



# 5-YEAR CAPITAL IMPROVEMENT PLAN 2016-2020 (FY '16 MID-YEAR UPDATE)



**CAPITAL CITY**  
DEVELOPMENT CORP

APPROVED 5-9-2016



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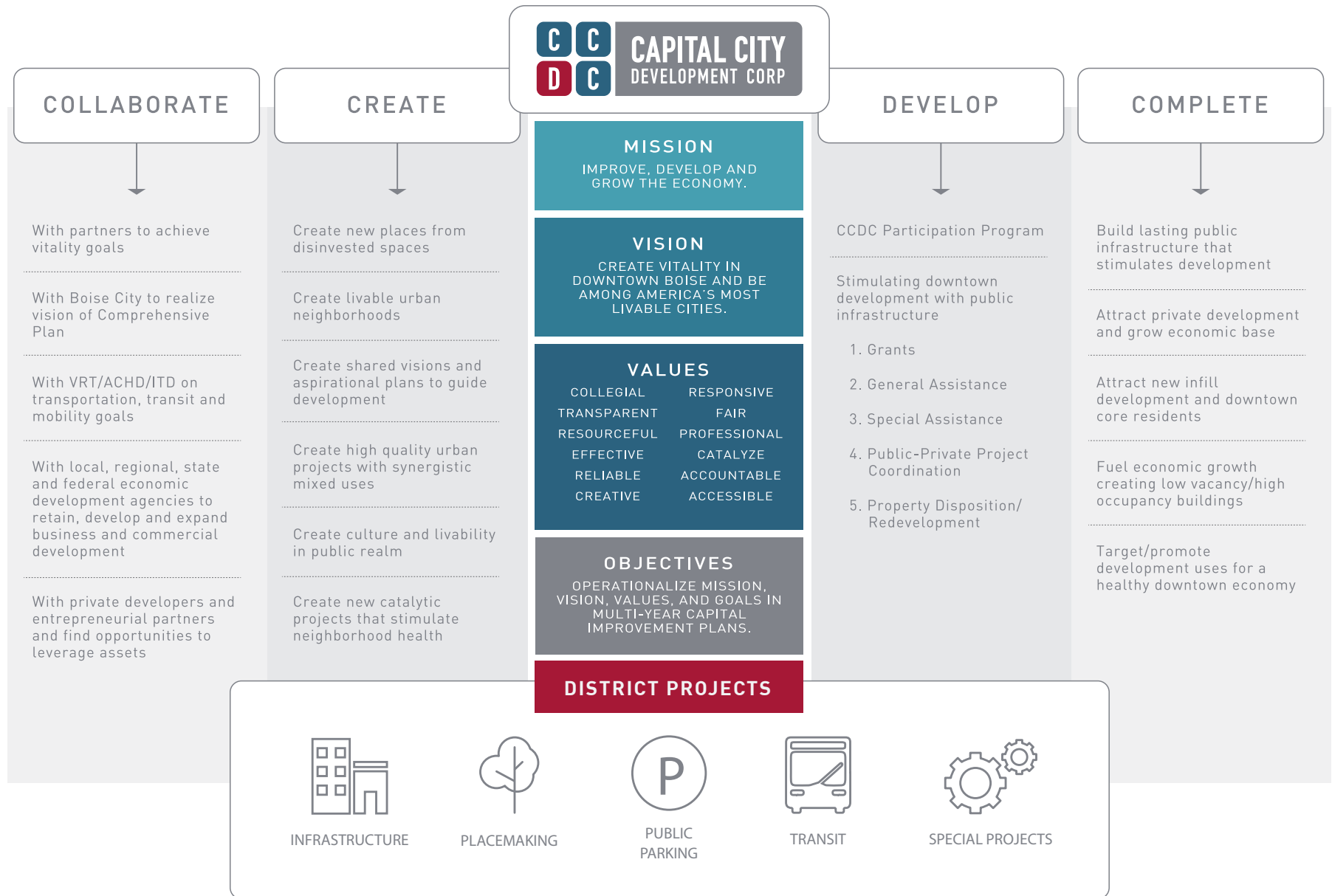


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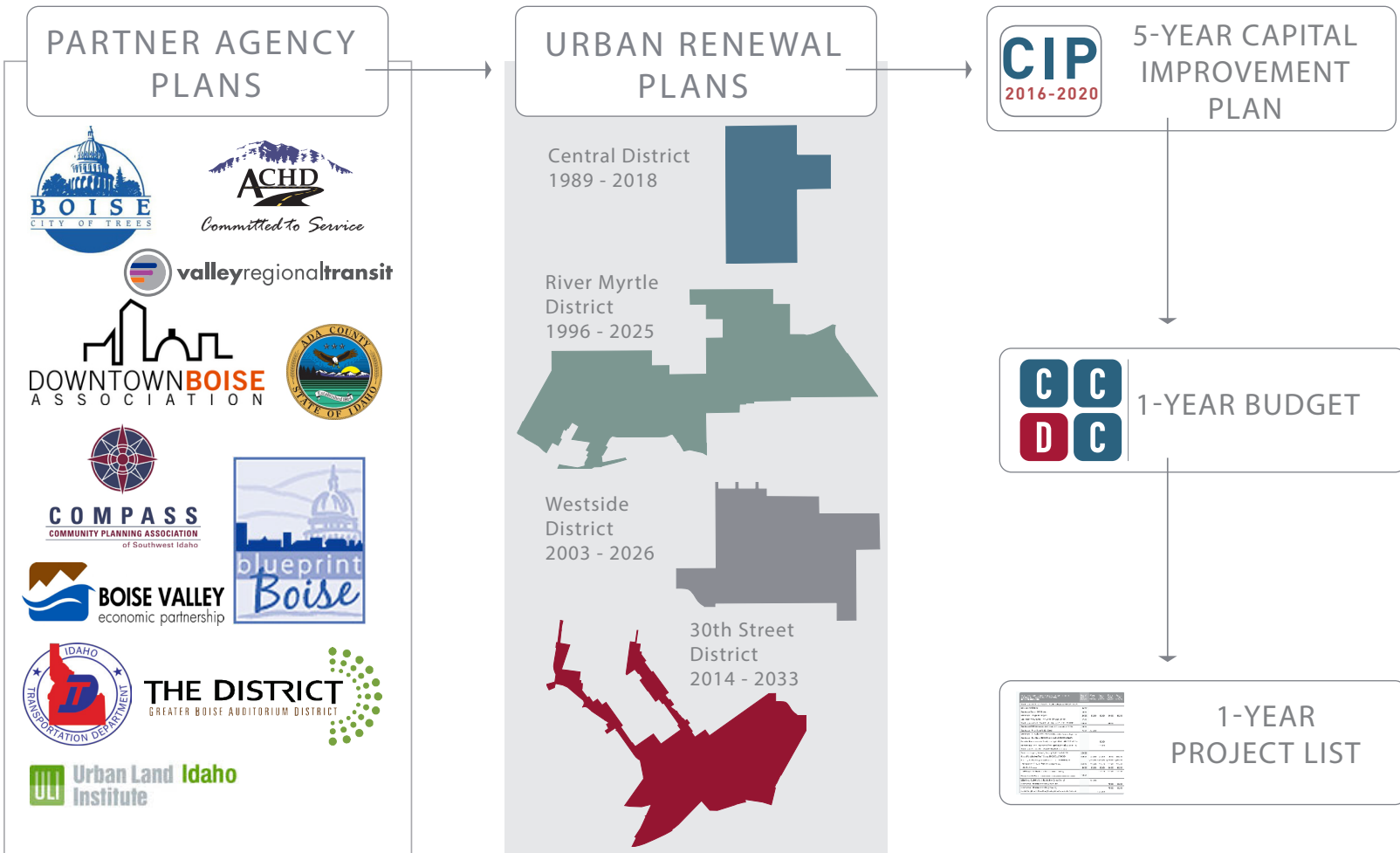
# ABOUT CCDC



# URBAN RENEWAL DISTRICT MAP







Partner Agency plans are used to inform the Urban Renewal Plans.

Long term Urban Renewal Plans are written when the districts are formed.



# CIP CREATION



## Why does CCDC Create a 5-Year CIP?

CCDC creates a 5-year, fiscally constrained 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 agreements. The plan is evaluated and revised annually to make necessary adjustments as conditions change. As the CIP is updated each year, an additional year will be added so the CIP is always addressing the 5 upcoming years.

## 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 benefits the public good. These investments fall into five main categories: Infrastructure, Placemaking, Parking, Transit, and Special Projects. In addition to managing our own projects, CCDC also assists the City of Boise and private developers by contributing to parts of their projects which fall under the categories previously mentioned.

### WINTER

CCDC, City of Boise, and ACHD meet to review adopted CCDC CIP and other City/County plans. Revisions to plans are proposed when appropriate.

#### March

Mid-year budget and CIP amendment

Bids for current fiscal year projects are publicized to contractors and the best proposal is approved by the board.

### SPRING

CCDC Board review and give direction to CIP revisions and updates.

Construction begins for projects in current fiscal year.

### SUMMER

#### August

CCDC Board approves fiscal year budget.

CCDC Board and staff identify next fiscal year project budget based on available resources.

CCDC staff coordinate CIP updates with Boise City and partner agencies/

### FALL

#### OCTOBER 1

Fiscal Year Begins.






Projects for new fiscal year are designed.



# 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 mission and vision for downtown Boise. As such, in addition to advancing the redevelopment goals of adopted urban renewal plans, the Capital Improvement Plan also seeks to advance the Blueprint Boise goals for Downtown. One or more of the five project types undertaken by CCDC support each of Blueprint Boise's seventeen goals for Downtown, as shown below. For more information on CCDC's project types see pages (19-23).

Blueprint Boise Downtown Goals	CCDC Project Types				
	 Infrastructure	 Parking	 Placemaking	 Transit	 Special
<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			●		●





INFRASTRUCTURE

## What does this type of project include?

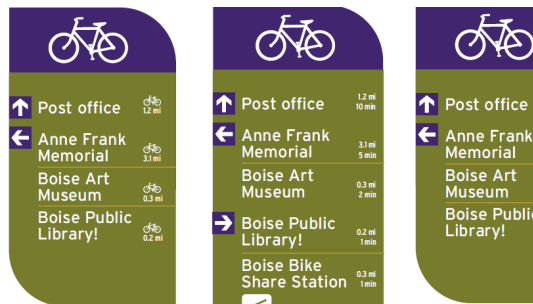
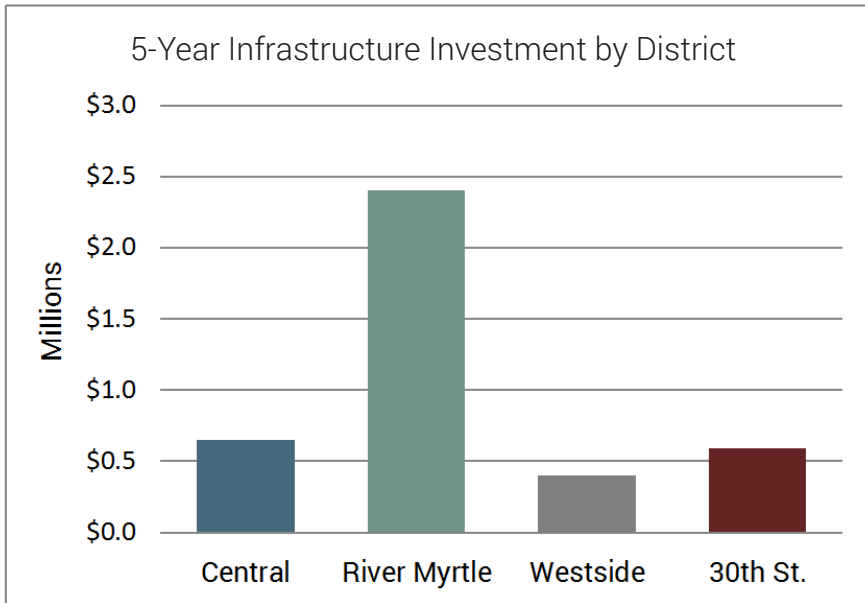
- New street construction and signal installation
- Protected bike lanes
- Utility under grounding
- Geothermal extensions
- 2-way street conversions
- Downtown wayfinding system for pedestrian, bicycle, and vehicular traffic

## Why does CCDC invest in these projects?

**Public investment fosters private 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. Adding protected and clearly designated bike lanes on the roadways promotes alternative transportation options by making it easier for Boise residents and visitors to safely bicycle in and around downtown.

Another way in which CCDC **promotes sustainability** is through geothermal system expansion. 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 Central Addition LIV District**. These extensions will make geothermal more accessible and gives real estate developers and property owners an attractive option in using this natural heating source.

Lastly, the new Wayfinding System **advances 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. All of these infrastructure projects combined create an exciting city where people and business can thrive.



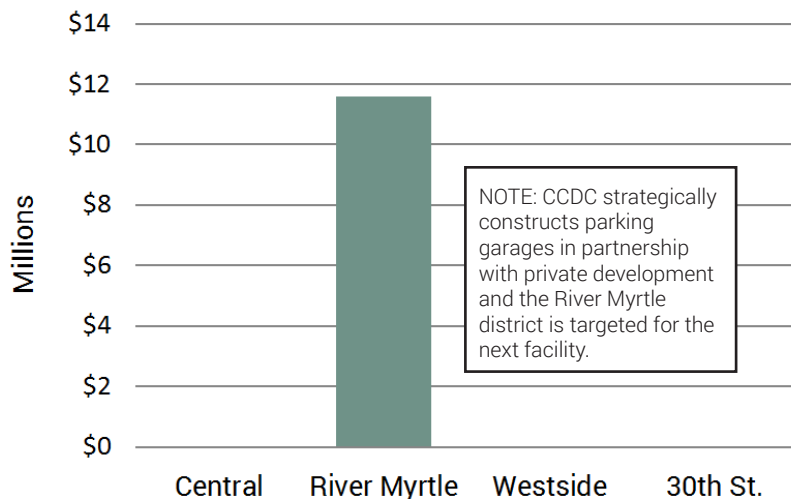


## PUBLIC PARKING

### What does this type of project include?

- Capital improvements and updates to existing parking structures
- Building new parking structures
- Contributing funds to public/private partnership parking garage projects

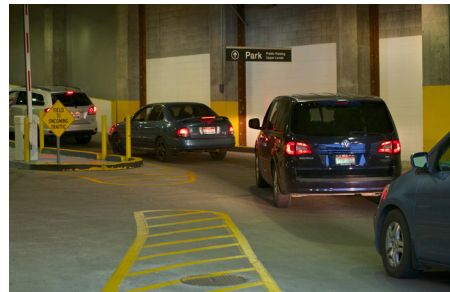
5-Year Parking Investment by District



### Why does CCDC invest in these projects?

**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.

This new development both broadens the tax base and creates a virtuous cycle allowing more people to live, work, and play downtown. Well-designed structured parking with consolidated driveways and integrated ground floor retail, office and restaurant uses enhances the street level experience by making it more safe, comfortable, useful, and interesting for all users. Structured public parking allows for more convenience for users, better flexibility for businesses and employers, and reduced parking provision and management costs overall. 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**.



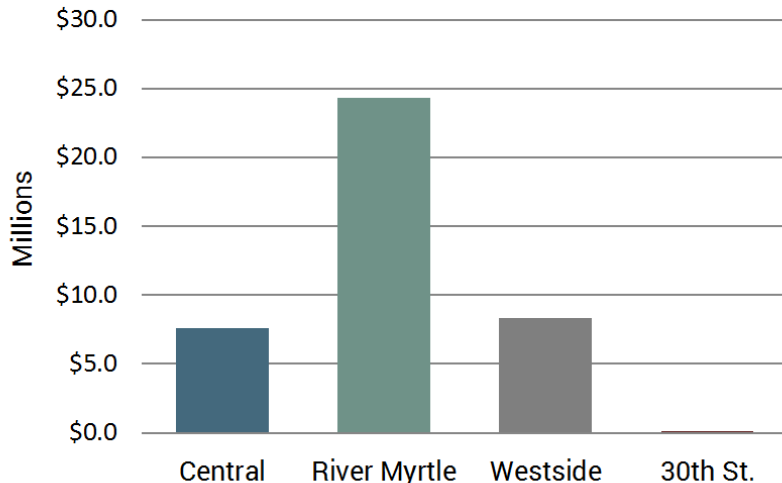


## PLACEMAKING

### 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. Pioneer Pathway)
- Suspended paving system under sidewalks - a cell based system used under paving as a means to deliver soil to support tree growth and absorb stormwater right where it falls

5-Year Placemaking Investment by District



### Why does CCDC invest in these projects?

Creating a **sense of place** through streetscapes and public open space is an essential part of keeping downtown Boise the regional center for business, government, tourism, and culture. 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. Placemaking **contributes to the economic vitality of downtown** by making the city a place people want to spend time exploring. 8th Street and The Grove Plaza, 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 improvement projects.

NOTE: Although suspended paving systems are normally installed with placemaking projects, they are an increasingly important component in stormwater management downtown.







## TRANSIT

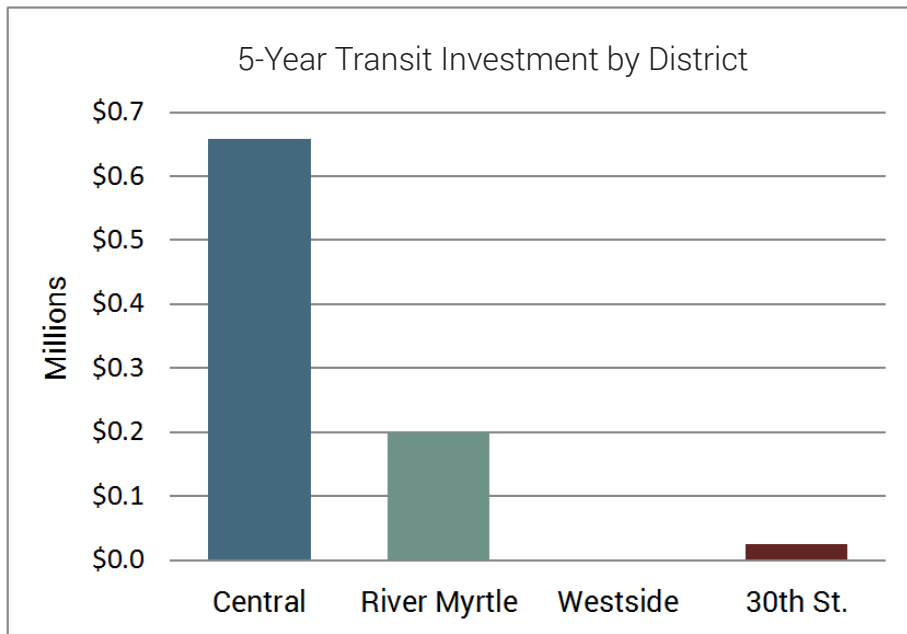
### What does this type of project include?

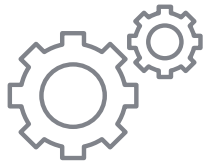
- Boise GreenBike
- Main Street Station
- Transit Shelters
- Downtown Circulator Analysis

### Why does CCDC invest in these projects?

Public transit is essential to a healthy downtown. It **improves access and mobility** into and around downtown, allows downtown employers to access larger workforces, provides a transportation alternative to the privately owned automobile, increases property values, and improves the capacity and efficiency of the transportation system. Emerging transit services, such as bike share systems increase access and mobility, and in turn increase economic and tourist activity within downtown Boise.

Through providing matching funds of \$2.4 million, CCDC is **leveraging significant federal funding of \$9.6 million** to construct Main Street Station, a modernized transit hub that will allow Valley Regional Transit to effectively serve downtown Boise and the Boise metro region for years to come. CCDC is also a founding partner and station sponsor for **Boise GreenBike**, downtown Boise's brand new bike share system. Both of these investments will not only make it easier for locals and visitors to get into and explore downtown, they will do so in a healthy and sustainable way that **promotes air quality and public health** while reducing traffic congestion.





## SPECIAL PROJECTS

### What does this type of project include?

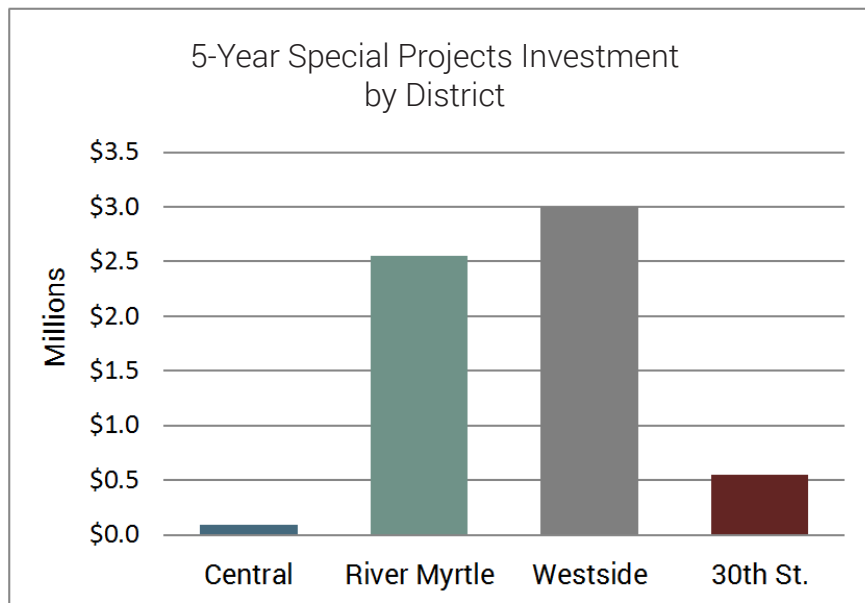
- Land acquisition for redevelopment
- Public art (e.g. sculpture in BoDo)
- Market Studies (Housing, Hotel)
- Creating business incubator office space (Trailhead and Watercooler)

### Why does CCDC invest in these projects?

Special efforts are essential to ensuring a vibrant downtown with a ***world class quality of life***. Such efforts include broad investment in public arts, proactive property development and redevelopment initiatives, and strategies to attract and promote housing, hospitality, and entrepreneurship downtown.

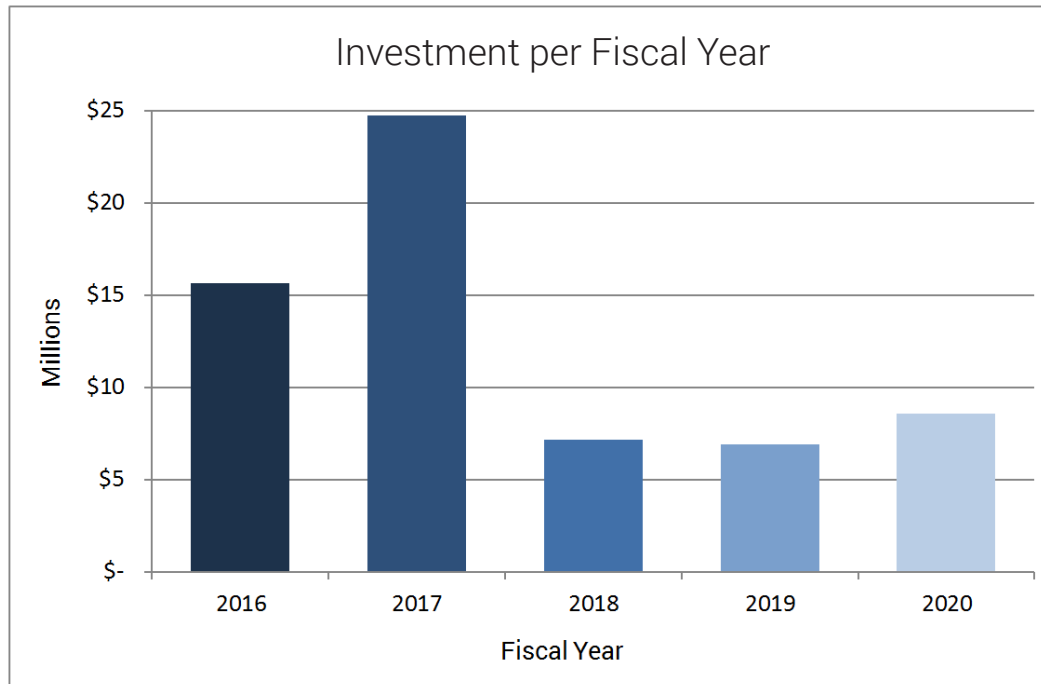
Public art enhances the downtown environment, offers social and educational opportunities, and promotes tourism. It can also be used to ***celebrate local artists*** and discourage vandalism. CCDC funds public art downtown on an ongoing basis, including standalone installations, installations with streetscape improvements, and innovative programs such as the traffic box art wraps.

Commissioned studies of the condition of downtown housing and hospitality 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. Efforts to acquire, consolidate, and remediate properties also promote redevelopment downtown (e.g. The Afton condominiums and 1401 Idaho St. apartments). Redevelopment is not the only means of revitalization. Otherwise vacant facilities can also be transitionally re-purposed into business incubators (Watercooler, Trailhead), attracting and supporting entrepreneurial talent and economic growth downtown.



# INVESTMENT SUMMARY

	Central	River Myrtle	Westside	30th St.	Total
Infrastructure	\$ 650,000	\$ 2,400,000	\$ 400,000	\$ 595,000	\$ 4,045,000
Parking		\$ 11,590,000			\$ 11,590,000
Placemaking	\$ 7,574,000	\$ 24,329,500	\$ 8,360,000	\$ 100,000	\$ 40,363,500
Transit	\$ 658,000	\$ 200,000		\$ 25,000	\$ 883,000
Special	\$ 92,000	\$ 2,552,500	\$ 3,000,000	\$ 545,000	\$ 6,189,500
<b>Total</b>	<b>\$ 8,974,000</b>	<b>\$ 41,072,000</b>	<b>\$ 11,760,000</b>	<b>\$ 1,265,000</b>	<b>\$ 63,071,000</b>







# 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 unsuccessful, 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; major public open space on The Grove Plaza; eliminating surface parking by constructing public structured parking to allow downtown development to intensify; public arts; and creating a downtown business association to manage downtown marketing and events, as well as public space operation and maintenance.

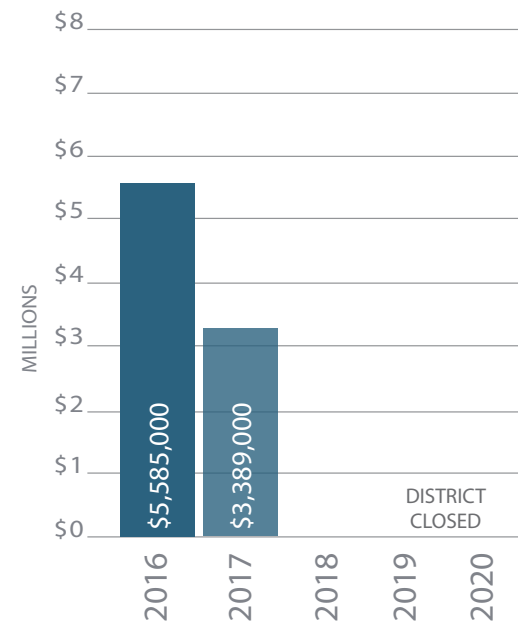
These public improvements have been joined by substantial private investments, including the 8th & Main building, Aspen Lofts, Boise Centre, Chase building, Grove Hotel & CenturyLink Arena, and Wells Fargo building. Still more public and private investments are expected before the district expires, including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

## FAST FACTS

- 34 acres
- Established: 1989
- District Ends: 2018
- Base Value: \$34 Million
- 2015 Value:\$308 Million

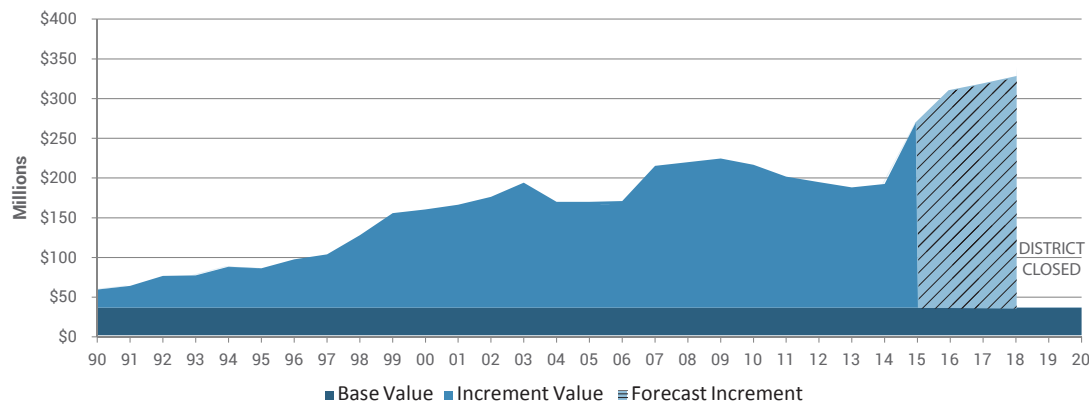
CENTRAL  
DISTRICT

## CENTRAL DISTRICT ANNUAL INVESTMENT



TOTAL: \$8,974,000  
2016-2020

## CENTRAL DISTRICT INCREMENT VALUE GROWTH





# CENTRAL DISTRICT PROJECTS



CENTRAL DISTRICT FY '16 UPDATE		FY2016	FY2017	FY2018	FY2019	FY2020	STATUS
Estimated Resources		\$ 5,585,000	\$ 3,389,000	\$ -	N/A	N/A	
<b>INFRASTRUCTURE</b>							
1	Protected Bike Lanes - Idaho St, 9th - Capitol (Joint Project w/ACHD)		100,000				Designated
2	Protected Bike Lanes - Main St, 9th - Capitol (Joint Project w/ACHD)		150,000				Designated
3	Wayfinding Project Installation		400,000				Designated
<b>PLACEMAKING</b>							
4	City Hall Plaza		650,000				Obligated
5	City Hall Streetscape West Side		575,000				Obligated
6	The Grove Plaza Renovation - Design & Chartering	985,000	119,000				Obligated
7	The Grove Plaza Renovation - GMP Construction Contract	3,500,000	1,395,000				Obligated
8	T3 Participation: City Center Plaza - Envir. Remediation, Streetscape Improvements	350,000					Obligated
<b>TRANSIT</b>							
9	T3 Participation: Main Street Station - FTA Match	633,000					Obligated
10	VRT Transit Improvements in District Assigned to MMC per VRT	25,000					Designated
<b>SPECIAL PROJECTS</b>							
11	The Grove Plaza Renovation, Boise City Art Project	12,000					Designated
12	Main Street Station Interior Design/Artwork	50,000					Designated
13	Protective Bollards, River Sculpture at Capitol Blvd. & Front St.	30,000					Tentative
Estimated Expenses		\$ 5,585,000	\$ 3,389,000	\$ -			

## 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.

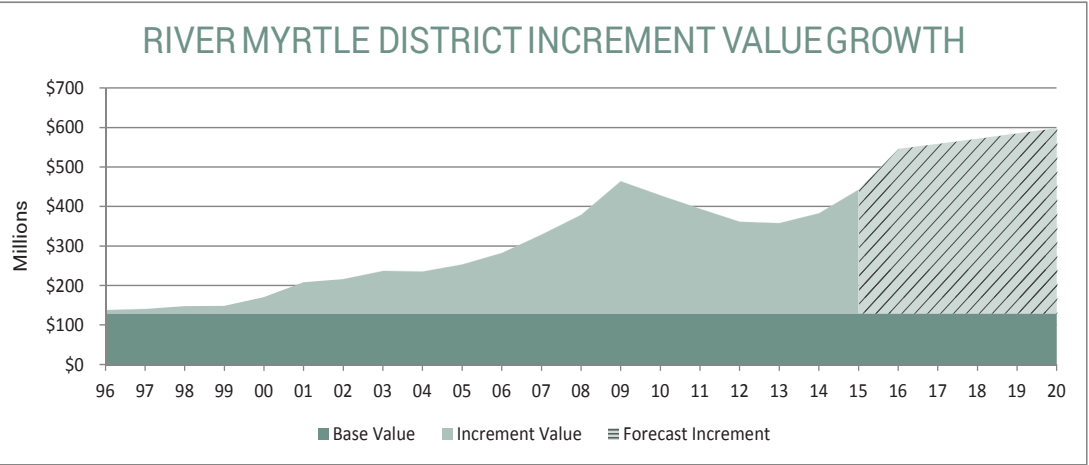
**Designated:** proposed projects for which there has been a board designation, an informal agreement, or demonstrated commitment. This includes things like City Hall Plaza, participation agreements in process, or interagency coordination (Fulton, Broad, State).

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

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.

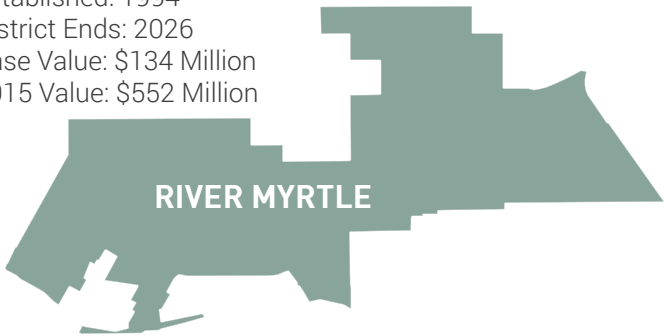
Public and private investment in the district to date includes the Ada County Courthouse Corridor, BoDo, the Downtown Connector (Front and Myrtle), Idaho Independent Bank Building, three public parking garages, numerous streetscape improvements, three prominent regional or national grocery chains, and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

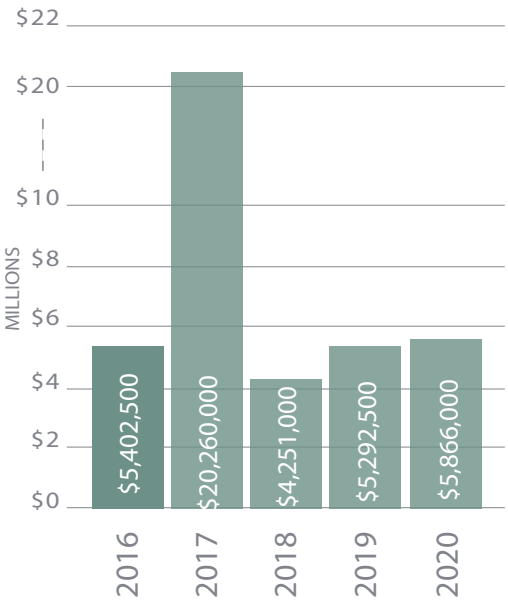


### FAST FACTS

- 340 acres
- Established: 1994
- District Ends: 2026
- Base Value: \$134 Million
- 2015 Value: \$552 Million



### RIVER MYRTLE ANNUAL INVESTMENT



**TOTAL: \$41,072,000**  
2016-2020





# RIVER MYRTLE DISTRICT PROJECTS



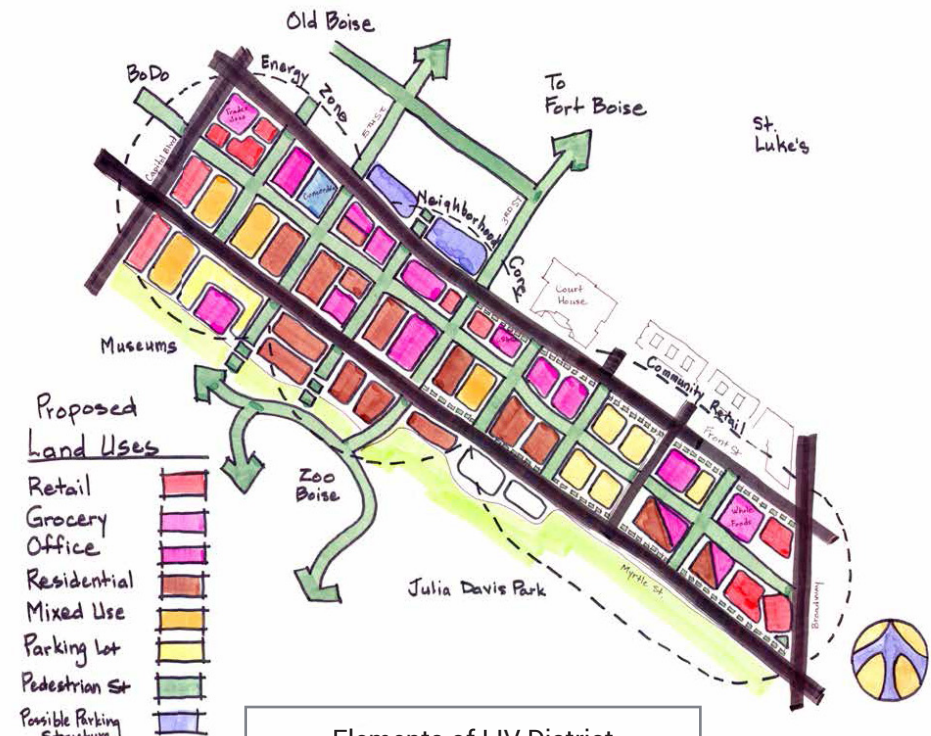
RIVER MYRTLE DISTRICT FY '16 UPDATE		FY2016	FY2017	FY2018	FY2019	FY2020	STATUS
Estimated Resources		\$ 5,402,500	\$ 20,260,000	\$ 4,251,000	\$ 5,292,500	\$ 5,866,000	
<b>INFRASTRUCTURE</b>							
1	Protected Bike Lanes - Idaho Street, Capitol - 2nd (Joint Project w/ACHD)		150,000				Designated
2	Protected Bike Lanes - Main Street, Capitol - Broadway (Joint Project w/ACHD)		150,000				Designated
3	Wayfinding Project Installation		600,000				Designated
<b>PARKING</b>							
4	RM Parking Garage - Partial Ownership or Property Acquisition TBD (BOND)		4,000,000				Tentative
5	T3 Participation: 5th & Broad Streets Parking Deck, Fowler Apartments, (BOND)		2,590,000				Obligated
6	T3 Participation: Parcel B Development - Parking Structure TBD (BOND)		5,000,000				Designated
<b>PLACEMAKING</b>							
7	8th Street Corridor Improvements (LOCI Neighborhood Recommendations) TBD	100,000	1,400,000				Designated
8	8th Street Improvements, State to Bannock (split with Westside District)				200,000		Designated
9	Bannock Street Improvements, 9th to Capitol Blvd, North side (split with Westside District)				400,000		Designated
10	Capitol Blvd Improvements, Boise River - Myrtle, West side			1,000,000			Designated
11	Grove Street Pedestrian Street Plan (16th to 10th) per ACHD/DBIP			75,000	100,000	2,000,000	Tentative
12	Grove Street Pedestrian Street Plan (6th to 3rd) per ACHD/DBIP			75,000		2,000,000	Tentative
13	Main Street, Capitol - 5th, South Side		1,020,000				Designated
14	Pioneer Pathway Phase 3: River Street - Greenbelt	600,000					Obligated
15	Streetscape - Design Next Year's Projects	50,000	50,000	50,000	50,000	50,000	Designated
16	T1 Participation: Streetscape Grant, 13th & River (Idaho Self Storage)	30,000					Obligated
17	T1 Participation: Streetscape Grant, 13th & River (Riverstone Mixed-use)	43,000					Obligated
18	T1 Participation: Streetscape Grant, 515 W Idaho (Paulsen Building)	150,000					Obligated
19	T1 Participation: Streetscape Grants (not yet assigned)	150,000	300,000	300,000	300,000	300,000	Tentative
20	T2 Participation: 5th & Front Mixed Use Development (TBD)						Tentative
21	T2 Participation: 5th & Idaho Streetscape Improvements (5th & Idaho Apartments)					156,000	Obligated
22	T2 Participation: Capitol & Broad Streetscape Improvements (Inn at 500 Hotel)		200,000		269,500		Obligated
23	T3 Participation: Streetscape Improvements on Capitol & Myrtle (Fowler Apartments)		550,000				Obligated
24	T3 Participation: Streetscape Improvements Front & Myrtle, 9th&11th (JUMP/Simplot HQ)			875,000			Obligated
25	T3 Participation: Infrastructure, Utilities, Streetscapes (Parcel B Development)				460,000	700,000	Designated
26	T4 Participation: 5th & Idaho Public Park and Undergrounding Utilities (5th & Idaho Apartments)						Obligated
27	T4 Participation: 8th Street, Broad - Myrtle, Both Sides			790,000			Obligated
28	T4 Participation: Capitol & Broad Streetscapes (Inn at 500 Hotel)	710,000					Obligated
29	T4 Participation: Idaho Historical Museum Streetscapes at Julia Davis Park			146,000			Obligated
<b>TRANSIT</b>							
30	Connector Analysis (Front & Myrtle) ITD \$3.3M Resurface Planned for FY19/Planning FY17	200,000					Designated
<b>SPECIAL PROJECTS</b>							
31	620 S 9th Street Phase II Site Remediation (The Afton)	30,000	220,000				Designated
32	8th Street Corridor Assessment - Design Development	12,500					Designated
33	Boise City Art Project (Hayman House/Pioneer Pathway)	25,000					Designated
34	CIP Ash Street Properties - Hayman House	50,000					Designated
35	River Myrtle Multipurpose Stadium Assessments	75,000					Tentative
36	T5 Participation: Ash Street Properties RFQ/P	50,000					Designated
37	T5 Participation: Parcel Acquisition/Redevelopment				2,000,000		Tentative
38	Traffic Box Art Wraps		30,000	30,000	30,000		Designated
SUBTOTAL RIVER MYRTLE (NOT CENTRAL ADDITION)		2,275,500	16,260,000	3,341,000	3,809,500	5,206,000	
SUBTOTAL CENTRAL ADDITION LIV DISTRICT		3,127,000	4,000,000	910,000	1,483,000	660,000	
Total River Myrtle Estimated Expenses		5,402,500	20,260,000	4,251,000	5,292,500	5,866,000	

## CENTRAL ADDITION LIV DISTRICT

The Central Addition LIV District is a sub-district within the River Myrtle Urban Renewal District. The intent of this district is to create a dedicated area within Boise focused on implementing a variety of sustainability goals. Through a partnership between the City of Boise, CCDC, ACHD, and ITD a large investment in green infrastructure, geothermal expansion, placemaking, and historic preservation will occur. This investment will leverage private funds by encouraging and supporting private developers. Already, Trader Joe's, Concordia Law School, Idaho Independent Bank, Boise Brewing, George's Cycles, and CSHQA have established a presence in the district. Other planned private developments include a luxury boutique hotel and a 160-unit workforce housing apartment complex.

CCDC is leading the streetscape improvements and historic preservation activities, while also funding the geothermal system expansion, green stormwater management, and new public parking facilities. Streetscaping on Broad Street is scheduled to begin in the spring of 2016. Broad Street will become the core of the LIV District with new urban density housing and small retail services on the street level. Front and Myrtle are high volume vehicle traffic roads, however plans are being made to manage the traffic and increase pedestrian walkability.

Surrounded by the Ada County Courthouse, Julia Davis Park, Zoo Boise, and BoDo, the Central Addition is uniquely poised to exist as a vibrant and well-connected sub-district of Downtown. Signage and pathways connecting BSU to Julia Davis Park through the LIV District will be established. District policies will encourage mixed-use infill development with parking garages to promote walkability and land development. Environmental sustainability will be encouraged by establishing green infrastructure solutions including permeable pavers on sidewalks, low water usage plants, and geothermal heating systems that can easily be connected to new developments.



### Elements of LIV District

- Infrastructure
  - Energy
  - Stormwater
  - Geothermal
- Mobility
- Housing
- Placemaking
- Economic Development
- Stakeholder Engagement
- Metrics



# RIVER MYRTLE PROJECTS CON'T...



## CENTRAL ADDITION LIV DISTRICT

RM CONTINUED... CENTRAL ADDITION LIV DISTRICT FY '16 UPDATE		FY2016	FY2017	FY2018	FY2019	FY2020	STATUS
<b>INFRASTRUCTURE</b>							
1	5th & Myrtle New Signalized Crossing		200,000				Designated
2	Broad Street Geothermal Extension & Hookups (Includes \$500,000 COB/EPA Grant)	1,000,000					Obligated
3	Install Fiber Optic Cable to Incentivize/Service Commercial Development in LIV	300,000					Obligated
<b>PARKING</b>							
4	Public Parking Supporting Julia Davis Park (see TBD parking garage)						Tentative
<b>PLACEMAKING</b>							
5	New Pedestrian Entrance - 5th & Julia Davis Park	470,000					Obligated
6	Broad Street, Capitol - 2nd, Street and Infrastructure Improvements	1,000,000	3,500,000				Designated
7	Central Addition Gateways: Myrtle (5th & 3rd), Front (5th & 3rd), Broad (2nd & Capitol)	75,000					Tentative
8	Front Street, 6th - 3rd, North Side (Pending ITD Permission)				330,000		Tentative
9	Myrtle Street, Capitol - 2nd, Both Sides (Pending ITD Permission)			610,000	493,000		Tentative
10	T1 Participation: Central Addition (Not yet awarded)	150,000	300,000	300,000	300,000	300,000	Tentative
11	T1 Participation: 3rd & Broad (George's Cycles)	132,000					Obligated
12	T2 Participation: Capitol & Broad Streetscape Improvements (Marriott Hotel)				360,000	360,000	Obligated
<b>SPECIAL PROJECTS</b>							
13	Central Addition Relocate and/or Redevelop Existing Structures						Tentative
SUBTOTAL CENTRAL ADDITION LIV DISTRICT		3,127,000	4,000,000	910,000	1,483,000	660,000	
SUBTOTAL RIVER MYRTLE (NOT CENTRAL ADDITION)		2,275,500	16,260,000	3,341,000	3,809,500	5,206,000	
<b>Total River Myrtle Estimated Expenses</b>		<b>\$ 5,402,500</b>	<b>\$ 20,260,000</b>	<b>\$ 4,251,000</b>	<b>\$ 5,292,500</b>	<b>\$ 5,866,000</b>	

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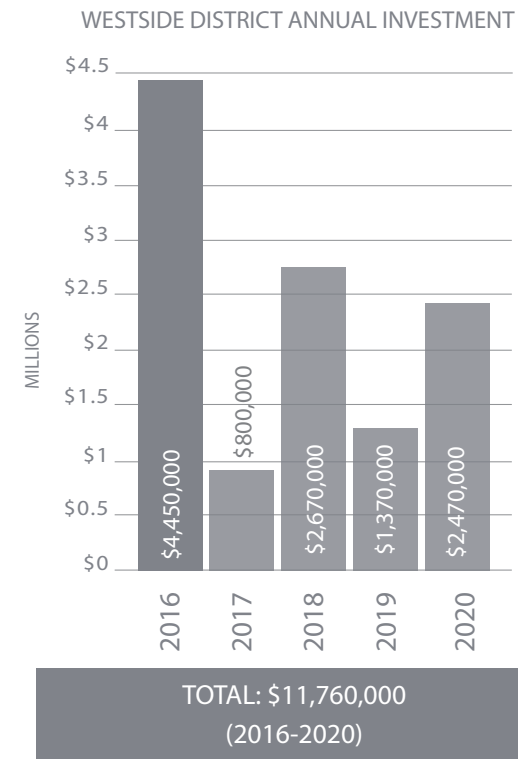
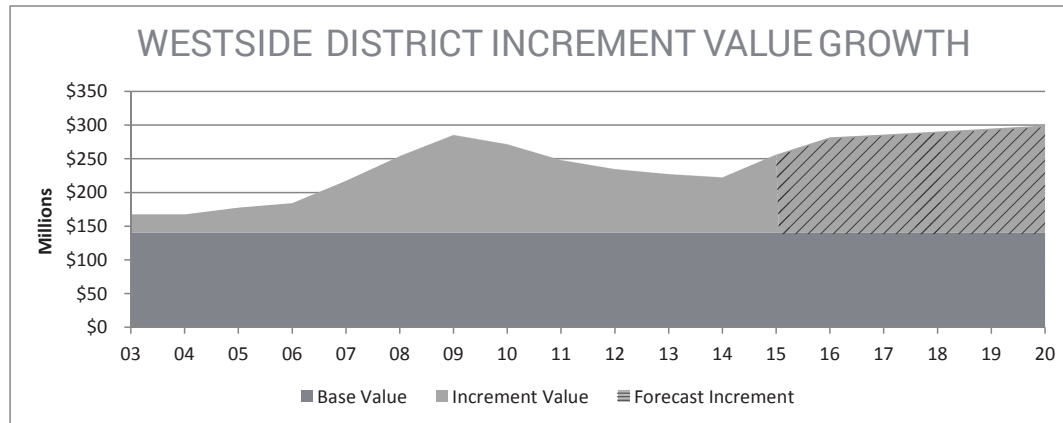
**Tentative:** includes important projects and efforts that are less well defined, or projects that are less time sensitive.

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 centered around a plaza on 14th Street; 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 either underway or expected 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: \$142 Million
- 2015 Value: \$283 Million







# WESTSIDE DISTRICT PROJECTS



WESTSIDE DISTRICT FY '16 UPDATE		FY2016	FY2017	FY2018	FY2019	FY2020	STATUS
Estimated Resources		\$ 4,450,000	\$ 800,000	\$ 2,670,000	\$ 1,370,000	\$ 2,470,000	
<b>INFRASTRUCTURE</b>							
1	Protected Bike Lanes - Idaho Street, 16th - 9th (Joint Project w/ACHD)		150,000				Designated
2	Protected Bike Lanes - Main Street, from 16th to 9th (Joint Project w/ACHD)		150,000				Designated
3	Wayfinding Project Installation		100,000				Designated
<b>PLACEMAKING</b>							
4	15th & 16th Streets/Grove to Idaho Rightsizing per ACHD DBIP			200,000			Tentative
5	8th Street, State - Bannock, Both Sides (Split w RM)				400,000		Tentative
6	Bannock Street, 9th - Capitol (Split with RM)				500,000		Tentative
7	Design Upcoming Streetscape Projects	50,000	50,000	50,000	50,000	50,000	Designated
8	Grove Street Pedestrian Plazas, 16th - 10th					2,000,000	Tentative
9	Main Street, 13th - 14th Streetscape Infill (Hurless)		50,000				Designated
10	State Street, 16th - 8th, Both Sides (Joint Project w/ACHD)	50,000		2,000,000			Designated
11	T1 Participation: Streetscape Grants (Not yet awarded)	300,000	300,000	300,000	300,000	300,000	Tentative
13	T1 Participation: Streetscape Grant, 10th & Grove (The 119)	150,000					Obligated
14	T1 Participation: Streetscape Grant, 16th & Idaho (Idaho Street Townhomes)	110,000					Obligated
15	T1 Participation: Streetscape Grant, 15th & Jefferson (Sturiale Place)	40,000					Obligated
16	T2 Participation: 10th & Bannock Streetscape Improvements (Hyatt Place Hotel)			120,000	120,000	120,000	Obligated
17	T3 Participation: Streetscape Improvements & Façade Easement (Athlos Academies)	750,000					Obligated
<b>SPECIAL PROJECTS</b>							
18	Westside Downtown District (McKibben & Cooper/Kusthlan & Associates) Recommendations TBD						Designated
19	T5 Participation: Parcel Acquisition or Application to Partial Bond Payment for Parking Garage	3,000,000					Tentative
Estimated Expenses		\$ 4,450,000	\$ 800,000	\$ 2,670,000	\$ 1,370,000	\$ 2,470,000	

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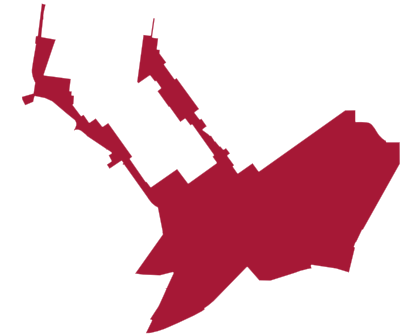
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The 30th Street District, also known as the West End, established in 2014, is the newest district in downtown Boise. The 30th Street master plan envisions the district as a premiere urban place celebrating its unique location between the Boise River 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.

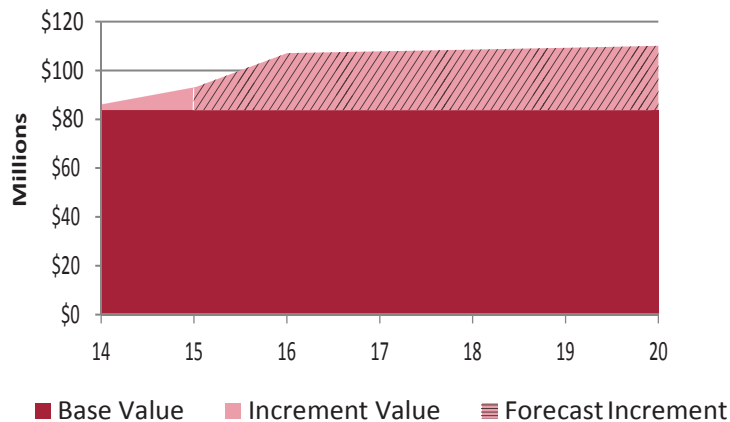
Recent and ongoing improvements in the district include the Whitewater Park, Esther Simplot Park, Whitewater Park Boulevard, 27th Street road diet, a new surgical office building, and a proposed College of Western Idaho campus.

## FAST FACTS

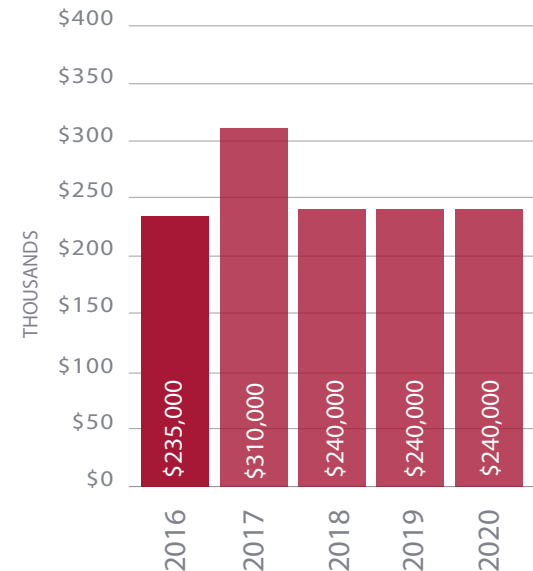
- 249 acres
- Established: 2014
- District Ends: 2033
- Base Value: \$84 Million
- 2015 Value: \$107 Million



## 30TH STREET DISTRICT INCREMENT VALUE GROWTH



## 30TH STREET DISTRICT ANNUAL INVESTMENT



**TOTAL: \$1,265,000**  
2016-2020



# 30TH STREET DISTRICT PROJECTS



30TH STREET DISTRICT FY '16 UPDATE		FY2016	FY2017	FY2018	FY2019	FY2020	STATUS
Estimated Resources		\$ 235,000	\$ 310,000	\$ 240,000	\$ 240,000	\$ 240,000	
<b>INFRASTRUCTURE</b>							
1	Capital Improvements General		125,000	140,000	140,000	140,000	Tentative
2	Wayfinding Project Installation		50,000				Designated
<b>PLACEMAKING</b>							
3	T1 Participation: Streetscape Grants	100,000					Tentative
<b>TRANSIT</b>							
4	Main-Fairview Right Sizing	25,000					Designated
<b>SPECIAL PROJECTS</b>							
5	CCDC/City West End Revitalization Agreement	85,000					Tentative
6	Development Projects General	25,000	100,000	100,000	100,000	100,000	Tentative
7	Multi-Purpose Stadium/Assessment		35,000				Designated
8	6.5 Acres on Whitewater Park & Main (TBD)						Tentative
9	2.5 Acres on 24th & Fairview (TBD)						Tentative
10	10.5 Acres on 27th & Fairview (TBD)						Tentative
11	College of Western Idaho Boise Campus (TBD)						Tentative
Estimated Expenses		\$ 235,000	\$ 310,000	\$ 240,000	\$ 240,000	\$ 240,000	

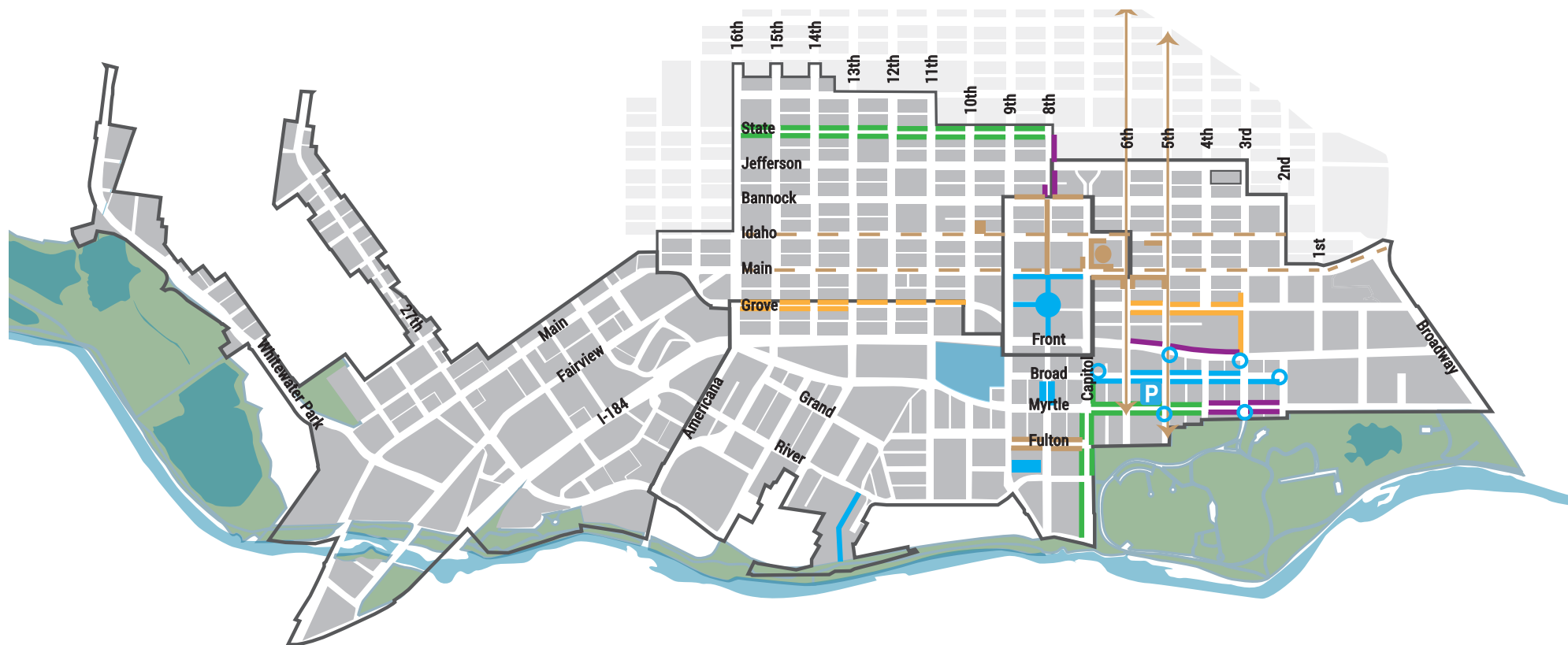
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# CIP PROJECT MAP



## Participation Projects

- P 2016 Roost Parking & Streetscape Participation
- 2016 Central Addition LIV District Gateway
- 2016 The Afton Streetscape Participation
- 2016 JUMP Streetscape Participation
- 2017 City Hall Plaza Participation
- 2017 Athlos Streetscape Participation

## Placemaking & Streetscape Projects

- 2016
- 2017
- 2018
- 2019
- 2020

## Infrastructure Projects

- ↔ 2017 2-way Street Conversion (pending ACHD Approval)
- 2017 Protected Bike Lanes



## Project Specs:

- Total Construction Budget: \$4.85 Million
- Substantial Completion: Late 2016
- District Location: Central

## Major Improvements:

- New brick pavers
  - Re-engraved 1986 personalized bricks
  - New personalized bricks
- New lighting and sound system
- Update and upgrade fountain
- Tree replacement and added supplemental shading system
- Added seating
- Public restroom
- Improved performance stage
- Free Wi-Fi

The Grove Plaza has become Boise's most vibrant downtown public space. During the day children play in the fountain, while adults read or enjoy lunch. Sometimes, you may find you are the only person in the whole plaza, while in the evenings you can enjoy a concert with thousands of others. The Grove Plaza hosts a variety of events including a summer concert series, Alive After Five, and the Capital City Public Market on Saturdays. This public plaza has leveraged tens of millions of dollars in private development over the years. The most recent building constructed is City Center Plaza, a mixed use development with over \$70 million of new investment.

A portion of The Grove Plaza was closed in summer 2015 to accommodate the construction of the adjacent City Center Plaza project which includes a regional transit hub below grade (Main Street Station). CCDC is currently in the design stage of The Grove Plaza renovation plans and intends to begin construction in spring 2016. In November 2014, CCDC began an outreach campaign to gather input on The Grove Plaza renovation. Property owner meetings were held and a public survey was conducted to find out which kind of improvements Boise residents would like to see in the next generation of the plaza. Using this input, CCDC with design help from the local Boise firm, CSHQA, and the Portland-based firm, Zimmer Gunsul Frasca (ZGF), is preparing some exciting plans.

CCDC will be performing construction in conjunction with the other major construction projects on The Grove Plaza including the City Center Plaza building, Main Street Station, and the Boise Centre expansion. Construction is planned for spring of 2016 to be finished by late 2016. Similar to 1986, CCDC is re-energizing The Grove Plaza: Brick by Brick program. You can buy a brick engraved with your own name or personal message to support The Grove Plaza renovations.



## Project Specs:

- Total Budget: \$1.3 Million
- Completion Estimate: Summer 2017
- District Location: All

## Key Components:

- Enhanced signage for vehicles, pedestrians, bikes throughout city
- Clear directions for bike and pedestrians to Boise River and Greenbelt
- More visibility and access to downtown parking garages

CCDC is leading the effort to create Boise's new Downtown Wayfinding System, an infrastructure project to help drive business and economic development downtown by helping first time visitors, occasional visitors, and Boise natives to navigate downtown more easily. Making downtown more accessible to many modes of travel will help increase time and money spent in downtown. CCDC hired Sea Reach LTD to review existing downtown wayfinding signs and develop a fully integrated wayfinding system for multiple transportation modes and featuring branding and design that will be unique to Boise. The major components and design of the wayfinding system have been vetted through a stakeholder group representing more than a dozen different organizations, including: ITD, ACHD, City of Boise, DBA, VRT, and Boise State University.

The wayfinding system will organize downtown Boise into five color coded wayfinding zones: Central, East, North, South, and West. This will simplify navigation between areas, and allow navigation to specific destinations located within each zone. One of the goals of the wayfinding system is to make the city's public parking garages more visible and easier to access. With the downtown divided into areas, information about parking can be tied more closely with a destination, making it easier for visitors to choose a convenient place to park.

In addition to providing direction along principal vehicular routes entering the downtown, the system will also provide bicycle directional signs along designated bike routes, as well as pedestrian directional signs, maps and kiosks along designated pedestrian routes and pathways, including 8th Street, the Pioneer Pathway, and the Greenbelt. The pathway and Greenbelt signage is particularly significant, because one of the goals of the wayfinding system, both for the Downtown and for Boise Parks is to connect the river more closely with the downtown.

The final design is pending approval by transportation officials. Once the design is approved, a prototype will be made and fabrication manuals and technical plans will be finalized and the project will be put out to competitive bid. Fabrication and installation could begin as early as fall 2016.





## Project Specs:

- Total Budget: \$6 million, leveraging approximately \$57 million in private investment
- Completion Estimate: 2019 (all phases); units are expected to become available for all three projects in 2017
- District Location: River Myrtle and Westside

## Key Components:

- Participating in 3 housing developments
  - 620 S. 9th St. - The Afton
  - 1401 W. Idaho St. - Watercooler Building
  - 5th and Broad St. - The Roost
- 620 9th St. and 1401 Idaho St. are CCDC owned properties conveyed to property owners after competitive selection
- 5th and Broad will receive funding for a parking structure built as part of the housing development

Housing brings needed vitality to downtown, supports the development of a strong and diverse retail presence, provides rental and ownership options to attract and retain downtown workers, reduces auto-dependent commute trips, and strengthens the tax base. CCDC commissioned a study in April 2015 to assist the organization and policy makers in better understanding the downtown Boise housing environment. The study identified barriers to development, best practices for encouraging development, and provided recommendations for CCDC housing initiatives over the next 5 years.

One of the ways CCDC can encourage housing development is by conveying CCDC owned properties to private developers for a price that reduces the land basis, making development more feasible for private investment. In order to receive this competitively-priced land, a private developer must comply with a stringent set of priorities CCDC establishes in the RFP. After staff and board review, CCDC awards an Exclusive Right to Negotiate (ERN) to the developer that best understands and fulfills CCDC's vision for the property.

CCDC will be conveying ownership of a portion of its property located at 620 S. 9th Street in August 2015. RMH Development won the ERN by successfully including the elements CCDC proposal required. RMH plans include creating a mixed use development called The Afton, which has over 5000 square feet of retail space and 25 residential condominium units in phase one and an additional 39 residential condominiums in phase 2.

1401 West Idaho Street, commonly known as the Watercooler building, is the other property CCDC will be conveying for residential use in 2015. An Exclusive Right to Negotiate was awarded to LocalConstruct in June 2015 after a competitive proposal process. The developer's plans for the building include 32 market rate apartments, 7 live work units, 1450 square feet of retail space, and a pocket park.

Another crucial way in which CCDC can assist in residential development is through funding public parking, which creates shared efficiencies between private and public needs. LocalConstruct plans to build an apartment building with 152 for rent apartments in the Central Addition LIV District. CCDC will be participating in this development by purchasing and operating the parking structure built by LocalConstruct, but available to be used by the public at large.

