



**\*PUBLIC WORKSHOP NOTICE & AGENDA\***

**KUNA URBAN RENEWAL AGENCY**

**August 27, 2020**

**City Council Chambers**

**Two Public Workshops**

12:00 – 1:00 pm and 6:00 – 7:00 pm

751 W. 4<sup>th</sup> Street

Kuna, Idaho

*Due to social distancing protocol,*

*the Council Chambers Audience Occupancy Capacity is 15.*

*Social Distancing will be required.*

*The first 15 persons who appear, in addition URA Council, and staff, will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming.*

The workshops will be conducted through the use of a video conference call (zoom) for Board Members, City Staff, Consultants and the Public. Persons who wish to provide comment may do so by emailing Lisa Holland at [lholland@kunaid.gov](mailto:lholland@kunaid.gov) on or before August 27, 2020 or by participating in the survey poll on the Urban Renewal Agency Website: <https://kunacity.id.gov/518/Kuna-Urban-Renewal-Agency>.

City staff will be available in person at City Hall for anyone who would like to attend in person. This is a public workshop. There may be a quorum of Urban Renewal Agency Board members at the 6:00 pm meeting, but there will be no action items taken. This is an informative session with interactive community feedback opportunities.

The public may also join either workshop session on Zoom or by telephone:

**Urban Renewal Workshop #1**

8/27 from 12:00 - 1:00 pm:

Zoom Link:

<https://jubengineers.zoom.us/j/96657723345?pwd=eDJJCcTMvQ204WWNQWEI2NEVGZzR6QT09>

Meeting ID: 966 5772 3345

Passcode: 293893

Call In Option: 253.215.8782

**Urban Renewal Workshop #2**

8/27 from 6:00 pm - 7:00 pm

Zoom Link:

<https://jubengineers.zoom.us/j/99337067170?pwd=ZkhuS0lhTWVxYUJmcVZuV3hKbjFSdz09>

Meeting ID: 993 3706 7170

Passcode: 715532

Call In Option: 253.215.8782

We will also livestream the evening workshop (6:00 pm) on the Kuna Economic Development Facebook page:

<https://www.facebook.com/KunaEconDev/>

**AGENDA**

1. Welcome & Introductions
2. Why Urban Renewal for Kuna?
3. What is an Urban Renewal District?
4. Maps & Planning Area
5. Projects & Priorities
6. Community Feedback (throughout workshop)
7. Adjourn



# URBAN RENEWAL PUBLIC WORKSHOP

PUBLIC WORKSHOP • AUGUST 27, 2020

# WELCOME!

## INTRODUCTIONS

### CITY OF KUNA

Lisa Holland • Economic Development Director

### J-U-B ENGINEERS, Inc.

Lisa Bachman, AICP, PCED

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



# Workshop Overview

## AGENDA

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

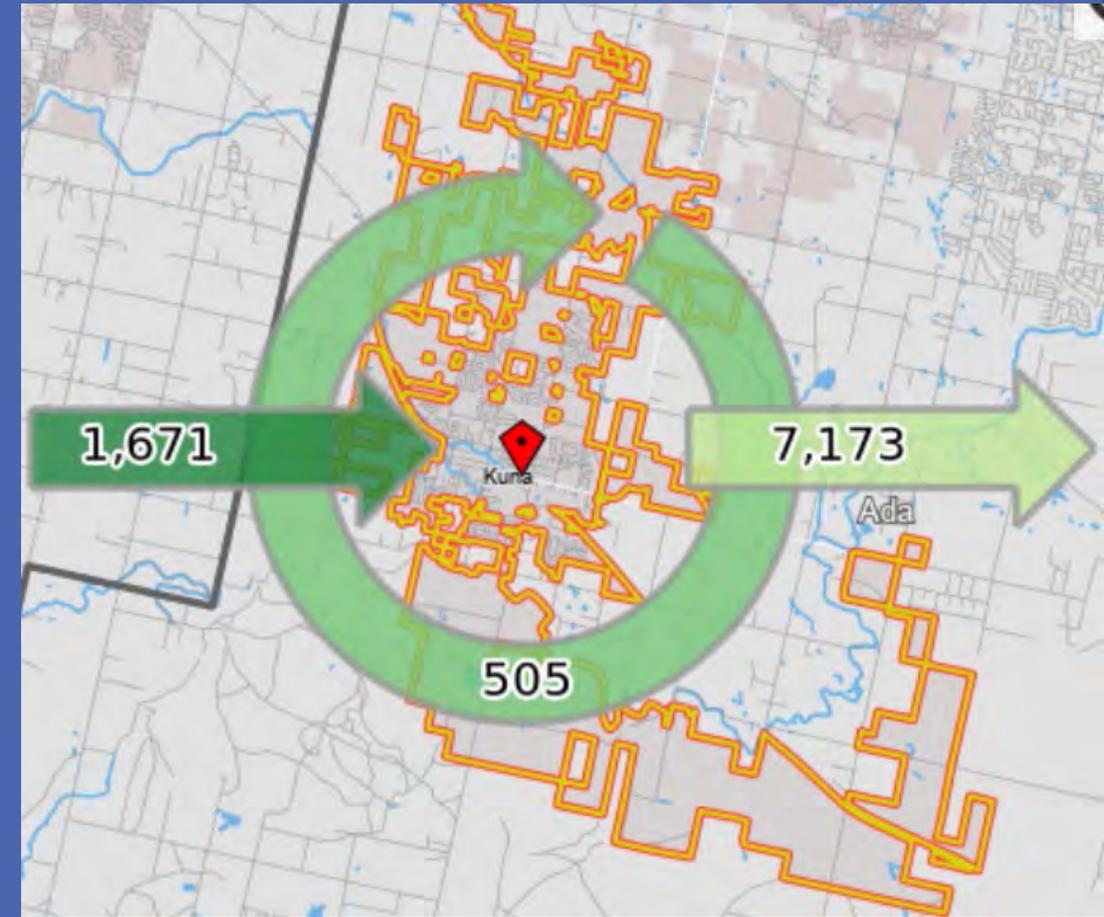
# Urban Renewal



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

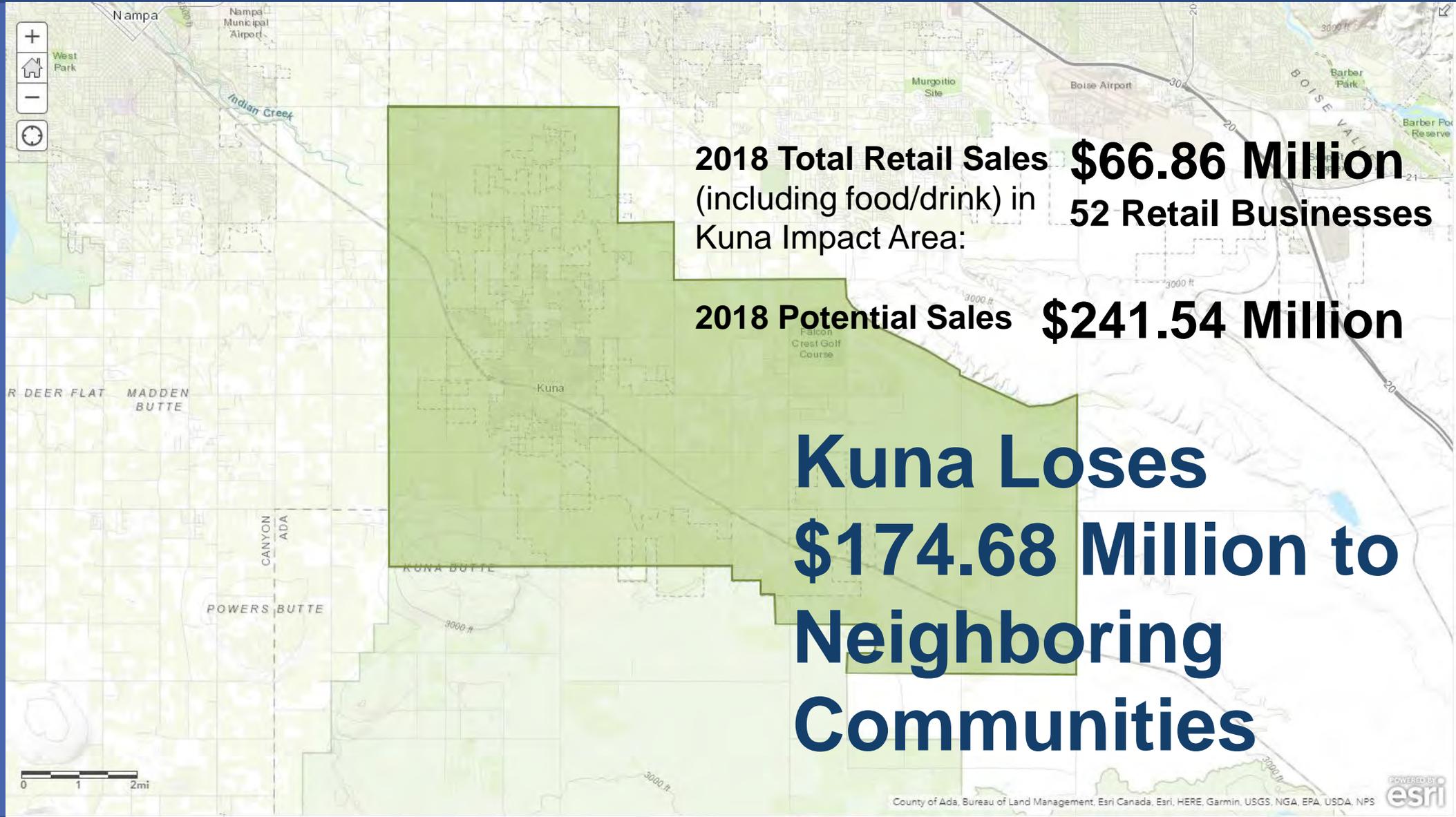
# Why Kuna?

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



Source: US Census Bureau (2017 data)

# Commercial Opportunity



# Example: Caldwell (1998-2017)

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





**WHAT IS AN URBAN  
RENEWAL DISTRICT?**

# Urban Renewal District (URD)

## WHAT IT IS...

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

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

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



# How it Works

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

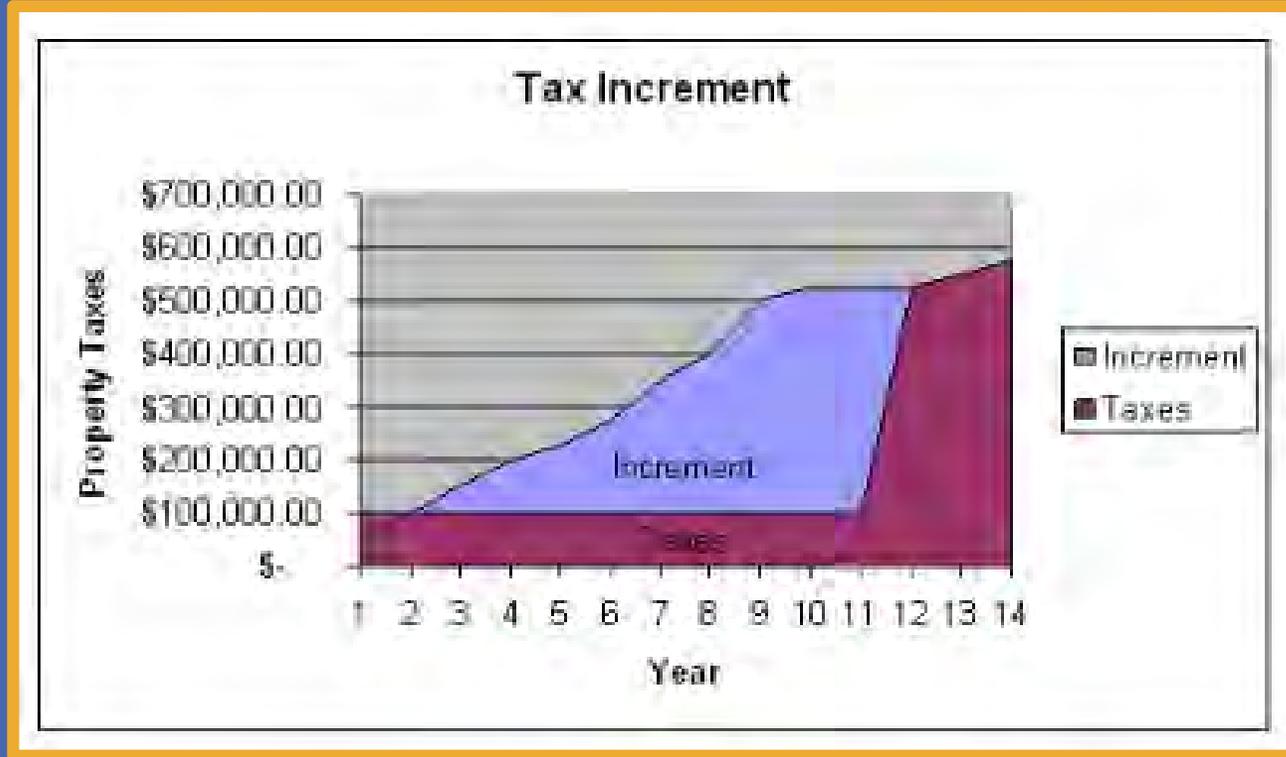


**A New Retail Development is Built on That Ground and Increases the Value to \$1 Million**

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

# What About Taxing Entities?



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

# What is the Process to Form a URD?

Oct 19 – Apr 2020



**Eligibility Study**

May 2020



**City Council Directs  
URA To Create Plan**

Aug/Sept 2020



**Urban Renewal  
Plan/Feasibility Study**

Oct/Nov  
2020

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

Dec 2020

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



# Public Outreach

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



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

# Questions



# Poll Instructions

## Two Ways to Join:

### Via Website –

Go to [Pollev.com/lisah546](https://Pollev.com/lisah546)  
in a new browser window

### Via Text Messaging -

Texts LISAH546 to 22333 to  
join the session, then they  
text a response as we go  
through<sup>Tw</sup> the questions.

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

 **Poll locked.** Responses not accepted.

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

Fully understand

Mostly makes sense

I have a minor question

Somewhat confused

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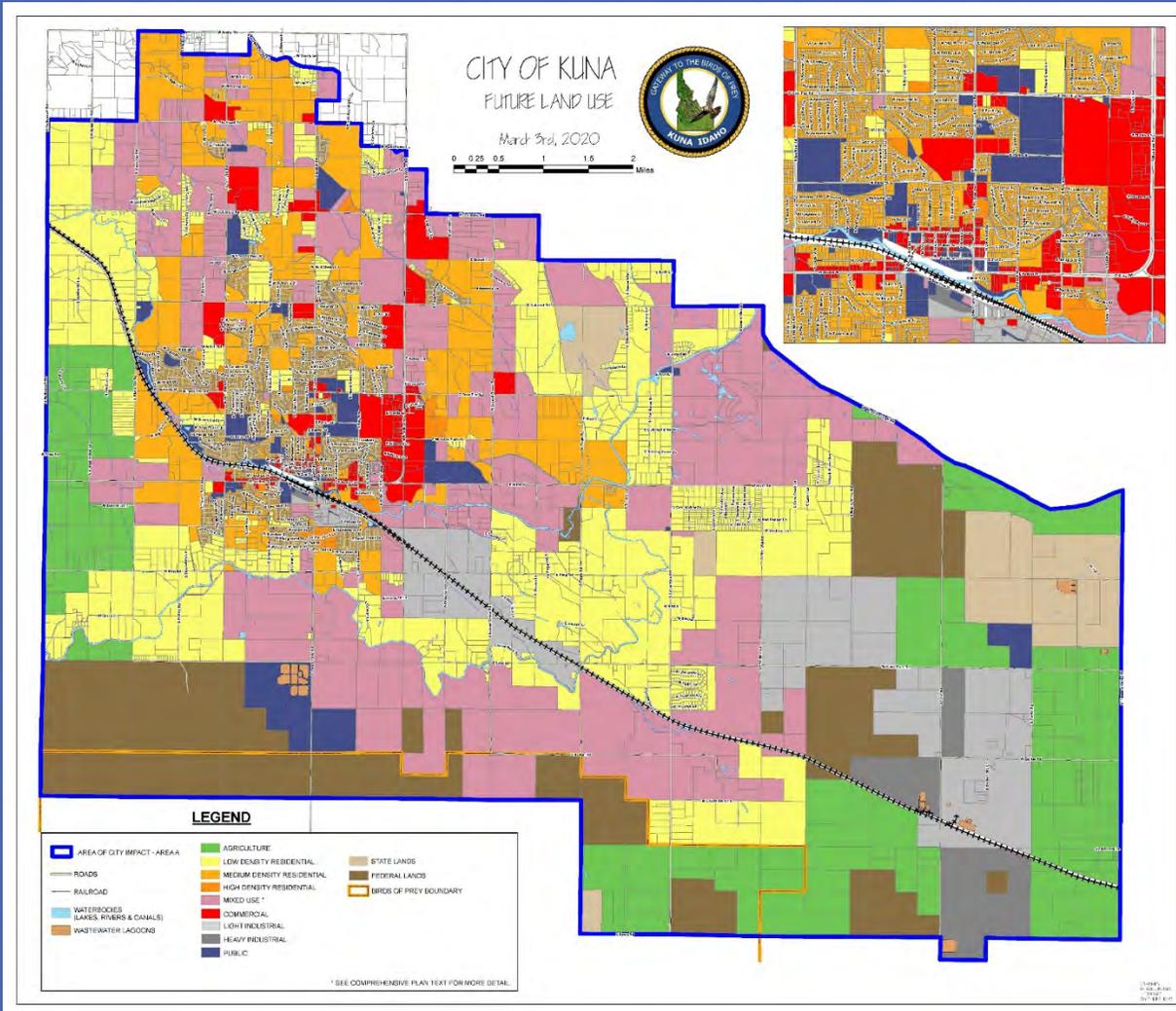
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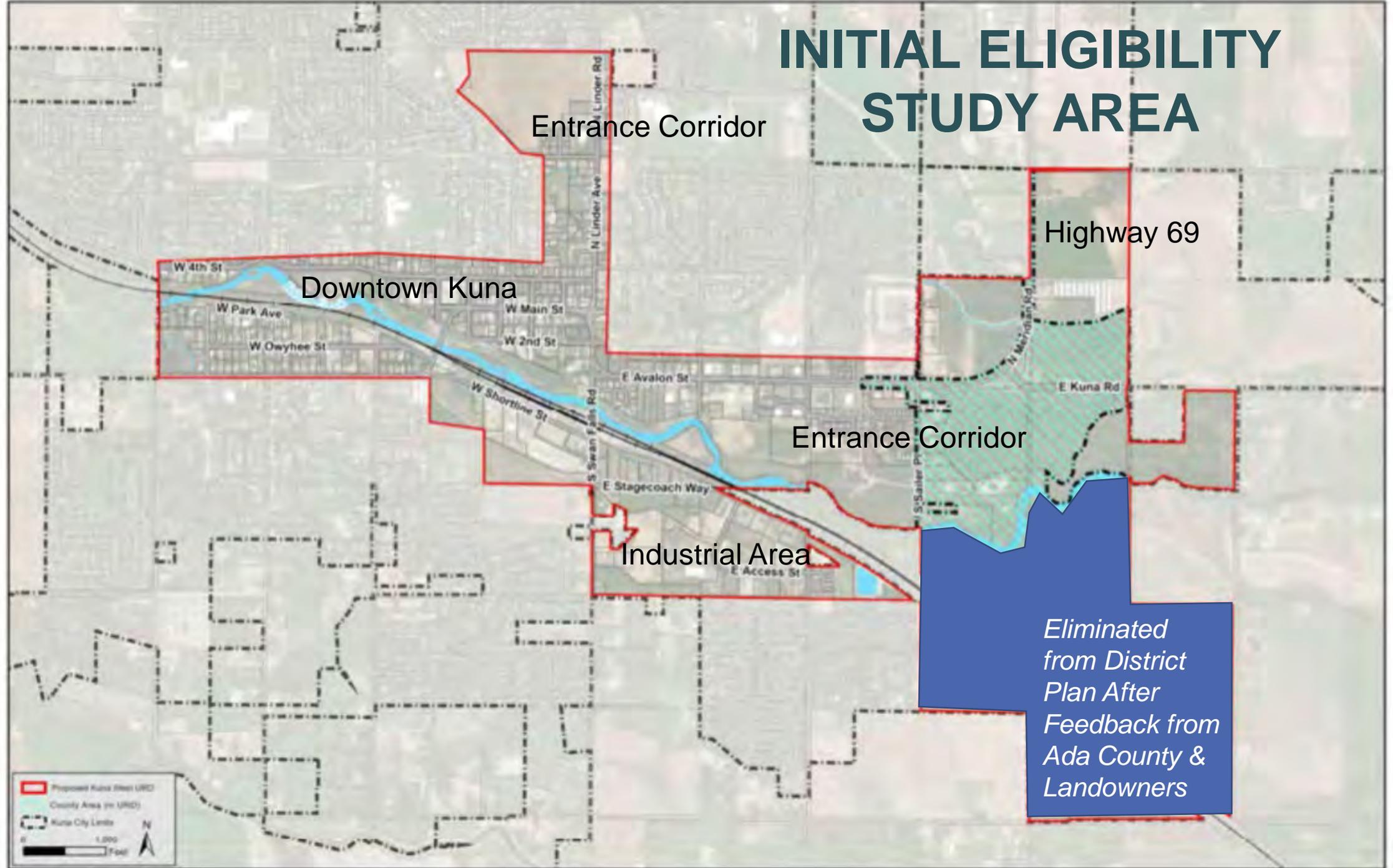


# Proposed Kuna West URD Planning Area

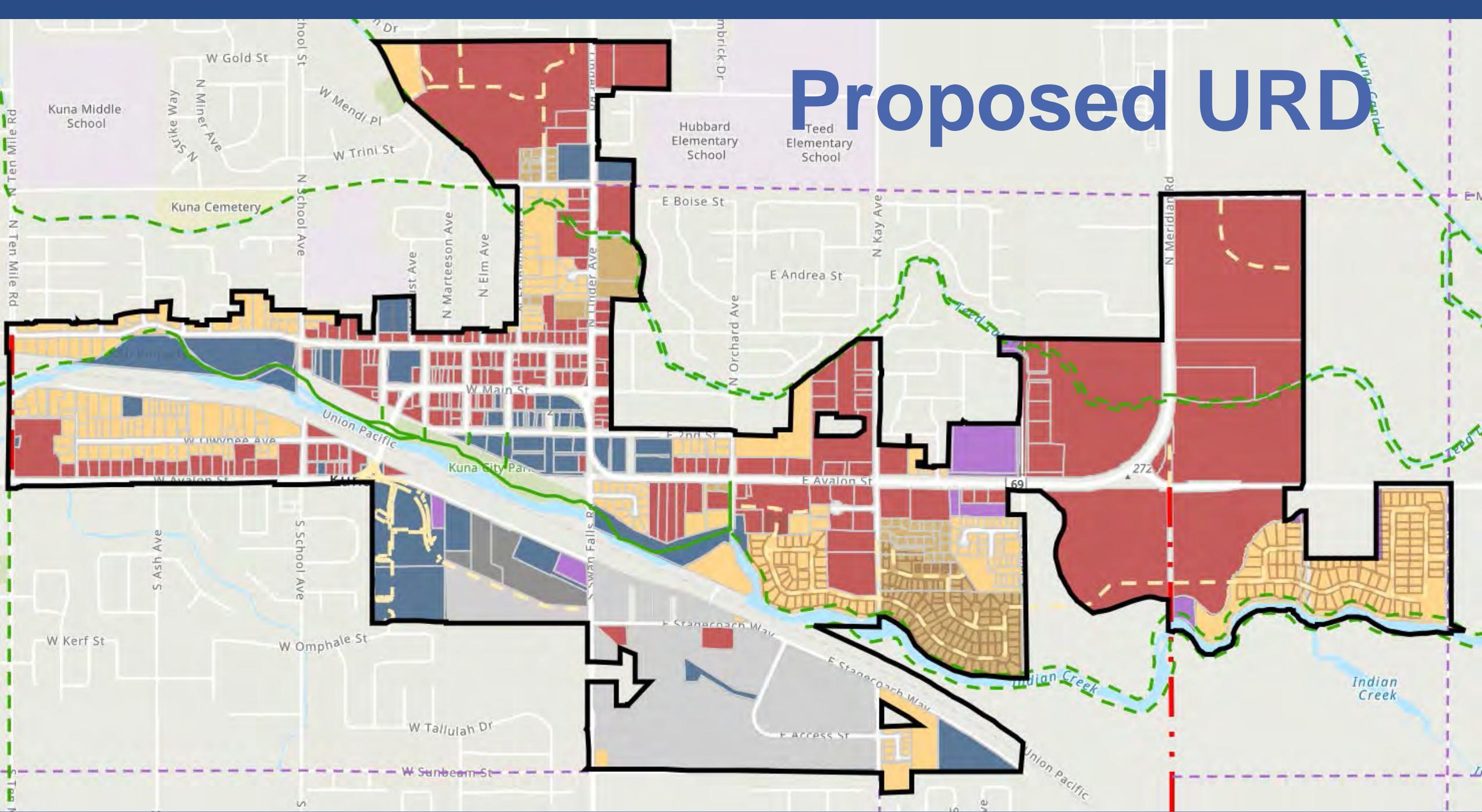
# How Did We Create The Boundary?



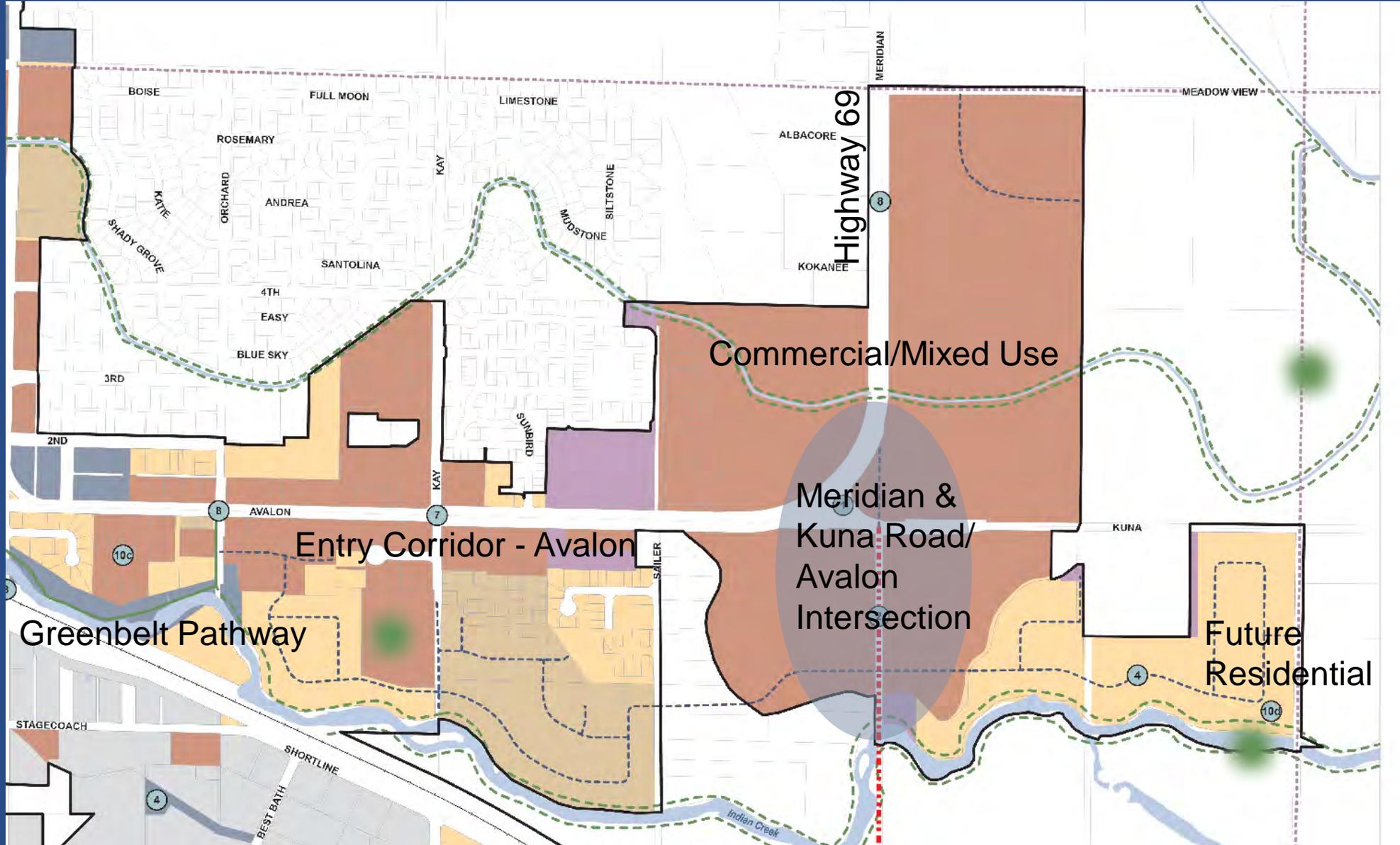
# INITIAL ELIGIBILITY STUDY AREA



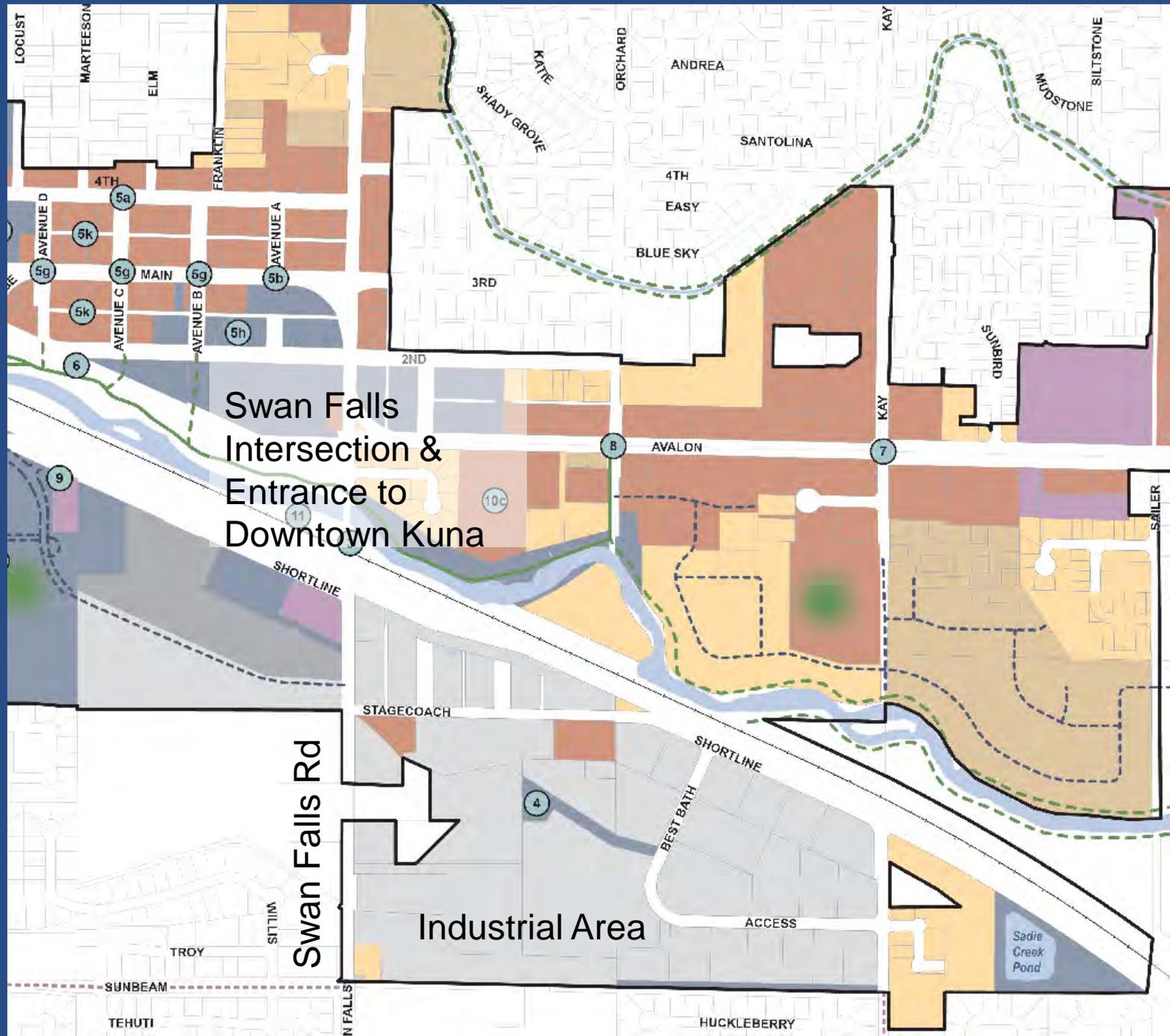
# Proposed URD



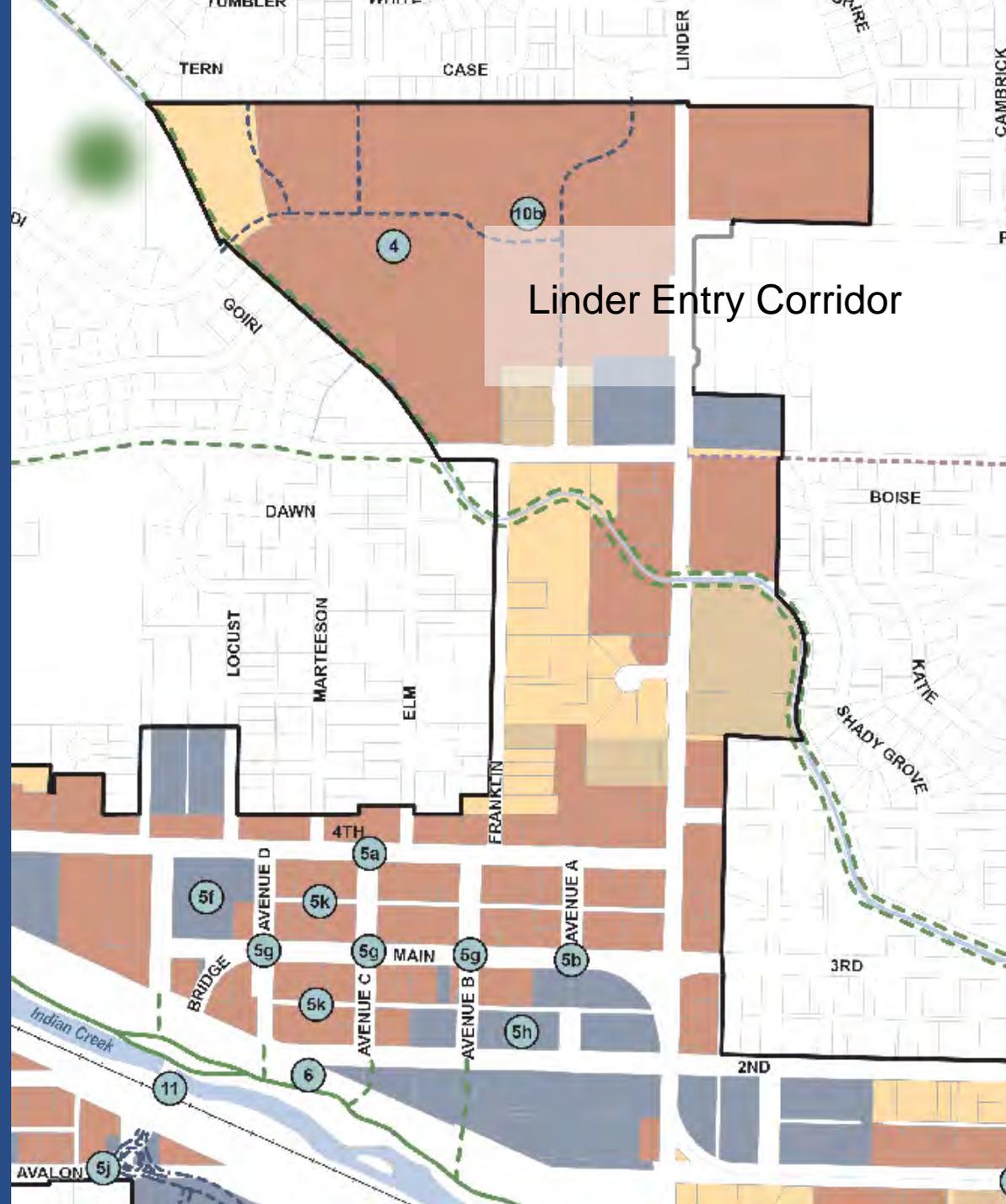
# ENTRANCE CORRIDOR/HIGHWAY 69



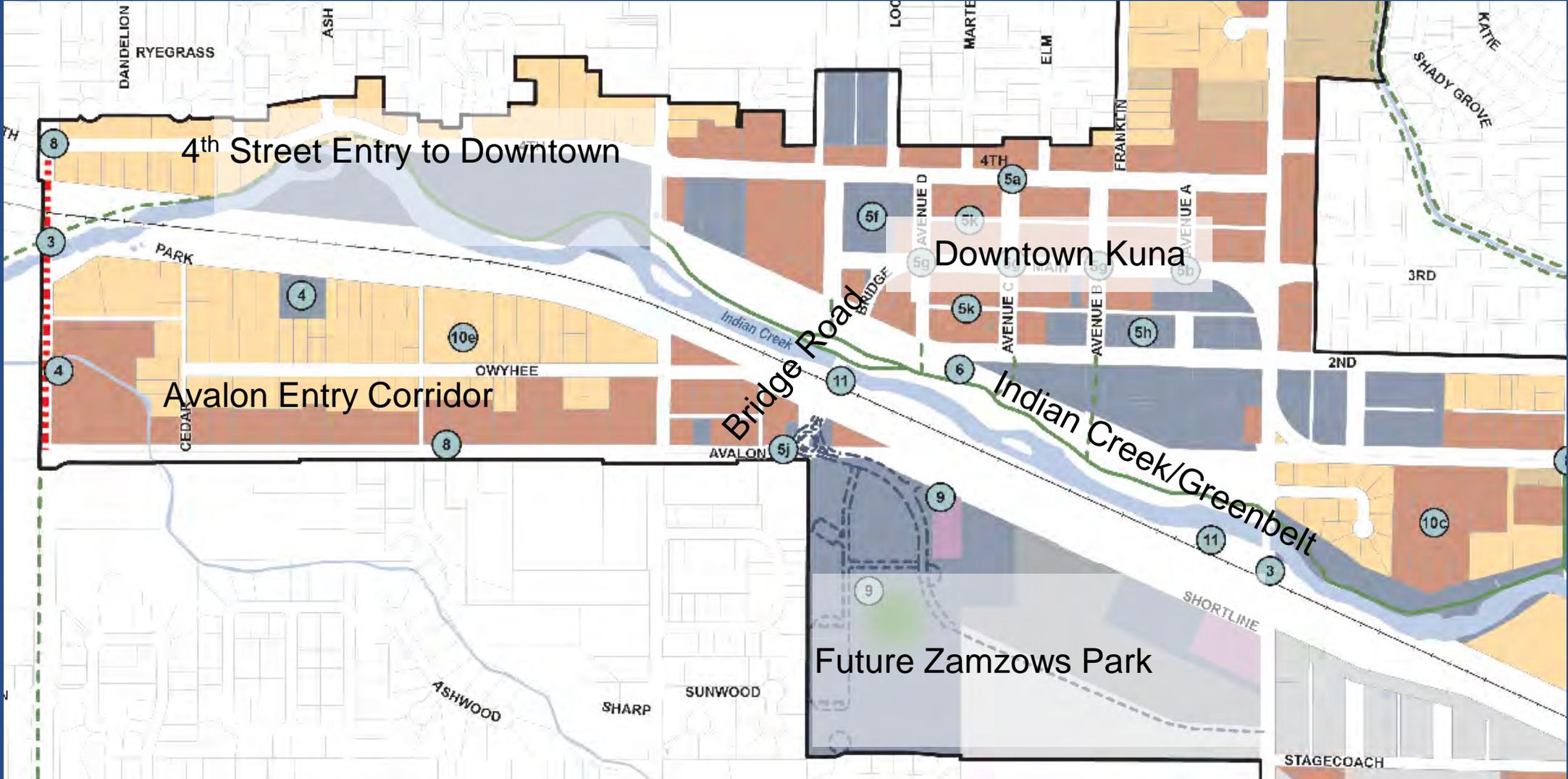
# INDUSTRIAL & SWAN FALLS



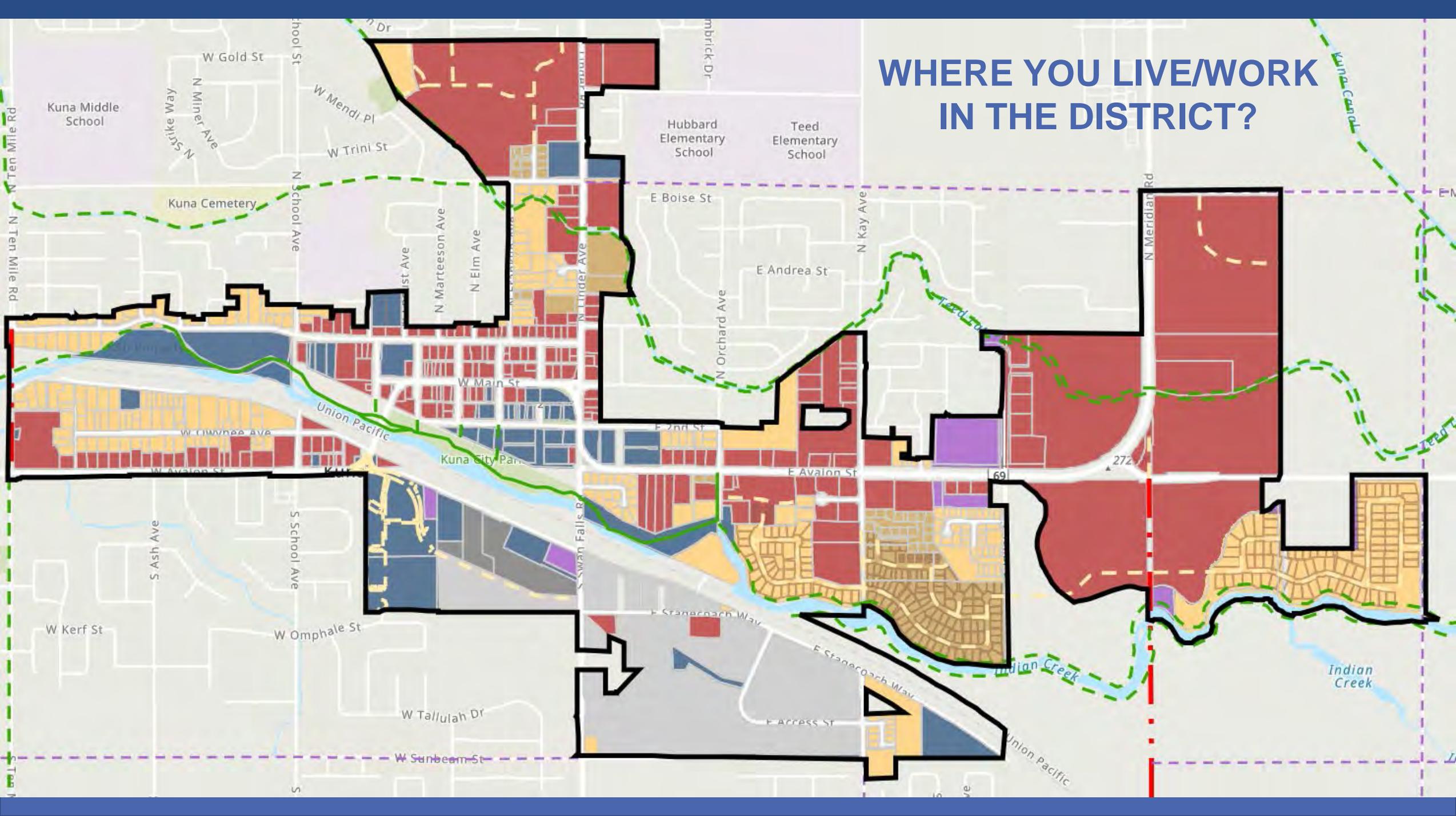
# LINDER & ENTRANCE TO DOWNTOWN

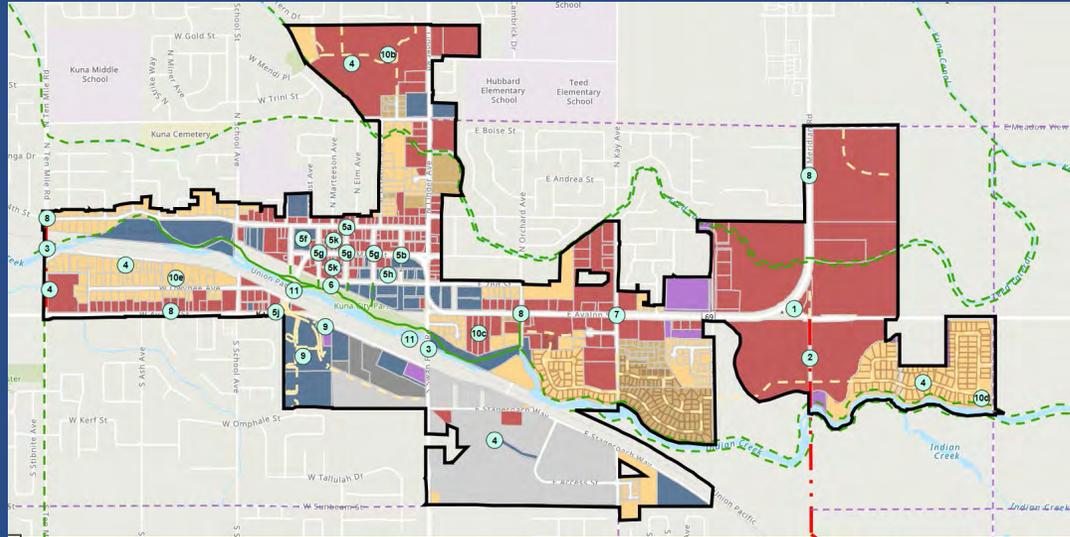


# DOWNTOWN & SURROUNDING CORRIDORS



# WHERE YOU LIVE/WORK IN THE DISTRICT?





# Project Categories

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

# Transportation & Pathways

## PROPOSED PROJECTS

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



# Prioritization for Transportation and Pathways projects:

When survey is active, respond at [Pollev.com/lisah546](https://Pollev.com/lisah546)

0 surveys done

 0 surveys underway

# Public Infrastructure

## PROPOSED PROJECTS

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



# Prioritization of Public Infrastructure Projects

When survey is active, respond at [Pollev.com/lisah546](https://Pollev.com/lisah546)

**0 surveys done**

 **0 surveys underway**

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

# Downtown Projects



## PROPOSED PROJECTS

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

# Prioritization of Downtown Projects

When survey is active, respond at [Pollev.com/lisah546](https://Pollev.com/lisah546)

0 surveys done

 0 surveys underway

# Greenfield/Redevelopment

Example: Mixed-Use  
Retail & Plaza



## PROPOSED PROJECTS

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

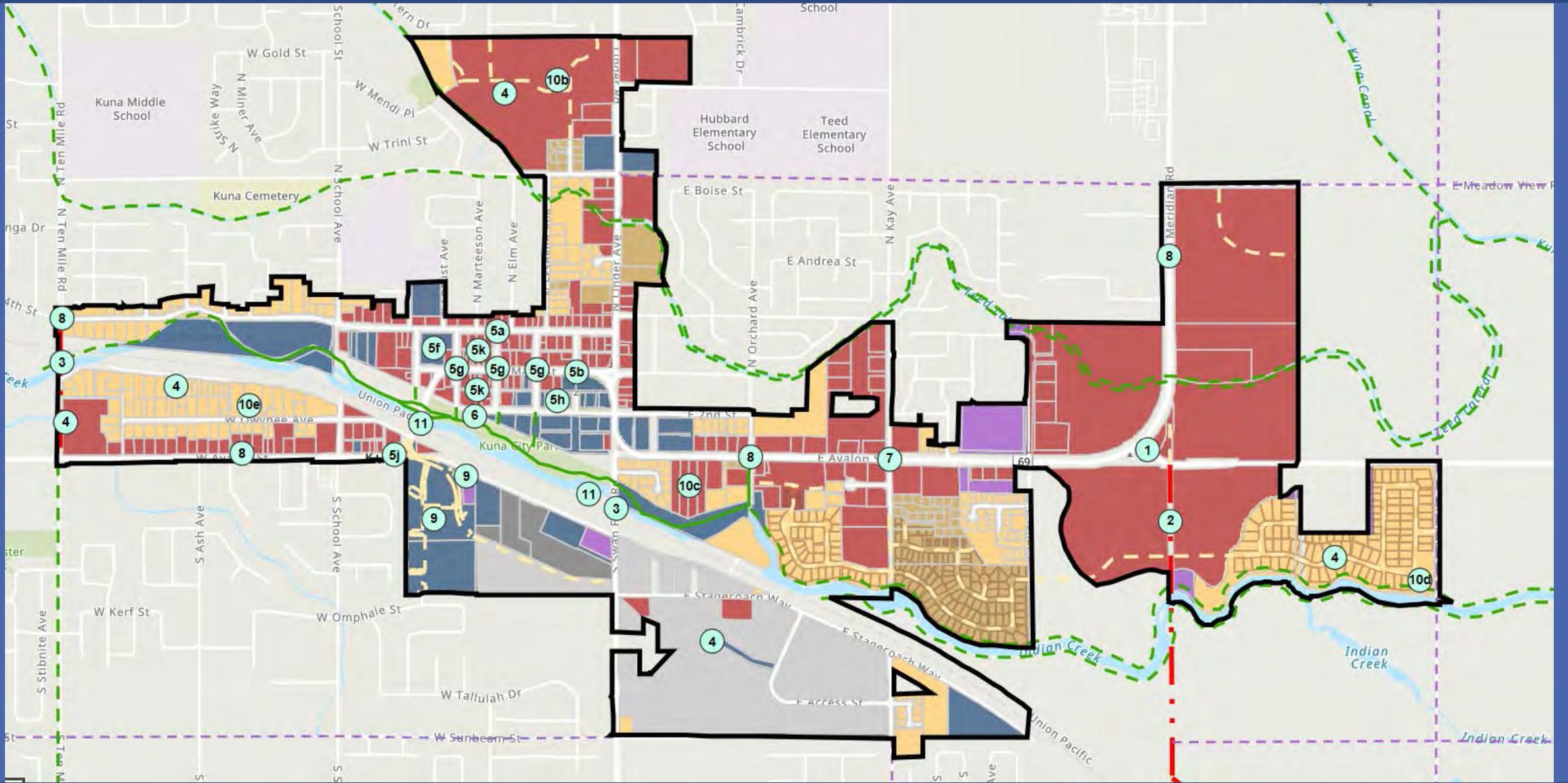
Example: Flex Space  
- Manufacturing



Example: Office or  
Medical Buildings



# Future Land Use Map



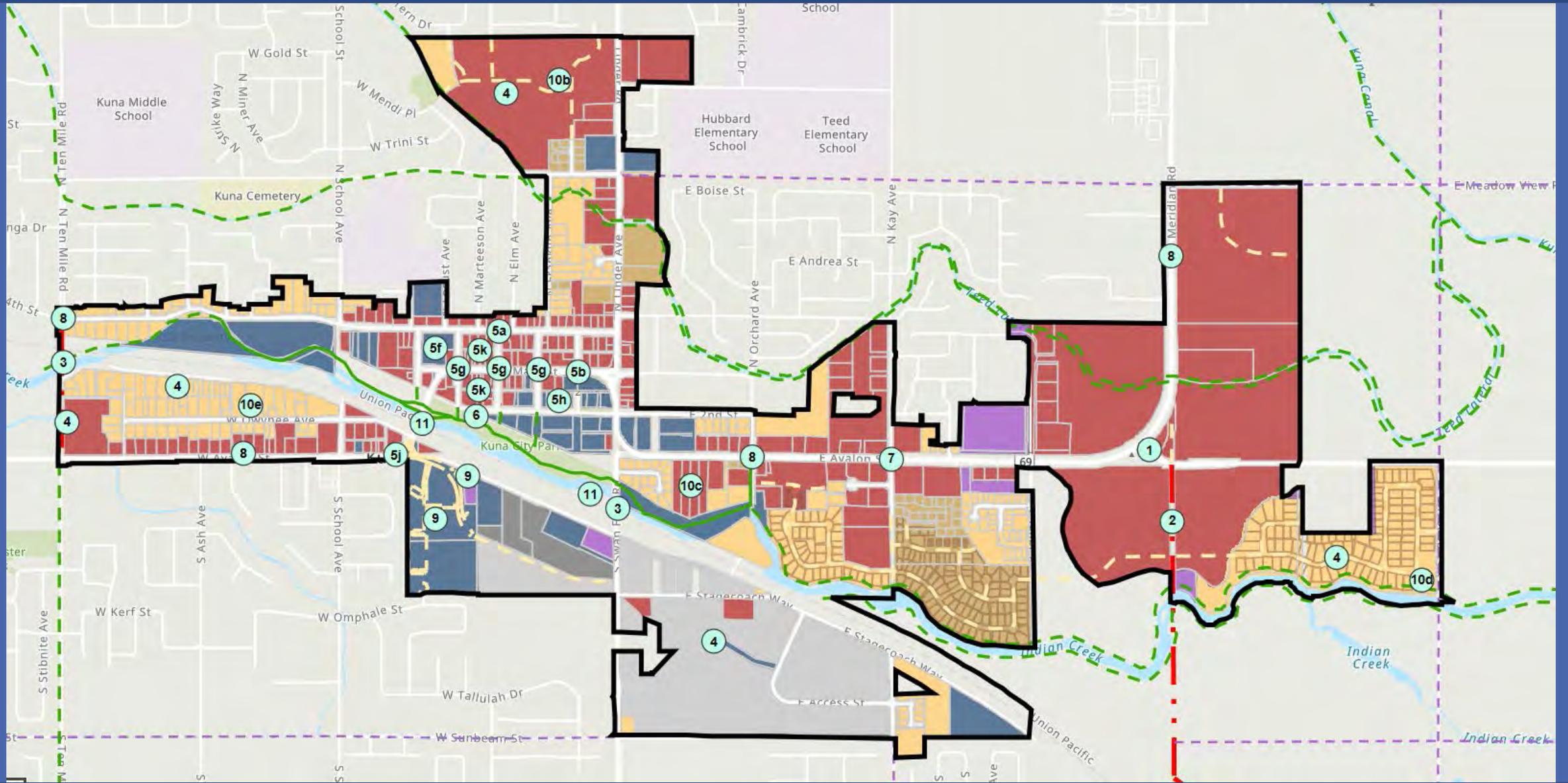
# Prioritization of Greenfield/ Redevelopment proposed projects

When survey is active, respond at [Pollev.com/lisah546](https://Pollev.com/lisah546)

0 surveys done

0 surveys underway

# What Are We Missing?



# Input Gathering



## COMMERCIAL PRIORITIES?

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

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

# Input Gathering

## IDEAS FOR THE FUTURE

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

## ISSUES OR CONCERNS

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

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

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

# Next Steps & Future Involvement

## UPCOMING PROPOSED DATES\*

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

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

# THANK YOU!

## QUESTIONS?

### City of Kuna Contacts:

**Lisa Holland**  
Economic Development Director  
[lholland@kunaid.gov](mailto:lholland@kunaid.gov)  
(208) 559-5926

**City Clerk's Office (Nate or Chris)**  
208-387-7726  
[cityclerk@kunaid.gov](mailto:cityclerk@kunaid.gov)