

C B P 2 0 2 1

A RIVER CADDIS DEVELOPMENT  
PRESENTATION

# HELLO!

We are honored and privileged to be presenting our team and concept to your wonderful City and its leadership.



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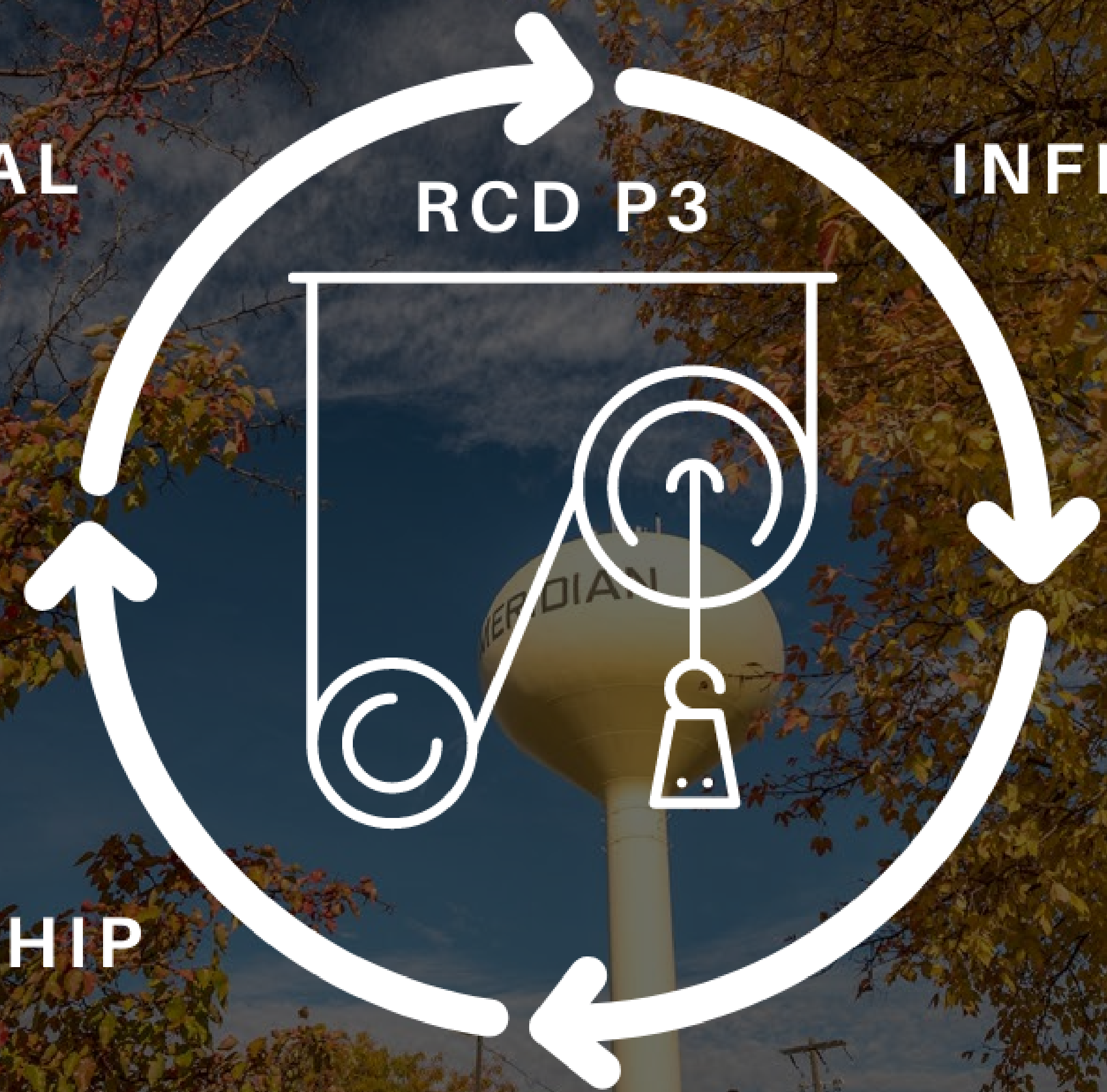


# T H E B E G I N N I N G

FINANCIAL

RCD P3

INFRASTRUCTURE



PARTNERSHIP

CONCEPT

## C O N C E P T



The details are not the details. They make the design.

Charles Eames



# SITE AND AMENITY PLAN

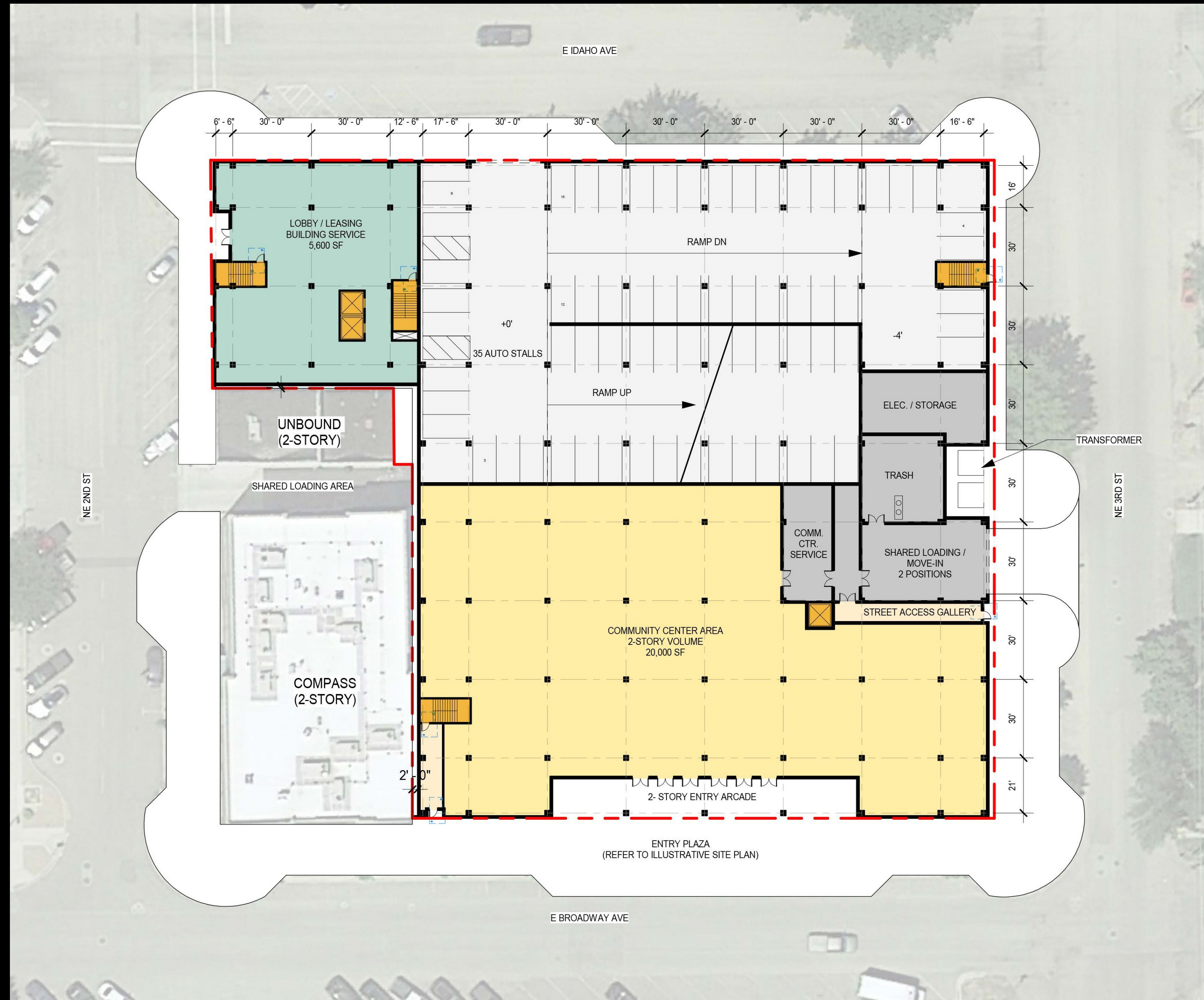
## LEGEND

- ① - FESTIVAL STREET
- ② - CITY STANDARD STREETScape
- ③ - PARALLEL PARKING
- ④ - ENTRY PLAZA
- ⑤ - LEASING PLAZA
- ⑥ - PARKING ENTRY
- ⑦ - LOADING ACCESS
- ⑧ - ROOFTOP RESIDENTIAL PATIOS
- ⑨ - ROOFTOP AMENITY POOL
- ⑩ - ROOFTOP AMENITY KITCHEN
- ⑪ - BICYCLE PARKING



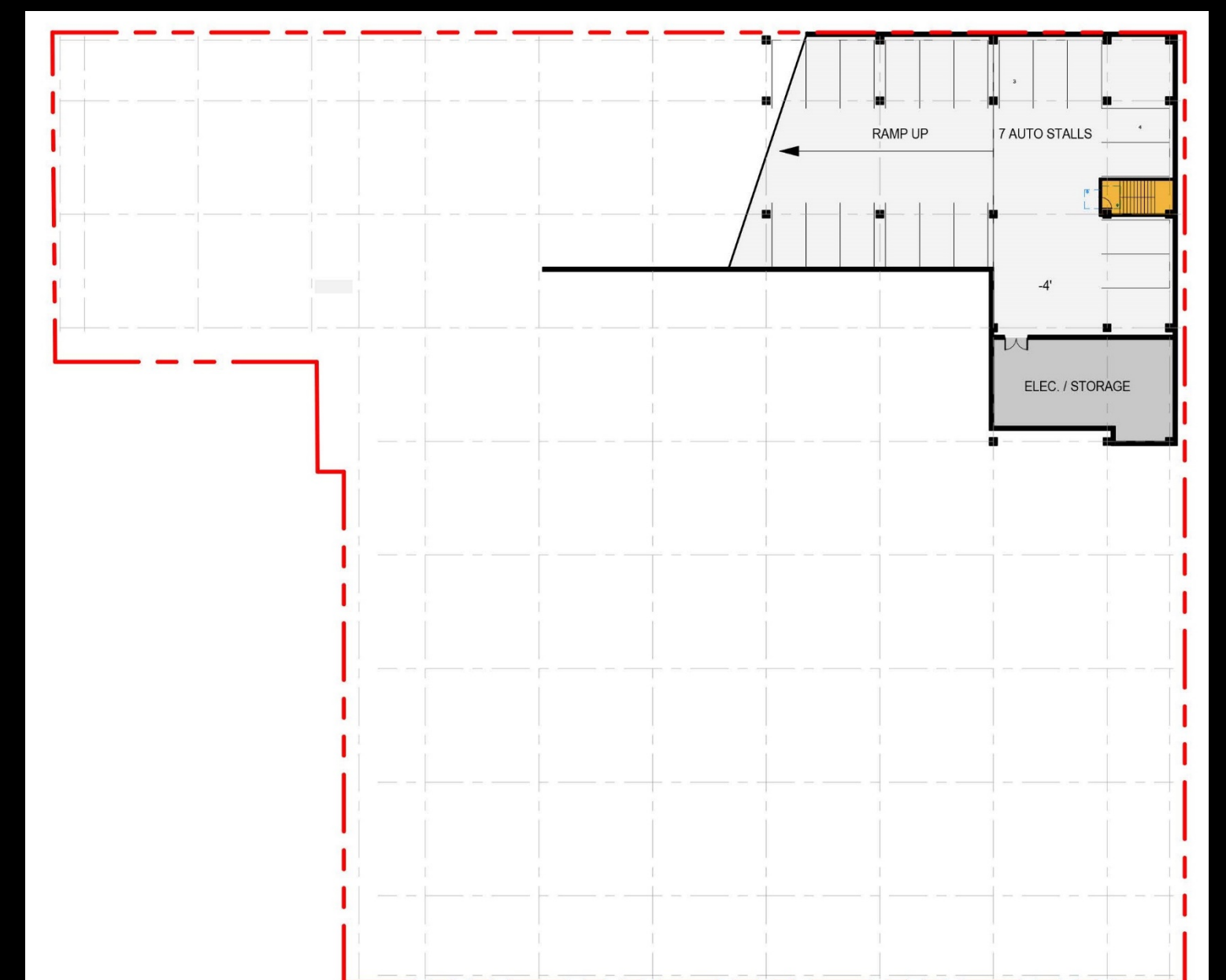
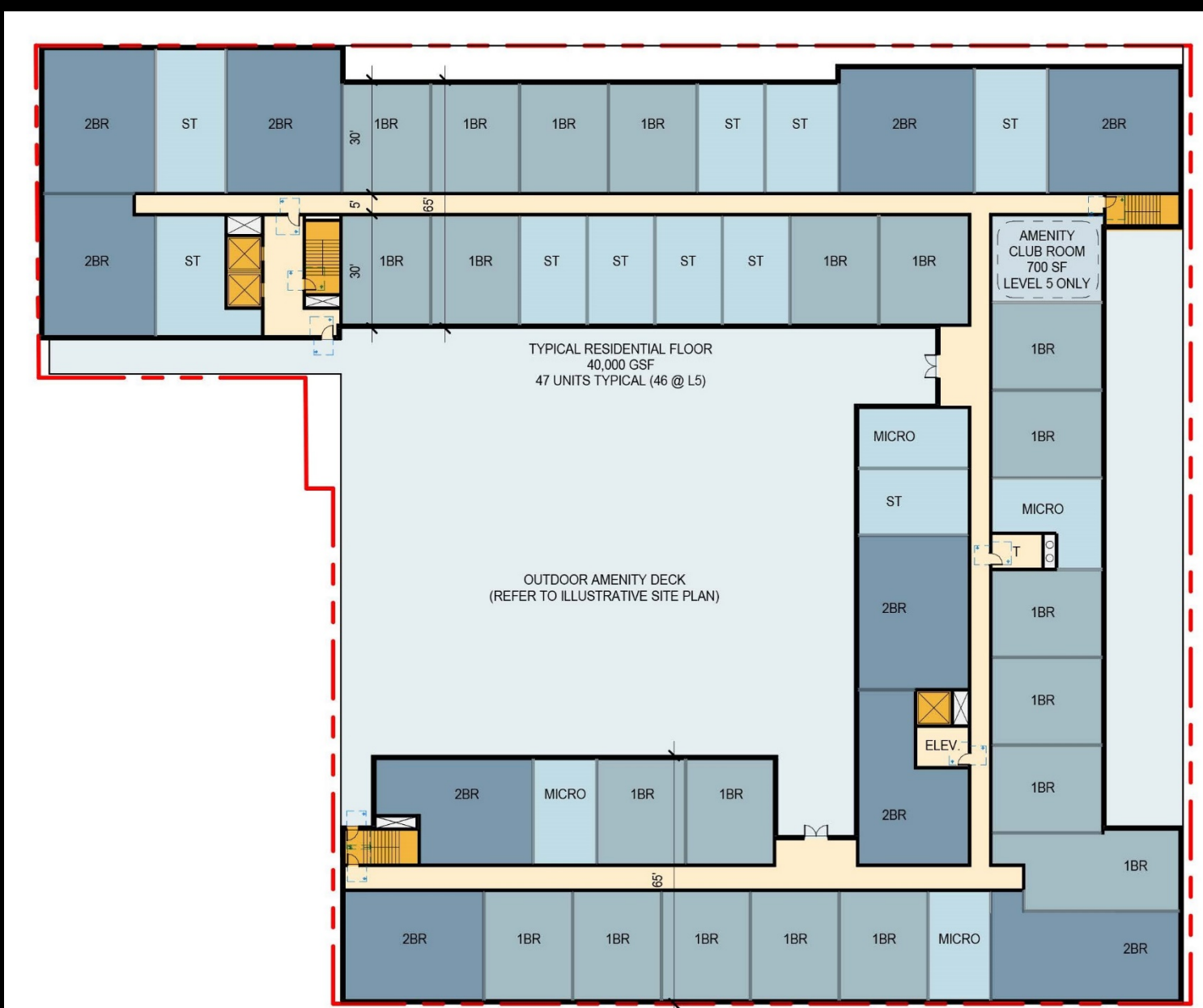
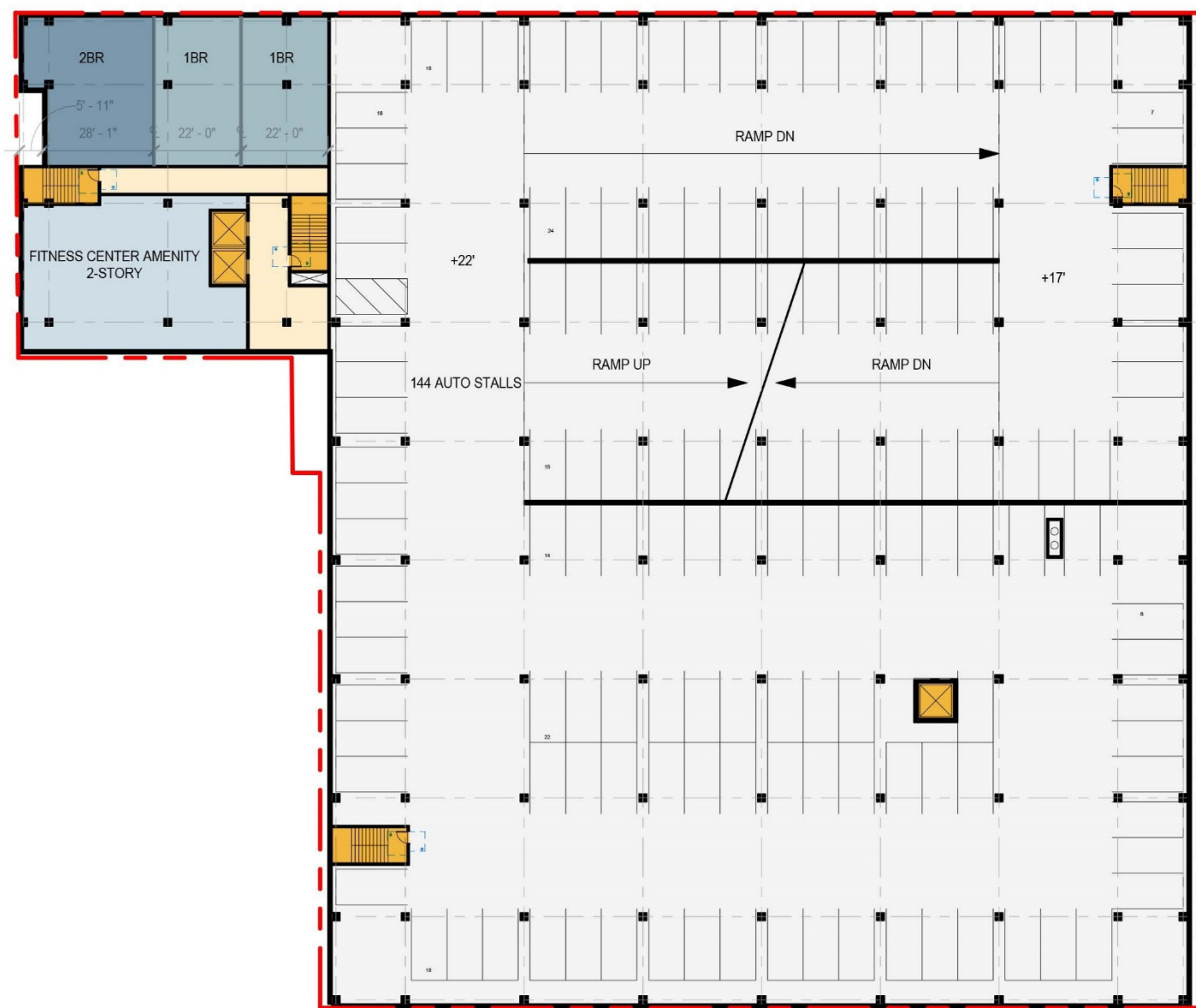
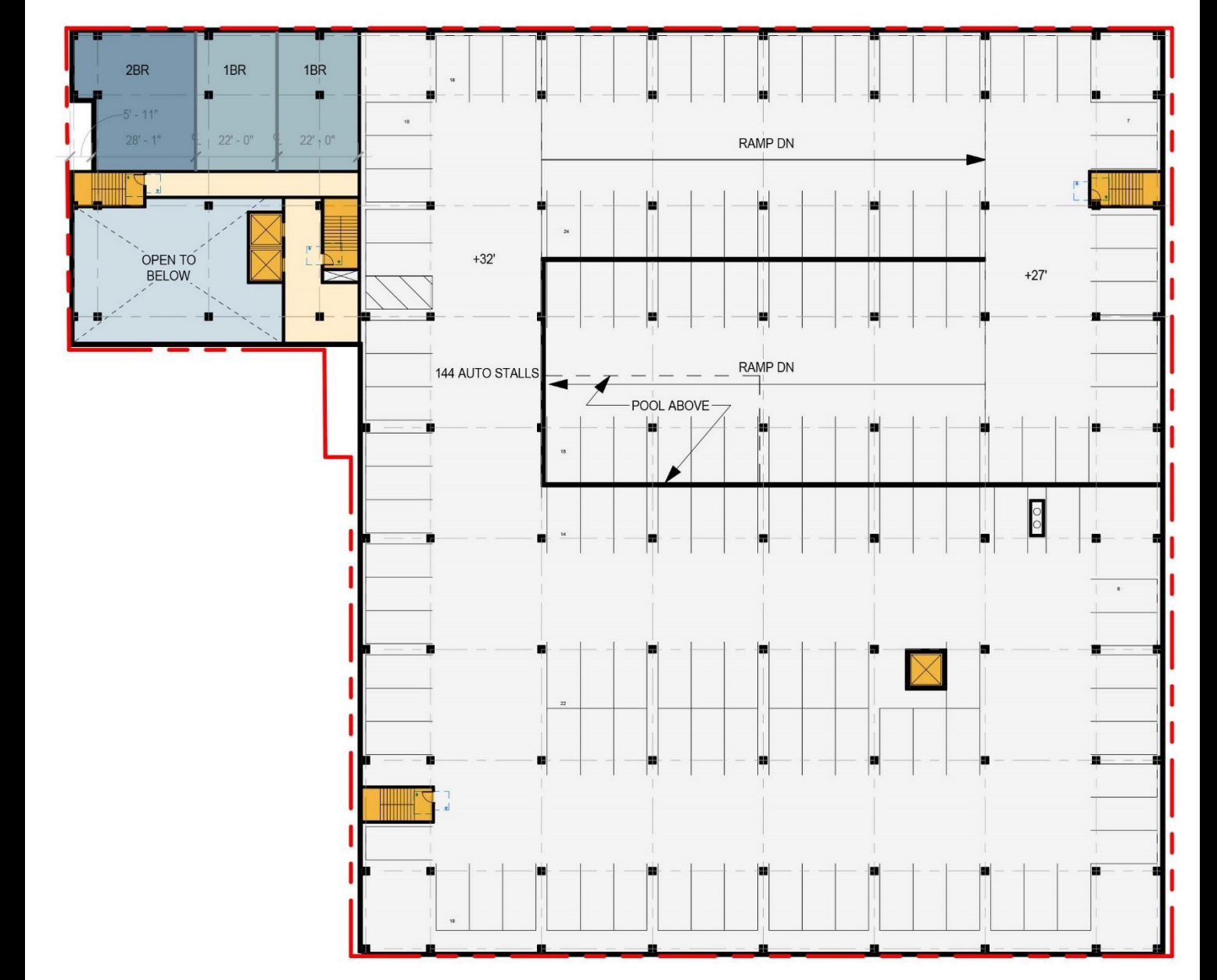
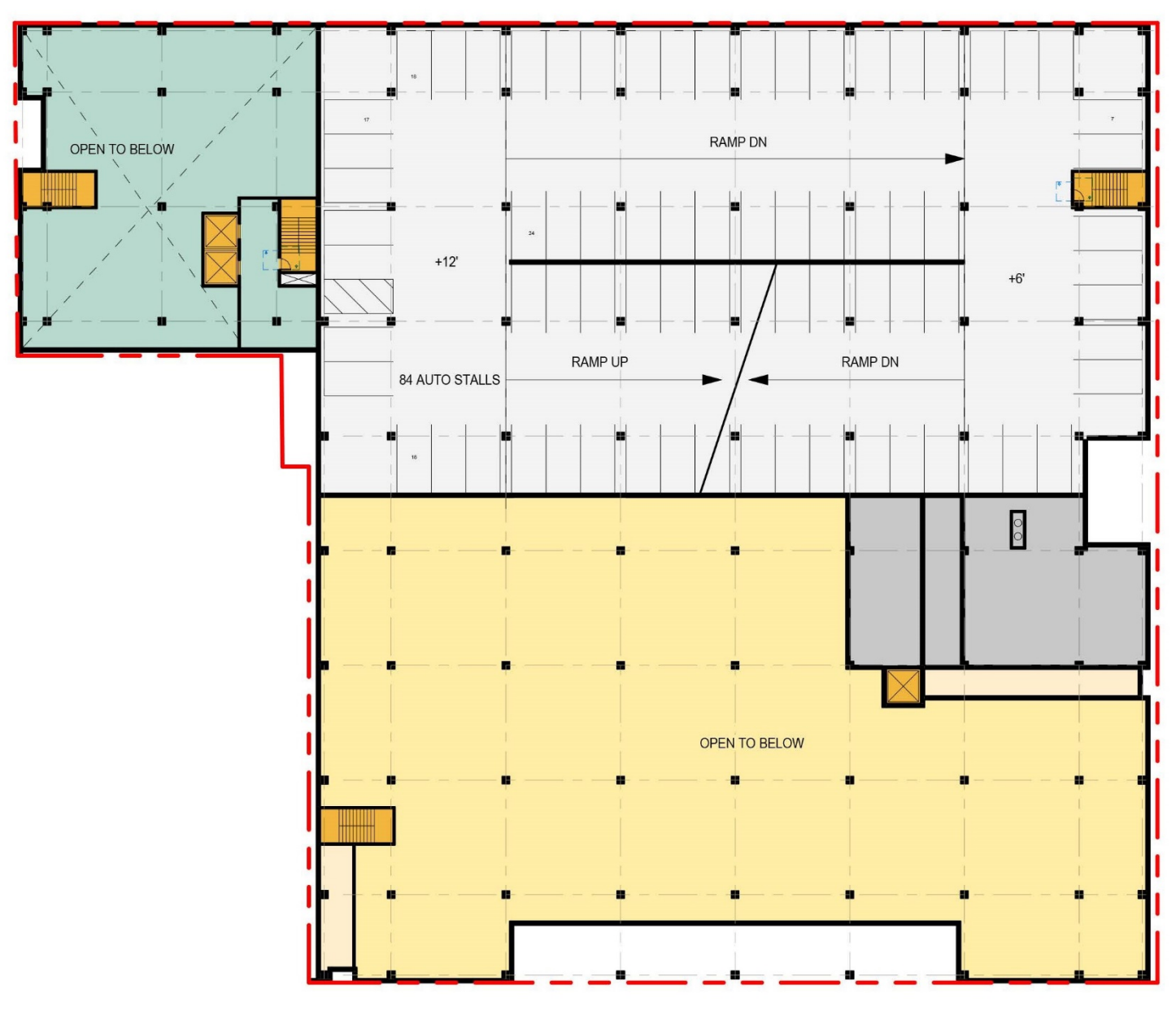
# SITE PLAN

First Floor.



# FLOOR PLANS

Floor plans 2-8, B1





Levels	Use	Total GSF	Garage GSF	Apt GSF	Comm. Ctr. GSF	Apt RSF	Amenity/ Lobby	Common Area	Shafts	Parking Stalls	Micro	Studio	1 Bed	2 Bed	3 Bed	Units	Beds
Level 8	R	33,750		33,750		28,650		4,100	1,000		5	8	17	10	1	41	52
Level 7	R	33,750		33,750		28,650		4,100	1,000		5	8	17	10	1	41	52
Level 6	R	33,750		33,750		28,650		4,100	1,000		5	8	17	10	1	41	52
Level 5	R, A	33,750		33,750		27,950	700	4,100	1,000		5	8	16	10	1	40	51
Level 4	P, R	61,300	54,100	7,200		2,900		1,000	3,300	144	2	1	2			5	5
Level 3	P, R	61,300	54,100	7,200		2,900	2,100	1,000	1,200	144	2	1	2			5	5
Level 2	P	29,400	29,400	0					29,700	84							
Level 1	P, CC, L, A	57,700	28,500	7,200	22,000		6,000		1,200	35							
Level B	P	5,200	5,200	0						7							
<b>Total</b>		<b>349,900</b>	<b>171,300</b>	<b>156,600</b>	<b>22,000</b>	<b>119,700</b>	<b>8,800</b>	<b>18,400</b>	<b>39,400</b>	<b>414</b>	<b>24</b>	<b>34</b>	<b>71</b>	<b>40</b>	<b>4</b>	<b>173</b>	<b>217</b>
											14%	20%	41%	23%	2%		

- A - Amenity
- L - Lobby
- P - Parking
- CC - Community Center
- R - Residential

**Table 1 - Project Summary**

Notes:	
Total Apartment GSF	156,600
Total Community Center GSF	22,000
Total Garage GSF	171,300
Total Project GSF	349,900

A curated material palette of glass, steel, wood, brick and concrete combines modern sensability with inviting textures.



Establishing an iconic moment with a boldly designed corner entrance, the proposed structure will make a statement of urban vitality and activate the local street life.



Drawing pedestrian eyes toward the sky, a contemporary awning crowns the tower and casts striking shadows across the facade between the large operable windows and projecting balconies.



A level 5 ammenity deck is draped with a green wall to compliment the existing Transit Authority and Unbound Meridian Library buildings.



A redesigned 2nd Street creates a safe, pedestrian-centered destination for future city events, complimenting the community's place-making efforts.



Landscaped public pathing provides visual relief in the urban environment and night lighting illuminates the area for safe and secure walking and biking.



A subtle, historical nod in the facade's architecture references the interior public function.





An extended pedestrian zone creates a welcoming entrance to a community gathering space. Wide sidewalks and street lighting ensure pedestrians and bikers can safely access the building day or night.



Deep set windows create street-level public seating that encourages sidewalk activations.



Timeless design founded in architectural principles of base, middle, and top are stylized with contemporary form and an eyebrow cap.



Open-air third and fourth floor garage parking is screened by living wall features to raise natural elements above street level and create a clear visual separation of building uses.



# TEN CORE FEATURES OF OUR PUBLIC PRIVATE PARTNERSHIP



## UNITS

173 luxury units with varying sizes and styles



## PARKING

414 public and private stalls



## AMENITIES

Rooftop amenity deck with pool, zoom rooms, fitness center



## DIVERSITY

Integration of 10% workforce housing units



## PLACEMAKING

Enhanced streetscape with places to walk, talk, sit and rest.



## HEALTH, SAFETY, CLEANLINESS

Focus on all three through sustainable construction, equipment, placemaking, and dedicated operating staff.



## JOB CREATION

Creation of 315 construction jobs



## COMMUNITY CTR

20,000 SF turn-key iconic community center



## DESIGN

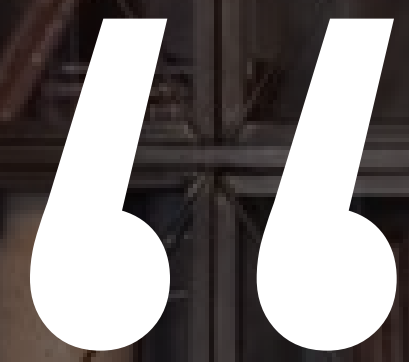
Iconic design to compliment and stimulate new developments in downtown core



## ECONOMIC BENEFITS

Property, income and sales tax increases, property value increase of nearby neighborhoods

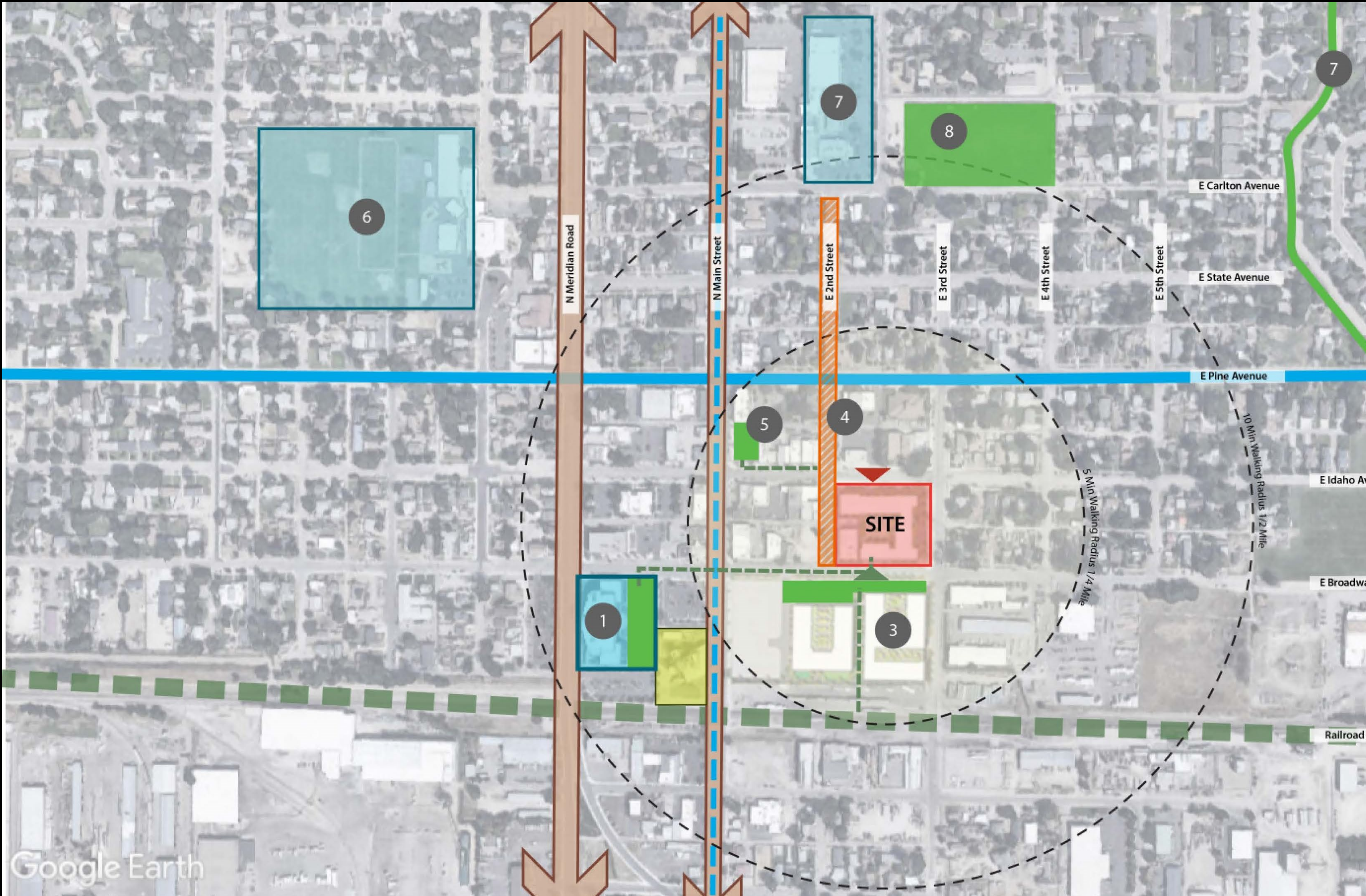
P L A C E



Sense of place is the sixth sense, an internal compass and map made by memory and spatial perception together.

Rebecca Soinit





## LEGEND

- Institutional/ Civic
- 1 Meridian City Hall
- 6 Meridian Elementary school
- 7 Cole Valley Christian School
- Future Public Space
- Public Space
- 5 Generation Plaza
- 8 Play Field
- 9 Five Mile Creek Pathway
- Major Vehicular Thoroughfare
- Bike Lane
- Planned Bike Lane
- Multi Use Path (Planned Facility, Meridian Pathway master Plan)
- 3 Union 93 Development
- 4 Festival Street
- Vehicular entry
- Pedestrian Entry

# STRATEGIC PUBLIC GROUND FLOOR USES





# CREATE STRONG ATTRACTIONS



# MAXIMIZE VISIBILITY AND ACCESS



# MAXIMIZE RELATIONSHIP TO DOWNTOWN



# CONSIDER INTERIM USES



# E C O N O M I C S



The ultimate resource in economic development is people. It is people, not capital or raw materials that develop an economy.

Peter Drucker



# ECONOMICS

Impacts of RCD and  
MDC/COM Partnership



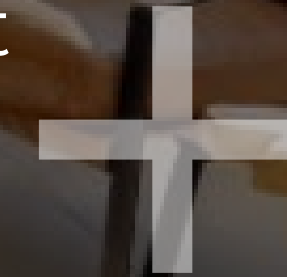
CONSTRUCTION JOBS      WALKABILITY      POTENTIAL OFFICE      ROOFTOPS      TAXES      POTENTIAL RETAIL

## W H O W E A R E



No problem is insurmountable.  
With courage, teamwork and  
determination, a person can  
overcome anything.

- Louisa May Alcott



# TEAM



DEVELOPER/  
OWNER/  
INVESTOR



OPUS DESIGN  
BUILD  
GENERAL  
CONTRACTOR  
ARCHITECT/  
ENGINEERING OF  
RECORD



LAND GROUP  
CIVIL  
ENGINEERING/  
PLANNING/  
SURVEYING



GGLO  
LANDSCAPE  
ARCHITECT  
PLACEMAKING



CARDINAL GROUP  
MANAGEMENT/  
OPERATOR



SPS  
PARKING  
SOLUTIONS  
ENG/ARCH



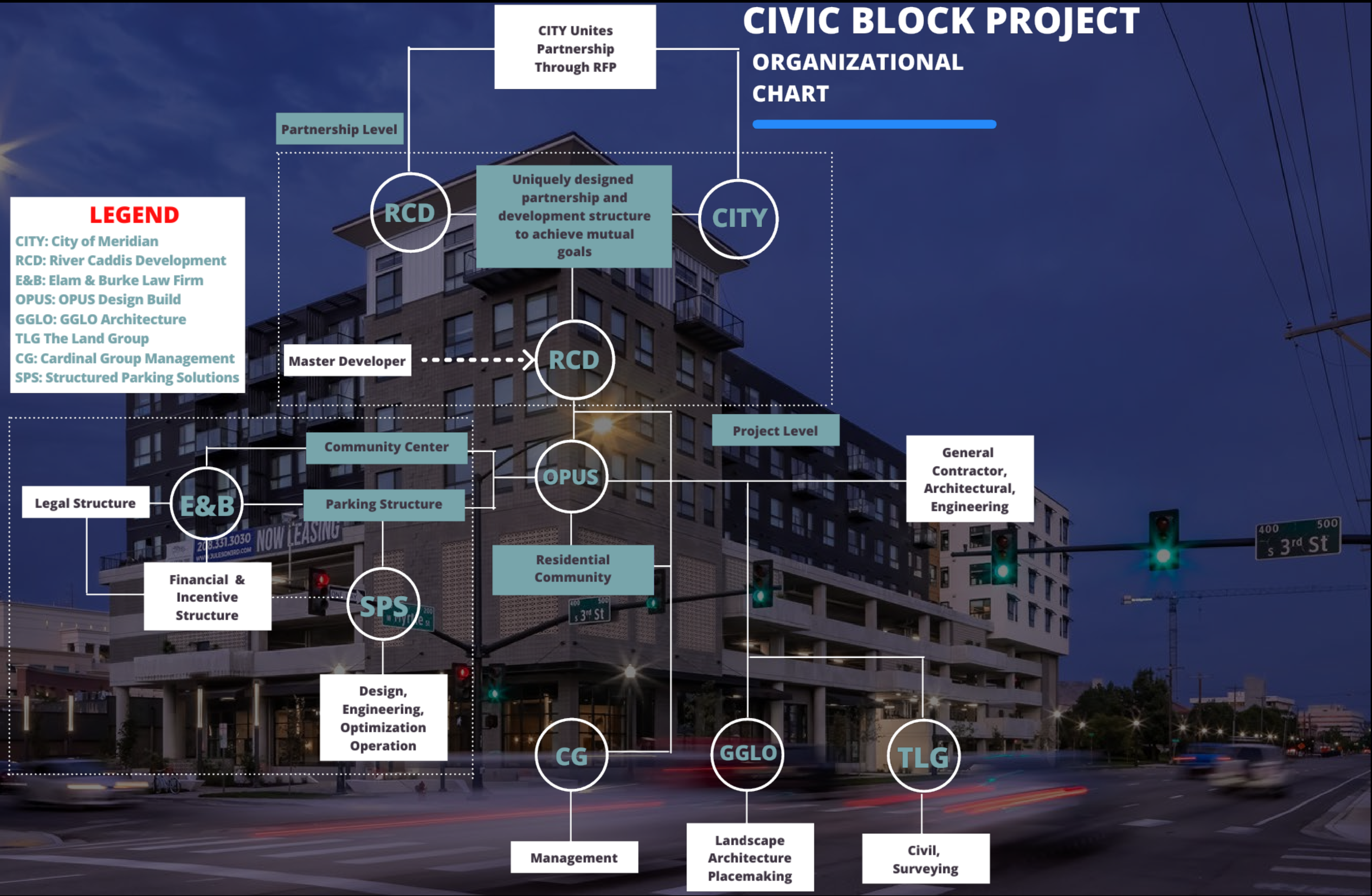
E & B  
INCENTIVE  
LEGAL  
STRUCTURING



# CIVIC BLOCK PROJECT

## ORGANIZATIONAL CHART

**LEGEND**  
 CITY: City of Meridian  
 RCD: River Caddis Development  
 E&B: Elam & Burke Law Firm  
 OPUS: OPUS Design Build  
 GGLO: GGLO Architecture  
 TLG The Land Group  
 CG: Cardinal Group Management  
 SPS: Structured Parking Solutions



# EXPERIENCE



# KEY ELEMENTS



Full service  
and turn-key  
development  
team



Extensive  
walkable/urban  
development  
experience



Extensive P3  
experience



Collaborative  
community  
focus



Owners,  
managers,  
designers,  
collaborators



National  
experience

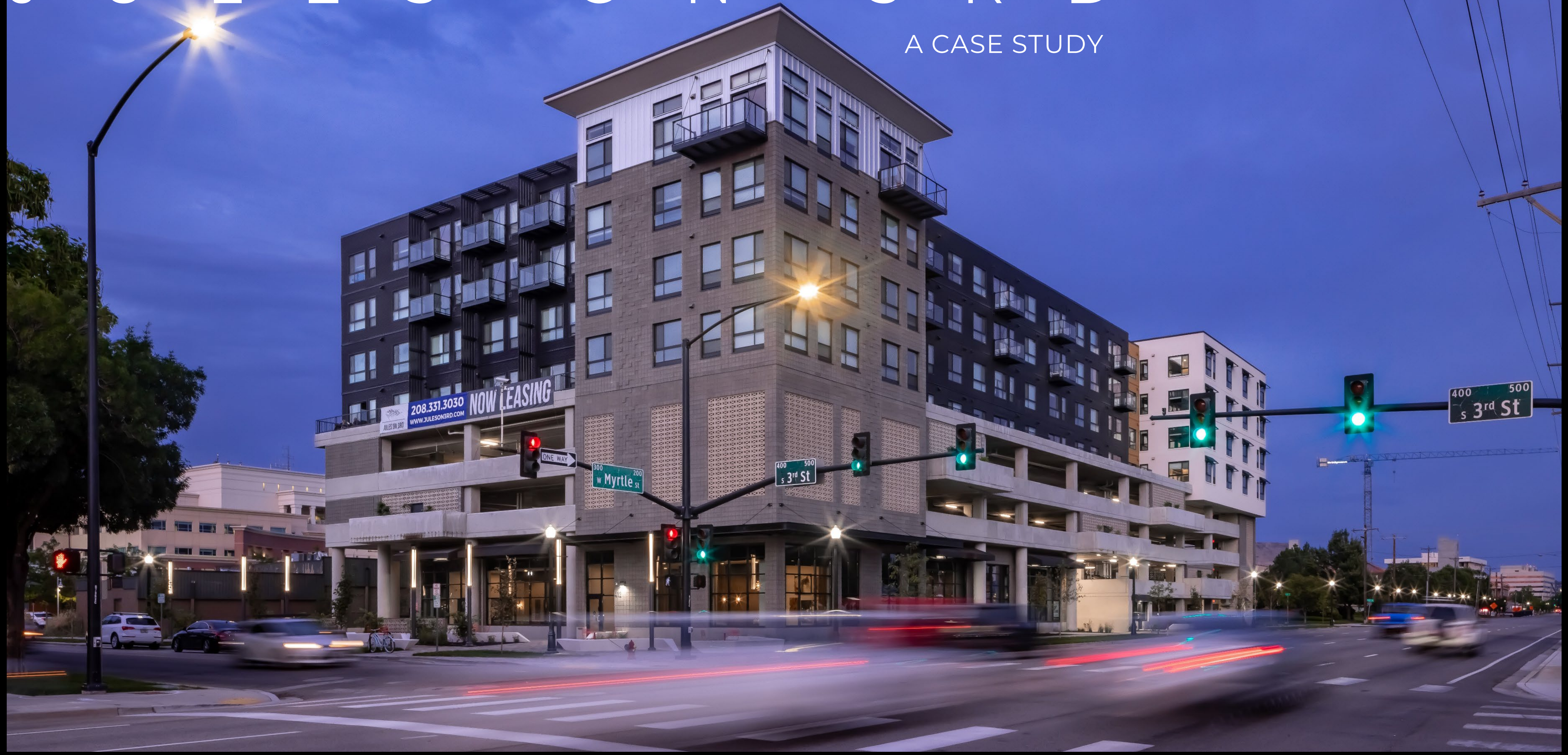


Strong  
financial  
capabilities  
and access to  
capital

The key element to the River Caddis development team, which includes its immediate delivery partners and municipalities are the ability to focus on the issues at hand and collaboratively work to create solutions.

# JULESON 3RD

A CASE STUDY











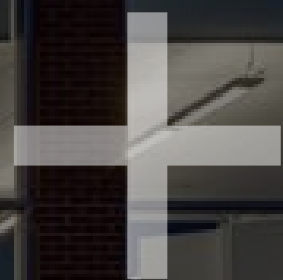


# F I N A N C I A L



Innovation is an inexhaustible engine for economic development.

Li Keqiang



Warner  
Norcross & Judd

CHEMICAL BANK  
WEALTH MANAGEMENT

# FINANCIAL

Meridian Proposed Development				
Sources & Uses (including gap analysis)				
	174	414	20,000 SF	
	Apartments	Parking Stalls	Community Center	Total
Land Cost	500,000.00	0.00	0.00	500,000.00
Hard Costs	33,571,950.00	15,053,350.00	4,652,750.00	53,278,050.00
Soft Costs	5,522,878.00	1,902,134.00	758,110.00	8,183,122.00
<b>Total Costs</b>	<b>39,594,828.00</b>	<b>16,955,484.00</b>	<b>5,410,860.00</b>	<b>61,961,172.00</b>
Debt	27,716,379.60	4,500,000.00	0.00	32,216,379.60
Equity	11,878,448.40	0.00	3,850,000.00	15,728,448.40
<b>Surplus/(Gap)</b>	<b>0.00</b>	<b>(12,455,484.00)</b>	<b>(1,560,860.00)</b>	<b>(14,016,344.00)</b>

1. Hard cost estimate for community center includes a \$125 PSF tenant improvement allowance.
2. Hard cost estimates include a 5% contingency.
3. Parking debt assumes 3.5% interest rate/20 year amortization supported by \$100 per space in monthly revenue and a 25% expense ratio.
4. Soft cost estimate includes a 4% developer fee.

# O B J E C T I V E S



A goal without a plan is only a dream

Brian Tracy



# OBJECTIVE: PARKING SOLUTION



OBJECTIVE:  
COMMUNITY  
CENTER



lihrar

MAGBAIN  
COMMUNITY  
CENTRE

RECREATION & CULTURE



STEPS :  
OBJECTIVE:  
CREATION OF  
PLACE





STEPS :  
OBJECTIVE:  
ICONIC  
ARCHITECTURE



OBJECTIVE:  
ACTIVATION OF  
CORRIDORS





OBJECTIVE:  
DIVERSITY IN  
HOUSING



# OBJECTIVE: QUALITY OF LIFE

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Design and programming to create family friendly, healthy, safe, engaging, and vibrant spaces that enhance nearby values and qualities of life.

# OBJECTIVE: ECONOMIC STIMULATION

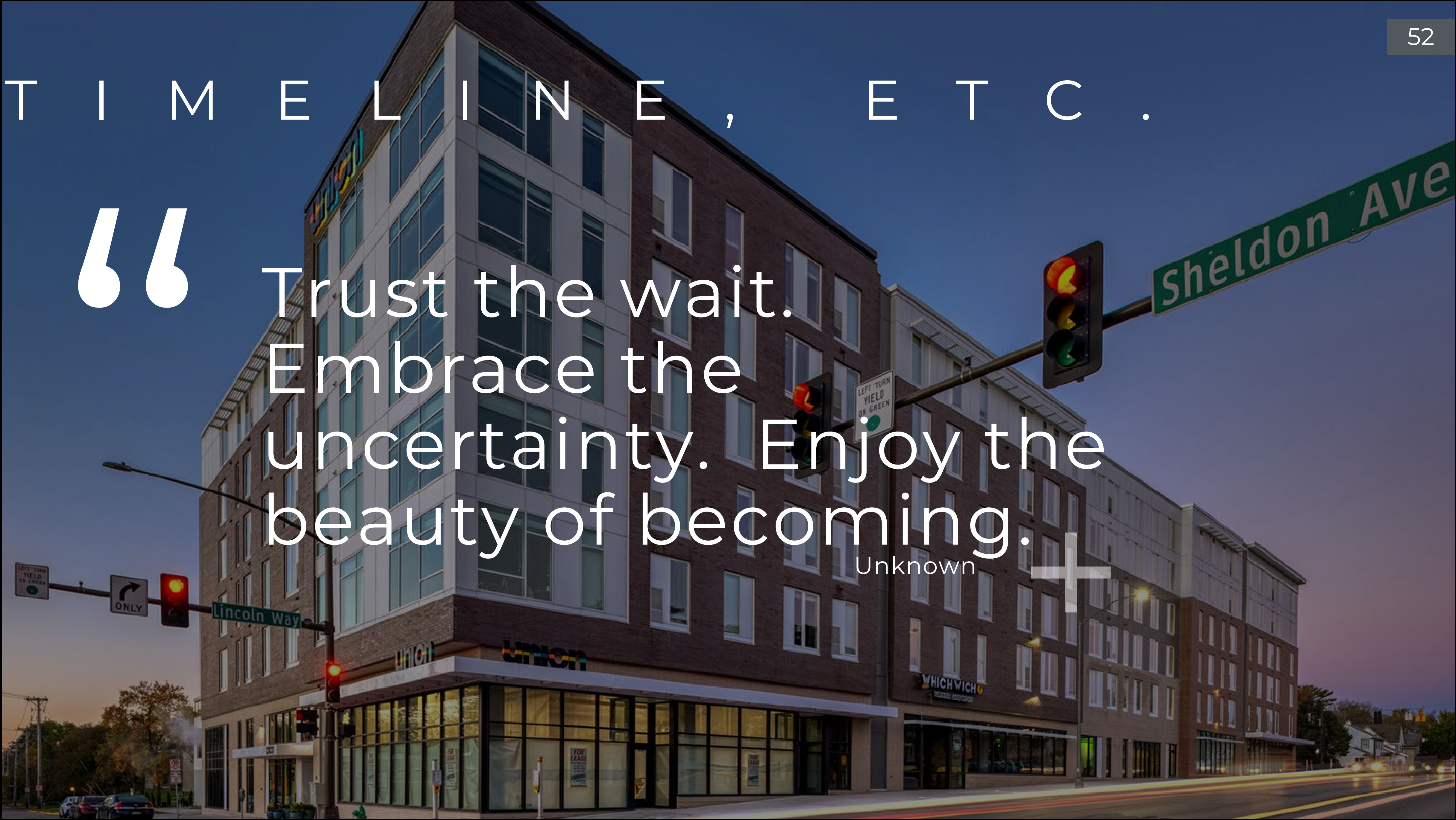
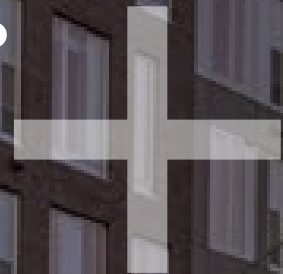


T I M E L I N E , E T C .



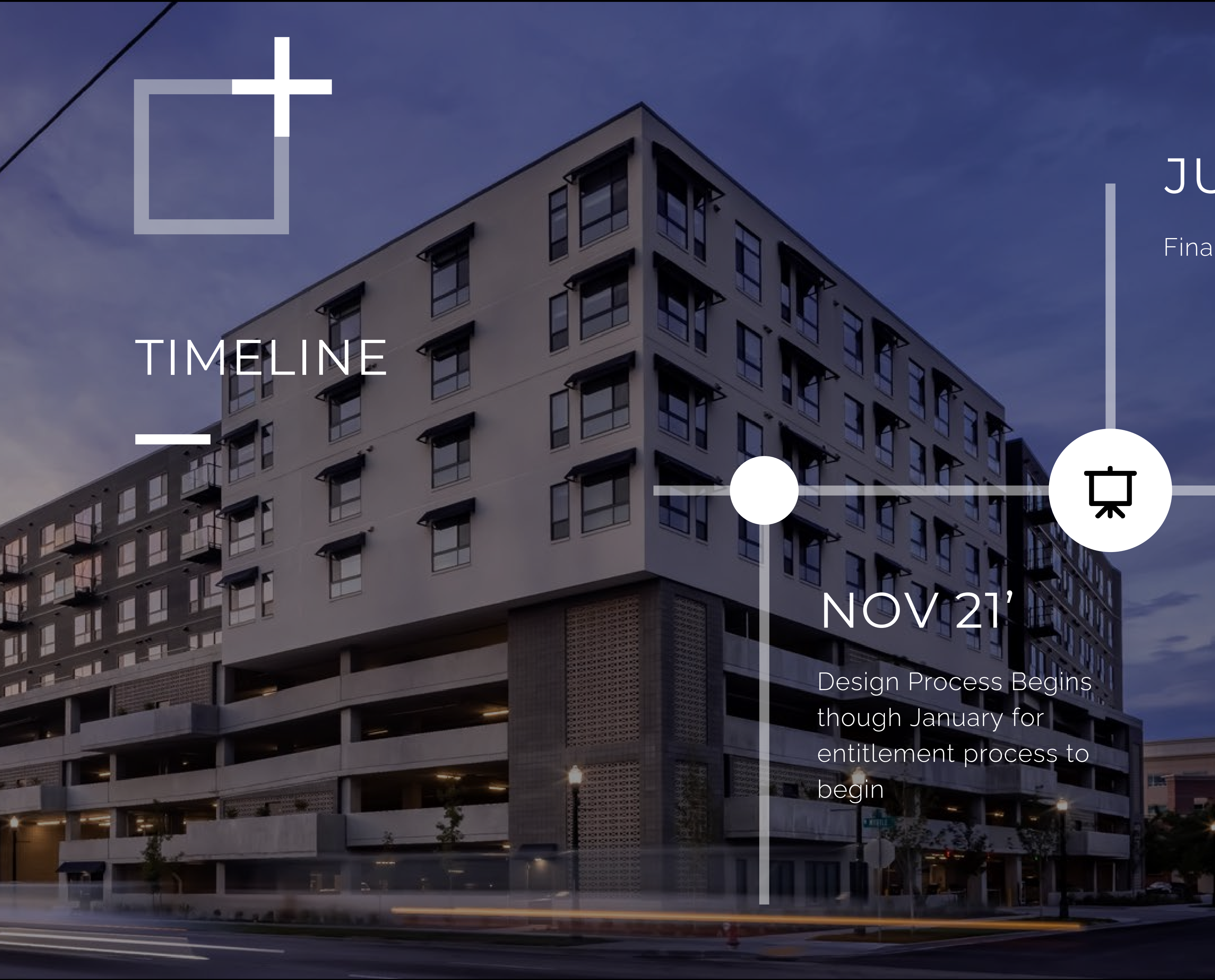
Trust the wait.  
Embrace the  
uncertainty. Enjoy the  
beauty of becoming.

Unknown





# TIMELINE



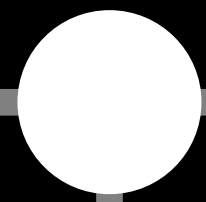
NOV 21'

Design Process Begins though January for entitlement process to begin



JUNE 22'

Final Drawing Submission

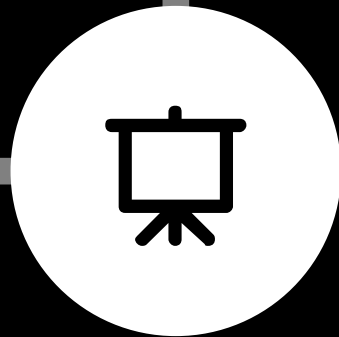


JULY 22'

Land closing, begin site work, ground breaking ceremony

OCT 22'

Parking Structure and Community Center construction begins



DEC 23'

Parking structure and community center shell complete



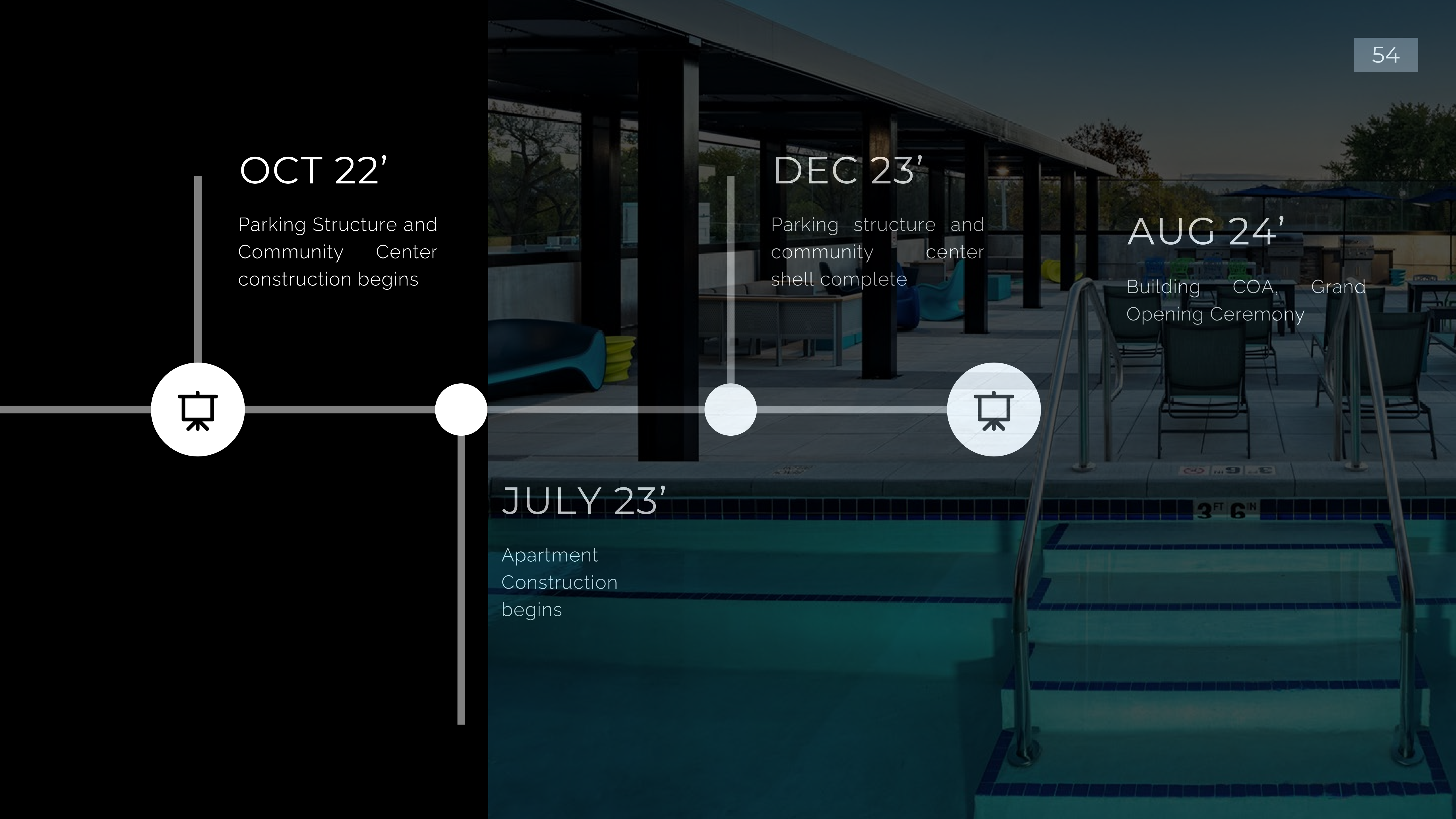
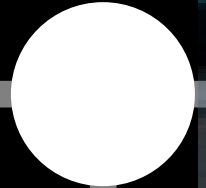
AUG 24'

Building COA, Grand Opening Ceremony



JULY 23'

Apartment Construction begins





## PARKING & FAMILY WAGE JOBS

### Notes:

Total Units	<b>173</b>
Typ. Floor Efficiency (Rental SF / Gross SF)	85%
Total Stalls	<b>414</b>
Community Center Parking	170
Vert. Integrated Parking Req. (1/unit)	173
Resident Parking Proposed	173
Stalls per unit ratio	1.00
<b>Additional Proposed Shared Stalls</b>	<b>71</b>

As a result of this development, we will have created jobs for people within the private development and management. The increase of size of the community center alone will increase the need for employees to fill spots needed to operate the center.

**INNOVATION, CREATIVITY,  
SUSTAINABILITY**

1. Materials
2. Design
3. Programming
4. Financial
5. Legal
6. Partnership



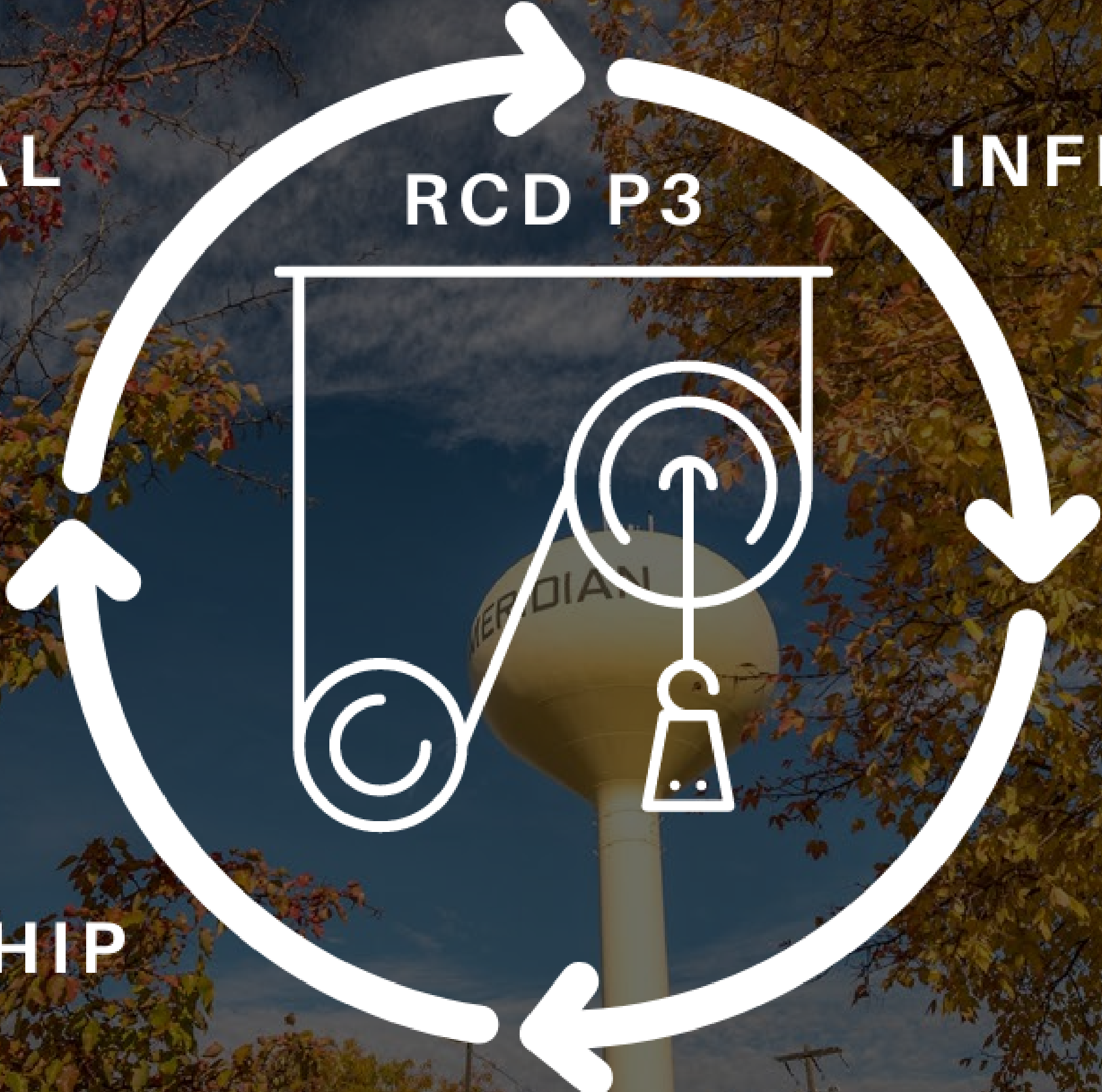


# FINAL THOUGHT

FINANCIAL

RCD P3

INFRASTRUCTURE



PARTENSHIP

CONCEPT

Q & A

Thank you!!

