

5-YEAR CAPITAL IMPROVEMENT PLAN FISCAL YEAR 2017-2021 (MID YEAR AMENDMENT)



INFRASTRUCTURE

PLACEMAKING

PUBLIC PARKING



TRANSIT

SPECIAL PROJECTS

APPROVED 3-13-2017



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ABOUT CCDC



COLLABORATE

- With partners to achieve vitality goals
- With Boise City to realize vision of Comprehensive Plan
- With VRT/ACHD/ITD on transportation, transit and mobility goals
- With local, regional, state and federal economic development agencies to retain, develop and expand business and commercial development
- With private developers and entrepreneurial partners and find opportunities to leverage assets

CREATE

- Create new places from 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 new catalytic projects that stimulate neighborhood health

MISSION
IMPROVE, DEVELOP AND GROW THE ECONOMY.

VISION
CREATE VITALITY IN DOWNTOWN BOISE AND BE AMONG AMERICA'S MOST LIVABLE CITIES.

VALUES

COLLEGIAL	RESPONSIVE
TRANSPARENT	FAIR
RESOURCEFUL	PROFESSIONAL
EFFECTIVE	CATALYZE
RELIABLE	ACCOUNTABLE
CREATIVE	ACCESSIBLE

OBJECTIVES
OPERATIONALIZE MISSION, VISION, VALUES, AND GOALS IN MULTI-YEAR CAPITAL IMPROVEMENT PLANS.

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 development and downtown core residents
- Fuel economic growth creating low vacancy/high occupancy buildings
- Target/promote development uses for a healthy downtown economy

DISTRICT PROJECTS



INFRASTRUCTURE



PLACEMAKING



PUBLIC PARKING



TRANSIT

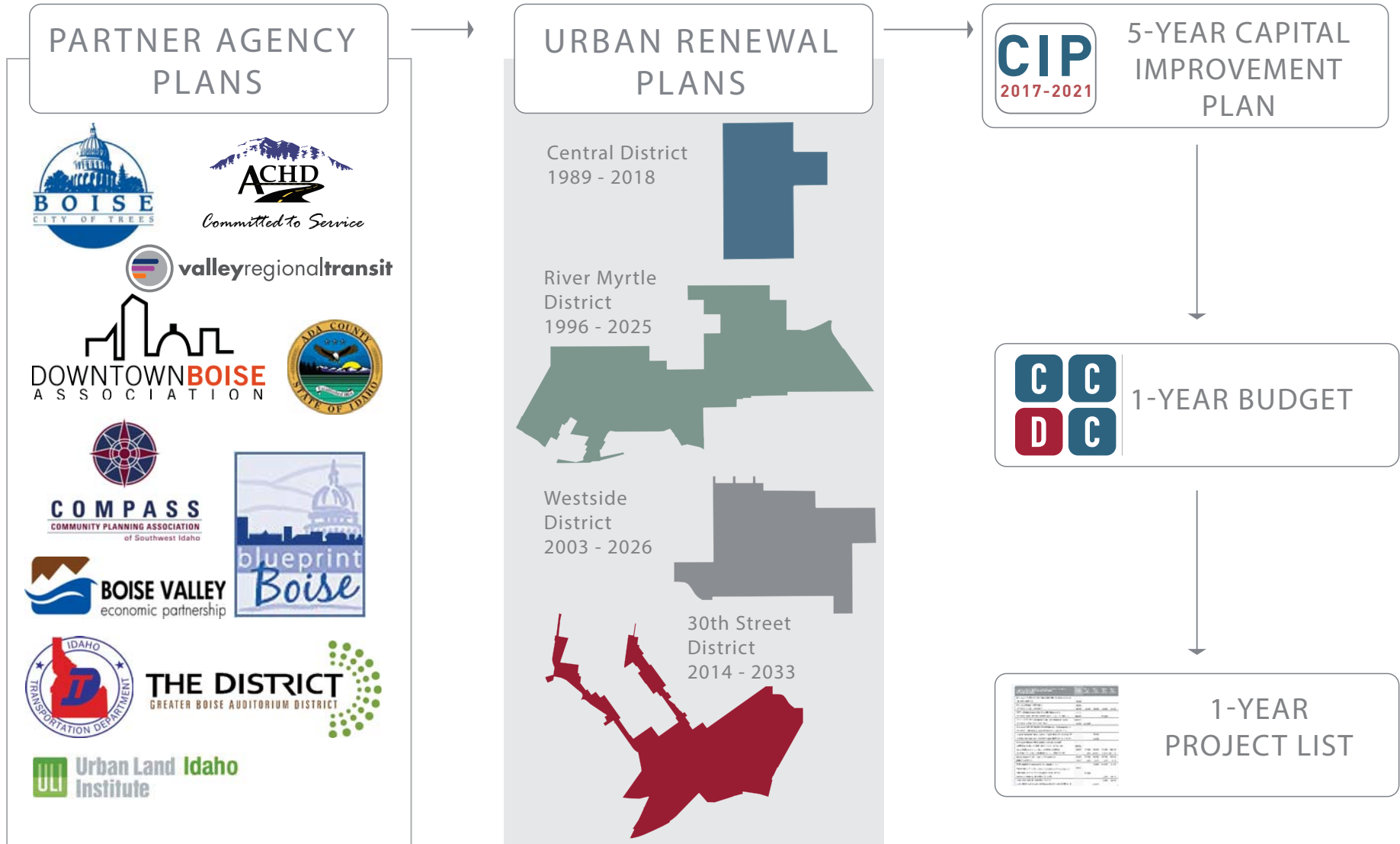


SPECIAL PROJECTS



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



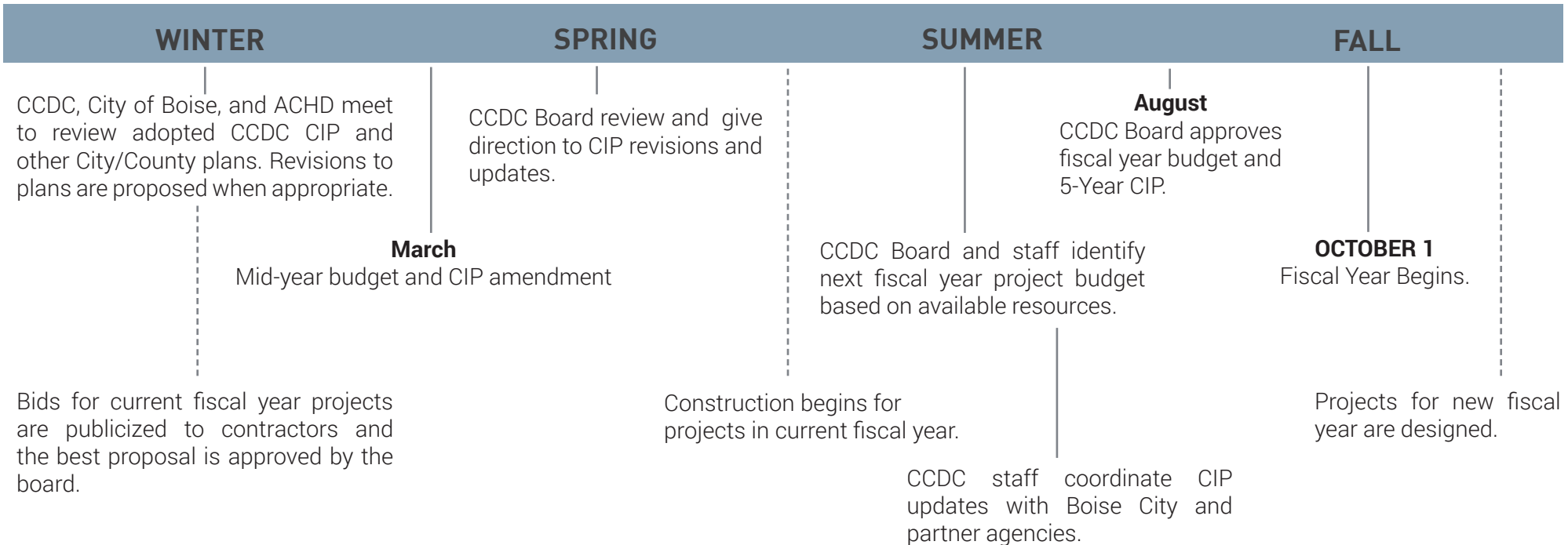
Why does CCDC Create a 5-Year CIP?

CCDC creates a 5-year, fiscally 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 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.








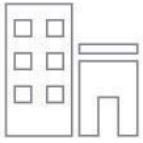


CITY GOAL IMPLEMENTATION



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
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			●		●



INFRASTRUCTURE

What does this type of project include?

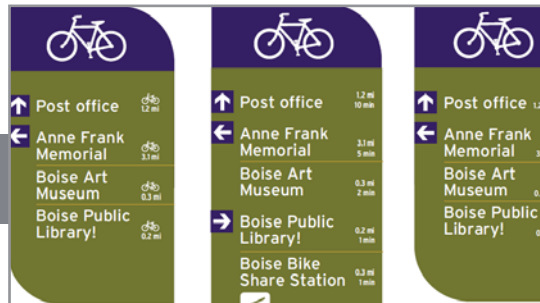
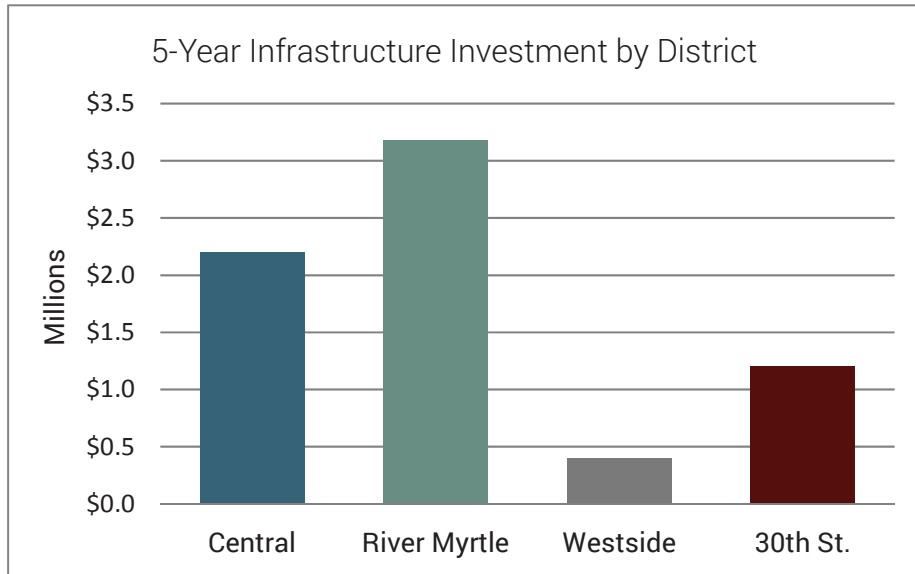
- New street construction and signal installation
- Protected bike lanes
- Utility under grounding
- Geothermal extensions
- 2- way street conversions
- Downtown wayfinding system for pedestrian, bicycle, and vehicular traffic

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

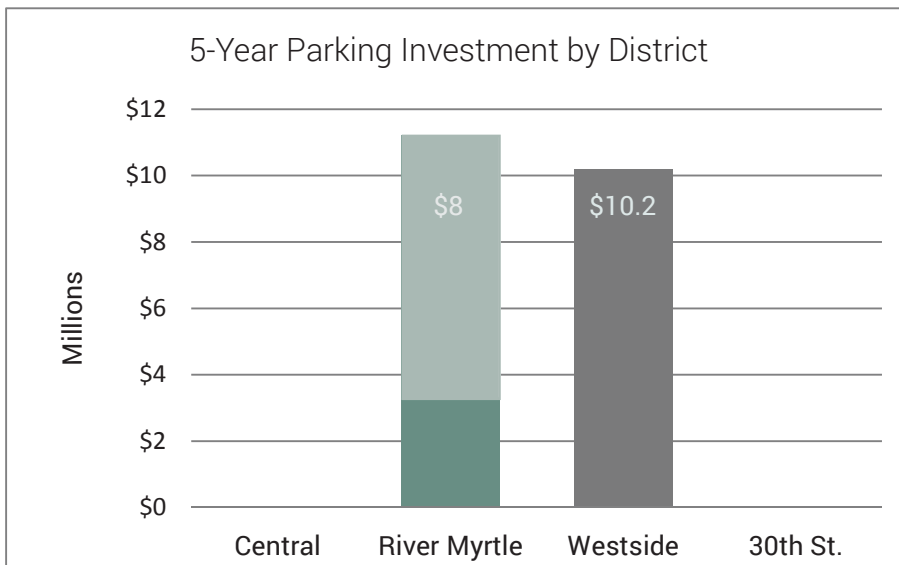
What does this type of project include?

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

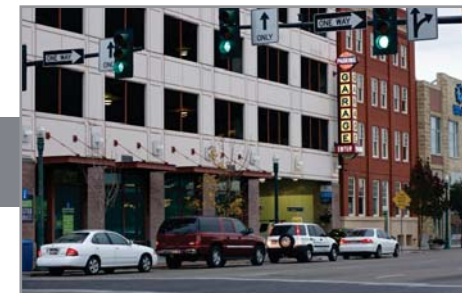
Why does CCDC invest in these projects?

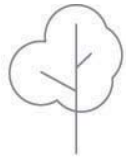
Structured public parking contributes to a vibrant downtown and a strong economy in many ways. Structured public parking consolidates parking facilities and **frees up land for development** that would otherwise continue to be used as uninventing, under performing, inefficient surface parking. Structured 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.**



Note: \$8 million of River Myrtle parking investment and all \$10.2 million of Westside parking investment is from bond revenue.





PLACEMAKING

What does this type of project include?

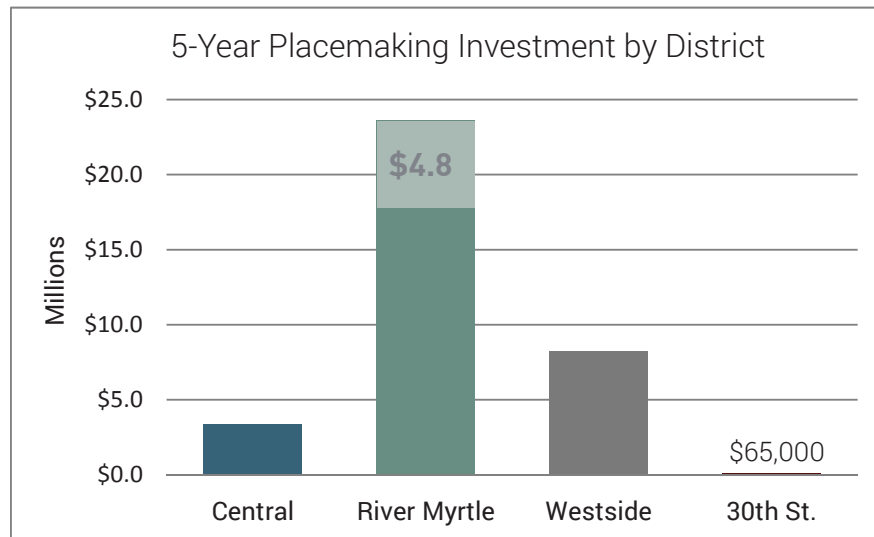
- Streetscape updates - new sidewalk paving, curb and gutter, street trees, historic streetlights, bike racks, litter receptacles, and benches
- Open space creation - public parks, plazas, sidewalk cafe seating, and pathways (e.g. Pioneer Pathway)
- Suspended paving system under sidewalks - a cell based system used under paving as a means to deliver soil to support tree growth and absorb stormwater right where it falls

Why does CCDC invest in these projects?

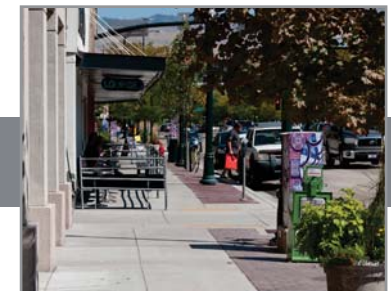
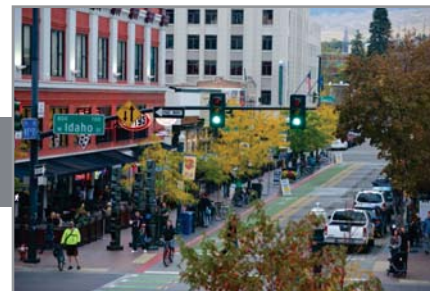
Creating a **sense of place** through streetscapes and public open space is an essential part of keeping downtown Boise the regional center for business, government, tourism, and culture. There is a tangible difference between the streets which CCDC has improved with new trees, pavers, and benches and 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.



Note: \$4.8M in bonding for Broad Street improvements included





TRANSIT

What does this type of project include?

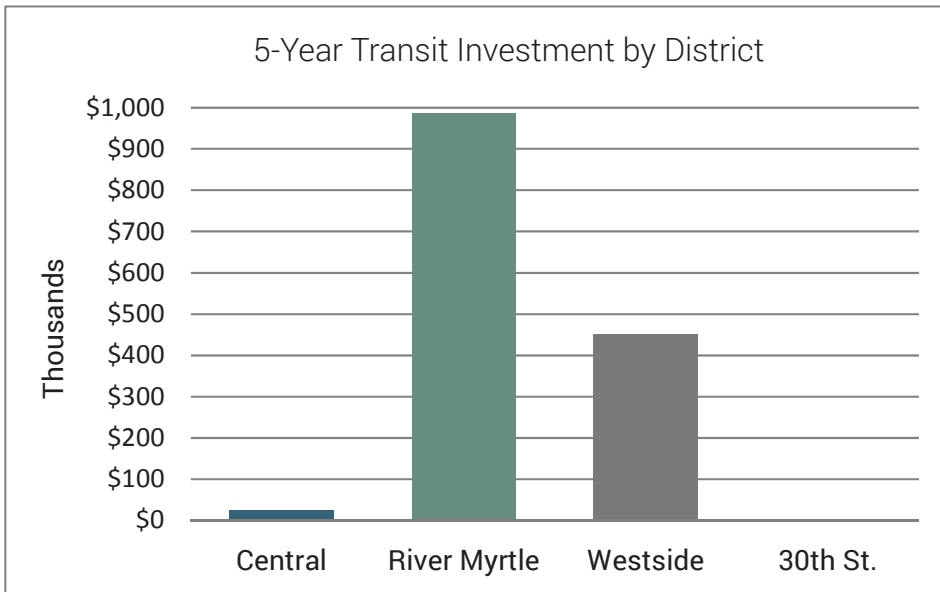
- Boise GreenBike
- Main Street Station
- Transit Shelters
- Downtown Circulator Preliminary Engineering

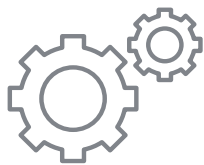
Why does CCDC invest in these projects?

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.

Initial funds are programmed for an alternatives analysis and pre-engineering to advance transit with a downtown circulator system.





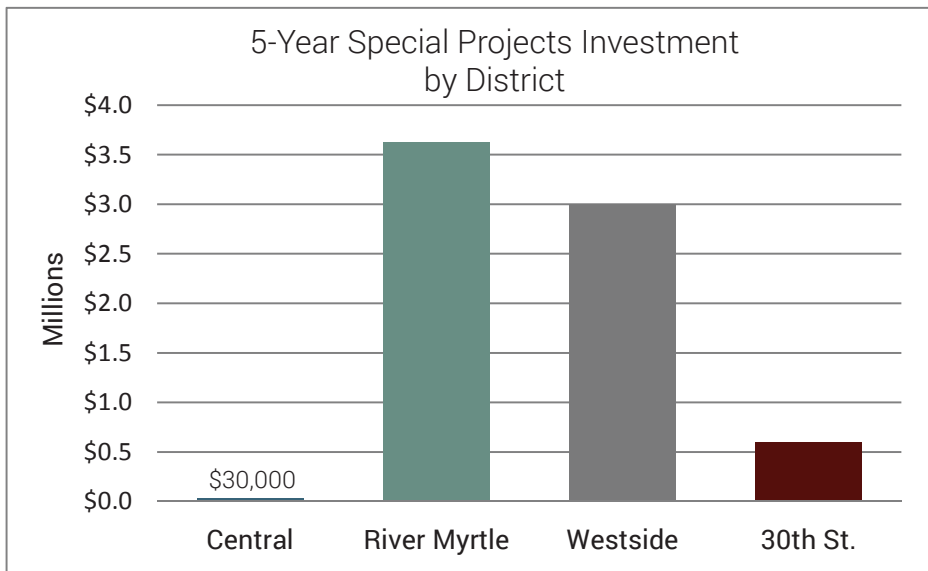
SPECIAL PROJECTS

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.



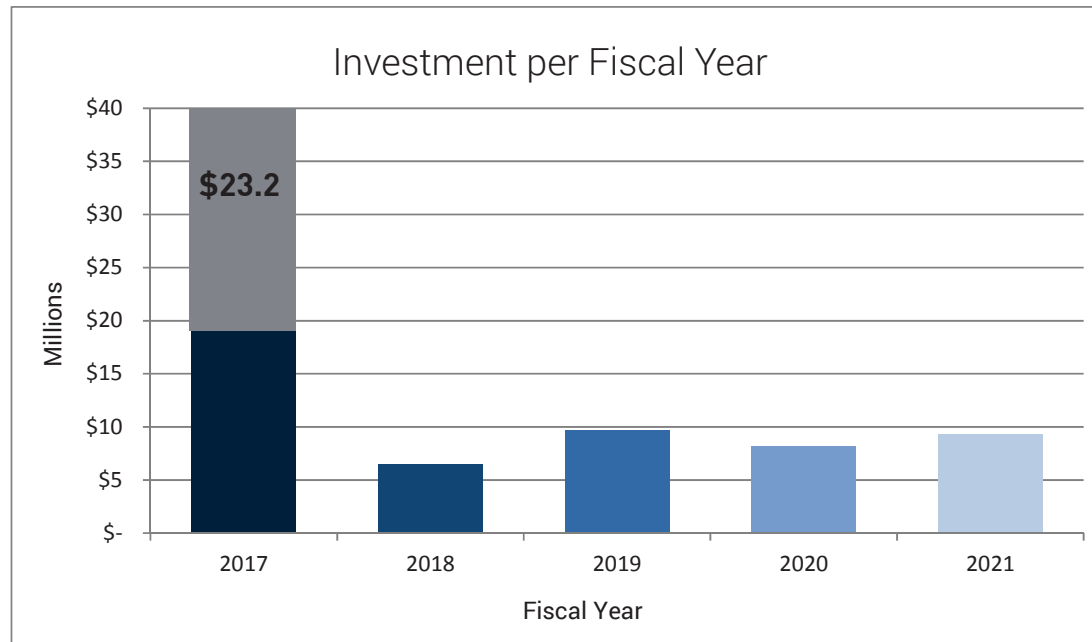


INVESTMENT SUMMARY



FY '17 MID YEAR AMENDMENT

	Central	River Myrtle	Westside	30th St.	Total
Infrastructure	\$ 2,198,400	\$ 3,180,000	\$ 400,000	\$ 1,200,000	\$ 6,978,400
Parking		\$ 10,990,000	\$ 10,200,000		\$ 21,190,000
Placemaking	\$ 3,533,000	\$ 24,756,900	\$ 8,237,000	\$ 65,000	\$ 36,591,900
Transit	\$ 25,000	\$ 987,000	\$ 451,500		\$ 1,463,500
Special	\$ 30,000	\$ 3,625,000	\$ 3,000,000	\$ 600,000	\$ 7,255,000
Total	\$ 5,786,400	\$ 43,538,900	\$ 22,288,500	\$ 1,865,000	\$ 73,478,800



NOTE: Bond proceeds of \$23.2 Million included in 2017 investment



ABOUT CENTRAL DISTRICT



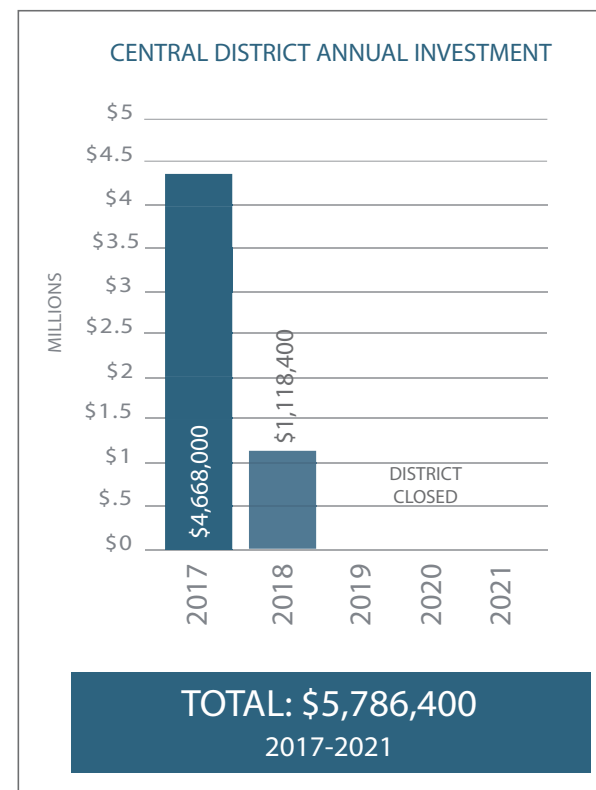
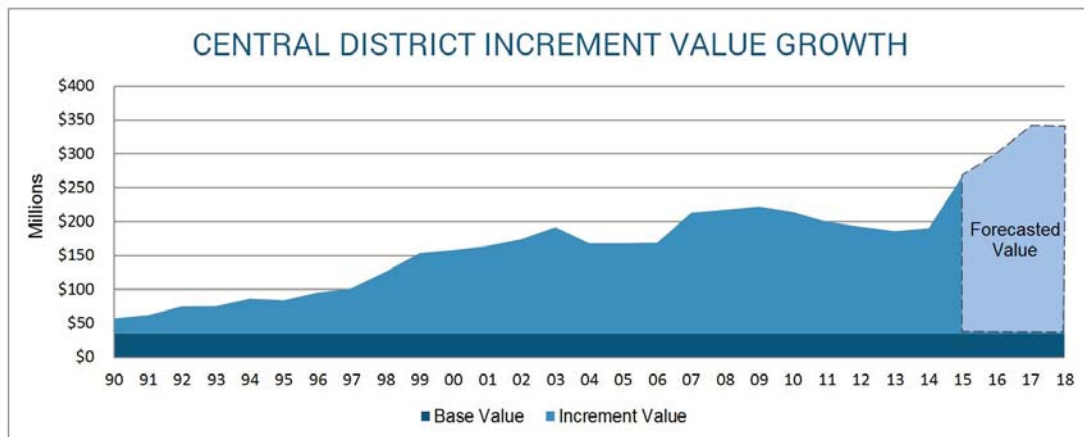
The original urban renewal district in downtown Boise, the Central District has evolved a great deal over the years. It was first established as part of the federal urban renewal program in 1965 in hopes of locating a regional shopping mall in downtown Boise. After the federal government discontinued 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.

FAST FACTS

- 34 acres
- Established: 1989
- District Ends: 2018
- Base Value: \$35 Million
- 2016 Total Value: \$331 Million
- 2017 TIF Revenue: \$4.7 Million





CENTRAL DISTRICT PROJECTS



FY '17 MID YEAR AMENDMENT

CENTRAL DISTRICT		FY2017	FY2018	FY2019	FY2020	FY2021	STATUS
Estimated Resources		\$ 4,668,000	\$ 1,118,400	N/A	N/A	N/A	
INFRASTRUCTURE				DISTRICT CLOSED			
1	8th Street Improvements	580,000					Designated
3	8th Street Event Bollards (Electric)	100,000					Tentative
4	Central District Closeout Improvements		868,400				Tentative
5	Protected Bike Lanes - Idaho St, 9th - Capitol (Joint Project w/ACHD)		100,000				Designated
6	Protected Bike Lanes - Main St, 9th - Capitol (Joint Project w/ACHD)		150,000				Designated
7	Wayfinding Project Installation	400,000					Designated
PLACEMAKING							
8	Alley Placemaking Project (8th to Capitol between Idaho and Bannock)	500,000					Tentative
9	City Hall Plaza Improvements	650,000					Obligated
10	City Hall Streetscapes West Side	655,000					Obligated
11	The Grove Plaza Renovation	1,668,000					Obligated
12	The Grove Plaza Renovation - Personalized Brick Engraving (revenue estimated at \$270K)	60,000					
TRANSIT							
13	VRT Transit Improvements in District	25,000		Obligated			
SPECIAL PROJECTS							
14	Protective Bollards at Capitol Blvd. & Front St.	30,000		Tentative			
Estimated Expenses		\$ 4,668,000	\$ 1,118,400				

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



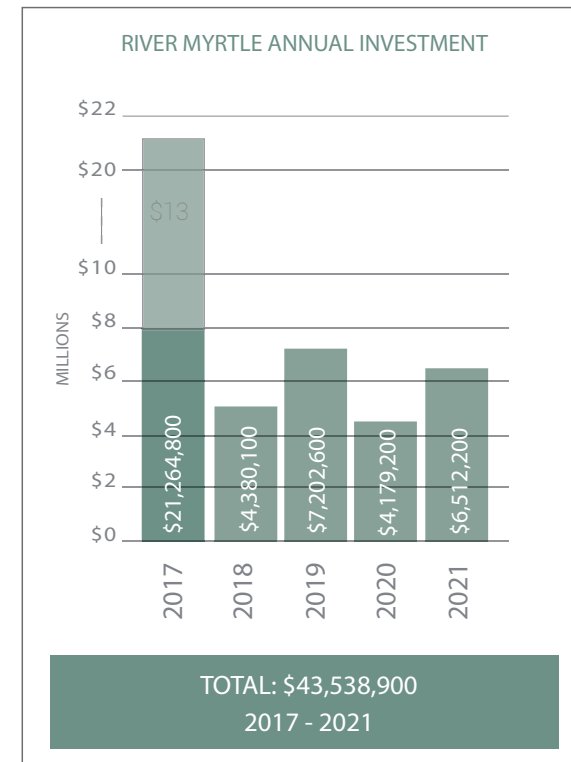
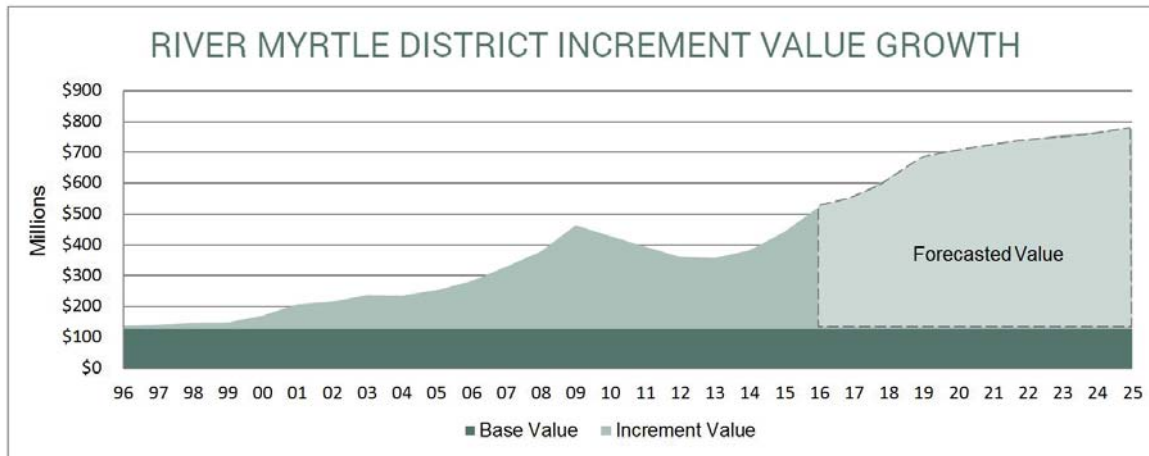
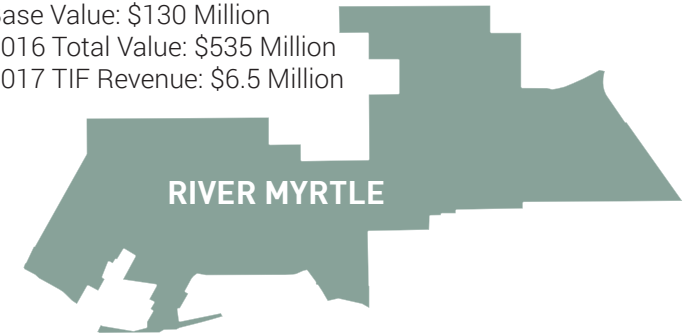
The River Myrtle District consisted of mostly vacant property, deteriorated residences and warehouses, and remnants of older industrial uses when it was first established in 1994. Redevelopment opportunities included the vacant Union Pacific switch yard properties, the 14-acre Ada County property, and 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 Roost Apartment Project, and as many as three new hotels.

FAST FACTS

- 340 acres
- Established: 1994
- District Ends: 2026
- Base Value: \$130 Million
- 2016 Total Value: \$535 Million
- 2017 TIF Revenue: \$6.5 Million



Note: FY '17 Includes \$13 million of bond proceeds



RIVER MYRTLE DISTRICT PROJECTS



FY '17 MID YEAR AMENDMENT

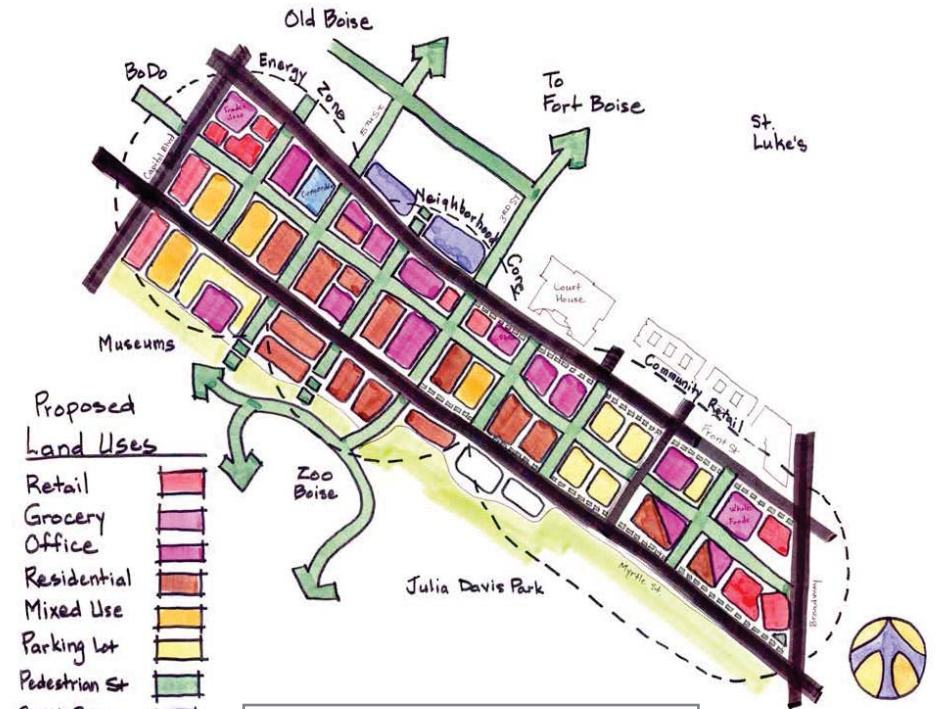
RIVER MYRTLE DISTRICT		FY2017	FY2018	FY2019	FY2020	FY2021	STATUS
Estimated Resources		\$ 21,264,800	\$ 4,380,100	\$ 7,202,600	\$ 4,179,200	\$ 6,512,200	
INFRASTRUCTURE							
1	Protected Bike Lanes - Idaho Street, Capitol - 2nd (Joint Project w/ACHD)			150,000			Designated
2	Protected Bike Lanes - Main Street, Capitol - Broadway (Joint Project w/ACHD)			150,000			Designated
3	Wayfinding Project Installation	600,000					Designated
4	Alley Improvement Project (11th to 12th between Grove to Front)	20,000	200,000				Tentative
5	Alley Improvement Project (6th to 3rd between Bannock and Idaho)			450,000			Tentative
6	Alley Improvement Project (6th to 3rd between Bannock and Jefferson)			450,000			Tentative
7	Alley Improvement Project (5th to 3rd between Main and Idaho)		250,000				Designated
PARKING							
8	RM Parking Garage - Partial Ownership Property Acquisition	3,000,000					Tentative
9	T3 Participation: 5th & Broad Streets Parking Deck, Fowler Apartments, (BOND)	2,590,000					Obligated
10	T3 Participation: Pioneer Crossing Development - Parking Structure (BOND)	5,400,000					Obligated
PLACEMAKING							
11	8th Street Corridor Improvements Phase 1	425,000					Designated
11a	8th Street Corridor Improvements Phase 2		1,000,000				
12	8th Street Improvements, State to Bannock (split with Westside District)			200,000			Designated
13	Bannock Street Improvements, 9th to Capitol Blvd, North side (split with Westside District)			400,000			Designated
14	Downtown Urban Parks Plan / Development Catalyst TBD						Tentative
15	Grove Street Pedestrian Street Plan (16th to 10th) per ACHD/DBIP		75,000	100,000	2,700,000		Tentative
16	Grove Street Pedestrian Street Plan (6th to 3rd) per ACHD/DBIP		75,000			3,900,000	Tentative
17	Main Street, Capitol - 5th, South Side	1,020,000					Designated
18	Streetscape - Design Next Year's Projects	50,000	50,000	50,000	50,000	50,000	Tentative
19	T1 Participation: Streetscape Grant, 515 W Idaho (Paulsen Building)	150,000					Designated
20	T1 Participation: Streetscape Grants (not yet assigned)	300,000	300,000	300,000	300,000	300,000	Tentative
21	T2 Participation: 5th & Front Mixed Use Development (TBD)						Tentative
22	T2 Participation: 5th & Idaho Streetscape Improvements (5th & Idaho Apartments)			156,000	156,000	53,000	Obligated
23	T2 Participation: Capitol & Broad Streetscape Improvements (Inn at 500 Hotel)			269,500			Obligated
24	T3 Participation: Infrastructure, Utilities, Streetscapes (Pioneer Crossing Development)			311,200	313,200	553,200	Designated
25	T3 Participation: Streetscape Improvements Front & Myrtle, 9th&11th (JUMP/Simplot HQ)			875,000			Obligated
26	T3 Participation: Streetscape Improvements on Broad, 5th, & Myrtle (Fowler Apartments)	550,000					Obligated
27	T4 Participation: Public Park and Undergrounding Utilities (5th & Idaho Apartments)	215,000	790,000				Designated
28	T4 Participation: Streetscape Improvements 8th Street, Broad - Myrtle, Both Sides	59,800					Obligated
29	T4 Participation: Capitol & Myrtle Streetscapes (Inn at 500 Hotel)	200,000					Obligated
30	T4 Participation: Idaho Historical Museum Streetscapes at Julia Davis Park		146,000				Obligated
TRANSIT							
31	Connector Analysis (Front & Myrtle) ITD \$3.3M Resurface Planned for FY19/Planning FY17	180,000					Obligated
31a	Front & Myrtle "Quick Wins" as determined by analysis	125,000					Designated
32	Downtown Circulator Preliminary Engineering		354,100	327,900			Designated
SPECIAL PROJECTS							
33	620 S 9th Street Phase II Site Remediation	270,000					Designated
34	Hayman House Capital Projects	70,000					Designated
35	T5 Participation: Ash Street Properties RFQ/P	45,000					Designated
36	T5 Participation: Parcel Acquisition/Redevelopment			1,500,000		1,500,000	Tentative
37	Traffic Box Art Wraps	30,000	30,000	30,000			Tentative
38	Multi-Purpose Stadium Assessment	150,000					Tentative
SUBTOTAL RIVER MYRTLE (NOT LIV DISTRICT)		15,449,800	3,270,100	5,719,600	3,519,200	6,356,200	
SUBTOTAL CENTRAL ADDITION LIV DISTRICT (listed on following page)		5,815,000	1,110,000	1,483,000	660,000	156,000	
Total River Myrtle Estimated Expenses		21,264,800	4,380,100	7,202,600	4,179,200	6,512,200	

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 FY '17 MID YEAR AMENDMENT

RM CONTINUED... CENTRAL ADDITION LIV DISTRICT		FY2017	FY2018	FY2019	FY2020	FY2021	STATUS
INFRASTRUCTURE							
1	5th & Myrtle New Signalized Crossing		200,000				Designated
2	Broad Street Geothermal Extension & Hookups	500,000					Obligated
3	Install Fiber Optic Cable to Incentivize/Service Commercial Development in LIV (BOND)	210,000					Obligated
PARKING							
4	Public Parking Supporting Julia Davis Park (see TBD parking garage)						Tentative
PLACEMAKING							
5	5th & 6th Street 2-Way Conversions; Front to Myrtle (Amount TBD)						
6	Broad Street, Capitol - 2nd, Street and Infrastructure Improvements (BOND)	4,320,000					Designated
7	Central Addition Gateways	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	New Pedestrian Entrance - 5th & Julia Davis Park	410,000					Obligated
11	T1 Participation: Central Addition (Not yet awarded)	300,000	300,000	300,000	300,000		Tentative
12	T2 Participation: Capitol & Broad Streetscape Improvements (Marriott Hotel)			360,000	360,000	156,000	Designated
SUBTOTAL CENTRAL ADDITION LIV DISTRICT		5,815,000	1,110,000	1,483,000	660,000	156,000	
SUBTOTAL RIVER MYRTLE (NOT LIV DISTRICT)		15,449,800	3,270,100	5,719,600	3,519,200	6,356,200	
Total River Myrtle Estimated Expenses		\$ 21,264,800	\$ 4,380,100	\$ 7,202,600	\$ 4,179,200	\$ 6,512,200	

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.

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



ABOUT WESTSIDE DISTRICT

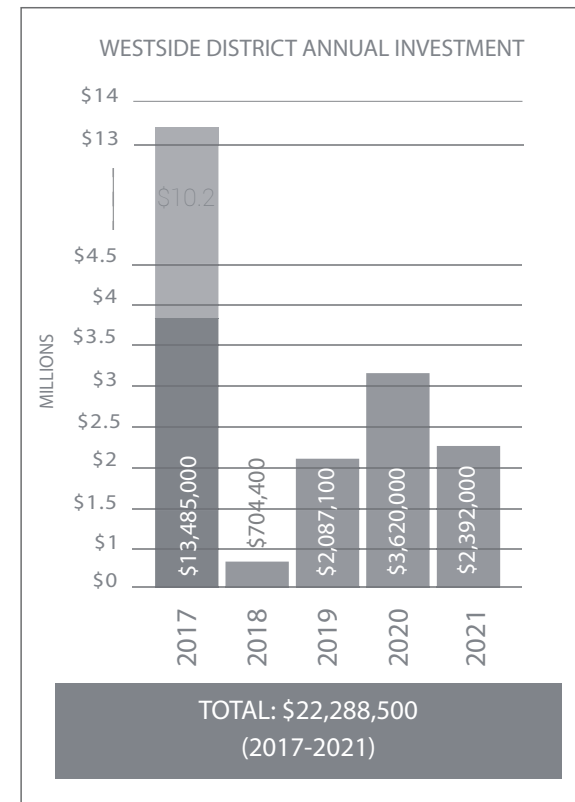
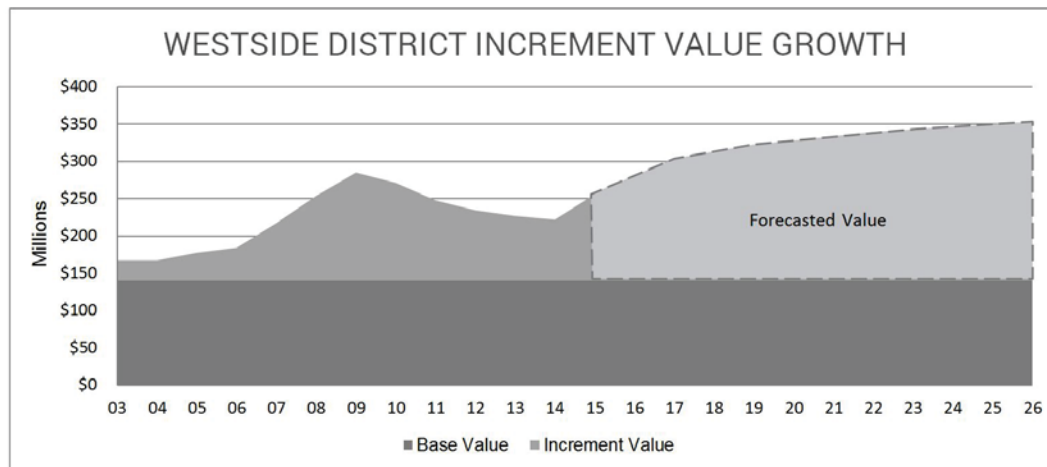


The Westside Downtown District was established in 2001, and is home to Boise Cascade, Idaho Power, Meadow Gold, One Capitol Center, and an abundance of surface parking. The Westside plan calls for a rich mixture of urban-style housing, shops, restaurants; increased downtown housing availability; an urban village 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: \$140 Million
- 2016 Total Value: \$296 Million
- 2017 TIF Revenue: \$2.5 Million



Note: FY '17 Includes \$10.2 million of bond proceeds



WESTSIDE DISTRICT PROJECTS



FY '17 MID YEAR AMENDMENT

WESTSIDE DISTRICT		FY2017	FY2018	FY2019	FY2020	FY2021	STATUS
Estimated Resources		\$ 13,485,000	\$ 704,400	\$ 2,087,100	\$ 3,620,000	\$ 2,392,000	
INFRASTRUCTURE							
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
PARKING							
4	Parking Garage with Mixed Use Development (BOND)	10,200,000					Tentative
PLACEMAKING							
5	15th & 16th Streets/Grove to Idaho Rightsizing per ACHD DBIP			200,000			Tentative
6	8th Street, State - Bannock, Both Sides (Split w RM)			400,000			Tentative
7	Bannock Street, 9th - Capitol (Split with RM)			500,000			Tentative
8	Design Upcoming Streetscape Projects	50,000	50,000	50,000	50,000		Tentative
9	Downtown Urban Parks Plan / Development Catalyst	1,000,000					Tentative
10	Grove Street Pedestrian Plazas, 16th - 10th				2,700,000		Tentative
11	Main Street, 13th - 14th, 1/2 block Streetscape Infill, NW corner	85,000					Designated
12	State Street, 16th - 8th, Both Sides (Joint Project w/ACHD)				450,000		Designated
13	T1 Participation: Streetscape Grants (Not yet awarded)	300,000	300,000	300,000	300,000	300,000	Tentative
14	T2 Participation: 10th & Bannock Streetscape Improvements (Hyatt Place Hotel)		120,000	120,000	120,000	92,000	Designated
15	T3 Participation: Streetscape Improvements & Façade Easement (Athlos Academies)	750,000					Obligated
TRANSIT							
16	Downtown Circulator Preliminary Engineering		234,400	217,100			Tentative
SPECIAL PROJECTS							
17	T5 Parcel Acquisition for Redevelopment	1,000,000				2,000,000	Tentative
Estimated Expenses		\$ 13,485,000	\$ 704,400	\$ 2,087,100	\$ 3,620,000	\$ 2,392,000	

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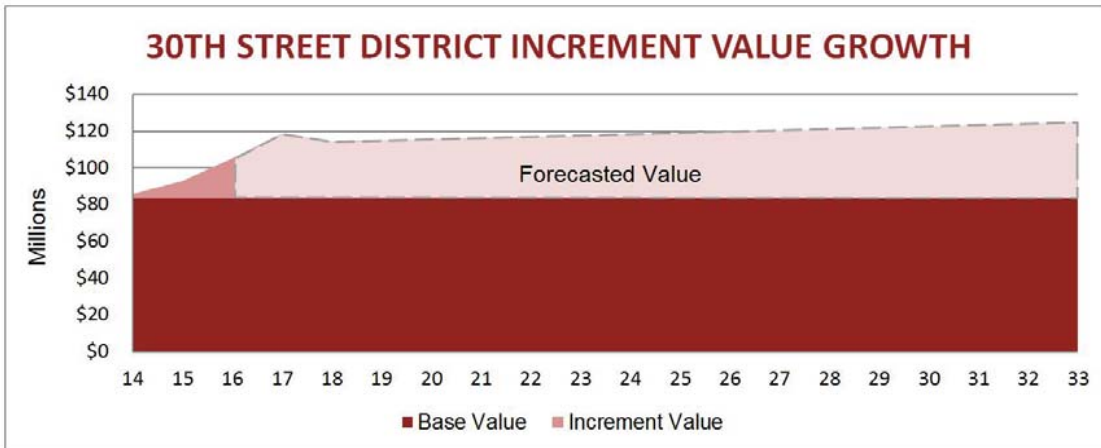
Tentative: includes important projects and efforts that are less well defined, or projects that are less time sensitive.

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.

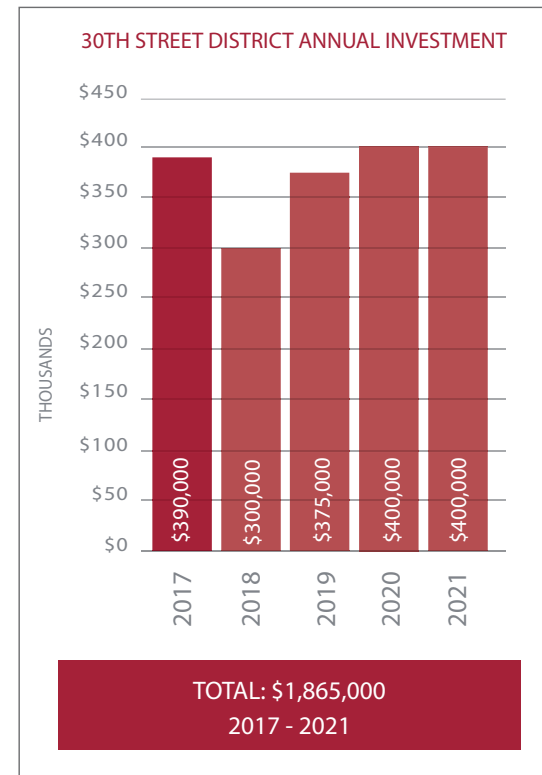
Recent and ongoing improvements in the district include the Whitewater Park, Esther Simplot Park, Whitewater Park Boulevard, 27th Street road diet, a new surgical office building, and a proposed College of Western Idaho campus.

FAST FACTS

- 249 acres
- Established: 2014
- District Ends: 2033
- Base Value: \$81 Million
- 2016 Total Value: \$114 Million
- 2017 TIF Revenue: \$0.5 Million



NOTE: Anticipated value growth from upcoming private development is not yet included in forecast. See 30th Street Area "Special Projects" for a list of planned future developments.





30TH STREET DISTRICT PROJECTS



FY '17 MID YEAR AMENDMENT

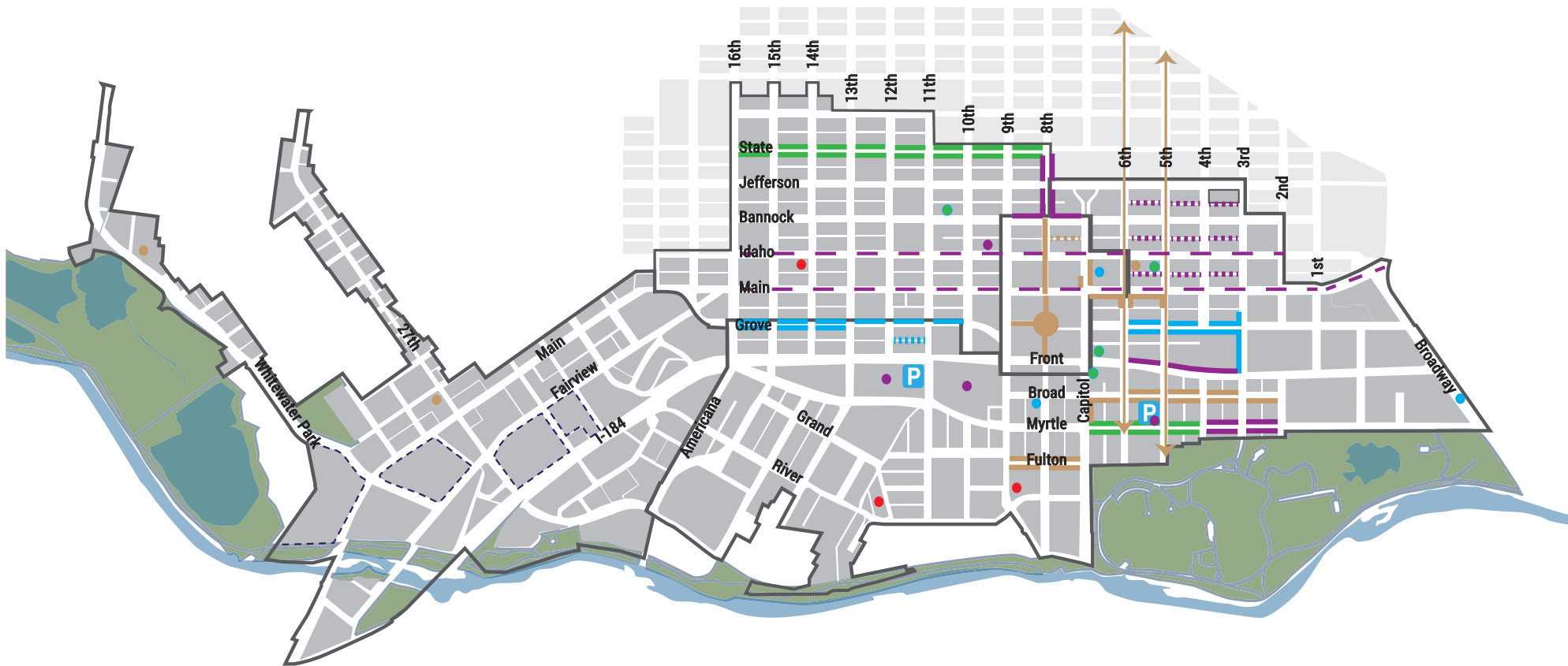
30TH STREET DISTRICT FY		FY2017	FY2018	FY2019	FY2020	FY2021	STATUS
Estimated Resources		\$ 390,000	\$ 300,000	\$ 375,000	\$ 400,000	\$ 400,000	
INFRASTRUCTURE							
1	Capital Improvements General	75,000	200,000	275,000	300,000	300,000	Tentative
2	Wayfinding Project Installation	50,000					Designated
3	Main Fairview Improvements TBD						
PLACEMAKING							
4	Downtown Urban Parks Plan / Development Catalyst (TBD)						Tentative
5	T1 Participation: Streetscape Grants (Not yet awarded)						Tentative
6	T1 Participation: Streetscape Grants (Clairvoyant Brewing Company)	65,000					Designated
TRANSIT							
7	Downtown Circulator Preliminary Engineering						Tentative
8	Shared Parking and Transit Improvements (TBD)						
SPECIAL PROJECTS							
9	Development Projects General	50,000	100,000	100,000	100,000	100,000	Tentative
10	T1 Participation: Streetscape Improvements on Moore & 31st (Sandhill Crane Apartments)	150,000					Tentative
11	TBD Participation: 27th & Stewart (Whitewater Station)						Tentative
12	TBD Participation: 6.5 Acres on Whitewater Park & Main						Tentative
13	TBD Participation: 2.5 Acres on 24th & Fairview						Tentative
14	TBD Participation: 10.5 Acres on 27th & Fairview						Tentative
15	TBD Participation: 10 Acres College of Western Idaho Boise Campus						Tentative
16	TBD Participation: Public Improvements on Jefferson, 28th, and Idaho (Whittier School)						Tentative
Estimated Expenses		\$ 390,000	\$ 300,000	\$ 375,000	\$ 400,000	\$ 400,000	

Status Definitions

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- Participation Projects / Development Agreements**
- 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

- Placemaking & Streetscape Projects**
- 2017
 - 2018
 - 2019
 - 2020
 - 2021

- Infrastructure Projects**
- 2017 2-way Street Conversion (pending ACHD Approval)
 - 2017 Alley Improvements (utility undergrounding)
 - 2019 Protected Bike Lanes
 - 2019 Alley Improvements (utility undergrounding)
 - 2020 Alley Improvements (utility undergrounding)

Project Specs:

- Total Construction Budget: \$5.9 Million
- Substantial Completion: Late 2016
- District Location: Central

Major Improvements:

- A new interactive fountain with more jets, added lights, and programmed features
- New brick pavers
 - Re-engraved 1986 personalized bricks
 - New personalized bricks
- New lighting and sound system
- New trees to replace trees in decline
- Green stormwater infrastructure
- Added tables and chairs
- Public restrooms with attendant booth
- 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). 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), prepared exciting plans for the renovation.

CCDC is 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. In May 2016, CCDC with McAlvain Construction as the construction manager / general contractor began construction. The renovation of the central plaza is scheduled 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:

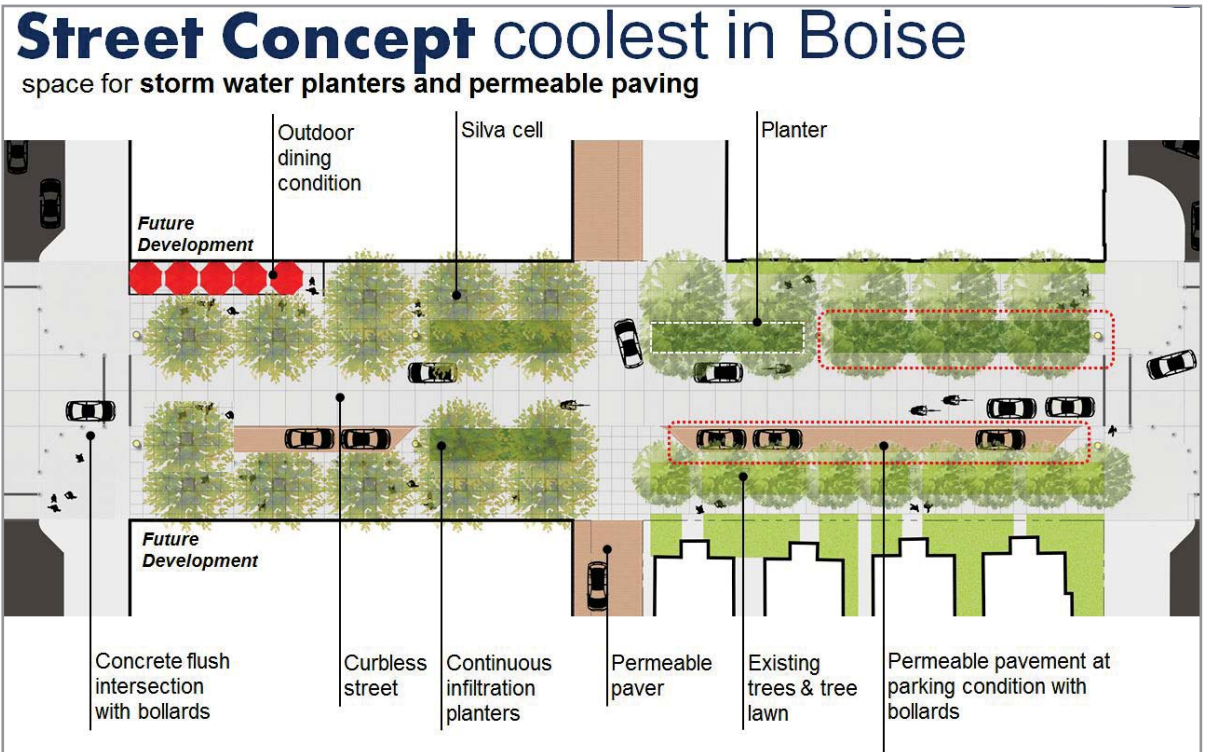
- Total Budget: \$5.8 Million (Broad Street only)
- Completion Estimate: Summer 2017
- District Location: River Myrtle
- Total LIV District Budget: \$10.3 Million

Key Components:

- Reconstruction of Broad Street with creative design and streetscape amenities (lights, benches, trees/planters, permeable pavers, green storm water infrastructure, etc.)
- Extension of the geothermal system down Broad Street and into the injection well at Julia Davis Park
- Additional Fiber Optic resources
- Use of innovative storm water solutions
- Construct new pedestrian entrance into Julia Davis Park at 5th Street

The City of Boise has created a vision for the area which it calls “The Central Addition LIV District.” Inspired by an initiative known as ‘eco-districts,’ the LIV District is a neighborhood development strategy structured on the principals of sustainable development, operations, and Boise’s LIV culture – Lasting, Innovative, and Vibrant. The LIV District is a sub-district of the neighborhood platted as the Central Addition, and the high level view is to create an efficient, functioning, and sustainable neighborhood in Boise’s downtown.

In cooperation with the City of Boise and ACHD, CCDC will participate in the 2016 LIV District plan through a variety of place making improvements and infrastructure enhancements to Broad Street, the district’s primary arterial road. CCDC has contracted with ZGF for conceptual design work, Jensen Belts Associates for construction drawings and permitting, and Guho Corporation to be the Construction Manager/ General Contractor. CCDC looks forward to contributing to this effort, making the area a catalyst for economic development and downtown reinvestment by private entities





SPOTLIGHT PROJECT: HOUSING



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 conveyed ownership of a portion of its property located at 620 S. 9th Street in October 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, was conveyed to LocalConstruct in May 2016. 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, 1,450 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.





5-YEAR CAPITAL IMPROVEMENT PLAN FISCAL YEAR 2017-2021

