



# 5-YEAR CAPITAL IMPROVEMENT PLAN

FISCAL YEARS 2021-2025 (ADOPTED 8/26/2020)



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**CAPITAL CITY**  
DEVELOPMENT CORP

## COLLABORATE

Collaborate by bringing partners together to achieve vitality goals

Collaborate with Boise City to realize vision of Comprehensive Plan

Collaborate with VRT/ACHD/ITD on transportation, transit and mobility goals

Collaborate with local, regional, state and federal economic development agencies to retain, develop and expand the business of commercial development

Collaborate with private developers and entrepreneur partners to find opportunities to leverage assets

## CREATE

Create new places of disinvested spaces

Create livable urban neighborhoods

Create shared visions and aspirational plans to guide development

Create high quality urban projects with synergistic mixed uses

Create culture and livability in public realm

Create catalytic new projects that stimulate neighborhood health

## VISION

HELP THE BOISE COMMUNITY THRIVE IN A SUSTAINABLE ECONOMY WHERE AN EXCEPTIONAL BUILT ENVIRONMENT AND EXCELLENT BUSINESS OPPORTUNITIES ARE IN PERFECT BALANCE.

## MISSION

CCDC IGNITES DIVERSE ECONOMIC GROWTH, BUILDS VIBRANT URBAN CENTERS, AND PROMOTES HEALTHY COMMUNITY DESIGN.

## FIVE CORE VALUES

PROFESSIONALISM  
LEADERSHIP  
ACCOUNTABILITY  
INTEGRITY  
TRANSPARENCY

## KEY STRATEGIES

## DEVELOP

CCDC Participation Program

Stimulating downtown development with public infrastructure

1. Grants
2. General Assistance
3. Special Assistance
4. Public-Private Project Coordination
5. Property Disposition/ Redevelopment

## COMPLETE

Build lasting public infrastructure that stimulates development

Attract private development and grow economic base

Attract new infill developments and downtown core residents

Fuel economic growth creating low vacancy/high occupancy buildings

Target/promote development uses for healthy downtown economy



ECONOMIC  
DEVELOPMENT



INFRASTRUCTURE



MOBILITY



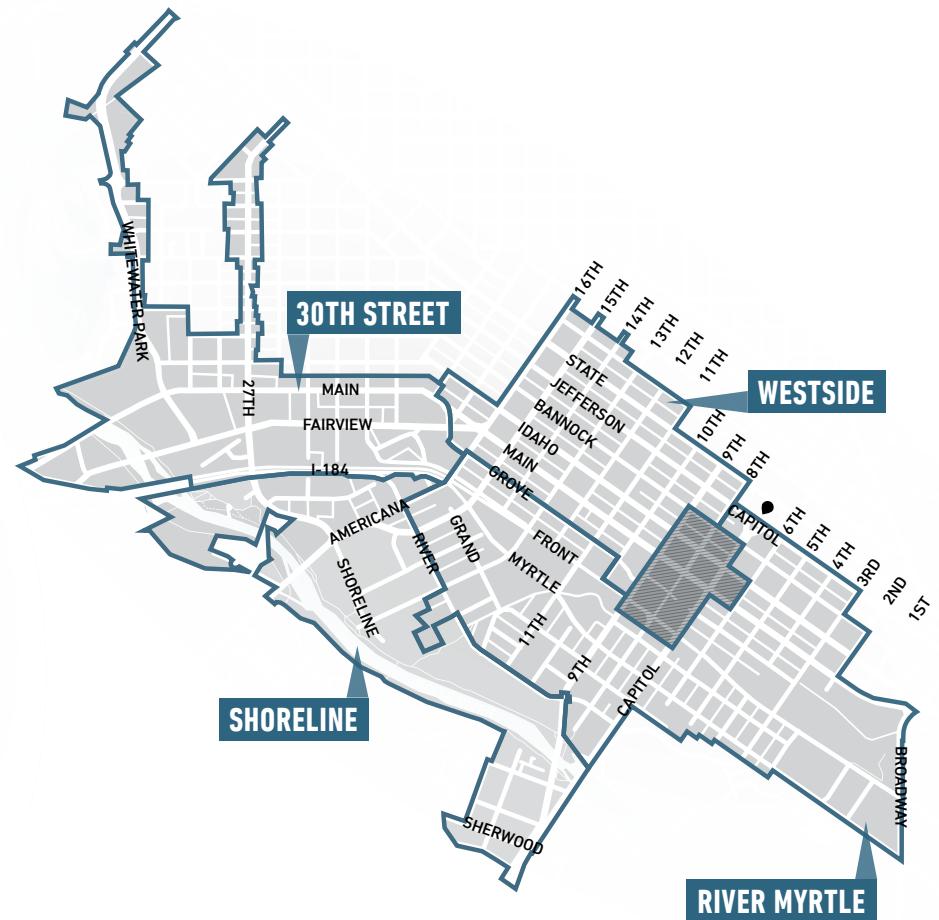
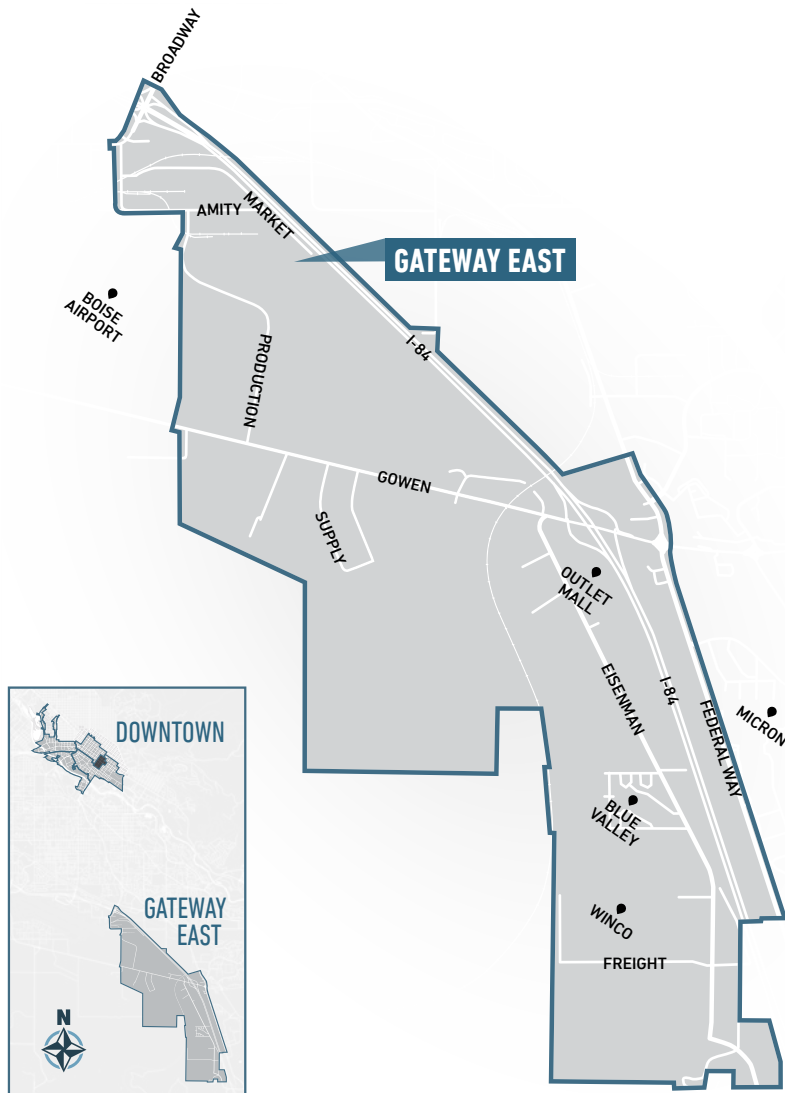
PLACE MAKING



SPECIAL PROJECTS

# DISTRICT MAP

## URBAN RENEWAL DISTRICT MAP



# ABOUT THE CIP



## PARTNER AGENCY PLANS

PARTNER AGENCY PLANS ARE USED TO INFORM THE URBAN RENEWAL PLANS.



## URBAN RENEWAL PLANS

LONG TERM URBAN RENEWAL PLANS ARE WRITTEN WHEN THE DISTRICTS ARE FORMED.

RIVER MYRTLE DISTRICT  
FY1996 - FY2025



WESTSIDE DISTRICT  
FY2003 - FY2026



30TH STREET DISTRICT  
FY2014 - FY2033



SHORELINE DISTRICT  
FY2020 - FY2039



GATEWAY DISTRICT  
FY2020 - FY2039



## 5-YEAR CAPITAL IMPROVEMENT PLAN



## 1-YEAR BUDGET



## 1-YEAR PROJECT LIST

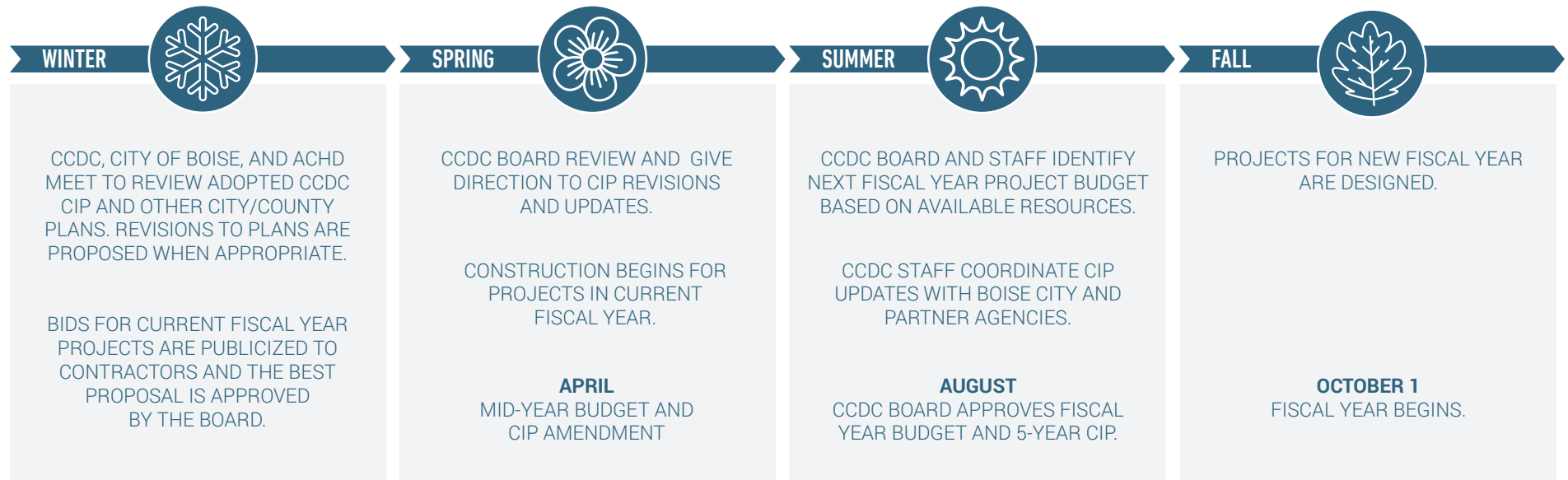
## WHY DOES CCDC CREATE A 5-YEAR CIP?

CCDC creates a 5-year fiscally responsible CIP as a predictable framework to collaborate with agency and community partners to achieve urban redevelopment goals and the long term vision for the city. The plan allows for flexibility to take advantage of unanticipated opportunities and changes in market conditions.

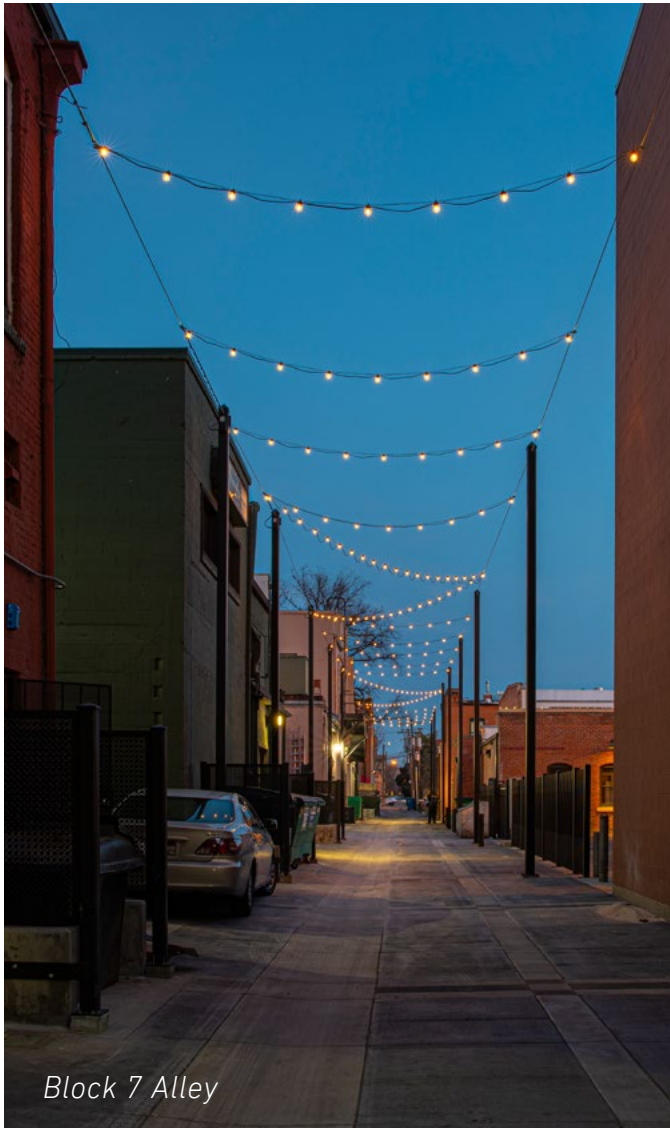
The CIP is built in conjunction with the budget to allocate limited resources by district to various capital improvement projects and participation program agreements. The plan is evaluated and revised annually and amended at the mid-year point to make necessary adjustments as conditions change.

## WHAT TYPES OF PROJECTS ARE INCLUDED IN THE CIP?

CCDC is enabled by state statute to “prevent or arrest the decay of urban areas” and to “encourage private investment in urban areas.” CCDC does this through a variety of direct investments in public amenities and strategic planning efforts that benefit the public good. These investments fall into five main categories: Economic Development, Infrastructure, Mobility, Place Making, and Special Projects. In addition to managing our own projects, CCDC also assists the City of Boise and private developers by contributing to components of their projects which benefit the public.



# KEY STRATEGIES



*Block 7 Alley*

1

## ECONOMIC DEVELOPMENT

CULTIVATE COMMERCE AND GROW RESILIENT, DIVERSIFIED, AND PROSPEROUS LOCAL ECONOMIES.



2

## INFRASTRUCTURE

IMPROVE PUBLIC INFRASTRUCTURE TO ATTRACT NEW INVESTMENT AND ENCOURAGE BEST USE OF PROPERTY.



3

## MOBILITY

EXPAND MOBILITY CHOICES THAT INCLUDE PARKING AND MULTIPLE TRANSIT MODES TO ENABLE UNIVERSALLY ACCESSIBLE URBAN DISTRICTS.



4

## PLACE MAKING

DEVELOP PUBLIC SPACES AND ENERGIZED ENVIRONMENTS WHERE A BLEND OF CULTURES AND CONCENTRATED MIX OF USES CREATE A VALUED SENSE OF PLACE.



5

## SPECIAL PROJECTS

INVEST IN PROJECTS THAT RESPOND TO EMERGING REVITALIZATION OPPORTUNITIES INCLUDING PUBLIC AMENITIES, HISTORIC PRESERVATION, AND SUPPORT OF LOCAL ARTS AND CULTURE.





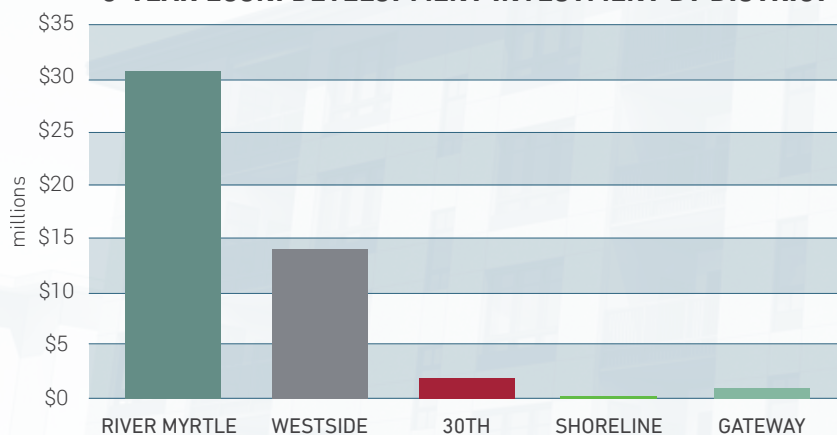


# ECONOMIC DEVELOPMENT

CULTIVATE COMMERCE AND GROW RESILIENT,  
DIVERSIFIED, AND PROSPEROUS LOCAL ECONOMIES



## 5-YEAR ECON. DEVELOPMENT INVESTMENT BY DISTRICT



## WHAT DOES THIS TYPE OF PROJECT INCLUDE?

- PUBLIC PRIVATE PARTNERSHIPS THROUGH OUR PARTICIPATION PROGRAM AGREEMENTS
- CREATING BUSINESS INCUBATOR OFFICE SPACES (I.E. TRAILHEAD)
- LAND ACQUISITION FOR REDEVELOPMENT
- PROPERTY DISPOSITION FOR REDEVELOPMENT THROUGH PUBLIC REQUEST FOR PROPOSAL PROCESS

## WHY DOES CCDC INVEST IN THESE PROJECTS?

Boise's redevelopment agency exists for the purpose of economic development and everything we do is to drive more investment in our district and to help the local economy thrive. Fostering the expansion of local enterprise and career opportunity creates economic energy in our districts and beyond. CCDC's Participation Program is a policy created to leverage private investment with public investment by funding public improvements with the tax increment the project will generate.

**Redeveloping properties within our districts enhances the urban environment and fuels economic growth.** When CCDC acquires a property it is for the specific purpose of redevelopment. Often the properties are underdeveloped and the agency issues a public call for proposals, to see what the development community will create within the parameters CCDC sets. This gives the agency the ability to request and promote particular strategies, such as housing and mixed use development.

Housing has become a particular concern in keeping Boise livable, and as such CCDC will continue to assist the City of Boise with its **Housing Strategy** to increase and promote affordable housing options and supportive services.



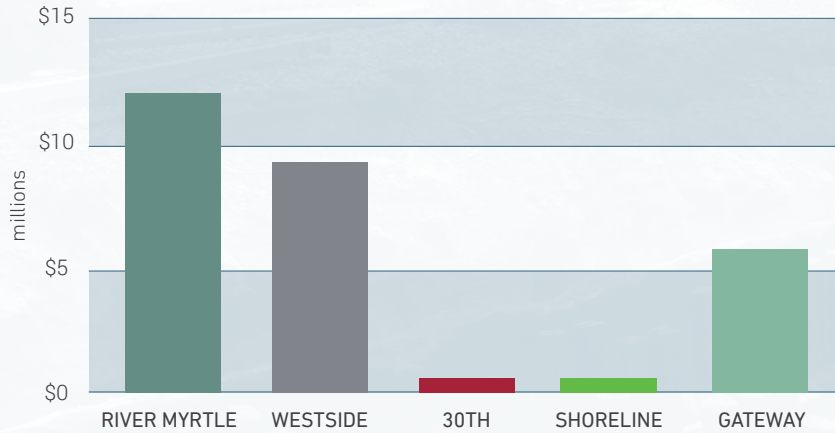


# INFRASTRUCTURE

IMPROVE PUBLIC INFRASTRUCTURE TO ATTRACT NEW INVESTMENT AND ENCOURAGE BEST USE OF PROPERTY



## 5-YEAR INFRASTRUCTURE INVESTMENT BY DISTRICT



## WHAT DOES THIS TYPE OF PROJECT INCLUDE?

- FIBER-OPTIC CABLES
- PUBLIC WI-FI
- GEOTHERMAL EXTENSIONS
- NEW STREET CONSTRUCTION AND SIGNAL INSTALLATION
- UTILITY UNDER GROUNDING AND EXTENSION
- GREEN STORM WATER INFRASTRUCTURE (SUSPENDED PAVING SYSTEMS)
- STREETSCAPE UPDATES

## WHY DOES CCDC INVEST IN THESE PROJECTS?

The agency focuses on infrastructure as a means to attract more investment. Improving access, livability, and sustainability in downtown increases property values and also stimulates private developers to invest in and enhance real estate. CCDC's investments in public infrastructure encourage the highest and best use for properties downtown. By constructing infrastructure private developers can simply connect to existing utilities and amenities, which helps offset higher land and construction costs.

Another way in which CCDC promotes sustainability is through environmentally friendly infrastructure such as geothermal system expansion, and green storm water infrastructure which limits water runoff. CCDC's partnership with the City of Boise is essential to growing the city's robust geothermal heating system; a key goal of **Boise's first Eco-District in the Central Addition Neighborhood**. These infrastructure advancements will make geothermal more accessible and gives real estate developers and property owners an attractive option in using this natural heating source.

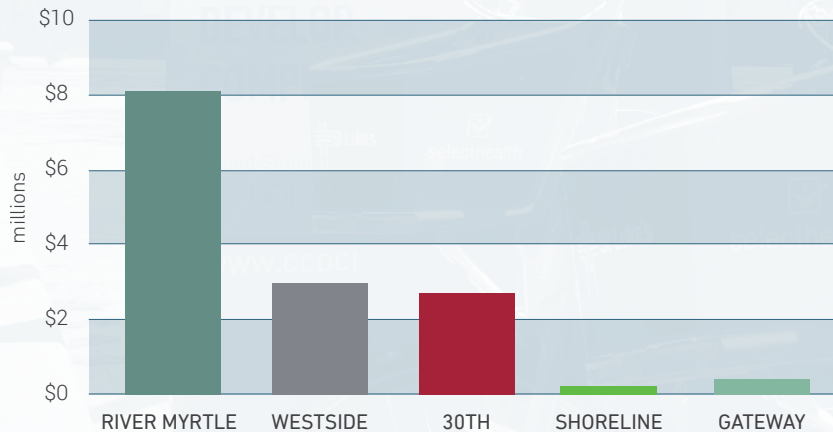


# MOBILITY

EXPAND MOBILITY CHOICES THAT INCLUDE PARKING AND MULTIPLE TRANSIT MODES TO ENABLE UNIVERSALLY ACCESSIBLE URBAN DISTRICTS



## 5-YEAR MOBILITY INVESTMENT BY DISTRICT



## WHAT DOES THIS TYPE OF PROJECT INCLUDE?

- CAPITAL IMPROVEMENTS AND UPDATES TO EXISTING PARKING STRUCTURES
- CONTRIBUTING FUNDS TO PUBLIC/PRIVATE PARTNERSHIP PARKING GARAGE PROJECTS
- DOWNTOWN MOBILITY INFRASTRUCTURE ENGINEERING AND CONSTRUCTION
- BOISE GREENBIKE
- TRANSIT SHELTERS
- PROTECTED BIKE LANES
- VRT PROJECT FUNDING
- BUILDING NEW PARKING STRUCTURES
- 2-WAY STREET CONVERSIONS

## WHY DOES CCDC INVEST IN THESE PROJECTS?

Expanding mobility choices and access to public transit is essential to a healthy downtown. Alternative transportation options increase property values and improve the capacity and efficiency of the street system. Through support of public transit, protected bike lanes, Boise GreenBike, a car-share program, and park and ride systems – CCDC improves access and mobility options in and around downtown. This in turn promotes economic and tourist activity as well as public health through active transportation options and reduced carbon emissions from traffic congestion. Additionally, converting streets from 1-way to 2-way advances **economic vitality** by making it easier and more convenient for visitors and residents to shop, dine, and enjoy our beautiful city.

**Structured public parking contributes to a vibrant downtown** and a strong economy in many ways. Structured public parking consolidates parking facilities and frees up land for development that would otherwise continue to be used as uninviting, under performing, inefficient surface parking. Structured parking can also be located more conveniently to high demand areas than surface lots, and can be integrated with a mix of retail, commercial, and residential uses. Structured parking allows former surface lots to redevelop into a variety of uses that are more productive and appealing, including residential, commercial, or even open space. CCDC supports public structured parking by providing financing of new structures and management of existing structures. Public parking garages **leverage significant new private development investment.**



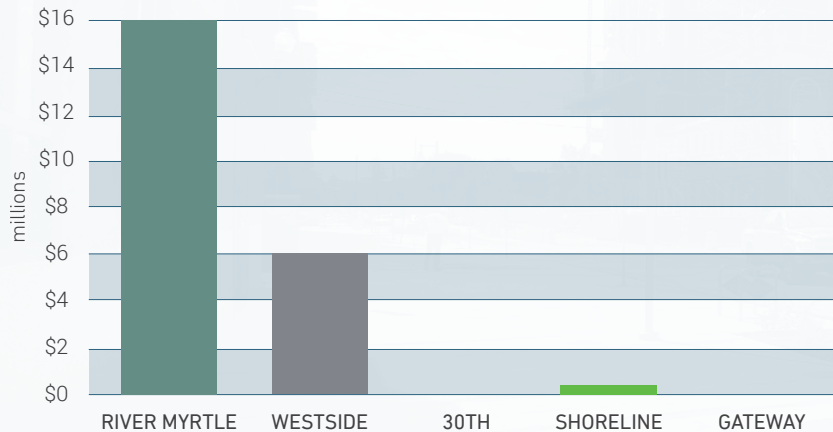


# PLACEMAKING

DEVELOP PUBLIC SPACES AND ENERGIZED ENVIRONMENTS WHERE A BLEND OF CULTURES AND CONCENTRATED MIX OF USES CREATE A VALUED SENSE OF PLACE



## 5-YEAR PLACEMAKING INVESTMENT BY DISTRICT



## WHAT DOES THIS TYPE OF PROJECT INCLUDE?

- NEIGHBORHOOD PLACMAKING PROJECTS (SUCH AS BROAD STREET AND 8TH STREET)
- OPEN SPACE CREATION - PUBLIC PARKS, PLAZAS, SIDEWALK CAFE SEATING, AND PATHWAYS (E.G. THE GROVE PLAZA, PIONEER PATHWAY)
- NEIGHBORHOOD STRATEGY BRANDING

## WHY DOES CCDC INVEST IN THESE PROJECTS?

Creating places and neighborhoods people love is a key element in making a city desirable for residents, visitors, and investors. There is a tangible difference between the streets which CCDC has improved with new trees, pavers, and benches and the old, cracked concrete sidewalks with no shade or interest for a pedestrian. Place making **contributes to the economic vitality of downtown** by making the city a place people want to spend time exploring. The Grove Plaza and 8th Street, both CCDC projects, are thriving gathering places which benefit neighboring shops and restaurants.

This energetic city center has a multiplier effect, **bringing vibrancy to the entire downtown** neighborhood. CCDC will continue to expand this energy into new neighborhoods with many upcoming streetscape, and public improvement projects.



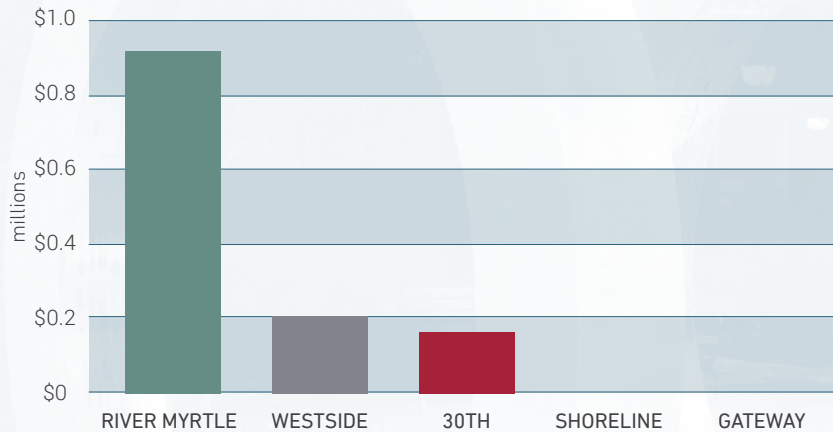


# SPECIAL PROJECTS

INVEST IN PROJECTS THAT RESPOND TO EMERGING REVITALIZATION OPPORTUNITIES INCLUDING PUBLIC AMENITIES, HISTORIC PRESERVATION, AND SUPPORT OF LOCAL ARTS AND CULTURE



## 5-YEAR SPECIAL PROJECTS INVESTMENT BY DISTRICT



## WHAT DOES THIS TYPE OF PROJECT INCLUDE?







- PUBLIC ART (E.G. HELIOTROPE IN BODO AND "GROVE STREET ILLUMINATED")
- MARKET STUDIES (HOUSING, HOSPITALITY)
- HISTORIC PRESERVATION

## WHY DOES CCDC INVEST IN THESE PROJECTS?

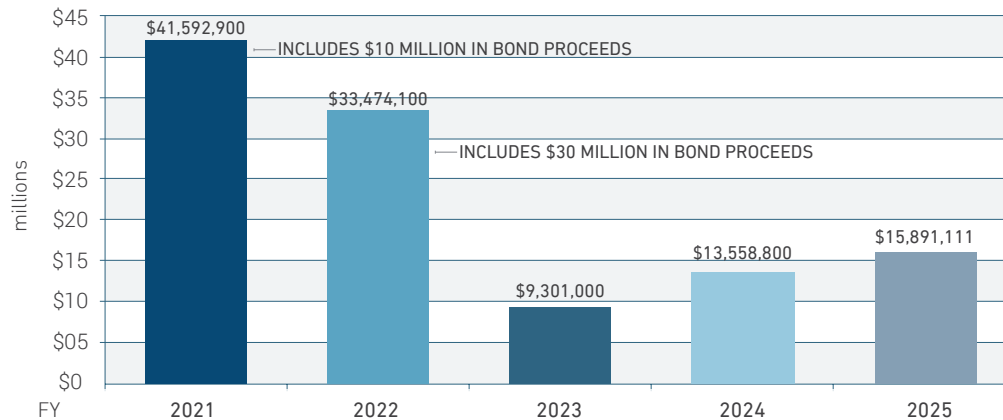
Special efforts are essential to ensuring a vibrant downtown with a **world class quality of life**. Public art enhances the downtown environment, offers social and educational opportunities, and promotes tourism. It can also be used to **celebrate local artists** and discourage vandalism. CCDC funds public art downtown on an ongoing basis, including standalone installations, installations with streetscape improvements, and innovative programs such as the traffic box art wraps.

Commissioned studies on various development topics such as downtown housing and parking can identify shortfalls and opportunities not otherwise readily recognized by the market. These studies may in turn be used to **encourage private development** and facilitate financing.

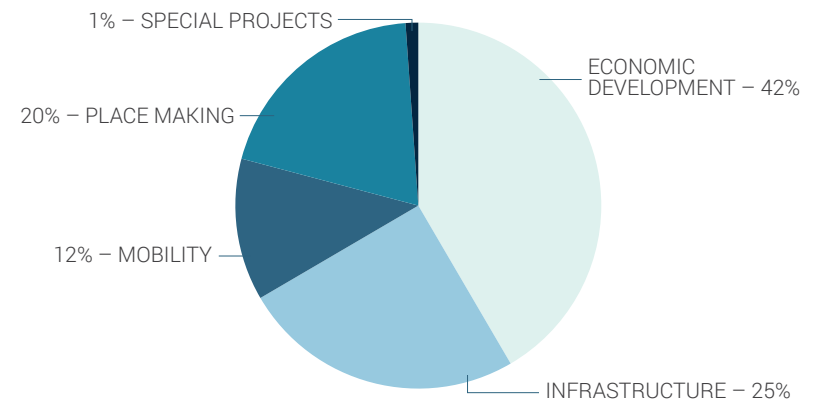
# INVESTMENT SUMMARY

5 YEAR INVESTMENT SUMMARY		RIVER MYRTLE	WESTSIDE	30TH STREET	SHORELINE	GATEWAY EAST	TOTAL
	ECONOMIC DEVELOPMENT	\$ 30,830,311	\$13,840,000	\$1,730,000	\$165,000	\$759,600	\$47,324,911
	INFRASTRUCTURE	\$12,156,000	\$9,295,000	\$600,000	\$600,000	\$5,800,000	\$28,451,000
	MOBILITY	\$8,180,000	\$2,950,000	\$2,600,000	\$200,000	\$360,000	\$14,290,000
	PLACE MAKING	\$16,060,000	\$6,100,000	–	\$322,000	–	\$22,482,000
	SPECIAL PROJECTS	\$915,000	\$195,000	\$160,000	–	–	\$1,270,000
	TOTAL	\$68,141,311	\$32,380,000	\$5,090,000	\$1,287,000	\$6,919,600	\$113,817,911

INVESTMENT PER FISCAL YEAR



5-YEAR INVESTMENT BY PROJECT TYPE





# DISTRICT BY DISTRICT: OVERVIEW & PROJECTS



*11th & Idaho St.*



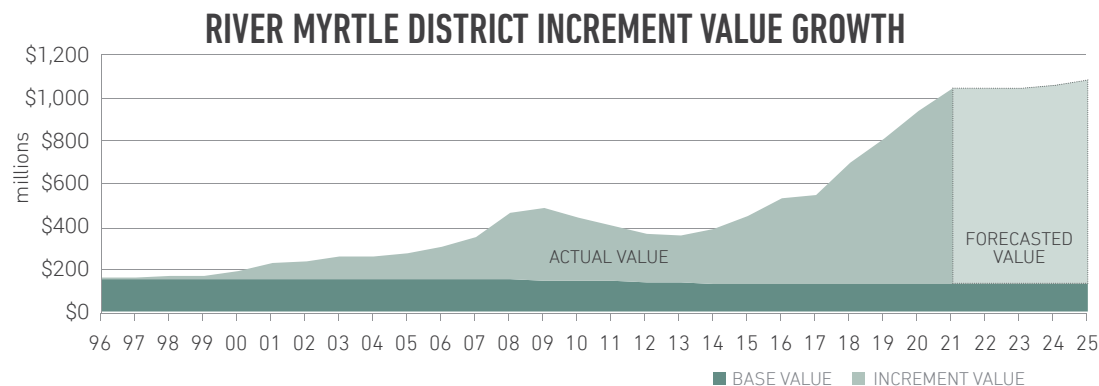


# OVERVIEW OF RIVER MYRTLE DISTRICT

The River Myrtle District consisted of mostly vacant property, deteriorated residences and warehouses, and remnants of older industrial uses when it was first established. Redevelopment opportunities included the vacant Union Pacific switch yard properties, the 14-acre Ada County property, and the historic Eighth Street Marketplace, while assets included close access to the major employment centers in downtown, riverfront parks, the Boise River Greenbelt, and Boise State University. The district's plan seeks to strengthen north-south connections between downtown and the Boise River; re-establish mixed-use, urban neighborhoods; extend/connect the Boise River Greenbelt and Julia Davis Park; and develop the Cultural District on the south end of 8th Street.

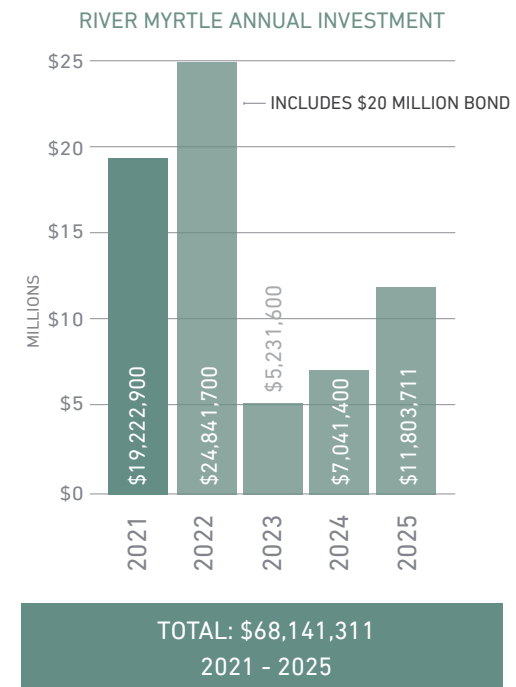
In the more recent years, the River Myrtle District has seen significant private investment in development projects that have been assisted by CCDC. The Fowler apartments were the first large-scale multifamily project to be built since the recession, and include approximately 163 rental units. CCDC partnered on this project by funding public improvements and the Broad Street project created a neighborhood feel. Building off of the success of Broad Street and The Fowler, three additional multifamily projects are planned in the Broad Street vicinity, which will bring an additional 600 units to the district.

Since 2014, two new hotels have also been built with CCDC partnerships and a third is under construction. The Hilton Home2Suites located at 5th and Front includes a 540 space parking garage, of which CCDC will lease 200 space for the general public to utilize on a monthly basis. The developer is now planning to redevelop a surface parking lot nearby to an additional multifamily project, which will bring approximately 114 rental units and 8,000 SF of retail.



## FAST FACTS:

- 303 ACRES
- TERM: FY1996-FY2025
- BASE VALUE: \$129 MILLION
- 2021 TOTAL PROPERTY VALUE: \$1 BILLION
- 2021 ANNUAL INCREMENT REVENUE: \$11.5 MILLION



# RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT	FY2021	FY2022	FY2023	FY2024	FY2025	STATUS
<b>Estimated Resources</b>	<b>\$19,222,900</b>	<b>\$24,841,700</b>	<b>\$5,231,600</b>	<b>\$7,041,400</b>	<b>\$11,803,711</b>	
<b>ECONOMIC DEVELOPMENT</b>						
1 1150 W. Myrtle St. - Pioneer Crossing - Type 3	745,000	745,000	745,000	638,600	638,600	Obligated
2 400 S. Capitol Blvd. - Residence Inn Marriott - Type 2	190,900					Obligated
3 505 W. Idaho St. - The Gibson - Public Improvements - Type 2	156,000	53,000				Obligated
4 502 W. Front St. - Home2Suites Hotel / Garage - Type 3	330,000	395,500	395,500	357,700		Designated
5 200 W. Myrtle St. - Boise Caddis - Mixed Use - Type 2		125,000	262,400	262,400	262,400	Designated
6 323 Broad St. - The Cartee - Apartments - Type 2		407,200	407,200	407,200	172,435	Designated
7 512 W Grove St. - Apartments/Mixed Use - Type 2		100,000	200,000	200,000	200,000	Designated
8 116 6th Street - Affordable Housing - Type 2		36,000	48,000	48,000	48,000	Designated
9 600 W Front Street - The Vanguard - T2		90,000	125,000	125,000	125,000	Designated
10 270 E. Myrtle Street - CDG - Type 2			228,500	432,500	327,276	Designated
11 S. 8th Street - Housing - Parking Infrastructure		6,500,000				Tentative
12 Parcel Acquisition - Housing - Workforce/Missing Middle	5,800,000					Tentative
13 Old Boise - Housing, Parking Infrastructure, & Parcel Acquisition	8,500,000					Tentative
<b>INFRASTRUCTURE</b>						
14 N. 8th St. & W. Bannock St. Streetscape - (See also Westside)	596,000					Obligated
15 W. Bannock St. Conduit Bank - N. 6th St. to N. 8th Street - (See also Westside)	25,000					Obligated
16 N. 8th St. & W. Bannock St. Repaving - Cost Share with ACHD - (See also Westside)	75,000					Obligated
17 8th & Bannock - City of Boise Geothermal Expansion - (See also Westside)	20,000					Obligated
18 5th St. & Bannock St. - Mixed Use - PP - Type 1	120,000					Designated
19 S. 6th St. Streetscape - Main St. to Front Street - 1/2 Block - 116 6th Street Project	240,000					Designated
20 S. 11th St. Streetscape - W. River St. to W. Grove St. Connectivity	180,000	1,600,000				Tentative
21 S. 11th St. Streetscape - W. River St. to W. Grove St. Protected Bike Lanes		400,000				Tentative
22 N. Capitol Boulevard Streetscape - Westside of W. River St. to W. Fulton St. & Eastside, half block, W. Fulton St. to Alley				950,000		Tentative
23 S. 15th St. Streetscape- West Side - W. Front St. to W. Idaho St. - RMOB District		150,000				Tentative
24 W. Myrtle St. Streetscape - N. Capitol Blvd. to N. 2nd St. Both Sides (Pending ITD Permission)				800,000		Tentative
25 Pre Development & Community Engagement - Upcoming Projects	75,000	75,000	75,000	75,000		Tentative
26 Participation Program Streetscape Reimbursements (Not yet awarded) - Type 1	400,000	400,000	400,000	TBD	TBD	Tentative
27 RMOB - Assessment & Closeout Projects				500,000	5,000,000	Tentative

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# RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT	FY2021	FY2022	FY2023	FY2024	FY2025	STATUS
<b>Estimated Resources</b>	<b>\$19,222,900</b>	<b>\$24,841,700</b>	<b>\$5,231,600</b>	<b>\$7,041,400</b>	<b>\$11,803,711</b>	
<b>MOBILITY</b>						
28 VRT Transit Improvements	30,000	30,000	30,000	30,000	30,000	Obligated
29 Front St. & Myrtle St. Improvements: Enhanced Crosswalk Treatment, post micro sealing		200,000				Tentative
30 S. 10th St. & W. Front St. - Signalized Crossing		200,000				Tentative
31 S. 12th St. & W. Front St. - Signalized Crossing		200,000				Tentative
32 S. 5th St. & S. 6th St. - Traffic Configuration	250,000					Tentative
33 S. 5th St. & W. Myrtle St. - Signalized Crossing	200,000					Tentative
34 Downtown Mobility Infrastructure	230,000	2,000,000	2,000,000			Tentative
35 Neighborhood Traffic Calming - S. 8th St. & W. River St. Bike/Ped Raised Intersection				600,000		Tentative
36 N. 3rd St. Streetscape for North/South Connectivity - W. Jefferson St. to W. Myrtle St. Connectivity			50,000	100,000	2,000,000	Tentative
<b>PLACEMAKING</b>						
37 Linen Blocks, W. Grove St. Improvements (S. 13th St. to S. 10th St.) - See Also Westside	65,000	2,385,000				Designated
38 Linen Blocks, W. Grove St. Improvements (S. 16th St. to S. 13th St.) - See Also Westside	65,000	2,385,000				Designated
39 Old Boise, W. Grove St. Improvements (S. 4th St. to S. 3rd St.)	125,000	1,150,000				Designated
40 Old Boise, W. Grove St. Improvements (S. 6th St. to S. 4th St.)	200,000	1,895,000				Designated
41 Old Boise, W. Grove St. Improvements - 116 6th/512 Grove Street (North Side S. 6th St. to S. 5th St.)	50,000	430,000				Designated
42 Grove Street Connectivity - 3rd to Donna Larsen Park	75,000	675,000				Designated
43 S. 8th St. Corridor Improvements per 2017 Study				1,000,000		Tentative
44 W. Fulton Street Festival Improvements - S. Capitol Blvd to S. 9th St.	200,000	2,000,000				Tentative
45 Downtown Urban Parks Plan / Development Catalyst TBD			50,000	300,000	3,000,000	Tentative
46 Tree Replacement/Addition with Community Forestry	10,000					Tentative

...continued on page 18



# RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT		FY2021	FY2022	FY2023	FY2024	FY2025	STATUS
<b>Estimated Resources</b>		<b>\$19,222,900</b>	<b>\$24,841,700</b>	<b>\$5,231,600</b>	<b>\$7,041,400</b>	<b>\$11,803,711</b>	
<b>SPECIAL PROJECTS</b>							
47	Public Art: S. 8th Street Improvements - Murals	105,000					Tentative
48	Public Art: Alley 7 Improvements (Murals, Entryway/Signifiers, Street Furniture, Functional/Utilitarian)	165,000					Tentative
49	Public Art: Neighborhood Signifier & Erma Hayman House Historic Interpretive Signage		85,000				Tentative
50	Public Art: Grove & 15th Empty Sign – 30th Street (SW corner of intersection adjacent to A'Tavola Parking)		15,000				Tentative
51	Public Art: Re-Wrap Traffic Boxes		15,000	15,000	15,000		Tentative
52	Public Art: Treefort Footprint Public Art/Artist Designed Infrastructure 12th & 13th & Grove Streets		100,000				Tentative
53	Public Art: Myrtle & Broadway Entryway			200,000			Tentative
54	Public Art: Front Street Entryway – East of Courthouse				200,000		Tentative
<b>Estimated Expenses</b>		<b>\$19,222,900</b>	<b>\$24,841,700</b>	<b>\$5,231,600</b>	<b>\$7,041,400</b>	<b>\$11,803,711</b>	

## Status Definitions

**Obligated:** projects for which a formal agreement has been approved and/or executed. This may include an awarded contract, executed task order, or participation agreement.

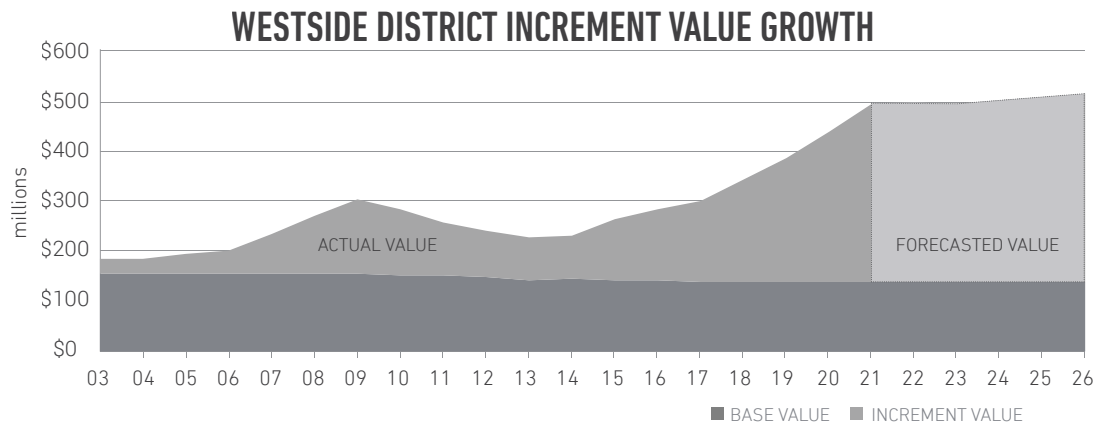
**Designated:** proposed projects for which there has been a board designation, an informal agreement, or demonstrated commitment. This includes things like City Hall Plaza, participation agreements in process, or interagency coordination (Fulton, Broad, State).

**Tentative:** important projects and efforts that are in the early planning stages, and/or projects that are less time sensitive.

# OVERVIEW OF WESTSIDE DISTRICT

The Westside Downtown District is home to Boise Cascade, Idaho Power, Meadow Gold, One Capitol Center, and an abundance of surface parking lots. The Westside plan calls for a rich mixture of urban-style housing, shops, restaurants; increased downtown housing availability; an urban village; plazas and park-like green spaces enriched with public art, concerts and cultural events; improved transit service; robust connections to other parts of downtown, the greenbelt, and the foothills; conversion of surface parking to structured parking; Main and Idaho as retail corridors connecting to the downtown core; pedestrian-oriented design; and enhancement of the Boise City Canal through the district.

CCDC has assisted in several housing projects in the district including The Owyhee mixed use renovation, the Idaho Street Townhomes, The 119 luxury condos, and The Watercooler. The Watercooler was developed through a public land disposition at 14th and Idaho. The project netted 46 new housing units with a ground level restaurant and live/work units. Still more investment is underway including property redevelopment at 10th and State, 11th & Idaho, a public park at 11th and Bannock, and a Grove Street placemaking project.

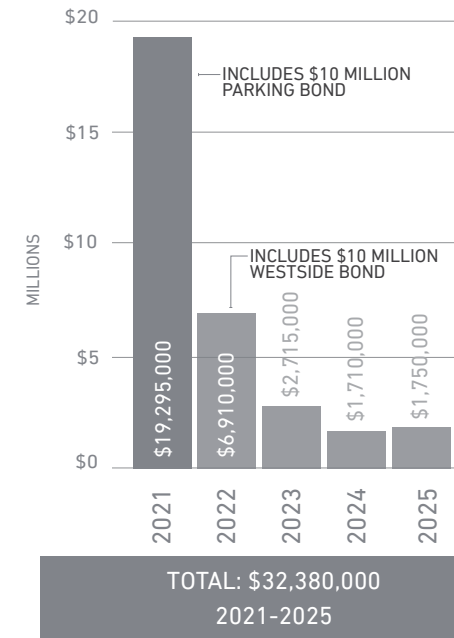


## FAST FACTS:

- 144 ACRES
- TERM: FY2003-FY2026
- BASE VALUE: \$139 MILLION
- 2021 TOTAL PROPERTY VALUE: \$493 MILLION
- 2021 ANNUAL INCREMENT REVENUE: \$4.4 MILLION



WESTSIDE DISTRICT ANNUAL INVESTMENT



# WESTSIDE DISTRICT PROJECTS



WESTSIDE DISTRICT		FY2021	FY2022	FY2023	FY2024	FY2025	STATUS
<b>Estimated Resources</b>		<b>\$19,295,000</b>	<b>\$6,910,000</b>	<b>\$2,715,000</b>	<b>\$1,710,000</b>	<b>\$1,750,000</b>	
<b>ECONOMIC DEVELOPMENT</b>							
1	1024 W. Bannock St. - Hyatt Place - Type 2	120,000	120,000				Obligated
2	1118 W. Idaho St. - 11th & Idaho Bldg. - Type 2		400,000	400,000	300,000		Designated
3	Transformative Development Project (BOND)	10,000,000					Tentative
4	Parcel Acquisition - Workforce/Missing Middle Housing	2,500,000					Tentative
5	Participation Program - Project(s) TBD - Type 2	TBD	TBD	TBD	TBD	TBD	Tentative
<b>INFRASTRUCTURE</b>							
6	N. 8th St. & W. Bannock St. Streetscape - (See also RMOB)	780,000					Obligated
7	N. 8th St. & W. Bannock St. Repaving - Cost Share with ACHD (See also RMOB)	410,000					Obligated
8	N. 8th & W. Bannock St. - City of Boise Geothermal Expansion (See also RMOB)	80,000					Obligated
9	1070 W. Grove St. - Safari Inn PP - Type 1	25,000					Designated
10	W. State St. Streetscape - N. 16th St. - N. 8th St. - Both Sides (Joint Project w/ACHD) + Conduit	50,000	1,500,000				Designated
11	Pre Development & Community Engagement - Upcoming Projects	50,000	50,000	50,000	50,000	50,000	Tentative
12	N. 11th St. Streetscape - W. Grove St. to W. Washington St. Connectivity	300,000	2,000,000				Tentative
13	N. 11th St. Streetscape - W. Grove St. to W. Washington St. Connectivity - Protected Bike Lanes		500,000				Tentative
14	W. Bannock St. Streetscape - N. 13th St. to N. 16th St.				900,000		Tentative
15	S. 15th St. Streetscape - West Side of S. 15th St. - W. Front St. to W. Idaho St.		300,000				Tentative
16	Participation Program Streetscape Reimbursements (Not yet awarded) - Type 1	400,000	400,000	400,000	400,000	400,000	Tentative
17	WS Closeout - Accessments & Projects					200,000	Tentative

...continued on page 21

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# WESTSIDE DISTRICT PROJECTS



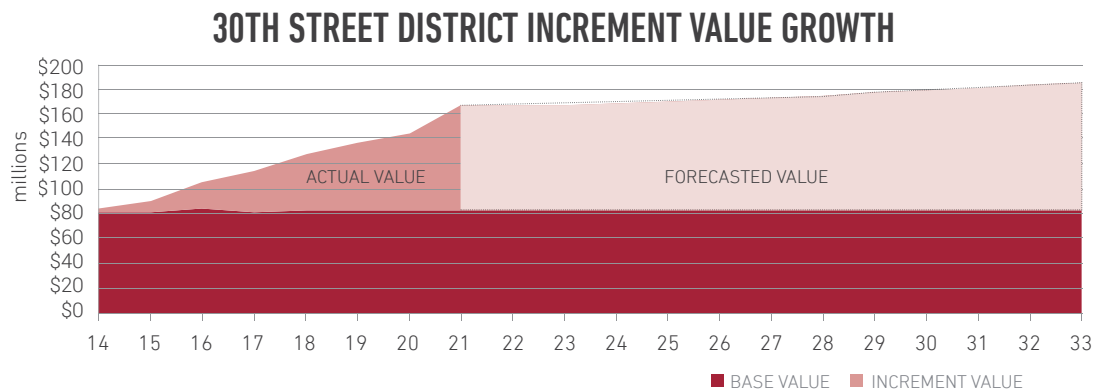
WESTSIDE DISTRICT		FY2021	FY2022	FY2023	FY2024	FY2025	STATUS
<b>Estimated Resources</b>		<b>\$19,295,000</b>	<b>\$6,910,000</b>	<b>\$2,715,000</b>	<b>\$1,710,000</b>	<b>\$1,750,000</b>	
<b>MOBILITY</b>							
18	Downtown Mobility Infrastructure	200,000	1,000,000	1,750,000			Designated
<b>PLACEMAKING</b>							
19	N. 11th St. & N. Bannock St. – Westside Urban Park	4,000,000					Obligated
20	Public Art: N. 11th St. & N. Bannock St. – Westside Urban Park Art - Type 4	350,000					Obligated
21	Linen Blocks, W. Grove St. Improvements (S. 13th St. to S. 10th St.) - See Also RMOB	10,000	265,000				Tentative
22	Linen Blocks, W. Grove St. Improvements (S. 16th St. to S. 13th St.) - See Also RMOB	10,000	265,000				Tentative
23	Tree Replacement/Addition with Community Forestry - Type 4	10,000					Tentative
24	Public Space, WS District			45,000	45,000	1,100,000	Tentative
<b>SPECIAL PROJECTS</b>							
25	Public Art: Treefort Footprint Public Art/Artist Designed Infrastructure, Grove Street			55,000			Tentative
26	Public Art: Eyes of the World Corner 16th & Grove in ROW		75,000				Tentative
27	Public Art: Record Exchange Mural		20,000				Tentative
28	Public Art: Re-Wrap Traffic Boxes		15,000	15,000	15,000		Tentative
<b>Estimated Expenses</b>		<b>\$19,295,000</b>	<b>\$6,910,000</b>	<b>\$2,715,000</b>	<b>\$1,710,000</b>	<b>\$1,750,000</b>	

# OVERVIEW OF 30TH STREET DISTRICT

The 30th Street master plan envisions the district as a premiere urban place celebrating its unique location between the Boise River corridor and downtown Boise. It includes attractive neighborhoods and vibrant mixed-use activity centers serving local residents, the community and the region. The area serves as a gateway to downtown, welcomes visitors and has a unique identity and strong sense of place where people and businesses thrive.

Recent and ongoing improvements in the district include the Whitewater Park, Esther Simplot Park, Whitewater Park Boulevard, 27th Street road upgrades, a new surgical office building, and a proposed College of Western Idaho campus.

Significant new development projects, include the Adare Manor Apartments, and Saint Luke's medical facility. These projects are providing significant new mixed-use, commercial development including medical office, housing, retail, and parking to the existing uses.

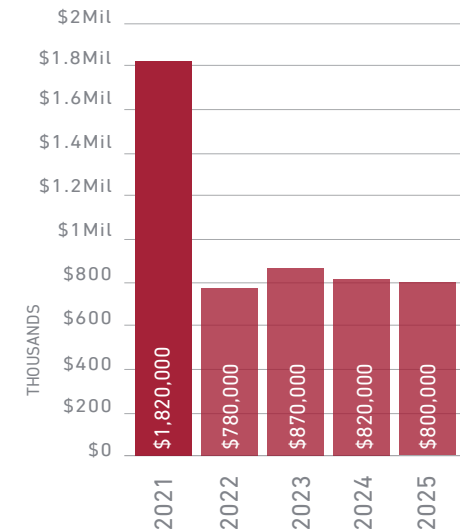


## FAST FACTS:

- 213 ACRES
- TERM: FY2014-FY2033
- BASE VALUE: \$81 MILLION
- 2021 TOTAL PROPERTY VALUE: \$167 MILLION
- 2021 ANNUAL INCREMENT REVENUE: \$1 MILLION



### 30TH STREET DISTRICT ANNUAL INVESTMENT



**TOTAL: \$5,090,000**  
2021 - 2025

# 30TH STREET DISTRICT PROJECTS



30TH STREET DISTRICT	FY2021	FY2022	FY2023	FY2024	FY2025	STATUS
<b>Estimated Resources</b>	<b>\$1,820,000</b>	<b>\$780,000</b>	<b>\$870,000</b>	<b>\$820,000</b>	<b>\$800,000</b>	
<b>ECONOMIC DEVELOPMENT</b>						
1 2403 W. Fairview Ave. - Adare Manor – Type 2 & 4	120,000	120,000	120,000	120,000		Obligated
2 Parcel Acquisition - Housing - Workforce/Missing Middle	1,100,000					Tentative
3 Participation Program - Project(s) TBD - Type 2	TBD	TBD	TBD	TBD	TBD	Tentative
4 Engineering and Assessments for Bonding		100,000	50,000			Tentative
<b>INFRASTRUCTURE</b>						
5 Participation Program Streetscape Reimbursements (Not yet awarded) - Type 1			200,000	200,000	200,000	Tentative
<b>MOBILITY</b>						
6 Main Fairview Improvements, Transit Islands, Etc...	600,000					Tentative
7 Downtown Mobility Infrastructure		500,000	500,000	500,000	500,000	Tentative
<b>PLACEMAKING</b>						
8 Downtown Urban Parks Plan / Development Catalyst (TBD)						Tentative
<b>SPECIAL PROJECTS</b>						
9 Public Art: Greenbelt Underpass Murals (Main North & South Sides, Fairview, North Side)		60,000				Tentative
10 Public Art: Fairview Ave Entryway Experience – ROW between River and Whitewater					100,000	Tentative
<b>Estimated Expenses</b>	<b>\$1,820,000</b>	<b>\$780,000</b>	<b>\$870,000</b>	<b>\$820,000</b>	<b>\$800,000</b>	

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# OVERVIEW OF SHORELINE DISTRICT

The Shoreline District holds opportunity to solve public infrastructure deficiencies in the Lusk Street neighborhood, revitalize the riverfront neighborhood and enhance the riverfront amenities and mobility corridor along the Boise River.

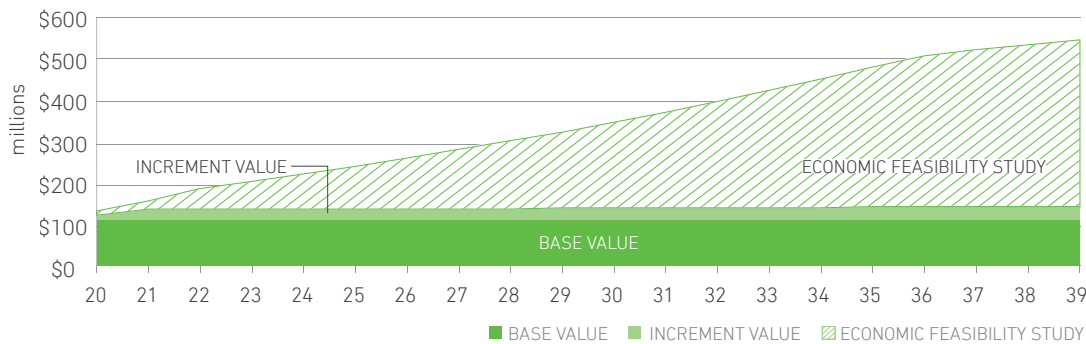
The City of Boise directed Capital City Development Corporation (CCDC), Boise's redevelopment agency, to proceed with the Shoreline District formation process. Initial investigations began in early 2017, approved of by stakeholders and partner agencies.

## FAST FACTS:

- 195 ACRES
- TERM: FY2020-FY2039
- BASE VALUE: \$108 MILLION
- 2021 TOTAL PROPERTY VALUE: \$132 MILLION
- 2021 ANNUAL INCREMENT REVENUE: \$290 THOUSAND

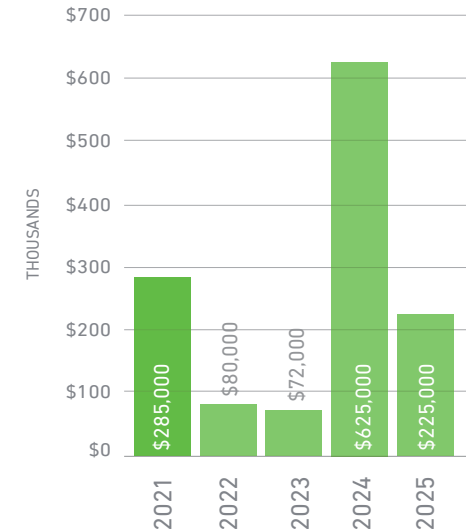


## SHORELINE DISTRICT INCREMENT VALUE GROWTH



\* Increment Value: Current year values plus known development.

## SHORELINE DISTRICT ANNUAL INVESTMENT



**TOTAL: \$1,287,000**  
2021 - 2025



# SHORELINE DISTRICT PROJECTS



SHORELINE DISTRICT	FY2021	FY2022	FY2023	FY2024	FY2025	STATUS
<b>Estimated Resources</b>	<b>\$285,000</b>	<b>\$80,000</b>	<b>\$72,000</b>	<b>\$625,000</b>	<b>\$225,000</b>	
<b>ECONOMIC DEVELOPMENT</b>						
1 Outreach & Design: 17th Street Master Plan/Shoreline Streetscape Standards	50,000					Designated
2 Outreach & Design: Shoreline River Development Standards		80,000				Designated
3 Outreach & Design: Shoreline Stormwater Standards	35,000					Designated
4 Participation Program - Project(s) TBD - Type 2	TBD	TBD	TBD	TBD	TBD	Tentative
<b>INFRASTRUCTURE</b>						
5 Streetscape Improvements - S. Lusk St., Boise River to W. Ann Morrison Park Dr. (one side)				600,000		Tentative
6 Streetscape Improvements - S. La Pointe St., W. Royal Blvd to W. Sherwood St.						Tentative
7 Streetscape Improvements - W. Royal Blvd, S. La Pointe St. to 9th St.						Tentative
8 Underground Overhead Power and Telecomm - Lusk Neighborhood						Tentative
9 Pre Development & Community Engagement - Upcoming Projects						Tentative
<b>MOBILITY</b>						
10 Greenbelt Path Improvements - North and South shores, Phase 1						Tentative
11 Temporary Public Parking Capital Improvements	200,000					Tentative
<b>PLACEMAKING</b>						
12 Area Lighting - Greenbelt Bridge Adjacent to I-184 Connector			72,000			Tentative
13 Surface Improvements - 8th St Pedestrian Bridge					75,000	Tentative
14 Recreational/Emergency River Access Facility - Shoreline Park				25,000	150,000	Tentative
<b>Estimated Expenses</b>	<b>\$285,000</b>	<b>\$80,000</b>	<b>\$72,000</b>	<b>\$625,000</b>	<b>\$225,000</b>	

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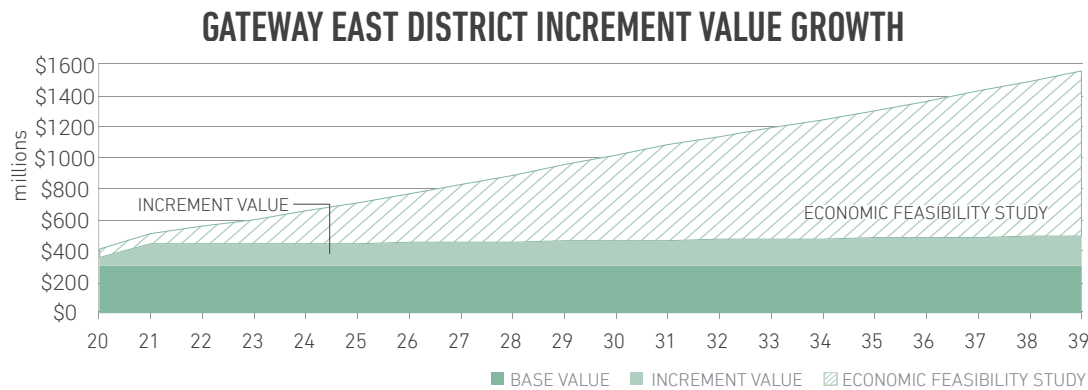
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# OVERVIEW OF GATEWAY EAST DISTRICT

The Gateway East District holds opportunity to diversify Boise's economy, create quality jobs, and plan for industrial growth by improving infrastructure and promoting industrial development in and around Boise's Airport Planning Area. The City of Boise approved the Urban Renewal Plan for the Gateway East Economic Development Project Area in December 2018.

The City of Boise directed Capital City Development Corporation (CCDC), Boise's redevelopment agency, to proceed with the Gateway East District formation process. Initial investigations began in early 2018, approved of by stakeholders and partner agencies.



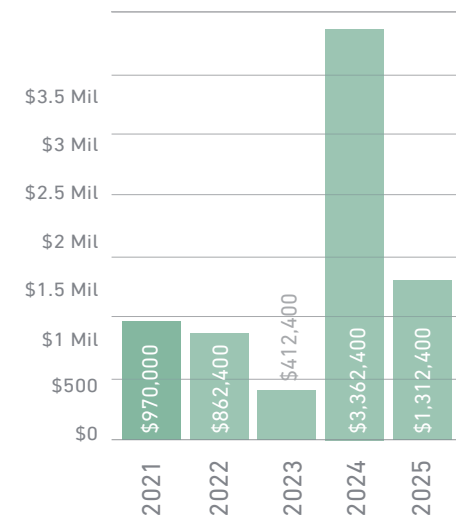
\* Increment Value: Current year values plus known development.

## FAST FACTS:

- 2,643 ACRES
- TERM: FY2020-FY2039
- BASE VALUE: \$303 MILLION
- 2021 TOTAL PROPERTY VALUE: \$443 MILLION
- 2021 ANNUAL INCREMENT REVENUE: \$1.7 MILLION



### GATEWAY EAST DISTRICT ANNUAL INVESTMENT



**TOTAL: \$6,919,600**  
2021 - 2025

# GATEWAY EAST DISTRICT PROJECTS



SHORELINE DISTRICT	FY2021	FY2022	FY2023	FY2024	FY2025	STATUS
<b>Estimated Resources</b>	<b>\$970,000</b>	<b>\$862,400</b>	<b>\$412,400</b>	<b>\$3,362,400</b>	<b>\$1,312,400</b>	
<b>ECONOMIC DEVELOPMENT</b>						
1 9025 S Federal Way - Office/Warehouse - PP Type 2		16,200	16,200	16,200	16,200	Designated
2 Boise Gateway 1 - PP Type 2		106,200	106,200	106,200	106,200	Designated
3 9100 S Eisenman Rd - R&L Carriers - PP Type 2			90,000	90,000	90,000	Designated
<b>INFRASTRUCTURE</b>						
4 Production Ave to Amity & Gowen - Conduit Bank (5300')	450,000					Obligated
5 Participation Program - Type 1		200,000	200,000	200,000	400,000	Tentative
6 Apple Street - Phase 1		250,000		2,700,000		Tentative
7 Eisenman Power Undergrounding	250,000					Tentative
8 Engineering and Assessments for Bonding (Q2 Bond)				250,000	700,000	Tentative
9 Blue Valley - Area Improvements		200,000				Tentative
<b>MOBILITY</b>						
10 Gowen Bridge Work & Conduit Type 4	270,000	90,000				Obligated
<b>Estimated Expenses</b>	<b>\$970,000</b>	<b>\$862,400</b>	<b>\$412,400</b>	<b>\$3,362,400</b>	<b>\$1,312,400</b>	

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# CITY GOAL IMPLEMENTATION



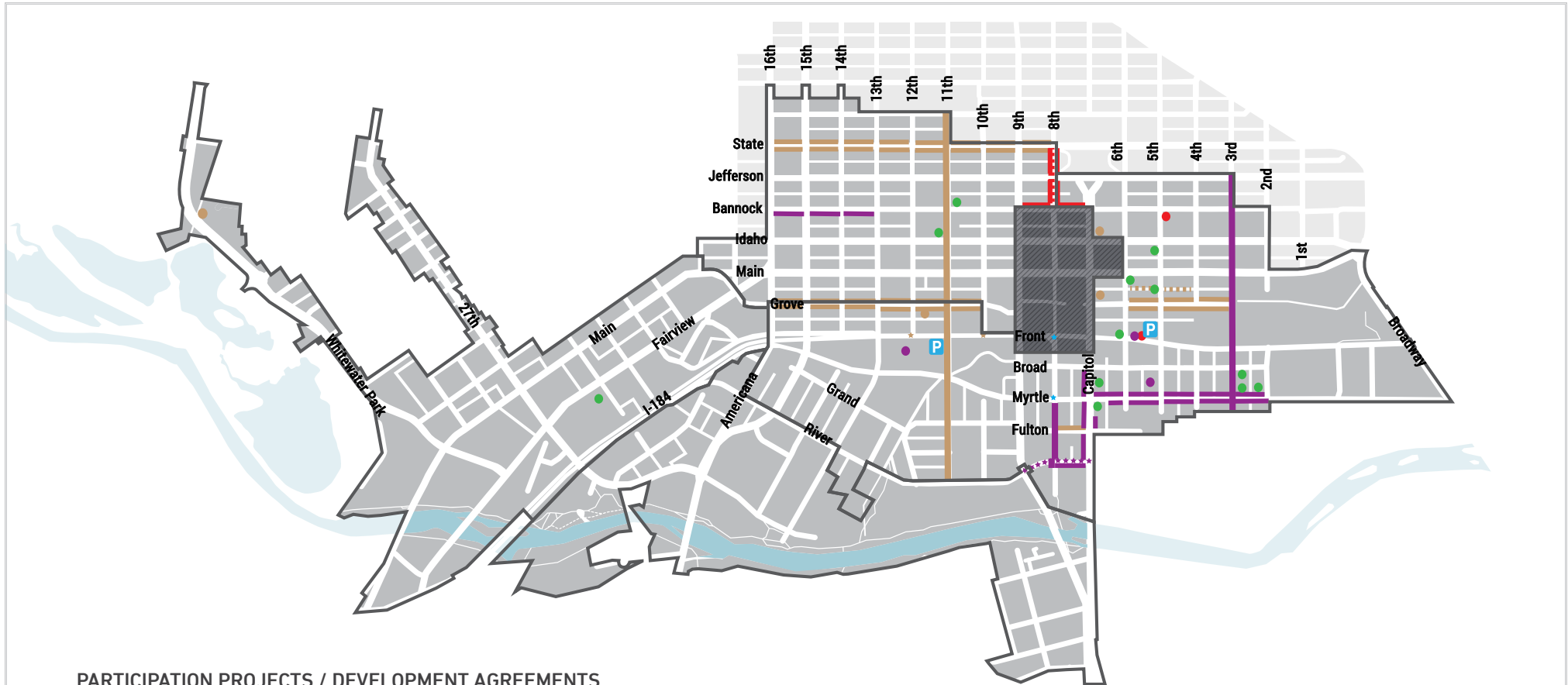
Blueprint Boise, the comprehensive plan for the City of Boise, was originally adopted in November 2011 and has seventeen goals for the Downtown Boise Planning Area. These goals are compatible with CCDC's Key Strategies used to accomplish our mission and vision for downtown Boise. CCDC values collaboration with the City and works to advance both

the redevelopment goals of each urban renewal plan as well as the City's Blueprint Boise goals for Downtown. All of CCDC's projects fall under one of the five key strategies identified below, and each key strategy works in unison with at least one of Blueprint Boise's goals.

BLUEPRINT BOISE DOWNTOWN GOALS	 ECON. DEVELOPMENT	 INFRASTRUCTURE	 MOBILITY	 PLACE MAKING	 SPECIAL PROJECTS
<b>CENTERS, CORRIDORS &amp; NEIGHBORHOODS</b>					
Downtown as civic, economic, educational, social and cultural center	●	●			
Create in-town residential neighborhoods on the periphery of the CBD	●	●			
Encourage redevelopment of surface parking	●		●	●	
<b>PARKING</b>					
Implement a Downtownwide parking system			●		
<b>CONNECTIVITY</b>					
Develop a robust, multimodal transportation system		●	●	●	
Strengthen connections to the Boise River and Downtown subdistricts	●		●	●	
<b>PUBLIC SERVICES/FACILITIES</b>					
Maximize the use of existing infrastructure Downtown				●	
<b>NEIGHBORHOOD CHARACTER</b>					
Use Downtown development as a model for sustainable land use		●	●		
Create a safe, clean, and enjoyable environment Downtown		●	●	●	●
Recognize the role religious institutions and other service providers					●
High standard for quality design and construction Downtown	●			●	
<b>CULTURE, EDUCATION &amp; ARTS</b>					
Maintain Downtown as the cultural center for the community and region	●	●			●
Retain and expand education opportunities Downtown					●
Recognize and protect historic resources Downtown	●				●
<b>ECONOMIC DEVELOPMENT</b>					
Create and maintain a prosperous economy Downtown		●			
Strive to keep Downtown's economy diversified		●			
Balance prosperity, preservation, and design in permitting new development	●	●		●	●



# CIP PROJECT MAP



## PARTICIPATION PROJECTS / DEVELOPMENT AGREEMENTS

- P** PARKING PARTICIPATION
- TYPE 1 PARTICIPATION PROJECT: STREETSCAPE GRANT
- TYPE 2 PARTICIPATION PROJECT: GENERAL ASSISTANCE
- TYPE 3 PARTICIPATION PROJECT: TRANSFORMATIVE ASSISTANCE
- TYPE 4 PARTICIPATION PROJECT: PUBLIC-PRIVATE COORDINATION
- TYPE 5 PARTICIPATION PROJECT: PROPERTY DISPOSITION (CCDC - OWNED)
- PENDING 30TH STREET AREA (WEST END) DEVELOPMENTS

### STREETSCAPE/ PLACEMAKING PROJECTS



### MOBILITY PROJECTS



### INFRASTRUCTURE/ UTILITY PROJECTS



# CAPITAL CITY DEVELOPMENT CORPORATION

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