



2018 ANNUAL REPORT



**CAPITAL CITY**  
DEVELOPMENT CORP

# BEYOND DOWNTOWN

ASSISTING BOISE'S ECONOMIC GROWTH & DEVELOPMENT





**CAPITAL CITY**  
DEVELOPMENT CORP



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## DANA ZUCKERMAN, BOARD CHAIR

This is clearly an exceptional time to live and work in Boise and as CCDC's board chair I am proud of our agency's contributions to the improvements and developments in our urban renewal districts and their effect beyond the districts' borders. The excitement generated around Boise's downtown, both in the public and private sector, creates a catalyst for large, transformative, projects in the heart of our beautiful, thriving city.

Idaho's first Urban Renewal District, The Central District, completed its 30 year term on September 30th, 2018. The success of the Central District - built out with its The Grove Plaza at its center - is a testament to the value of urban renewal. Only a short time ago there was little interest in our then decaying downtown. Contrast that with the vitality of today's downtown Boise - with bustling sidewalk life, constant construction, a myriad of shops, businesses, dining, and entertainment all creating a harmonious urban experience.

CCDC continues to examine the role we will play in increasing the variety of housing options in our districts, including assisting in providing affordable, quality housing, for current and future Boise residents. We work closely with the City of Boise's Grow our Housing initiative through leveraging private and public investment.

We are looking ahead at the two new urban renewal districts that were formed in 2018; the Shoreline District, along the Boise River, just south of downtown and the Gateway East District, on the far East side of Boise City limits- this is a new type of district for us, not urban but industrial. Created in 2018, these districts have 20 year terms which will officially begin in FY2020. We are excited in the potential of these districts and anticipate tremendous growth in both areas.

I am honored and excited to be working with a remarkable board of commissioners, an engaged and talented staff, and our private and public sector partners to make Boise the most livable city in the nation.



Dana meeting with team in CCDC Board Room.

## BOARD OF COMMISSIONERS



RYAN WOODINGS  
Vice Chair



DAVE BIETER  
Secretary-Treasurer



## JOHN BRUNELLE, EXECUTIVE DIRECTOR

Fiscal year 2018 saw the sunset of Idaho's first urban renewal district, the Boise Central District. In FY18, CCDC completed a comprehensive refresh of the Central District infrastructure and added the finishing touches to public areas and a few public/private projects. The Agency also partnered for many ground breakings, major construction projects, ribbon cuttings, and grand opening celebrations providing more proof that America's most livable city is thriving. As planned, CCDC transferred ownership of two key assets to the City of Boise: The Grove Plaza, our nationally-recognized place making project; and newly refreshed and updated two blocks of North 8th street, between Main and Bannock.

The past year included the sunrise of two new urban renewal districts in Boise. The Shoreline District, includes 131 acres along the Boise riverfront south of River Street and will attract a series of mixed use projects in the coming years. And the new Gateway East District, which includes 2,643 acres along Interstate 84 south of downtown, is a long-planned industrial area for new job growth in Boise.

As one of the important tools for economic development in Boise, CCDC remains committed to the art of collaboration. We rise by assisting others.



John and the CCDC team dress up for Flannel Friday.



GORDON JONES  
Commissioner



MARYANNE JORDAN  
Commissioner



BEN QUINTANA  
Commissioner



SCOT LUDWIG  
Commissioner

## ABOUT CCDC

Boise's redevelopment agency, Capital City Development Corporation (CCDC), catalyzes investment in the city through its own projects and public/private partnerships. CCDC focuses its work on economic development, infrastructure, place making, and mobility in its five redevelopment districts. Agency staff work hand-in-hand with local partner organizations and companies to redevelop underutilized properties and improve public places.

## VISION AND MISSION STATEMENT

**VISION:** Help the Boise community thrive in a sustainable economy where an exceptional built environment and excellent business opportunities are in perfect balance.

**MISSION:** CCDC ignites diverse economic growth, builds attractive urban centers, and promotes healthy community design.

# BEYOND DOWNTOWN

## ASSISTING BOISE'S ECONOMIC GROWTH & DEVELOPMENT

### CENTRAL *(Sunset on 9/30/2018)*

District Term: FY 1989 - 2018 | Acreage: 34

### 30TH STREET

District Term: FY 2014 - 2033 | Acreage: 249

### RIVER MYRTLE-OLD BOISE

District Term: FY 1996 - 2025 | Acreage: 340

### SHORELINE \*

District Term: FY 2020 - 2039 | Acreage: 195

### WESTSIDE

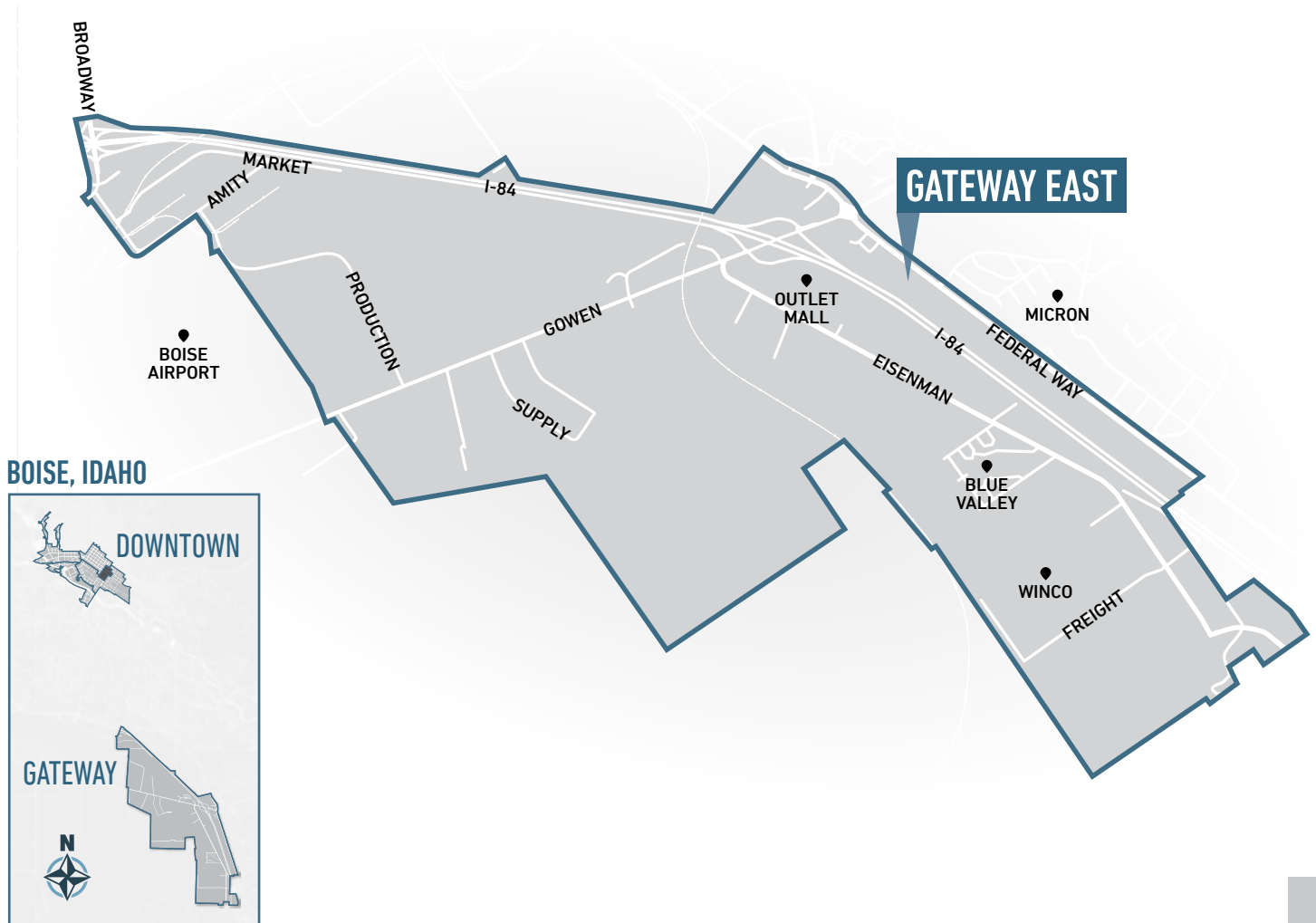
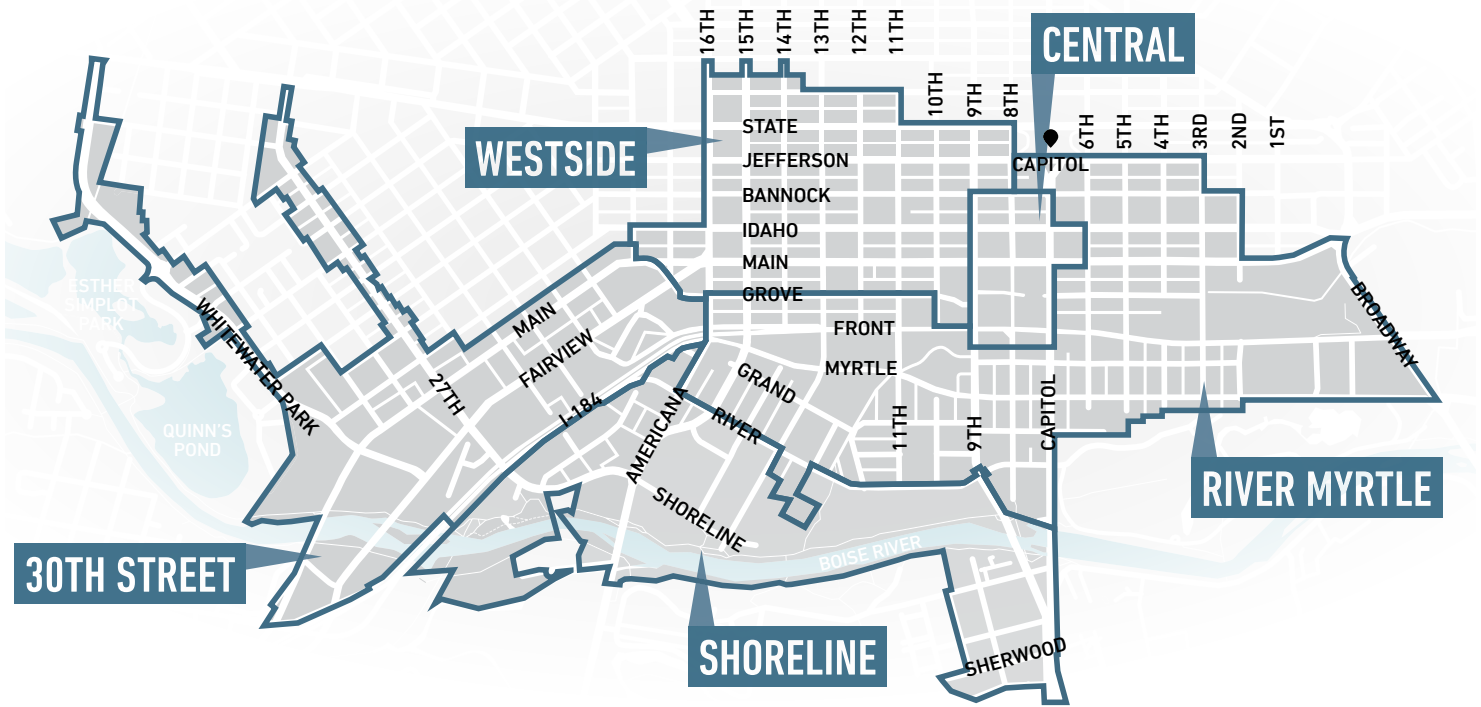
District Term: FY 2003 - 2026 | Acreage: 144

### GATEWAY EAST \*

District Term: FY 2020 - 2039 | Acreage: 2,643

\* Formed: 2018, 1st Assessment Year: 2019, 1st Budget Year: 2020.

# CCDC DISTRICTS



# FIVE KEY STRATEGIES



# GOALS





## FIVE CORE VALUES



- PROFESSIONALISM
- LEADERSHIP

- ACCOUNTABILITY
- INTEGRITY

- TRANSPARENCY

## TEN GUIDING PRINCIPLES

- 01 Working in public service provides a great opportunity to help thousands of other people by making a meaningful, permanent, and positive impact on our community.
- 02 Creating places and neighborhoods people love is a key element in making a city desirable for residents, visitors, and investors.
- 03 Expanding mobility choices, improving infrastructure and encouraging innovation are imperative actions to making Boise competitive and equitable.
- 04 Communicating with our stakeholders for guidance and buy-in helps build trust and a stronger community.
- 05 Questioning, observing, networking and experimenting triggers associational thinking and are catalysts for innovation and creative ideas.
- 06 Fostering the expansion of local enterprise and career opportunity creates economic energy in our districts and beyond.
- 07 Redeveloping properties within our districts enhances the urban environment, honors our heritage, and fuels economic growth.
- 08 Focusing on community involvement enhances our holistic approach to building a diverse and bodacious Boise.
- 09 Maximizing our unique financial powers to catalyze investment, facilitate public projects, and increase agency revenue is paramount to stable and consistent resource management.
- 10 Collaborating with public and private partners to proactively plan and complete high quality development projects advances our planning goals and enriches Boise's prosperity.

# AGENCY OWNED PROPERTY

CCDC obtains strategic properties with redevelopment potential. Generally, the Agency will issue a Request for Qualifications/Proposals (RFQ/P) to the public with specific information about redevelopment objectives for the property and how the private sector can participate in the project. CCDC owns the following properties and is actively planning for redevelopment. Idaho Code 50-2011(f) requires certain reporting on Agency owned properties.

## PROPERTIES ACQUIRED FOR PUBLIC USE

**THE GROVE PLAZA:** This property was owned by CCDC as an urban public park. CCDC transferred The Grove Plaza to the City of Boise after the Central District Sunset on September 30, 2018.

**8TH STREET FROM MAIN TO BANNOCK:** This property is a public street and sidewalk that was managed by CCDC and now by the City of Boise as a festival, café and public event street segment. CCDC transferred ownership of 8th Street to the City of Boise after the Central District Sunset on September 30, 2018.

**PUBLIC PARKING GARAGES:** CCDC owns 7 parking garages in 2018: 8th & Main, Capitol & Main, Capitol & Front, 9th & Front, 10th & Front, Capitol & Myrtle, and 11th & Front. The 11th & Front garage is a public-private partnership.



# PROPERTIES ACQUIRED FOR REHABILITATION OR RESALE

## 1) 503/509/511/623/647 S ASH (0.7 ACRES): SOLD 2018

These small parcels were acquired in 2006, 2007, and 2011 for the Pioneer Corridor pathway project which connected the Boise River Greenbelt to the city center. These properties were included in a competitive RFQ/P in 2016 and the project was awarded to deChase Miksis. The property was conveyed at the start of construction in 2018 for a workforce housing project.

## 2) 617 S ASH (0.14 ACRES): CONVEYED 2018

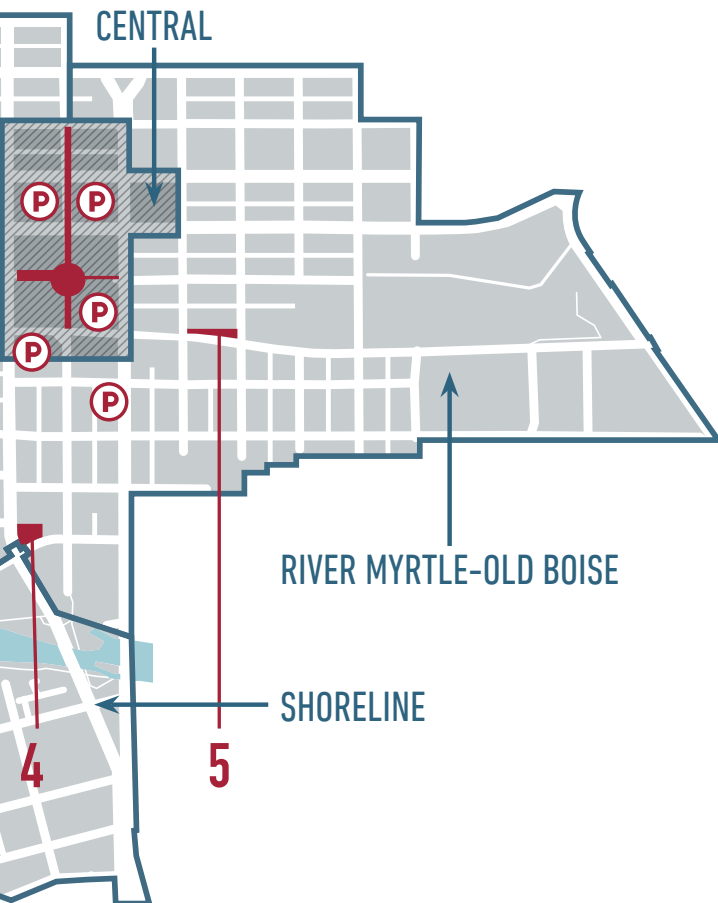
Like the above parcels, this was acquired in 2011 for the Pioneer Corridor pathway project. It includes The Hayman House, a historic home of cultural value to be preserved in the River Street neighborhood. CCDC transferred the property to the City of Boise Arts and History Department for preservation as a cultural site in May 2018.

## 3) 429 S. 10TH (0.08 ACRES)

This land was acquired in 2001 to help assemble property for a private development in the River Street Neighborhood. With ownership changes on the block, the completion of the new Simplot HQ/JUMP project, and construction underway on the Pioneer Crossing project, CCDC is working with area property owners to identify the best strategy for disposition.

## 4) 620 S. 9TH (0.6 ACRES): SOLD 2018

Acquired in 2001 as a Cultural District redevelopment property, this parcel went through a competitive RFQ/P process, and “The Afton” housing project was selected. The developer is constructing a phased \$31-million, 54-unit condo project which incorporates structured parking, retail space, and live-work units. The first phase located at 611 S 8th Street is complete, and 620 S 9th will be the location of Phase Two of The Afton. Construction of Phase Two is underway. Disposition of this parcel took place in 2018.



## 5) FRONT STREET REMNANT (0.32 ACRES): SOLD 2018

Left over from the Front Street realignment, this parcel was acquired in 2007 with intentions of combining it with adjacent land in a mixed-use development. In late 2016, CCDC issued a competitive RFQ/P and the project was awarded to Capitol Partners for a hospitality and parking garage development. CCDC and the developer formalized the disposition agreement terms and the property was conveyed in 2018.

## 6) 421 N 10TH STREET (.39 ACRES)

Acquired property in 2018, it includes an old commercial building (built 1948), and parking lot for redevelopment in the Westside district.

## 7) 1010 W JEFFERSON (.65 ACRES)

Acquired property in 2018 to assemble with other properties in the vicinity for a potential transformative project in an underdeveloped area of the Westside District.



# KEY STRATEGIES

1

## ECONOMIC DEVELOPMENT

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



2

## INFRASTRUCTURE

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



3

## MOBILITY & PARKING

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



4

## PLACE MAKING

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



5

## SPECIAL PROJECTS

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



### INVESTMENT BY KEY STRATEGY

**29%**  
ECONOMIC DEVELOPMENT

**25%**  
INFRASTRUCTURE

**21%**  
MOBILITY & PARKING

**24%**  
PLACE MAKING

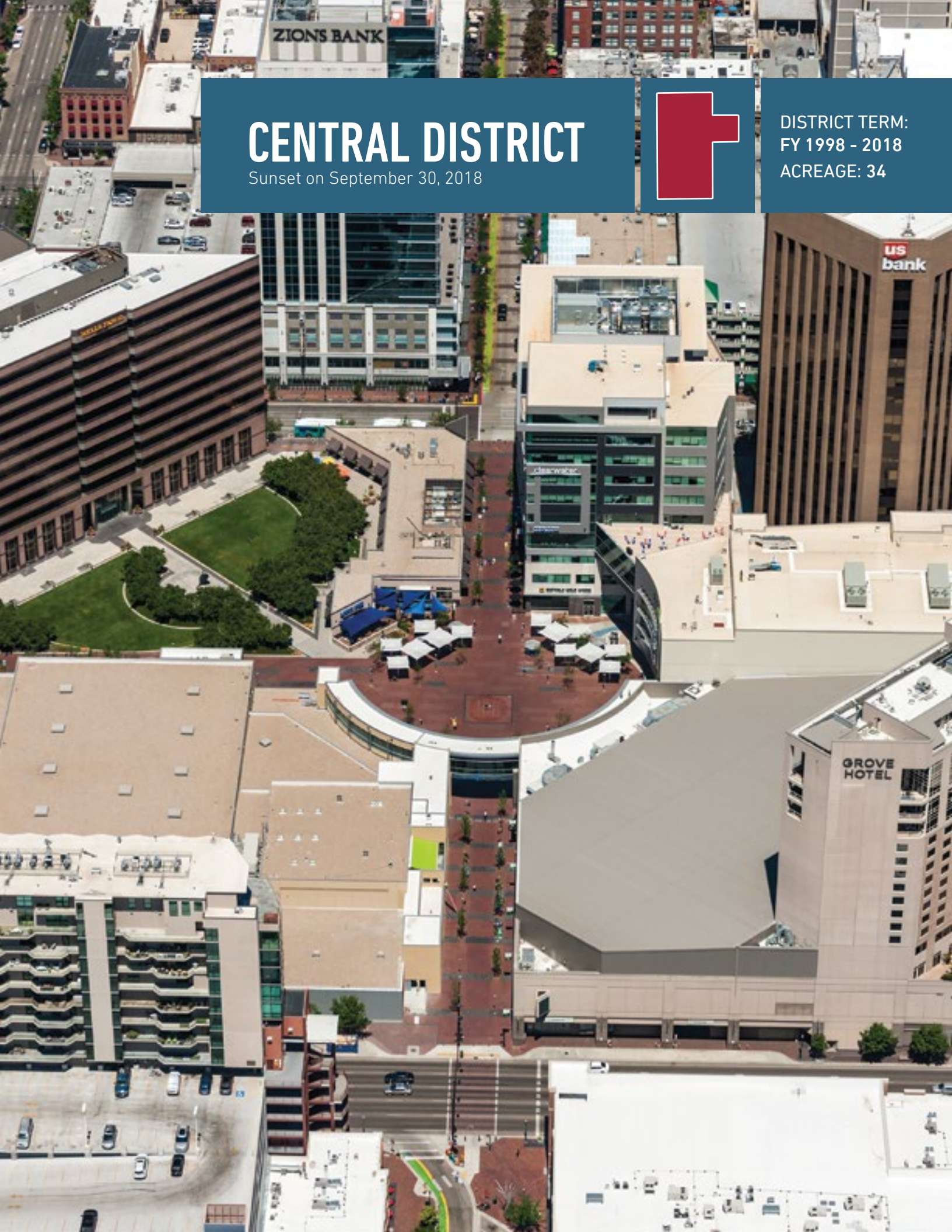
**1%**  
SPECIAL  
PROJECTS

# CENTRAL DISTRICT

Sunset on September 30, 2018



DISTRICT TERM:  
FY 1998 - 2018  
ACREAGE: 34





# CENTRAL DISTRICT CLOSEOUT

## PROJECT NAMES & LOCATIONS:

- 1 8th St. Furnishing Enhancements
- 2 Capitol Blvd. Bike Lane and Streetscapes
- 3 Freak Alley and Union Block Alley Improvements
- 4 Geothermal Extension
- 5 Repairs to the existing Central District Streetscapes

**DESCRIPTION:** The Central District has reached the end of its 30 year term. The final year of the district was spent improving and completing essential maintenance upon an already great downtown core.

**TOTAL DEVELOPMENT COSTS:** \$3,100,000

**PROJECT STATUS:** Complete







## 1 8TH ST. FURNISHING ENHANCEMENTS

**LOCATION:** 8th St., between Main and Bannock

**DESCRIPTION:** In 2018, CCDC repaired the streetscapes on 8th St., from Main St. to Bannock St. The furnishing enhancements included new street lights, planters, bike racks, and irrigation systems. Automatic bollards were added to 8th St. to easily close down the street for public events and festivals. Trees were replaced where needed. 8th St. is one of downtowns most visited public spaces. CCDC transferred ownership of this section of 8th St. to the City of Boise as part of the Central District Sunset.



*\* Development costs and CCDC participation are rounded or approximate.*





## 2 CAPITOL BLVD. STREETSCAPES & BIKE LANE

**LOCATION:** East Side of Capitol Blvd., between Front St. and Bannock St.

**DESCRIPTION:** The project includes 3 block faces with improvements including new sidewalks, curb and gutter, street trees and tree grates, historic streetlights, pedestrian ramps, and furnishings such as bike racks, litter receptacles and benches for public use. The streetscapes are constructed per the Boise City Streetscape Standards Manual using brick and concrete sidewalks. The project also includes installation of Silva Cells. Silva Cells are a suspended pavement system that allows street trees to grow larger and live longer, healthier lives. The project also included a new, protected bike lane between Front St. and Bannock St.





### 3 FREAK ALLEY AND UNION BLOCK ALLEY

**LOCATION:** Parallel to, and in between Idaho St. and Bannock St., from 9th St. to Capital Blvd.

**DESCRIPTION:** The project was designed to reimagine alleys as public spaces for pedestrians. It included making the space more inviting by improving alley walking surfaces and adding overhead lighting. Waste and recycling receptacles were reduced and centralized to open the space up. Lighting and better drainage were added.

### 4 GEOTHERMAL EXTENSION

**LOCATION:** Idaho St. between Capitol and 8th St.

**DESCRIPTION:** CCDC works with the City of Boise to help expand the underground geothermal system to promote and expand the use of the green and renewable energy source in downtown.

### 5 REPAIRS TO THE EXISTING CENTRAL DISTRICT STREETSCAPES

**LOCATION:** 6 Blocks of the Central District

**DESCRIPTION:** This project included multiple, district wide updates and upgrades to the 10 blocks of the Central District. Upgrades included replacing all non-compliant tree grates with ADA compliant tree grates. Benches and bike racks were repaired and many more were added throughout the Central District. Loading zones were reconfigured to enhance pedestrian use of downtown sidewalks.



# CITY HALL PLAZA

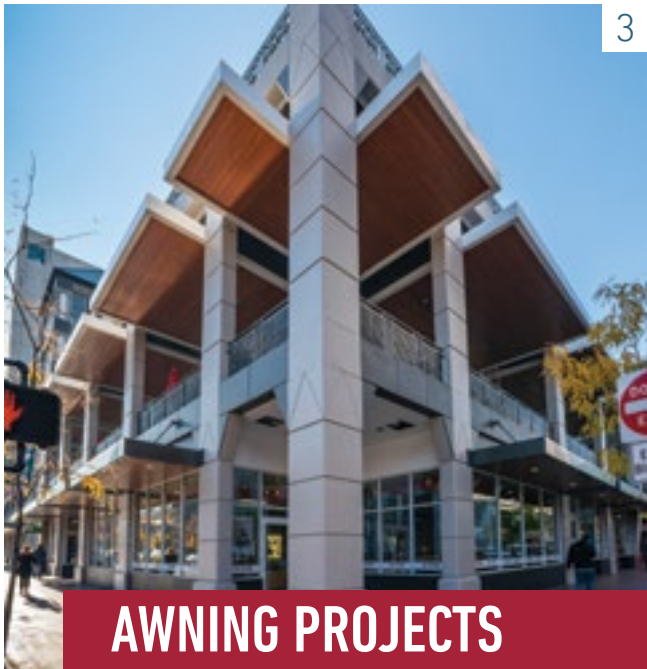
**PROJECT NAME:** City Hall Plaza

**LOCATION:** Capitol Blvd. between Main and Idaho

**DESCRIPTION:** In 2017 and 2018 the City of Boise renovated the City Hall Plaza to create an enhanced pedestrian and visitor experience with features to enliven the downtown core. CCDC partnered with the City to share the cost of construction for the civic plaza. The renovation includes a new “skim” fountain, a protected bike lane along Capitol, new hardscape, green storm water infrastructure, and water-wise landscaping.

**PROJECT STATUS:** Complete





## AWNING PROJECTS

### PROJECT NAMES & LOCATIONS:

- 1** Business Interiors of Idaho: 176 S. Capitol Blvd.    **2** Wells Fargo Center Retail: 801 W. Main St.  
**3** Main + Marketplace: 100 N. 8th St.    **4** Diablo & Sons: 246 N. 8th St.

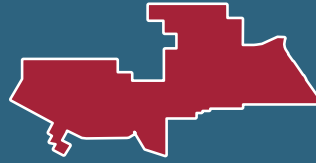
**DESCRIPTION:** Awnings are another great streetscape addition that helps provide shelter from the direct sun, rain, and snow. Awnings make walking around downtown a little bit more pleasant. Awnings extend over the public sidewalks and right of ways.

**CCDC PARTICIPATION:** \$150,000 (per project) – Type 1 Participation Program

**PROJECT STATUS:** Complete



# RIVER MYRTLE – OLD BOISE DISTRICT



DISTRICT TERM:  
FY 1996 – 2025  
ACREAGE: 303



## BROAD STREET

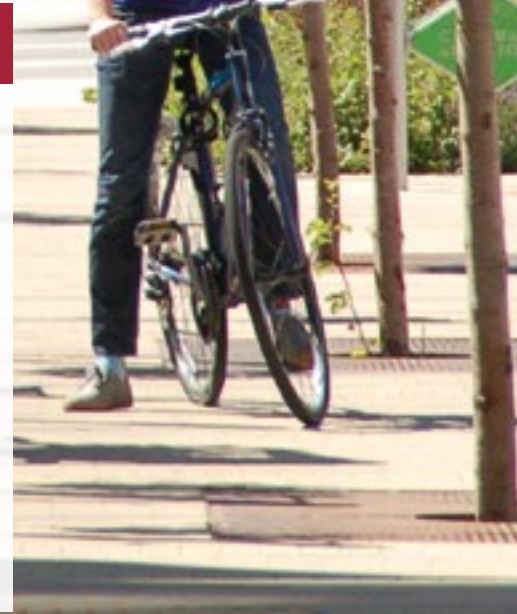
**PROJECT NAME:** Broad Street Improvements

**LOCATION:** Broad St. between Capitol Blvd. and 2nd St.

**DESCRIPTION:** CCDC partnered with the City to reconstruct Broad Street as part of the Central Addition LIV District plans. The project included creative and eco-friendly design with streetscape amenities (lights, benches, trees/ planters, permeable pavers, green storm water infrastructure, etc.), extend the geothermal system, install additional fiber optic resources, and utilize innovative storm water solutions. This investment has catalyzed significant private investment in the district, including a hotel, a large multifamily apartment and more housing projects in planning.

**TOTAL COST:** \$6,200,000

**PROJECT STATUS:** Completed FY2018









## THE AFTON – PHASE 2

**PROJECT NAME:** 620 S. 9th – The Afton – PP Type 5

**DEVELOPER:** RMH Company

**SIZE:** 54 Condominiums (Phase 1 and 2)

**TOTAL DEVELOPMENT COSTS:** \$31,000,000

**CCDC PARTICIPATION:** \$2,000,000 – Type 5

**PROJECT STATUS:** Phase 1 Complete, Phase 2 Under Construction





## THE FOWLER

**PROJECT NAME:** 401 S. 5th – Fowler – PP Type 3

**DEVELOPER:** LocalConstruct

**SIZE:** 159 Apartments, 192 Structured Parking Spaces

**TOTAL DEVELOPMENT COSTS:** \$28,000,000

**CCDC PARTICIPATION:** \$555,000 – Type 3

**PROJECT STATUS:** Complete Spring 2018





## ASH STREET TOWNHOMES

**PROJECT NAME:** 530 Ash St. – Ash Street Townhomes – PP Type 5

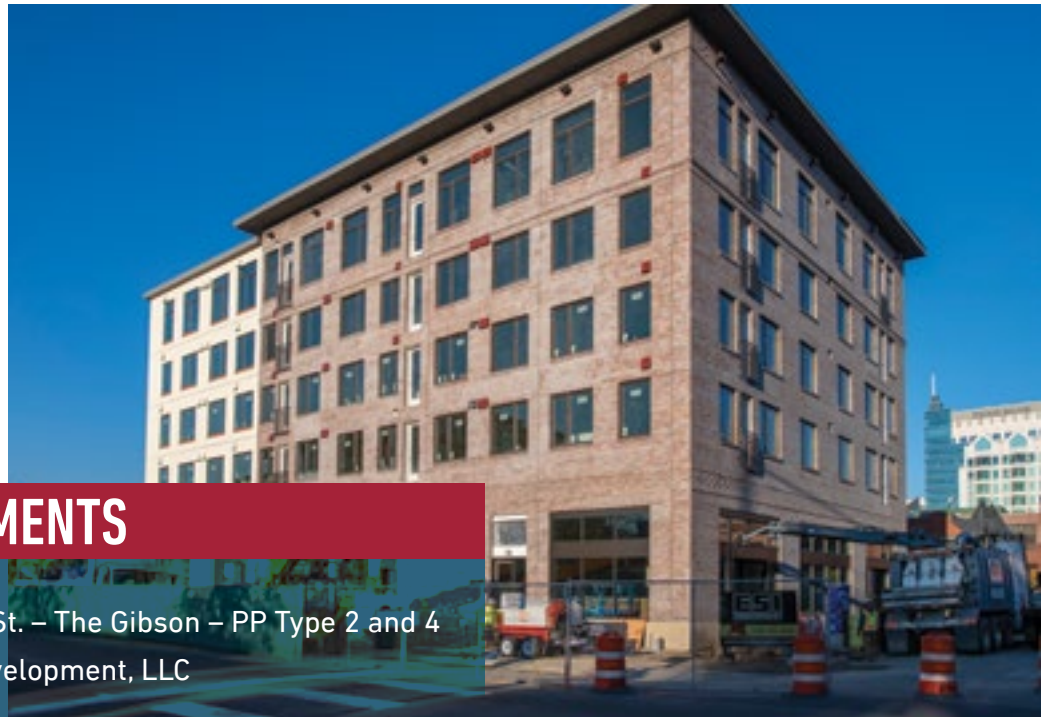
**DEVELOPER:** deChase Miksis

**SIZE:** 31 Workforce Apartments

**TOTAL DEVELOPMENT COSTS:** \$8,000,000

**CCDC PARTICIPATION:** \$997,000 – Type 5

**PROJECT STATUS:** Under Construction



## THE GIBSON APARTMENTS

**PROJECT NAME:** 505 W. Idaho St. – The Gibson – PP Type 2 and 4

**DEVELOPER:** 5th and Idaho Development, LLC

**SIZE:** 81 Apartments

**TOTAL DEVELOPMENT COSTS:** \$15,500,000

**CCDC PARTICIPATION:** \$1,100,000 – Type 2 and Type 4

**PROJECT STATUS:** Complete December 2018



## HILTON GARDEN INN

**PROJECT NAME:** 1100 Front St. – Hilton Garden Inn – PP Type 3

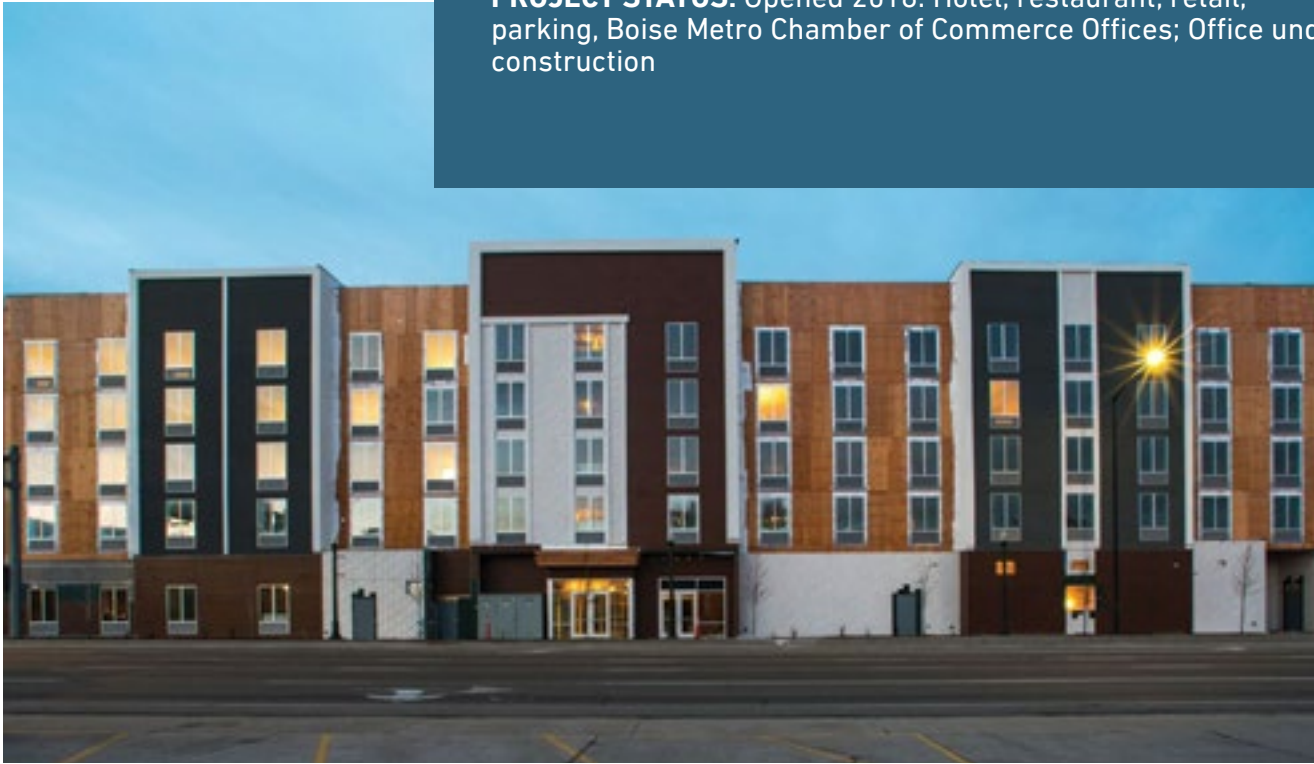
**DEVELOPER:** Ball Ventures

**SIZE:** 136 Rooms

**TOTAL DEVELOPMENT COSTS:** \$52,000,000

**CCDC PARTICIPATION:** \$4,300,000

**PROJECT STATUS:** Opened 2018: Hotel, restaurant, retail, parking, Boise Metro Chamber of Commerce Offices; Office under construction



## 6TH & FRONT HOTEL & PARKING GARAGE

**PROJECT NAME:** 502 W. Front St. – Hotel and Parking Garage – PP Type 3

**DEVELOPER:** Capitol Partners

**SIZE:** 130 Rooms, 500 Parking Spaces

**TOTAL DEVELOPMENT COSTS:** \$25,000,000

**CCDC PARTICIPATION:** \$2,700,000 for public improvements (parking leases)

**PROJECT STATUS:** Under Construction





## 11TH & FRONT PARKING GARAGE

**PROJECT NAME:** 1101 Front St. – 11th & Front Parking Garage – Purchase and Sale Agreement

**DEVELOPER:** Gardner Company

**SIZE:** 827 parking spaces (250 owned by CCDC)

**TOTAL DEVELOPMENT COSTS:** \$52,000,000

**CCDC PARTICIPATION:** \$5,400,000

**PROJECT STATUS:** Open February 2018



## 2018 STREETScape IMPROVEMENTS

**PROJECT NAME:** 2018 Streetscape Improvements

**LOCATION:** 2 blocks on Main St. between Capitol Blvd. and 5th St., ½ block on Capitol Blvd. between Main St. and alley, 1 block on 6th St. between Main St. and Idaho St., and ½ block on Main St. between 14th St. and alley.

**DESCRIPTION:** The project included 5 block faces with improvements including new sidewalks, curb and gutter, street trees and grates, historic streetlights, pedestrian ramps, and furnishings such as bike racks, litter receptacles and benches for public use. The streetscapes were constructed per the Boise City Streetscape Standards Manual using brick and concrete sidewalks. The project also included installation of Silva Cells. Silva Cells are a suspended pavement system that allows street trees to grow larger and live longer healthier lives in an urban environment, and reduces storm water runoff into the river.

**TOTAL COST:** \$350,000

**PROJECT STATUS:** Complete





## RIVER STREET LOFTS

**PROJECT NAME:** 535 15th St. – River Street Lofts – Type PP Type 1

**DEVELOPER:** River St. Lofts, LLC

**SIZE:** 10 Townhomes

**TOTAL DEVELOPMENT COSTS:** \$1,600,000

**CCDC PARTICIPATION:** \$150,000 – Type 1

**PROJECT STATUS:** Under Construction

## TRAILHEAD

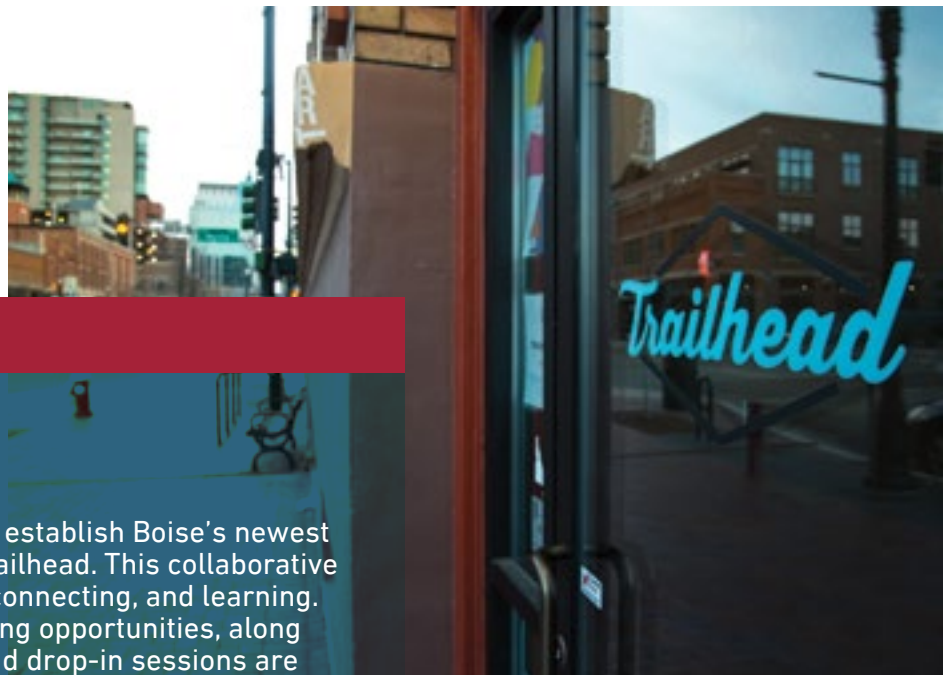
**PROJECT NAME:** Trailhead

**LOCATION:** 500 South 8th St.

**DESCRIPTION:** In March 2015, CCDC helped establish Boise's newest space for innovators and entrepreneurs, Trailhead. This collaborative professional space encourages gathering, connecting, and learning. Educational programming, unique networking opportunities, along with structured and unstructured events and drop-in sessions are offered. Trailhead is a non-profit, community effort focused on helping develop the next generation of business successes in the Boise valley.

**TOTAL COST:** \$75,000 annually for rent, maintenance, and utility assistance

**PROJECT STATUS:** Ongoing







## VERRASO

**PROJECT NAME:** 1420 Front St. – Verraso – PP Type 1

**DEVELOPER:** Envision 360, Inc.

**SIZE:** 8 Apartments

**TOTAL DEVELOPMENT COSTS:** \$1,600,000

**CCDC PARTICIPATION:** \$150,000 – Type 1

**PROJECT STATUS:** Complete 2018





# FRONT AND MYRTLE ALTERNATIVES ANALYSIS

**PROJECT NAME:** Front and Myrtle Alternatives Analysis

**LOCATION:** Front St. and Myrtle St. from 13th St. to Broadway Ave.

**DESCRIPTION:** Through the Front and Myrtle Alternatives Analysis, CCDC worked with ITD to identify a number of improvements along Front St. and Myrtle St. that could be accomplished immediately as part of a road maintenance project. These included installing conduit to allow for installation of future signals, improving the Pioneer Pathway connection at 11th St. and Myrtle St., and extending 20 corners at various intersections. When this work was completed in early 2018, it created almost 1,400 square feet of new sidewalk at various corners along Front St. and Myrtle St.

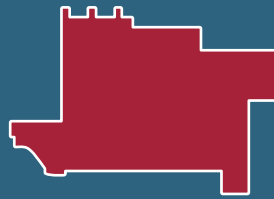
**TOTAL COST:** \$200,000 for study

**PROJECT STATUS:** Complete 2018





# WESTSIDE DISTRICT



DISTRICT TERM:  
FY 2003 - 2026  
ACREAGE: 144



## BIKE RACK INFILL PROJECTS

**PROJECT NAME:** Bike Rack Infill projects

**LOCATION:** 8th St. and Main St. (in front of Taphouse), 16th St. and Main St. (in front of HandleBar), 10th St. and Main St. (in front of Zen Bento)

**DESCRIPTION:** Bike corrals were installed outside of Taphouse and HandleBar. The Bike Corrals hold approximately 15 bikes and are placed on the road, generally in a car park space, with permission from ACHD.

**TOTAL COST:** \$10,000

**PROJECT STATUS:** Complete



## IDAHO STREET TOWNHOMES

**PROJECT NAME:** W. Idaho St. – Idaho Street Townhomes – PP Type 1

**DEVELOPER:** Hale Development

**SIZE:** 15 units

**DESCRIPTION:** The Idaho Street Townhomes were constructed between 16th St. and 17th St. south of Idaho St. on a vacant lot. The Idaho Street Townhomes, are a 15 unit residential project that was completed in two phases. CCDC provided funding for public improvements required before vertical construction could take place.

**TOTAL DEVELOPMENT COSTS:** \$3,600,000

**CCDC PARTICIPATION:** \$115,000 – Type 1

**PROJECT STATUS:** Phase II Complete in 2018



*\* Development costs and CCDC participation are rounded or approximate.*



# 30TH STREET DISTRICT



DISTRICT TERM:  
FY 2014 - 2033  
ACREAGE: 213



## NEW PATH COMMUNITY HOUSING

**PROJECT NAME:** 2200 W. Fairview Ave. - New Path Community Housing- PP Type 1

**DEVELOPER:** Thomas Development, Pacific Communities, and Northwest Integrity

**SIZE:** 40 Permanent Supportive Housing Units

**DESCRIPTION:** Boise's first permanent supportive housing for chronically homeless.

**TOTAL DEVELOPMENT COSTS:** \$7,300,000

**CCDC PARTICIPATION:** \$125,000 – Type 1

**PROJECT STATUS:** Complete



## WHITTIER ELEMENTARY

**PROJECT NAME:** 391 N. 29th St. – Whittier Elementary – PP Type 4

**DEVELOPER:** Boise School District

**DESCRIPTION:** The original Whittier Elementary School was built in 1948 and is now only large enough to accommodate half of the students. The other half are housed in temporary classroom buildings on site. The Boise School District is currently building a new 68,000 SF elementary building with off-street parking and drop-off areas, a playground, a public plaza, additional site landscaping, and substantial right-of-way improvements. The existing elementary school will remain in use while the new building is under construction, and will be renovated for use as a community center after the new school is operational.

**TOTAL DEVELOPMENT COSTS:** \$15,500,000

**CCDC PARTICIPATION:** \$540,000 – Type 4

**PROJECT STATUS:** Under Construction



*\* Development costs and CCDC participation are rounded or approximate.*





# SHORELINE DISTRICT



DISTRICT TERM:  
FY 2020 - 2039  
ACREAGE: 195

**NEW DISTRICT:** Boise's newly established Shoreline Urban Renewal District will solve public infrastructure deficiencies in the Lusk Street Neighborhood, revitalize the River Street Neighborhood, enhance amenities and mobility along the Boise River, as well as assist in development of a mixed-use neighborhood center.

The City of Boise directed CCDC to proceed with the Shoreline District formation process. Initial investigations began in early 2017, approved of by stakeholders and partner agencies, and formally adopted on December 18, 2018. The Shoreline District took effect January 1, 2019, and will remain an active district for 20 years terminating in year 2039.

**LOCATION:** The district is located in downtown Boise and is generally bounded by I-184, River St., Capitol Blvd., Sherwood St., and the southern bank of the Boise River.











# GATEWAY EAST DISTRICT



DISTRICT TERM:  
FY 2020 - 2039  
ACREAGE: 2,643

**NEW DISTRICT:** One of CCDC and Boise's two new redevelopment districts, the Gateway East District, holds opportunity to diversify Boise's economy, create quality jobs, and plan for industrial growth by improving infrastructure and promoting industrial development in and around Boise's Airport Planning Area. The City of Boise approved the Urban Renewal Plan for the Gateway East Economic Development Project Area in December 2018. The Gateway East District took effect January 1, 2019, and will remain an active district for 20 years terminating in year 2039.

**LOCATION:** The district is located southeast of the Boise Airport. The District is generally bounded by Interstate 84 to the north, Federal Way to the east, Boise city limits to the south, and the Boise Airport to the west.









# PARKING & MOBILITY



Expand mobility choices that include parking and multiple transit modes to enable universally accessible urban districts.

## 11TH & FRONT PARKING GARAGE

**PROJECT NAME:** 11th St. & Front Parking Garage - Purchase and Sale Agreement

**DEVELOPER:** Gardner Company

**SIZE:** 827 parking spaces (250 owned by CCDC)

**TOTAL DEVELOPMENT COSTS:** \$52,000,000

**CCDC PARTICIPATION:** \$5,400,000

**PROJECT STATUS:** Open February 2018





## PARKBOI GARAGES

**PROJECT NAME:** ParkBOI Garage Painting and Signage

**LOCATION:** Downtown public parking garages

**DESCRIPTION:** CCDC invested in its parking garages with new, highly visible signage, and interior painting of the garage stairwell and elevator lobbies. The exterior of the 9th & Front garage was also painted. The signage and painting aligns with the new ParkBOI branding, a co-branding project with CCDC's garages and the City of Boise's on-street, metered parking.

**TOTAL COST:** \$275,000 (Signage), \$72,000 (9th and Front Exterior), \$125,000 (interior painting 5 garages)

**PROJECT STATUS:** Complete

*\* Development costs and CCDC participation are rounded or approximate.*



## BIKE RACK INFILL PROJECTS

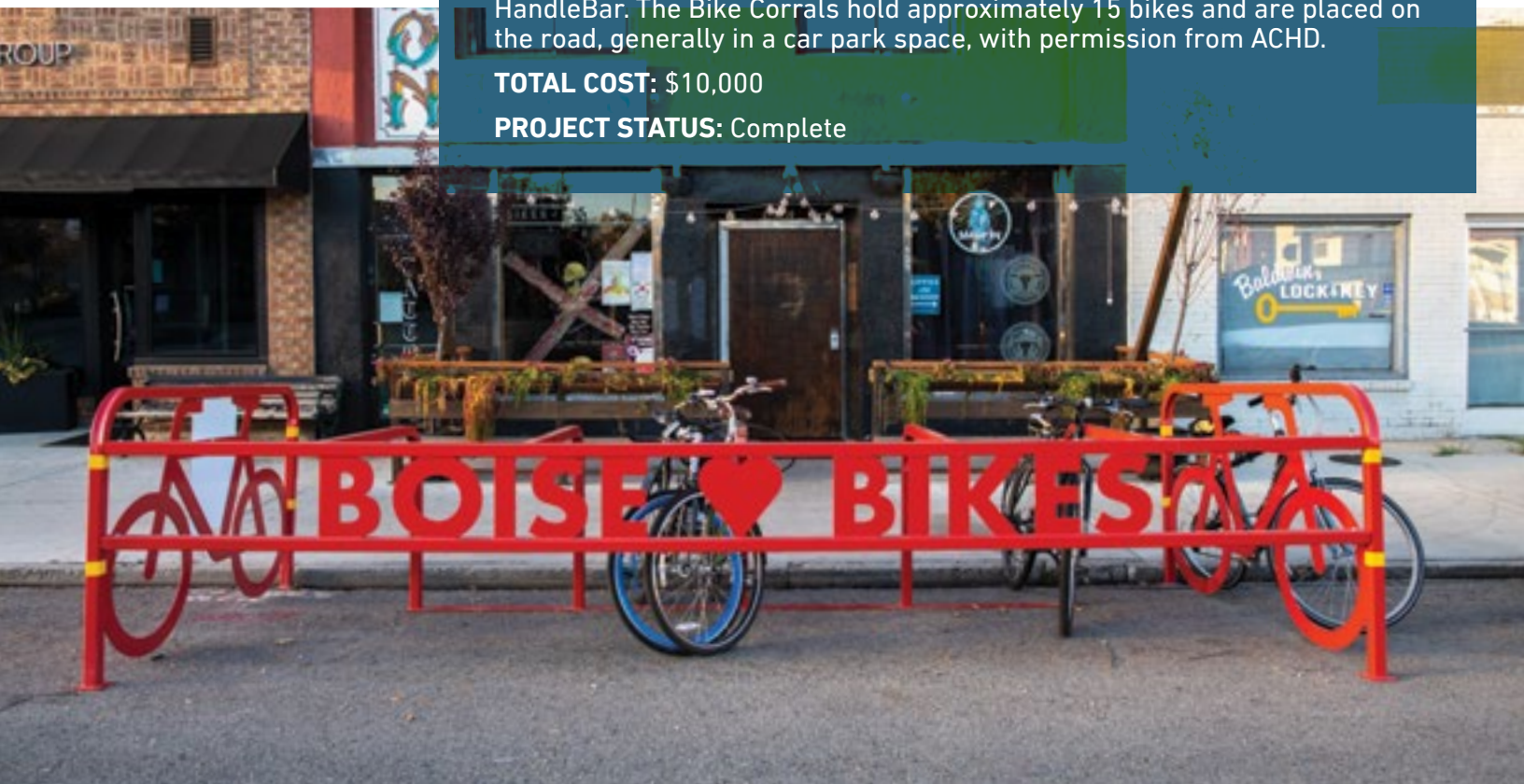
**PROJECT NAME:** Bike Rack Infill projects

**LOCATION:** 8th St. and Main St. (in front of Taphouse), 16th St. and Main St. (in front of HandleBar), 10th St. and Main St. (in front of Zen Bento)

**DESCRIPTION:** Bike corrals were installed outside of Taphouse and HandleBar. The Bike Corrals hold approximately 15 bikes and are placed on the road, generally in a car park space, with permission from ACHD.

**TOTAL COST:** \$10,000

**PROJECT STATUS:** Complete



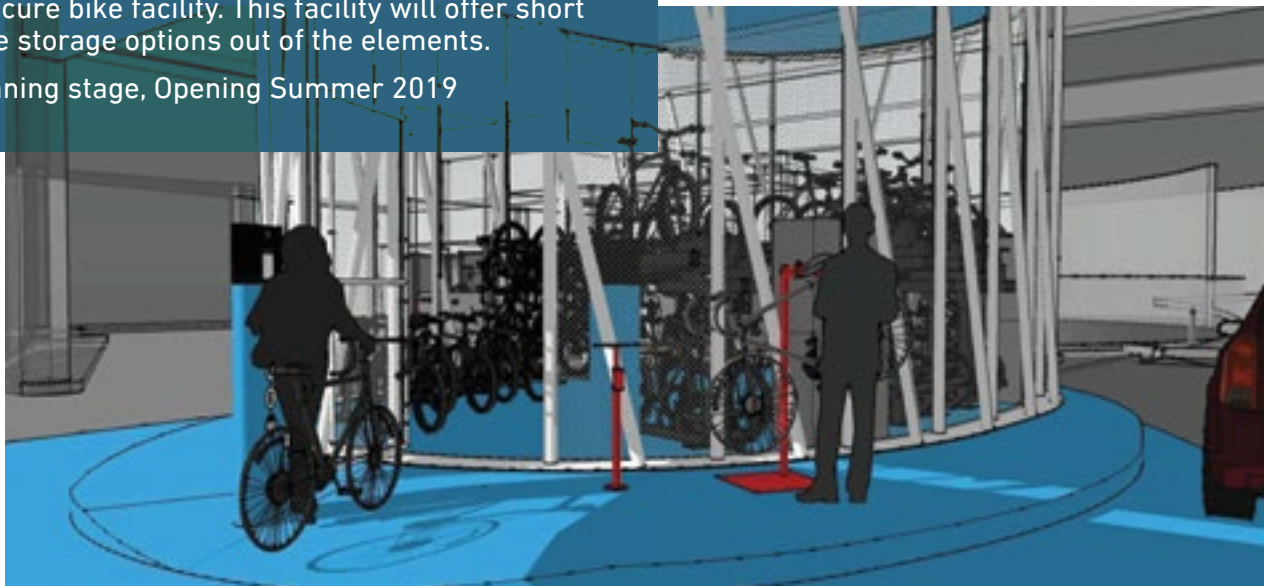
## SECURE BIKE STORAGE 9TH & MAIN GARAGE

**PROJECT NAME:** Secure Bike Storage

**LOCATION:** Inside 9th St. & Main St. Garage

**DESCRIPTION:** To help promote other modes of transportation, CCDC is building an indoor, secure bike facility. This facility will offer short term and long term bike storage options out of the elements.

**PROJECT STATUS:** Planning stage, Opening Summer 2019







## PARK AND RIDE SHUTTLE

**PROJECT NAME:** Park and Ride Shuttle

**LOCATION:** Elder St. to Downtown

**DESCRIPTION:** CCDC and the City of Boise in partnership with Valley Regional Transit and Boise State University are running a Park and Ride Shuttle. This FREE service runs from the Elder Street Park & Ride lot to downtown. It runs between 7am-10am and 4pm-7pm.

**CCDC PARTICIPATION:** \$105,000

**PROJECT STATUS:** Ongoing

## FRONT AND MYRTLE ALTERNATIVES ANALYSIS

**PROJECT NAME:** Front and Myrtle Alternatives Analysis

**LOCATION:** Front St. and Myrtle St. from 13th St. to Broadway Ave.

**DESCRIPTION:** Through the Front and Myrtle Alternatives Analysis, CCDC worked with ITD to identify a number of improvements along Front St. and Myrtle St. that could be accomplished immediately as part of a road maintenance project. These included installing conduit to allow for installation of future signals, improving the Pioneer Pathway connection at 11th St. and Myrtle St., and extending 20 corners at various intersections. When this work was completed in early 2018, it created almost 1,400 square feet of new sidewalk at various corners along Front St. and Myrtle St.

**TOTAL COST:** \$200,000 for study

**PROJECT STATUS:** Complete 2018





# 2018 FINANCIAL STATEMENTS

## STATEMENT OF NET POSITION

AS OF SEPTEMBER 30, 2018 AND 2017

	2017	2018	Percentage Change 2017-2018
Current & Other Assets	\$65,673,842	\$59,085,670	(10.0%)
Capital Assets	26,090,765	31,132,031	19.3%
<b>Total Assets</b>	<b>91,764,607</b>	<b>90,217,701</b>	<b>(1.7%)</b>
Deferred Outflows of Resources	<b>336,452</b>	<b>293,796</b>	<b>(12.7%)</b>
Long-term Debt Outstanding	28,600,443	22,983,223	(19.6%)
Other Liabilities	3,264,541	2,879,798	(11.8%)
<b>Total Liabilities</b>	<b>31,864,984</b>	<b>25,863,021</b>	<b>(18.8%)</b>
Deferred Inflows of Resources	<b>17,010,785</b>	<b>14,139,390</b>	<b>(16.9%)</b>
<b>Net Position</b>			
Net Investment in Capital Assets	18,908,624	26,833,654	41.9%
Restricted & Unrestricted	24,316,666	23,675,432	(2.6%)
<b>Total Net Position</b>	<b>\$43,225,290</b>	<b>\$50,509,086</b>	<b>16.9%</b>

Approximately 53% of the Agency's net position is invested in Capital Assets (i.e. land, buildings, equipment, parking facilities, and other, net of long term liabilities) with remaining balance of net position to provide for ongoing obligations and subsequent year activities.

**Revenues:** *Charges for Services* include lease revenues from the Ada County Courthouse Corridor Project. *Operating Grants & Contributions* include various reimbursements. *Parking revenues* include proceeds generated from operating the public parking garages. *General Revenues* include earnings on investments. Overall, total Agency revenues increased \$3,101,158 compared with the prior year. Additionally, tax increment revenues increased \$2,901,404 compared to fiscal year 2017, reflecting strong economic conditions and higher property values.

**Expenses:** *Community Development* includes the general expenses of the Agency related to fulfilling its mission. *Interest on Long-Term Debt* includes the interest portion of payments related to long-term financing arrangements. *Parking Facilities* includes the cost of operating the public parking system. Overall, total Agency expenses in fiscal year 2018 increased \$1,294,158. The change was primarily due to the major community development projects such as Central District Closeout Improvement Project.

# STATEMENT OF ACTIVITIES

FOR YEARS ENDED SEPTEMBER 30, 2018 AND 2017

	2017	2018	Percentage Change 2017-2018
<b>Revenues</b>			
<b>Program Revenues</b>			
Charges for Services	\$227,215	\$373,096	64.2%
Operating Grants & contributions	1,599,082	655,117	(59.0%)
Parking	6,825,914	7,837,852	14.8%
<b>Total Program Revenue</b>	<b>8,652,211</b>	<b>8,866,065</b>	<b>2.5%</b>
<b>General Revenue</b>			
Property Tax Increment	15,092,756	17,994,160	19.2%
Unrestricted Investment Earnings	38,554	71,570	85.6%
<b>Total Revenues</b>	<b>23,783,521</b>	<b>26,931,795</b>	<b>13.2%</b>
<b>Expenses</b>			
<b>Program Expenses</b>			
Community Development	13,468,656	14,974,021	11.2%
Interest on Long-Term Debt	1,183,687	961,936	(18.7%)
Parking Facilities	3,702,090	3,712,043	0.3%
<b>Total Program Expenses</b>	<b>18,354,433</b>	<b>19,648,000</b>	<b>7.0%</b>
<b>Increase in Net Position</b>	<b>5,429,088</b>	<b>7,283,795</b>	
<b>Net Position - Beginning</b>	<b>37,796,202</b>	<b>43,225,290</b>	<b>14.4%</b>
<b>Net Position - Ending</b>	<b>\$43,225,290</b>	<b>\$50,509,085</b>	<b>16.9%</b>

The Statement of Activities provides a summary of the Agency's operation for the fiscal year ended September 30, 2018. Prior year data is presented for comparison purposes.





## FINANCIAL HIGHLIGHTS

- The fiscal year 2018 budget was amended once during the year. The budget was decreased for amounts related to the timing of capital improvement projects that were continued into the next fiscal year.
- The Agency's total assets and deferred outflows of resources exceeded its liabilities and deferred inflow of resources at the close of the fiscal year 2018 by \$50,509,084. Of this total, \$26,833,654 is invested in capital assets (net of debt).
- At fiscal year close, the Agency's governmental funds reported a combined ending fund balance of \$42,545,876, of which \$41,425,432 is nonspendable, restricted, committed or assigned.
- During fiscal year 2018 the Agency's expenses were \$19,648,000 compared to the \$18,354,433 reported in 2017. The change was primarily due to the increase in community development expenses related to the Central District Closeout Improvement Project.





- Total revenues increased by \$3,148,273. The majority of the increase was a result of increased property tax increment revenue. Interest and fees expense on long-term debt in governmental activities decreased by \$221,750 compared with fiscal year 2017. The Agency has refunded the Series 2010 B-1 bond and redeemed early the Series 2010 C bond in fiscal year 2017. The Agency also paid issuance costs for the refunded debt. In fiscal year 2018, no refunding or early redemption occurred.
- The Agency's key revenues are parking revenues and revenue allocation district revenues (tax increment revenue). Parking revenues increased \$1,011,938 primarily due to: 1) increased parking activity and 2) parking rate changes effective February 1, 2018. Revenue allocation increased about 19.22% or \$2,901,404 in fiscal year 2018 as compared to the prior year due to the increased property valuations and new construction in Agency urban renewal districts.



Surround yourself with a trusted and loyal team. It makes all the difference.



1 A sneak peak of the New Path Community Housing project in 30th Street District

2 CCDC rakes up Boise

3 CCDC is dressing up for Treefort

4 May In Motion Luncheon





5 Touring the new Gibson Apartments on 5th and Idaho

6 CCDC staff and family take a break at summer BBQ

7 CCDC staff supporting the Women's and Childrens Alliance





## CAPITAL CITY DEVELOPMENT CORP

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

**MISSION** CCDC IGNITES DIVERSE ECONOMIC GROWTH, BUILDS ATTRACTIVE URBAN CENTERS, AND PROMOTES HEALTHY COMMUNITY DESIGN.

Boise's Redevelopment Agency, Capital City Development Corporation (CCDC), catalyzes investment in the city through its own projects and public/private partnerships. CCDC focuses its work on economic development, infrastructure, place making, and mobility in its redevelopment districts. The Agency works hand-in-hand with local partner organizations and companies to redevelop underutilized properties and improve public places.

### CCDC STRATEGIC GOALS

(1) Safe and Secure Community; (2) Healthy Community; (3) Connected Community; (4) Environmentally Sustainable Community; (5) Strong, Diverse Local Economy; (6) Creative and Engaged Culture; (7) Innovative and High Performing Organization.



### ParkBOI GARAGES



There are 3,395 parking spaces in seven parking garages collectively referred to as ParkBOI. Structured parking contributes to a vibrant city and strong economy.

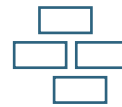
"FIRST HOUR FREE" ACCOUNTS FOR **\$2,300,000+**  
IN PARKING REVENUE  GIVEN AWAY BY CCDC EVERY YEAR!

## FIVE KEY STRATEGIES



### ECONOMIC DEVELOPMENT

Cultivate commerce and grow resilient, diversified, and prosperous local economies.



### INFRASTRUCTURE

Improve public infrastructure to attract new investment and encourage best use of property.



### MOBILITY

Expand mobility choices that include parking and multiple transit modes to enable universally accessible urban districts.



### PLACE MAKING

Develop public spaces and energized environments where a blend of cultures and concentrated mix of uses create a valued sense of place.

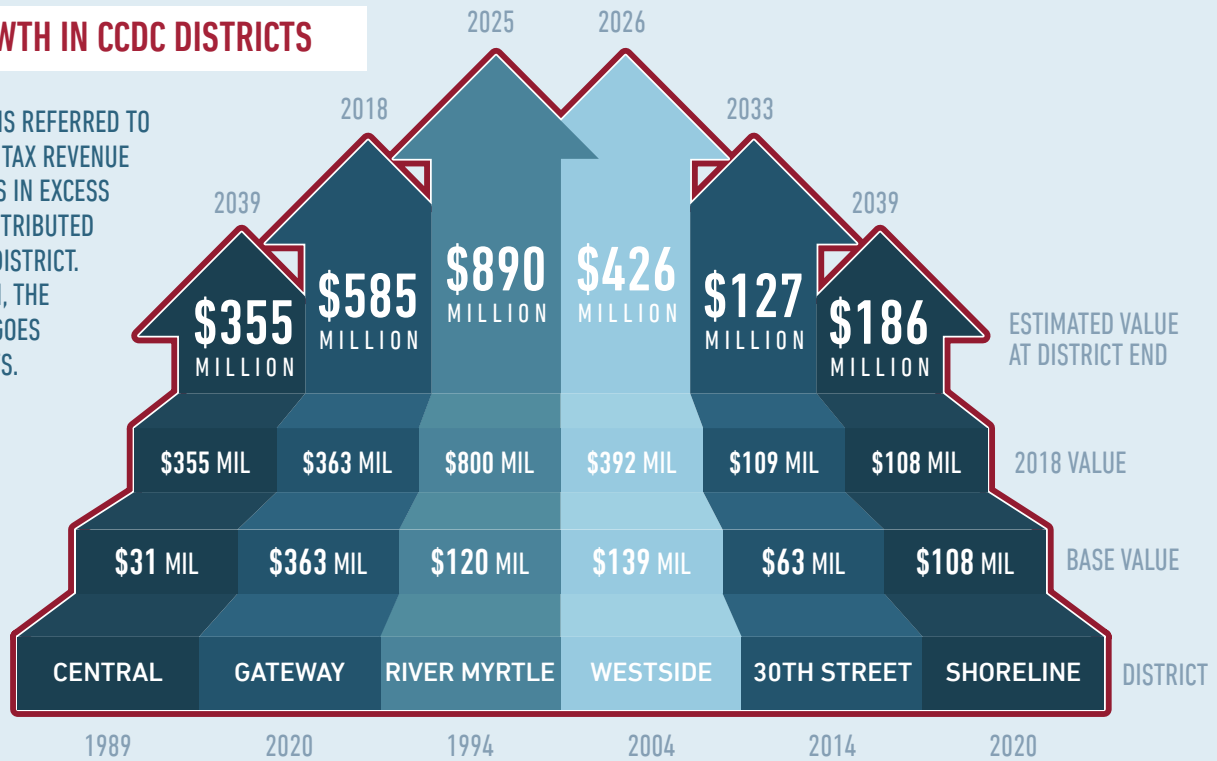


### SPECIAL PROJECTS

Invest in projects that respond to emerging revitalization opportunities including public amenities, historic preservation, and support of local arts and culture.

## PROPERTY VALUE GROWTH IN CCDC DISTRICTS

THE YEAR A DISTRICT IS CREATED IS REFERRED TO AS ITS BASE YEAR. ALL PROPERTY TAX REVENUE COLLECTED IN SUBSEQUENT YEARS IN EXCESS OF THE BASE YEAR AMOUNT IS DISTRIBUTED TO CCDC DURING THE TERM OF A DISTRICT. AT THE END OF A DISTRICT'S TERM, THE ADDITIONAL TAX VALUE CREATED GOES TO THE EXISTING TAXING DISTRICTS.



144 ACRES



34 ACRES



303 ACRES



195 ACRES

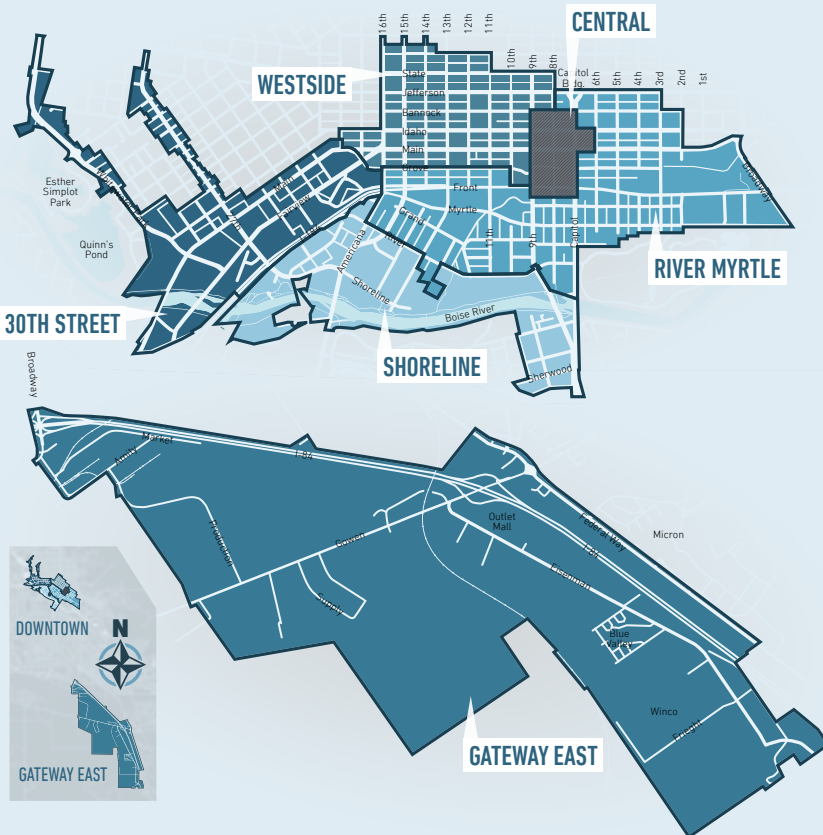


2,643 ACRES



213 ACRES

## URBAN RENEWAL DISTRICT MAP



## 5-YEAR CAPITAL IMPROVEMENT PLAN



**\$83 million**

CCDC RE-INVESTS THE TAX INCREMENT REVENUE INTO EACH DISTRICT THROUGH CAPITAL IMPROVEMENT PROJECTS



**87%** OF THE ANNUAL BUDGET IS INVESTED IN THE CAPITAL IMPROVEMENT PLAN

## PARTICIPATION PROGRAM

SINCE THE INCEPTION OF THE PARTICIPATION PROGRAM  
IN MARCH 2014, CCDC HAS INVESTED...



IN PUBLIC  
INVESTMENT,  
LEVERAGING



IN  
PRIVATE  
DEVELOPMENT.

## INVESTMENT BY KEY STRATEGY

29%  
ECONOMIC DEVELOPMENT

25%  
INFRASTRUCTURE

21%  
MOBILITY & PARKING

24%  
PLACE MAKING

1%  
SPECIAL  
PROJECTS

COLLABORATE. CREATE. DEVELOP. COMPLETE.





