



Meeting Agenda: Thursday, June 1, 2023, 7:30 a.m.

City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843
(A) = Board Action Item

1. **Consent Agenda (A)** - Any item will be removed from the consent agenda at the request of a member of the Board and that item will be considered separately later.
A. Minutes from May 18, 2023
ACTION: Approve the consent agenda or take such other action deemed appropriate.
2. **Public Comment**
Members of the public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Moscow Urban Renewal Agency. Please state your name and resident city for the record and limit your remarks to three minutes.
3. **Review of Legacy Crossing Evaluation Criteria and Presentation Format (A) - Cody Riddle**
Staff will present a draft evaluation review form for the Board's consideration along with a recommended format for the upcoming presentations. The criteria included in the final form and presentation format will be provided to the respondents to guide their future presentations.
ACTION: Approve the evaluation criteria and review form; or take other action as deemed appropriate.
4. **General Agency Updates – Cody Riddle**
 - General agency business

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.



Meeting Minutes: May 18, 2023, 7:30 a.m.

City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843

Commissioners Present	Commissioners Absent	Staff in Attendance
Steve McGeehan, Chair	Tom Lamar	Cody Riddle, Executive Director
Mark Beauchamp		Jennifer Fleischman, Clerk
Sandra Kelly		Renee Tack, Treasurer
Maureen Laflin		
Alison Tompkins		
Nancy Tribble		

McGeehan called the meeting to order at 7:33 a.m.

1. Consent Agenda (A)

Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.

A. Minutes from May 4, 2023

B. April 2023 Payables

C. April 2023 Financials

Beauchamp moved for approval of the consent agenda with a minor revision to the minutes, seconded by Tompkins. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

Members of the public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Moscow Urban Renewal Agency. Please state your name and resident city for the record and limit your remarks to three minutes.

Brenda von Wandruszka, Moscow, disputed the minutes of May 4, 2023 and wanted to clarify that she was not speaking about Crites in specific, but objects to the MURA discussing properties in the downtown area without the owners present.

3. Preliminary Discussion Regarding the Legacy Crossing Development Proposals (A) – Cody Riddle

Staff will provide an overview of the two proposals received for development of the Agency's property at 6th and Jackson and outline next steps in the review process.

Riddle informed the Board that two proposals were submitted regarding the Request for Proposals (RFP) for the Sixth and Jackson Street property, and gave a brief review of each. Parking requirements are dependent on the size and number of residential units, but no parking is required for commercial use as it is part of the downtown parking area. The Board has the ability to approve proposals regardless of the zoning regulations for parking, because it would be up to the applicant to work with the City to acquire a variance if necessary. The Board can also require parking beyond the maximum required.

Staff asked the Board to discuss what the upcoming timeline should be in reviewing the proposals. Both proposals met all the criteria of the RFP. There was a discussion about having the applicants provide a presentation on their proposals at another meeting. The RFP subcommittee will provide a written review to the Board of their comments. They will not score or rank the proposals. The Agency can ask for minor modifications from the applicants as desired, which would then be up to the applicant to modify their design or

reject the requests. The reviews of the RFP subcommittee will be available for the rest of the Board's deliberation sometime in mid-June.

The Board directed Staff to invite the applicants to present at the Board meeting on July 6th. Staff will provide a scoring matrix for the Board members to fill out.

4. General Agency Updates – Cody Riddle

- *General Agency business*
- There was a reminder that discussions regarding the proposals should be avoided between Board members unless at a public meeting.
- Staff will add an agenda item to the next meeting to formulate questions to be sent to the applicants.

McGeehan declared the meeting adjourned at 8:02 a.m.

Steve McGeehan, Agency Chair

Date

MOSCOW URBAN RENEWAL AGENCY 6TH AND JACKSON REQUEST FOR PROPOSALS

REVIEW COMMITTEE EVALUATION FORM

Respondent: _____

Reviewer: _____

Date: _____

1. How the proposed development meets the MURA's goals and objectives for the Legacy Crossing area as outlined in the Legacy Crossing Plan (score 1-10 with 10 being highest):

Criteria	Score	Notes/Comments
6th and Jackson Request for Proposals (RFP) Stated Project Objectives		
1.1 Proposed project is an aesthetically pleasing and efficient urban mixed-use development that complements downtown, and which incorporates the intent of the Legacy Crossing Plan and Legacy Crossing Overlay District Design Guidelines.		
1.2 The proposed project takes advantage of this keystone location and will enhance the linkage between downtown and University of Idaho campus.		
1.3 Proposed project incorporates entertainment and/or eating and drinking establishments and residential and/or hospitality uses that will create energy and excitement and activate the surrounding area.		
Legacy Crossing Urban Renewal Plan Goals and Objectives		
Section 100: Introduction		
100.1 Proposed project supports the transition of the properties from former agricultural and/or industrial uses to new uses, to create more cohesive zoning and land use arrangements.		
100.2 Proposed project adds to the quality of civic life and improves the public safety of citizens and visitors.		
100.3 Proposed project will enhance the economic conditions and vibrancy of the surrounding area.		
Page 1 Score		

Section 302: Urban Renewal Plan Objectives		
302.1 Proposed project supports new commercial and mixed-use developments upon the subject property and surrounding area.		
302.2 Proposed project will help to eliminate unsafe and hazardous conditions in the surrounding area.		
302.3 Proposed project will reduce or eliminate blight and deterioration in the surrounding area.		
302.4 Proposed project will improve multi-modal transit and multi-modal parking opportunities throughout the project area.		
302.5 Proposed project promotes sustainable development intended to minimize environmental impacts and promotes wise use of natural resources, including water resources.		
302.6 Proposed project includes mixed land uses that will attract, encourage and assist the development of new businesses within the project area.		
302.7 Proposed project incorporates public open spaces and amenities that will contribute to a new sense of place or "placemaking" in the surrounding area.		
Section 400: Uses Permitted in the Project Area		
400.1 The land uses included within the proposed project support the intents and purposes of the Urban Mixed Commercial District (see below)		
Intent of the Urban Mixed Commercial (UMC) District: The principal purpose of the UMC Zoning District is to provide a location for urban mixed development including a range of compatible commercial uses such as retail, eating and drinking, and hospitality establishments, professional and personal service uses, as well as residential uses. The UMC Zoning District is intended to promote the urban development form, promote a mixture of commercial and residential land uses. This Zoning District is appropriately applied in close proximity to the Central Business District and the downtown area where the urban form of development is appropriate and intensity of allowed commercial land uses can be accommodated.		
Section 403: Other Land Uses		
403.1 Street layout of the proposed project is in accordance with the objectives of this Plan and the design standards of the City of Moscow or the Idaho Department of Transportation.		
Page 2 Score		

Section 404: General Controls and Limitations		
404.1 The proposed project has landscaping that will be developed in the project area that ensures optimum use of living plant material.		
404.2 Proposed project has sufficient space maintained between buildings in all areas to provide adequate light, air and privacy.		
Section 405: Design for Development		
405.1 Proposed project will create an attractive and pleasant environment in the project area.		
405.2 Proposed project gives consideration to good design and other amenities to enhance the aesthetic quality of the Project Area.		
Total Score		

2. **Compliance of the proposed development with the Urban Mixed Commercial zoning regulations, Legacy Crossing Overlay District, Legacy Crossing Overlay District Design Guidelines and the Legacy Crossing Plan (please see attached staff review sheets for technical review summary).**

Urban Mixed Commercial (UMC) Zoning District

Proposed Use(s)	Permitted			Notes
	Yes	No	CUP	
Proposed uses allowed?				

Legacy Crossing Overlay (LCO) Design Guidelines (score 1-10 with 10 being highest)

Criteria	Score	Notes
1. Pedestrian Corridor Facilities		
2. Building Placement		
3. Building Height		
4. General Building Façade Design		
5. Window Openings		
6. Projecting Façade Elements		
7. Façade Articulation		
8. Building Materials		
9. Required Off-Street Parking		
10. Off-Street Parking Placement		
11. Surface Parking Landscape Guidelines		
12. Key Public Spaces		
13. Public Art Integration		
14. Stormwater Management		
15. Bicycle Parking Facilities		
Total Score		

3. Probability of the proposed development's success – based upon the stability of the developer, market analysis, business plan, and timeline (score 1-10 with 10 being highest).

Criteria	Score	Notes
Stability of Developer		
3.1 Developer and/or developer's project team have a proven track record in the development of similar projects.		
3.2 Developer and/or developer's project team have knowledge of market conditions and experience operating similar business operations.		
Market Analysis and Demand		
3.3 Developer has provided an analysis of market demand to support proposed project.		
3.4 Based upon developer's market analysis, there is adequate market demand to support the type and quantity of uses described within the proposed project.		
Project Business Plan and Pro Forma		
3.5 Developer's project business plan/pro-forma demonstrates short and long-term financial feasibility of proposed project.		
3.6 Developer has demonstrated adequate financial resources to undertake the project as proposed.		
Project Phasing and Timeline		
3.7 Developer has provided a realistic timeline for project design and construction in accordance with Agency goals and objectives.		
3.8 Any proposed project phasing is feasible, consistent with anticipated market demand, and consistent with the Agency's goals and objectives.		
Total Score		

4. Developer's expectations of the MURA for the project's success (score 1-10 with 10 being highest).

Criteria	Score	Notes
MURA Assistance Requested		
4.1 MURA assistance described within proposal is consistent with MURA legal authorities.		
4.2 Extent of proposed MURA assistance is feasible in consideration of anticipated project valuation.		
4.3 Proposed property purchase price is consistent with anticipated property market value of subject property.		
Total Score		

Proposal Evaluation Summary

Criteria	Total Score	Weighting Percentage	Weighted Score
1. How the proposed development meets the MURA's goals and objectives for the Legacy Crossing area as outlined in the Legacy Crossing Plan.		50%	
2. Compliance of the proposed development with the Urban Mixed Commercial zoning regulations, Legacy Crossing Overlay District, Legacy Crossing Overlay District Design Guidelines and the Legacy Crossing Plan.		20%	
3. Probability of the proposed development's success – based upon the stability of the developer, market analysis, business plan, and timeline.		20%	
4. Developer's expectations of the MURA for the project's success.		10%	
		Total	

[illegible]

Lilly & Skandalos

[illegible]

Review Group Composite Proposal Scores		
Criteria	Rench	Lilly
1. How the proposed development meets the MURA's goals and objectives for the Legacy Crossing area as outlined in the Legacy Crossing Plan.	1.00	1.00
2. Compliance of the proposed development with the Urban Mixed Commercial zoning regulations, Legacy Crossing Overlay District, Legacy Crossing Overlay District Design Guidelines and the Legacy Crossing Plan	1.00	1.00
3. Probability of the proposed development's success – based upon the stability of the developer, market analysis, business plan, and timeline	1.00	1.00
4. Developer's expectations of the MURA for the project's success.	1.00	1.00
Total Score	4.00	4.00
Reviewer Proposal Ranking		
Reviewer 1	1	2
Reviewer 2	1	2
Reviewer 3	1	2
Reviewer 4	1	2
Reviewer 5	2	1
Reviewer 6	2	1
Reviewer 7	1	2
Review Group Composite Ranking	1	2