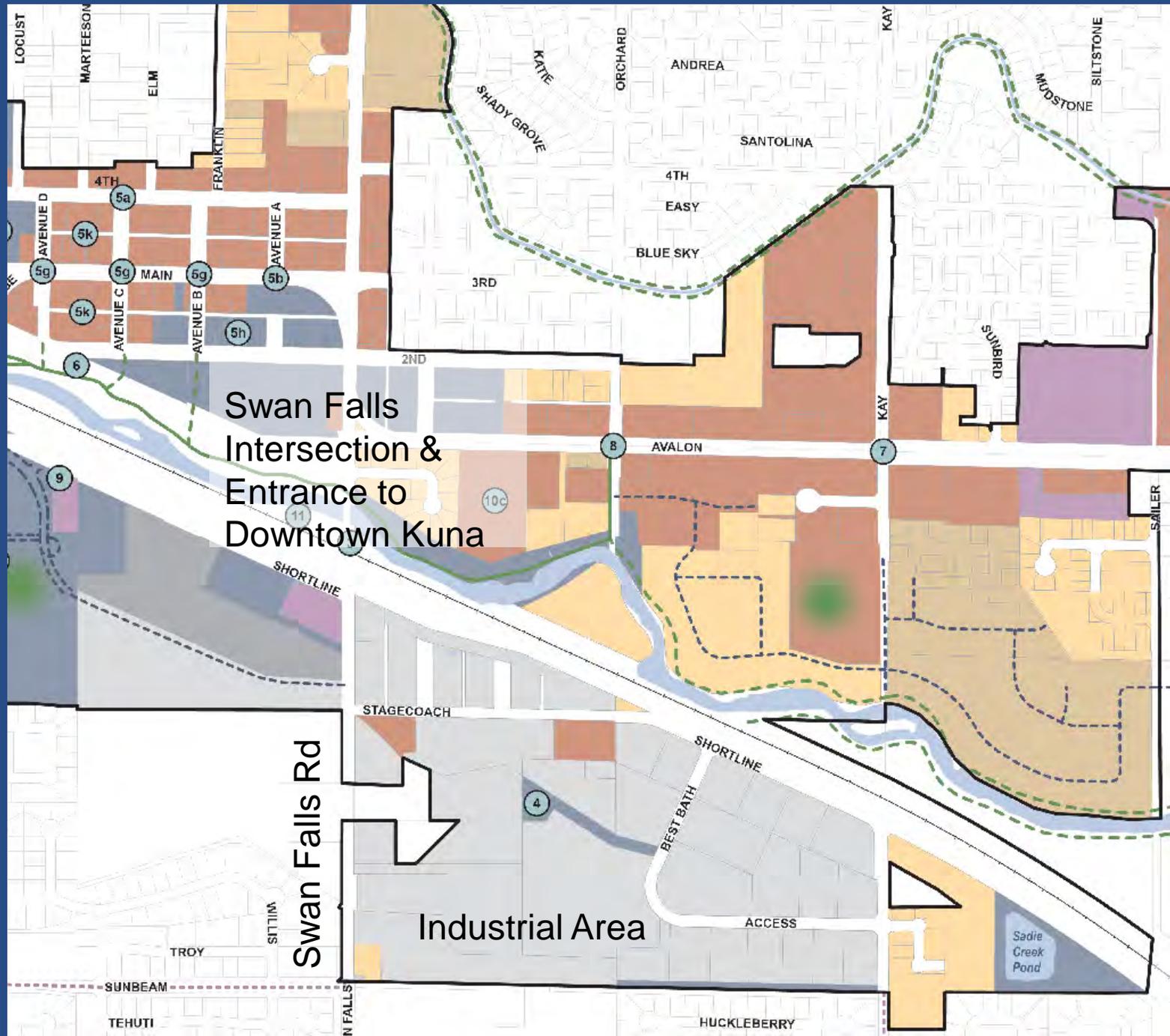
Proposed URD



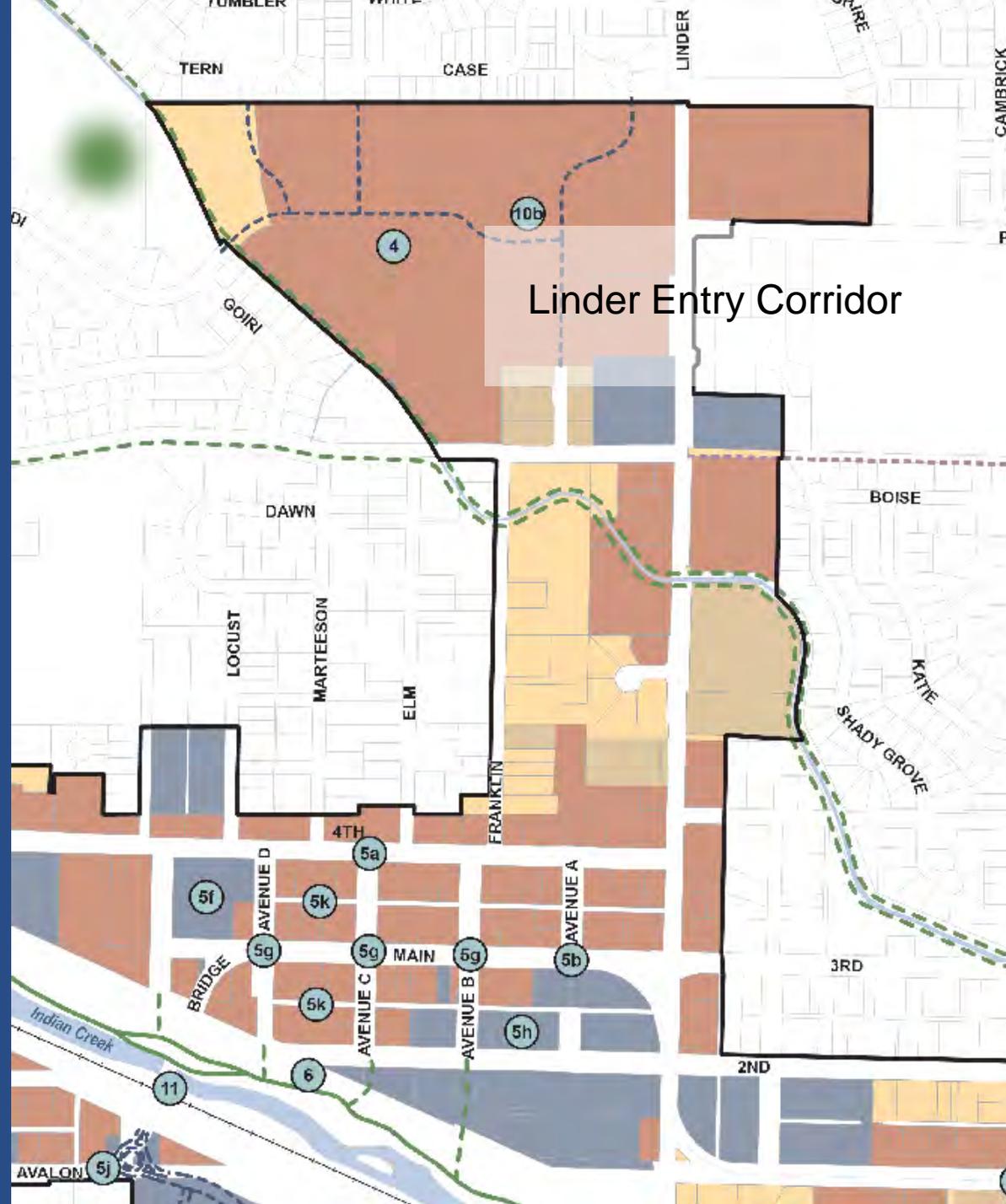
ENTRANCE CORRIDOR/HIGHWAY 69



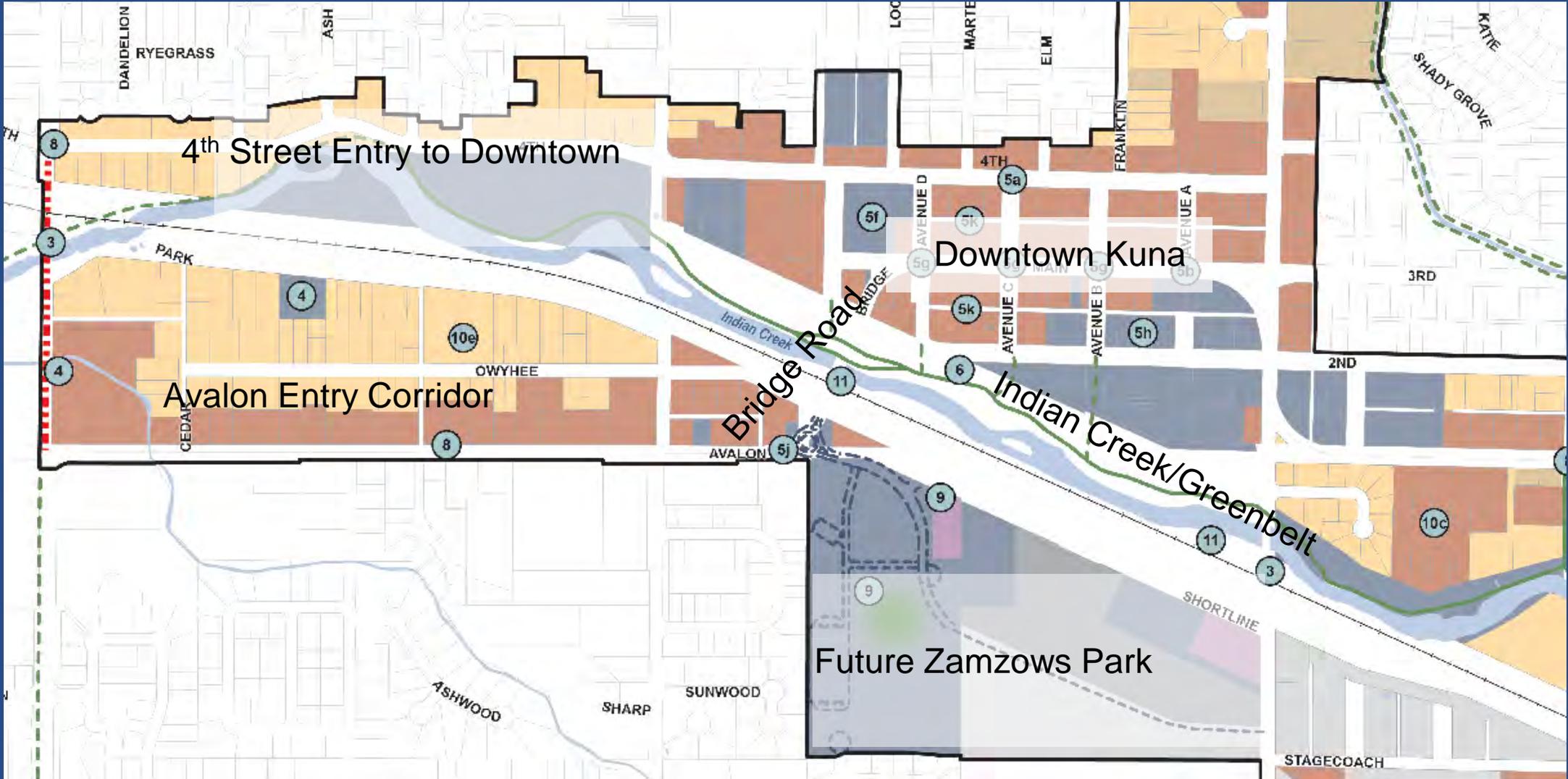
INDUSTRIAL & SWAN FALLS



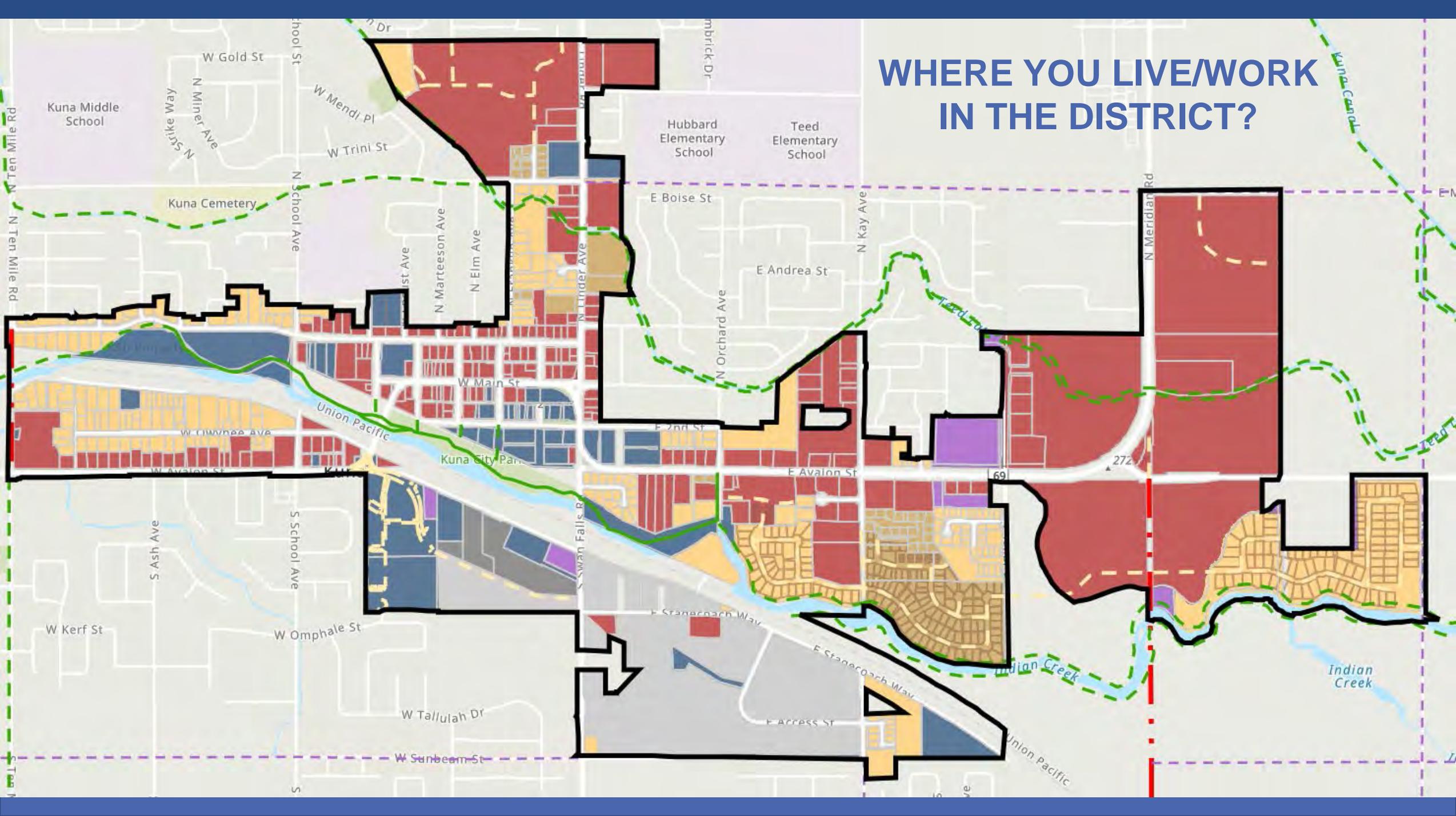
LINDER & ENTRANCE TO DOWNTOWN

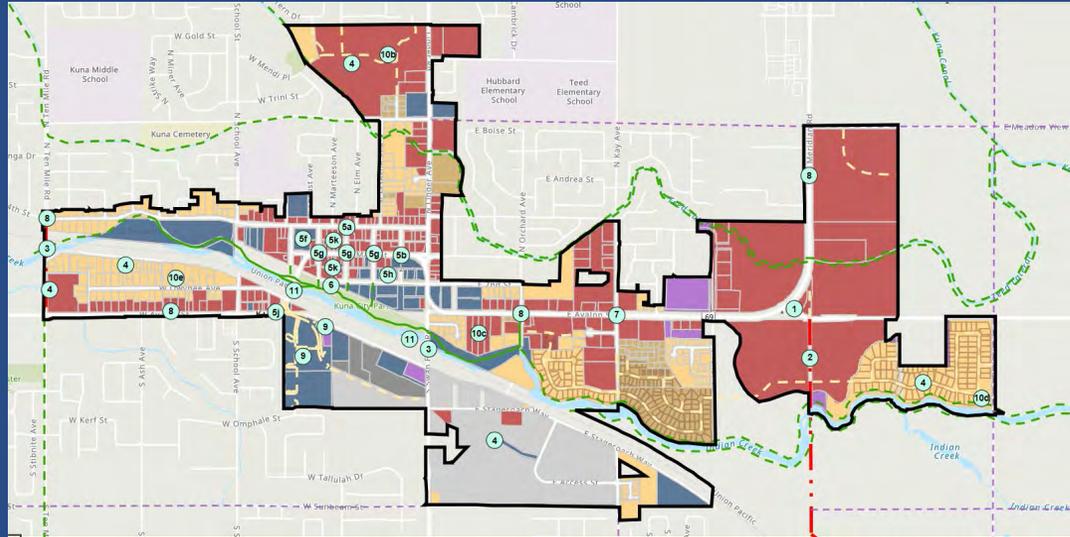


DOWNTOWN & SURROUNDING CORRIDORS



WHERE YOU LIVE/WORK IN THE DISTRICT?





Project Categories

- Transportation Projects
- Public Infrastructure Projects
- Downtown Initiatives
- Redevelopment & Greenfield Sites

Transportation & Pathways

PROPOSED PROJECTS

- Highway 69 Curve Into Kuna/Avalon Intersection Improvement
- Extension of Highway 69 to Indian Creek
- Overpass for Kuna
- Avalon & Kay Intersection Signal
- Avalon, Ten Mile & Meridian Road Streetscape/Pathway Improvements
- Greenbelt & Indian Creek Pathway Extensions



Prioritization for Transportation and Pathways projects:

When survey is active, respond at Pollev.com/lisah546

0 surveys done

 **0 surveys underway**

Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

Public Infrastructure

PROPOSED PROJECTS

- Fiber & Broadband Improvements
- Sewer, Water & Pressurized Irrigation Upgrades
- Street Lighting
- Sidewalks
- Public Parking



Prioritization of Public Infrastructure Projects

When survey is active, respond at Pollev.com/lisah546

0 surveys done

 **0 surveys underway**

Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

Downtown Projects



PROPOSED PROJECTS

- 4th Street Improvements
- Avenue A-D Improvements
- Public Alley Improvements
- Purchase of Blighted Structures for Redevelopment
- 4th Street Gym – Community Gathering Space/Kuna Market Village

Prioritization of Downtown Projects

When survey is active, respond at Pollev.com/lisah546

0 surveys done

 0 surveys underway

Greenfield/Redevelopment

Example: Mixed-Use
Retail & Plaza



PROPOSED PROJECTS

- Boise Ave & Linder Area
- Avalon/Indian Creek Frontage Properties
- Highway 69/Meridian Properties
- Industrial – Flex Space

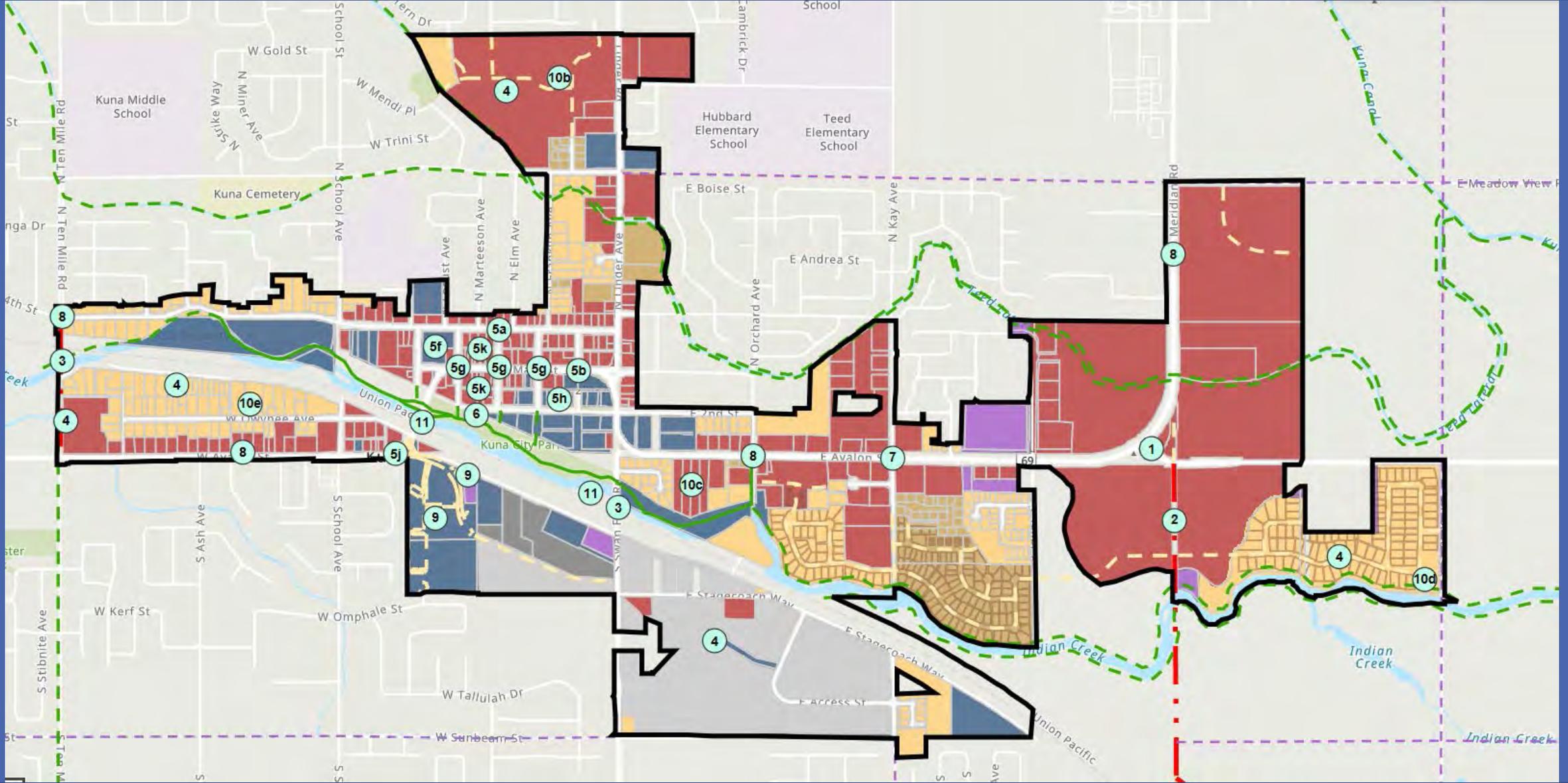
Example: Flex Space
- Manufacturing



Example: Office or
Medical Buildings



Future Land Use Map



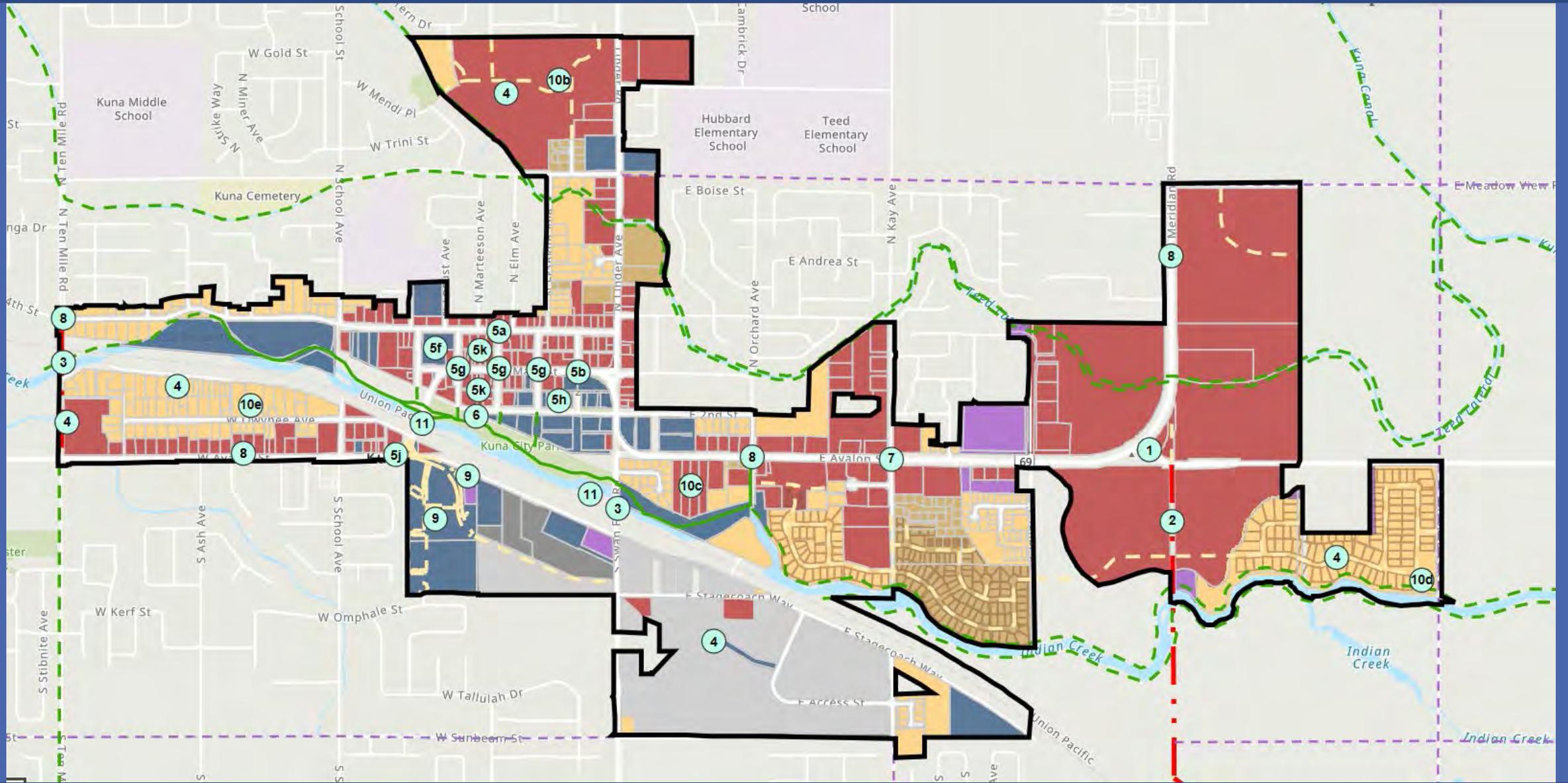
Prioritization of Greenfield/ Redevelopment proposed projects

When survey is active, respond at Pollev.com/lisah546

0 surveys done

0 surveys underway

What Are We Missing?



Input Gathering



COMMERCIAL PRIORITIES?

*Which types of jobs
and businesses
should Kuna strive
to attract?*

Which types of jobs and businesses should Kuna strive to attract?

Input Gathering

IDEAS FOR THE FUTURE

What types of improvements should be considered that were not in the project list?

ISSUES OR CONCERNS

What issues and concerns should be considered as criteria for project prioritization?

What types of improvements should be considered that were not in the project list?

What issues and concerns should be considered as criteria for project prioritization?

Next Steps & Future Involvement

UPCOMING PROPOSED DATES*

- **September 16th – Urban Renewal Agency Meeting
Consideration of District Plan**
- **September 22nd – P&Z Commission Meeting
Adherence to City's Comprehensive Plan**
- **November 4th - City Council Meeting
Public Hearing for District Plan**

*Dates Subject to Change, but information will be updated on the City Website:
<https://www.kunacity.id.gov/518/Kuna-Urban-Renewal-Agency>

THANK YOU!

QUESTIONS?

City of Kuna Contacts:

Lisa Holland
Economic Development Director
lholland@kunaid.gov
(208) 559-5926

City Clerk's Office (Nate or Chris)
208-387-7726
cityclerk@kunaid.gov