

# Video

## Garden City, Idaho: Parkway Neighborhood

Date: August 26, 2022

00:00:06 --> 00:00:06: Book.

00:00:09 --> 00:00:13: Are we good to go? OK. Well, good morning, everybody.

00:00:13 --> 00:00:16: We're glad to be here. We've had an exciting five

00:00:16 --> 00:00:21: days. We've interviewed somewhere around 100 people and and and

00:00:21 --> 00:00:24: and the hospitality has been wonderful. I mean, I can

00:00:24 --> 00:00:29: easily understand why you're rapidly growing city. Our presentation is

00:00:29 --> 00:00:32: going to take about an hour and then we'll have

00:00:32 --> 00:00:36: 45 minutes for Q&A afterwards and we'll do Q&A from

00:00:36 --> 00:00:37: people in the audience.

00:00:37 --> 00:00:42: Here 1st and then virtually blow everybody out there. Zoom,

00:00:42 --> 00:00:45: land, and if you have a, if you're on zoom

00:00:45 --> 00:00:48: and you have a question, write it on chat and

00:00:48 --> 00:00:50: and and we'll take it from there.

00:00:58 --> 00:00:59: OK, now.

00:01:05 --> 00:01:06: When you want it to work.

00:01:09 --> 00:01:09: Is it all right?

00:01:11 --> 00:01:11: Correct.

00:01:15 --> 00:01:15: Computer.

00:01:15 --> 00:01:16: System.

00:01:19 --> 00:01:21: Hi, I'm back.

00:01:25 --> 00:01:25: Yes.

00:01:48 --> 00:01:51: I'm going to go ahead and start and we'll get

00:01:51 --> 00:01:54: the slides to catch up with where we are when

00:01:54 --> 00:01:58: we get things to work. The Urban Land Institute is

00:01:58 --> 00:01:58: a.

00:01:59 --> 00:02:05: Large 45,000 square foot, square foot 45,000 member or international

00:02:05 --> 00:02:10: organization is comprised of real estate professionals from

00:02:10 --> 00:02:11: really across  
 00:02:12 --> 00:02:16: the world.  
 00:02:16 --> 00:02:19: The panel has been doing or the the Institute has  
 00:02:19 --> 00:02:23: been doing these advisory panels for 40 some odd years  
 00:02:23 --> 00:02:27: and they've done over 700 of them. And they generally  
 00:02:27 --> 00:02:31: perk because a community and maybe some of the private  
 00:02:31 --> 00:02:35: sector folks in the community have questions and they'd like  
 00:02:35 --> 00:02:37: to get some outside expertise. All of us have volunteered  
 00:02:38 --> 00:02:41: our time to do this this week. None of us  
 00:02:42 --> 00:02:42: have any financial interests or other interest in the Boise  
 00:02:42 --> 00:02:46: area, so we.  
 00:02:46 --> 00:02:48: They're totally independent. We were given an agenda of  
 00:02:48 --> 00:02:51: things  
 00:02:51 --> 00:02:53: to talk about, which we're going to do, but that  
 00:02:55 --> 00:02:55: does not mean we didn't see other things that we  
 00:02:56 --> 00:02:59: feel we should bring to your your attention.  
 00:03:00 --> 00:03:03: Umm.  
 00:03:03 --> 00:03:06: The panel has a an exciting vision.  
 00:03:06 --> 00:03:08: For the study area of Garden City. More importantly, the  
 00:03:11 --> 00:03:11: panel has a series of recommendations and tools to make  
 00:03:13 --> 00:03:15: the vision a reality.  
 00:03:15 --> 00:03:16: Council.  
 00:03:16 --> 00:03:17: OK, I can do from here, Chris, if you stay  
 00:03:18 --> 00:03:19: next.  
 00:03:20 --> 00:03:23: Next.  
 00:03:23 --> 00:03:26: Did that.  
 00:03:26 --> 00:03:28: OK. Thank you to our sponsors, Garden City and Galena  
 00:03:29 --> 00:03:29: Equity Partners, they put up the money to do this.  
 00:03:31 --> 00:03:34: We are very appreciative.  
 00:03:34 --> 00:03:38: Next.  
 00:03:38 --> 00:03:41: This is thank you to everybody who is involved, who  
 00:03:42 --> 00:03:42: has interviewed, who helped with everything together.  
 00:03:44 --> 00:03:48: Obviously we couldn't  
 00:03:48 --> 00:03:52: have done it without you, so we were very appreciative.  
 00:03:52 --> 00:03:54: Next.  
 00:03:55 --> 00:03:57: Uh, this is our esteemed panel. We're from all across  
 00:03:57 --> 00:04:01: the country with expertise in a wide variety of areas.  
 00:04:01 --> 00:04:04: And as as a panelist.  
 00:04:04 --> 00:04:07: For me, this is like going to a one week  
 Graduate School course in real estate because you're  
 around people  
 who are just the best of the best and you  
 get to talk and chat. It's just a wonderful experience.

00:04:07 --> 00:04:11: Next, the panel assignment was what elements are relevant to

00:04:11 --> 00:04:14: the creation of a master plan for the Parkway neighborhood

00:04:14 --> 00:04:18: in Garden City. Thanks. This is our panel assignment. We

00:04:18 --> 00:04:22: were asked to talk. Look at circulation, Adams Street parking,

00:04:22 --> 00:04:25: land use, mixed density, affordability, park space.

00:04:25 --> 00:04:28: Sustainability, economic, social, and cultural aspects.

00:04:30 --> 00:04:33: This is the neighborhood. It's bordered on the east pretty

00:04:33 --> 00:04:36: much by the highways, obviously. On the north by the

00:04:36 --> 00:04:37: river, the South Pike.

00:04:39 --> 00:04:42: And then Ave and on the West out towards the

00:04:42 --> 00:04:43: paragraphs.

00:04:46 --> 00:04:48: When we were trying to figure out how to frame

00:04:48 --> 00:04:49: this discussion.

00:04:50 --> 00:04:52: We decided that the best way to approach it.

00:04:53 --> 00:04:56: Was to say to to look at Idaho and say

00:04:56 --> 00:04:59: the private sector is very important in Idaho and the

00:05:00 --> 00:05:03: private sector is the driver of what what happens.

00:05:05 --> 00:05:07: Garden City should put on.

00:05:08 --> 00:05:09: The private sector had.

00:05:10 --> 00:05:13: And they should look at the important things for a

00:05:13 --> 00:05:16: business to be successful and say we need to work

00:05:16 --> 00:05:20: on those things for our enterprise. There are four things

00:05:20 --> 00:05:24: that we identified that are very important for a successful

00:05:24 --> 00:05:28: company, profit leverage, speed to market and predictability.

00:05:30 --> 00:05:31: So profit.

00:05:32 --> 00:05:34: How does Garden City maximize its profit?

00:05:35 --> 00:05:39: It's very simple. You need to increase your accessible real

00:05:39 --> 00:05:43: estate base as fast as you can. The faster the

00:05:43 --> 00:05:46: base grows, the more tax revenue you get in.

00:05:48 --> 00:05:50: How do you do that you leverage?

00:05:51 --> 00:05:54: Great companies leverage people and they leverage money.

00:05:55 --> 00:05:57: Garden City should do the same.

00:05:58 --> 00:06:01: Money. You have to spend money to make money.

00:06:02 --> 00:06:03: Pretty.

00:06:03 --> 00:06:06: Simple concept. Not all dollars spent will bear fruit, but

00:06:06 --> 00:06:08: most of them will.

00:06:09 --> 00:06:13: The cliché is OPM other people's money, so you need

00:06:14 --> 00:06:15: to not only.

00:06:15 --> 00:06:18: Spend some of your money, but you need to leverage

00:06:18 --> 00:06:22: that money for grants and and partnerships and things like

00:06:22 --> 00:06:25: that to greatly increase the amount of capital that you

00:06:25 --> 00:06:27: have to invest in the area.

00:06:30 --> 00:06:30: People.

00:06:31 --> 00:06:32: The city needs manpower.

00:06:33 --> 00:06:36: With specific areas of expertise to pursue revenue growth.

00:06:37 --> 00:06:39: The manpower could be rented.

00:06:40 --> 00:06:44: Or it can be bought. Renting means using third parties

00:06:44 --> 00:06:45: on a short term basis.

00:06:46 --> 00:06:48: Buying means a long term commitment.

00:06:49 --> 00:06:49: Fortunately.

00:06:51 --> 00:06:54: Much of the needed expertise is available both for consultants,

00:06:54 --> 00:06:57: both from consultants and from neighborhood jurisdictions.

00:06:58 --> 00:07:03: The panel's conversations with area public sector entities indicated ready

00:07:03 --> 00:07:07: willingness to assist Garden City with the technical expertise that

00:07:07 --> 00:07:08: will be needed.

00:07:09 --> 00:07:10: Speed to market?

00:07:12 --> 00:07:16: Every business has competitors and they know that their competitors

00:07:16 --> 00:07:18: are racing to bring a product to market that will

00:07:18 --> 00:07:21: be better than theirs, so you have to constantly be

00:07:21 --> 00:07:24: trying to get things to market as quick as possible.

00:07:25 --> 00:07:26: Good example. Think of your cell phone.

00:07:27 --> 00:07:30: How often does Apple come up with a new version?

00:07:30 --> 00:07:34: Speed to market. Speed to market is important here, because

00:07:34 --> 00:07:37: right now you're at a confluence of events that that

00:07:37 --> 00:07:40: it's like the, you know, the perfect time.

00:07:42 --> 00:07:45: You have demand, you have developers who are interested. The

00:07:46 --> 00:07:49: initial shoots of things that have happened in Garden City

00:07:49 --> 00:07:52: have come up. You can see them. So you're, you

00:07:52 --> 00:07:56: know, people want to come, developers want to come. It's

00:07:56 --> 00:07:58: make way, well, the sunshines.

00:08:01 --> 00:08:02: Predictability.

00:08:03 --> 00:08:06: Every company wants predictability. That's why you do market research,

00:08:07 --> 00:08:09: so you can get an idea of what's going on.

00:08:09 --> 00:08:12: But equally important is you want your customers to have

00:08:12 --> 00:08:13: predictability.

00:08:14 --> 00:08:16: So when you buy that cell phone.

00:08:16 --> 00:08:18: You expect it to turn on, you expect it to

00:08:18 --> 00:08:21: do certain things and the person or the company that

00:08:21 --> 00:08:22: made it.

00:08:23 --> 00:08:25: Want you to feel comfortable that it's predictable.

00:08:26 --> 00:08:28: In Garden City's case.

00:08:29 --> 00:08:33: It's predictability for all your citizens of knowing what's happening.

00:08:34 --> 00:08:38: And the people you're doing business with, like developers, they

00:08:38 --> 00:08:39: need to know.

00:08:40 --> 00:08:42: You know, this is the process. This is what you

00:08:42 --> 00:08:45: have to do. This is what the town, the city,

00:08:45 --> 00:08:46: expects from us.

00:08:47 --> 00:08:48: And when, when the.

00:08:49 --> 00:08:53: Customer knows what's going to be predictable. It makes it

00:08:53 --> 00:08:54: much easier to do.

00:08:54 --> 00:08:55: Business.

00:08:55 --> 00:08:57: And part of that predictability is how long is it

00:08:57 --> 00:08:58: going to take?

00:08:59 --> 00:09:02: So one of the situations you have here is you

00:09:02 --> 00:09:04: have a number of people who are new to the

00:09:04 --> 00:09:08: development business. They haven't been through it a bunch of

00:09:08 --> 00:09:12: times and their expectations don't necessarily match with reality. So

00:09:12 --> 00:09:15: that's part of the predictability of being able to say

00:09:15 --> 00:09:18: to them up front, look for this project. It should

00:09:18 --> 00:09:21: probably take so long to go through the.

00:09:21 --> 00:09:22: Approval process.

00:09:24 --> 00:09:28: So money, people, speed to market and predictability, key aspects

00:09:28 --> 00:09:32: of the successful private sector organization and key aspects to

00:09:32 --> 00:09:35: the future success of Garden City, so we would say.

00:09:36 --> 00:09:39: Put your private sector on, hat on.

00:09:40 --> 00:09:41: Change your behavior a little bit.

00:09:42 --> 00:09:44: Go to town and have fun and make money. I'd

00:09:45 --> 00:09:47: like now to introduce Agnes Arnel, who is going to

00:09:47 --> 00:09:50: talk about the next section, growth of garden.

00:09:50 --> 00:09:51: City, thank you.

00:09:56 --> 00:09:56: Thank you.

00:09:58 --> 00:09:59: Forgot my changing.

00:10:00 --> 00:10:03: Do you want to use the mouse? That's the scroll.

00:10:04 --> 00:10:07: Go ahead. All right. I'm delighted to be here.

00:10:07 --> 00:10:08: And it's been.

00:10:08 --> 00:10:11: Wonderful to discover Garden City and the beautiful landscape of

00:10:11 --> 00:10:14: this region. So it's been a wonderful week for me

00:10:14 --> 00:10:15: and thank you for welcoming us.

00:10:16 --> 00:10:19: Now I'd like to focus on a very special point

00:10:19 --> 00:10:23: in time where we are now. This panel's timing is

00:10:23 --> 00:10:25: is really right on target because.

00:10:26 --> 00:10:26: We're.

00:10:26 --> 00:10:29: At a point where a lot of events have come

00:10:29 --> 00:10:32: together to make Garden City a place to grow and

00:10:32 --> 00:10:36: change and improve, building on what's already here, some of

00:10:36 --> 00:10:40: the things that have been happening you all know about,

00:10:40 --> 00:10:43: there's been huge immigration from various.

00:10:43 --> 00:10:44: Parts of the United States.

00:10:44 --> 00:10:46: With the work from home movement.

00:10:47 --> 00:10:50: Technology and innovation are changing the kinds of places that

00:10:50 --> 00:10:53: people want, and you all have already done a lot

00:10:53 --> 00:10:56: to create new and improved parks to build this Greenbelt.

00:10:57 --> 00:11:00: There's some new demographics in the region which led to

00:11:00 --> 00:11:04: increase in interest in walkability and Bikeability. So there's beginning

00:11:04 --> 00:11:07: to be bike paths and people are enjoying walking around.

00:11:07 --> 00:11:11: We have wineries and breweries have a flourishing arts district

00:11:11 --> 00:11:15: just east of this Parkway neighborhood. Businesses are involved, and

00:11:15 --> 00:11:17: there's a lot of units under construction or in the

00:11:17 --> 00:11:20: pipeline. So all of those forces have come together to

00:11:20 --> 00:11:23: make this a very special time in the city's history.

00:11:23 --> 00:11:24: Next.

00:11:25 --> 00:11:28: Some of the factors that will influence future land use

00:11:28 --> 00:11:31: in Garden City are how the demand for housing continues,

00:11:31 --> 00:11:33: whether it's as strong as it has been or if

00:11:33 --> 00:11:35: there's a momentary blip which.

00:11:35 --> 00:11:35: We're.

00:11:35 --> 00:11:36: Experiencing now.

00:11:37 --> 00:11:41: There's how much developer interest there is, and that depends

00:11:41 --> 00:11:43: also on how easy and how hard it is to

00:11:43 --> 00:11:47: develop here, the availability of redevelopable parcels.

00:11:47 --> 00:11:47: Which?

00:11:47 --> 00:11:49: This Parkway neighborhood has quite a few that could be

00:11:49 --> 00:11:50: redeveloped.

00:11:51 --> 00:11:55: There's some changes potentially coming to some of the large

00:11:55 --> 00:11:59: parcels surrounding this area, which will affect market demands.

00:11:59 --> 00:11:59: And.

00:11:59 --> 00:12:02: Then a little bit more worrisome, and you'll hear more

00:12:03 --> 00:12:06: about it later on the federal floodplain map situation, which

00:12:06 --> 00:12:09: we'll discuss in some detail, is something that needs to

00:12:09 --> 00:12:13: be taken into account and also the conditions for development.

00:12:13 --> 00:12:15: How easy is it? How predictable is it? Some of

00:12:15 --> 00:12:18: the things Chris was alluding to. We'll take a quick

00:12:18 --> 00:12:21: look at some market factors in terms of housing types.

00:12:21 --> 00:12:25: There's definitely a move to smaller and denser units, so

00:12:25 --> 00:12:26: multifamily is an.

00:12:26 --> 00:12:26: Appropriate.

00:12:26 --> 00:12:28: Construction type.

00:12:29 --> 00:12:31: Housing affordability is.

00:12:31 --> 00:12:33: Something we need to keep in mind.

00:12:33 --> 00:12:36: That Garden City has been affordable, but as we build

00:12:36 --> 00:12:39: new market rate units, some of the affordability disappears and

00:12:39 --> 00:12:41: it would be good to find a way to retain

00:12:41 --> 00:12:43: some of the affordable units.

00:12:44 --> 00:12:48: Retail has been tough countrywide, you know it's all been

00:12:48 --> 00:12:49: hurt by.

00:12:49 --> 00:12:53: Online purchases and all that. But what will work here

00:12:53 --> 00:12:56: is hyper local businesses such as the push and poor

00:12:56 --> 00:12:59: things that you know people relate to that are just

00:12:59 --> 00:13:03: kind of homegrown or retail that is experiential where people

00:13:03 --> 00:13:05: go to a place but it's not just to buy

00:13:05 --> 00:13:08: something, but something else is happening.

00:13:08 --> 00:13:08: There.

00:13:09 --> 00:13:12: And then retail that's clustered, it can't be just one

00:13:12 --> 00:13:15: store under amount, multifamily in the middle of nothing. Retail

00:13:15 --> 00:13:16: needs to be together.

00:13:17 --> 00:13:19: Each store supports the other stores.

00:13:20 --> 00:13:22: In terms of office space, we do see a market

00:13:22 --> 00:13:25: for smaller boutique offices, not the Class A office occupied

00:13:25 --> 00:13:29: by lawyers and accountants, but things for a creative businesses

00:13:29 --> 00:13:32: that would be quite happy in this area. And then

00:13:32 --> 00:13:34: industrial is kind of your hidden gem. A lot of

00:13:34 --> 00:13:37: people think, oh, we got to get rid of this

00:13:37 --> 00:13:40: industrial, but actually we recommend keeping a lot of it.

00:13:40 --> 00:13:42: It's got a lot of uses. It can be transformed,

00:13:43 --> 00:13:43: it can be reused.

00:13:43 --> 00:13:44: It can host maker.

00:13:44 --> 00:13:48: Space can host technology companies. Yes, you can tear them

00:13:48 --> 00:13:49: down and rebuild.

00:13:49 --> 00:13:53: But it can also be transformed, or it can continue

00:13:53 --> 00:13:56: to be used for whatever it's used for now.

00:13:58 --> 00:14:01: OK, next. So our vision for the future of this

00:14:02 --> 00:14:03: area is a mix of uses a.

00:14:03 --> 00:14:05: Mix of housing types.

00:14:05 --> 00:14:08: Retained affordability for a range of income levels.

00:14:09 --> 00:14:14: Walkability as much as possible, with improved safety for pedestrians.

00:14:14 --> 00:14:18: Better connectivity among parcels and to the waterfront. Improve flood

00:14:18 --> 00:14:19: control.

00:14:19 --> 00:14:23: Better maintenance of the Greenbelt shores and vegetation, and finally

00:14:23 --> 00:14:26: a beautiful, safe, healthy and friendly community in which to

00:14:26 --> 00:14:29: live, work, play and experience the good things life has

00:14:29 --> 00:14:30: to offer.

00:14:30 --> 00:14:30: So if you.

00:14:30 --> 00:14:33: Take in that vision, you know the future is bright.

00:14:34 --> 00:14:37: So the time is now, all the right market forces

00:14:37 --> 00:14:40: are aligned, but they can change quickly. So we have

00:14:40 --> 00:14:42: to take advantage of this moment.

00:14:43 --> 00:14:46: So our panel recommendations will provide a vision and a

00:14:46 --> 00:14:49: road map so that you can see this moment.

00:14:50 --> 00:14:52: Thank you, and I'd like to introduce you to Stilwell

00:14:53 --> 00:14:55: from Perkins and will in San Francisco.

00:14:58 --> 00:15:02: Thank you anyone's. Good morning, everybody. I'm keeping so well

00:15:02 --> 00:15:06: Perkins and principal at Perkins and will of San Francisco

00:15:06 --> 00:15:10: office and I'll leave the urban design practice. I do

00:15:10 --> 00:15:13: want to start off by commending this all of you,

00:15:13 --> 00:15:16: the city and the community for remarkable job and kind

00:15:17 --> 00:15:21: of outlining your vision for Garden City through a comprehensive



00:15:21 --> 00:15:24: plan. And those goals and values kind of inspired us  
00:15:24 --> 00:15:26: and we looked for opportunities.  
00:15:27 --> 00:15:30: Where we could really align ourselves to be able to  
00:15:30 --> 00:15:32: deliver on that goal for this neighborhood.  
00:15:34 --> 00:15:38: Especially the kind of three overarching framework aspects  
that we  
00:15:38 --> 00:15:43: looked at the comprehensive plan around maintaining  
community assets, improving  
00:15:43 --> 00:15:47: the cities appearance and providing more community  
amenities and development  
00:15:48 --> 00:15:51: potential where ideals we want to make sure that this  
00:15:51 --> 00:15:54: neighborhood has an opportunity to kind of deliver on.  
00:15:57 --> 00:16:00: Based on our brief intense walk week long journey with  
00:16:00 --> 00:16:04: you all and the the panel has outlined strategies and.  
00:16:05 --> 00:16:07: Kind of informs the future planning that we hope to  
00:16:07 --> 00:16:10: have that you would pick up in the study area.  
00:16:10 --> 00:16:12: I'll be focusing on 2 aspects, mix of land uses  
00:16:12 --> 00:16:16: and density and floodplain and stormwater management.  
And the latter  
00:16:16 --> 00:16:19: one, I'm kind of discussing it under the heading of  
00:16:19 --> 00:16:20: environmental resiliency.  
00:16:22 --> 00:16:25: So just out of the first topic about mix of  
00:16:25 --> 00:16:29: land uses and density, we believe that you should allow  
00:16:29 --> 00:16:33: for an eclectic mix of uses and intensity, intensity to  
00:16:33 --> 00:16:38: intentionally create diverse experiences and so that you can  
enable  
00:16:38 --> 00:16:42: a really vibrant, a really inclusive and a unique 10  
00:16:42 --> 00:16:46: minute walk neighborhood that is live work, create your  
words  
00:16:46 --> 00:16:49: and we added recreate in this neighborhood.  
00:16:50 --> 00:16:54: We know you have a great mix of different uses,  
00:16:54 --> 00:16:57: and although unkind and fragmented, it provides a unique  
and  
00:16:58 --> 00:17:02: an authentic experience that's an opportunity to capitalize on.  
00:17:03 --> 00:17:07: Retail and neighborhood services and amenities need to be  
planned  
00:17:07 --> 00:17:11: so started conserve the entire neighborhood in an easy with  
00:17:11 --> 00:17:13: an easy kind of walk or a stroll through the  
00:17:14 --> 00:17:18: neighborhood. A large supply of trailer homes is an  
opportunity  
00:17:18 --> 00:17:22: to support and continue to accommodate community  
members of all  
00:17:22 --> 00:17:23: income and age.  
00:17:23 --> 00:17:23: 12.

00:17:26 --> 00:17:30: We took the neighborhood and the proximity of amenities, the

00:17:30 --> 00:17:33: services, nature and the whole idea of able to kind

00:17:33 --> 00:17:35: of really get to all of it and a quick

00:17:35 --> 00:17:38: walk or a bike ride was really appealing and that's

00:17:38 --> 00:17:42: appealing to people across the nation and we think that's

00:17:42 --> 00:17:45: a great foundation for a complete community.

00:17:46 --> 00:17:49: However, there is work to be done and how we

00:17:49 --> 00:17:53: connect the users existing in the future and make this

00:17:53 --> 00:17:57: a walkable, bikeable environment is where we see the possibilities.

00:17:57 --> 00:18:02: Again, disclaimer, please don't point mistakes. We were trying to

00:18:02 --> 00:18:05: do the best in the five days we got. So

00:18:05 --> 00:18:08: just to kind of step back and take a look,

00:18:08 --> 00:18:11: it's an illustrative, but you get the essence. The idea

00:18:12 --> 00:18:16: is there's an opportunity to look for connectivity and we.

00:18:16 --> 00:18:20: And A5 break off walkways and pathways and celebrate your

00:18:20 --> 00:18:24: streets and create alleys. So there are kind of serendipitous

00:18:24 --> 00:18:28: moments of discovery as you navigate through your community and

00:18:28 --> 00:18:32: have an ability to highlight the assets that you already.

00:18:32 --> 00:18:33: Have.

00:18:33 --> 00:18:37: With the schools and the girls and Boys Club and

00:18:37 --> 00:18:42: the other new amenities that are coming on online that

00:18:42 --> 00:18:43: would Avas and.

00:18:44 --> 00:18:47: We wanted to kind of step back and see what's

00:18:47 --> 00:18:50: the possibility. Where can you kind of really look at

00:18:50 --> 00:18:54: either celebrating it through existing easements that you might have,

00:18:54 --> 00:18:57: but also places where you can add more possibilities?

00:18:59 --> 00:19:03: And our observation, Adams St clearly identified itself as a

00:19:03 --> 00:19:07: vital St to serve as a neighborhood spine and a

00:19:07 --> 00:19:11: neighborhood life. It has a unique kind of a character,

00:19:11 --> 00:19:14: and it's it's not. It has definitely carries volume of

00:19:15 --> 00:19:18: traffic. But the way we plan it and my colleagues

00:19:18 --> 00:19:23: Urban and Emily will describe it more, there are opportunities

00:19:23 --> 00:19:26: to kind of rethink its character and its experience.

00:19:27 --> 00:19:32: Similarly Osage which has very minimum traffic, so the purpose

00:19:32 --> 00:19:36: right now but it can't so multiple purposes and it

00:19:36 --> 00:19:40: has a possibility of creating a hub of attraction would

00:19:40 --> 00:19:44: spill out retail activities and some of it already happens

00:19:44 --> 00:19:47: in the eastern end, East End of let's say.

00:19:48 --> 00:19:51: The Cross of Adams St and Veterans Memorial Blvd. Is

00:19:52 --> 00:19:55: worth being considered as a gateway moment to announce this

00:19:56 --> 00:19:58: unique neighborhood as it transforms.

00:20:00 --> 00:20:04: In addition, what's this neighborhood apart is its eclectic mix

00:20:04 --> 00:20:05: of uses.

00:20:05 --> 00:20:05: With.

00:20:05 --> 00:20:09: Artists and industrial businesses and residents.

00:20:09 --> 00:20:09: All.

00:20:10 --> 00:20:13: Coexisting and benefiting from the beautiful assets of the Boise

00:20:14 --> 00:20:17: River and the Greenbelt, we believe you should thoughtfully plan

00:20:18 --> 00:20:19: to continue for these uses.

00:20:20 --> 00:20:22: To not just exist, but thrive.

00:20:24 --> 00:20:27: The next two slides are just a few clear moves

00:20:27 --> 00:20:30: that will enable this vision for the future. We bullet

00:20:30 --> 00:20:34: pointed very high level thoughts and there'll be more in

00:20:34 --> 00:20:37: the report and I'll show you no more and you'll

00:20:37 --> 00:20:40: build on these first just to kind of create a

00:20:40 --> 00:20:43: new Main Street environment of high density on the segment

00:20:43 --> 00:20:47: of Adams St between 42nd and 44 and you'll probably

00:20:47 --> 00:20:50: be able to verify that or or probably propose a

00:20:50 --> 00:20:53: length lot greater or if it needs to be rethought.

00:20:53 --> 00:20:57: Definitely a couple of blocks that provides that energy is

00:20:57 --> 00:21:02: a is a huge opportunity identifying activity focused areas on

00:21:02 --> 00:21:06: Osage potentially between 43rd to 45th is also a destination

00:21:06 --> 00:21:11: that can be added considering other potential activation nodes along

00:21:11 --> 00:21:16: the Greenbelt kind of provides that moments that are enlivened

00:21:16 --> 00:21:20: and draw people of from of different interests into the

00:21:20 --> 00:21:22: neighborhood and creates attraction.

00:21:23 --> 00:21:27: And then intentionally creating opportunities for walkways and paths to

00:21:27 --> 00:21:31: the long blocks that utilize the existing 15 feet, 15

00:21:31 --> 00:21:34: feet ditch easements or setbacks along the long edge of

00:21:34 --> 00:21:38: parcels. These could be those moments of discovery through the

00:21:38 --> 00:21:39: neighborhood.

00:21:40 --> 00:21:44: In addition, the mix of income and housing typologies is

00:21:44 --> 00:21:47: essential to invite people of all ages in all income

00:21:47 --> 00:21:52: with senior housing, affordable housing, workforce housing

00:21:52 --> 00:21:53: that would make  
00:21:54 --> 00:22:01: it a reality.  
00:22:01 --> 00:22:04: Refurbished industrial warehouses offer makerspace  
00:22:04 --> 00:22:09: incubators, startups, creative office spaces  
00:22:09 --> 00:22:11: to to kind of, offering a collective mix of density  
00:22:12 --> 00:22:16: of commercial spaces and job opportunities for true live work.  
00:22:16 --> 00:22:20: Create and recreate a district.  
00:22:21 --> 00:22:24: And very importantly we believe you should determine height  
00:22:25 --> 00:22:29: zones  
00:22:29 --> 00:22:30: in the cities sea two zone to enable predictability, something  
00:22:32 --> 00:22:36: Chris mentioned early on to allow and to consider trade-offs  
00:22:36 --> 00:22:39: that will deliver community benefits as new private  
00:22:39 --> 00:22:43: developments come  
00:22:43 --> 00:22:47: online.  
00:22:47 --> 00:22:50: That you'll need are recommendation is that you'll need to  
00:22:50 --> 00:22:54: do that through a detailed, specific or a neighborhood plan  
00:22:55 --> 00:22:59: so that that collective vision is codified and that both  
00:23:00 --> 00:23:03: the public and the private development is together working  
00:23:03 --> 00:23:07: towards  
00:23:07 --> 00:23:11: that goal. It will ensure a calibrated mix of uses  
00:23:12 --> 00:23:13: that defines, identifies and preserves industrial fabric in  
00:23:14 --> 00:23:17: character, while  
00:23:18 --> 00:23:21: accommodating mixed-use, development and neighborhood  
00:23:21 --> 00:23:25: services and amenities.  
00:23:25 --> 00:23:30: And also we'll give you an opportunity to deliver a  
00:23:30 --> 00:23:33: mixed income, a multi generational community that has a  
00:23:34 --> 00:23:38: choice  
00:23:38 --> 00:23:42: of different commercial and industrial spaces for an inclusive  
00:23:43 --> 00:23:47: future  
00:23:47 --> 00:23:50: for the neighborhood.  
00:23:50 --> 00:23:51: My second point is around environmental resiliency.  
00:23:52 --> 00:23:56: We commend the city in already engaging the Army Corps  
of engineer. This effort is a great step towards a  
long term environmental resiliency and acknowledging your  
responsibility to protect  
both the Community and the watershed of the Y river.  
We do believe it's an opportunity to establish a holistic  
ecological framework for district wide storm water treatment  
and floodplain  
mitigation that will help improve interim resiliency of the  
district  
and in white nature in the city to reestablish gotten  
cities identity.  
Strong water drainage issues, lack of clarity on how to

00:23:56 --> 00:24:00: navigate water rights regulations, and infrastructure building and building on

00:24:00 --> 00:24:04: the historic 100 year floodplain plane are all real challenges

00:24:04 --> 00:24:07: that have to be acknowledged in developments happening now.

00:24:09 --> 00:24:13: Intentionally looking to encourage tree canopy and biodiversity, ours is

00:24:13 --> 00:24:16: a small move that can that should be ensured that

00:24:16 --> 00:24:20: is delivered now. I didn't find potential zones and parcels

00:24:20 --> 00:24:25: that could host a multi-purpose stormwater collection, treatment and infiltration

00:24:25 --> 00:24:28: area while acting as a neighborhood park in an open

00:24:29 --> 00:24:31: space. MNG is worth considering.

00:24:32 --> 00:24:36: Intentionally integrating open space design, moves to develop strategies that

00:24:36 --> 00:24:39: enhance the South edge of Whiskey River and improves the

00:24:39 --> 00:24:43: district interim capacity to mitigate flood or flood are all

00:24:43 --> 00:24:46: design moves you should be including every investment you make

00:24:46 --> 00:24:48: in this neighborhood.

00:24:49 --> 00:24:53: Roughly in addition to the city's work and and clearly

00:24:53 --> 00:24:56: you've worked with the community and different agencies, you have

00:24:57 --> 00:25:00: an opportunity to kind of outline what is important and

00:25:00 --> 00:25:04: vital. Any interim stormwater and flood management approach would benefit

00:25:04 --> 00:25:08: would benefit from a comprehensive district wide stormwater management plan

00:25:08 --> 00:25:12: and a vision plan framework for an integrated district wide

00:25:12 --> 00:25:16: approach to open space and flood mitigation landscape design strategies.

00:25:17 --> 00:25:20: With that, I'll introduce Emily Rogers we'll talk about.

00:25:22 --> 00:25:23: Open space.

00:25:25 --> 00:25:25: Sure.

00:25:36 --> 00:25:37: Morning.

00:25:38 --> 00:25:42: I'd like to take a few minutes this morning to

00:25:42 --> 00:25:46: talk about parks and open space in Garden City.

00:25:47 --> 00:25:50: Of course, any discussion of this sort must begin with

00:25:50 --> 00:25:54: the Greenbelt Trail and Boise River. You have an enviable

00:25:54 --> 00:25:58: cultural and natural resource. Our first evening here as a

00:25:58 --> 00:26:01: panel was spent along the trail, and I think for

00:26:01 --> 00:26:03: all of us it was love at first sight.

00:26:05 --> 00:26:09: Other cities strive to have this kind of amenity. It

00:26:09 --> 00:26:14: acts as a significant economic engine for for property

development  
00:26:14 --> 00:26:15: and commercial activity.  
00:26:16 --> 00:26:21: And it it is a critical quality of life amenity.  
00:26:22 --> 00:26:26: Development along the trail has created St life by orienting  
00:26:26 --> 00:26:30: porches, balconies and patios towards the trail and river, and  
00:26:30 --> 00:26:33: there is a wide range of users and activities from  
00:26:34 --> 00:26:34: dawn to dusk.  
00:26:35 --> 00:26:36: But.  
00:26:36 --> 00:26:40: Many access points are unclear, leading to the development  
of  
00:26:40 --> 00:26:45: volunteer paths that create additional maintenance and  
stress on the  
00:26:45 --> 00:26:46: environment.  
00:26:47 --> 00:26:51: User conflicts or create are increasing as more people use  
00:26:51 --> 00:26:55: the trail and as E bikes gain popularity. The city  
00:26:55 --> 00:26:59: should establish and post a speed limit on the trail  
00:26:59 --> 00:27:03: and encourage E bike commuters to use an alternative route  
00:27:03 --> 00:27:07: such as Adams St Because Trail use and pressure on  
00:27:07 --> 00:27:11: this precious resource is only going to increase as more  
00:27:11 --> 00:27:15: residential units and commercial spaces are built in garden.  
00:27:15 --> 00:27:16: City.  
00:27:22 --> 00:27:23: Some recommendations?  
00:27:25 --> 00:27:30: Our recommended improvements include treating the  
Greenbelt like a Regional  
00:27:30 --> 00:27:32: Park rather than as just a trail.  
00:27:33 --> 00:27:38: Foster relationships with Boise Park staff and plan  
comprehensively.  
00:27:39 --> 00:27:44: To connect resources, building a pedestrian and bike bridge  
between  
00:27:44 --> 00:27:49: 44th and 45th streets allows for the facilities at Willow  
00:27:49 --> 00:27:54: Lane Athletic Complex to be within walking and biking  
distance.  
00:27:54 --> 00:27:59: Of garden Cities residents 3 sees opportunities to layer  
compatible  
00:27:59 --> 00:28:03: uses such as stormwater management and flood control.  
00:28:04 --> 00:28:09: Albuquerque Open Spaces built a successful pilot project at  
Petroglyphs  
00:28:09 --> 00:28:13: Estates Park, and this successful model will now be  
replicated  
00:28:13 --> 00:28:18: as opportunities become available. This is a stormwater  
basin. It  
00:28:18 --> 00:28:21: is a park on the days it's full of water.  
00:28:21 --> 00:28:24: You don't use the park, but that's only a couple  
00:28:24 --> 00:28:27: days a year, so you have a park for the

00:28:27 --> 00:28:31: vast majority of the year that can also double as  
00:28:31 --> 00:28:31: this.  
00:28:31 --> 00:28:32: Second function.  
00:28:34 --> 00:28:41: Four well designed and maintained public spaces make  
residential density  
00:28:42 --> 00:28:47: attractive and livable. The city needs to focus on acquiring  
00:28:48 --> 00:28:49: and new parks which.  
00:28:50 --> 00:28:51: Will talk about.  
00:28:57 --> 00:29:01: One example of designing your public space to perform  
multiple  
00:29:01 --> 00:29:05: functions was mentioned in our briefing book. Raising the  
Greenbelt  
00:29:05 --> 00:29:09: Trail can act as a levy. In this simple example,  
00:29:09 --> 00:29:12: the base flood elevation is 4 feet above existing grade.  
00:29:13 --> 00:29:17: Raising the trail can protect private and public property  
during  
00:29:17 --> 00:29:18: flood events.  
00:29:19 --> 00:29:24: Increasing the width of the riparian buffer also can mitigate  
00:29:24 --> 00:29:29: flooding, planted areas, slow water flow and the soil can  
00:29:29 --> 00:29:30: absorb water.  
00:29:31 --> 00:29:38: This strategy would require community wide implementation  
and comprehensive study.  
00:29:43 --> 00:29:47: As Giti discussed, Adams Street can act as a neighborhood  
00:29:47 --> 00:29:51: spine, and Irwin will show you there are many options  
00:29:51 --> 00:29:56: for how the street can be redesigned to accommodate  
pedestrians,  
00:29:56 --> 00:29:58: bicyclists, cars, and parking.  
00:29:59 --> 00:30:02: If the city were to acquire a parcel along this  
00:30:02 --> 00:30:06: developing spine, a neighborhood park could act as a  
community  
00:30:06 --> 00:30:10: node. A simple shelter for events, a paved area for  
00:30:10 --> 00:30:14: markets and fares, and a small playground would give the  
00:30:14 --> 00:30:15: neighborhood.  
00:30:15 --> 00:30:15: A.  
00:30:15 --> 00:30:16: Defined center.  
00:30:17 --> 00:30:21: Additionally, St trees and encouraging property owners to  
create gardens  
00:30:21 --> 00:30:25: along the street could help put the garden back in  
00:30:25 --> 00:30:25: Garden City.  
00:30:30 --> 00:30:31: Street and connections.  
00:30:32 --> 00:30:36: Another opportunity is to formalize the street and connections  
to  
00:30:36 --> 00:30:41: the Greenbelt. The large turning radius is necessary to  
accommodate

00:30:41 --> 00:30:45: safe access for maintenance vehicles emergency services.

00:30:45 --> 00:30:46: And.

00:30:46 --> 00:30:48: Turn around space for school buses.

00:30:50 --> 00:30:55: This also provides clear access which minimizes ad hoc paths.

00:30:56 --> 00:31:00: This approach can also add to user comfort and safety

00:31:00 --> 00:31:05: with amenities such as edy's, which is what we were.

00:31:05 --> 00:31:06: Talking about.

00:31:06 --> 00:31:09: That right now, when you're on the trail, if you

00:31:09 --> 00:31:12: need to stop and have a conversation or fix your

00:31:12 --> 00:31:15: flat tire, there's not a whole lot of, there's no

00:31:15 --> 00:31:18: shoulder to pull off on, and so some periodic spaces

00:31:18 --> 00:31:20: where you better designated that are.

00:31:20 --> 00:31:24: Formalized for pulling off can help create a much safer

00:31:24 --> 00:31:25: environment.

00:31:27 --> 00:31:27: Umm.

00:31:28 --> 00:31:32: Benches. We noticed there's nowhere to sit along the trail.

00:31:32 --> 00:31:34: It would be great to have a few benches.

00:31:34 --> 00:31:35: Here and there.

00:31:35 --> 00:31:38: So that you can read your book, eat your lunch,

00:31:38 --> 00:31:41: look at your phone, wait for your.

00:31:41 --> 00:31:41: Friend.

00:31:43 --> 00:31:47: And other important amenities are providing shade.

00:31:48 --> 00:31:54: Bicycle parking, litter receptacles. I know there's some out there

00:31:54 --> 00:31:57: already, a drop off and pick up area, as well

00:31:57 --> 00:32:02: as flexible event space for small gatherings, food trucks, and

00:32:02 --> 00:32:03: the like.

00:32:05 --> 00:32:06: And last.

00:32:07 --> 00:32:08: A few recommendations.

00:32:08 --> 00:32:09: For.

00:32:09 --> 00:32:15: Approaching parks and public space from a larger perspective, implement

00:32:15 --> 00:32:19: the existing master parks master plan. The city has a

00:32:19 --> 00:32:23: master plan and it is full of wonderful and strategic

00:32:23 --> 00:32:25: ideas and actions.

00:32:26 --> 00:32:30: Asked developers profiting from the trail to help maintain it,

00:32:30 --> 00:32:32: elevate it and widen it.

00:32:33 --> 00:32:38: Provide voluntary incentives to build privately owned public spaces that

00:32:38 --> 00:32:41: provide amenities and add to life on neighborhood.

00:32:41 --> 00:32:41: Streets.

00:32:42 --> 00:32:48: Encourage the development community to directly support



00:32:48 --> 00:32:54: parks through impact fees, voluntary contributions and or incentives. There are many tools

00:32:54 --> 00:32:59: out there. Increase community health and wellbeing by providing parks

00:32:59 --> 00:33:03: so every resident can walk to one in five to

00:33:03 --> 00:33:06: 10 minutes. This is the goal set by the land

00:33:06 --> 00:33:11: and Water Conservation Fund that is determined to have the

00:33:11 --> 00:33:13: most beneficial impact.

00:33:13 --> 00:33:13: To.

00:33:13 --> 00:33:15: Urban residents.

00:33:18 --> 00:33:22: And pursue grants such as the land and Water Conservation

00:33:22 --> 00:33:26: Fund and numerous other funding sources to purchase land, build

00:33:26 --> 00:33:28: new parks, and enhance existing.

00:33:28 --> 00:33:29: Parks.

00:33:29 --> 00:33:32: And there will be more information about these in the

00:33:32 --> 00:33:33: final report.

00:33:35 --> 00:33:38: Parks and public open spaces are an integral part of

00:33:38 --> 00:33:44: the contemporary urban fabric. They provide opportunities for personal and

00:33:44 --> 00:33:48: community health and connection. Garden City has some wonderful park

00:33:48 --> 00:33:52: assets and the opportunity to grow the system hand in

00:33:52 --> 00:33:55: hand with the current development conditions.

00:33:56 --> 00:34:00: Thank you. I'd like to now introduce Alex. Alex?

00:34:09 --> 00:34:09: Yeah.

00:34:12 --> 00:34:13: Good.

00:34:13 --> 00:34:16: Morning. I'm very happy to be here, Alexandra.

00:34:16 --> 00:34:16: Elias?

00:34:16 --> 00:34:18: With Renew Moline and Moline, IL.

00:34:20 --> 00:34:21: As you know, garden.

00:34:21 --> 00:34:22: City.

00:34:22 --> 00:34:25: Is like other cities in the treasure valley, with high

00:34:25 --> 00:34:29: growth and changing demographics. The intense interest in the region

00:34:29 --> 00:34:33: is driving up land prices, and housing that was previously

00:34:33 --> 00:34:37: affordable is shrinking and availability. The city's effort to improve

00:34:37 --> 00:34:41: or remove substandard housing is touted as successful, but there

00:34:41 --> 00:34:42: have been unintended.

00:34:42 --> 00:34:43: Consequences.

00:34:44 --> 00:34:47: Garden City is fortunate to have developers that are

interested.

00:34:48 --> 00:34:50: And and committed to affordable housing.

00:34:51 --> 00:34:54: In addition to Galena Equity Partners, Leap and neighbor works

00:34:54 --> 00:34:57: are developers that receive high marks for their.

00:34:57 --> 00:34:57: Work.

00:34:58 --> 00:35:01: But rapidly rising land costs will be an increasing challenge

00:35:01 --> 00:35:02: for affordable.

00:35:02 --> 00:35:03: Housing.

00:35:03 --> 00:35:06: This week we also heard about a lack of attention

00:35:06 --> 00:35:07: to senior housing.

00:35:08 --> 00:35:09: And housing that is accessible.

00:35:09 --> 00:35:10: To all physical.

00:35:10 --> 00:35:11: Abilities.

00:35:12 --> 00:35:16: We learned that while Idaho cities cannot mandate affordable housing,

00:35:16 --> 00:35:19: there are cities in the region and in Idaho that

00:35:19 --> 00:35:22: are using a variety of tools to secure affordable housing,

00:35:23 --> 00:35:26: and that there are many partners eager to support the

00:35:26 --> 00:35:28: city and developers and finding ways to.

00:35:28 --> 00:35:28: Support.

00:35:28 --> 00:35:32: A affordable housing programs and projects.

00:35:34 --> 00:35:37: This week we learned that the community is open to

00:35:37 --> 00:35:38: growth, which is very important.

00:35:39 --> 00:35:42: The community is open to changes in the community and

00:35:42 --> 00:35:45: open to density. We heard about the need for a

00:35:45 --> 00:35:48: variety of housing types as onyas mentioned, such as single

00:35:48 --> 00:35:50: family, multifamily, or live.

00:35:50 --> 00:35:51: Work.

00:35:51 --> 00:35:54: And of unit types, for example, studios, 1 bedrooms or

00:35:54 --> 00:35:58: two bedrooms. But as new housing has developed, it's important

00:35:58 --> 00:36:01: to retain the characteristics of the community that make it

00:36:01 --> 00:36:01: special.

00:36:03 --> 00:36:08: Garden City's comprehensive plan acknowledges a goal of diversity of

00:36:08 --> 00:36:12: housing and provides action steps in pursuit of that goal.

00:36:13 --> 00:36:15: One of those action steps is to create a housing

00:36:15 --> 00:36:16: Commission.

00:36:18 --> 00:36:21: The comprehensive plan goes so far as to suggest a

00:36:21 --> 00:36:24: general scope of work for the Housing Commission, and some

00:36:24 --> 00:36:26: of the items that are on this list are in

00:36:26 --> 00:36:30: the comprehensive plan. Others are this panel's suggestions for work

00:36:30 --> 00:36:32: that the Housing Commission may embark upon.

00:36:34 --> 00:36:38: Assessing the total anticipated growth in the study area would

00:36:38 --> 00:36:41: be a start engaging the impact of potential growth on

00:36:41 --> 00:36:42: existing affordable housing.

00:36:43 --> 00:36:47: Looking for best practices in other cities and evaluating how

00:36:47 --> 00:36:50: those might work in Garden City is an idea suggested

00:36:50 --> 00:36:51: in the comprehensive plan.

00:36:53 --> 00:36:56: There are other things that the Commission can do, including

00:36:56 --> 00:36:58: building relationships with and leveraging the work.

00:36:59 --> 00:37:03: The good work of partner organizations and finally, any tools

00:37:03 --> 00:37:08: must be evaluated for appropriateness and feasibility in Garden City.

00:37:09 --> 00:37:13: The culmination of the Housing Commission's effort should include a

00:37:13 --> 00:37:17: program approved by the new Commission for presentation to an

00:37:17 --> 00:37:18: adoption by the City Council.

00:37:22 --> 00:37:24: This week we heard a great deal about the impact

00:37:24 --> 00:37:27: of Garden City's growth and success on residents and mobile

00:37:27 --> 00:37:30: home communities. We believe that this is a matter that

00:37:30 --> 00:37:33: needs attention and a thoughtful approach to reduce the displacement

00:37:34 --> 00:37:34: that is currently.

00:37:34 --> 00:37:35: Occurring.

00:37:36 --> 00:37:39: We recommend the Housing Commission, should it be established, and.

00:37:39 --> 00:37:41: The city evaluate ways to.

00:37:41 --> 00:37:45: Improve housing stability for low income residents and find those

00:37:45 --> 00:37:48: that will best suit the city. But time is of

00:37:48 --> 00:37:49: the essence.

00:37:51 --> 00:37:54: I wanted to talk to you a little bit about

00:37:54 --> 00:37:58: incentives. Other cities have found creative ways to encourage developers

00:37:58 --> 00:38:01: to provide things that we call community benefits.

00:38:02 --> 00:38:08: These programs implemented through a zoning ordinance generally.

00:38:08 --> 00:38:13: Allow additional density or exceptions from development requirements in exchange

00:38:13 --> 00:38:18: for project features that developers may not normally provide. These

00:38:18 --> 00:38:21: are based on a formula, they're not arbitrary, and they

00:38:21 --> 00:38:26: are established in a zoning ordinance. They can include incentives

00:38:26 --> 00:38:30: for things like affordable housing, larger units for families, urban

00:38:30 --> 00:38:34: open space, and pocket parks, as Emily mentioned, retention of

00:38:34 --> 00:38:38: employment uses, or preservation of special buildings.

00:38:38 --> 00:38:39: Or even public.

00:38:39 --> 00:38:39: Parking.

00:38:40 --> 00:38:44: There are certainly other community benefits that could be part

00:38:44 --> 00:38:47: of such a program. Cities have developed programs that will

00:38:47 --> 00:38:50: also allow direct payment to the city to fund features

00:38:50 --> 00:38:54: like parks and open space and conduct park maintenance. Preserving

00:38:54 --> 00:38:57: special places by transferring or selling development rights is also

00:38:57 --> 00:38:58: an option.

00:38:59 --> 00:39:02: And Garden City should evaluate these and other options for

00:39:02 --> 00:39:02: to.

00:39:02 --> 00:39:03: Accomplish their.

00:39:03 --> 00:39:07: Goals in cooperation with the Community, developers and of course,

00:39:07 --> 00:39:08: your legal.

00:39:08 --> 00:39:08: Counsel.

00:39:12 --> 00:39:15: I wanted to give you a little bit of an

00:39:15 --> 00:39:18: example about an area that has used incentives and that

00:39:18 --> 00:39:22: has had a fair amount of success. Garden City is

00:39:22 --> 00:39:23: not like San Diego in many.

00:39:23 --> 00:39:25: Ways, But it is like San.

00:39:25 --> 00:39:28: Diego and its growth rate. It's beautiful setting it's many

00:39:28 --> 00:39:31: sunny days and it's reputation as being a great place

00:39:31 --> 00:39:32: to live.

00:39:33 --> 00:39:36: San Diego also shares some of your challenges, including having

00:39:36 --> 00:39:39: many young professionals who can't find a home that they

00:39:39 --> 00:39:42: can afford, a lack of funding for parks and park

00:39:42 --> 00:39:46: maintenance, and other municipal difficulties. To combat these challenges, the

00:39:46 --> 00:39:49: city of San Diego's redevelopment agency in 2006 developed a

00:39:49 --> 00:39:53: program to motivate developers to help provide some of these

00:39:53 --> 00:39:53: things.

00:39:53 --> 00:39:54: That make a community.

00:39:54 --> 00:39:55: Livable.

00:39:55 --> 00:39:59: As it's growing intensely, this incentive program in San Diego

00:39:59 --> 00:40:03: has been largely successful in achieving its stated objectives.

00:40:03 --> 00:40:04: And the panel's report.

00:40:04 --> 00:40:04: Will find it.

00:40:04 --> 00:40:06: Will provide you with more details.

00:40:08 --> 00:40:10: I did want to just share with you that during

00:40:10 --> 00:40:13: the 1st 10 year period of the program, 40% of

00:40:13 --> 00:40:17: eligible development projects took advantage of a bonus

00:40:17 --> 00:40:20: program and

00:40:17 --> 00:40:20: almost 1/4 of developers having those projects used more

00:40:20 --> 00:40:24: than

00:40:20 --> 00:40:24: one of the bonuses offered. For example, a developer could

00:40:24 --> 00:40:28: provide both urban open space and affordable housing. In

00:40:24 --> 00:40:28: exchange,

00:40:28 --> 00:40:31: they allowed an increase in density, of which of course

00:40:31 --> 00:40:35: the formula would be contained in the zoning ordinance.

00:40:31 --> 00:40:35: Downtown

00:40:35 --> 00:40:38: San Diego was also successful in using a payment for

00:40:38 --> 00:40:38: density.

00:40:38 --> 00:40:41: To provide a direct infusion of funds for parks, and

00:40:41 --> 00:40:45: the program produced more affordable housing than would

00:40:41 --> 00:40:45: have been

00:40:45 --> 00:40:49: achieved otherwise, while these numbers certainly reflect the

00:40:45 --> 00:40:49: results of

00:40:49 --> 00:40:50: a larger community.

00:40:51 --> 00:40:54: They're intended to illustrate what one community achieved

00:40:51 --> 00:40:54: with some

00:40:55 --> 00:40:58: creative thinking, innovative regulations and mutually

00:40:55 --> 00:40:58: beneficial goals with.

00:40:58 --> 00:40:59: Developers.

00:41:00 --> 00:41:04: Garden City's first step in developing options for an incentive

00:41:04 --> 00:41:08: program would be to identify the communities desires and

00:41:04 --> 00:41:08: then

00:41:08 --> 00:41:10: leading the discussion on a on A to make a

00:41:10 --> 00:41:14: list of priorities for inclusion in a new ordinance. Any

00:41:14 --> 00:41:17: incentive program in Garden City must of course be tailored

00:41:17 --> 00:41:21: and designed to achieve your own goals in partnership with

00:41:21 --> 00:41:24: the development community, and we are excited to see what

00:41:24 --> 00:41:24: you can.

00:41:24 --> 00:41:25: Do.

00:41:26 --> 00:41:29: Next, Irwin Andres will talk to you about transportation and

00:41:29 --> 00:41:30: parking.

00:41:30 --> 00:41:31: Yeah.

00:41:37 --> 00:41:40: Good morning. I'm Erin Andrews.

00:41:40 --> 00:41:40: With.

00:41:40 --> 00:41:45: Rosate Associates, we are a Washington DC based transportation, energy

00:41:45 --> 00:41:50: and traffic consulting firm. When we talk about transportation and

00:41:50 --> 00:41:53: parking, I think it's important to note that.

00:41:56 --> 00:41:57: Sleeping.

00:42:00 --> 00:42:04: Is important to note that transportation and parking are critical

00:42:04 --> 00:42:09: elements to consider when we talk about accommodating future growth

00:42:09 --> 00:42:13: in Garden City. And it's important that as we look

00:42:13 --> 00:42:17: at the opportunities that that the focus should be on

00:42:17 --> 00:42:21: growing with multimodal resources. And what that means is looking

00:42:22 --> 00:42:26: at different ways to to to provide opportunities to increase

00:42:26 --> 00:42:29: the way people get around without using their car.

00:42:30 --> 00:42:33: And because of that, we are actually taking advantage of

00:42:33 --> 00:42:37: the culture of Garden City. Based on the information that

00:42:37 --> 00:42:41: we've looked at, there's significant amount of biking and and

00:42:41 --> 00:42:44: walking that takes place and we want to be able

00:42:44 --> 00:42:47: to lean into that. As you've heard from my colleagues,

00:42:47 --> 00:42:51: the city should consider potential zoning changes to to that

00:42:51 --> 00:42:55: can be supported by embracing the biking and walking culture

00:42:55 --> 00:42:58: of the city. And it's important to note that when

00:42:58 --> 00:43:00: we talk about transportation and land use.

00:43:01 --> 00:43:05: They are intrinsically connected, and what that means is that

00:43:05 --> 00:43:10: in order for communities, especially walkable communities, to thrive and

00:43:10 --> 00:43:14: survive, it's important that the land use is around them.

00:43:14 --> 00:43:18: That the destinations around them are arrived a wide variety

00:43:18 --> 00:43:21: in order to to for people to walk to so

00:43:21 --> 00:43:25: that they don't have to drive to things within their

00:43:25 --> 00:43:26: neighborhood.

00:43:29 --> 00:43:33: When we looked at the existing conditions that there are

00:43:33 --> 00:43:38: some transportation issues related to pedestrian, bicycle and transit that

00:43:38 --> 00:43:42: that have been identified. What's pretty glaring is when we

00:43:42 --> 00:43:45: look at the sidewalk network it is not connected very

00:43:45 --> 00:43:49: well. It's piece meal in in many places. In some

00:43:49 --> 00:43:52: places it doesn't even exist and it's important that when

00:43:52 --> 00:43:56: we look at making communities more walkable that network has

00:43:57 --> 00:43:59: to be filled in better the Greenbelt.

00:43:59 --> 00:44:04: Is obviously a great Community resource and it provides opportunities

00:44:04 --> 00:44:09: for circulation for both leisurely riders and commuters. However, with

00:44:09 --> 00:44:13: additional density, there is the opportunity for that to become

00:44:13 --> 00:44:16: more more crowded and in some cases it might be

00:44:16 --> 00:44:19: a less safer condition. So we want to take a

00:44:19 --> 00:44:22: look at how we can address that. There are two

00:44:22 --> 00:44:27: existing Boise River pedestrian bicycle connections. I I think. I

00:44:27 --> 00:44:29: think Emily had it had done a good job.

00:44:29 --> 00:44:34: About talking about an additional third connection linking to the

00:44:35 --> 00:44:38: Will, Wade, Park and and and we we can talk

00:44:38 --> 00:44:41: about that as well and transit as you know that

00:44:42 --> 00:44:45: there used to be transit on Adams St and based

00:44:45 --> 00:44:50: on our discussions with the local Transit Authority the the

00:44:50 --> 00:44:54: the service was disconnected disconnected due to the the lack

00:44:54 --> 00:44:56: of matching funds.

00:44:59 --> 00:45:02: When we look at the recommendations, I I think it's

00:45:02 --> 00:45:05: important that we want to give Garden City a lot

00:45:05 --> 00:45:08: of credit in that as new developments come online, they

00:45:09 --> 00:45:13: are requesting sidewalks be implemented in front of their their,

00:45:13 --> 00:45:17: their development, so that you know early stages of development

00:45:17 --> 00:45:21: there are sidewalks to nowhere. But essentially as infill development

00:45:21 --> 00:45:25: continues, there are opportunities to link the sidewalks until you

00:45:25 --> 00:45:28: get to a point where you create enough of a

00:45:28 --> 00:45:29: critical mass.

00:45:29 --> 00:45:33: That that that the street pedestrian, the pedestrian network is,

00:45:33 --> 00:45:35: is, is more significant.

00:45:36 --> 00:45:40: When we talk about the alternative to the Greenbelt, especially

00:45:40 --> 00:45:44: as it becomes more and more crowded with with with

00:45:44 --> 00:45:49: people and potentially potentially more residents. We we looked at

00:45:49 --> 00:45:53: the opportunity for a parallel East West route. When we

00:45:54 --> 00:45:57: looked at the briefing book there was Osage St was  
00:45:57 --> 00:46:02: considered a candidate and we evaluated it and and obviously  
00:46:02 --> 00:46:06: taking photos of it and there are some constraints that  
00:46:06 --> 00:46:07: that we believe.  
00:46:07 --> 00:46:10: Or make it difficult to to have it as a  
00:46:10 --> 00:46:14: an exclusive bike trail. The important ones are essentially the  
00:46:14 --> 00:46:17: the sight lines are a little bit limited and actually  
00:46:17 --> 00:46:20: if you take a look at the photo, there are  
00:46:20 --> 00:46:22: a lot of buildings that come up to the alley.  
00:46:22 --> 00:46:25: So as a as a cyclist there are some blind  
00:46:25 --> 00:46:28: spots. In addition to that there are some businesses that  
00:46:28 --> 00:46:31: have direct access on Osage and and some of that  
00:46:31 --> 00:46:35: access is actually service and delivery access. So given those  
00:46:35 --> 00:46:39: potential conflicts we looked at another alternative.  
00:46:39 --> 00:46:43: And we believe that that alternative should be Adam St.  
00:46:43 --> 00:46:45: Adam St has a has a has a wide curb  
00:46:45 --> 00:46:48: to curb section that can be broken up and and  
00:46:48 --> 00:46:53: provide a multimodal resources that the community can take advantage  
00:46:53 --> 00:46:57: of. It's my understanding that there's a sewer project on  
00:46:57 --> 00:47:00: Adam St that's coming. So if there's ability to to  
00:47:00 --> 00:47:04: leverage the fact that the street is being reconstructed that  
00:47:04 --> 00:47:08: as it is reconstructed we are able to implement those  
00:47:08 --> 00:47:09: those elements.  
00:47:09 --> 00:47:13: And as there's more and more density taking place and  
00:47:13 --> 00:47:17: more and more residents coming there is the opportunity to  
00:47:17 --> 00:47:21: coordinate with a CHD and VRT encompass to to look  
00:47:21 --> 00:47:26: for that financing for some of the infrastructure needs. And  
00:47:26 --> 00:47:30: if anything more residents gives us a gives Garden City  
00:47:30 --> 00:47:34: the potential to to create more revenue and and more  
00:47:34 --> 00:47:38: more destinations for residents to be able to to leverage  
00:47:38 --> 00:47:39: the local transit.  
00:47:39 --> 00:47:44: Authority to to bring back transit service on Adams St  
00:47:44 --> 00:47:47: some of the other items I wanted to raise is  
00:47:47 --> 00:47:51: that we talked about the potential pet bike bridge and  
00:47:51 --> 00:47:56: promoting micro mobility and ride share and micro mobility.  
00:47:56 --> 00:48:02: Are  
00:48:02 --> 00:48:06: your scooters are your electric skateboards. Different  
00:48:06 --> 00:48:10: different modes other  
00:48:02 --> 00:48:06: than driving and and in this case biking that can  
00:48:06 --> 00:48:10: help support the the transportation network.



00:48:10 --> 00:48:14: And promoting that and potentially introducing more providers of that

00:48:14 --> 00:48:17: would only help the walkable communities.

00:48:19 --> 00:48:23: When we look at Adams Street, I think what's important

00:48:23 --> 00:48:26: is that we have four options here. And these options

00:48:27 --> 00:48:31: are meant to provide flexibility and optionality so that you

00:48:31 --> 00:48:35: know, depending on what the specific needs of that section

00:48:35 --> 00:48:38: of the roadway are, that you know, at a minimum

00:48:38 --> 00:48:42: we're providing one lane in each direction and there are

00:48:42 --> 00:48:45: options to either have parking on one side of the

00:48:45 --> 00:48:49: street. There are options where we have the bike facility.

00:48:49 --> 00:48:53: Both sides of the street, there are options there. There

00:48:53 --> 00:48:57: are options where the bike facility is on either side

00:48:57 --> 00:48:59: of the street and so we didn't want to be

00:49:00 --> 00:49:03: prescriptive so that Garden City can have the flexibility to

00:49:03 --> 00:49:07: determine what works for them. And and I I think

00:49:07 --> 00:49:08: this allows us to.

00:49:09 --> 00:49:13: To not be too prescriptive, prescriptive in that it handcuffs

00:49:13 --> 00:49:16: the community on on what would work because these four

00:49:16 --> 00:49:20: options are four options that can work if they were

00:49:20 --> 00:49:23: to be implemented. What these options also do is that

00:49:23 --> 00:49:27: even though that we are providing bike facilities and potential

00:49:27 --> 00:49:30: parking, it does not preclude the return of transit. So

00:49:30 --> 00:49:34: in the event that, that there's enough there, there's more

00:49:34 --> 00:49:38: density here that allows for transit to return, this facility

00:49:38 --> 00:49:40: can still function and provide.

00:49:40 --> 00:49:44: The excuse me, the bus service that would only help

00:49:44 --> 00:49:46: benefit the community.

00:49:51 --> 00:49:54: Another another issue that we wanted to make sure we

00:49:54 --> 00:49:59: address was parking and parking. As I mentioned before,

00:49:59 --> 00:50:04: parking

00:49:59 --> 00:50:04: and transportation are critical elements when we look at

00:50:04 --> 00:50:09: accommodating

00:50:04 --> 00:50:09: growth. The current code for parking and especially for

00:50:09 --> 00:50:13: multifamily

00:50:09 --> 00:50:13: requires that you provide one parking space for every unit

00:50:13 --> 00:50:17: and half parking space for per unit for visitors and

00:50:17 --> 00:50:20: given that given our essentially our experience.

00:50:21 --> 00:50:25: In similar conditions, there's typically the opportunity to

00:50:25 --> 00:50:28: reduce that

00:50:25 --> 00:50:28: parking demand if you're near transit. Hence a very popular

00:50:28 --> 00:50:32: term called transit oriented Development. Given that we don't

00:50:28 --> 00:50:32: have

00:50:32 --> 00:50:36: transit, it doesn't mean that there that there aren't opportunities

00:50:36 --> 00:50:39: to reduce the demand for parking. And I think it's

00:50:39 --> 00:50:42: important that when we look at the numbers and we

00:50:42 --> 00:50:45: look at the data relative to people biking and and

00:50:45 --> 00:50:50: people walking, the opportunity here is in transit oriented development,

00:50:50 --> 00:50:51: at least not yet.

00:50:51 --> 00:50:54: It's trail oriented development and so we want to be

00:50:54 --> 00:50:57: able to use the trail as an impetus for the

00:50:57 --> 00:51:01: the ability to reduce parking, especially since the way that

00:51:02 --> 00:51:06: the development patterns will occur, it'll start from the trail

00:51:06 --> 00:51:09: end. And So what that means is that you know

00:51:09 --> 00:51:12: the the the properties that more than likely will be

00:51:12 --> 00:51:16: developed are the ones closer to the trail as it

00:51:16 --> 00:51:19: as the development tends to spread southward.

00:51:19 --> 00:51:22: So given that it's it's it's our belief that there's

00:51:22 --> 00:51:26: opportunities to reduce the parking as more and more density

00:51:26 --> 00:51:29: comes in because of the fact that that these developments

00:51:29 --> 00:51:30: are taking advantage.

00:51:30 --> 00:51:31: Of the trail.

00:51:32 --> 00:51:35: If you look at the at the the Garden City

00:51:35 --> 00:51:40: code, there are actually provisions in there for for for

00:51:40 --> 00:51:44: biking and for different biking requirements. So the city has

00:51:44 --> 00:51:48: made it clear that biking is an important part of

00:51:48 --> 00:51:51: that, and so this is a natural extension.

00:51:51 --> 00:51:56: Of the of providing bicycle facilities that we can allow

00:51:56 --> 00:51:59: for the reduction of parking. And so when we look

00:52:00 --> 00:52:03: at it the the primary zone that we see that

00:52:03 --> 00:52:08: is an opportunity to reduce the parking demand is essentially

00:52:08 --> 00:52:11: the area from Adams St North to the river. And

00:52:11 --> 00:52:16: the longest block is approximately 1500 feet, which is a

00:52:16 --> 00:52:19: little bit longer than 1/4 mile and if you look

00:52:20 --> 00:52:20: at.

00:52:20 --> 00:52:21: Historical.

00:52:21 --> 00:52:26: Uh, parking requirements throughout the country, quarter mile seems to

00:52:26 --> 00:52:29: be a sweet spot where you're able to reduce parking

00:52:29 --> 00:52:33: requirements. So it just makes sense in this, in this

00:52:33 --> 00:52:37: situation that we reduce the parking area, the parking requirement

00:52:37 --> 00:52:40: for the area of essentially north of Adams to the

00:52:40 --> 00:52:43: to the river. So it just makes it clear to

00:52:43 --> 00:52:47: the development community that, hey, if you're looking at properties

00:52:47 --> 00:52:51: north of Adams, there's there's a, there's a, there's a.

00:52:51 --> 00:52:55: There's a parking, the potential for parking reduction here. So

00:52:55 --> 00:52:58: it's important that we call that out so that it's

00:52:58 --> 00:53:01: so that the the development community as they start looking

00:53:01 --> 00:53:05: at, at properties developed that there are certain areas that

00:53:05 --> 00:53:08: they will primarily focus on. And once you create a

00:53:08 --> 00:53:11: critical mass of these developments and a critical mass of

00:53:11 --> 00:53:14: residents, then it becomes then it becomes a flywheel that

00:53:15 --> 00:53:19: has turned to really incentivize more development in neighborhoods. In

00:53:19 --> 00:53:22: addition to that, we, we believe that there's an opportunity

00:53:22 --> 00:53:23: for the city.

00:53:23 --> 00:53:27: To look at shared parking and and public parking, those

00:53:27 --> 00:53:30: are definitely items that were brought up in the in

00:53:30 --> 00:53:34: the stakeholder meetings that that should be looked at. You

00:53:34 --> 00:53:38: know, the the ability to provide a public parking facility

00:53:38 --> 00:53:41: is is going to be difficult at this point because

00:53:41 --> 00:53:45: there's not enough there, there's not enough critical mass of

00:53:45 --> 00:53:49: need for it and in the interim there's probably more

00:53:49 --> 00:53:52: opportunities for shared parking that can be leveraged.

00:53:56 --> 00:53:59: The next portion of the presentation will just go into

00:53:59 --> 00:54:03: traffic and circulation. Obviously we've heard, I, I personally have

00:54:04 --> 00:54:07: heard a lot about different traffic issues within the

00:54:07 --> 00:54:10: Community.

00:54:07 --> 00:54:10: I I think one of the initial ones that we

00:54:10 --> 00:54:12: we took a look at was the fact that if

00:54:12 --> 00:54:15: you look at an aerial of Garden City and a

00:54:15 --> 00:54:18: heart of Garden City, the blocks are very, very long.

00:54:19 --> 00:54:23: What does that mean? Well, in some instances the blocks

00:54:23 --> 00:54:26: between Osage and Adams is close to 1400 feet, some

00:54:26 --> 00:54:30: of the blocks between Adams and the Greenbelt or anywhere

00:54:30 --> 00:54:33: between 800 and 1500 feet. So, so the difficulty with

00:54:34 --> 00:54:37: long blocks is that for vehicles it's it's difficult to

00:54:37 --> 00:54:41: to circulate around the block. You know, in this instance,

00:54:41 --> 00:54:44: you know you're driving close to 1/2 mile in order

00:54:45 --> 00:54:48: to get around the block and so if there's opportunities

00:54:48 --> 00:54:49: to create.

00:54:49 --> 00:54:52: East West connections through these long blocks to break up

00:54:52 --> 00:54:55: the blocks. There are two benefits for the vehicles. There's

00:54:55 --> 00:54:57: a benefit in that you don't have to go all  
00:54:57 --> 00:55:00: the way around or or much longer that you reduce  
00:55:00 --> 00:55:02: the the distance that vehicles have to travel to get  
00:55:03 --> 00:55:04: around the block and then the second.  
00:55:06 --> 00:55:10: Second benefit, which is probably more important, is that for  
00:55:10 --> 00:55:14: as a general planning principle, walkable blocks are in the  
00:55:14 --> 00:55:15: range of 300 feet.  
00:55:16 --> 00:55:18: You know, if you take a look at a very  
00:55:18 --> 00:55:22: long block as a pedestrian, the distance tends tends to  
00:55:22 --> 00:55:24: be greater. And so, you know if we can create  
00:55:25 --> 00:55:29: the opportunity to create smaller walkable blocks that  
becomes that  
00:55:29 --> 00:55:32: that that that that feel is more pedestrian friendly. And  
00:55:32 --> 00:55:35: so, you know these are the some of the issues.  
00:55:35 --> 00:55:38: I think we've done a good job showing what we  
00:55:38 --> 00:55:41: can do at the ends of some of these roads  
00:55:41 --> 00:55:45: that intersect with the Greenbelt and the school operations  
have  
00:55:45 --> 00:55:45: been.  
00:55:46 --> 00:55:47: Identified as a source of congestion.  
00:55:49 --> 00:55:50: With respect to.  
00:55:50 --> 00:55:50: The.  
00:55:50 --> 00:55:54: Actual recommendations that we want to bring up is that.  
00:55:56 --> 00:56:00: As I mentioned, East West opportunities for connections are  
are  
00:56:01 --> 00:56:04: things that that that make sense. And so a primary  
00:56:04 --> 00:56:08: recommendation is for the city to develop a street master  
00:56:08 --> 00:56:11: plan. And what does that mean? Well, if you look  
00:56:12 --> 00:56:14: at the screen, there's a lot of East West.  
00:56:14 --> 00:56:15: Arrows.  
00:56:15 --> 00:56:19: That connect through the block and actually connect to the  
00:56:19 --> 00:56:21: next block and through that block.  
00:56:21 --> 00:56:24: And if you notice, it's a little bit staggered, and  
00:56:25 --> 00:56:28: the reason for the stagger is because these lines are  
00:56:28 --> 00:56:31: drawn consistent with existing parcel lines.  
00:56:31 --> 00:56:34: So you know the the intent is that if  
00:56:34 --> 00:56:38: parcels along those lines are up for redevelopment, that's the  
00:56:38 --> 00:56:41: opportunity for the city to say, hey, you know, we  
00:56:41 --> 00:56:45: have developed a straight master plan, you're along these  
lines,  
00:56:45 --> 00:56:48: you know, would you consider providing an easement?  
00:56:49 --> 00:56:52: And so when the next parcel adjacent to it does  
00:56:52 --> 00:56:55: the same thing that discussion has had and hopefully just

00:56:56 --> 00:56:59: like the sidewalk network where it's you know it starts  
00:56:59 --> 00:57:02: to fill out the same as with the street network.  
00:57:02 --> 00:57:05: And so that's the intent and and and the discussions  
00:57:05 --> 00:57:09: that need to be made whether those those connections are  
00:57:09 --> 00:57:12: either pedestrian only or are like mini streets similar to  
00:57:12 --> 00:57:16: Osage St. So that those are the opportunities to create  
00:57:16 --> 00:57:19: this network of of streets and and pedestrian ways that.  
00:57:19 --> 00:57:22: Currently don't exist. In addition to that, we I think  
00:57:22 --> 00:57:25: Emily's done a great job to show what we can  
00:57:25 --> 00:57:28: do at the end of the at the terminal terminals  
00:57:28 --> 00:57:31: of some of the roads that connect to the Greenbelt.  
00:57:32 --> 00:57:35: And in order to address some of the traffic issues  
00:57:35 --> 00:57:38: related to schools, you know, I think there's an opportunity  
00:57:38 --> 00:57:42: to create a transportation management plan for those specific  
00:57:42 --> 00:57:45: cool  
00:57:45 --> 00:57:48: schools to address their specific issues and then increasing  
00:57:48 --> 00:57:51: some  
00:57:51 --> 00:57:52: of the pedestrian safety elements in and around schools so  
00:57:57 --> 00:58:00: that people are more incentivized to walk to school or  
00:58:00 --> 00:58:04: bike to school.  
00:58:09 --> 00:58:09: So with that, I'd like to bring back up on  
00:58:15 --> 00:58:16: Sr Tamel to talk about implementation and placement.  
00:58:24 --> 00:58:25: You can.  
00:58:32 --> 00:58:33: You know what you want.  
00:58:43 --> 00:58:45: Yeah.  
00:58:47 --> 00:58:49: When it was working for you, what happened?  
00:58:52 --> 00:58:55: Well, I'll start a little bit while we settle with  
00:58:59 --> 00:59:01: all that.  
00:59:06 --> 00:59:07: So you've heard a lot about.  
00:59:13 --> 00:59:16: Market.  
00:59:19 --> 00:59:21: Forces.  
00:59:26 --> 00:59:29: Being aligned. You heard about the vision brought to you  
00:59:34 --> 00:59:37: by different panelists, specialists in different areas, and  
00:59:42 --> 00:59:45: you've heard  
00:59:50 --> 00:59:53: a number of recommendations. But.  
00:59:58 --> 00:59:59: Where do we go from here?  
00:59:59 --> 00:59:59: That all comes under the topic of implementation. What do  
00:59:59 --> 00:59:59: we do?  
00:59:59 --> 00:59:59: How do we move forward?  
00:59:59 --> 00:59:59: So there are three basic categories of implementation I want  
00:59:59 --> 00:59:59: to talk about very quickly because they're honestly, they're a  
00:59:59 --> 00:59:59: little bit dry and they will be covered in detail  
00:59:59 --> 00:59:59: in the report, so I don't want to take too

00:59:21 --> 00:59:22: much time.

00:59:22 --> 00:59:23: This morning, but the first one.

00:59:23 --> 00:59:25: Is studies and plans.

00:59:25 --> 00:59:26: You heard everyone.

00:59:26 --> 00:59:29: Talk about the need for a street master plan. That's

00:59:29 --> 00:59:30: just one of them.

00:59:31 --> 00:59:33: Traffic study is useful. The Fire and Rescue people have

00:59:33 --> 00:59:36: told us they need a river access management.

00:59:36 --> 00:59:36: Plan.

00:59:37 --> 00:59:41: There's water. Resource management is a big issue.

00:59:41 --> 00:59:45: That needs to be considered comprehensively. Affordable housing is another

00:59:45 --> 00:59:45: plan.

00:59:46 --> 00:59:49: So there's quite a list of studies and plans that

00:59:49 --> 00:59:49: need.

00:59:49 --> 00:59:50: To get done.

00:59:50 --> 00:59:53: To support all of these recommendations and make sure that

00:59:53 --> 00:59:55: actions are going in the right direction.

00:59:57 --> 01:00:01: We've also looked at financing sources, obviously.

01:00:03 --> 01:00:04: Some of these infrastructure.

01:00:04 --> 01:00:08: Improvements take money and some of these housing considerations.

01:00:08 --> 01:00:08: Take money.

01:00:09 --> 01:00:13: So we've identified federal, state, local and private sector funding

01:00:13 --> 01:00:16: sources which could be of use, and again, those will

01:00:16 --> 01:00:18: be documented in detail in the report.

01:00:20 --> 01:00:23: And finally, we've looked at who can be a potential

01:00:23 --> 01:00:25: partner for the city of Garden City and for those

01:00:25 --> 01:00:26: who are working to.

01:00:27 --> 01:00:28: Bring these visions to.

01:00:28 --> 01:00:29: Reality.

01:00:30 --> 01:00:34: In the social and housing category we found, Saint Luke's

01:00:34 --> 01:00:37: and St Alphonsus are more than eager to work with

01:00:37 --> 01:00:40: you, not just on housing or social services, but also

01:00:40 --> 01:00:44: on bicycle paths, walkways, because anything that contributes to the

01:00:44 --> 01:00:48: health of the population is something that they're interested in

01:00:48 --> 01:00:52: for their foundations, so they can be of assistance in

01:00:52 --> 01:00:53: number of ways.

01:00:56 --> 01:00:57: On the river's edge.

01:00:59 --> 01:01:02: I've heard talk about nonprofit that wants to maintain the

01:01:02 --> 01:01:05: Greenway, the Greenbelt, and take care of the invasive species.

01:01:05 --> 01:01:07: Make sure everything's clean that the banks.

01:01:07 --> 01:01:08: Are in good shape.

01:01:09 --> 01:01:12: There's also a number of property owners who can.

01:01:12 --> 01:01:15: Help on the river's edge whoever has a frontage.

01:01:15 --> 01:01:16: Could be maintaining this?

01:01:16 --> 01:01:19: Property. For example, if you could see the slide.

01:01:19 --> 01:01:20: We have a picture of the.

01:01:21 --> 01:01:22: Big sign the Riverside Hotel.

01:01:22 --> 01:01:24: Put up to show their riparian.

01:01:24 --> 01:01:25: Restoration.

01:01:25 --> 01:01:25: Project.

01:01:26 --> 01:01:29: But seriously, every major landowner.

01:01:29 --> 01:01:31: Should be able to take care of the.

01:01:31 --> 01:01:32: Portion of the Greenbelt.

01:01:32 --> 01:01:33: That's in front of their property.

01:01:35 --> 01:01:39: In terms of economic development, the Boise Valley Economic Development

01:01:39 --> 01:01:42: Group, the Chamber of Commerce, the Garden City Visitors Bureau

01:01:42 --> 01:01:43: can all be helpful.

01:01:44 --> 01:01:44: In the arts.

01:01:44 --> 01:01:49: You have the visual arts collective, individual artists, the placemaking

01:01:49 --> 01:01:52: fund. Even though the arts tend to be east of

01:01:52 --> 01:01:56: our study area, those organizations can bring art to this

01:01:56 --> 01:01:56: neighborhood.

01:01:58 --> 01:02:01: And then in transportation, you have a CCHD, Valley Regional

01:02:01 --> 01:02:06: Transit, Boise Bicycle Project, Compass, a number of organizations.

01:02:06 --> 01:02:09: City of Boise of course you need when you start

01:02:09 --> 01:02:12: climbing bridges across the river, and Boise State Universities planning

01:02:12 --> 01:02:14: program could be helpful as well.

01:02:14 --> 01:02:15: There's.

01:02:15 --> 01:02:20: The roadside hotel riparian restoration project. Just in time. Thank

01:02:20 --> 01:02:20: you.

01:02:22 --> 01:02:25: So more about all that will be in the report

01:02:25 --> 01:02:28: and now like to talk about creating a stakeholder alliance

01:02:28 --> 01:02:30: and this is not, that's the next slide. This is

01:02:30 --> 01:02:34: not something the government does, it's something that's

kind of

**01:02:34 --> 01:02:35:** a grassroots thing led by.

**01:02:36 --> 01:02:38:** Local people, stakeholders.

**01:02:38 --> 01:02:39:** Which?

**01:02:39 --> 01:02:44:** Could include property owners, developers, large and small businesses, homeowners

**01:02:44 --> 01:02:48:** associations, individuals who tend to be membered, to walk together,

**01:02:49 --> 01:02:52:** work together to realize the vision. The logo you show

**01:02:52 --> 01:02:55:** here for the Old Town N alliance is somebody I'm

**01:02:55 --> 01:02:58:** working with in Alexandria, VA, and it is such an

**01:02:58 --> 01:03:01:** organization. Totally voluntary. Totally.

**01:03:01 --> 01:03:01:** Membership.

**01:03:01 --> 01:03:05:** Based with those major stakeholders.

**01:03:05 --> 01:03:05:** Working.

**01:03:05 --> 01:03:07:** To transform the neighborhood into an arts.

**01:03:07 --> 01:03:08:** And cultural district.

**01:03:08 --> 01:03:09:** In this instance.

**01:03:10 --> 01:03:13:** But the organization can have multiple purposes. It could have

**01:03:13 --> 01:03:18:** work on safety, connectivity, the arts, supporting redevelopment, placemaking.

**01:03:19 --> 01:03:21:** The way you get it started is small group 4-5

**01:03:21 --> 01:03:23:** people who are really motivated.

**01:03:23 --> 01:03:24:** To work in the.

**01:03:24 --> 01:03:27:** Neighborhood that can think through the mission, the goals, the

**01:03:27 --> 01:03:31:** funding, the business plan, and as they define those elements,

**01:03:31 --> 01:03:34:** they can recruit other people who are similarly interested and

**01:03:34 --> 01:03:35:** passionate about the place.

**01:03:37 --> 01:03:38:** Uh.

**01:03:38 --> 01:03:38:** Next.

**01:03:40 --> 01:03:42:** And now, sort of to end on some pretty pictures,

**01:03:43 --> 01:03:46:** we'll talk about placemaking. This is something you've already started.

**01:03:46 --> 01:03:48:** There's a lot of that going on here.

**01:03:49 --> 01:03:49:** But I think more can.

**01:03:49 --> 01:03:52:** Be done place making just to put it in context?

**01:03:52 --> 01:03:56:** Is it collaborative process to influence what the public realm looks like?

**01:03:56 --> 01:03:56:**

**01:03:57 --> 01:04:01:** It reflects the physical, cultural and social identity of the

**01:04:01 --> 01:04:06:** Community, strengthens connections and allows for fine tuning the living.



01:04:06 --> 01:04:06: Environment.

01:04:09 --> 01:04:12: Identity is important. We, in the course of our conversations

01:04:13 --> 01:04:16: heard many comments that Garden City did not always have

01:04:16 --> 01:04:19: the best reputation and that people, still some people still

01:04:19 --> 01:04:23: retain a negative image of Garden City. And yet everybody

01:04:23 --> 01:04:26: we talked to is enthusiastic about living here and thought

01:04:26 --> 01:04:29: it was a great place. So how do we reconcile

01:04:29 --> 01:04:32: those disparate images? I think part of it is creating

01:04:32 --> 01:04:35: a new name or tagline for this particular study area.

01:04:35 --> 01:04:38: Is it the District River district? Is it the Mountain

01:04:38 --> 01:04:39: View?

01:04:39 --> 01:04:41: District is it the wine district which was suggested?

01:04:41 --> 01:04:42: To us by one of our.

01:04:42 --> 01:04:43: Interviewees.

01:04:44 --> 01:04:46: Whatever it is, you you will be the ones to

01:04:46 --> 01:04:50: decide that because it's your community and you know

01:04:50 --> 01:04:53: what's

01:04:50 --> 01:04:53: meaningful in this area. But once you have the name,

01:04:53 --> 01:04:58: signage, selective materials, lighting, everything that kind of

01:04:53 --> 01:04:58: is compatible

01:04:58 --> 01:05:00: with and recalls that name will be helpful.

01:05:03 --> 01:05:07: We can also look at potential themes for this district,

01:05:07 --> 01:05:11: which you would then strive to implement. Obviously,

01:05:11 --> 01:05:15: wineries, breweries

01:05:11 --> 01:05:15: are significant here, the arts, riverfront recreation, another big

01:05:11 --> 01:05:15: one,

01:05:15 --> 01:05:20: entertainment, health, and walkability gardens and

01:05:15 --> 01:05:20: landscaping. I love this

01:05:20 --> 01:05:24: particular picture of a restaurant we went to. There's three

01:05:24 --> 01:05:28: identities here, food and beverage, gardens and riverfront

01:05:24 --> 01:05:28: entertainment. So

01:05:29 --> 01:05:32: you know, the potential is here and there's a lot

01:05:32 --> 01:05:32: you can do.

01:05:32 --> 01:05:35: Once you focus on a theme, and.

01:05:36 --> 01:05:38: The effort of the garden there is beautiful and as

01:05:38 --> 01:05:41: someone else said in our panel, let's bring the garden

01:05:41 --> 01:05:43: back to Garden City. It's great.

01:05:44 --> 01:05:47: The last piece I want to talk about is activation.

01:05:47 --> 01:05:49: You're already doing a lot of that, but there are

01:05:49 --> 01:05:52: a few other things you could do. Local history is

01:05:52 --> 01:05:55: actually quite interesting. I personally love to hear how

01:05:52 --> 01:05:55: Garden

01:05:55 --> 01:05:57: City came about and how it transformed.

01:05:57 --> 01:05:58: Over the years.

01:05:59 --> 01:06:03: So history tours are tours entertainment, potentially expanding the farmers

01:06:03 --> 01:06:05: market to the new Main Street on Adams.

01:06:06 --> 01:06:09: Children's Games waterfront sports viewing platforms.

01:06:10 --> 01:06:11: And then.

01:06:11 --> 01:06:15: Programming like yoga in the park, outdoor dining, St Trees

01:06:15 --> 01:06:18: Park, parklets, public art are all very important.

01:06:20 --> 01:06:20: From.

01:06:21 --> 01:06:23: The two pictures on the right on that slide are

01:06:23 --> 01:06:24: some historical markers.

01:06:26 --> 01:06:26: And then if we go.

01:06:26 --> 01:06:27: To the next.

01:06:27 --> 01:06:30: Slide there's a lovely yoga in the park.

01:06:30 --> 01:06:30: Sure.

01:06:31 --> 01:06:35: There's quiet contemplation along the riverbanks from another location, of

01:06:35 --> 01:06:38: course. And then this I love you sign is a

01:06:38 --> 01:06:41: piece of public art that was commissioned. That is an

01:06:41 --> 01:06:45: Instagram worthy place that everybody comes to. So all those

01:06:45 --> 01:06:47: things contribute to outsiders image.

01:06:47 --> 01:06:48: Of.

01:06:48 --> 01:06:49: Particular location.

01:06:51 --> 01:06:54: So what's next? How do we manage, change and benefit

01:06:54 --> 01:06:54: from it?

01:06:56 --> 01:06:58: I'll just note a few things you can do in

01:06:59 --> 01:07:01: the short term, and then the next speaker will get

01:07:01 --> 01:07:03: into more detail about managing change.

01:07:04 --> 01:07:07: In the short term, you'll need to increase your capability

01:07:07 --> 01:07:10: to handle the increased workload. We are laying out a

01:07:11 --> 01:07:13: lot of things to think about and deal with. You

01:07:13 --> 01:07:17: have to initiate talks with potential partners, review the comprehensive

01:07:17 --> 01:07:20: plan to see what haven't we been doing.

01:07:21 --> 01:07:26: Establish a housing Commission, initiate certain studies and apply for

01:07:26 --> 01:07:30: grants for infrastructure. That's just a starter, and we realize

01:07:30 --> 01:07:32: it's a lot of work, but Tom?

01:07:32 --> 01:07:33: Murphy from.

01:07:34 --> 01:07:36: Well, eyes over there.

01:07:36 --> 01:07:36: And he's.

01:07:36 --> 01:07:38: The former mayor of Pittsburgh and made a lot of

01:07:38 --> 01:07:41: things happen there, so he is the ultimate expert on  
01:07:41 --> 01:07:41: how to.  
01:07:42 --> 01:07:43: Do a lot with little.  
01:07:44 --> 01:07:44: Thanks.  
01:07:46 --> 01:07:48: I just want to tell you how much we've enjoyed  
01:07:48 --> 01:07:51: this week and how welcoming you all been. So thank  
01:07:51 --> 01:07:54: you so much. It was really a pleasure.  
01:07:54 --> 01:07:54: To be here for the.  
01:07:54 --> 01:07:57: Week as I just mentioned, I was the Mayor of  
01:07:57 --> 01:08:01: Pittsburgh, PA for 12 years, the city that's gone through  
01:08:01 --> 01:08:05: the most profound transformation virtually of any city in  
01:08:05 --> 01:08:09: America,  
01:08:09 --> 01:08:13: moving from the center from the really the center of  
01:08:13 --> 01:08:16: industrial production in America to now a high tech company.  
01:08:16 --> 01:08:20: And it has been a very difficult but remarkable.  
01:08:20 --> 01:08:24: Transformation, so I understand what you're facing as you  
01:08:24 --> 01:08:27: move  
01:08:27 --> 01:08:30: from what you were to what you're becoming and and  
01:08:30 --> 01:08:34: go ahead and and it's about change and this will  
01:08:34 --> 01:08:37: give you a sense. You know, it was took 62  
01:08:37 --> 01:08:40: years for 50 million people to have an automobile. It  
01:08:40 --> 01:08:43: only took 18 years for 50 million people to use  
01:08:43 --> 01:08:46: an ATM. It took seven years for people to for  
01:08:46 --> 01:08:49: 50 million people to be on the Internet and it  
01:08:49 --> 01:08:52: only took 19 days for 50 million people.  
01:08:52 --> 01:08:55: Use Pok??mon gone. I I have no idea what it  
01:08:55 --> 01:08:58: is, but it obviously was very popular, right? So we  
01:08:58 --> 01:09:01: are looking at change, relentless and accelerating, and if you  
01:09:01 --> 01:09:04: don't get in the front of that, it's going to  
01:09:04 --> 01:09:08: run you over. And that's really the challenge you face.  
01:09:08 --> 01:09:11: Every city faces and we face. Go ahead is that  
01:09:11 --> 01:09:13: you have two challenges really. You've got to manage day-  
01:09:13 --> 01:09:16: to-day,  
01:09:16 --> 01:09:17: you need a good police force, you need good roads,  
01:09:17 --> 01:09:20: you need to make sure the garbage is picked up  
01:09:20 --> 01:09:23: and a host of other things that have to happen  
01:09:23 --> 01:09:27: day-to-day.  
01:09:27 --> 01:09:30: And and you can spend all your money on that  
01:09:30 --> 01:09:34: and and but you need to also have resources to  
01:09:34 --> 01:09:35: invest in the future. You need to invest for tomorrow  
01:09:35 --> 01:09:38: and how do you do that? And the question is  
01:09:38 --> 01:09:41: really what does Garden City want to be? Do you  
01:09:41 --> 01:09:44: want to wait?

01:09:35 --> 01:09:37: Passively for that to happen.

01:09:37 --> 01:09:41: And you've had great developers that have fundamentally cared about

01:09:41 --> 01:09:45: the community and build high quality stuff. But what if?

01:09:46 --> 01:09:49: What if you don't get a good developer who wants

01:09:49 --> 01:09:52: to do what they want to do and completely destroy

01:09:53 --> 01:09:56: what you've already created you so you have that great

01:09:56 --> 01:10:00: great impetus. You've got to keep building on it and

01:10:00 --> 01:10:04: inspire with vision. I'm going to give you this here,

01:10:04 --> 01:10:07: Jenna. It's a book that you all I just recently

01:10:07 --> 01:10:11: published. It has 20 case studies of cities that made

01:10:11 --> 01:10:16: an intentional decision becomes become something other than what?

01:10:16 --> 01:10:19: They were and and in the back of it is

01:10:19 --> 01:10:23: sort of the 10 secret ingredients that permitted them to

01:10:23 --> 01:10:27: make those changes and the first one is planning never

01:10:27 --> 01:10:31: ends, is it planning continues on and on and and

01:10:31 --> 01:10:35: you got to build on the success. You have not

01:10:35 --> 01:10:37: sort of just let it happen and so.

01:10:38 --> 01:10:41: As Bill, as Chris said, a strategic vision needs to

01:10:41 --> 01:10:45: be intentional, aspirational, market driven, inclusive, but it needs to

01:10:45 --> 01:10:48: reflect who you want to be. You know, when I

01:10:48 --> 01:10:51: was mayor, developers like Chris would come in and say,

01:10:51 --> 01:10:53: mayor, I have a great idea for you. And we

01:10:53 --> 01:10:56: would say with all due respect, Chris, tell us why

01:10:56 --> 01:10:59: it's a great idea for you and we'll decide whether

01:10:59 --> 01:11:02: it's a great idea for us. And if our self-interest

01:11:02 --> 01:11:05: come together, we'll be the best partner you've ever had.

01:11:06 --> 01:11:08: That's what you need to be. You need to know.

01:11:08 --> 01:11:11: What you want and then work with the people that

01:11:11 --> 01:11:15: are going to deliver that for you. And so cities,

01:11:15 --> 01:11:19: cities that are succeeding are are thinking strategically about what

01:11:19 --> 01:11:23: they want to be. You, you have that opportunity now.

01:11:23 --> 01:11:23: Think.

01:11:24 --> 01:11:28: Dynamic leadership and that dynamic leadership comes from both the

01:11:28 --> 01:11:31: public, but it also comes from the private sector and

01:11:31 --> 01:11:36: and that we've recommended this stakeholder alliance because the private

01:11:36 --> 01:11:39: sector needs to be part of providing the leadership in

01:11:39 --> 01:11:40: this remarkable.

01:11:40 --> 01:11:44: Change happening in your community, the strong partnerships. And that's

01:11:44 --> 01:11:47: why that vision is so important because it's shit. It

01:11:47 --> 01:11:50: gives you the basis on sharing what you want to

01:11:50 --> 01:11:54: become, not sort of just waiting and the entrepreneurial spirit

01:11:54 --> 01:11:57: up. You know, I hear everywhere, you know, we love

01:11:57 --> 01:11:59: to do this, we love to do that, but we

01:11:59 --> 01:12:00: never have any money.

01:12:01 --> 01:12:05: Stupid excuse. There's always money for a great idea and

01:12:05 --> 01:12:08: don't ever get stopped by simply saying we don't have

01:12:08 --> 01:12:12: any money. You build the partnerships around the vision and

01:12:12 --> 01:12:15: that's what you need to develop and smart staff. You

01:12:15 --> 01:12:18: have that and design excellence. So far you have it.

01:12:19 --> 01:12:22: But what if somebody shows up and wants to build

01:12:22 --> 01:12:25: a 1960s shopping mall in the middle of Adams Street?

01:12:25 --> 01:12:28: Is that is that what you want? Given the quality

01:12:28 --> 01:12:32: of what you're building already? Probably not. So my colleagues.

01:12:32 --> 01:12:36: Given to you a remarkable list of of ideas for

01:12:36 --> 01:12:40: you to do and and those ideas, in effect, are

01:12:40 --> 01:12:43: dreams. And they remain dreams only if.

01:12:44 --> 01:12:47: If you don't have the the system to make them

01:12:47 --> 01:12:51: a reality and that's what we're suggesting you need to

01:12:51 --> 01:12:54: do, you need to invest in growth. You need to

01:12:54 --> 01:12:58: create your permitting process more efficiently so that your partners

01:12:58 --> 01:13:02: will be comfortable as Chris said in in that predictability

01:13:02 --> 01:13:06: of understanding that it's going to take 90 days to

01:13:06 --> 01:13:08: get this permit maybe instead of a year.

01:13:10 --> 01:13:11: You you do, I think one of.

01:13:11 --> 01:13:13: Occasion have done impact.

01:13:13 --> 01:13:16: Fees, well, those impact fees shouldn't just be given away

01:13:16 --> 01:13:19: waivers on his impact fees shouldn't be given away without

01:13:19 --> 01:13:22: understanding what you're going to get in return. And and

01:13:22 --> 01:13:26: you know those parks we talked about just sound wonderful.

01:13:26 --> 01:13:28: The change of Adams Street from what it is, what

01:13:28 --> 01:13:31: it could be sounds wonderful, but that won't happen unless

01:13:31 --> 01:13:34: you know what you want and then the developers you're

01:13:34 --> 01:13:37: working with are willing to share some of the the

01:13:37 --> 01:13:40: costs of making that happen. So we believe and this

01:13:40 --> 01:13:41: is critical.

01:13:41 --> 01:13:44: But you need to invest in that future by creating

01:13:44 --> 01:13:47: 2 new staff positions in the planning department. We think

01:13:47 --> 01:13:50: you have a terrific planning department, but you need to

01:13:50 --> 01:13:53: strengthen it in the first position and this could be

01:13:53 --> 01:13:56: by contract or by person. The first position needs to

01:13:56 --> 01:13:59: be the manager of the vision, is the first of

01:13:59 --> 01:14:02: all wild and meet with the community and the state

01:14:02 --> 01:14:05: portals to help to create that vision and and then

01:14:05 --> 01:14:08: be the person that keeps it that the planning department

01:14:08 --> 01:14:10: in every city needs to be the keeper of the

01:14:10 --> 01:14:11: future.

01:14:11 --> 01:14:14: Of understanding that they that's their job to keep the

01:14:14 --> 01:14:17: focus on the kind of quality and the kind of

01:14:17 --> 01:14:19: uses you want to happen in the community the.

01:14:19 --> 01:14:20: 2nd.

01:14:20 --> 01:14:23: Staff person we believes needs to be an entrepreneurial

01:14:23 --> 01:14:27: person

01:14:27 --> 01:14:30: that understands how to put financing together. You know

01:14:30 --> 01:14:34: Pittsburgh

01:14:35 --> 01:14:37: was a flat broke city, but we did billions of

01:14:37 --> 01:14:41: dollars of development by building great partnerships, all

01:14:41 --> 01:14:41: those developments

01:14:41 --> 01:14:44: with with the private sector, but many of them had

01:14:44 --> 01:14:47: 10 or 15 different sources of financing in both public

01:14:47 --> 01:14:51: and private.

01:14:51 --> 01:14:54: There's lots of money out there. This person will pay

01:14:54 --> 01:14:56: more than pay for their their job. It's a question

01:14:56 --> 01:14:59: of understanding how you put that together, those financing

01:14:59 --> 01:15:01: that

01:15:01 --> 01:15:05: moves the idea together. So let let me finish with

01:15:05 --> 01:15:07: this. My wife and I were in the Peace Corps

01:15:07 --> 01:15:10: many years ago and we lived in a very remote

01:15:10 --> 01:15:11: village, a three day boat ride up the Paraguay River

01:15:11 --> 01:15:14: right on the border with Brazil. When we spoke Spanish

01:15:14 --> 01:15:17: and through the jungle a few miles was Brazil and

01:15:17 --> 01:15:20: they they spoke Portuguese and around us were a number

01:15:20 --> 01:15:22: of Indian tribes.

01:15:22 --> 01:15:25: Who's spoken arriety of different languages. And my wife and

01:15:25 --> 01:15:28: I learned an enduring lesson when we were there that

01:15:28 --> 01:15:30: the most powerful person in the town wasn't with the

01:15:30 --> 01:15:33: person with all the guns or all the money. It

01:15:33 --> 01:15:36: was the person who spoke all the languages. And when

01:15:36 --> 01:15:39: we came back to the United States, we recognized that

01:15:39 --> 01:15:42: that we're the same way we're divided by race, by

01:15:42 --> 01:15:45: class, by ethnic organization. If you work in the computer

01:15:33 --> 01:15:36: industry, by the large, I have no idea what you're

01:15:36 --> 01:15:39: talking about. And and and so the the most important

01:15:39 --> 01:15:41: person in the in the time when we were in

01:15:41 --> 01:15:42: Paraguay, and the most.

01:15:42 --> 01:15:45: Important person in Garden City is the translator, is the

01:15:46 --> 01:15:49: person that can articulate a vision that everybody sees a

01:15:49 --> 01:15:52: place for themselves and that they'll be part of helping

01:15:52 --> 01:15:56: to shape that. And and that's your challenge. That's why

01:15:56 --> 01:15:59: you need that vision. That's why you need the dynamic

01:15:59 --> 01:16:03: leadership to bring that together. You're at a moment in

01:16:03 --> 01:16:03: time.

01:16:04 --> 01:16:07: You have a remarkable opportunity, the kind of development

01:16:07 --> 01:16:10: that's

01:16:10 --> 01:16:13: happening right now. And you know, and we've heard in

01:16:13 --> 01:16:16: our interviews lots of reasons why Adams St can't happen

01:16:16 --> 01:16:18: or those parks can't happen and and and and I

01:16:18 --> 01:16:21: was mayor of the city, right, and I went to

01:16:21 --> 01:16:25: thousands of meetings and and any of you in the

01:16:25 --> 01:16:27: architectural business, you've been there too and you always

01:16:27 --> 01:16:30: hear

01:16:30 --> 01:16:33: you can't, we can't do it. It's the wrong color.

01:16:33 --> 01:16:34: It's the wrong size. It's too big. It's too small

01:16:34 --> 01:16:34: and always there's never any money to do this stuff.

01:16:34 --> 01:16:34: They're all

01:16:34 --> 01:16:34: excuses.

01:16:34 --> 01:16:38: It's never about any of that. It's about whether you

01:16:38 --> 01:16:42: have the community and political will to reach for the

01:16:42 --> 01:16:42: future.

01:16:42 --> 01:16:44: Kick that door down.

01:16:44 --> 01:16:45: Reach for the future.

01:16:45 --> 01:16:47: Thank you.

01:16:47 --> 01:16:52: Thanks, Thanks, fellow panelists. That's our presentation. So

01:16:52 --> 01:16:57: we're open

01:16:57 --> 01:17:00: for questions and we'll hopefully provide the answers.

01:17:00 --> 01:17:03: Yes, Sir.

01:17:03 --> 01:17:06: You guys only briefly talked about it, but one of

01:17:06 --> 01:17:09: the things about Garden City that makes it kind of

01:17:09 --> 01:17:11: unique is that it's it's kind of creative.

01:17:11 --> 01:17:14: Market here.

01:17:14 --> 01:17:16: Because you dustrial.

01:17:16 --> 01:17:16: Buildings, because it's.

01:17:16 --> 01:17:21: A little bit less expensive to rent those spaces. That's

01:17:21 --> 01:17:24: why artists use them. How do you leverage that when

01:17:24 --> 01:17:28: you're going to talk about place making it and tying

01:17:28 --> 01:17:31: in the trail Greenbelt to the rest of the city?

01:17:34 --> 01:17:35: Anybody want to take that?

01:17:37 --> 01:17:41: OK, I think you have to the whole idea of.

01:17:42 --> 01:17:45: Asking you to kind of have this conversation with the

01:17:46 --> 01:17:49: community and the stakeholder instead of vision is to identify

01:17:49 --> 01:17:53: where you feel that naturally occurring creative class and industrial

01:17:53 --> 01:17:56: fabric is worth preserving. It's a vision you want to

01:17:56 --> 01:17:59: have. You need to step back and think about, think

01:17:59 --> 01:18:02: about that where is, where are the most likely and

01:18:02 --> 01:18:05: parcels that would lend themselves to that or what's their

01:18:05 --> 01:18:08: zone and then look to work to see what's how

01:18:08 --> 01:18:11: can you keep those businesses? Those businesses are what, what's

01:18:12 --> 01:18:12: getting those.

01:18:12 --> 01:18:15: That wide. And there are cities that have dealt with

01:18:15 --> 01:18:17: it in very many different ways either.

01:18:18 --> 01:18:21: Ensuring that that that that fabric is preserved or making

01:18:21 --> 01:18:24: sure those businesses are preserved in the new development that

01:18:24 --> 01:18:27: happened so that that life still happens. That's life and

01:18:27 --> 01:18:30: that creativity and that culture and then draw of those

01:18:30 --> 01:18:33: kind of businesses continues to kind of prosper. So they're

01:18:33 --> 01:18:36: very many different ways, but it's part of you stepping

01:18:36 --> 01:18:38: back and identifying where is that fabric and how do

01:18:38 --> 01:18:41: you want to preserve it while some of it can

01:18:41 --> 01:18:43: still lend itself to more growth and and and a

01:18:43 --> 01:18:44: different product.

01:18:44 --> 01:18:44: Type.

01:18:45 --> 01:18:46: I would also say that.

01:18:48 --> 01:18:52: Most communities would kill for what you already have.

01:18:53 --> 01:18:57: And what happens as typically in a in a community

01:18:57 --> 01:18:58: as it?

01:18:58 --> 01:19:02: Grows and develops out is that the creative class gets

01:19:02 --> 01:19:03: priced out of the market.

01:19:04 --> 01:19:07: So how how do you keep the creative class there?

01:19:07 --> 01:19:10: Well, you want to make sure that that that you

01:19:10 --> 01:19:14: you don't demolish the real estate that they thrive in.

01:19:16 --> 01:19:18: You, you try to get that real estate in the

01:19:18 --> 01:19:21: hands of people who are more motivated by preserving the

01:19:21 --> 01:19:25: creative class than maximizing their profit. And and that's not

01:19:25 --> 01:19:28: a public sector thing. That's a, you know, a group



01:19:28 --> 01:19:31: of like minded citizens saying, you know, look at all  
01:19:31 --> 01:19:34: the creativity going on in those warehouses. The guy who  
01:19:34 --> 01:19:37: owns it's thinking of selling it. We ought to go  
01:19:37 --> 01:19:38: in and buy it.  
01:19:39 --> 01:19:42: So we can preserve that. The other thing everybody needs  
01:19:42 --> 01:19:45: to recognize is that the creative class is the catalyst.  
01:19:46 --> 01:19:48: That's why everybody else wants to be here.  
01:19:49 --> 01:19:52: So in a sense, from a business sense, you look  
01:19:52 --> 01:19:53: at them as a lost leader.  
01:19:54 --> 01:19:57: OK, you're not expecting to make money off them, but  
01:19:57 --> 01:20:00: you're going to make money off of? Everybody wants to  
01:20:00 --> 01:20:02: be near anybody have any other comments?  
01:20:03 --> 01:20:06: It's it's always tough to preserve low rent space and  
01:20:06 --> 01:20:09: it's true that that's what attracts people and that's how.  
01:20:10 --> 01:20:14: Arts groups and maker spaces and all that get started.  
01:20:14 --> 01:20:17: So I think Garden City is fortunate in that there's  
01:20:17 --> 01:20:20: a lot of industrial property. Some some of it should  
01:20:20 --> 01:20:21: be retained.  
01:20:22 --> 01:20:25: So I think that the what needs to get done  
01:20:25 --> 01:20:28: is that the city look at the comprehensive plan and  
01:20:28 --> 01:20:30: sort of set aside certain areas.  
01:20:31 --> 01:20:34: To retain industrial uses, to not encourage development of  
certain  
01:20:35 --> 01:20:37: areas so that those spaces can remain available.  
01:20:38 --> 01:20:39: For the innovative creative.  
01:20:40 --> 01:20:40: Uses.  
01:20:42 --> 01:20:44: Following up on that, a lot of those creative spaces,  
01:20:44 --> 01:20:46: they end up getting priced out again. The people that  
01:20:46 --> 01:20:46: made the.  
01:20:47 --> 01:20:50: Neighborhood unique or no longer there and that happened  
in  
01:20:50 --> 01:20:52: Denver all the time, I mean.  
01:20:52 --> 01:20:54: It's happened in many cities. You end up being a  
01:20:54 --> 01:20:56: victim of your own success in some ways.  
01:20:56 --> 01:20:58: So I'd be interested to know what other cities and  
01:20:58 --> 01:20:58: what.  
01:20:58 --> 01:20:59: Other plans?  
01:21:01 --> 01:21:01: Garden.  
01:21:01 --> 01:21:02: City would want to know.  
01:21:02 --> 01:21:03: That so they could preserve.  
01:21:03 --> 01:21:03: That, yeah.  
01:21:05 --> 01:21:06: In San Francisco again, it's.

01:21:06 --> 01:21:07: Really?

01:21:07 --> 01:21:08: Unique example.

01:21:09 --> 01:21:12: We have light industrial where all of these ads arts

01:21:13 --> 01:21:16: happen near the College of Arts, San Francisco College apart.

01:21:16 --> 01:21:20: It's an industrial zone where the city has been intentional

01:21:20 --> 01:21:24: in making a zone called PDR production, distribution, repair.

01:21:25 --> 01:21:27: And their whole goal is to make sure that those

01:21:27 --> 01:21:31: businesses thrive and what the kind of infrastructure they need

01:21:31 --> 01:21:34: for the truck movement and all, all exist for the

01:21:34 --> 01:21:37: air rights above it is allowed to have other users.

01:21:37 --> 01:21:40: So the ground floor is, I think there's a minimum

01:21:40 --> 01:21:42: ask of 18 feet or 20 feet for allowing for

01:21:42 --> 01:21:46: those kind of workshop and metal workshops and woodwork shops

01:21:46 --> 01:21:49: and all of the artists to exist. The possible you

01:21:49 --> 01:21:52: have Adobe headquarters and you have other kind of uses.

01:21:52 --> 01:21:55: So the air rights are used because land is so

01:21:55 --> 01:21:55: precious.

01:21:56 --> 01:22:00: And Francisco so, but the city has a discretionary kind

01:22:00 --> 01:22:03: of power to understand who can come in. They will

01:22:03 --> 01:22:07: make sure the ground floor is qualified under their PDR

01:22:07 --> 01:22:08: qualifications.

01:22:10 --> 01:22:11: I just wanted to.

01:22:12 --> 01:22:12: Add a.

01:22:12 --> 01:22:14: Little bit, I think what you're.

01:22:14 --> 01:22:16: Hearing is that these are regulatory?

01:22:16 --> 01:22:16: Tools.

01:22:17 --> 01:22:19: And one of the things that we heard this week

01:22:19 --> 01:22:21: was that there's a general reluctance.

01:22:21 --> 01:22:22: To be a very heavily.

01:22:22 --> 01:22:26: Regulatory environment and we understand that. However and when Tom

01:22:27 --> 01:22:30: Mayor Murphy was talking about the the translator, I think

01:22:30 --> 01:22:31: it's really the.

01:22:31 --> 01:22:33: Role of.

01:22:33 --> 01:22:33: The.

01:22:34 --> 01:22:37: Planning department, the community just sort of educate on. We

01:22:37 --> 01:22:41: love these things. We want to keep these things that

01:22:41 --> 01:22:44: makes U.S. special, it contributes to our economy. We need

01:22:44 --> 01:22:47: to protect them. So things like get you mentioned.

01:22:48 --> 01:22:51: Another tool would be potentially transfer development rights where you're

01:22:51 --> 01:22:52: taking the.

01:22:52 --> 01:22:53: Value.

01:22:53 --> 01:22:54: Off of the land.

01:22:55 --> 01:22:58: Putting it somewhere else or selling it to protect what's

01:22:58 --> 01:23:01: there. But I think that element of government, local government,

01:23:01 --> 01:23:05: having a role in protecting what's precious about your community

01:23:05 --> 01:23:08: is really a leap for a community. There's some communities,

01:23:08 --> 01:23:12: you know, different states have different cultural environments, but I

01:23:12 --> 01:23:15: think that's something that will be a challenge, but I

01:23:15 --> 01:23:16: think it's also.

01:23:16 --> 01:23:18: A great, great opportunity.

01:23:19 --> 01:23:21: I'll press cook. Yeah, go ahead.

01:23:22 --> 01:23:26: Let me just say all these questions.

01:23:27 --> 01:23:31: Assume one thing first and foremost, that you become proactive.

01:23:32 --> 01:23:35: Is that you decide what you want and then you

01:23:35 --> 01:23:38: work for it. And so you can look at Greenville

01:23:38 --> 01:23:43: and Charleston, SC. Detroit is building the rebuilding themselves around

01:23:43 --> 01:23:47: art, the makerspace, artists and tech companies. Pittsburgh is a

01:23:47 --> 01:23:51: that was part of our rebuilding. So there's a lot

01:23:51 --> 01:23:54: of examples that will be in that book that I

01:23:54 --> 01:23:57: gave agenda. But but fundamentally you need to make a

01:23:57 --> 01:24:01: decision what you want to be, not sort of drift

01:24:01 --> 01:24:02: into the future.

01:24:02 --> 01:24:05: You have a remarkable opportunity. That's what is so, in

01:24:05 --> 01:24:08: a way, frustrating for us. You got it. You got

01:24:08 --> 01:24:10: to grab it and and and and and and decide

01:24:10 --> 01:24:12: you're going to do something with it.

01:24:15 --> 01:24:18: I'm from Baltimore and we've had a couple situations where

01:24:19 --> 01:24:22: where an area gentrified and forced the creative class out.

01:24:22 --> 01:24:25: So Baltimore created arts districts.

01:24:26 --> 01:24:28: To preserve that thing.

01:24:29 --> 01:24:31: I would tell you I think that's a mistake.

01:24:32 --> 01:24:35: But it in Baltimore, that was what they had

01:24:35 --> 01:24:39: to do. You have the great benefit of having things

01:24:39 --> 01:24:40: pop up all over your.

01:24:40 --> 01:24:41: Community.

01:24:41 --> 01:24:45: It's a patchwork in a way. It's a hodgepodge.

01:24:45 --> 01:24:49: But that's actually fantastic because you you can have.

01:24:50 --> 01:24:52: The trailer park next to a brand new development.

01:24:53 --> 01:24:56: And people don't think that's weird, so you you can

01:24:56 --> 01:24:59: let the arts flourish and the creatives flourish, and you

01:24:59 --> 01:25:01: don't have to try to to move them. You just

01:25:02 --> 01:25:04: have to try to preserve where they are.

01:25:06 --> 01:25:07: OK, next.

01:25:09 --> 01:25:11: We have a couple of questions on the zoom. We

01:25:11 --> 01:25:13: want to take the in person first, but just so

01:25:13 --> 01:25:15: you know that they're supposed to have.

01:25:16 --> 01:25:19: I will remind you that for any questions that are

01:25:19 --> 01:25:21: asked here in the audience, we ask that you speak.

01:25:21 --> 01:25:22: As close as possible.

01:25:22 --> 01:25:23: To these hanging.

01:25:23 --> 01:25:24: Mic.

01:25:24 --> 01:25:27: And you also state your name and affiliation.

01:25:27 --> 01:25:30: So that the virtual participants, 70 plus people that are

01:25:30 --> 01:25:33: online right now, know who was here. Thank you.

01:25:37 --> 01:25:40: Deborah, what? What is being asked from the virtual?

01:25:40 --> 01:25:40: World.

01:25:42 --> 01:25:45: Elevens and she asks what are the next steps?

01:25:45 --> 01:25:47: For beginning implementation.

01:25:47 --> 01:25:49: On some of these suggested strategies.

01:25:52 --> 01:25:53: What are the next steps?

01:25:54 --> 01:25:57: We deserve some of these start some of these information

01:25:57 --> 01:25:59: strategies. That's that's the question.

01:26:00 --> 01:26:04: For beginning implementation like what? What should you

01:26:04 --> 01:26:06: know? I'm

01:26:06 --> 01:26:06: interpreting this as what do we do next?

01:26:06 --> 01:26:06: Month.

01:26:06 --> 01:26:07: Or this?

01:26:07 --> 01:26:07: Month.

01:26:07 --> 01:26:11: Right. So what we were recommending is, you know, to

01:26:12 --> 01:26:16: start a coalition to meet with potential partners.

01:26:17 --> 01:26:19: To apply for grants so that you can do some

01:26:19 --> 01:26:20: of the studies.

01:26:20 --> 01:26:20: That are needed.

01:26:22 --> 01:26:26: To review existing adopted documents to see what's already

01:26:26 --> 01:26:28: been

01:26:26 --> 01:26:28: decided but isn't being done.

01:26:29 --> 01:26:29: So.

01:26:29 --> 01:26:31: I see those as the initial steps.

01:26:35 --> 01:26:39: We have another question from Ken Pyle VOD and he

01:26:39 --> 01:26:43: says. Did you look at the idea of car free

01:26:43 --> 01:26:48: super blocks such as is common in places like Barcelona.

01:26:48 --> 01:26:52: You notice that in Arizona and Tempe cul-de-sac is?

01:26:52 --> 01:26:54: Developing a car free community.

01:26:54 --> 01:26:56: And just wondering if that idea.

01:26:58 --> 01:27:00: You got a multipart, but that's the first part.

01:27:01 --> 01:27:04: That. So first of all, that's a great question. You

01:27:04 --> 01:27:07: know, we have, when we spoke to ACH that controls

01:27:07 --> 01:27:10: the roads, I asked them, you know, what are the

01:27:10 --> 01:27:14: opportunities for cool special roads like that? And there are

01:27:14 --> 01:27:17: several, you know, one of them are what's called festival

01:27:17 --> 01:27:21: streets. You know, where it's a street that you know,

01:27:21 --> 01:27:24: there are times where you can hold special events. But

01:27:24 --> 01:27:27: the issue with that is every time you have a

01:27:27 --> 01:27:28: special event.

01:27:28 --> 01:27:31: You gotta apply for it. So you gotta put a

01:27:31 --> 01:27:33: permit and and all of that other stuff. The other

01:27:33 --> 01:27:37: opportunity depending on where the street is and if and

01:27:37 --> 01:27:40: I I think there's opportunities kind of on the short

01:27:40 --> 01:27:42: streets or short St segments that lead up to the

01:27:42 --> 01:27:45: Greenbelt because in essence they're dead end.

01:27:46 --> 01:27:50: There's opportunities potentially to actually vacate the street

01:27:50 --> 01:27:54: where you essentially buy the street, you vacate it, you can change

01:27:54 --> 01:27:56: the pavers on it. You don't have to get any

01:27:56 --> 01:28:00: permits for it because it's it's essentially a private street

01:28:00 --> 01:28:03: at that point. So in that respect, you know, I

01:28:03 --> 01:28:06: think there are opportunities for the trades closer to the

01:28:06 --> 01:28:09: Greenbelt where you can make it a really cool street

01:28:09 --> 01:28:12: where you can close it off on weekends, you can

01:28:12 --> 01:28:15: put special pavers and special streetscape items.

01:28:16 --> 01:28:17: And it actually becomes.

01:28:18 --> 01:28:21: An incentive for some of the developers that are adjacent

01:28:21 --> 01:28:24: to it to actually really take advantage of that, especially

01:28:24 --> 01:28:26: if they own both sides of the street and then

01:28:27 --> 01:28:30: they buy the street. Now your development parcel becomes

01:28:30 --> 01:28:32: that much more of a critical mass that you can take

01:28:32 --> 01:28:34: advantage of these place making opportunities.

01:28:35 --> 01:28:37: I'd like to add to that, I think, the idea  
01:28:38 --> 01:28:41: of Barcelona superblocks being created primarily.  
01:28:41 --> 01:28:41: To.  
01:28:42 --> 01:28:45: Keep cars on the periphery and have it more for  
01:28:45 --> 01:28:48: people is an excellent approach. These are super blocks.  
01:28:49 --> 01:28:52: I think the more connectivity you provide, all that you  
01:28:52 --> 01:28:56: see in green, whether that's an alley that allows for  
01:28:56 --> 01:28:59: a vehicle or not, it's up for you to decide.  
01:28:59 --> 01:29:03: The more connectivity you provide for other low carbon  
01:29:03 --> 01:29:06: modes,  
01:29:06 --> 01:29:10: the more naturally people will use that as their way  
01:29:10 --> 01:29:13: and default way of moving around. They'll be less cars  
01:29:13 --> 01:29:16: than your streets can be shared pathways. Cars are not  
01:29:16 --> 01:29:19: bad, it's just that how much of your daily activity  
01:29:19 --> 01:29:20: needs to be in car is determined by how you  
01:29:21 --> 01:29:24: plan the land use.  
01:29:24 --> 01:29:27: And how you think of the more pleasant way of  
01:29:27 --> 01:29:31: navigating it minus a car so your streets can all  
01:29:31 --> 01:29:34: be have less car traffic and your connections can be  
01:29:34 --> 01:29:37: more about bikes and pedestrian. And this kind of two  
01:29:37 --> 01:29:41: images that I show the bottom one over here and  
01:29:41 --> 01:29:45: then the top one over here, these are mid block  
01:29:45 --> 01:29:48: alleys which don't have cars, but they're so pleasant that.  
01:29:49 --> 01:29:51: People would naturally want to bike and walk rather than  
01:29:52 --> 01:29:55: actually use cars, so you can plan for that.  
01:29:55 --> 01:29:59: So so I think the important, one of the important  
01:30:00 --> 01:30:00: considerations with the Super blocks in Barcelona is to  
01:30:00 --> 01:30:04: remember  
01:30:04 --> 01:30:07: that.  
01:30:07 --> 01:30:10: The.  
01:30:10 --> 01:30:14: Structures are around the outside, and the inside is  
01:30:14 --> 01:30:15: community  
01:30:15 --> 01:30:16: space that you know depending on when it was built  
01:30:16 --> 01:30:21: and how it was built. You know your windows. If  
01:30:21 --> 01:30:26: you're on the inside, you're looking out into a garden  
01:30:26 --> 01:30:31: you're looking out into.  
01:30:31 --> 01:30:34: A park. You.  
01:30:34 --> 01:30:39: Are looking out into a communally held you know.  
01:30:39 --> 01:30:40: Public, natural or cultivated space. And so it's, I think  
01:30:40 --> 01:30:41: that's the challenge in this situation is that you have  
01:30:41 --> 01:30:42: to get the whole walk and then be able to  
01:30:42 --> 01:30:43: have something in the middle that makes it desirable and  
01:30:43 --> 01:30:44: hospitable.

01:30:43 --> 01:30:46: I actually wanted to add something about the last question  
 01:30:46 --> 01:30:49: about what our next steps and I was thinking about  
 01:30:49 --> 01:30:52: that. I work for a very small nonprofit organization. We  
 01:30:52 --> 01:30:55: work closely with the city of Moline toward downtown  
 redevelopment.  
 01:30:56 --> 01:30:57: We did a panel last.  
 01:30:57 --> 01:30:59: Year we commissioned a panel last.  
 01:30:59 --> 01:30:59: Year.  
 01:31:00 --> 01:31:02: And at the end of that, you know, there's a  
 01:31:02 --> 01:31:05: lot of information we're going to give you this report.  
 01:31:05 --> 01:31:08: It's pretty overwhelming. But what we did, really at the  
 01:31:08 --> 01:31:11: direction of our mayor, was to take some of the  
 01:31:11 --> 01:31:14: concepts that were presented here and shop.  
 01:31:14 --> 01:31:15: Come around a little bit, have a.  
 01:31:15 --> 01:31:16: Community meeting.  
 01:31:16 --> 01:31:19: Take run them by some developers, so if it were  
 01:31:19 --> 01:31:19: me.  
 01:31:20 --> 01:31:22: What I would do is review.  
 01:31:22 --> 01:31:22: This.  
 01:31:23 --> 01:31:23: Jot down some.  
 01:31:23 --> 01:31:24: Ideas that you like?  
 01:31:24 --> 01:31:27: Some that you just want to sort of dispense.  
 01:31:27 --> 01:31:27: With.  
 01:31:28 --> 01:31:29: And then baby.  
 01:31:29 --> 01:31:31: Steps take it out to a community, take it to  
 01:31:32 --> 01:31:35: an elected official. Just have a conversation and I think  
 01:31:35 --> 01:31:38: you'll be surprised how far that gets you. So we  
 01:31:38 --> 01:31:41: did a panel last April. Our final report came, I  
 01:31:41 --> 01:31:45: think, in July. One of the concepts that really started  
 01:31:45 --> 01:31:47: to take shape was the skate.  
 01:31:47 --> 01:31:47: Park.  
 01:31:48 --> 01:31:49: Underneath this new Interstate bridge that we.  
 01:31:50 --> 01:31:50: Have.  
 01:31:50 --> 01:31:53: And so that was in.  
 01:31:53 --> 01:31:54: July.  
 01:31:54 --> 01:31:56: That we had the panel, we shopped it around.  
 01:31:56 --> 01:31:57: People loved it.  
 01:31:58 --> 01:31:59: And today we are sending out.  
 01:31:59 --> 01:32:00: A.  
 01:32:00 --> 01:32:03: Back end Molina is sending out an RFP for the  
 01:32:03 --> 01:32:05: design of a skate park under the bridge. It's only  
 01:32:06 --> 01:32:08: the second one in Illinois, but the community loved it,

01:32:08 --> 01:32:11: but it was really just one little idea to take  
01:32:11 --> 01:32:14: hold and then us sort of just following it through.  
01:32:14 --> 01:32:17: But it is a proactive approach and we're fortunate to  
01:32:17 --> 01:32:19: have a very proactive mayor. So I just wanted to  
01:32:19 --> 01:32:22: offer that in the way of something more specific, more  
01:32:22 --> 01:32:25: tangible and maybe easier in the way of what a  
01:32:25 --> 01:32:25: next.  
01:32:25 --> 01:32:25: Step could be.  
01:32:26 --> 01:32:27: Thank you.  
01:32:29 --> 01:32:31: We have a question from Don May. I'm going to  
01:32:31 --> 01:32:35: send this towards Erwin because it's 1 clarification. And then  
01:32:35 --> 01:32:38: one broader question. The clarification is, does the 1 to  
01:32:38 --> 01:32:41: one parking ratio, does that mean one parking space?  
01:32:41 --> 01:32:43: Unit, per unit or per bedroom?  
01:32:43 --> 01:32:46: So that's the clarification. And then I'll just quick tag  
01:32:46 --> 01:32:49: on to the broader question, which is he's noting that  
01:32:49 --> 01:32:52: public transportation does still exist along trending.  
01:32:52 --> 01:32:53: Blvd.  
01:32:53 --> 01:32:55: And he's wondering if it would make sense to also  
01:32:55 --> 01:32:58: reduce the parking ratio as you recommended towards.  
01:32:59 --> 01:33:02: The Greenbelt but for multifamily to 1:00 to 1:00 if  
01:33:02 --> 01:33:04: it were within 1/4 mile of the bus stop.  
01:33:05 --> 01:33:06: So that's the two.  
01:33:07 --> 01:33:11: So in terms of the clarification, you know typically when  
01:33:11 --> 01:33:14: it comes to zoning, zoning codes, it's it depends on  
01:33:14 --> 01:33:18: what jurisdiction you're in, you know, so there are some  
01:33:18 --> 01:33:22: multifamily product where the multiple bedrooms are one  
household, you  
01:33:22 --> 01:33:25: know that. So, so that's where the distinction needs to  
01:33:25 --> 01:33:28: be made. You know the way I spoke about it,  
01:33:28 --> 01:33:30: it's one per, one per per unit.  
01:33:31 --> 01:33:34: And and typically in in in a lot of cities  
01:33:34 --> 01:33:39: that that that's how it's handled relative to the potential  
01:33:39 --> 01:33:42: transit credit for chinden you know the so.  
01:33:44 --> 01:33:47: It it can be applied and the city should take  
01:33:47 --> 01:33:51: a look at it. I think what what's critical there  
01:33:51 --> 01:33:54: is that the the way that it's my understanding that  
01:33:54 --> 01:33:58: that transit facility on Chinden is, is is more geared  
01:33:58 --> 01:33:59: for for regional.  
01:33:59 --> 01:34:00: Access.  
01:34:01 --> 01:34:04: But it doesn't mean that Garden City residents can't take  
01:34:04 --> 01:34:08: advantage of it. So in that respect the city should



01:34:08 --> 01:34:11: take a look at it because that because in essence  
01:34:11 --> 01:34:14: and in a lot of jurisdictions that that transit credit.  
01:34:14 --> 01:34:18: It is typically applied for consistent.  
01:34:18 --> 01:34:19: Bus service.  
01:34:19 --> 01:34:23: And it's my understanding that the bus service on Chinden  
01:34:23 --> 01:34:27: isn't necessarily the the the headways are relatively long in  
01:34:27 --> 01:34:30: that if you miss your bus you can potentially wait  
01:34:30 --> 01:34:33: a while. And so you know that needs to be  
01:34:33 --> 01:34:37: evaluated to determine if the the utility of having that  
01:34:37 --> 01:34:41: bus service can lend itself to reducing the parking ratio.  
01:34:43 --> 01:34:46: Just to follow up on that question, if Adams Street  
01:34:46 --> 01:34:49: is to be created into another trail system, would they  
01:34:49 --> 01:34:51: be able to then look at both sides of that  
01:34:51 --> 01:34:54: street like kind of like what they're saying is 1/4  
01:34:54 --> 01:34:55: mile from Adams?  
01:34:56 --> 01:35:00: Yes, absolutely. You know and the essence and you know  
01:35:00 --> 01:35:02: the the goal here is to write is to is  
01:35:02 --> 01:35:06: to create more density, more residents, right. And then more  
01:35:06 --> 01:35:09: and then from more residents, right. The way that works  
01:35:09 --> 01:35:12: is you bring more people in then the service is  
01:35:12 --> 01:35:16: done you know retail comes, your neighborhood serving  
retail comes.  
01:35:16 --> 01:35:19: And so in that respect once that density makes its  
01:35:19 --> 01:35:22: way down from the green belt to Adams, it just  
01:35:22 --> 01:35:25: makes sense to continue that and and and you know  
01:35:25 --> 01:35:27: is there an opportunity to create.  
01:35:27 --> 01:35:31: Calling an overlay zone for the first portion and then  
01:35:31 --> 01:35:34: once you get enough of a critical mass of residents  
01:35:34 --> 01:35:38: you know you start looking at potentially modifying that  
zoning  
01:35:38 --> 01:35:41: to to allow for more flexibility South of items.  
01:35:41 --> 01:35:44: Absolutely, I I would take it a step further.  
01:35:45 --> 01:35:47: I would go to the Transit Authority and say, if  
01:35:47 --> 01:35:49: you're only going to have one bus that runs through  
01:35:49 --> 01:35:51: this area, take it off chinden, have it go up  
01:35:51 --> 01:35:53: to Adams and go across Adams.  
01:35:55 --> 01:35:57: Have a couple extra stops and then I'd go one  
01:35:58 --> 01:36:01: to one for multifamily for the entire study area.  
01:36:03 --> 01:36:05: And that might require the city to make a contribution  
01:36:06 --> 01:36:08: to the Transit Authority, but but I think that's a  
01:36:08 --> 01:36:09: great investment.  
01:36:14 --> 01:36:17: We have a question from Bill Mullane and he knows

01:36:17 --> 01:36:20: that the foundation for Ada County Trail Systems is working  
01:36:20 --> 01:36:23: with Garden City and others to replace the unsafe detour  
01:36:23 --> 01:36:26: off the Greenbelt at 52nd Street where the bridge to  
01:36:26 --> 01:36:29: Plantation Island. That will give users the ability to stay  
01:36:29 --> 01:36:32: on the Greenbelt across the river. He knows it's though  
01:36:33 --> 01:36:36: it's not in the Parkway neighborhood area proper. This bridge  
01:36:36 --> 01:36:39: is nearby and will provide a great benefit to the  
01:36:39 --> 01:36:42: Parkway. We plan to create a phase one application by  
01:36:42 --> 01:36:44: December and will soon be seeking.  
01:36:44 --> 01:36:45: \$140,000 in.  
01:36:45 --> 01:36:46: Match.  
01:36:47 --> 01:36:50: He's asking the panel if, based on your interviews, if  
01:36:50 --> 01:36:53: people, that you talk to other entities associated with the  
01:36:53 --> 01:36:55: Parkway neighborhood that may want.  
01:36:55 --> 01:36:57: To contribute to this plan amenity.  
01:37:00 --> 01:37:03: The answer is it was in the study area and  
01:37:04 --> 01:37:07: we didn't have anybody come up and volunteer that to  
01:37:07 --> 01:37:10: throw money at us. But having said that.  
01:37:12 --> 01:37:15: What one of the changes in the paradigm that we're  
01:37:15 --> 01:37:19: suggesting is you've been looking at the Greenbelt as just  
01:37:19 --> 01:37:21: a trail on one side of the river?  
01:37:22 --> 01:37:24: You need to look at it as a part part  
01:37:25 --> 01:37:25: of.  
01:37:26 --> 01:37:29: Both sides of the river and the more connections you  
01:37:29 --> 01:37:30: could have across the river.  
01:37:31 --> 01:37:36: The more this becomes one larger area, so instead of  
01:37:36 --> 01:37:40: having our study area have a narrow trail.  
01:37:41 --> 01:37:44: Now let's study areas adjacent to adjacent to a large  
01:37:44 --> 01:37:45: Regional Park.  
01:37:46 --> 01:37:49: So I would say, you know, a fourth bridge.  
01:37:50 --> 01:37:52: And as you go further up, I mean we haven't  
01:37:52 --> 01:37:54: looked at that area, but that starts to make a  
01:37:54 --> 01:37:55: lot of sense.  
01:37:58 --> 01:38:02: Deborah, I think too that there are there are a  
01:38:02 --> 01:38:08: number of organizations of different kinds that are interested  
01:38:09 --> 01:38:14: in  
01:38:09 --> 01:38:14: providing funds for, you know, the conservation of public  
01:38:15 --> 01:38:16: space  
01:38:15 --> 01:38:16: for, park space for.  
01:38:18 --> 01:38:22: And then also focused on health and well-being and so  
01:38:22 --> 01:38:25: I think those will be you know in further detail  
01:38:25 --> 01:38:29: in the report. And so even though that's a little  
01:38:29 --> 01:38:33: bit of a wait to get there, that information will

01:38:33 --> 01:38:37: be available. Thank you. And and I will actually I'll

01:38:37 --> 01:38:41: only add that when we talked in in the interviews

01:38:41 --> 01:38:44: I was in when the idea of the bridge to

01:38:44 --> 01:38:48: the Willow Lane Athletic complex which is in the study.

01:38:48 --> 01:38:49: Area when that came up.

01:38:50 --> 01:38:55: Everybody was excited, everybody was on board. So I think

01:38:55 --> 01:38:58: as far as the the other bridge goes, I I

01:38:58 --> 01:39:03: would guess that there would be equal enthusiasm, right?

01:39:04 --> 01:39:05: And it's OK to have both.

01:39:06 --> 01:39:07: Yes.

01:39:07 --> 01:39:08: Umm.

01:39:09 --> 01:39:09: And it's.

01:39:09 --> 01:39:12: Going to quick note that it's great to have the

01:39:12 --> 01:39:15: in person audience here. We had as many as 70

01:39:15 --> 01:39:18: people on the zoom, so it's just to help the

01:39:18 --> 01:39:22: panelists understand there's a large audience who is all clearly

01:39:22 --> 01:39:25: interested in this presentation. We have one more question from

01:39:25 --> 01:39:29: Ellen Campbell Nelson and she says she's curious about the

01:39:29 --> 01:39:33: development of live work artist studios, noting that's typically more

01:39:33 --> 01:39:37: difficult in Idaho as elsewhere attracting the developers who may.

01:39:37 --> 01:39:38: Be.

01:39:38 --> 01:39:39: Willing to make a less?

01:39:40 --> 01:39:44: Conventional residential or mixed-use product. So the question is, does

01:39:44 --> 01:39:47: the panel have any advice about how to really incentivize

01:39:47 --> 01:39:51: less traditional development to help help to development? That would

01:39:51 --> 01:39:54: help produce what we'd like to see and help move

01:39:54 --> 01:39:57: the whole valley towards more sustainable?

01:39:57 --> 01:39:57: Design.

01:40:01 --> 01:40:05: Tom, there's an organization out of Minneapolis called Art Space

01:40:05 --> 01:40:09: that is actually develops work with artists space and they

01:40:09 --> 01:40:13: have done that in probably 35 cities around the country.

01:40:13 --> 01:40:16: And so they put together a variety of mixed the

01:40:16 --> 01:40:21: financing to make it happen. They typically look for interesting

01:40:21 --> 01:40:24: buildings to in which to do it. You might want

01:40:24 --> 01:40:27: to reach out to them. Other cities have done it

01:40:27 --> 01:40:30: on their own. You can use low income tax credits.

01:40:31 --> 01:40:34: Most artists are low income and and you then and  
 01:40:34 --> 01:40:38: then you can require a means test meeting they got  
 01:40:38 --> 01:40:41: to prove they're an artist to be able to live  
 01:40:41 --> 01:40:45: in the building and so there's again this starts with  
 01:40:45 --> 01:40:48: the idea not and and in pursuing it and then  
 01:40:48 --> 01:40:53: building the necessary partners. So there are developers that  
 do  
 01:40:53 --> 01:40:56: this around the country. I've been to a lot of  
 01:40:56 --> 01:41:00: cities that have seen this as a as Chris said,  
 01:41:00 --> 01:41:01: a lost leader.  
 01:41:01 --> 01:41:04: You you see the art art space creates vitality and  
 01:41:04 --> 01:41:07: now I create more value for the property across the  
 01:41:07 --> 01:41:10: street that I own that I do a market rate  
 01:41:10 --> 01:41:13: development. So that's the mix you're trying to get to.  
 01:41:13 --> 01:41:16: You have the, you have the raw material to do  
 01:41:16 --> 01:41:19: and it requires the vision and then the leadership to  
 01:41:20 --> 01:41:20: make it happen.  
 01:41:21 --> 01:41:25: And and that's that's our frustration that we're leaving here  
 01:41:25 --> 01:41:28: is that you have that foundation and it's a figuring  
 01:41:28 --> 01:41:29: out how to how to put it together.  
 01:41:31 --> 01:41:32: That is in the.  
 01:41:32 --> 01:41:34: Neighborhood where I live in in Virginia.  
 01:41:35 --> 01:41:39: There was a collaborative process that took about a year  
 01:41:39 --> 01:41:42: due to a a small area plan for the neighborhood.  
 01:41:43 --> 01:41:46: And as part of that, the community, working with the  
 01:41:46 --> 01:41:49: staff, came up with this concept of an arts and  
 01:41:49 --> 01:41:53: cultural district, and one of the elements of the vision  
 01:41:53 --> 01:41:54: was that we would have.  
 01:41:55 --> 01:41:57: Live workspaces for artists.  
 01:41:57 --> 01:41:58: So then the question.  
 01:41:58 --> 01:42:01: Would be how do you go from the vision to  
 01:42:01 --> 01:42:02: reality and?  
 01:42:03 --> 01:42:06: My community is definitely more regulatory than yours, so is  
 01:42:07 --> 01:42:11: through a combination of regulations and incentives. For  
 example, they  
 01:42:11 --> 01:42:15: gave developers bonus density to if they provided art spaces.  
 01:42:16 --> 01:42:17: For.  
 01:42:17 --> 01:42:19: I think it was free rent for 40 years.  
 01:42:20 --> 01:42:24: For arts organizations, but then the developer got a bonus,  
 01:42:24 --> 01:42:26: but you had to have limits on what the developer  
 01:42:26 --> 01:42:29: could do before a bonus would be meaningful. So it  
 01:42:29 --> 01:42:33: just depends on your regulatory environment. But we have a

01:42:33 --> 01:42:37: negotiated development process and those things get worked out between

01:42:37 --> 01:42:40: the developer and the staff and the City Council, and

01:42:40 --> 01:42:42: so far we have obtained a number of art spaces

01:42:42 --> 01:42:44: through that mechanism.

01:42:45 --> 01:42:49: The the National Endowment for the Arts has a really

01:42:49 --> 01:42:54: significant grant program and the so there's grants for arts,

01:42:54 --> 01:42:58: which you can apply to as an artist for various

01:42:58 --> 01:43:02: projects. But there are also grants for design, and so

01:43:02 --> 01:43:07: as an organization you could as as a private artist

01:43:07 --> 01:43:11: group you can apply for money to hire an architect

01:43:11 --> 01:43:15: to design your space, so you could get money as

01:43:15 --> 01:43:15: a.

01:43:15 --> 01:43:18: Private group to to pay for design.

01:43:20 --> 01:43:24: And those that National Endowment for the Arts program is

01:43:24 --> 01:43:28: is always interested in a really broad range of project

01:43:28 --> 01:43:28: ideas.

01:43:30 --> 01:43:33: Great. Yes, Sir, last question.

01:43:33 --> 01:43:35: Just speaking on the arts theme too.

01:43:35 --> 01:43:37: We've talked a little bit about and a lot about

01:43:37 --> 01:43:37: the private.

01:43:37 --> 01:43:42: Sector arts and live workspaces. Can someone speak to

01:43:42 --> 01:43:42: public

01:43:42 --> 01:43:42: art?

01:43:42 --> 01:43:45: And what the city may be able to implement.

01:43:47 --> 01:43:50: So we also have a public art program that's pretty

01:43:50 --> 01:43:51: strong when it started.

01:43:52 --> 01:43:55: In my community again, they started with a half cent

01:43:55 --> 01:43:58: on the property tax to fund the public art fund.

01:43:58 --> 01:44:02: But then that evolved because Taxations never very popular.

01:44:03 --> 01:44:06: So

01:44:06 --> 01:44:10: now we have a specific office of the arts and

01:44:10 --> 01:44:14: they work with every developer that comes in through

01:44:14 --> 01:44:16: development,

01:44:17 --> 01:44:17: review and negotiate provision of public art through the

01:44:17 --> 01:44:21: Developer

01:44:22 --> 01:44:25: Developers Project.

01:44:25 --> 01:44:27: I.

01:44:28 --> 01:44:30: Would also like some really very interesting pieces that way.

01:44:30 --> 01:44:32: I would also say if you identify a couple locations

01:44:32 --> 01:44:32: outside where you like public art.

01:44:32 --> 01:44:32: You might find some of your local artists who'd like

01:44:32 --> 01:44:32: to exhibit their sculpture or whatever it is.

01:44:33 --> 01:44:36: There and just let the market know that.

01:44:37 --> 01:44:40: After six months you can buy it and then have

01:44:40 --> 01:44:42: somebody else come in. So it doesn't have to be

01:44:43 --> 01:44:45: an expensive process, but you do need to.

01:44:46 --> 01:44:49: Create the outdoor space to put the art.

01:44:49 --> 01:44:53: There is a great project in Charlotte, the rail trail

01:44:53 --> 01:44:57: and I they, the city basically required developers to build

01:44:57 --> 01:45:00: the trail segment by segment. And so it was, you

01:45:01 --> 01:45:05: know, you're putting off a residential building, you have to

01:45:05 --> 01:45:08: build, you know, and it's like 8 feet of sidewalk

01:45:08 --> 01:45:12: from property line to property line and some shrubs and

01:45:12 --> 01:45:14: trees, the very minimal investment.

01:45:15 --> 01:45:19: But over the course of about a decade, this multimodal

01:45:19 --> 01:45:23: trail is now an enormous success. One of the things

01:45:23 --> 01:45:27: they do. There's some programming. The city now supports

01:45:28 --> 01:45:31: some

01:45:32 --> 01:45:36: programming, and there is a like a booster, you know?

01:45:36 --> 01:45:39: Trail organization that supports it, but they have lights on

01:45:39 --> 01:45:42: the rail trail and it's in February, so it's kind

01:45:42 --> 01:45:45: of in this cold winter time where you might not,

01:45:45 --> 01:45:48: you know, people don't want to be out there, but

01:45:48 --> 01:45:50: it's all artist installations involving light and so it's a

01:45:50 --> 01:45:52: really great way to get.

01:45:52 --> 01:45:54: People out on a chilly winter night.

01:45:54 --> 01:45:57: And just one last comment, the.

01:45:58 --> 01:46:01: We did a public art master plan last year. We

01:46:01 --> 01:46:04: were we were a small community and in order to

01:46:04 --> 01:46:08: address implementation we designed a multi pronged

01:46:08 --> 01:46:14: approach and we

01:46:14 --> 01:46:17: identified different potential funding pots. So capital

01:46:17 --> 01:46:21: improvements in the

01:46:21 --> 01:46:24: past, a lot of States and even the federal government

01:46:24 --> 01:46:27: at one point I think required public art grants. Of

01:46:28 --> 01:46:30: course we will go after we did have a 1%

01:46:30 --> 01:46:32: public art requirement on certain corridors for private.

01:46:32 --> 01:46:35: Development, obviously. Maybe that's something you want

01:46:35 --> 01:46:37: to.

01:46:37 --> 01:46:37: Consider or not, but this is what we were trying

01:46:37 --> 01:46:37: to do is really focus where that public art was

01:46:37 --> 01:46:37: happening so people would feel like.

01:46:37 --> 01:46:37: It was.

01:46:37 --> 01:46:37: Different.

01:46:37 --> 01:46:38: They would feel.

01:46:38 --> 01:46:40: Like they were in a special place, so, you know,  
01:46:40 --> 01:46:44: and then an annual budget allocation. They established the city,  
01:46:44 --> 01:46:47: established Public Art Commission. It's a small group. We've got  
01:46:47 --> 01:46:50: a couple of artists on there and they're at the  
01:46:50 --> 01:46:53: very beginning of their life as a public art Commission  
01:46:53 --> 01:46:55: looking for ways to get projects done.  
01:46:55 --> 01:46:55: So.  
01:46:56 --> 01:46:58: We're at the very beginning of that. We're learning.  
01:46:58 --> 01:46:59: As we go.  
01:46:59 --> 01:47:02: But we tried to build in some flexibility but then  
01:47:02 --> 01:47:05: also you know, provide some certainty in the way of  
01:47:05 --> 01:47:08: of investments that would happen over time.  
01:47:08 --> 01:47:10: I could tell you the developer.  
01:47:11 --> 01:47:14: We we try to put some outdoor art on our  
01:47:14 --> 01:47:15: projects and.  
01:47:17 --> 01:47:19: The reason we do it is because nobody else does  
01:47:19 --> 01:47:20: it and it makes us unique.  
01:47:21 --> 01:47:23: So you know where the place with the sculpture of  
01:47:23 --> 01:47:25: the statue or the water feature?  
01:47:26 --> 01:47:29: And it helps us lease up and keep our buildings  
01:47:29 --> 01:47:31: leased. So thank you all very much and I say.  
01:47:31 --> 01:47:34: One more thing quickly. This is a great example. If  
01:47:34 --> 01:47:37: you start with we want to do public art, how  
01:47:37 --> 01:47:39: are we going to pay for it?  
01:47:39 --> 01:47:43: The conversation will not move forward if we want to  
01:47:43 --> 01:47:46: do public art. And now you put a group together  
01:47:46 --> 01:47:48: and you fight with each other and you come up  
01:47:49 --> 01:47:52: with this really exciting plan of the sculpture and murals  
01:47:52 --> 01:47:54: and all kind of things.  
01:47:55 --> 01:47:59: Foundations, developers, then you begin to think about how we're  
01:47:59 --> 01:48:02: going to pay for it because people can see they're  
01:48:02 --> 01:48:05: the dream and then they're going to want to do  
01:48:05 --> 01:48:06: be part of it.  
01:48:07 --> 01:48:08: So never start with the money.  
01:48:10 --> 01:48:12: Thank you all very much. It's a pleasure being here.  
01:48:12 --> 01:48:13: Enjoyed.  
01:48:59 --> 01:48:59: Right.  
01:49:09 --> 01:49:09: There were.  
01:49:09 --> 01:49:10: Moments.  
01:49:12 --> 01:49:13: She went in the room.

01:49:15 --> 01:49:15: Thank you for.  
01:49:18 --> 01:49:19: Well, thanks, son.  
01:49:21 --> 01:49:22: That you know.  
01:49:27 --> 01:49:27: Before.  
01:49:29 --> 01:49:29: Thank.  
01:49:29 --> 01:49:30: You, thank you so much.

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