

# 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

really across  
the world.

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

that would make  
it a reality.

00:21:52 --> 00:21:53:  
00:21:54 --> 00:22:01: Refurbished industrial warehouses offer makerspace incubators, startups, creative office spaces

00:22:01 --> 00:22:04:  
00:22:04 --> 00:22:09: to to kind of, offering a collective mix of density of commercial spaces and job opportunities for true live work.

00:22:09 --> 00:22:11: Create and recreate a district.

00:22:12 --> 00:22:16: And very importantly we believe you should determine height zones

00:22:16 --> 00:22:20: in the cities sea two zone to enable predictability, something

00:22:21 --> 00:22:24: Chris mentioned early on to allow and to consider trade-offs

00:22:25 --> 00:22:29: that will deliver community benefits as new private developments come

00:22:29 --> 00:22:30: online.

00:22:32 --> 00:22:36: That you'll need are recommendation is that you'll need to

00:22:36 --> 00:22:39: do that through a detailed, specific or a neighborhood plan

00:22:39 --> 00:22:43: so that that collective vision is codified and that both

00:22:43 --> 00:22:47: the public and the private development is together working towards

00:22:47 --> 00:22:50: that goal. It will ensure a calibrated mix of uses

00:22:50 --> 00:22:54: that defines, identifies and preserves industrial fabric in character, while

00:22:55 --> 00:22:59: accommodating mixed-use, development and neighborhood services and amenities.

00:23:00 --> 00:23:03: And also we'll give you an opportunity to deliver a

00:23:03 --> 00:23:07: mixed income, a multi generational community that has a choice

00:23:07 --> 00:23:11: of different commercial and industrial spaces for an inclusive future

00:23:12 --> 00:23:13: for the neighborhood.

00:23:14 --> 00:23:17: My second point is around environmental resiliency.

00:23:18 --> 00:23:21: We commend the city in already engaging the Army Corps

00:23:21 --> 00:23:25: of engineer. This effort is a great step towards a

00:23:25 --> 00:23:30: long term environmental resiliency and acknowledging your responsibility to protect

00:23:30 --> 00:23:33: both the Community and the watershed of the Y river.

00:23:34 --> 00:23:38: We do believe it's an opportunity to establish a holistic

00:23:38 --> 00:23:42: ecological framework for district wide storm water treatment and floodplain

00:23:43 --> 00:23:47: mitigation that will help improve interim resiliency of the district

00:23:47 --> 00:23:50: and in white nature in the city to reestablish gotten

00:23:50 --> 00:23:51: cities identity.

00:23:52 --> 00:23:56: 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

00:27:30 --> 00:27:32: Greenbelt like a Regional

00:27:33 --> 00:27:38: Park rather than as just a trail.

00:27:39 --> 00:27:44: Foster relationships with Boise Park staff and plan

00:27:44 --> 00:27:49: comprehensively.

00:27:49 --> 00:27:54: To connect resources, building a pedestrian and bike bridge

00:27:54 --> 00:27:59: between

00:27:59 --> 00:28:03: 44th and 45th streets allows for the facilities at Willow

00:28:04 --> 00:28:09: Lane Athletic Complex to be within walking and biking

00:28:09 --> 00:28:13: distance.

00:28:13 --> 00:28:18: Of garden Cities residents 3 sees opportunities to layer

00:28:18 --> 00:28:21: compatible

00:28:21 --> 00:28:24: uses such as stormwater management and flood control.

00:28:24 --> 00:28:27: Albuquerque Open Spaces built a successful pilot project at

00:28:27 --> 00:28:30: Petroglyphs

00:28:30 --> 00:28:33: Estates Park, and this successful model will now be

00:28:33 --> 00:28:36: replicated

00:28:36 --> 00:28:39: as opportunities become available. This is a stormwater

00:28:39 --> 00:28:42: basin. It

00:28:42 --> 00:28:45: is a park on the days it's full of water.

00:28:45 --> 00:28:48: You don't use the park, but that's only a couple

00:28:48 --> 00:28:51: 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



parks through impact  
**00:32:48 --> 00:32:54:** 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.

00:40:49 --> 00:40:50: They're intended to illustrate what one community achieved

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

00:40:51 --> 00:40:54: creative thinking, innovative regulations and mutually

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

00:40:55 --> 00:40:58: Developers.

00:40:58 --> 00:40:59: Garden City's first step in developing options for an incentive

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

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

00:41:04 --> 00:41:08: leading the discussion on a on A to make a

00:41:08 --> 00:41:10: list of priorities for inclusion in a new ordinance. Any

00:41:10 --> 00:41:14: incentive program in Garden City must of course be tailored

00:41:14 --> 00:41:17: and designed to achieve your own goals in partnership with

00:41:17 --> 00:41:21: the development community, and we are excited to see what

00:41:21 --> 00:41:24: you can.

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

00:41:24 --> 00:41:25: Next, Irwin Andres will talk to you about transportation and

00:41:26 --> 00:41:29: parking.

00:41:29 --> 00:41:30:

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

00:45:13 --> 00:45:17: their, 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.  
Are  
00:47:56 --> 00:48:02: your scooters are your electric skateboards. Different  
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 and transportation are critical elements when we look at

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

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

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  
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  
cool  
00:57:42 --> 00:57:45: schools to address their specific issues and then increasing  
some  
00:57:45 --> 00:57:48: of the pedestrian safety elements in and around schools so  
00:57:48 --> 00:57:51: that people are more incentivized to walk to school or  
00:57:51 --> 00:57:52: bike to school.  
00:57:57 --> 00:58:00: So with that, I'd like to bring back up on  
00:58:00 --> 00:58:04: Sr Tamel to talk about implementation and placement.  
00:58:09 --> 00:58:09: You can.  
00:58:15 --> 00:58:16: You know what you want.  
00:58:24 --> 00:58:25: Yeah.  
00:58:32 --> 00:58:33: When it was working for you, what happened?  
00:58:43 --> 00:58:45: Well, I'll start a little bit while we settle with  
00:58:45 --> 00:58:46: all that.  
00:58:47 --> 00:58:49: So you've heard a lot about.  
00:58:51 --> 00:58:51: Market.  
00:58:52 --> 00:58:52: Forces.  
00:58:52 --> 00:58:55: Being aligned. You heard about the vision brought to you  
00:58:55 --> 00:58:59: by different panelists, specialists in different areas, and  
you've heard  
00:58:59 --> 00:59:01: a number of recommendations. But.  
00:59:01 --> 00:59:02: Where do we go from here?  
00:59:03 --> 00:59:06: That all comes under the topic of implementation. What do  
00:59:06 --> 00:59:07: we do?  
00:59:07 --> 00:59:08: How do we move forward?  
00:59:09 --> 00:59:13: So there are three basic categories of implementation I want  
00:59:13 --> 00:59:16: to talk about very quickly because they're honestly, they're a  
00:59:16 --> 00:59:19: little bit dry and they will be covered in detail  
00:59:19 --> 00:59:21: 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

01:04:53 --> 01:04:58: meaningful in this area. But once you have the name,

01:04:58 --> 01:05:00: signage, selective materials, lighting, everything that kind of

01:05:03 --> 01:05:07: is compatible

01:05:07 --> 01:05:11: with and recalls that name will be helpful.

01:05:11 --> 01:05:15: We can also look at potential themes for this district,

01:05:15 --> 01:05:20: which you would then strive to implement. Obviously,

01:05:20 --> 01:05:24: wineries, breweries

01:05:24 --> 01:05:28: are significant here, the arts, riverfront recreation, another big

01:05:29 --> 01:05:32: one,

01:05:32 --> 01:05:35: entertainment, health, and walkability gardens and

01:05:36 --> 01:05:38: landscaping. I love this

01:05:38 --> 01:05:41: particular picture of a restaurant we went to. There's three

01:05:41 --> 01:05:43: identities here, food and beverage, gardens and riverfront

01:05:44 --> 01:05:47: entertainment. So

01:05:47 --> 01:05:49: you know, the potential is here and there's a lot

01:05:49 --> 01:05:52: you can do.

01:05:52 --> 01:05:55: Once you focus on a theme, and.

01:05:55 --> 01:05:57: The effort of the garden there is beautiful and as

01:05:57 --> 01:06:00: someone else said in our panel, let's bring the garden

01:06:00 --> 01:06:03: back to Garden City. It's great.

01:06:03 --> 01:06:06: The last piece I want to talk about is activation.

01:06:06 --> 01:06:09: You're already doing a lot of that, but there are

01:06:09 --> 01:06:12: a few other things you could do. Local history is

01:06:12 --> 01:06:15: actually quite interesting. I personally love to hear how

01:06:15 --> 01:06:18: Garden

01:06:18 --> 01:06:21: 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 market to the new Main Street on Adams.

01:06:03 --> 01:06:05: Children's Games waterfront sports viewing platforms.

01:06:06 --> 01:06:09: And then.

01:06:10 --> 01:06:11: Programming like yoga in the park, outdoor dining, St Trees Park, parklets, public art are all very important.

01:06:11 --> 01:06:15: From.

01:06:15 --> 01:06:18: The two pictures on the right on that slide are some historical markers.

01:06:20 --> 01:06:20: And then if we go.

01:06:21 --> 01:06:23: To the next.

01:06:23 --> 01:06:24: Slide there's a lovely yoga in the park.

01:06:26 --> 01:06:26: Sure.

01:06:26 --> 01:06:27: There's quiet contemplation along the riverbanks from another location, of course.

01:06:27 --> 01:06:30: And then this I love you sign is a piece of public art that was commissioned. That is an Instagram worthy place that everybody comes to. So all those things contribute to outsiders image.

01:06:30 --> 01:06:30: Of.

01:06:31 --> 01:06:35: Particular location.

01:06:35 --> 01:06:38: So what's next? How do we manage, change and benefit from it?

01:06:38 --> 01:06:41: I'll just note a few things you can do in the short term, and then the next speaker will get into more detail about managing change.

01:06:41 --> 01:06:45: In the short term, you'll need to increase your capability to handle the increased workload. We are laying out a lot of things to think about and deal with. You have to initiate talks with potential partners, review the comprehensive plan to see what haven't we been doing.

01:06:45 --> 01:06:47: Establish a housing Commission, initiate certain studies and apply for grants for infrastructure. That's just a starter, and we realize it's a lot of work, but Tom?

01:06:47 --> 01:06:48: Murphy from.

01:06:48 --> 01:06:49: Well, eyes over there.

01:06:51 --> 01:06:54: And he's.

01:06:54 --> 01:06:54: The former mayor of Pittsburgh and made a lot of

01:06:56 --> 01:06:58:

01:06:58 --> 01:07:01:

01:07:01 --> 01:07:03:

01:07:03 --> 01:07:07:

01:07:07 --> 01:07:10:

01:07:10 --> 01:07:13:

01:07:13 --> 01:07:17:

01:07:17 --> 01:07:20:

01:07:20 --> 01:07:26:

01:07:26 --> 01:07:30:

01:07:30 --> 01:07:32:

01:07:32 --> 01:07:33:

01:07:33 --> 01:07:36:

01:07:36 --> 01:07:36:

01:07:36 --> 01:07:38:

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  
01:14:34 --> 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 --> 01:14:44: those developments  
01:14:44 --> 01:14:47: with with the private sector, but many of them had  
01:14:47 --> 01:14:51: 10 or 15 different sources of financing in both public  
01:14:51 --> 01:14:54: and private.  
01:14:54 --> 01:14:56: There's lots of money out there. This person will pay  
01:14:56 --> 01:14:59: more than pay for their their job. It's a question  
01:14:59 --> 01:15:01: of understanding how you put that together, those financing  
01:15:01 --> 01:15:05: that  
01:15:05 --> 01:15:07: moves the idea together. So let let me finish with  
01:15:07 --> 01:15:10: this. My wife and I were in the Peace Corps  
01:15:10 --> 01:15:11: many years ago and we lived in a very remote  
01:15:11 --> 01:15:14: village, a three day boat ride up the Paraguay River  
01:15:14 --> 01:15:17: right on the border with Brazil. When we spoke Spanish  
01:15:17 --> 01:15:20: and through the jungle a few miles was Brazil and  
01:15:20 --> 01:15:22: they they spoke Portuguese and around us were a number  
01:15:22 --> 01:15:25: of Indian tribes.  
01:15:25 --> 01:15:28: Who's spoken arriety of different languages. And my wife and  
01:15:28 --> 01:15:30: I learned an enduring lesson when we were there that  
01:15:30 --> 01:15:33: the most powerful person in the town wasn't with the  
01:15:33 --> 01:15:36: person with all the guns or all the money. It  
01:15:36 --> 01:15:39: was the person who spoke all the languages. And when  
01:15:39 --> 01:15:42: we came back to the United States, we recognized that  
01:15:42 --> 01:15:45: that we're the same way we're divided by race, by  
01:15:45 --> 01:15:48: 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  
that's  
01:16:07 --> 01:16:10: happening right now. And you know, and we've heard in  
01:16:10 --> 01:16:13: our interviews lots of reasons why Adams St can't happen  
01:16:13 --> 01:16:16: or those parks can't happen and and and and I  
01:16:16 --> 01:16:18: was mayor of the city, right, and I went to  
01:16:18 --> 01:16:21: thousands of meetings and and any of you in the  
01:16:21 --> 01:16:25: architectural business, you've been there too and you always  
hear  
01:16:25 --> 01:16:27: you can't, we can't do it. It's the wrong color.  
01:16:27 --> 01:16:30: It's the wrong size. It's too big. It's too small  
01:16:30 --> 01:16:33: and always there's never any money to do this stuff.  
01:16:33 --> 01:16:34: They're all  
01:16:34 --> 01:16:34: excuses.  
01:16:35 --> 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.  
01:16:43 --> 01:16:44: Kick that door down.  
01:16:44 --> 01:16:45: Reach for the future.  
01:16:46 --> 01:16:47: Thank you.  
01:16:52 --> 01:16:57: Thanks, Thanks, fellow panelists. That's our presentation. So  
we're open  
01:16:57 --> 01:17:00: for questions and we'll hopefully provide the answers.  
01:17:03 --> 01:17:03: Yes, Sir.  
01:17:04 --> 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.  
01:17:14 --> 01:17:14: Market here.  
01:17:14 --> 01:17:16: Because you dustrial.  
01:17:16 --> 01:17:16: Buildings, because it's.  
01:17:17 --> 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

01:28:30 --> 01:28:32: 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  
01:29:59 --> 01:30:00: considerations with the Super blocks in Barcelona is to  
01:30:00 --> 01:30:00: remember  
01:30:00 --> 01:30:04: that.  
01:30:04 --> 01:30:07: The.  
01:30:07 --> 01:30:10: Structures are around the outside, and the inside is  
01:30:10 --> 01:30:14: community  
01:30:14 --> 01:30:15: space that you know depending on when it was built  
01:30:15 --> 01:30:16: and how it was built. You know your windows. If  
01:30:16 --> 01:30:21: you're on the inside, you're looking out into a garden  
01:30:21 --> 01:30:26: you're looking out into.  
01:30:26 --> 01:30:31: A park. You.  
01:30:31 --> 01:30:34: Are looking out into a communally held you know.  
01:30:34 --> 01:30:39: Public, natural or cultivated space. And so it's, I think  
01:30:39 --> 01:30:40: that's the challenge in this situation is that you have  
01:30:40 --> 01:30:40: to get the whole walk and then be able to  
01:30:40 --> 01:30:40: have something in the middle that makes it desirable and  
01:30:40 --> 01:30:40: 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

01:33:22 --> 01:33:25: 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  
in  
01:38:09 --> 01:38:14: providing funds for, you know, the conservation of public  
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: I.

01:44:17 --> 01:44:21: review and negotiate provision of public art through the

01:44:22 --> 01:44:25: Developer

01:44:25 --> 01:44:27: Developers Project.

01:44:28 --> 01:44:30: I.

01:44:30 --> 01:44:32: Would also like some really very interesting pieces that way.

01:44:32 --> 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 programming, and there is a like a booster, you know?

01:45:32 --> 01:45:36: Trail organization that supports it, but they have lights on

01:45:36 --> 01:45:39: the rail trail and it's in February, so it's kind

01:45:39 --> 01:45:42: of in this cold winter time where you might not,

01:45:42 --> 01:45:45: you know, people don't want to be out there, but

01:45:45 --> 01:45:48: it's all artist installations involving light and so it's a

01:45:48 --> 01:45:50: really great way to get.

01:45:50 --> 01:45:52: 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 identified different potential funding pots. So capital

01:46:14 --> 01:46:17: improvements in the past, a lot of States and even the federal government

01:46:17 --> 01:46:21: at one point I think required public art grants. Of

01:46:21 --> 01:46:24: course we will go after we did have a 1%

01:46:24 --> 01:46:27: public art requirement on certain corridors for private.

01:46:28 --> 01:46:30: Development, obviously. Maybe that's something you want

01:46:30 --> 01:46:32: to.

01:46:30 --> 01:46:32: Consider or not, but this is what we were trying

01:46:32 --> 01:46:35: to do is really focus where that public art was

01:46:35 --> 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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