



Urban Renewal Agency Agenda

Monday, July 15, 2024, 12:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Commissioners: Rudy Ashenbrener, Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) **ACTION ITEM:** Request to approve 1) Minutes for the June 17, 2024, meeting; 2) Minutes for the June 28, 2024, special meeting; 3) June 2024 Financial Report, and 4) July 2024 Accounts Payable.
By: Lorrie Bauer, Administrative Assistant
- 4) Reports/Updates
 - a) Executive Director's Report
By: Shawn Barigar, Executive Director
- 5) Items of Consideration
 - a) **ACTION ITEM:** Adopt the preliminary FY2025 budget with expenditures in the amount of \$5,818,062, schedule a public hearing during the August 19, 2024 meeting, and authorize publication of a public hearing notice.
By: Parker Scherer, Assistant Finance Director
 - b) **ACTION ITEM:** Consideration of a request to adopt a preliminary amended FY2024 budget for the Washington Street South Revenue Allocation Area increasing expenditures to the amount of \$79,000, to schedule a public hearing to take public input during the August 19, 2024, meeting, and to authorize publication of a public hearing notice.
By: Parker Scherer, Assistant Finance Director
 - c) **PRESENTATION:** Update on marketing and communication materials for Downtown Master Plan implementation.
By: Shawn Barigar, Executive Director
- 6) Public Input and Announcements
- 7) Upcoming Meeting(s)
 - a) August 19, 2024, @ 12:00pm.
- 8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lorrie Bauer (208) 735-7313 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.



Urban Renewal Agency Minutes

Monday, June 17, 2024, 12:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Members: Rudy Ashenbrener, Andy Hohwieler, Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood

1) Confirmation of Quorum/Call Meeting to Order

Present: Dan Brizee, JJ McBride, Andy Hohwieler, Rudy Ashenbrener, Jan Rogers, Eric Smallwood, Dave McAlindin.

Absent: None.

Staff Present: Lorrie Bauer, Administrative Assistant; Shawn Barigar, Executive Director; Jesse Schuerman, Staff Engineer; Parker Scherer, Assistant Finance Director; Ruth Pierce, City Council Liaison; Breanna Howard, Finance Director; Travis Rothweiler, City Manager; Mitch Humble, Deputy City Manager.

Chair Ashenbrener called the meeting to order at 12:00 pm. A quorum was present.

2) Amendment to Agenda

- a) Consider an amendment to the agenda. Amend the agenda item related to the Executive Session to reflect moving into Executive Session as an Action Item.

MOTION: Eric Smallwood moved to amend the agenda to make the Executive Session an Action Item. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

3) Conflict of Interest Declaration

None.

4) Consent Calendar

- a) Request to approve 1) Minutes for the April 22, 2024, meeting, 2) April 2024 Financial Report, 3) May 2024 Accounts Payable, 4) May 2024 Financial Report, and 5) June 2024 Accounts Payable.

MOTION: Jan Rogers moved to approve the consent calendar as presented. JJ McBride seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

5) Reports/Updates

- a) Executive Director's Report
Executive Director, Shawn Barigar, voiced his report as included in the agenda packet. Discussion ensued.

6) Items of Consideration

- a) **PRESENTATION:** Plaque Presentation and Recognition of Service to Andy Hohwieler for six years on the Urban Renewal Agency Board of Commissioners.
Executive Director, Shawn Barigar, and the Board thanked Andy for his leadership and service to the Agency for the past six years. Andy was presented with a Certificate of Appreciation.

- b) Election of Officers (Chair, Vice Chair, and Secretary) to begin July 1, 2024.

MOTION: Jan Rogers motioned a slate to include Rudy Ashenbrener for Chair, Dave McAlindin for Vice Chair, and Eric Smallwood for Secretary. Dan Brizee seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

7) Public Input and Announcements

Chair Ashenbrener welcomed Jennifer Colvin to the Agency board. Her 3-year term begins July 1, 2024.

8) Upcoming Meeting(s)

- a) July 15, 2024, @ 12:00pm.

9) Executive Session

- a) Idaho Code 74-206(1)(e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations. *(The meeting will not return to open session.)*

MOTION: JJ McBride moved to enter the executive session. Eric Smallwood seconded the motion. Roll call vote showed all members present voted in favor of the motion. The public portion of the meeting ended at 12:24 pm.

10) Adjournment

The meeting adjourned at 12:50 pm. No action or decision was taken during the executive session.

Lorrie Bauer, Administrative Assistant



Urban Renewal Agency Minutes

Friday, June 28, 2024, 10:30 AM

**** SPECIAL MEETING ****

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Commissioners: Rudy Ashenbrener, Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin

1) Confirmation of Quorum/Call Meeting to Order

Present: JJ McBride, Dan Brizee, Dave McAlindin, Eric Smallwood, Andy Hohwieler, and Rudy Ashenbrener via phone.

Absent: Jan Rogers

Staff Present: Morgan Mitchell, Administrative Assistant; Shawn Barigar, Executive Director; Jesse Schuerman, Staff Engineer; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison; Meghan Conrad, Legal Counsel

Vice Chair Hohwieler called the meeting to order at 10:30 AM. A quorum was present.

2) Conflict of Interest Declaration

None.

3) Items of Consideration

- a) Discussion of potential new urban renewal plan and revenue allocation area.
Executive Director, Shawn Barigar, opened the discussion and shared a draft of the potential area map. Agency Legal Counsel, Meghan Conrad, shared the timeline-driven process to create a new area. She also explained the necessity of the timeline-driven process to terminate the current Washington Street South RAA by July 22, 2024, due to the non-development that was anticipated when the RAA was established. The proposed new area would include the +/-80 acres of the existing Washington Street South RAA. She explained that if the Board wanted to proceed, the following agenda items would need to be considered.
She noted that in this instance, the values are not likely to have a big impact on the overlapping taxing districts because there had not been any development on the land.
- b) Consider approval of the engagement letter submitted by Elam & Burke for the scope of services relating to a proposed new revenue allocation area, including termination of the Urban Renewal Plan for the Washington Street South Urban Renewal Project and the corresponding Revenue Allocation Area.
Agency Legal Counsel, Meghan Conrad, presented the proposed consideration. Per Board's request, the engagement letter will be executed with the understanding it is a not-to-exceed amount.
MOTION: Dan Brizee moved to accept the engagement letter by Elam & Burke. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.
- c) Consider approval of Kushlan Associates Task Order No. 2024-01 for professional services by Kushlan Associates to prepare an Eligibility Report and Economic Feasibility Study relating to a proposed new revenue allocation area.

Agency Legal Counsel, Meghan Conrad, presented the request as included in the packet.

MOTION: Eric Smallwood moved to approve Task Order No. 2024-01 and authorize the chair to sign. Dan Brizee seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

- d) Consider Resolution No. 2024-03 approving the resolution of intent to terminate the Urban Renewal Plan for the Washington Street South Urban Renewal Project and the corresponding Revenue Allocation Area, and to direct staff to notify the overlapping taxing districts, the State Tax Commission, and County officials of the termination.

Agency Legal Counsel, Meghan Conrad, presented the request. Discussion ensued.

MOTION: JJ McBride moved to approve Resolution No. 2024-03 and authorize the Chair or Vice Chair to execute and direct staff to notify the overlapping taxing districts, the State Tax Commission, and County officials of the termination. Eric Smallwood seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

4) Public Input and Announcements

None.

5) Upcoming Meeting(s)

- a) July 15, 2024, @ 12:00pm.

6) Adjournment

MOTION: JJ McBride moved to adjourn. Eric Smallwood seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0. The meeting adjourned at 10:59 AM.

Lorrie Bauer, Administrative Assistant

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss
June 2024

	Jun 24
Ordinary Income/Expense	
Income	
Investment Income	17,580.54
Property Taxes	13,395.90
Rental Income	3,883.33
Total Income	34,859.77
Gross Profit	34,859.77
Expense	
Legal Expense	501.50
Meeting Expense	207.82
Office Expense	36.75
Professional Fees	1,240.00
Property Maintenance	4,500.00
Total Expense	6,486.07
Net Ordinary Income	28,373.70
Net Income	28,373.70

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD
October 2023 through June 2024

	Oct '23 - Jun 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Contributions	0.00	221,588.00	-221,588.00	0.0%
Investment Income	224,315.86	45,900.00	178,415.86	488.7%
Other Income	8,149.00	150,000.00	-141,851.00	5.4%
Property Taxes	4,664,713.38	4,704,352.00	-39,638.62	99.2%
Rental Income	36,749.97	53,800.00	-17,050.03	68.3%
Total Income	4,933,928.21	5,175,640.00	-241,711.79	95.3%
Gross Profit	4,933,928.21	5,175,640.00	-241,711.79	95.3%
Expense				
Bond Trustee Fees	3,000.00	5,000.00	-2,000.00	60.0%
Community Relations & Website	0.00	5,000.00	-5,000.00	0.0%
Debt Payments - Interest	263,312.50	516,588.00	-253,275.50	51.0%
Debt Payments - Principal	365,000.00	725,000.00	-360,000.00	50.3%
Dues and Subscriptions	4,600.00	4,600.00	0.00	100.0%
General Development Projects	-25,000.00	500,000.00	-525,000.00	-5.0%
Insurance Expense	1,086.00	2,172.00	-1,086.00	50.0%
Legal Expense	23,322.94	20,000.00	3,322.94	116.6%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	1,326.04	5,000.00	-3,673.96	26.5%
Miscellaneous	9,787.27	500.00	9,287.27	1,957.5%
Office Expense	36.75	500.00	-463.25	7.4%
Professional Fees	28,530.00	10,000.00	18,530.00	285.3%
Property Maintenance	5,047.00			
Property Tax Expense	3,027.74	0.00	3,027.74	100.0%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	1,487,302.25	1,487,302.00	0.25	100.0%
Debt Pay. (Chobani) Principal	1,969,000.00	2,193,000.00	-224,000.00	89.8%
RAA 4-3 (Chobani) - Other	50.00			
Total RAA 4-3 (Chobani)	3,456,352.25	3,680,302.00	-223,949.75	93.9%
Real Estate Purchase	0.00	0.00	0.00	0.0%
Total Expense	4,347,428.49	5,682,662.00	-1,335,233.51	76.5%
Net Ordinary Income	586,499.72	-507,022.00	1,093,521.72	-115.7%
Other Income/Expense				
Other Income				
Transfers In	0.00	4,455,390.00	-4,455,390.00	0.0%
Transfers Out	0.00	-4,455,390.00	4,455,390.00	0.0%
Total Other Income	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	586,499.72	-507,022.00	1,093,521.72	-115.7%

July 2024 Accounts Payable

<u>Check #</u>	<u>Date</u>	<u>Name</u>	<u>Amount</u>	<u>Account</u>	<u>Memo</u>	<u>Class/Fund</u>
4805	6/18/2024	Scooters Chillin N Grillin	207.82	Meeting Expense	20240617 Lunch	General
4806	7/3/2024	Elam & Burke	300.00	Legal Expense	Legal Fees - General (May) / #208392	General
4806	7/3/2024	Elam & Burke	75.00	Legal Expense	Legal Fees - RAA Orchard (May) / #208393	RAA Orchard Dr
4807	7/3/2024	Sawtooth Spraying Service	150.00	Property Maintenance	Weed Kill - 164 3rd Av S - 20240624 / #70365	RAA Old Towne-2
4807	7/3/2024	Sawtooth Spraying Service	100.00	Property Maintenance	Weed Kill - 222 4th Av S - 20240624 / #70364	RAA Old Towne-2
4808	7/5/2024	GGLO	1,745.00	Professional Fees	OT2 Master Plan-Marketing - June 2024037.01-3	RAA Old Towne-2



Date: Monday, July 15, 2024
To: Urban Renewal Agency of the City of Twin Falls
From: Shawn Barigar, Executive Director

Executive Director's Report

1. Kushlan Associates has begun work on the eligibility report for the proposed new Urban Renewal Project Area. He will meet the timeline of having that completed for the Board's consideration at the August 19th regular meeting and the City Council meeting on August 26th. He will then move forward with the economic feasibility study for the new area.
2. Letters were sent to the overlapping taxing districts informing them of the board's intention to terminate the Washington Street South RAA...so that process is underway.
3. Gemini Business Park continues to move forward. The expansion of Champlin Road is nearly completed, with striping and a little bit of patching still to be finished. The developer is continuing with the work on the first 3 buildings and plans to begin soon on a 4th building as a build-to-suit project. Staff is working with the development team for appropriate documentation for public improvements for future reimbursement. As the developer begins to look ahead to Phase 2 public improvements this year, we will have him come to a future board meeting for an update to you.
4. The SelectUSA Investment Summit at the end of June was successful. More than 5,000 individuals attended the multi-day summit to include international business leaders and investors and U.S.-based economic development professionals. Team Southern Idaho had a great presence along with our partners from other parts of the State at our booth in the exhibit hall. Collectively, we had contact with many individual companies looking to expand to the United States who may prove to be a fit for our community or region. Southern Idaho Economic Development Organization is assisting with compiling the multiple contacts, and we'll be coordinating follow-up with those leads for future conversation.

Attachments:

None



Date: Monday, July 15, 2024

To: Urban Renewal Agency of the City of Twin Falls

From: Parker Scherer, Assistant Finance Director

ACTION ITEM

Request:

Adopt the preliminary FY2025 budget with expenditures in the amount of \$5,818,062, schedule a public hearing during the August 19, 2024 meeting, and authorize publication of a public hearing notice.

Background:

The Budget Committee, which consisted of Commissioners Dave McAlindin, Dan Brizee, and Eric Smallwood, met with staff and Agency legal counsel, Meghan Conrad, on June 21, 2024, to discuss next year's budget. Below are the highlights from the discussion:

- General Fund: \$500,000 has been dedicated to projects, planning, and development in a future revenue allocation area. Those funds would be expended as a transfer to the new area by board authorization and repaid to the general fund from future property tax collections. The management fee to the City will stay the same as last year at \$208,000.
- South Washington Project: This is in the process of being terminated. Revenues built up are expected to be expensed in order to fund the termination.
- Orchard Dr. East: 85% of property tax revenues are expected to be paid back for reimbursable expenses as part of the agreement.
- RAA 4-3: No development activity is being budgeted. The annual bond payment is being paid as scheduled. Property taxes above the required bond payment are expected to be collected. The estimated excess of \$450,000 will be sent to Chobani to apply to the existing open note.
- RAA 4-4: No development activity is being budgeted. The annual bond payment is being paid as scheduled. It is expected that there will not be enough property taxes collected for the Area to cover the required debt service payments. A \$343,903 contribution is being budgeted from Clif Bar for that shortfall.

Approval Process:

Staff will publish the proposed budget after making any additional modifications requested by the board and let the public know when they can provide input, prior to the adoption of the final budget. The Agency will hold a public hearing during the scheduled August meeting and consider a request to adopt the budget after that hearing.

Budget Impact:

Adoption of the preliminary budget and the scheduling of a public meeting begins the process of implementing a final budget for the agency's next fiscal year.

Regulatory Impact:

N/A

Conclusion:

We ask the board to adopt the preliminary budget amount of \$5,818,062 and have staff schedule a public hearing on the budget prior to adopting the final budget at the scheduled August 19, 2024 meeting.

Attachments:

Budget Worksheet 2024-2025 V1.2

Urban Renewal Agency of the City of Twin Falls, Idaho
Budget Estimates
Fiscal Year October 1, 2024 through September 30, 2025

	2024-2025							
	General	4-3 (Chobani)	4-4 (Clif)	South Washington	Orchard Dr East	Old Towne - 2	Zions Bank Chobani Clif	Budget Total
Revenue								
Investment Income	47,600	26,600	8,500	-	-	-	117,700	200,400
Other Income	150,000	-	-	-	-	-	-	150,000
Grant Income/Contributions	-	-	343,903	-	-	-	-	343,903
Property Taxes - Revenue Allocation Proceeds	-	3,528,435	834,585	-	5,818	258,203	-	4,627,041
Rental Income	46,600	-	-	-	-	-	-	46,600
Total Revenue	244,200	3,555,035	1,186,988	-	5,818	258,203	117,700	5,367,944
Transfers	-	(3,067,738)	(1,186,988)	-	-	-	3,067,738	-
Loans Against The General Fund	(23,397)	-	-	-	-	23,397	-	-
Reserves	450,118	-	-	-	-	-	-	450,118
Total Revenue and Cash Carryover	670,921	487,297	-	-	5,818	281,600	3,185,438	5,818,062
Expenditures								
General Development Projects	500,000	-	-	-	-	-	-	500,000
Bond Trustee Fees	2,000	-	-	-	-	-	3,000	5,000
Community Relations & Website	10,000	-	-	-	-	-	-	10,000
Debt Pay Interest - Chobani	-	-	-	-	-	-	1,352,438	1,352,438
Debt Pay Principal - Chobani	-	365,473	-	-	-	-	1,830,000	2,195,473
Debt Pay Open Note - Chobani	-	121,824	-	-	-	-	-	121,824
Debt Pay Interest - Clif Bar Bond	-	-	-	-	-	-	-	476,988
Debt Pay Principal - Clif Bar Bond	-	-	-	-	-	-	710,000	710,000
Owner Participation Agreement - Developer Reimbursement	-	-	-	-	4,945	-	-	4,945
Dues and Subscriptions	4,600	-	-	-	-	-	-	4,600
Insurance Expense - ICRMP	11,294	-	-	-	-	-	-	11,294
Legal Expense (Notices)	18,200	-	-	-	-	16,800	-	35,000
Management Fee	107,127	-	-	-	873	100,000	-	208,000
Meeting Expense	4,000	-	-	-	-	-	-	4,000
Miscellaneous	500	-	-	-	-	-	-	500
Office Expense	500	-	-	-	-	-	-	500
Prof. Dev.\Training	7,500	-	-	-	-	-	-	7,500
Professional Fees	5,200	-	-	-	-	4,800	-	10,000
Property Tax Expense	-	-	-	-	-	-	-	-
Property Maintenance	-	-	-	-	-	10,000	-	10,000
Real Estate Purchase & Projects	-	-	-	-	-	150,000	-	150,000
Total Expense	670,921	487,297	-	-	5,818	281,600	3,185,438	5,818,062
Balance	-	-	-	-	-	-	-	-



Date: Monday, July 15, 2024
To: Urban Renewal Agency of the City of Twin Falls
From: Parker Scherer, Assistant Finance Director

ACTION ITEM

Request:

Consideration of a request to adopt a preliminary amended FY2024 budget for the Washington Street South Revenue Allocation Area increasing expenditures to the amount of \$79,000, to schedule a public hearing to take public input during the August 19, 2024, meeting, and to authorize publication of a public hearing notice.

Background:

At the last Agency meeting, the Board approved Resolution No. 2024-03 approving the resolution of intent to terminate the Urban Renewal Plan for the Washington Street South Urban Renewal Project and the corresponding Revenue Allocation Area. As part of that resolution, a supplemental termination budget was included. This agenda item seeks to formalize that supplemental budget as an actual amendment to the original adopted budget for the terminating Area. While there are no anticipated excess net revenues, should there be non-obligated surplus funds as of September 30, 2024, those will be remitted to Twin Falls County to be distributed pro rata to the overlapping taxing districts. If expenditures exceed collected revenues, the shortage will be funded by the general fund.

Approval Process:

Today's discussion is a review of the supplemental termination budget as an amended budget. Staff will publish the amended budget after making any additional modifications requested by the board and let the public know when they can provide input, prior to its adoption. The Agency will hold a public hearing during the scheduled August meeting and consider a request to adopt the amended budget after that hearing.

Budget Impact:

Preliminary approval of the amended budget and the scheduling of a public hearing begins the process of changing the previously adopted budget for the Agency's current fiscal year for the terminating revenue allocation area.

Regulatory Impact:

N/A

Conclusion:

Staff recommends the board adopt a preliminary amended FY2024 budget for the Washington Street South Revenue Allocation Area increasing expenditures to the amount of \$79,000, to schedule a public hearing to take public input during the August 19, 2024, meeting, and to authorize publication of a public hearing notice.

Attachments:

1. Washington St S - Amended FY2024 Budget

Amended FY2024 Budget
for the
Washington Street South Revenue Allocation Area

Revenue	Projected <i>(Projected Through September 30, 2024)</i>
FY2024 Revenue Allocation Proceeds	\$ 33,600
Cash Carryover	45,400
Loan from General Fund	-
TOTAL:	\$ 79,000

Expenditures	Projected
Area Redevelopment	-
Program Operations	-
Management Fee	\$ 25,000
Legal and Advertising	54,000
Professional Fees	-
Pay-off Loan to General Fund	-
TOTAL:	\$ 79,000



Date: Monday, July 15, 2024
To: Urban Renewal Agency of the City of Twin Falls
From: Shawn Barigar, Executive Director

PRESENTATION

Request:

Update on marketing and communication materials for Downtown Master Plan implementation.

Background:

Earlier this year, the Board approved a scope of work with GGLO to assist with developing communication and marketing materials related to implementation of projects from the Downtown Master Plan. Staff has been working with them to refine two specific documents. The first is a public presentation slide deck for use with local civic groups, professional organizations, current downtown business owners and residents, and the general public. The second is a slightly more detailed executive summary of the plan for use with potential developers.

Today, I'll give a run-through of the public presentation slide deck.

We are still making a few edits to the developer presentation materials, which should be completed in the next week. Once it's finished, staff will be coordinating one-on-one meetings with potential developers with interest in Idaho markets to share potential opportunities for development in Twin Falls as well as gather valuable information from these developers related to their current appetite and capacity for projects.

Additionally, with these two documents completed, we'll be able to take the individual copy and visual elements to make updates to our website highlighting the concise summary of the plan.

Approval Process:

Budget Impact:

Regulatory Impact:

Conclusion:

Staff will receive any feedback from the Board regarding the presentation materials and make appropriate edits as needed.

Attachments:

1. DRAFT Twin Falls Downtown Executive Summary Presentation



The Urban Renewal Agency of the City of Twin Falls

Twin Falls Downtown Master Plan

Executive Summary



GGLO

Executive Summary

In 2024, The Urban Renewal Agency of the City of Twin Falls successfully established a new economic district. This district aims to stimulate economic development and implement the adopted Twin Falls Downtown Master Plan over the next 20 years. As communities increasingly value vibrant, walkable centers, Downtown Twin Falls is emerging as the focal point of the city, driving the community's vision for the future.

Join the URA and City of Twin Falls in bringing this vision to life.

Goals

REGIONAL CENTER

Establish Downtown Twin Falls as the social, economic, and cultural center of the region

UNIQUELY TWIN FALLS

Preserve and promote the agricultural heritage and small-town feel of the community

CANYON CONNECTIONS

Improve Downtown's connection to the region's unique natural features: Snake River and Rock Creek Canyons

DOWNTOWN LIVING

Expand housing opportunities for a range of income levels Downtown

VIBRANT STREETS

Establish a vibrant, walkable, mixed-use environment

RECREATIONAL HUB

Attract tourists and new residents by capitalizing on the region's growing reputation as a destination for outdoor adventure

ACCESS FOR ALL

Provide clear and safe routes to Downtown for drivers, bikers, walkers, and transit riders

Opportunities

MAIN STREET EXPANSION

Expand Main Street shopping and street improvements to the ends of the Downtown/Old Towne edges.

2ND AVENUE SAFETY IMPROVEMENTS

Reduce safety hazards to bikers and pedestrians at 2nd Avenues and revert to two-way streets.

HANSEN STREET ENHANCEMENT

Enhance Hansen Street to be an attractive, safe connection from City Park to Rock Creek.

ROCK CREEK CONNECTION

Study ways to provide a direct pedestrian connection from Rock Creek to the center of Downtown.

HOTEL & CONVENTION CENTER

Consider a hotel and conference center at Hansen Street end/Rock Creek.

ROCK CREEK RESTORATION

Develop a plan for Rock Creek to become a healthy urban amenity with habitat value for people and wildlife.

ROCK CREEK CANYON RIM PARK

Consider a large park along the rim of Rock Creek Canyon.

CHARACTER NEIGHBORHOODS

Study character neighborhoods throughout Downtown based on existing culture, history and development patterns.

SMALL TOWN CHARM

Develop a strategy for preserving the charming small town feel of Downtown/Old Towne while leveraging nearby sites for new mixed-use, higher density housing projects.

PARKING STRATEGY

Develop a long term parking strategy for Downtown to address growth.

ENTRY GATEWAYS

Develop a strategy for Downtown/Old Towne entry gateways, wayfinding, and graphics signage to promote walkability.

HOUSING STRATEGY

Develop a strategy for expanding housing options Downtown, targeting a mix of housing typologies and a range of income levels.

Sustainable Design Initiatives

GREEN
INFRASTRUCTURE



LOW CARBON
DESIGN



COMPLETE STREETS



SILVA CELL TREE
MANAGEMENT



TREE SELECTION TO
MAXIMIZE CARBON
SEQUESTRATION



INCREASING BIKE
INFRASTRUCTURE



STORMWATER
FILTRATION



DESIGN FOR
LOCAL ECOLOGY



PEDESTRIAN
FRIENDLY STREETS



DARK SKY
INITIATIVE



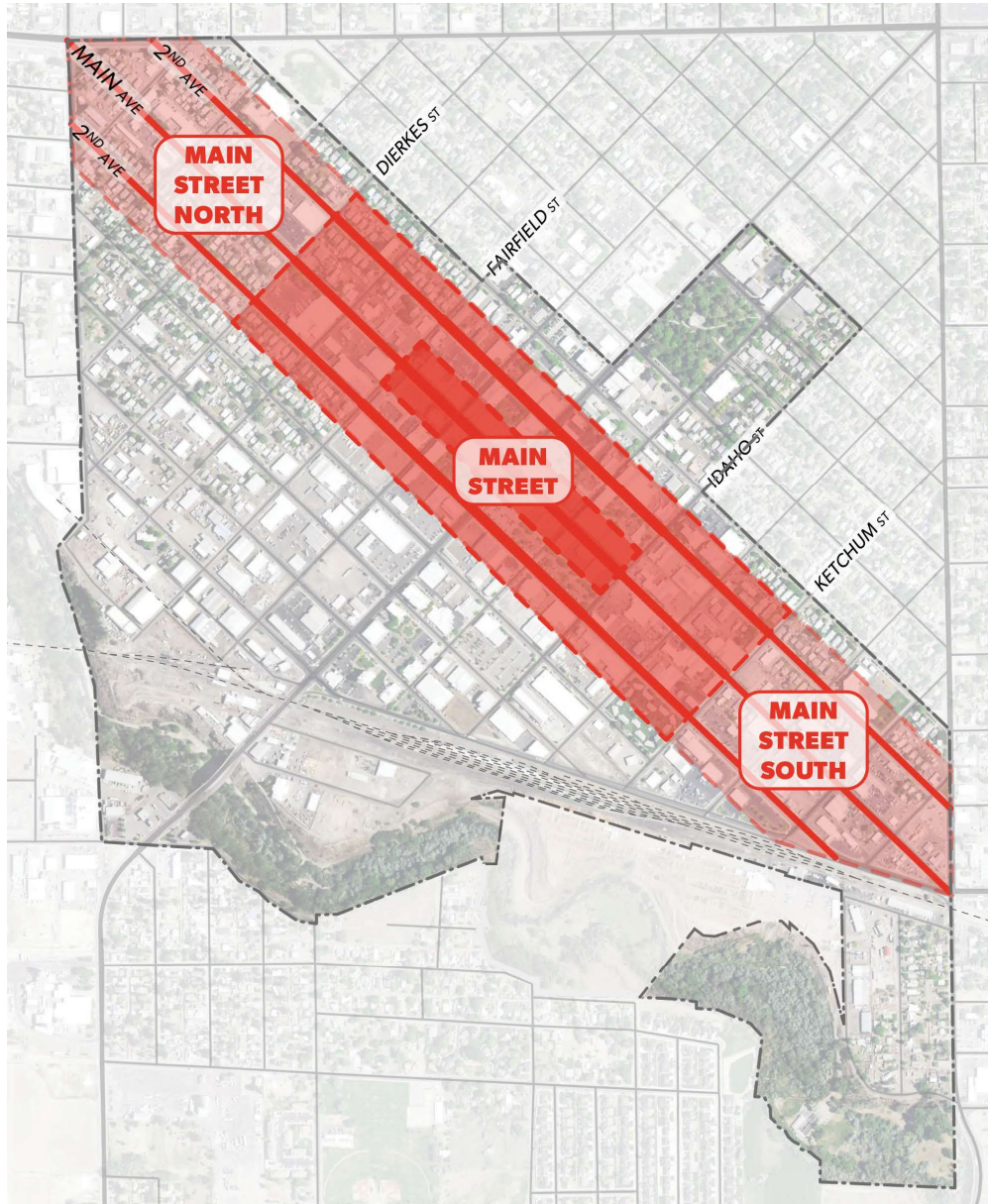
RECYCLED
MATERIALS



FUTURE TRANSIT
RECOMMENDATIONS

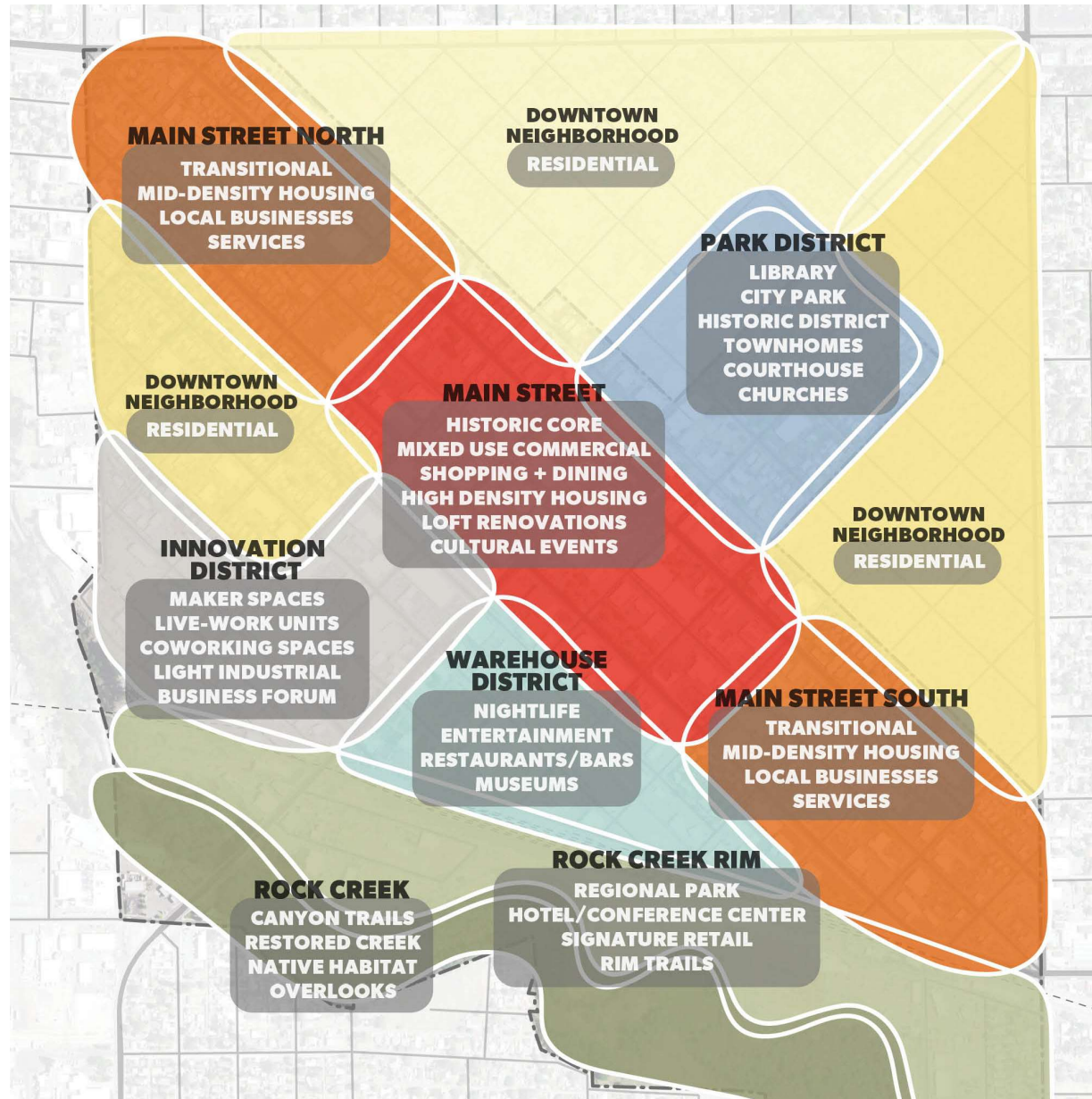


Main Street Extension

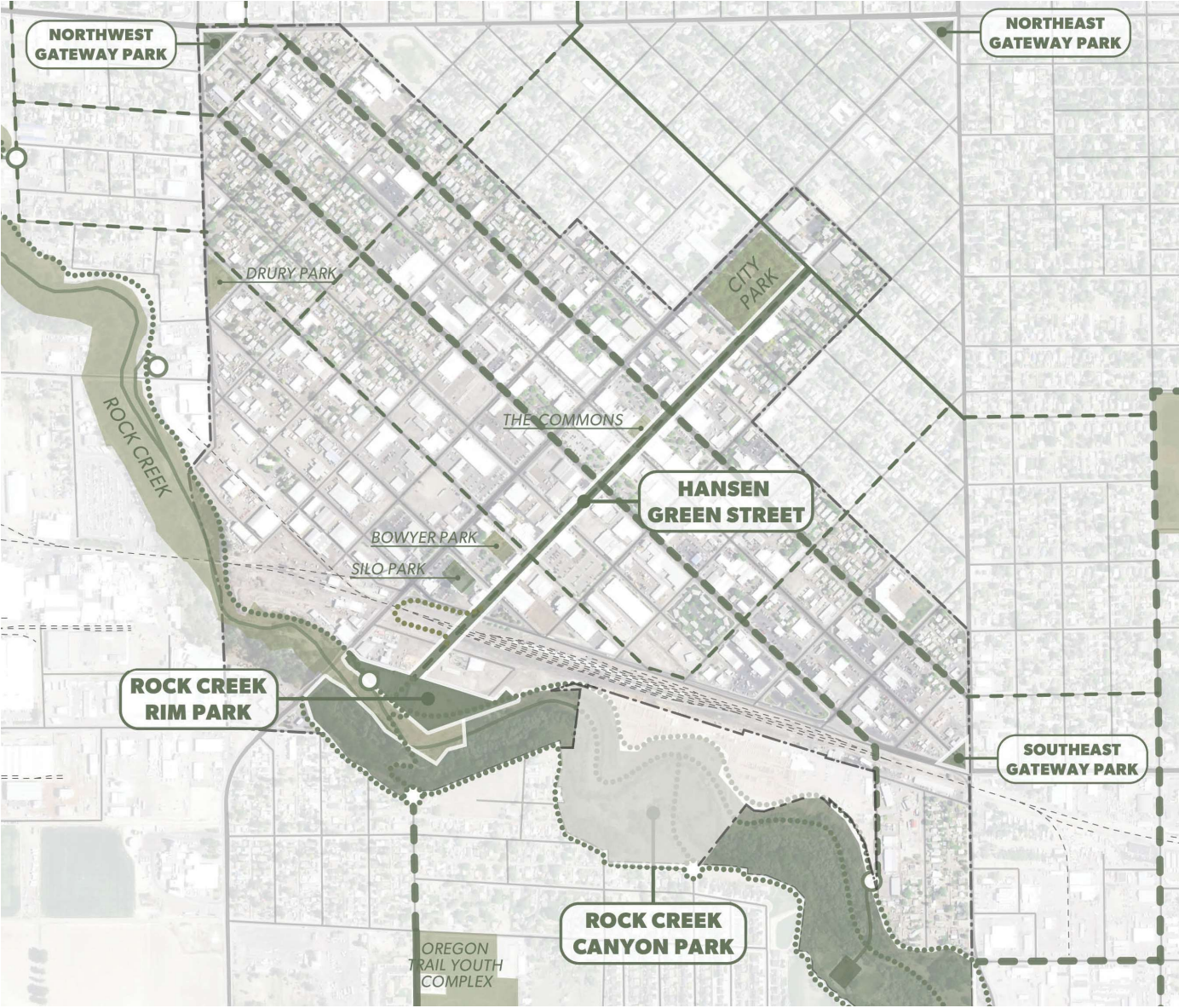


-  Existing Main Street Core
-  Extended Main Street Core
-  Lighter Density Main Street Extensions
-  Urban Renewal District boundary

Character Neighborhoods

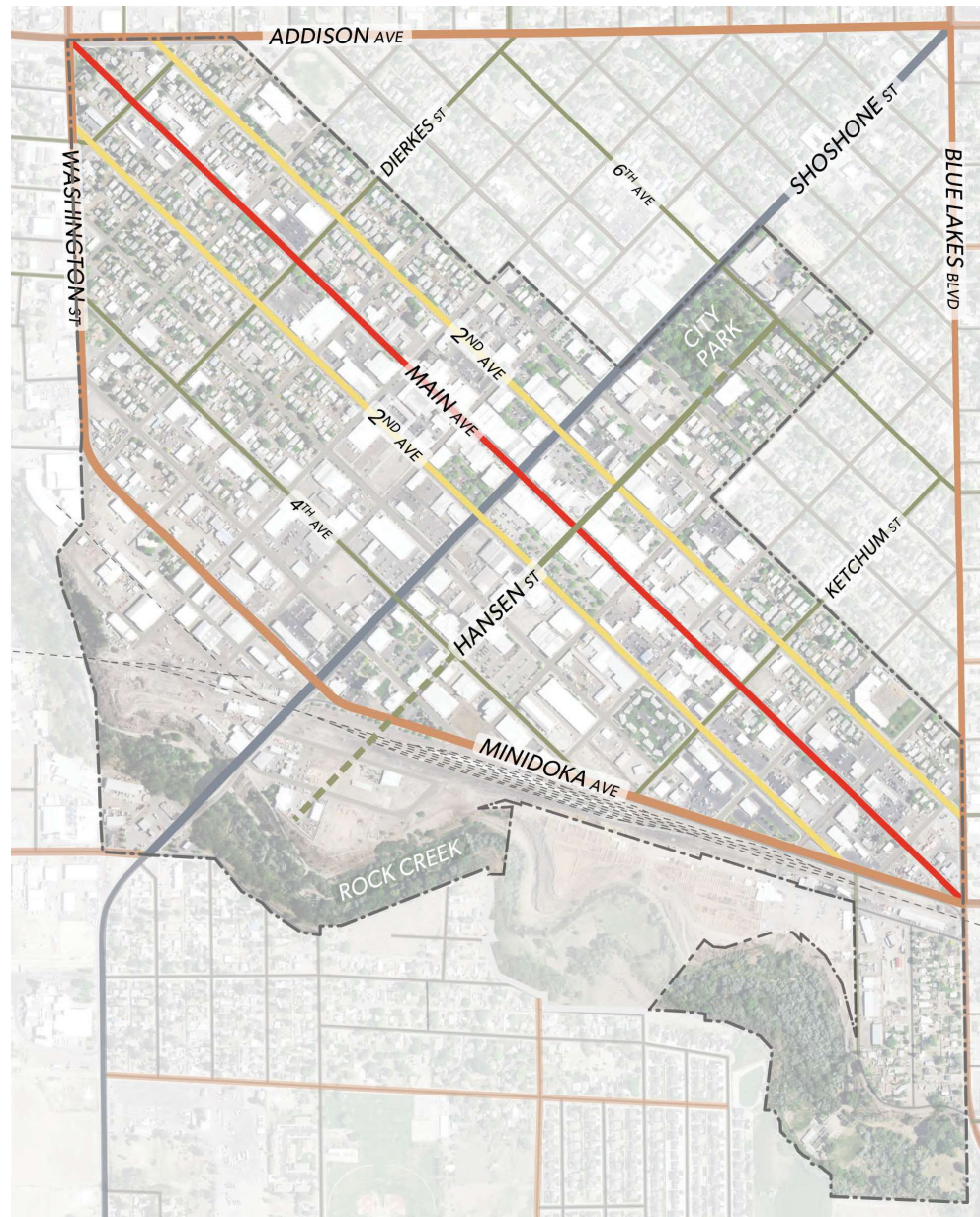


Parks and Open Space Network



- Proposed Park
- Existing Park
- Proposed Dedicated Bike Lane
- Existing Dedicated Bike Lane
- Proposed Shared Bike + Vehicle Lane
- Existing Shared Bike + Vehicle Lane
- Proposed Multi-Use Path
- Existing Multi-Use Path

Streetscape Hierarchy



- Main Ave Historic Retail Street
 - travel lanes: 2 (1 in each direction)
 - parking: angled
 - features: expanded sidewalks, planting strips
- 2nd Ave Mixed Use Street
 - travel lanes: 2 (1 in each direction)
 - parking: parallel
 - features: sidewalks, protected bike lanes, planting strips
- Shoshone Street (State Highway 74)
 - travel lanes: 4 (2 in each direction)
 - parking: none
 - features: expanded sidewalks, planters
- Hansen Green Street
 - No Vehicular Access
 - travel lanes: 2 (1 in each direction)
 - parking: none
 - features: linear plaza/park
- Bike-Friendly Street

Hansen Street



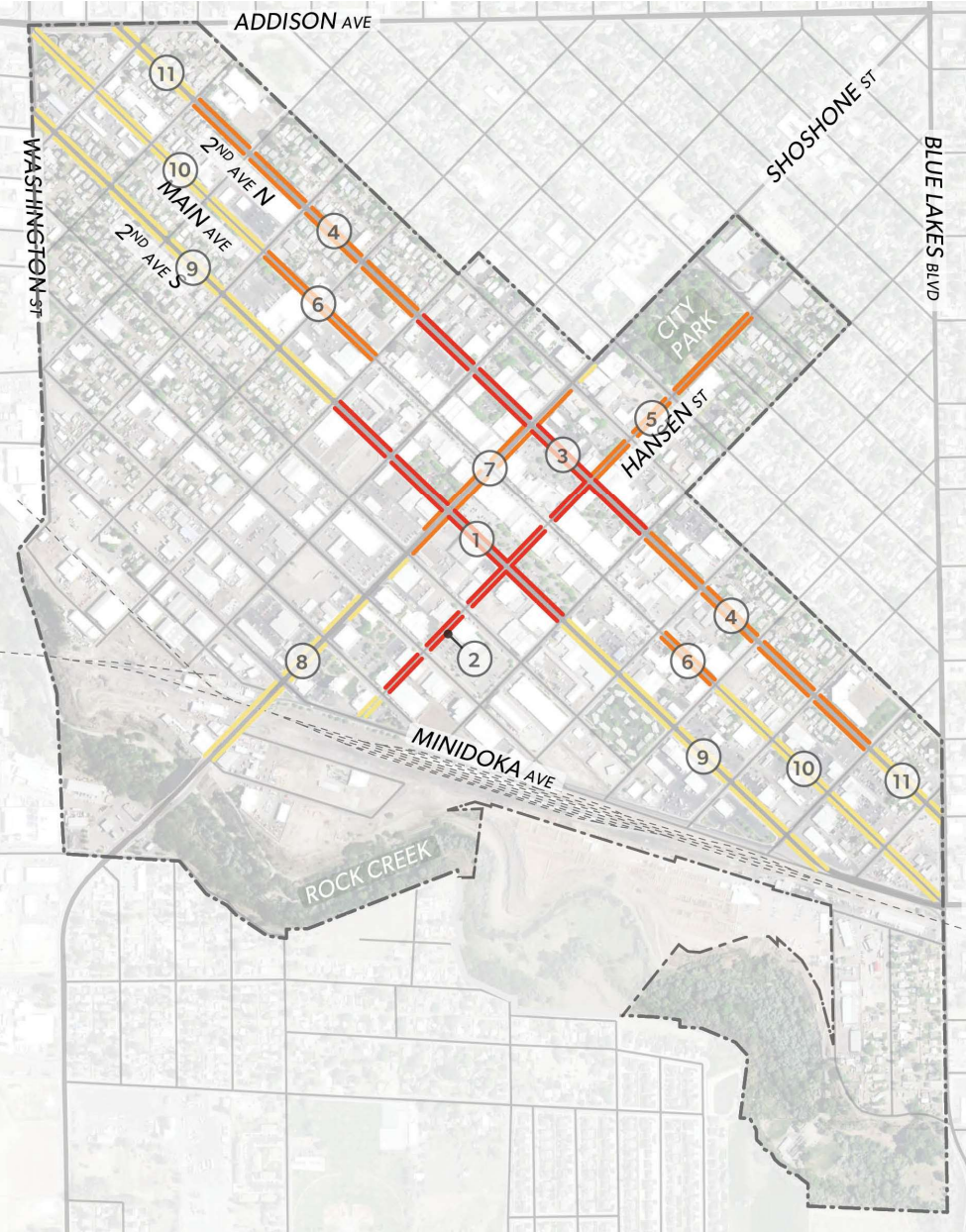
2nd Avenue S



Shoshone Street

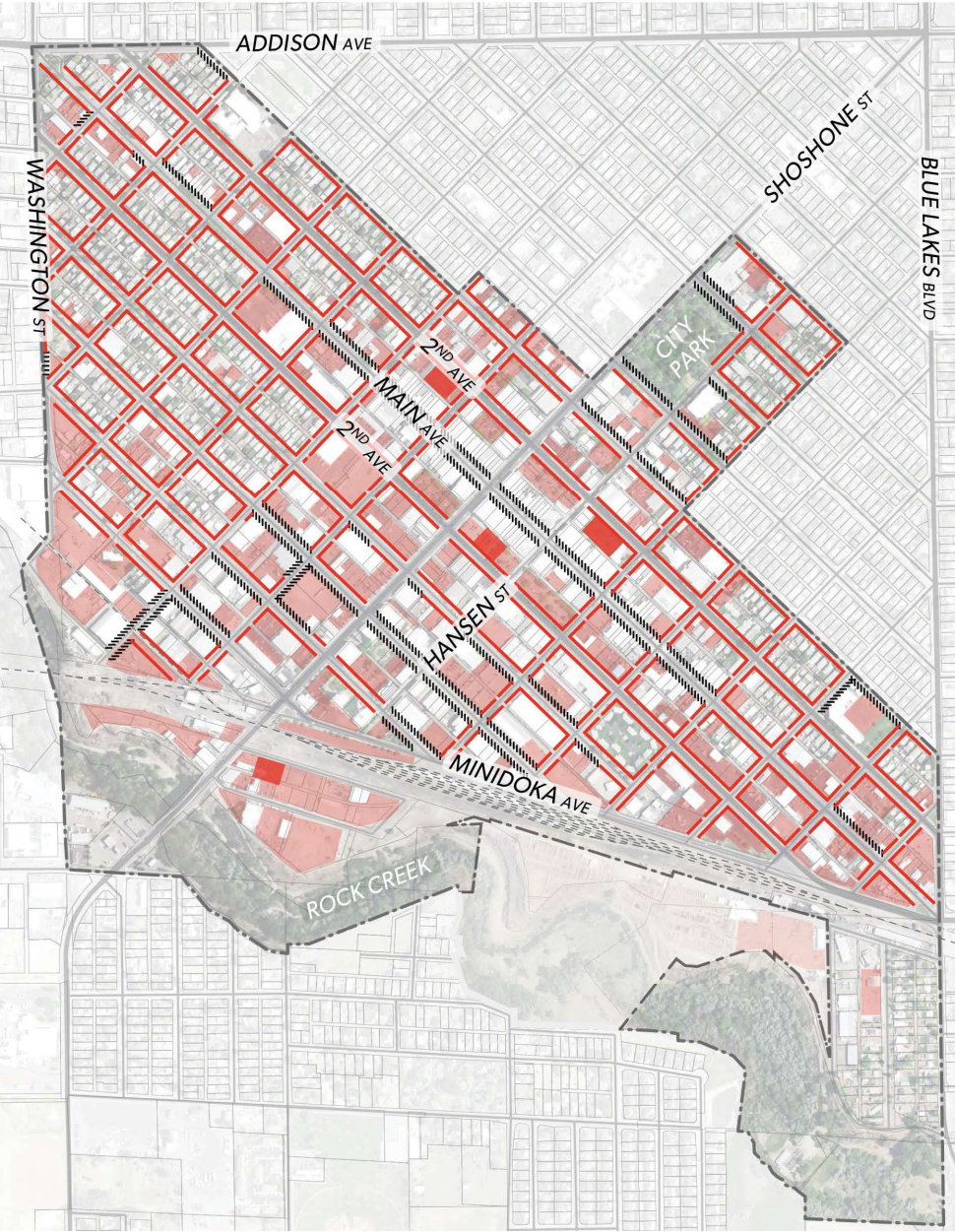


Streetscape Hierarchy



- High Priority Streetscape Enhancements
 1. 2nd Ave S Core
 2. Hansen St S
 3. 2nd Ave N Core
- Medium Priority Streetscape Enhancements
 4. 2nd Ave N Schools Extension
 5. Hansen St N
 6. Main Ave Core
 7. Shoshone Core
- Low Priority Streetscape Enhancements
 8. Shoshone Extensions
 9. 2nd Ave S Extensions
 10. Main Ave Extensions
 11. 2nd Ave N Extensions
- Urban Renewal District boundary

Parking Strategy



- Proposed Structured Parking
- Existing Surface Lots
- Angled Street Parking
- Parallel Street Parking
- Urban Renewal District boundary



Streetscape Enhancements on 2nd Avenues

2ND AVENUE NORTH CONCEPT PLAN

1. Parallel Parking
2. Curb Extension
3. Restaurant Patio Seating
4. Enhanced Pedestrian Crossing
5. Protected Bike Lane
6. Sidewalk
7. Planting Strip
8. Structured Parking
9. Mixed Use Housing Development



Streetscape Enhancements on 2nd Avenues

Create an attractive, walkable environment

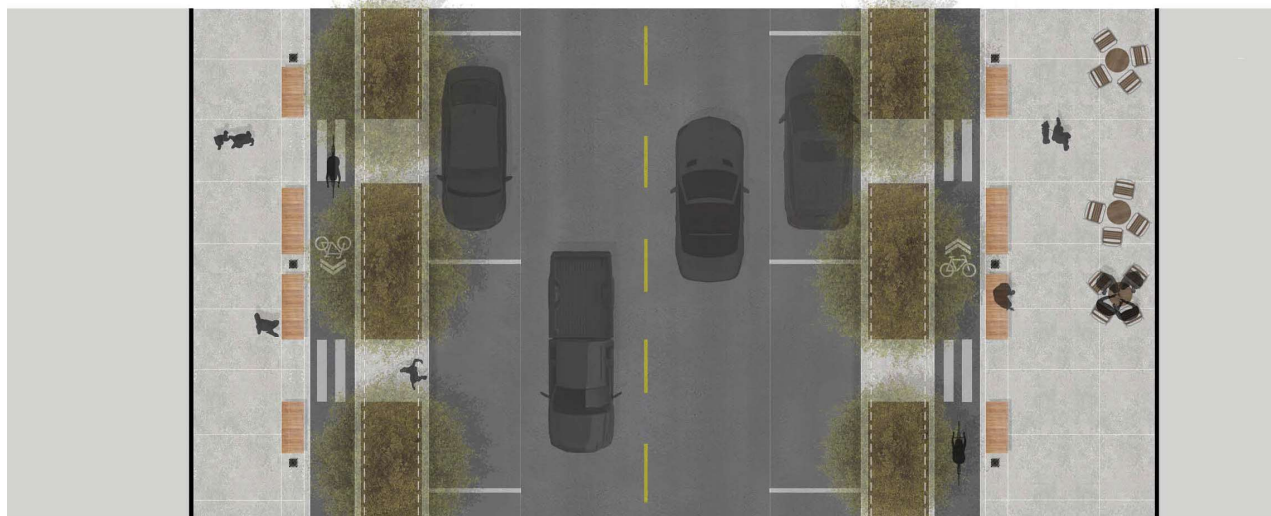
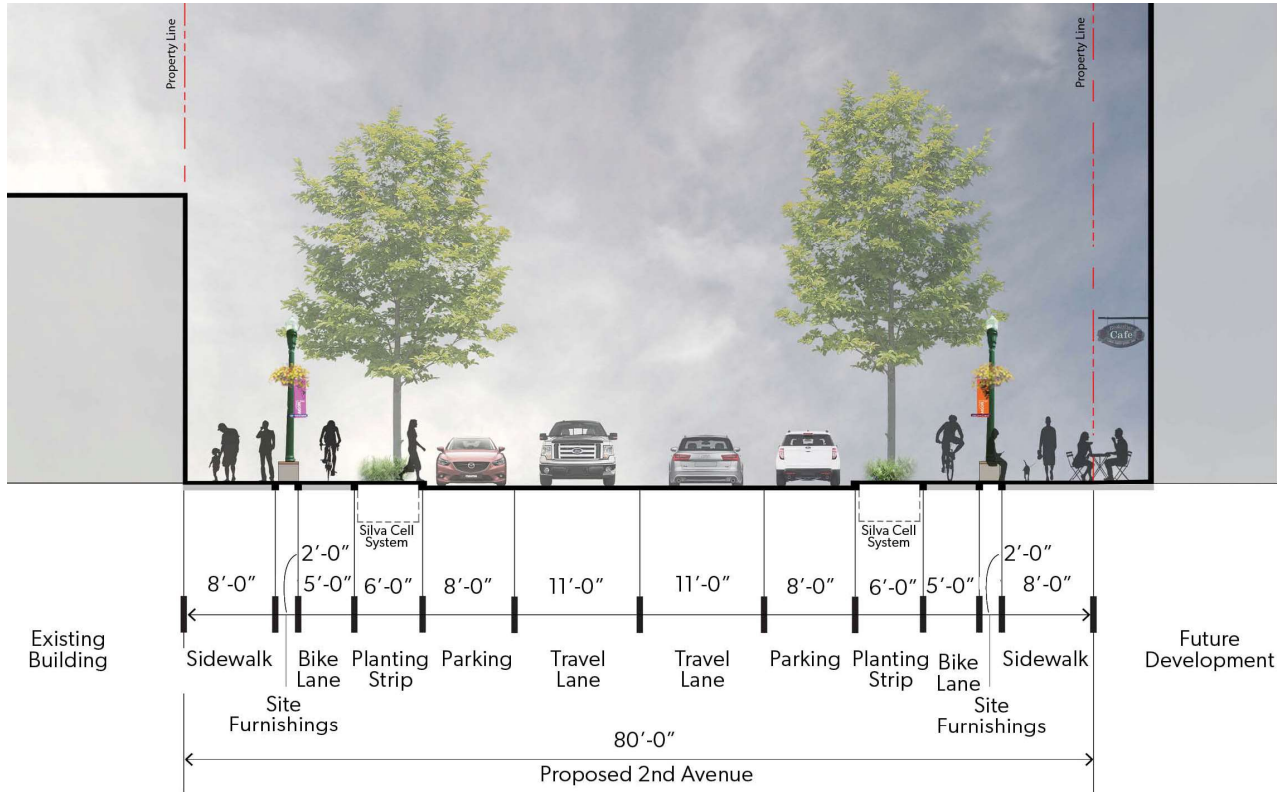
Improve pedestrian safety and create space for sidewalk amenities such as cafe seating and/or retail displays

Mixed-use infill development with active ground-floor retail, office, and housing

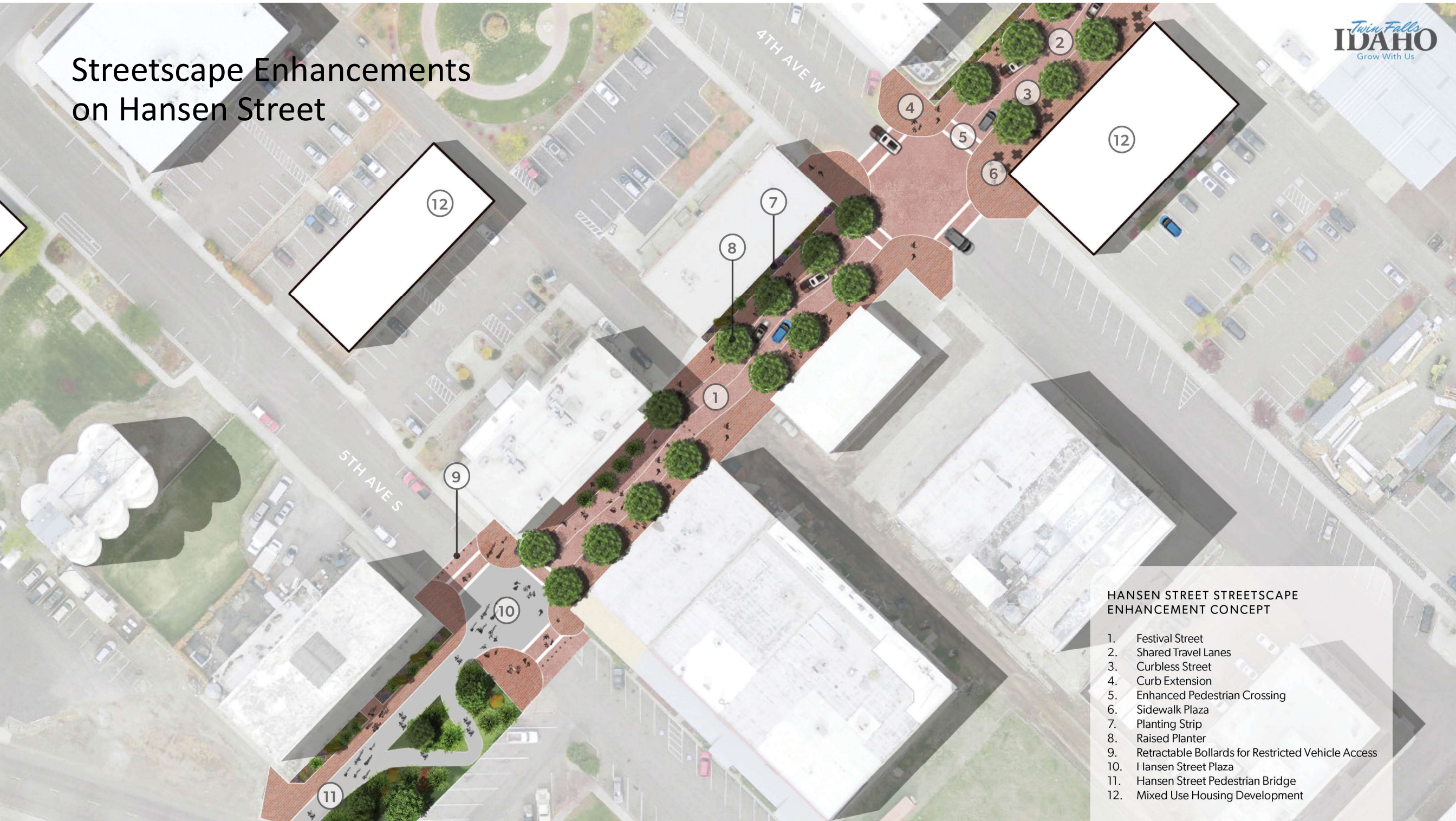
Transition existing public parking lots to structured parking with active retail frontage to meet growing demand for Downtown parking

2ND AVENUE NORTH CONCEPT PLAN

1. Parallel Parking
2. Curb Extension
3. Restaurant Patio Seating
4. Enhanced Pedestrian Crossing
5. Protected Bike Lane
6. Sidewalk
7. Planting Strip
8. Structured Parking
9. Mixed Use Housing Development



Streetscape Enhancements on Hansen Street



- HANSEN STREET STREETScape
ENHANCEMENT CONCEPT**
- 1. Festival Street
 - 2. Shared Travel Lanes
 - 3. Curbless Street
 - 4. Curb Extension
 - 5. Enhanced Pedestrian Crossing
 - 6. Sidewalk Plaza
 - 7. Planting Strip
 - 8. Raised Planter
 - 9. Retractable Bollards for Restricted Vehicle Access
 - 10. Hansen Street Plaza
 - 11. Hansen Street Pedestrian Bridge
 - 12. Mixed Use Housing Development

Streetscape Enhancements on Hansen Street

Create a vibrant streetscape

Park-like design with ample plantings

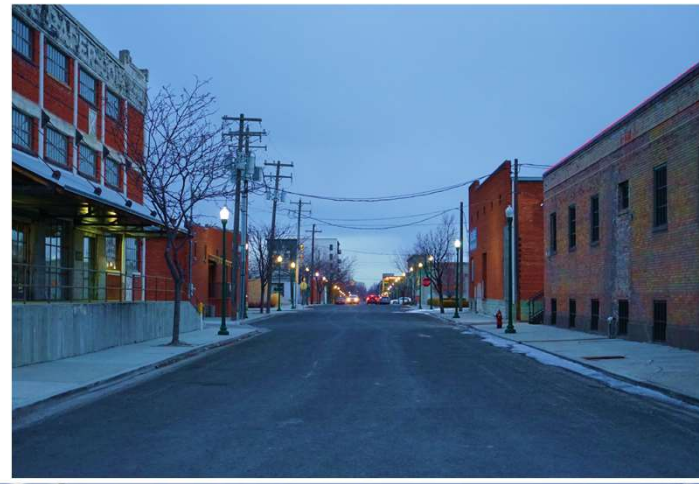
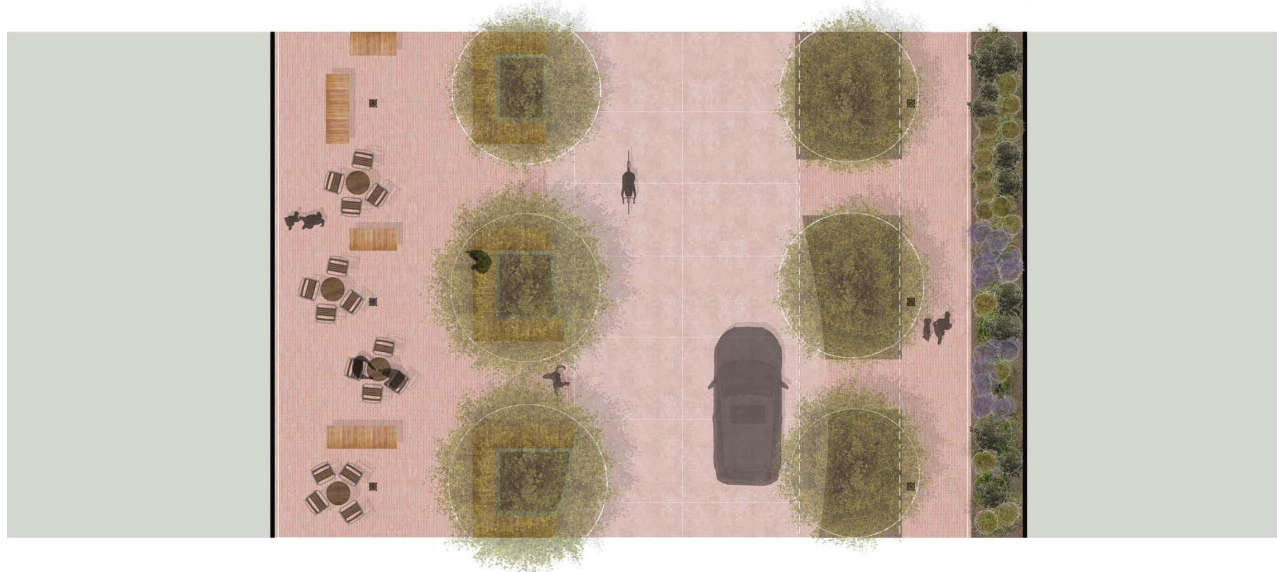
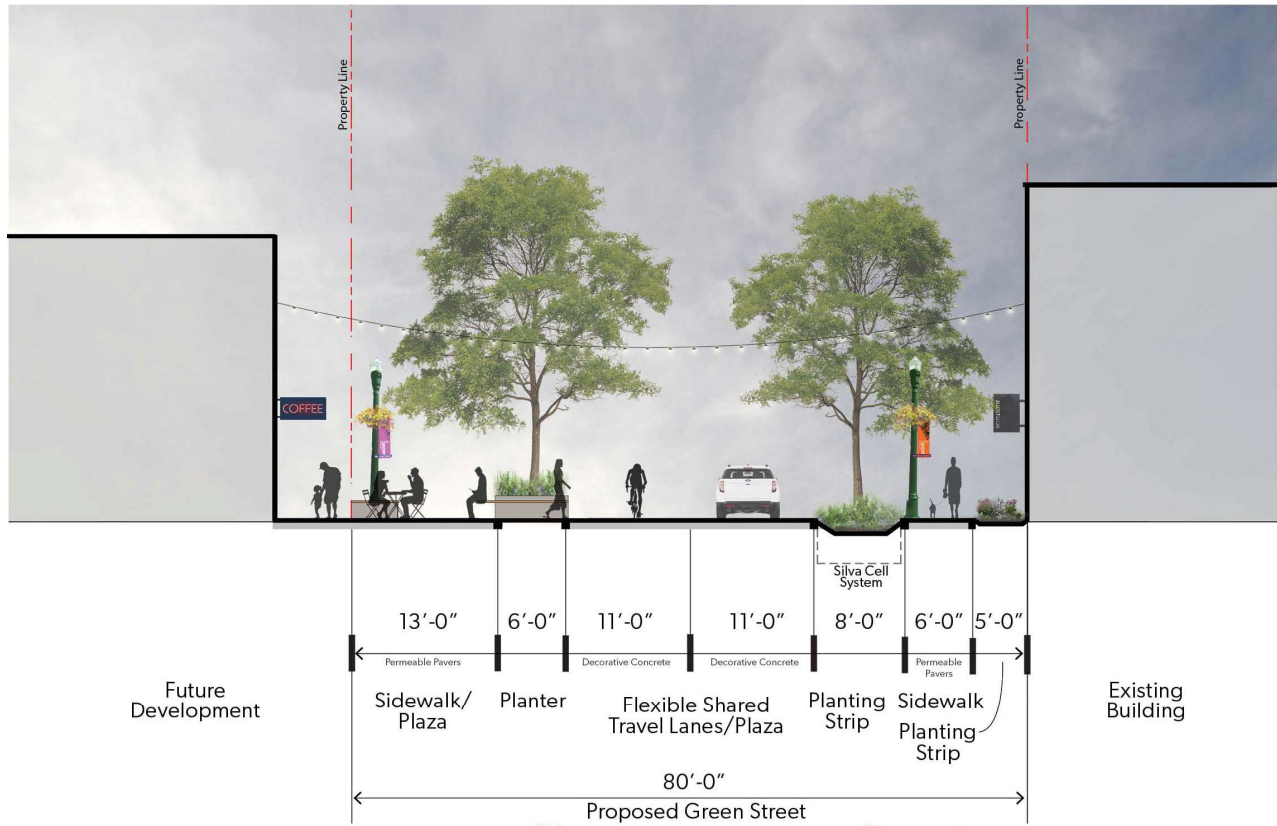
Flexibility to close the street for events

Restoration of historic warehouse buildings

Active ground-floor uses such as restaurants, bars, retail, and entertainment

HANSEN STREET STREETScape
ENHANCEMENT CONCEPT

- 1. Festival Street
- 2. Shared Travel Lanes
- 3. Curbless Street
- 4. Curb Extension
- 5. Enhanced Pedestrian Crossing
- 6. Sidewalk Plaza
- 7. Planting Strip
- 8. Raised Planter
- 9. Retractable Bollards for Restricted Vehicle Access
- 10. Hansen Street Plaza
- 11. Hansen Street Pedestrian Bridge
- 12. Mixed Use Housing Development



Rock Creek Enhancements



- Proposed Rock Creek Park Boundary
- Proposed Park
- Existing Park
- Proposed Dedicated Bike Lane
- Existing Dedicated Bike Lane
- Proposed Shared Bike + Vehicle Lane
- Existing Shared Bike + Vehicle Lane
- Proposed Multi-Use Path
- Existing Multi-Use Path
- Proposed Canyon Access Point
- Existing Canyon Access Point
- Urban Renewal District boundary

Rock Creek Enhancements



ROCK CREEK CONCEPT PLAN

1. Hansen Street Plaza
2. Hansen Street Pedestrian Bridge
3. Arrival Plaza
4. Hotel
5. Convention Center
6. Signature Retail
7. Structured Parking
8. Activity Lawn
9. Destination Playscape
10. Observation Point
11. Native Landscape
12. Rim Trail
13. Canyon Trail

Rock Creek Enhancements

Create an active Downtown destination at Rock Creek

Introduces pedestrian bridge crossing Minidoka Ave and the railroad

Potential location for a hotel and convention center

Features outdoor plaza space, retail, a new rim park, native landscapes, access to Rock Creek recreation, and structured parking

ROCK CREEK CONCEPT PLAN

1. Hansen Street Plaza
2. Hansen Street Pedestrian Bridge
3. Arrival Plaza
4. Hotel
5. Convention Center
6. Signature Retail
7. Structured Parking
8. Activity Lawn
9. Destination Playscape
10. Observation Point
11. Native Landscape
12. Rim Trail
13. Canyon Trail

Rock Creek Rim Park



Full Development Buildout



■	HOUSING	
Existing Inventory:	205,000 SF	
Phase 1:	300,000 SF	
Phase 2:	200,000 SF	
Phase 3:	200,000 SF	
TOTAL NEW:	700,000 SF	

■	RETAIL	
Existing Inventory:	1,050,000 SF	
Phase 1:	115,000 SF	
Phase 2:	95,000 SF	
Phase 3:	90,000 SF	
TOTAL NEW:	300,000 SF	

■	OFFICE	
Existing Inventory:	1,045,000 SF	
Phase 1:	25,000 SF	
Phase 2:	95,000 SF	
Phase 3:	190,000 SF	
TOTAL NEW:	310,000 SF	

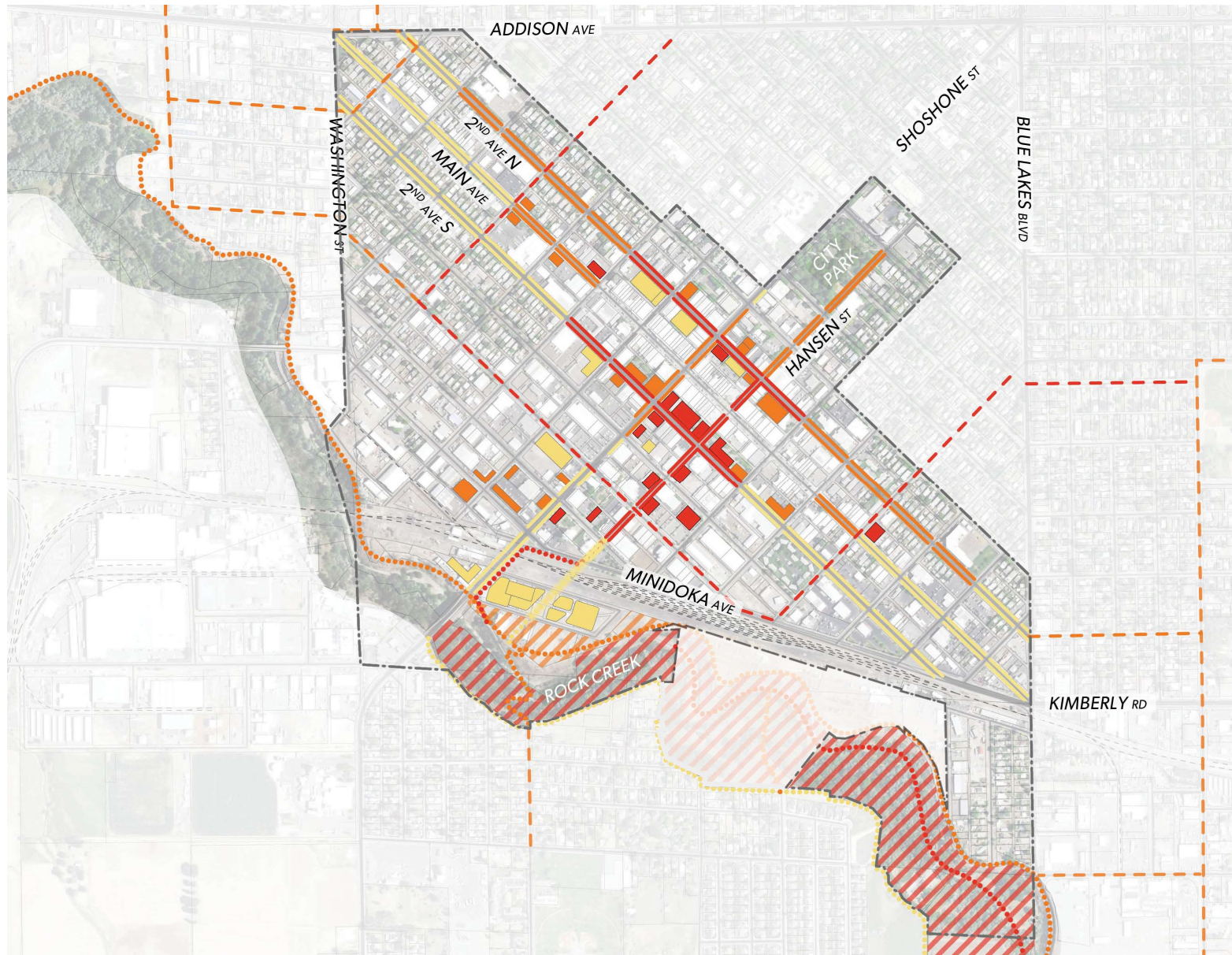
■	HOTEL	
Existing Inventory:	45,000 SF	
Phase 1:	30,000 SF	
Phase 2:	0 SF	
Phase 3:	140,000 SF	
TOTAL NEW:	170,000 SF	

■	CONVENTION	
Existing Inventory:	0 SF	
Phase 1:	0 SF	
Phase 2:	0 SF	
Phase 3:	105,000 SF	
TOTAL NEW:	105,000 SF	

■	STRUCTURED PARKING	
Existing Inventory:	0 SF	
Phase 1:	0 SF	
Phase 2:	0 SF	
Phase 3:	0 SF	
TOTAL NEW:	0 SF	

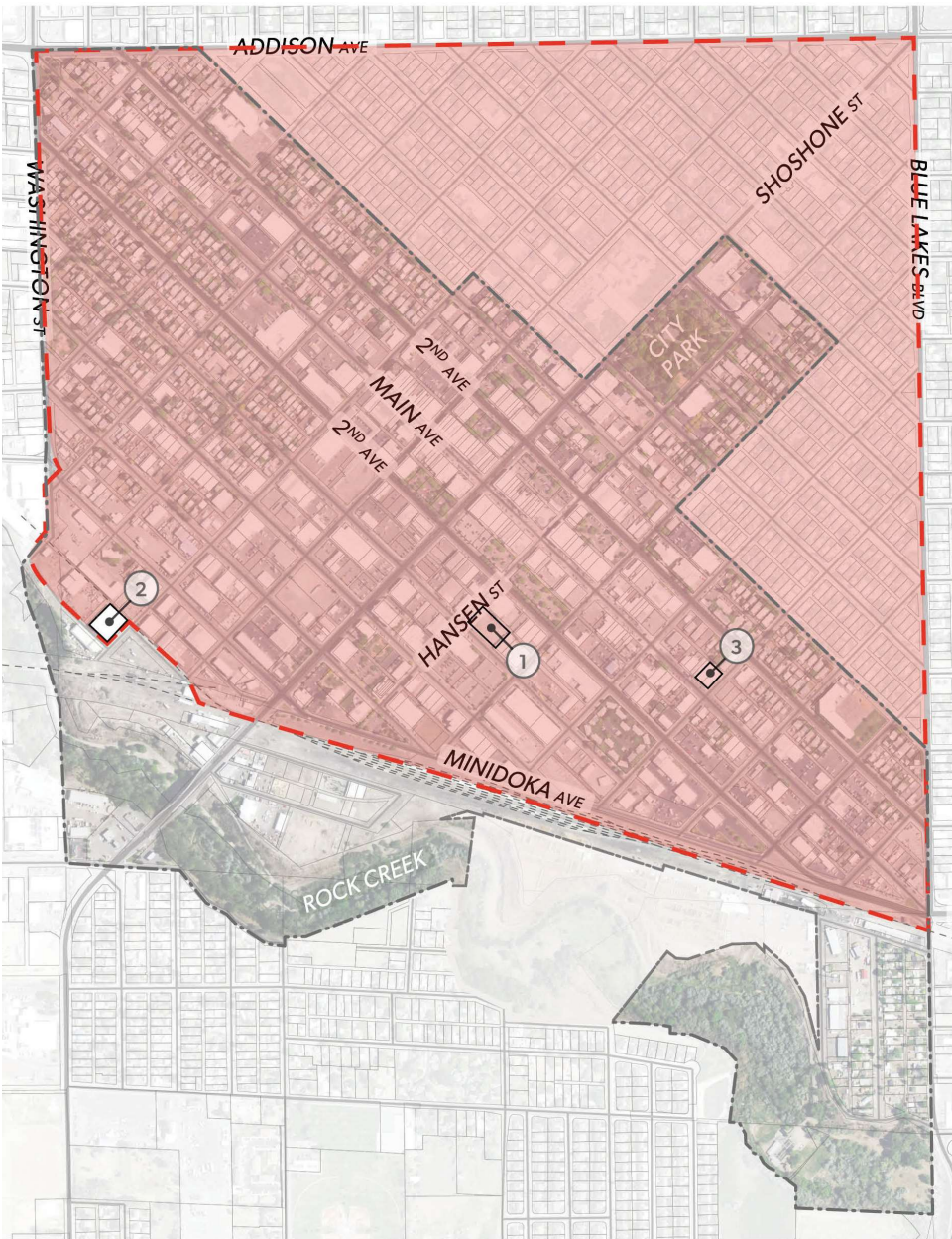
--- Urban Renewal District boundary

Phased Implementation Plan



- Phase 1 (5 Years)
- Phase 2 (10 Years)
- Phase 3 (Beyond 10 Years)

Opportunity Zone



 Opportunity Zone

 Urban Renewal District boundary



URBAN RENEWAL AGENCY ASSISTANCE OPPORTUNITIES

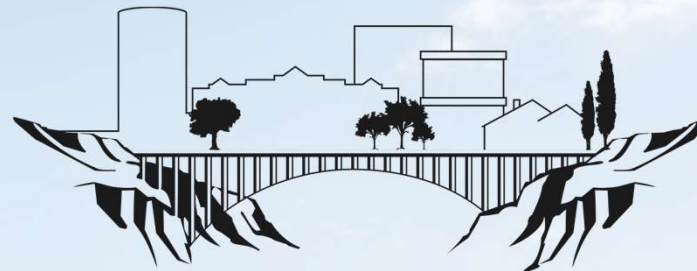
Technical Assistance: single point of contact to review and coordinate public infrastructure development needs, entitlement, and permitting

Capital Projects: URA-led planning and execution of public improvements

Participation Program: assist private development by reimbursing eligible costs to build and improve public infrastructure

Property Disposition of Agency-Owned Property: competitive Request for Proposals which provides conditions and requirements for development

Contact Us



THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Shawn Barigar, Executive Director
sbarigar@tfid.org

203 Main Avenue East – Twin Falls, ID – 83301
Office: 208-735-7240 Mobile: 208-751-9787