

5-YEAR CAPITAL IMPROVEMENT PLAN



CAPITAL CITY
DEVELOPMENT CORP

FISCAL YEAR 2018-2022
MID-YEAR AMENDMENT 3.12.2018



TABLE OF CONTENTS

03 ABOUT CCDC

04 DISTRICT MAP

05 ABOUT THE CIP

06 CIP CREATION

08 KEY STRATEGIES

09 ECONOMIC DEVELOPMENT

10 INFRASTRUCTURE

11 MOBILITY

12 PLACEMAKING

13 SPECIAL PROJECTS

14 INVESTMENT SUMMARY

15 PROJECTS BY DISTRICT

16 CENTRAL

18 RIVER MYRTLE

21 WESTSIDE

23 30TH STREET

25 CITY GOAL IMPLEMENTATION

26 CIP PROJECT MAP





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

DISTRICT PROJECTS

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

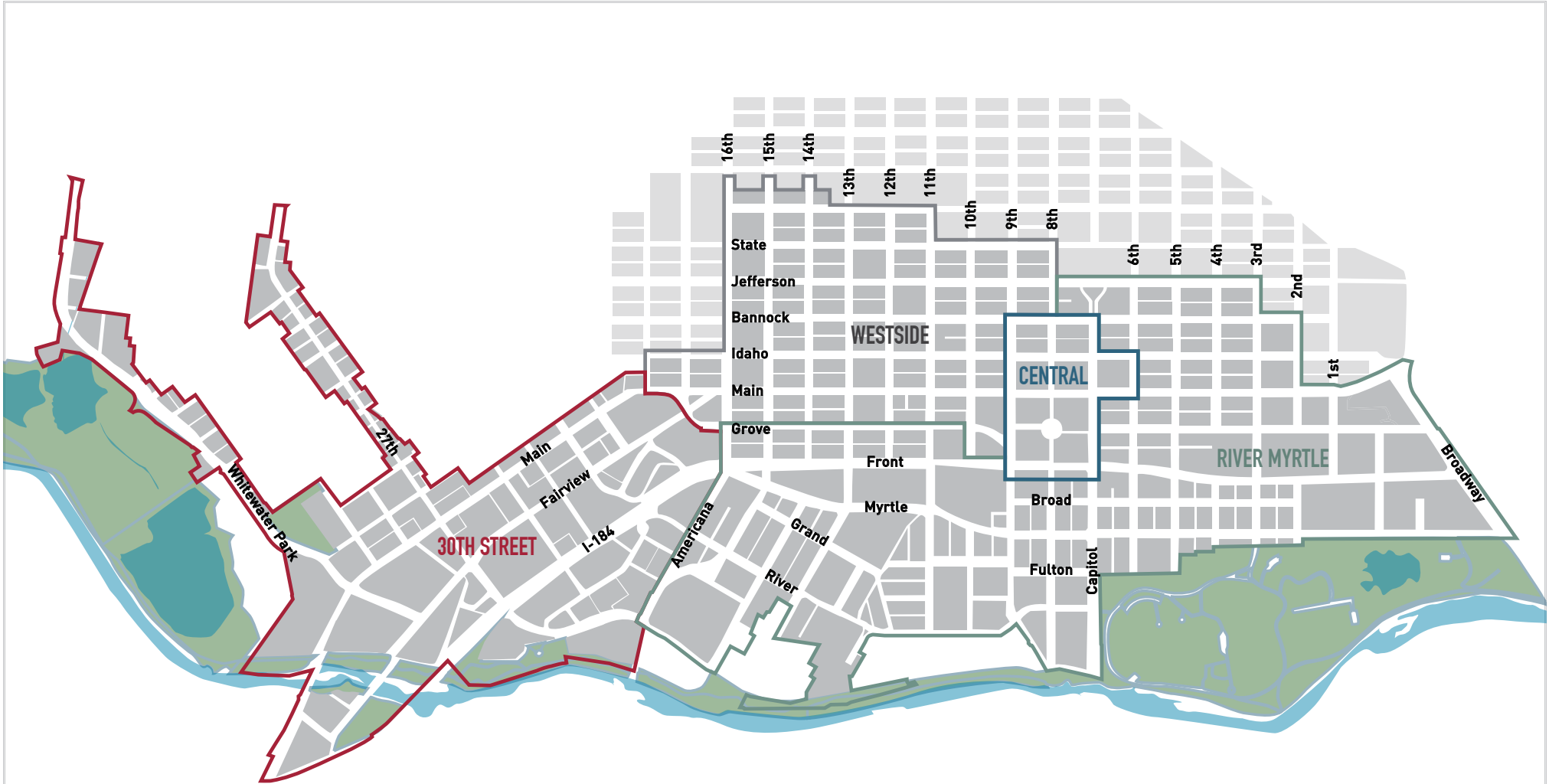


PLACE MAKING



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.



CENTRAL DISTRICT
1989 - 2018

RIVER MYRTLE DISTRICT
1996 - 2025



WESTSIDE DISTRICT
2003 - 2026

30TH STREET DISTRICT
2014 - 2033



5-YEAR CAPITAL IMPROVEMENT PLAN



1-YEAR BUDGET



1-YEAR PROJECT LIST

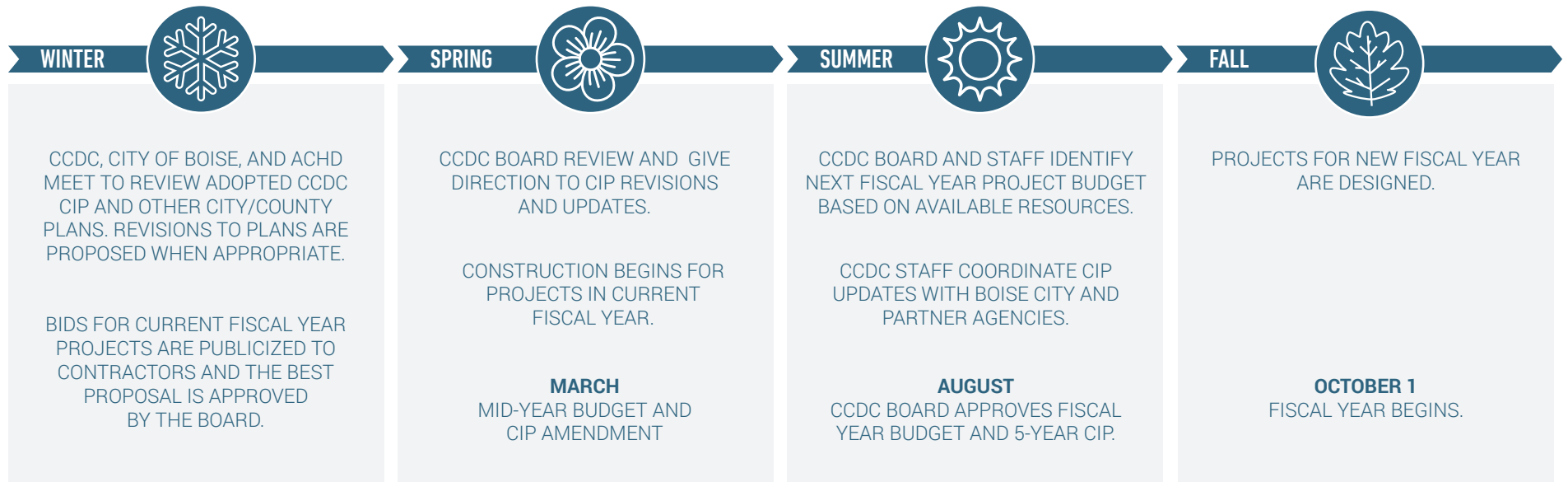
WHY DOES CCDC CREATE A 5-YEAR CIP?

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



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.



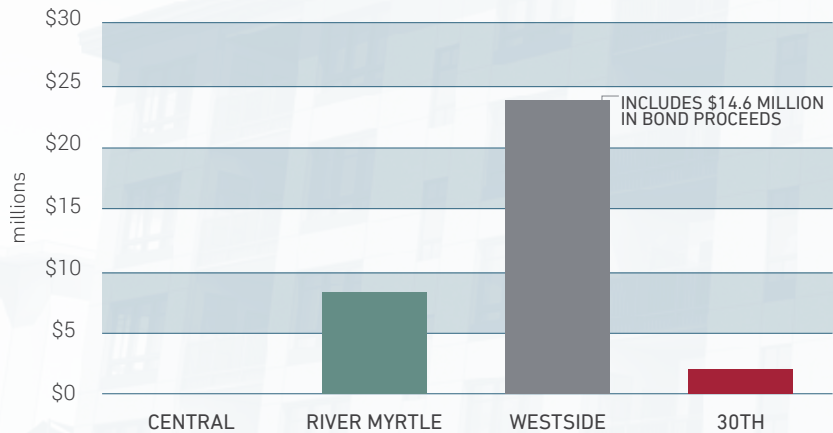


ECONOMIC DEVELOPMENT

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



5-YEAR ECON. DEVELOPMENT INVESTMENT BY DISTRICT



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 under-utilized 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.

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

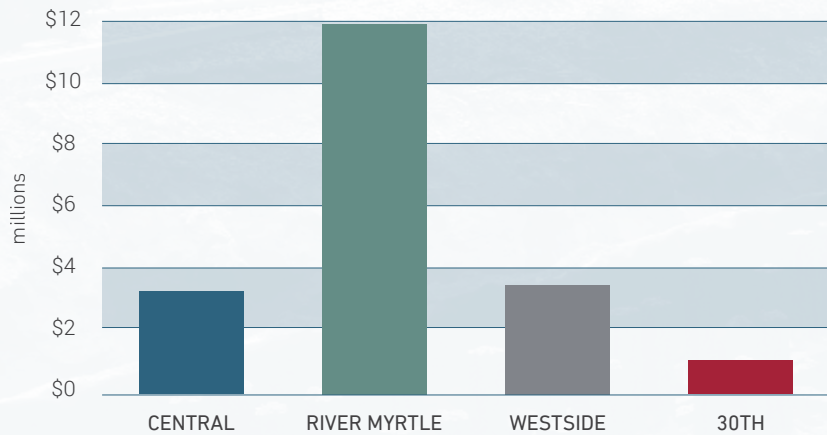


INFRASTRUCTURE

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)

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.

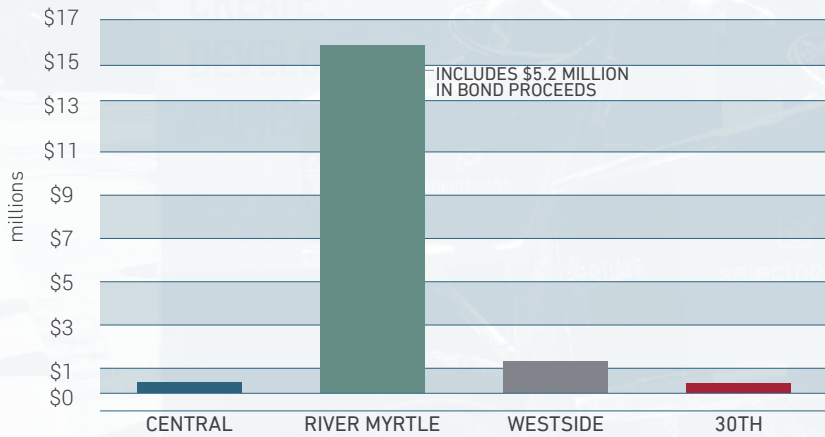


MOBILITY

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



5-YEAR MOBILITY INVESTMENT BY DISTRICT



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, a new Wayfinding System will **advance economic vitality** by clearly designating popular downtown locations and parking structures. This makes 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.**

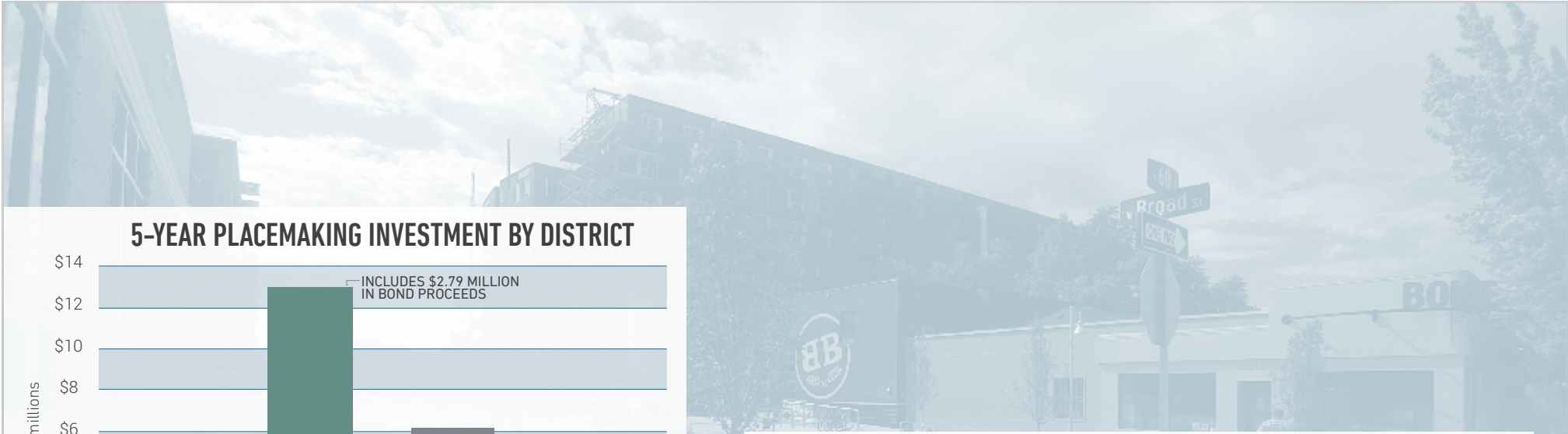
WHAT DOES THIS TYPE OF PROJECT INCLUDE?

- CAPITAL IMPROVEMENTS AND UPDATES TO EXISTING PARKING STRUCTURES
- CONTRIBUTING FUNDS TO PUBLIC/ PRIVATE PARTNERSHIP PARKING GARAGE PROJECTS
- DOWNTOWN WAYFINDING SYSTEM FOR PEDESTRIAN, BICYCLE, AND VEHICULAR TRAFFIC
- DOWNTOWN CIRCULATOR PRELIMINARY ENGINEERING
- BOISE GREENBIKE
- TRANSIT SHELTERS
- PROTECTED BIKE LANES
- MAIN STREET STATION FUNDING
- BUILDING NEW PARKING STRUCTURES
- 2- WAY STREET CONVERSIONS

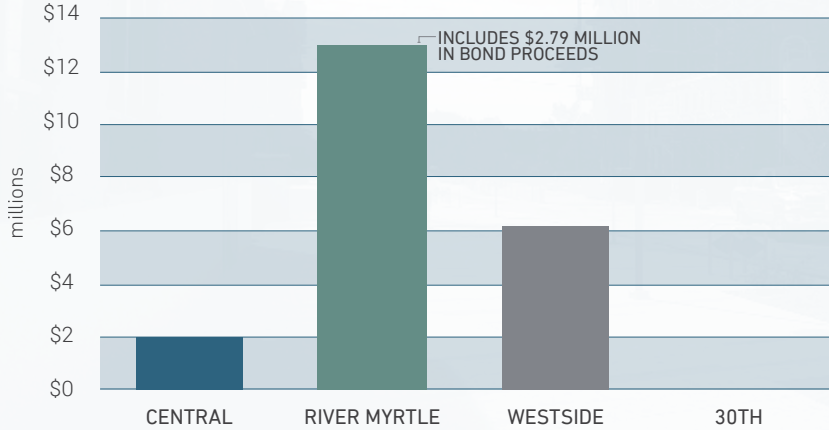


PLACE MAKING

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



5-YEAR PLACEMAKING INVESTMENT BY DISTRICT



WHAT DOES THIS TYPE OF PROJECT INCLUDE?

- STREETScape UPDATES - NEW SIDEWALK PAVING, CURB AND GUTTER, STREET TREES, HISTORIC STREETLIGHTS, BIKE RACKS, LITTER RECEPTACLES, AND BENCHES
- OPEN SPACE CREATION - PUBLIC PARKS, PLAZAS, SIDEWALK CAFE SEATING, AND PATHWAYS (E.G. THE GROVE PLAZA, PIONEER PATHWAY)

WHY DOES CCDC INVEST IN THESE PROJECTS?

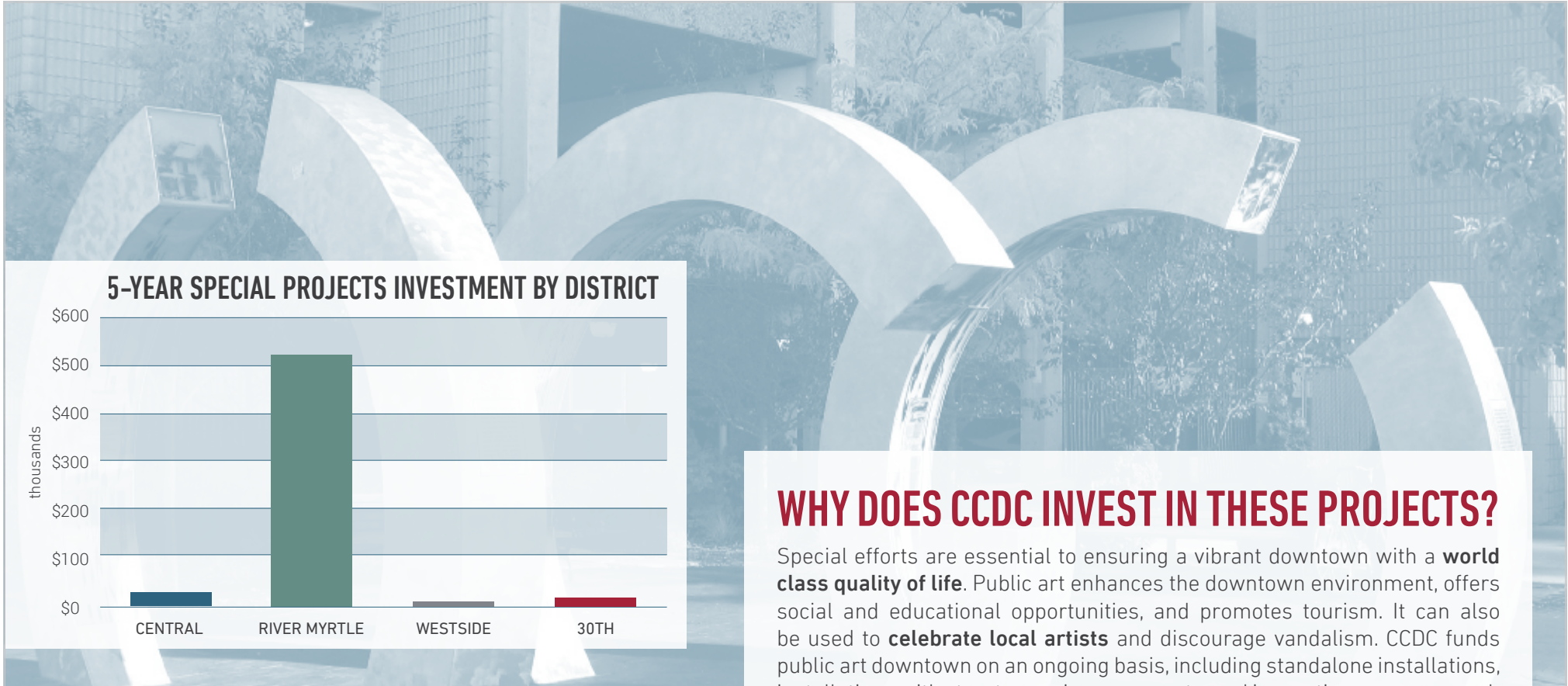
Creating places and neighborhoods people love is a key element in making a city desirable for residents, visitors, and investors. There is a tangible difference between the streets which CCDC has improved with new trees, pavers, and benches and the old, cracked concrete sidewalks with no shade or interest 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.

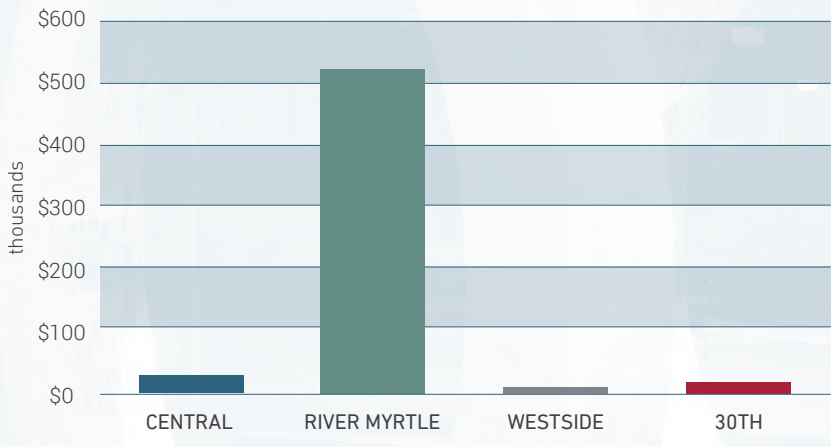


SPECIAL PROJECTS

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. SCULPTURE IN BODO)
- MARKET STUDIES (HOUSING, HOTEL)
- HISTORIC PRESERVATION

WHY DOES CCDC INVEST IN THESE PROJECTS?

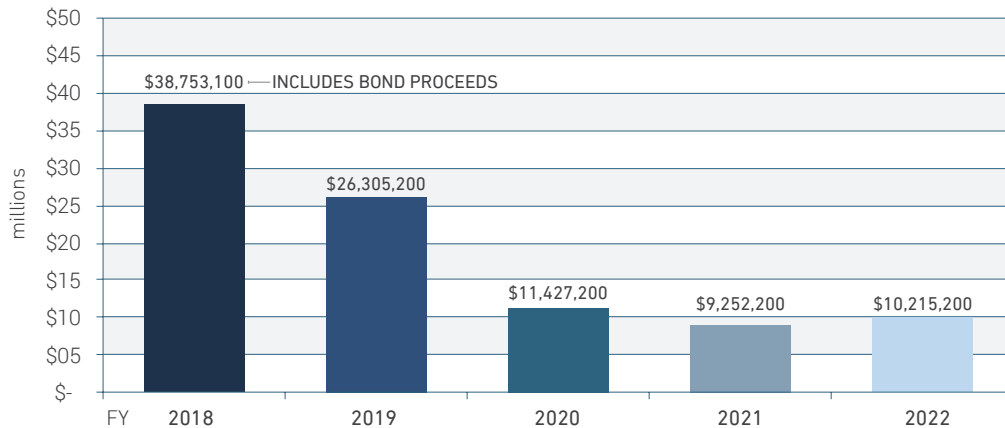
Special efforts are essential to ensuring a vibrant downtown with a **world class quality of life**. Public art enhances the downtown environment, offers social and educational opportunities, and promotes tourism. It can also be used to **celebrate local artists** and discourage vandalism. CCDC funds 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.

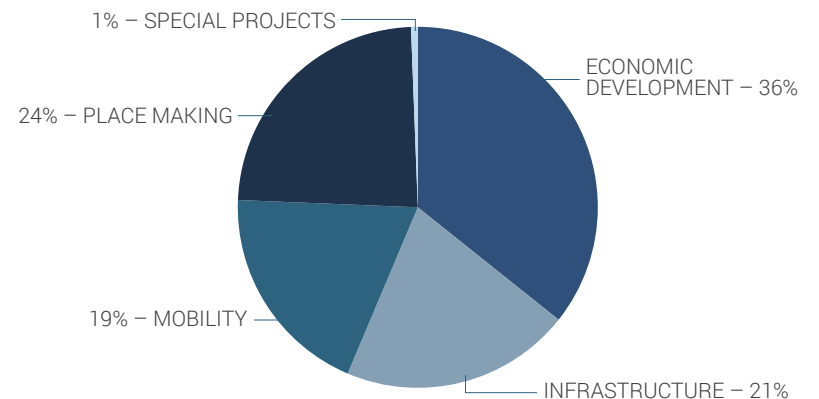
INVESTMENT SUMMARY


FY '18 INVESTMENT SUMMARY		CENTRAL	RIVER MYRTLE	WESTSIDE	30TH STREET	TOTAL
	ECONOMIC DEVELOPMENT		\$8,314,800	\$24,052,000	\$1,890,000	\$34,256,800
	INFRASTRUCTURE	\$3,258,500	\$11,959,000	\$3,525,000	\$1,090,000	\$19,832,500
	MOBILITY	\$565,800	\$16,003,100	\$1,462,000	\$461,300	\$18,492,200
	PLACE MAKING	\$1,941,400	\$14,973,000	\$5,875,000		\$22,789,400
	SPECIAL PROJECTS	\$30,000	\$527,000	\$10,000	\$15,000	\$582,000
	TOTAL	\$5,795,700	\$51,776,900	\$34,924,000	\$3,456,300	\$95,952,900

INVESTMENT PER FISCAL YEAR



5-YEAR INVESTMENT BY PROJECT TYPE





DISTRICT OVERVIEW AND PROJECTS

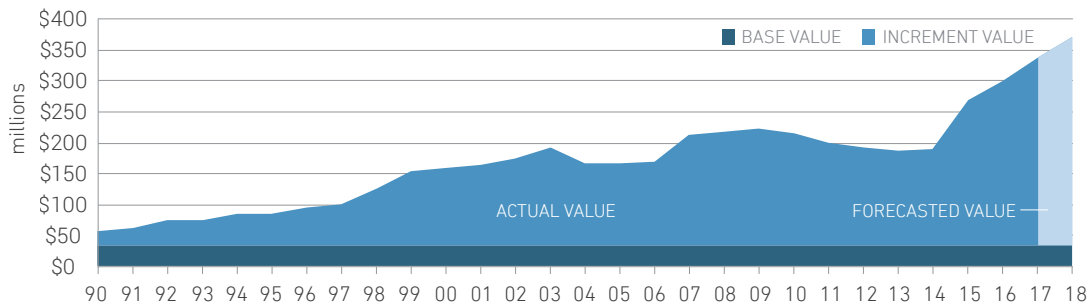
ABOUT CENTRAL DISTRICT

The original urban renewal district in downtown Boise, the Central District has evolved a great deal over the years. It was first established as part of the federal urban renewal program in 1965 in hopes of locating a regional shopping mall in downtown Boise. After the federal government discontinued its urban renewal program and efforts to establish a regional mall downtown were averted, the Central District was subsequently reconfigured as an urban renewal district funded by tax increment financing in 1987.

Rather than a regional mall the plan called for mixed-use, pedestrian-oriented development, including office, retail, residential and cultural uses in new structures or renovated historic buildings. As the Central District prepares to sunset, nearly all of the goals of the 1987 have been accomplished including creating lively streets lined with retail; enhancing Capitol Boulevard as a grand gateway; improving 8th Street as a principal pedestrian connection; building a major public open space - The Grove Plaza; eliminating surface parking by constructing structured public parking to allow downtown development to intensify; funding public art projects; and creating a downtown business association to manage downtown marketing and events, as well as public space operation and maintenance.

These public improvements have been joined by substantial private investments, including the 8th & Main building, Aspen Lofts, Boise Centre, Chase building, Grove Hotel & CenturyLink Arena, and Wells Fargo building. Still more public and private investments are expected before the district expires, including City Center Plaza and Main Street Station as well as City Hall Plaza and The Grove Plaza renovations.

CENTRAL DISTRICT INCREMENT VALUE GROWTH

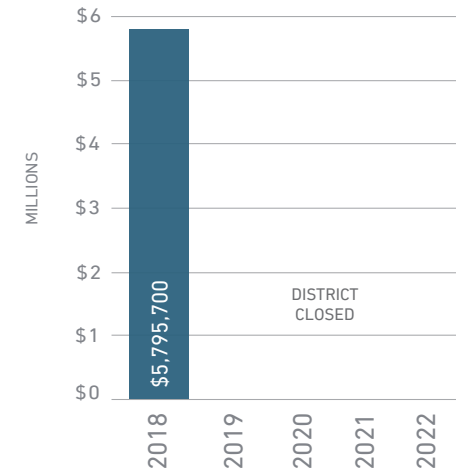


FAST FACTS:

- 34 ACRES
- ESTABLISHED: 1989
- DISTRICT ENDS: 2018
- BASE VALUE: \$31 MILLION
- 2017 TOTAL VALUE: \$353 MILLION
- 2018 ANNUAL TIF REVENUE: \$5.2 MILLION



CENTRAL DISTRICT ANNUAL INVESTMENT



TOTAL: \$5,795,700
2018-2022

CENTRAL DISTRICT PROJECTS



CENTRAL DISTRICT	FY2018	FY2019	FY2020	FY2021	FY2022	STATUS
Estimated Resources	\$5,795,700	N/A	N/A	N/A	N/A	
INFRASTRUCTURE						
1 176 Capitol Blvd - Business Interiors of Idaho - Type 1 Participation Program	120,000					Obligated
2 150 8th Street - Capitol Terrace - Type 1 Participation Program	150,000					Obligated
3 222 8th Street - Diablo & Sons - Type 1 Participation Program	150,000					Designated
4 801 Main Street - Retail Awnings - Type 1 Participation Program	150,000					Tentative
5 TBD Type 1 Participation Program Project	150,000					Tentative
6 Public Art Participation	50,000					Tentative
7 8th Street Streetscape Improvements - Main to Bannock	740,000					Designated
8 Capitol Improvements- east side, Front to alley between Grove & Main, and Idaho to Bannock	1,148,500					Designated
9 Loading Zone/Sidewalk Enhancement, and misc. spot repair/replacement	550,000					Designated
10 Newspaper Stand Consolidation	50,000					Designated
MOBILITY		DISTRICT CLOSED				
11 Downtown Secure Bike Parking Design and Construction	100,000					Designated
12 Capitol & Main Garage Painting	200,000					Tentative
13 Wayfinding Project Installation	151,500					Designated
14 Main Street Station/Capitol and Main Public Art / Enhancements	114,300					Tentative
PLACEMAKING						
15 8th Street Retractable Event Bollards	Included in #3					Obligated
16 Alley Place making Project (8th to Capitol between Idaho and Bannock)	570,000					Obligated
17 City Hall Plaza Improvements	716,400					Obligated
18 City Hall Streetscapes West Side	655,000					Obligated
SPECIAL PROJECTS						
19 Protective Bollards at Capitol Blvd. & Front St.	30,000					Designated
Estimated Expenses	\$5,795,700					

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: includes important projects and efforts that are less well defined, or projects that are less time sensitive.

ABOUT 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 in 1994. 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 (St. Luke's Medical Center), riverfront parks and the Boise River Greenbelt, and Boise State University. In 2004, the district was expanded to include Old Boise-Eastside and some additional areas between River Street and the Boise River making it the largest district. The district's urban renewal plan seeks to strengthen north-south connections between downtown and the Boise River; re-establish mixed-use, urban neighborhoods as part of an expanded downtown; extend/connect the Boise River Greenbelt and Julia Davis Park into sub-districts; and develop the Cultural District on the south end of 8th Street.

Public and private investment in the district to date includes the Ada County Courthouse Corridor, BoDo, the Downtown Connector (Front and Myrtle), Idaho Independent Bank Building, three public parking garages, numerous streetscape improvements, three prominent regional or national grocery chains, and numerous multifamily housing developments.

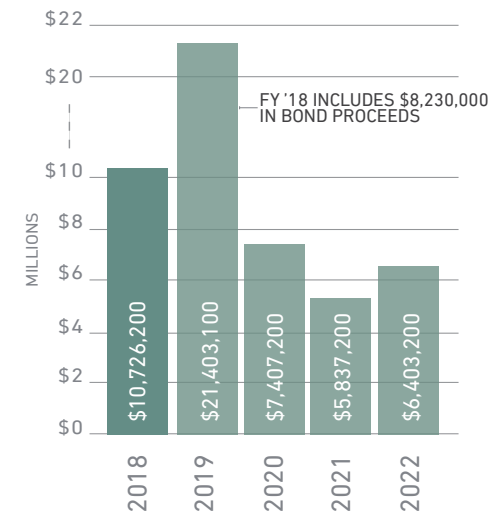
Still more public and private investment is underway or expected, including the Afton, Central Addition LIV District infrastructure improvements, JUMP and Simplot world headquarters, Payette Brewery, the completion of the Pioneer Pathway, 5th & Idaho, Idaho History Museum remodel, The Fowler Apartments, and four new hotels.

FAST FACTS:

- 340 ACRES
- ESTABLISHED: 1994
- DISTRICT ENDS: 2026
- BASE VALUE: \$129 MILLION
- 2017 TOTAL VALUE: \$673 MILLION
- 2018 ANNUAL TIF REVENUE: \$8.5 MILLION

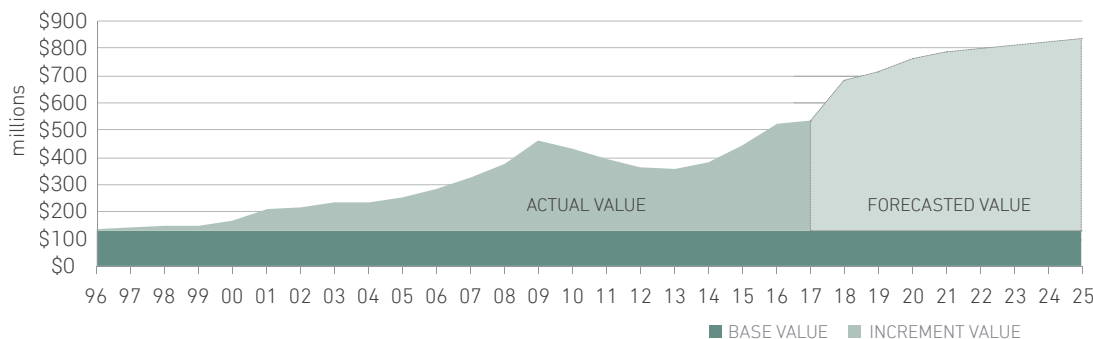


RIVER MYRTLE ANNUAL INVESTMENT



TOTAL: \$51,776,900
2018 - 2022

RIVER MYRTLE DISTRICT INCREMENT VALUE GROWTH



RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT		FY2018	FY2019	FY2020	FY2021	FY2022	STATUS
Estimated Resources		\$10,726,200	\$21,403,100	\$7,407,200	\$5,837,200	\$6,403,200	
ECONOMIC DEVELOPMENT							
1	1099 Front Street - JUMP and Simplot HQ - Type 3 Participation Program			875,000			Obligated
2	1150 Myrtle Street - Pioneer Crossing - Type 3 Participation Program		311,200	313,200	553,200	553,200	Obligated
3	401 5th Street - Fowler Apartment - Type 3 Participation Program	550,000					Obligated
4	410 Capitol Blvd. - Residence Inn Marriott - Type 2 Participation Program		360,000	360,000	156,000		Obligated
5	500 Capitol Blvd. - Inn at 500 Hotel - Type 2 Participation Program	240,000	15,000				Obligated
6	502 Front Street - Remnant Parcel - Type 5 Participation Program (Conveyance Costs)	5,000					Obligated
7	503 Ash Street - Ash Street Properties, Alley Purchase, Streetscape, Infrastructure Improvements - Type 5 Participation Program	40,000	318,000				Obligated
8	503 Idaho St. - 5th & Idaho Apartments - Type 2 Participation Program		156,000	156,000	53,000		Obligated
9	T5 Participation: Parcel Acquisition/Redevelopment					3,300,000	Tentative
INFRASTRUCTURE							
10	1420 Front Street - Verraso - Type 1 Participation Program	150,000					Obligated
11	535 15th Street - River Street Lofts - Type 1 Participation Program		150,000				Obligated
12	610 Julia Davis Drive - Idaho Historical Museum - Type 4 Participation Program	176,000					Obligated
13	6th Street Streetscapes, Main to Front St		600,000				Tentative
14	8th Street Improvements, State to Bannock (split with Westside District)		200,000				Designated
15	Bannock Street Improvements, 8th to Capitol Blvd, North side (split with Westside District)		400,000				Designated
16	Capitol Boulevard Streetscape, westside River St to Fulton and eastside .5 block Fulton to alley					950,000	Tentative
17	Front Street, Capitol Blvd. to 5th Street , North Side (Pending ITD Permission)		330,000				Tentative
18	Main Street, Capitol - 5th, South Side	150,000					Obligated
19	Myrtle Street, Capitol - 2nd, Both Sides (Pending ITD Permission)		610,000	493,000			Tentative
20	River Street Streetscapes, Ash to 12th St.	150,000					Tentative
21	Streetscape - Design Next Year's Projects	50,000	50,000	50,000	50,000	50,000	Tentative
22	122 5th Street - Shops at 5th - Type 1 Participation Program	150,000					Designated
23	Type 1 Participation Program Streetscape Reimbursements (Not yet awarded)	150,000	300,000	300,000	300,000	300,000	Tentative
24	15th Street Utility Undergrounding and Conduit		100,000				Designated
25	5th Street Utility Undergrounding Front to Main		500,000				Tentative
26	Newspaper Stand Consolidation	50,000					Tentative
27	South 8th Street Sitework (\$2.59M BOND) / Streetscapes		5,200,000				Designated

...continued on page 20

RIVER MYRTLE DISTRICT PROJECTS



MOBILITY						
28	Front & Myrtle Street Improvements: Enhanced Crosswalk Treatments Post Microsealing			200,000		Tentative
29	Front & Myrtle Street Improvements: Signalized Crossing at 10th & Front				200,000	Tentative
30	Front & Myrtle Street Improvements: Signalized Crossing at 12th & Front				200,000	Tentative
31	5th & 6th Street 2-Way Conversions Traffic Mitigation		250,000			Tentative
32	Signalized Crossing at 5th & Myrtle		200,000			Designated
33	11th & Myrtle - Pioneer Corner Improvements - Type 4 Participation Program	125,000				Obligated
34	Downtown Circulator Preliminary Engineering	354,100	327,900			Designated
35	Public Parking Supporting Julia Davis Park (see TBD parking garage)					Tentative
36	River Street Neighborhood Traffic Calming and 8th & River Bike/Ped Raised Intersection			200,000		Tentative
37	River Street Traffic Calming, Medians				650,000	Tentative
38	RM Parking Garage - Partial Ownership Property Acquisition					Tentative
39	1150 Myrtle Street - 11th & Front Garage - Purchase of 250 Public Parking Spaces (BOND)	5,200,000				Obligated
40	Wayfinding Project Installation	770,100				Designated
41	VRT Transit Improvements	26,000				Obligated
42	Downtown Mobility Infrastructure		500,000			Tentative
43	South 8th Street Parking and Mobility		6,800,000			Designated
PLACEMAKING						
44	8th Street Corridor Improvements Phase 1	359,000				Designated
45	8th Street Corridor Improvements Phase 2			1,200,000	300,000	Tentative
46	Broad Street, Capitol - 2nd, Street and Infrastructure Improvements	240,000				Obligated
47	CCDC Alley Program - between 5th and 6th, Myrtle to Broad			30,000	250,000	Tentative
48	CCDC Alley Program - between 8th and 9th, River to Fulton				25,000	200,000
49	CCDC Alley Program - between 9th and 10th, Miller to Myrtle	15,000	150,000			Tentative
50	CCDC Alley Program - between Front and Grove, 15th to 16th		200,000			Tentative
51	CCDC Alley Program - between Grove and Main, 4th to 5th		25,000	250,000		Tentative
52	CCDC Alley Program - between Grove and Main, 5th to 6th		25,000	250,000		Tentative
53	CCDC Alley Program - between Grove and Main, 6th to Capitol	30,000	250,000			Designated
54	CCDC Alley Program - between Idaho and Bannock, 6th to Capitol			30,000	250,000	Tentative
55	CCDC Alley Program - between Main and Idaho, 3rd to 5th	250,000				Obligated
56	Downtown Urban Parks Plan / Development Catalyst TBD					Tentative
57	Grove Street Pedestrian Street Plan (16th to 10th) per ACHD/DBIP	75,000	75,000	2,700,000		Tentative
58	Grove Street Pedestrian Street Plan (6th to 3rd) per ACHD/DBIP	75,000			3,900,000	Tentative
59	South 8th Street Public Plaza		3,000,000			Designated
60	Pioneer Corridor Pathway Monument Signage	75,000				Designated
61	503 Idaho St. - 5th & Idaho Public Park and Undergrounding Utilities - Type 4 Participation	744,000				Designated
SPECIAL PROJECTS						
62	620 S 9th Street Phase II Site Remediation	240,000				Obligated
63	Hayman House Capital Projects	277,000				Designated
64	Traffic Box Art Wraps	10,000				Tentative
Estimated Expenses		\$10,726,200	\$21,403,100	\$7,407,200	\$5,837,200	\$6,403,200

ABOUT WESTSIDE DISTRICT

The Westside Downtown District was established in 2001, and is home to Boise Cascade, Idaho Power, Meadow Gold, One Capitol Center, and an abundance of surface parking. 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 streets connecting to the downtown core; pedestrian-oriented design; and enhancement of the Boise City Canal through the district.

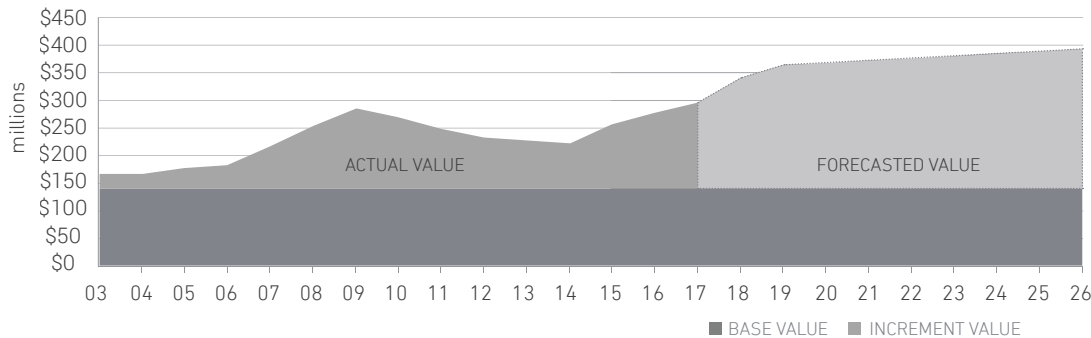
Public and private investment in the district to date includes the 9th & Grove Plaza, Banner Bank building, Boise Plaza remodel, Hotel 43 remodel, Linen building remodel, Owyhee hotel to apartment/office/event space conversion, Modern Hotel remodel, and numerous streetscape improvements, particularly along Main and Idaho streets. Still more investment in the district is underway in the near term, including One Nineteen, 1401 Idaho St. apartment project, CC Anderson building preservation and conversion to corporate headquarters, and a new hotel.

FAST FACTS:

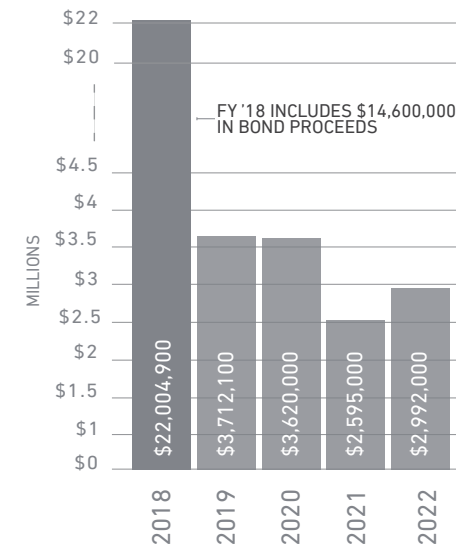
- 144 ACRES
- ESTABLISHED: 2004
- DISTRICT ENDS: 2026
- BASE VALUE: \$139 MILLION
- 2017 TOTAL VALUE: \$331 MILLION
- 2018 ANNUAL TIF REVENUE: \$3.0 MILLION



WESTSIDE DISTRICT INCREMENT VALUE GROWTH



WESTSIDE DISTRICT ANNUAL INVESTMENT



TOTAL: \$34,924,000
(2018-2022)

WESTSIDE DISTRICT PROJECTS



WESTSIDE DISTRICT	FY2018	FY2019	FY2020	FY2021	FY2022	STATUS
Estimated Resources	\$22,004,900	\$3,712,100	\$3,620,000	\$2,595,000	\$2,992,000	
ECONOMIC DEVELOPMENT						
1 Westside Public Parking Garage Partial Ownership Property Acquisition (BOND)	6,000,000					Tentative
2 Property Acquisition - Catalytic Development (BOND)	3,000,000					Tentative
3 1024 Bannock Street - Hyatt Place - Type 2 Participation Program		120,000	120,000	120,000	92,000	Obligated
4 918 Idaho Street - Athlos Acadamies - Type 3 Participation Program	750,000					Obligated
5 Catalytic, Mixed Use Development - Parcel Acquisition for Redevelopment	1,700,000			2,100,000	2,350,000	Tentative
6 10th & State - 421 N. 10th Street - Parcel Acquisition	2,100,000					Obligated
7 10th & State Area - Catalytic, Mixed Use Dev. Parcel Acquisition, Public Parking (BOND)	5,600,000					Tentative
INFRASTRUCTURE						
8 8th Street Streetscapes, State - Bannock, Both Sides (Split w RM)		400,000				Tentative
9 Bannock Street Streetscapes, 9th - Capitol (Split with RM)		475,000				Tentative
10 Design Upcoming Streetscape Projects	50,000	50,000	50,000	50,000	50,000	Tentative
11 Main Street Streetscapes, 13th - 14th, 1/2 block Streetscape Infill, NW corner	100,000					Designated
12 State Street Streetscapes, 16th - 8th, Both Sides (Joint Project w/ACHD)			450,000			Designated
13 1005 Main Street - 10th & Main - Type 1 Participation Program	150,000					Obligated
14 Type 1 Participation Program Streetscape Reimbursements (Not yet awarded)	150,000	300,000	300,000	300,000	300,000	Tentative
15 15th Street Utility Undergrounding and Conduit		300,000				Designated
16 Newspaper Stand Consolidation	50,000					Tentative
MOBILITY						
17 Rightsizing per ACHD DBIP 15th & 16th Streets, Grove to Idaho		200,000				Tentative
18 Downtown Circulator Preliminary Engineering	234,400	217,100				Tentative
19 Wayfinding Project Installation	110,500					Designated
20 Downtown Mobility Infrastructure		700,000				Designated
PLACEMAKING						
21 Development Catalyst / Placemaking Project, i.e. canal daylighting		950,000				Tentative
22 CCDC Alley Program - Between Bannock and Jefferson, 8th to 9th				25,000	200,000	Tentative
23 Downtown Urban Parks Plan / Development Catalyst	2,000,000					Tentative
24 Grove Street Pedestrian Plazas, 16th - 10th			2,700,000			Tentative
SPECIAL PROJECTS						
25 Traffic Box Art Wraps	10,000					Designated
Estimated Expenses	\$22,004,900	\$3,712,100	\$3,620,000	\$2,595,000	\$2,992,000	

ABOUT 30TH STREET DISTRICT

The 30th Street District, also known as the West End, established in 2014, is the newest district in downtown Boise. 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.

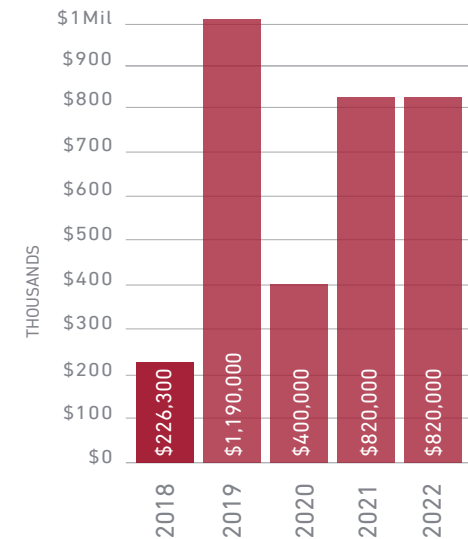
Significant new development projects on several large parcels are in various stages of pre-development and are expected to advance in the next 1-2 years. These projects may add significant new mixed-use, commercial development including medical office, housing, retail, and parking to the existing uses.

FAST FACTS:

- 249 ACRES
- ESTABLISHED: 2014
- DISTRICT ENDS: 2033
- BASE VALUE: \$81 MILLION
- 2017 TOTAL VALUE: \$128 MILLION
- 2018 ANNUAL TIF REVENUE: \$0.7 MILLION

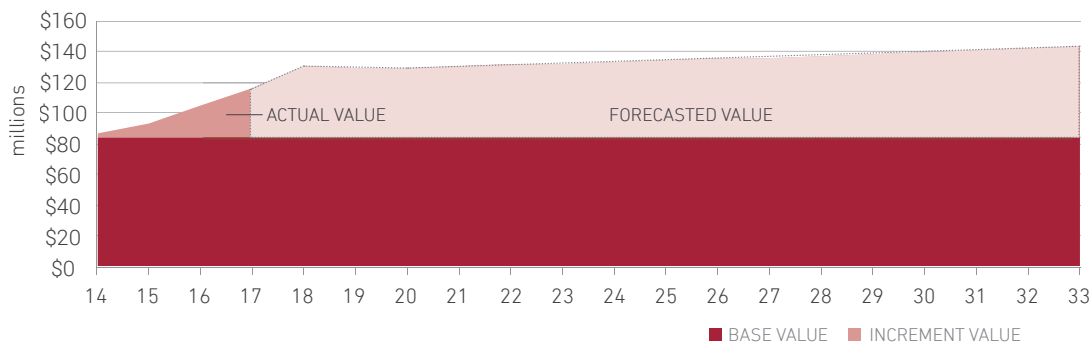


30TH STREET DISTRICT ANNUAL INVESTMENT



TOTAL: \$3,456,300
2018 - 2022

30TH STREET DISTRICT INCREMENT VALUE GROWTH



30TH STREET DISTRICT PROJECTS








30TH STREET DISTRICT FY	FY2018	FY2019	FY2020	FY2021	FY2022	STATUS
Estimated Resources	\$226,300	\$1,190,000	\$400,000	\$820,000	\$820,000	
ECONOMIC DEVELOPMENT						
1 Whitewater and Main - Sports Park (Total \$9.1 million through 2033)				700,000	700,000	Tentative
2 Whitewater and Main - College of Western Idaho Boise Campus - Participation Type TBD						Tentative
3 Whitewater and Main - Mixed Use Development - Participation Type TBD						Tentative
4 27th & Fairview - Medical Office Development - Participation Type TBD						Tentative
5 24th & Fairview - Adare Manor - Type 2 Participation Program				120,000	120,000	Obligated
6 24th & Fairview - Adare Manor - Type 4 Participation Program		250,000				Obligated
7 27th & Stewart - Whitewater Station - Participation Type TBD						Tentative
INFRASTRUCTURE						
7 301 N 29th Street - Whittier School - Type 4 Participation Program		540,000				Designated
8 2200 Fairview - New Path Community Housing - Type 1 Participation Program	150,000					Obligated
9 Connectivity Improvements			400,000			Tentative
MOBILITY						
10 Downtown Circulator Preliminary Engineering						Tentative
11 Main Fairview Improvements, Transit Islands, Etc...		250,000				Tentative
12 Downtown Mobility Infrastructure		150,000				Tentative
13 Wayfinding Project Installation	61,300					Designated
PLACEMAKING						
14 Downtown Urban Parks Plan / Development Catalyst (TBD)						Tentative
SPECIAL PROJECTS						
15 Traffic Box Art Wraps	15,000					Tentative
Estimated Expenses	\$226,300	\$1,190,000	\$400,000	\$820,000	\$820,000	

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	 INFRASTRUCTURE	 PLACE MAKING	 MOBILITY	 ECON. DEVELOPMENT	 SPECIAL PROJECTS
CENTERS, CORRIDORS & NEIGHBORHOODS					
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		●	●	●	
PARKING					
Implement a Downtownwide parking system			●		
CONNECTIVITY					
Develop a robust, multimodal transportation system	●	●	●		
Strengthen connections to the Boise River and Downtown subdistricts		●	●	●	
PUBLIC SERVICES/FACILITIES					
Maximize the use of existing infrastructure Downtown		●			
NEIGHBORHOOD CHARACTER					
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		●		●	
CULTURE, EDUCATION & ARTS					
Maintain Downtown as the cultural center for the community and region	●			●	●
Retain and expand education opportunities Downtown					●
Recognize and protect historic resources Downtown				●	●
ECONOMIC DEVELOPMENT					
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

INFRASTRUCTURE PROJECTS

- 2018
- 2019
- 2020
- 2021
- 2022

MOBILITY AND PLACEMAKING PROJECTS

- ↔ 2019 2-WAY STREET CONVERSION (PENDING ACHD APPROVAL)
- 2018 ALLEY IMPROVEMENTS
- 2019 ALLEY IMPROVEMENTS
- 2020 ALLEY IMPROVEMENTS
- 2021 ALLEY IMPROVEMENTS
- 2022 ALLEY IMPROVEMENTS

CAPITAL CITY DEVELOPMENT CORPORATION

121 N 9TH ST, SUITE 501 BOISE, IDAHO 83702

(208) 384-4264 WWW.CCDCBOISE.COM

