

5-YEAR CAPITAL IMPROVEMENT PLAN

FISCAL YEARS 2019-2023 AMENDED 4.08.2019

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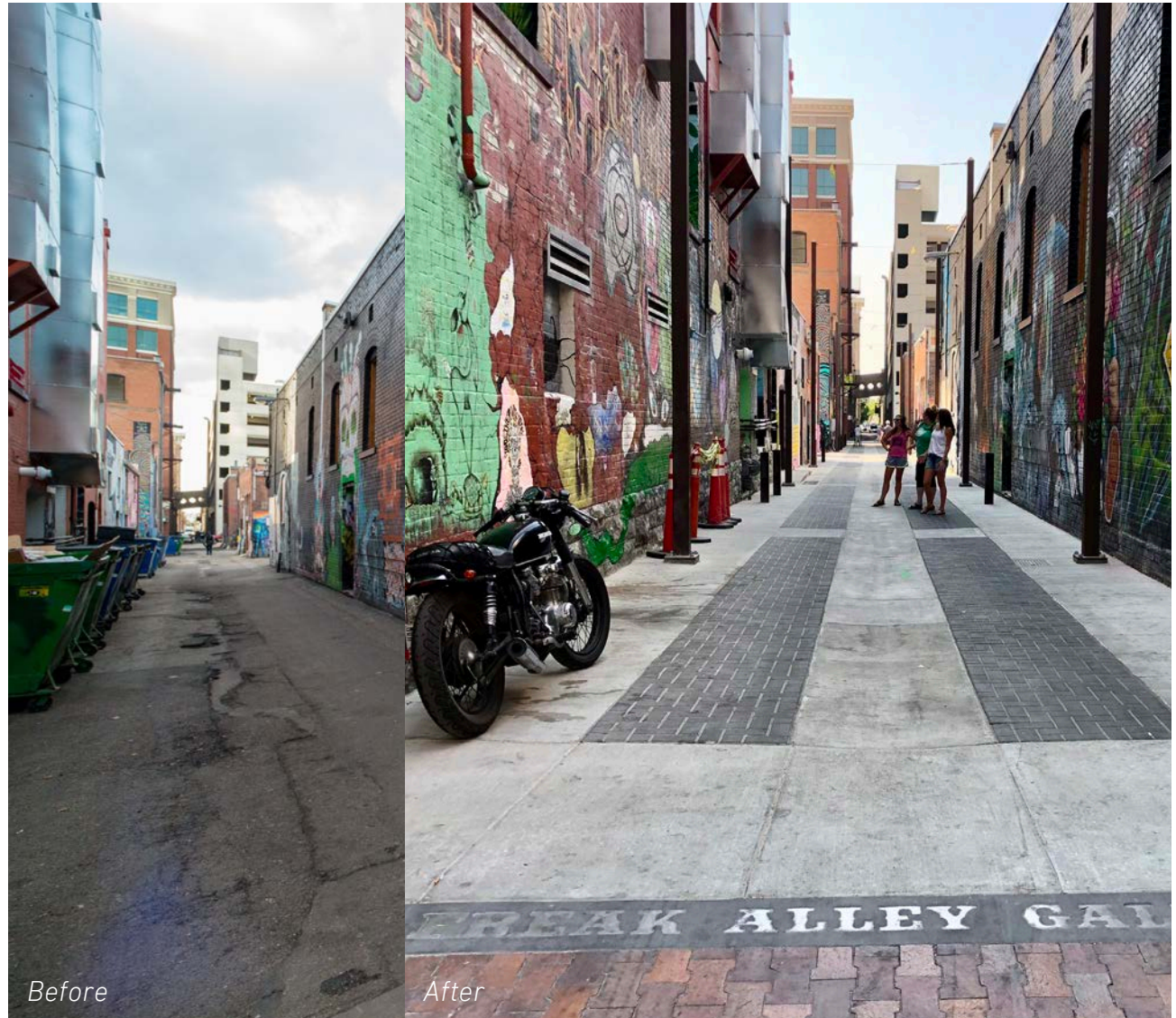
15 RIVER MYRTLE

18 WESTSIDE

20 30TH STREET

22 CITY GOAL IMPLEMENTATION

23 CIP PROJECT MAP



Before

After



CAPITAL CITY
DEVELOPMENT CORP

COLLABORATE

Collaborate by bringing partners together to achieve vitality goals

Collaborate with Boise City to realize vision of Comprehensive Plan

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

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

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

CREATE

Create new places of disinvested spaces

Create livable urban neighborhoods

Create shared visions and aspirational plans to guide development

Create high quality urban projects with synergistic mixed uses

Create culture and livability in public realm

Create catalytic new projects that stimulate neighborhood health

VISION

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

MISSION

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

FIVE CORE VALUES

PROFESSIONALISM
LEADERSHIP
ACCOUNTABILITY
INTEGRITY
TRANSPARENCY

KEY STRATEGIES

DEVELOP

CCDC Participation Program

Stimulating downtown development with public infrastructure

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

COMPLETE

Build lasting public infrastructure that stimulates development

Attract private development and grow economic base

Attract new infill developments and downtown core residents

Fuel economic growth creating low vacancy/high occupancy buildings

Target/promote development uses for healthy downtown economy



ECONOMIC
DEVELOPMENT



INFRASTRUCTURE



MOBILITY

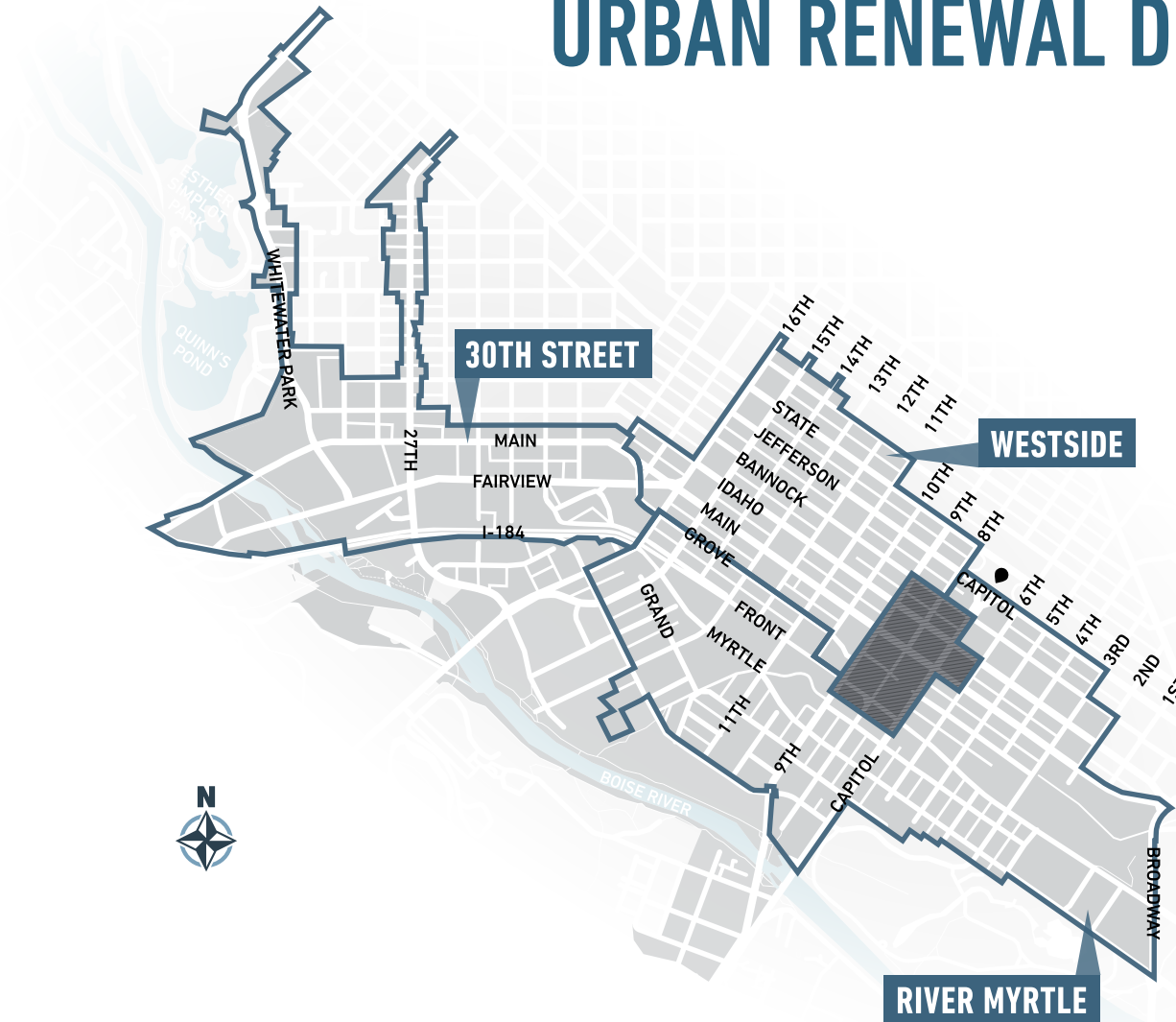


PLACE MAKING



SPECIAL PROJECTS

URBAN RENEWAL DISTRICT MAP



ABOUT THE CIP



PARTNER AGENCY PLANS

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



valley regional transit



Urban Land Institute

URBAN RENEWAL PLANS

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



RIVER MYRTLE DISTRICT
1996 - 2025



WESTSIDE DISTRICT
2003 - 2026



30TH STREET DISTRICT
2014 - 2033



5-YEAR CAPITAL IMPROVEMENT PLAN



1-YEAR BUDGET



1-YEAR PROJECT LIST

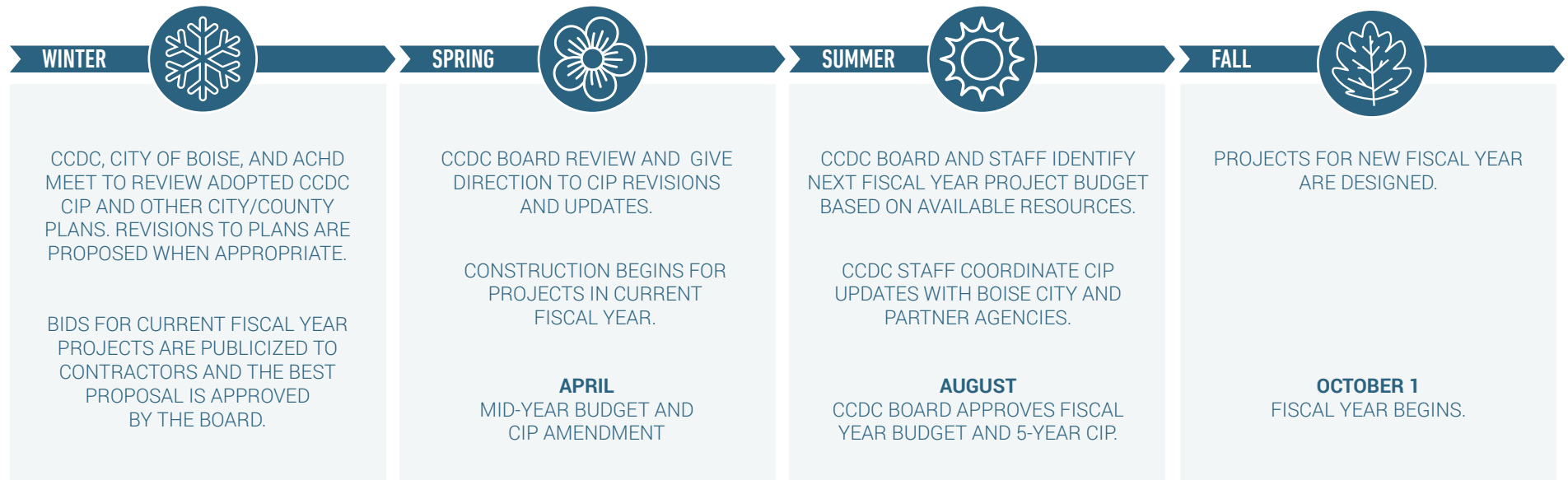
WHY DOES CCDC CREATE A 5-YEAR CIP?

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

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

WHAT TYPES OF PROJECTS ARE INCLUDED IN THE CIP?

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



KEY STRATEGIES

CIP
2019 – 2023



1

ECONOMIC DEVELOPMENT

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



2

INFRASTRUCTURE

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



3

MOBILITY

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



4

PLACE MAKING

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



5

SPECIAL PROJECTS

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



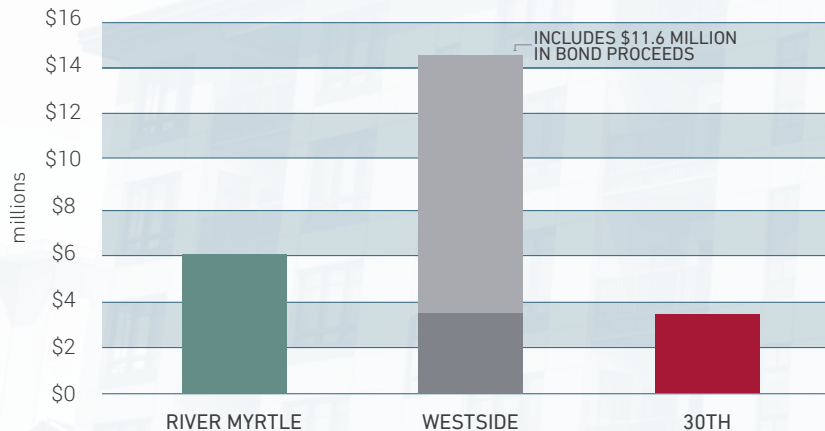


ECONOMIC DEVELOPMENT

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

CIP
2019 – 2023

5-YEAR ECON. DEVELOPMENT INVESTMENT BY DISTRICT



WHAT DOES THIS TYPE OF PROJECT INCLUDE?

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

WHY DOES CCDC INVEST IN THESE PROJECTS?

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

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

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

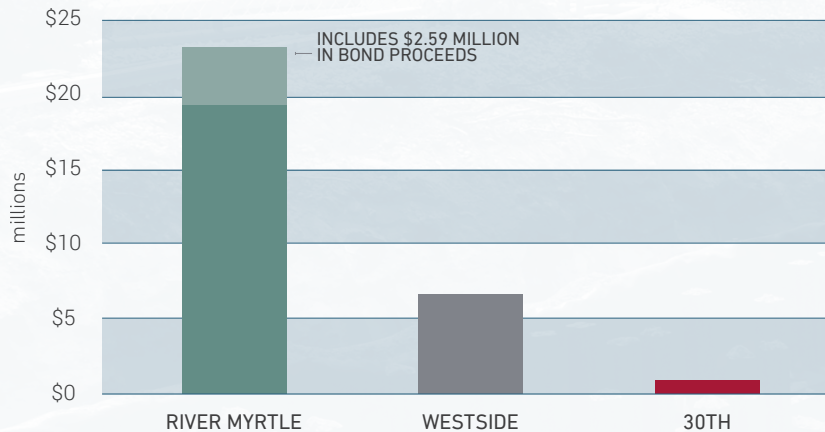


INFRASTRUCTURE

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

CIP
2019 – 2023

5-YEAR INFRASTRUCTURE INVESTMENT BY DISTRICT



WHAT DOES THIS TYPE OF PROJECT INCLUDE?

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

WHY DOES CCDC INVEST IN THESE PROJECTS?

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

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

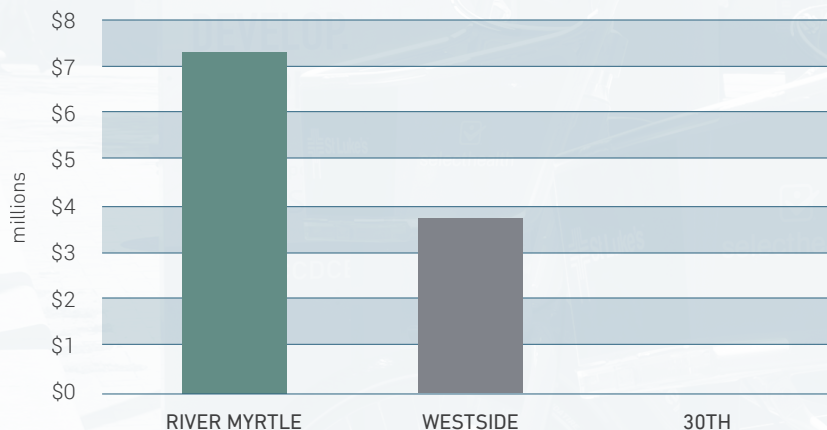


MOBILITY

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

CIP
2019 – 2023

5-YEAR MOBILITY INVESTMENT BY DISTRICT



WHAT DOES THIS TYPE OF PROJECT INCLUDE?

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

WHY DOES CCDC INVEST IN THESE PROJECTS?

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

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

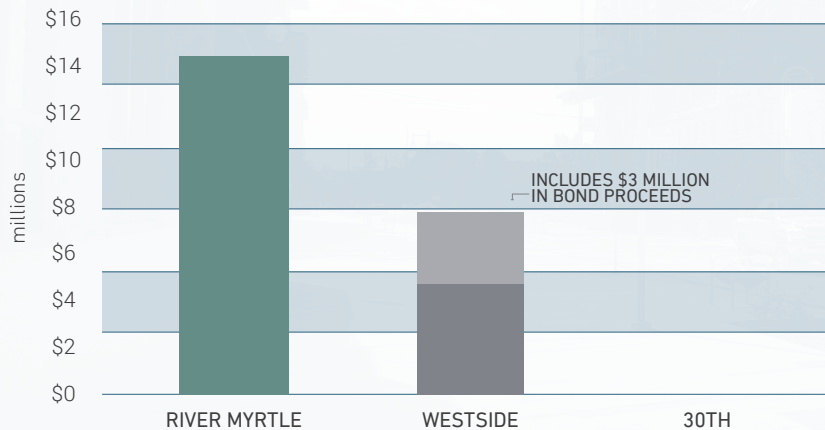


PLACEMAKING

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

CIP
2019 – 2023

5-YEAR PLACEMAKING INVESTMENT BY DISTRICT



WHAT DOES THIS TYPE OF PROJECT INCLUDE?

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

WHY DOES CCDC INVEST IN THESE PROJECTS?

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

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

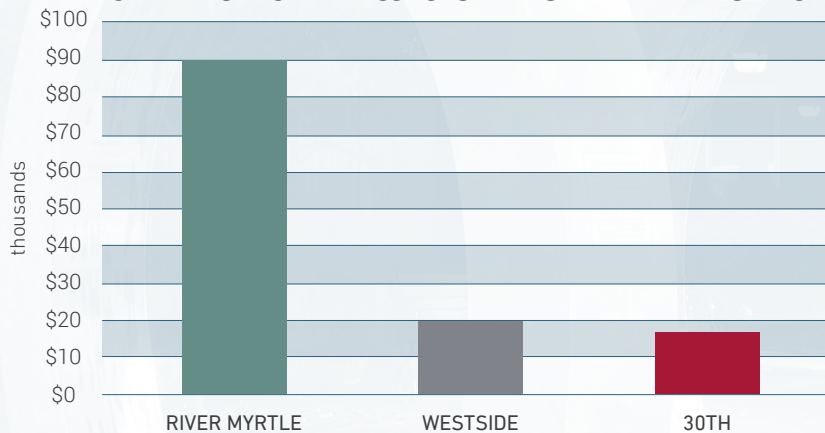


SPECIAL PROJECTS

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



5-YEAR SPECIAL PROJECTS INVESTMENT BY DISTRICT



WHAT DOES THIS TYPE OF PROJECT INCLUDE?

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

WHY DOES CCDC INVEST IN THESE PROJECTS?

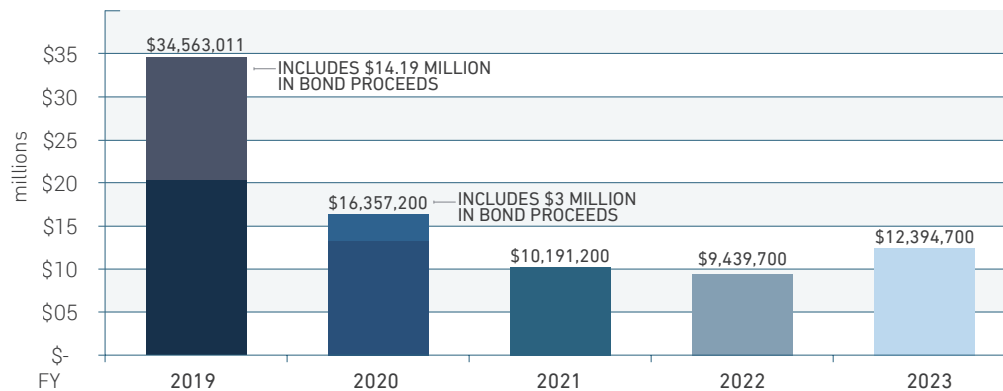
Special efforts are essential to ensuring a vibrant downtown with a **world class quality of life**. Public art enhances the downtown environment, offers social and educational opportunities, and promotes tourism. It can also be used to **celebrate local artists** and discourage vandalism. CCDC funds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

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

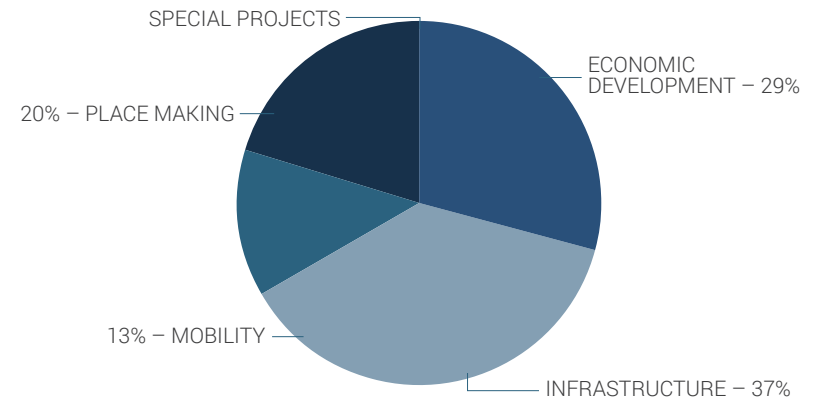
INVESTMENT SUMMARY

5 YEAR INVESTMENT SUMMARY		RIVER MYRTLE	WESTSIDE	30TH STREET	TOTAL
	ECONOMIC DEVELOPMENT	\$6,000,800	\$14,552,000	\$3,740,000	\$24,292,800
	INFRASTRUCTURE	\$23,457,350	\$6,506,250	\$690,000	\$30,653,600
	MOBILITY	\$7,313,411	\$3,701,500	–	\$11,014,911
	PLACE MAKING	\$10,922,500	\$5,935,000	–	\$16,857,500
	SPECIAL PROJECTS	\$90,000	\$20,000	\$17,000	\$127,000
	TOTAL	\$47,784,061	\$30,714,750	\$4,447,000	\$82,945,811

INVESTMENT PER FISCAL YEAR



5-YEAR INVESTMENT BY PROJECT TYPE



DISTRICT OVERVIEW & PROJECTS



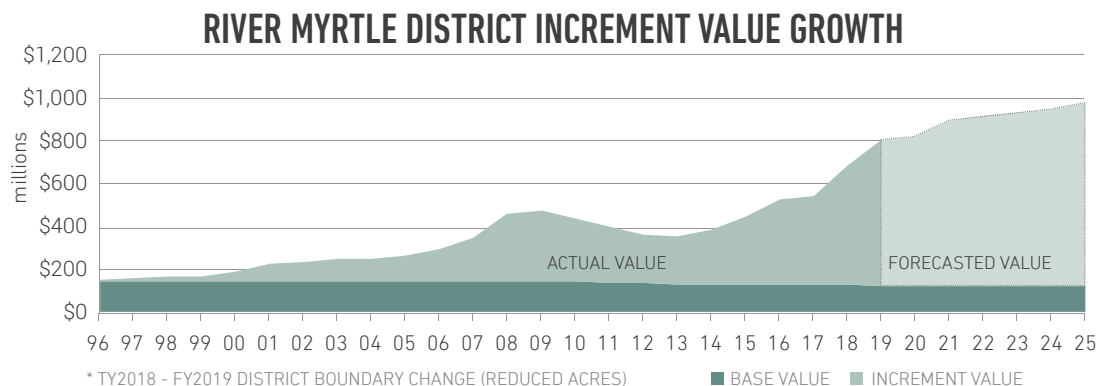
AFTON PHASE 1 IS COMPLETE AND
PHASE 2 CONSTRUCTION UNDERWAY



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 has most recently included several housing projects - The Afton, Ash Street Townhomes, 5th and Idaho Apartments. The Afton has 60 condo units at 9th and River and was developed through CCDC's land disposition process. Ash Street Townhomes were also built through a public request for proposals process will have 23 townhomes and 8 1-bedroom apartments at the corner of River and Ash Streets.

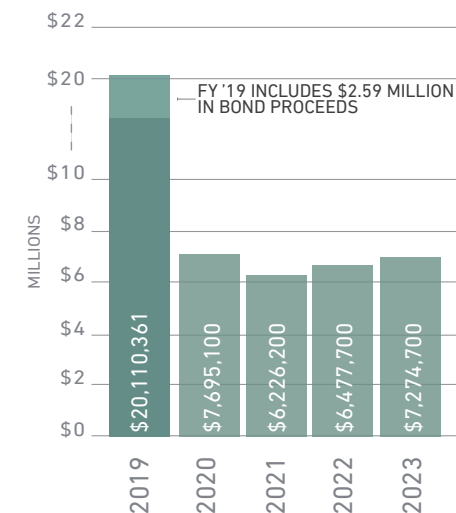


FAST FACTS:

- 303 ACRES
- ESTABLISHED: 1994
- DISTRICT ENDS: 2026
- BASE VALUE: \$120 MILLION
- 2019 TOTAL PROPERTY VALUE: \$800 MILLION
- 2019 ANNUAL INCREMENT REVENUE: \$10 MILLION



RIVER MYRTLE ANNUAL INVESTMENT



TOTAL: \$47,784,061
2019 - 2023

RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT		FY2019	FY2020	FY2021	FY2022	FY2023	STATUS
Estimated Resources		\$20,110,361	\$7,695,100	\$6,226,200	\$6,477,700	\$7,274,700	
ECONOMIC DEVELOPMENT							
1	1099 W. Front Street – JUMP and Simplot HQ – Type 3		875,000				Obligated
2	1150 W. Myrtle Street – Pioneer Crossing – Type 3		311,200	313,200	553,200	553,200	Obligated
3	400 S. Capitol Blvd. – Residence Inn Marriott – Type 2	300,000	300,000	276,000			Obligated
4	500 S. Capitol Blvd. – Inn at 500 Hotel – Type 2	15,000					Obligated
5	503-647 S. Ash Street – Ash Street Apartments – Agency Sold PP Type 5	318,000					Obligated
6	505 W. Idaho Street – The Gibson – PP Type 2, 4		156,000	156,000	53,000		Obligated
7	502 W. Front Street – Hotel / Garage – Type 3			330,000	395,500	395,500	Obligated
8	T5 Participation: Parcel Acquisition/Redevelopment					700,000	Tentative
INFRASTRUCTURE							
9	535 S. 15th Street – River Street Lofts – PP Type 1	150,000					Obligated
10	N. 6th Streetscape – Main Street to Front Street	600,000					Tentative
11	11th Street Streetscape – River to Grove					1,600,000	Tentative
12	3rd Street Streetscapes for North/South Connectivity – Jefferson to Myrtle						Tentative
13	N. 8th Streetscape – Bannock to State		200,000				Designated
14	Bannock Streetscape – 8th Street to 9th Street		400,000				Designated
15	Bannock Street Conduit Bank – 6th Street to 8th Street		150,000				Designated
16	Capital Boulevard Conduit Bank – Broad Street to Grove Street		115,000				Designated
17	Capitol Boulevard Streetscape – Westside River St to Fulton and eastside .5 block Fulton to alley					950,000	Tentative
18	Myrtle Street Streetscapes – Capitol Blvd – 2nd Street, Both Sides (Pending ITD Permission)		803,000				Tentative
19	Design Upcoming Streetscape Projects	50,000	50,000	50,000	50,000	50,000	Tentative
20	Wayfinding – River Myrtle						Tentative
21	204 N Capitol – Adelmann Building – PP Type 1	150,000					Designated
22	Type 1 Participation Program Streetscape Reimbursements (Not yet awarded)	300,000	400,000	400,000	400,000	400,000	Tentative
23	390 S. Capitol – Mod Pizza – PP Type 1	100,000					Obligated
24	N. 15th Utilities – Undergrounding & Conduit	408,750					Designated
25	5th Street Utility Undergrounding and Conduit – Front Street to Main Street	500,000					Tentative
26	RMOB – Consolidated Newspaper Boxes	50,000					Tentative
27	715 S. Capitol – Area Infrastructure & Parking	15,000,000					Designated
28	River Street Streetscapes – Ash Street to 12th Street	130,600					Obligated

Status Definitions

Obligated – \$6,573,311: 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 – \$28,912,750: 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 – \$12,298,000: important projects and efforts that are in the early planning stages, and/or projects that are less time sensitive.

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RIVER MYRTLE DISTRICT PROJECTS

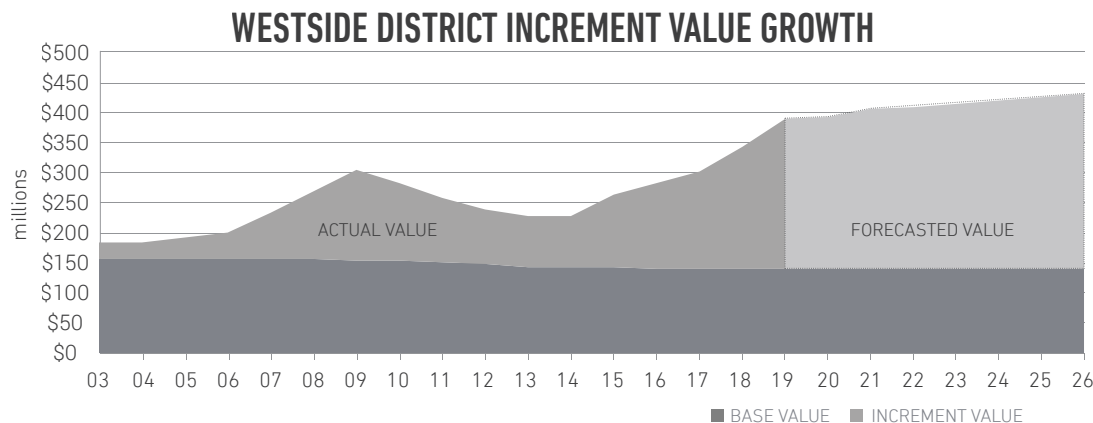


RIVER MYRTLE DISTRICT		FY2019	FY2020	FY2021	FY2022	FY2023	STATUS
Estimated Resources		\$20,110,361	\$7,695,100	\$6,226,200	\$6,477,700	\$7,274,700	
MOBILITY							
29	Front Street & Myrtle Street Improvements: Enhanced Crosswalk Treatments Post Micro sealing	200,000					Tentative
30	N. 10th & Front – Signalized Crossing				200,000		Tentative
31	N. 12th & Front – Signalized Crossing				200,000		Tentative
32	N. 5th and N. 6th Streets – Traffic Configuration		250,000				Tentative
33	N. 5th and Myrtle – Signalized Crossing		200,000				Designated
34	RM Circulator – Preliminary Engineering	354,100	327,900		2,000,000	2,200,000	Designated
35	Public Parking Supporting Julia Davis Park						Tentative
36	River Street Neighborhood Traffic Calming and S. 8th Street & W. River Street Bike/Ped Raised Intersection		200,000				Tentative
37	River Street Traffic Calming, Medians				650,000		Tentative
38	VRT Transit Improvements	27,411	26,000	26,000	26,000	26,000	Obligated
37	Downtown Mobility Infrastructure/Transportation Action Plan					400,000	Tentative
PLACEMAKING							
40	S. 8th Street Corridor Improvements Phase 1	121,000	121,000				Designated
41	S. 8th Street Corridor Improvements Phase 2				1,500,000		Tentative
42	CCDC Alley Program – between 5th and 6th, Myrtle to Broad		30,000	250,000			Tentative
43	CCDC Alley Program – between 8th and 9th, River to Fulton			25,000	200,000		Tentative
44	Block 32 – CCDC Alley Program		25,000	250,000			Tentative
45	Block 6 – CCDC Alley Program		25,000	250,000			Tentative
46	Block 7 – CCDC Alley Program	400,000					Designated
47	Block 42 – CCDC Alley Program		30,000		250,000		Tentative
48	Downtown Urban Parks Plan / Development Catalyst TBD						Tentative
49	Grove Street Pedestrian Street Plan (13th to 10th) per ACHD/DBIP	75,000	1,350,000				Designated
50	Grove Street Pedestrian Street Plan (16th to 13th) per ACHD/DBIP		1,350,000				Designated
51	Grove Street Pedestrian Street Plan (4th to 3rd) per ACHD/DBIP			1,300,000			Designated
52	Grove Street Pedestrian Street Plan (6th to 4th) per ACHD/DBIP			2,600,000			Designated
53	505 W. Idaho Street – The Gibson - PP Type 2, 4	744,000					Obligated
54	Tree Replacement/Addition with Community Forestry	10,000					Tentative
55	CCDC Alley Program – between 6th and Capitol, Idaho & Bannock	16,500					Obligated
SPECIAL PROJECTS							
56	RM Public Art – COB Traffic Boxes – PP Type 4	15,000					Designated
57	W. Broad Street Central Addition Gateway Signs	75,000					Designated
Estimated Expenses		\$20,110,361	\$7,695,100	\$6,226,200	\$6,477,700	\$7,274,700	

ABOUT WESTSIDE DISTRICT

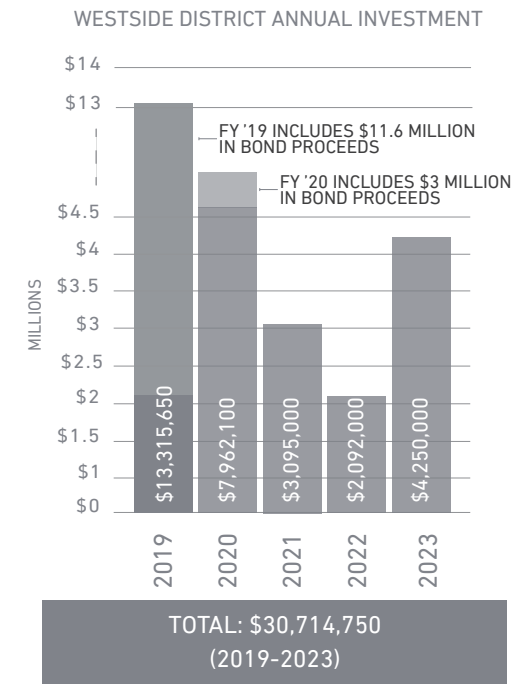
The Westside Downtown District was established in 2001, and is home to Boise Cascade, Idaho Power, Meadow Gold, One Capitol Center, and an abundance of surface parking. The Westside plan calls for a rich mixture of urban-style housing, shops, restaurants; increased downtown housing availability; an urban village; plazas and park-like green spaces enriched with public art, concerts and cultural events; improved transit service; robust connections to other parts of downtown, the greenbelt, and the foothills; conversion of surface parking to structured parking; Main and Idaho as retail streets connecting to the downtown core; pedestrian-oriented design; and enhancement of the Boise City Canal through the district.

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



FAST FACTS:

- 144 ACRES
- ESTABLISHED: 2004
- DISTRICT ENDS: 2026
- BASE VALUE: \$139 MILLION
- 2019 TOTAL PROPERTY VALUE: \$247 MILLION
- 2019 ANNUAL INCREMENT REVENUE: \$3.7 MILLION



WESTSIDE DISTRICT PROJECTS



WESTSIDE DISTRICT		FY2019	FY2020	FY2021	FY2022	FY2023	STATUS
Estimated Resources		\$13,315,650	\$7,962,100	\$3,095,000	\$2,092,000	\$4,250,000	
ECONOMIC DEVELOPMENT							
1	Westside Transformative Development Project (BOND)	11,600,000					Tentative
2	1024 W. Bannock Street – Hyatt Place – Type 2	120,000	120,000	120,000	92,000		Obligated
3	T5 Participation Program: Parcel Acquisition/Redevelopment			2,500,000			Tentative
INFRASTRUCTURE							
4	N. 8th Streetscapes – Bannock to State		400,000				Tentative
5	W. Bannock Street Streetscapes – 9th Street to Capitol Blvd		475,000				Tentative
6	Design Upcoming Streetscape Projects	50,000	50,000	50,000	50,000	50,000	Tentative
7	N. 11th Street Streetscapes – Grove Street to Washington Street Connectivity					1,900,000	Tentative
8	N. 8th Street Conduit Bank – Bannock Street to State Street		150,000				Designated
9	Wayfinding – Westside						Tentative
10	State Street Streetscapes, 16th - 8th, Both Sides (Joint Project w/ACHD)	150,000	450,000				Designated
11	1010 Main – Avery Building – PP Type 1	400,000		400,000	400,000	400,000	Obligated
12	Type 1 Participation Program Streetscape Reimbursements (Not yet awarded)	681,250	400,000				Tentative
13	N. 15th Utilities – Undergrounding & Conduit	50,000					Designated
14	Westside – Consolidated Newspaper Boxes						Tentative
MOBILITY							
15	Westside Circulator – Preliminary Engineering	234,400	217,100		900,000	1,900,000	Tentative
16	Downtown Mobility Infrastructure/Transportation Action Plan				450,000		Designated
PLACEMAKING							
17	CCDC Alley Program – Between Bannock and Jefferson, 8th to 9th			25,000	200,000		Tentative
18	11th and Bannock – Westside Urban Park (BOND)		3,000,000				Tentative
19	Grove Street Pedestrian Plazas, 13th – 10th		1,350,000				Tentative
20	Grove Street Pedestrian Plazas, 16th – 13th		1,350,000				Tentative
21	Tree Replacement/Addition with Community Forestry	10,000					Tentative
SPECIAL PROJECTS							
22	Westside Public Art – COB Traffic Boxes – PP Type 4	20,000					Designated
Estimated Expenses		\$13,315,650	\$7,962,100	\$3,095,000	\$2,092,000	\$4,250,000	

Status Definitions

Obligated – \$602,000: 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 – \$1,751,250: 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).

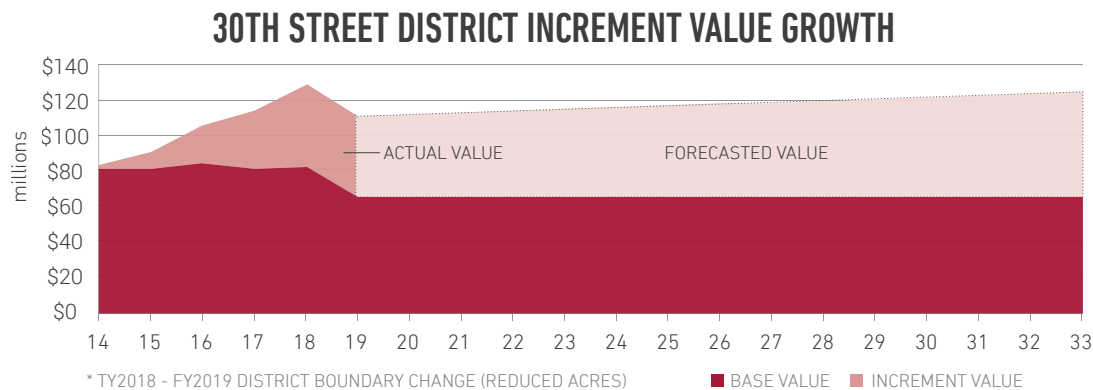
Tentative – \$28,361,500: important projects and efforts that are in the early planning stages, and/or projects that are less time sensitive.

ABOUT 30TH STREET DISTRICT

The 30th Street District, also known as the West End, established in 2014, is the newest district in downtown Boise. The 30th Street master plan envisions the district as a premiere urban place celebrating its unique location between the Boise River corridor and downtown Boise. It includes attractive neighborhoods and vibrant mixed-use activity centers serving local residents, the community and the region. The area serves as a gateway to downtown, welcomes visitors and has a unique identity and strong sense of place where people and businesses thrive.

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

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

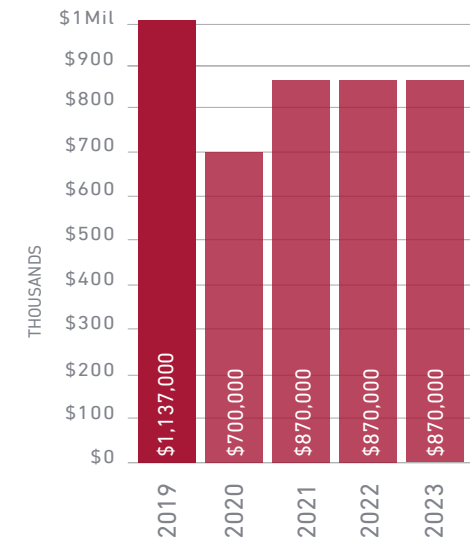


FAST FACTS:

- 213 ACRES
- ESTABLISHED: 2014
- DISTRICT ENDS: 2033
- BASE VALUE: \$63 MILLION
- 2019 TOTAL PROPERTY VALUE: \$109 MILLION
- 2019 ANNUAL INCREMENT REVENUE: \$700,000



30TH STREET DISTRICT ANNUAL INVESTMENT



TOTAL: \$4,447,000
2019 - 2023

30TH STREET DISTRICT PROJECTS



30TH STREET DISTRICT FY	FY2019	FY2020	FY2021	FY2022	FY2023	STATUS
Estimated Resources	\$1,137,000	\$700,000	\$870,000	\$870,000	\$870,000	
ECONOMIC DEVELOPMENT						
1 Transformative Development Project	180,000	700,000	700,000	700,000	700,000	Tentative
2 Whitewater and Main – College of Western Idaho Boise Campus – Participation Type TBD						Tentative
3 Whitewater and Main – Mixed Use Development – Participation Type TBD						Tentative
4 27th & Fairview – Medical Office Development – Participation Type TBD						Tentative
5 2403 Fairview – Adare Manor – PP Type 2, 4	250,000		120,000	120,000	120,000	Obligated
6 27th & Stewart – Whitewater Station – Participation Type TBD						Tentative
7 32nd & Moore – Sandhill Crane Apartments – Type 2			50,000	50,000	50,000	Designated
8 T5 Participation: Parcel Acquisition/Redevelopment						Tentative
INFRASTRUCTURE						
9 301 29th Street – Whittier Elementary – PP Type 4	540,000					Obligated
10 2200 Fairview – New Path Community Housing – PP Type 1	150,000					Obligated
11 Connectivity Improvements						Tentative
12 Wayfinding – 30th						Tentative
MOBILITY						
13 30th Street Circulator – Preliminary Engineering						Tentative
14 Downtown Mobility Infrastructure/Transportation Action Plan						Tentative
PLACEMAKING						
15 Downtown Urban Parks Plan / Development Catalyst (TBD)						Tentative
SPECIAL PROJECTS						
16 30th Public Art – COB Traffic Boxes – PP Type 4	17,000					Designated
Estimated Expenses	\$1,137,000	\$700,000	\$870,000	\$870,000	\$870,000	

Status Definitions

Obligated – \$1,300,000: 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 – \$167,000: 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 – \$2,980,000: important projects and efforts that are in the early planning stages, and/or projects that are less time sensitive.

CITY GOAL IMPLEMENTATION

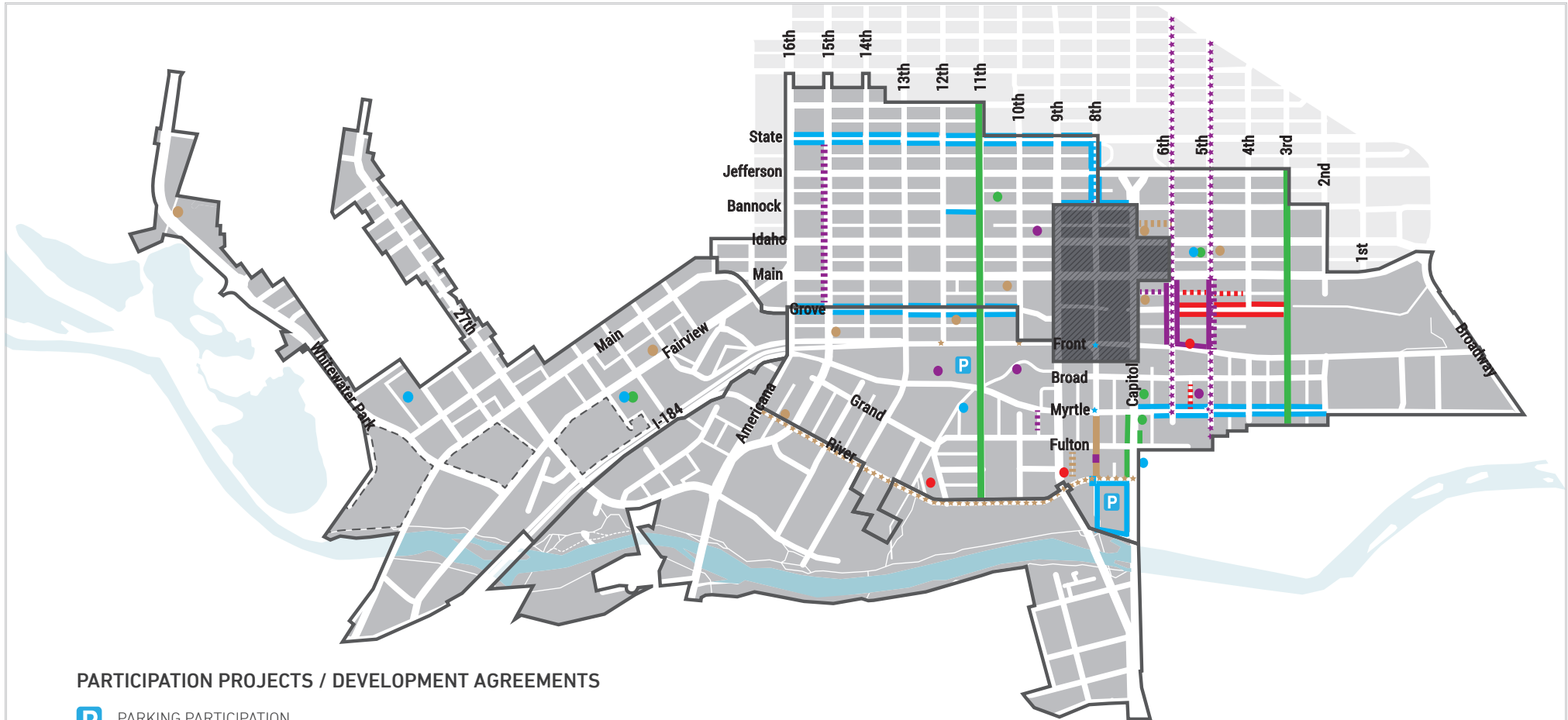
Blueprint Boise, the comprehensive plan for the City of Boise, was originally adopted in November 2011 and has seventeen goals for the Downtown Boise Planning Area. These goals are compatible with CCDC's Key Strategies used to accomplish our mission and vision for downtown Boise. CCDC values collaboration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

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

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

CIP PROJECT MAP

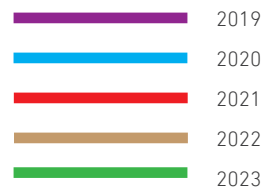
CIP
2019 – 2023



PARTICIPATION PROJECTS / DEVELOPMENT AGREEMENTS

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

STREETSCAPE/ PLACEMAKING PROJECTS



MOBILITY PROJECTS



INFRASTRUCTURE/ UTILITY PROJECTS



CAPITAL CITY DEVELOPMENT CORPORATION

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