



5-YEAR CAPITAL IMPROVEMENT PLAN

FISCAL YEARS 2020-2024 ADOPTED 8.28.2019

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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



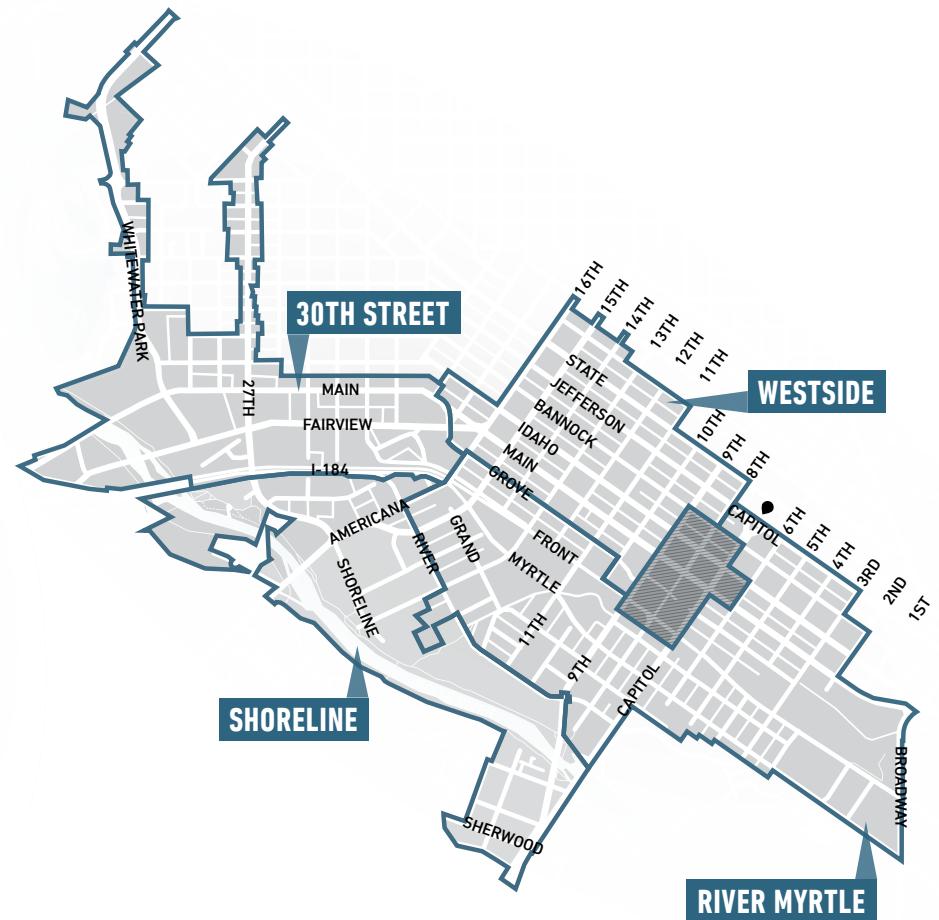
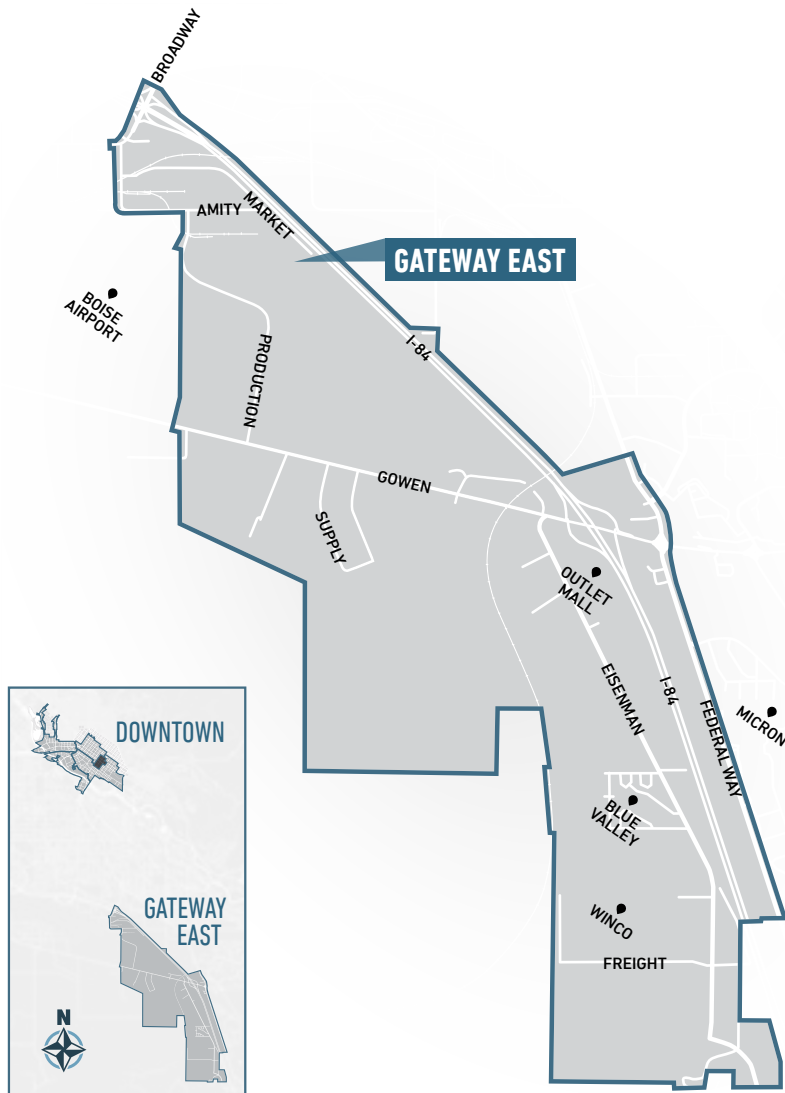
PLACE MAKING



SPECIAL PROJECTS

DISTRICT MAP

URBAN RENEWAL DISTRICT MAP



ABOUT THE CIP



PARTNER AGENCY PLANS

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



URBAN RENEWAL PLANS

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

RIVER MYRTLE DISTRICT
FY1996 - FY2025



WESTSIDE DISTRICT
FY2003 - FY2026



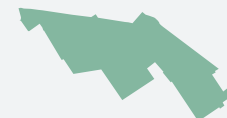
30TH STREET DISTRICT
FY2014 - FY2033



SHORELINE DISTRICT
FY2020 - FY2039



GATEWAY DISTRICT
FY2020 - FY2039



5-YEAR CAPITAL IMPROVEMENT PLAN



1-YEAR BUDGET



1-YEAR PROJECT LIST

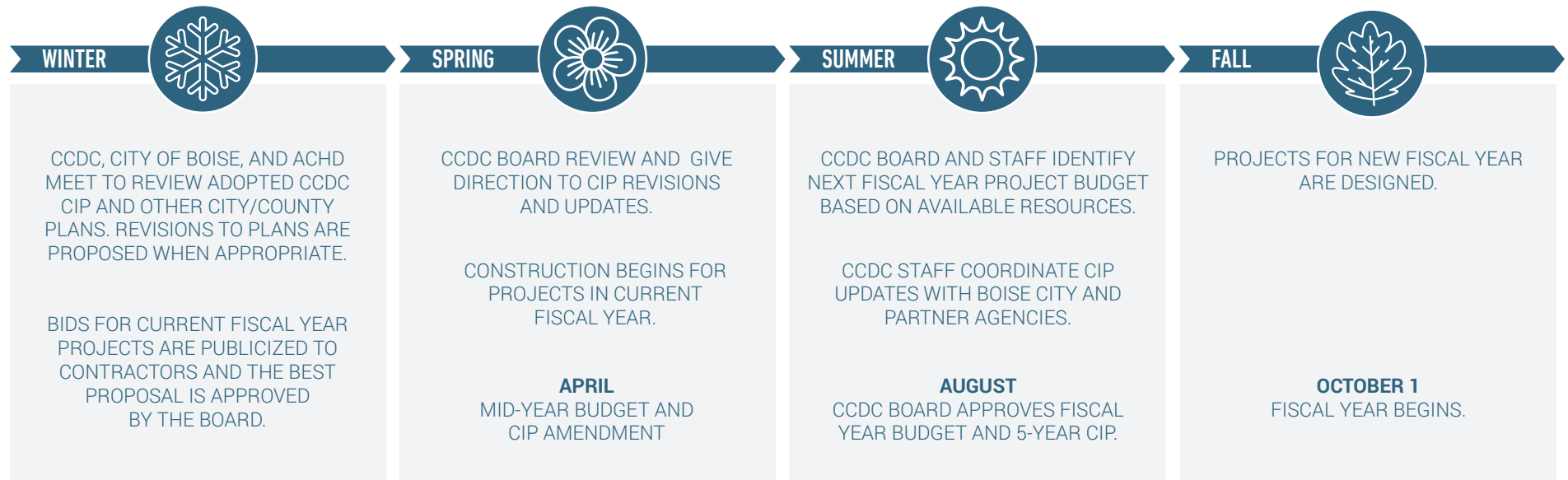
WHY DOES CCDC CREATE A 5-YEAR CIP?

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



BikeBOI @ 9th & Main Garage

1

ECONOMIC DEVELOPMENT

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



2

INFRASTRUCTURE

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



3

MOBILITY

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



4

PLACE MAKING

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



5

SPECIAL PROJECTS

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



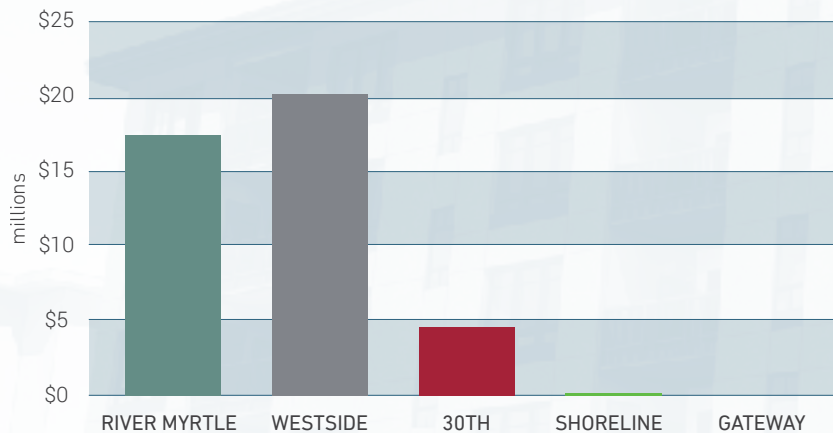


ECONOMIC DEVELOPMENT

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



5-YEAR ECON. DEVELOPMENT INVESTMENT BY DISTRICT



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.

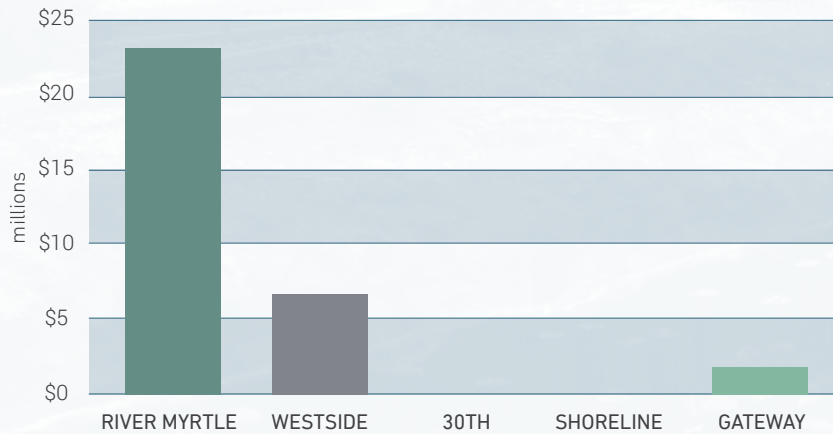


INFRASTRUCTURE

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



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.

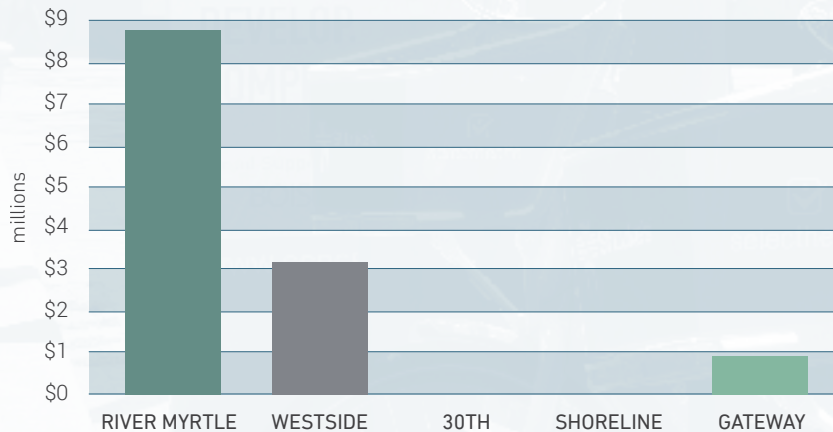


MOBILITY

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



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.**

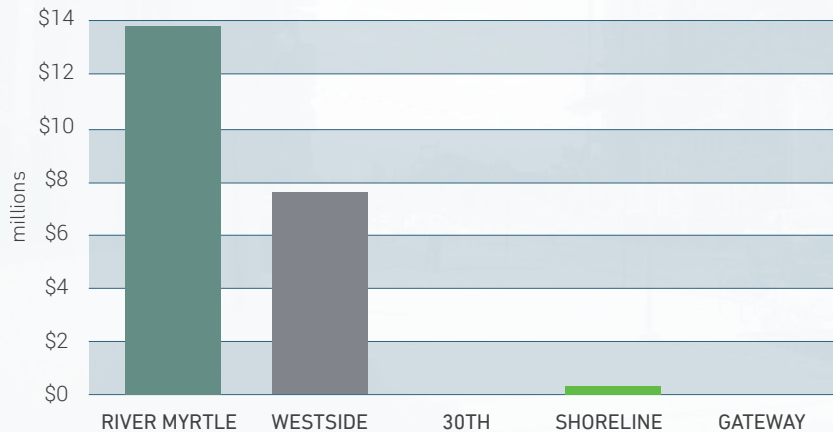


PLACEMAKING

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



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.

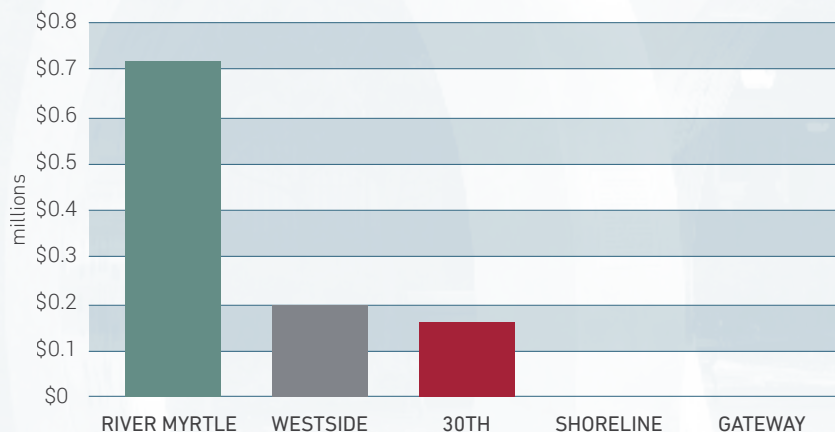


SPECIAL PROJECTS

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?

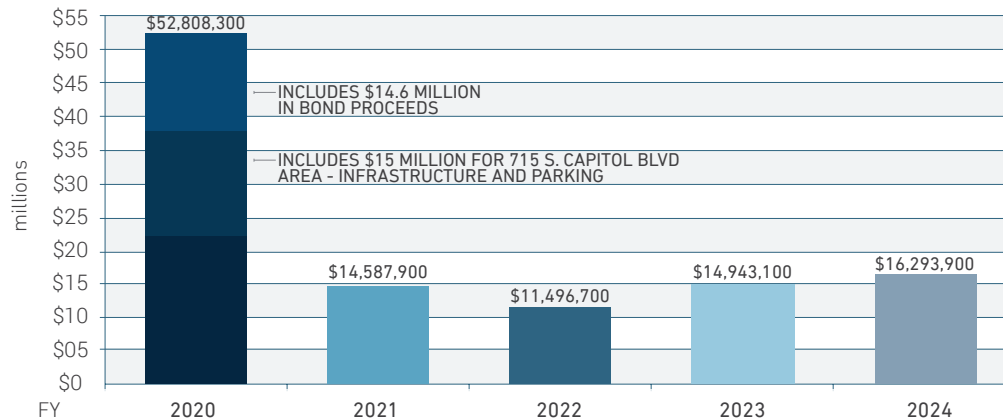
Special efforts are essential to ensuring a vibrant downtown with a **world class quality of life**. Public art enhances the downtown environment, offers social and educational opportunities, and promotes tourism. It can also be used to **celebrate local artists** and discourage vandalism. CCDC funds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

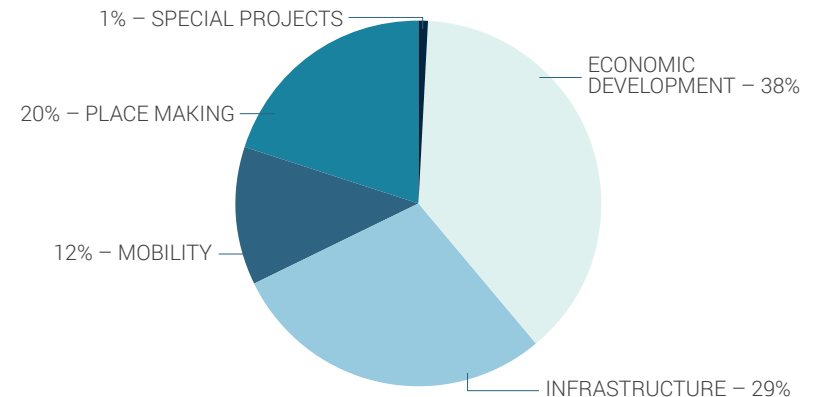
INVESTMENT SUMMARY

5 YEAR INVESTMENT SUMMARY		RIVER MYRTLE	WESTSIDE	30TH STREET	SHORELINE	GATEWAY EAST	TOTAL
	ECONOMIC DEVELOPMENT	\$17,419,600	\$20,110,000	\$4,530,000	\$170,000	–	\$42,229,600
	INFRASTRUCTURE	\$23,365,500	\$6,867,300	–	–	\$1,865,000	\$32,097,800
	MOBILITY	\$8,862,000	\$3,251,500	–	–	\$945,000	\$13,058,500
	PLACE MAKING	\$13,870,000	\$7,570,000	–	\$234,000	–	\$21,674,000
	SPECIAL PROJECTS	\$715,000	\$195,000	\$160,000	–	–	\$1,070,000
	TOTAL	\$64,232,100	\$37,993,800	\$4,690,000	\$404,000	\$2,810,000	\$110,129,900

INVESTMENT PER FISCAL YEAR



5-YEAR INVESTMENT BY PROJECT TYPE



DISTRICT BY DISTRICT: OVERVIEW & PROJECTS



Gibson 5th & Idaho

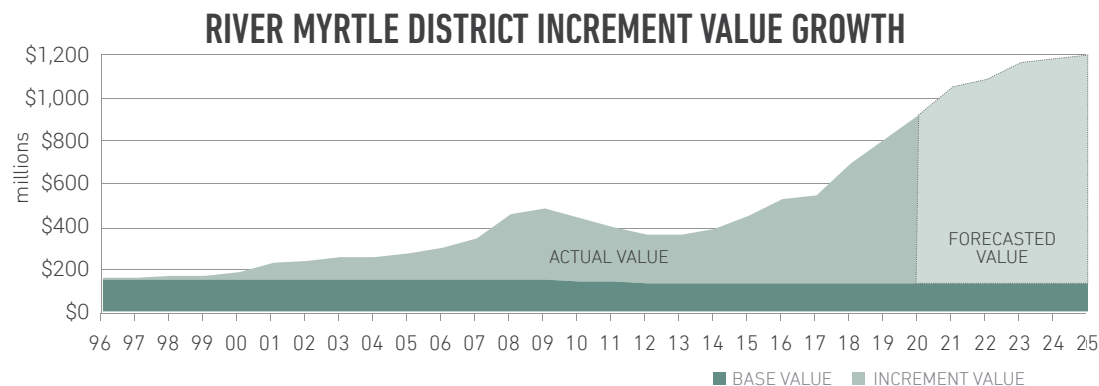


OVERVIEW OF RIVER MYRTLE DISTRICT

The River Myrtle District consisted of mostly vacant property, deteriorated residences and warehouses, and remnants of older industrial uses when it was first established. 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, riverfront parks, the Boise River Greenbelt, and Boise State University. The district's plan seeks to strengthen north-south connections between downtown and the Boise River; re-establish mixed-use, urban neighborhoods; extend/connect the Boise River Greenbelt and Julia Davis Park; and develop the Cultural District on the south end of 8th Street.

In the more recent years, the River Myrtle District has seen significant private investment in development projects that have been assisted by CCDC. The Fowler apartments were the first large-scale multifamily project to be built since the recession, and include approximately 163 rental units. CCDC partnered on this project by funding public improvements and the Broad Street project created a neighborhood feel. Building off of the success of Broad Street and The Fowler, three additional multifamily projects are planned in the Broad Street vicinity, which will bring an additional 600 units to the district.

Since 2014, two new hotels have also been built with CCDC partnerships and a third is under construction. The Hilton Home2Suites located at 5th and Front includes a 540 space parking garage, of which CCDC will lease 200 space for the general public to utilize on a monthly basis. The developer is now planning to redevelop a surface parking lot nearby to an additional multifamily project, which will bring approximately 114 rental units and 8,000 SF of retail.

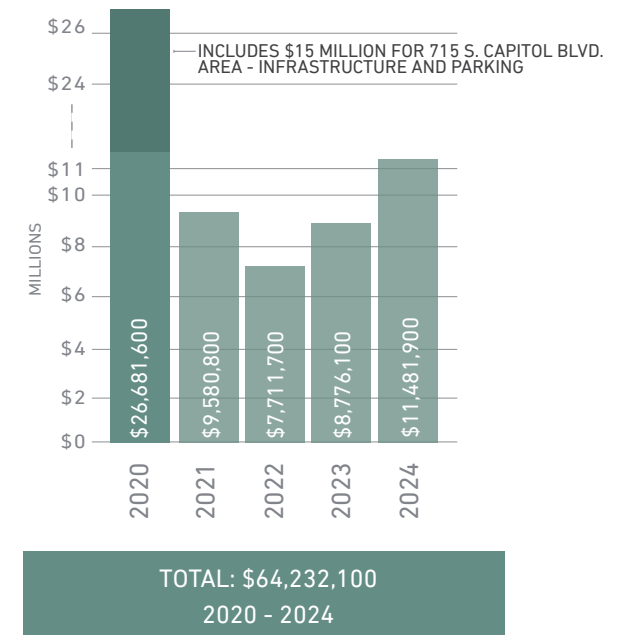


FAST FACTS:

- 303 ACRES
- TERM: FY1996-FY2025
- BASE VALUE: \$129 MILLION
- 2020 TOTAL PROPERTY VALUE: \$926 MILLION
- 2020 ANNUAL INCREMENT REVENUE: \$11.1 MILLION



RIVER MYRTLE ANNUAL INVESTMENT



RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT	FY2020	FY2021	FY2022	FY2023	FY2024	STATUS
Estimated Resources	\$26,681,600	\$9,580,800	\$7,711,700	\$8,776,100	\$11,481,900	
ECONOMIC DEVELOPMENT						
1 1099 W. Front St. - JUMP and Simplot HQ - Type 3	875,000					Obligated
2 1150 W. Myrtle St. - Pioneer Crossing - Type 3	745,000	745,000	745,000	745,000	638,600	Obligated
3 400 S. Capitol Blvd. - Residence Inn Marriott - Type 2	385,000	190,900				Obligated
4 505 W. Idaho St. - The Gibson - Public Improvements - Type 2	156,000	156,000	53,000			Obligated
5 502 W. Front St. - Home2Suites Hotel / Garage - Type 3		330,000	395,500	395,500	357,700	Designated
6 Parcel Acquisition/Redevelopment - Type 5	2,800,000					Tentative
7 Transformative Development Project (Bonding Option TBD)					4,900,000	Tentative
8 200 W. Myrtle St. - Boise Caddis - Mixed Use - Type 2			125,000	262,400	262,400	Designated
9 323 Broad St. - The Cartee - Apartments - Type 2			407,200	407,200	407,200	Designated
10 620 S. 9th St. - Afton Phase II - Land Reimbursement - Type 5	935,000					Designated
11 512 W Grove St. - Apartments/Mixed Use - Type 2 - Amount TBD						Tentative
12 Participation Program - Project(s) TBD - Type 2	TBD	TBD	TBD	TBD	TBD	Tentative
INFRASTRUCTURE						
13 535 S. 15th St. - River St. Lofts - Type 1	150,000					Designated
14 S. 6th St. Streetscape - Main St. to Front Street	1,450,000					Obligated
15 S. 11th St. Streetscape - W. River St. to W. Grove St. Connectivity				1,600,000		Tentative
16 N. 8th Streetscape - W. Bannock St. to W. State St.	200,000					Designated
17 Bannock Streetscape - N. 8th St. to N. 9th Street	400,000					Designated
18 W. Bannock St. Conduit Bank - N. 6th St. to N. 8th Street	150,000					Designated
19 N. Capitol Boulevard Streetscape - Westside of W. River St. to W. Fulton St. & eastside, half block, W. Fulton St. to alley				950,000		Tentative
20 S. 15th St. Streetscape- West Side - W. Front St. to W. Idaho St. - RMOB District			150,000			Tentative
21 W. Myrtle St. Streetscape - N. Capitol Blvd. to N. 2nd St. Both Sides (Pending ITD Permission)	800,000					Tentative
22 Pre Development & Community Engagement - Upcoming Projects	75,000	75,000	75,000	75,000	75,000	Tentative
23 Participation Program Streetscape Reimbursements (Not yet awarded) - Type 1	400,000	400,000	400,000	400,000	400,000	Tentative
24 390 S. Capitol - Mod Pizza - Type 1	100,000					Obligated
25 RMOB - Consolidated Newspaper Boxes	40,500					Obligated
26 715 S. Capitol Blvd. Area - Infrastructure & Parking	15,000,000					Designated

...continued on page 17

RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT		FY2020	FY2021	FY2022	FY2023	FY2024	STATUS
Estimated Resources		\$26,681,600	\$9,580,800	\$7,711,700	\$8,776,100	\$11,481,900	
MOBILITY							
27	Front St. & Myrtle St. Improvements: Enhanced Crosswalk Treatment, post micro sealing			200,000			Tentative
28	S. 10th St. & W. Front St. - Signalized Crossing			200,000			Tentative
29	S. 12th St. & W. Front St. - Signalized Crossing			200,000			Tentative
30	S. 5th St. & S. 6th St. - Traffic Configuration	250,000					Tentative
31	S. 5th St. & W. Myrtle St. - Signalized Crossing	200,000					Designated
32	RM Circulator - Preliminary Engineering	354,100	327,900	2,000,000	2,200,000		Designated
33	Neighborhood Traffic Calming - S. 8th St. & W. River St. Bike/Ped Raised Intersection	200,000					Tentative
34	N. 3rd St. Streetscape for North/South Connectivity - W. Jefferson St. to W. Myrtle St. Connectivity			50,000	50,000	2,000,000	Tentative
35	VRT Transit Improvements	26,000	26,000	26,000	26,000	26,000	Obligated
36	Downtown Mobility Study/Transportation Action Plan Projects				500,000		Tentative
PLACEMAKING							
37	S. 8th St. Corridor Improvements per 2017 Study			75,000	1,000,000		Tentative
38	W. Fulton Street Festival Improvements - S. Capitol Blvd to S. 9th St.		200,000	2,000,000			Tentative
39	CCDC Alley Program - between S. 5th St. & S. 6th St., W. Myrtle St. to W. Broad St.	30,000	250,000				Tentative
40	CCDC Alley Program - between S. 8th St. & S. 9th St., W. River St. to W. Fulton St.			200,000			Tentative
41	Block 32 - CCDC Alley Program	25,000	250,000				Tentative
42	Block 7 - CCDC Alley Program	550,000					Designated
43	Block 42 - CCDC Alley Program	30,000		250,000			Tentative
44	Downtown Urban Parks Plan / Development Catalyst TBD			50,000	50,000	2,300,000	Tentative
45	Linen Blocks, W. Grove St. Improvements (S. 13th St. to S. 10th St.)	25,000	1,325,000				Designated
46	Linen Blocks, W. Grove St. Improvements (S. 16th St. to S. 13th St.)	25,000	1,325,000				Designated
47	Old Boise, W. Grove St. Improvements (S. 4th St. to S. 3rd St.)	25,000	1,275,000				Designated
48	Old Boise, W. Grove St. Improvements (S. 6th St. to S. 4th St.)	25,000	2,575,000				Designated
49	Tree Replacement/Addition with Community Forestry	10,000					Tentative

...continued on page 18

RIVER MYRTLE DISTRICT PROJECTS



RIVER MYRTLE DISTRICT		FY2020	FY2021	FY2022	FY2023	FY2024	STATUS
Estimated Resources		\$26,681,600	\$9,580,800	\$7,711,700	\$8,776,100	\$11,481,900	
SPECIAL PROJECTS							
50	Public Art: S. 8th Street Improvements - Simplot Alley Mural	80,000					Tentative
51	Public Art: Alley 7 Improvements (Murals, Entryway/Signifiers, Street Furniture, Functional/Utilitarian)	165,000					Tentative
52	Public Art: S. 8th Street Improvements - Wall Mural		25,000				Tentative
53	Public Art: Erma Hayman House Historic Interpretive Signage		5,000				Tentative
54	Public Art: Neighborhood Signifier (Location: Ash & River or Kristen's Park)			80,000			Tentative
55	Public Art: Grove & 15th Empty Sign – 30th Street (SW corner of intersection adjacent to A'Tavola Parking)			15,000			Tentative
56	Public Art: Re-Wrap Traffic Boxes			15,000	15,000	15,000	Tentative
57	Public Art: Treefort Footprint Public Art/Artist Designed Infrastructure 12th & 13th & Grove Streets		100,000				Tentative
58	Public Art: Myrtle & Broadway Entryway				100,000		Tentative
59	Public Art: Front Street Entryway – East of Courthouse					100,000	Tentative
Estimated Expenses		\$26,681,600	\$9,580,800	\$7,711,700	\$8,776,100	\$11,481,900	

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.

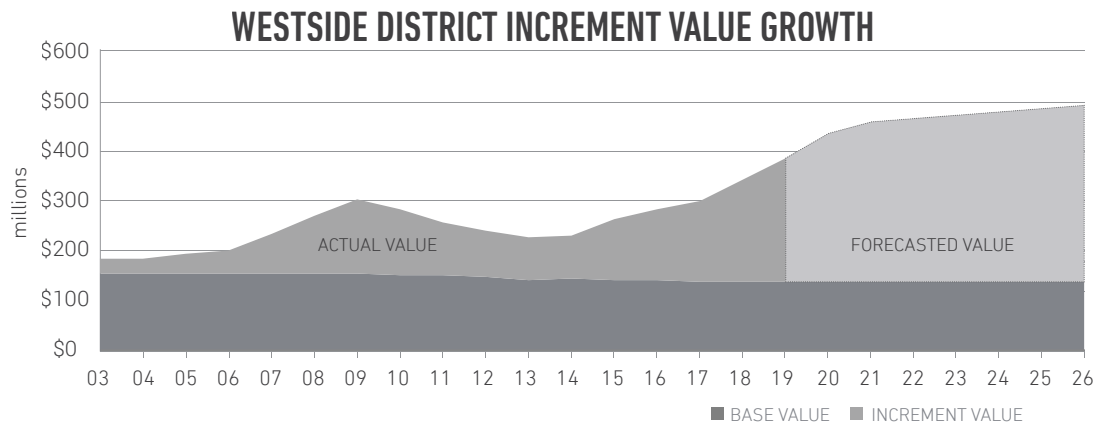
Designated: proposed projects for which there has been a board designation, an informal agreement, or demonstrated commitment. This includes things like City Hall Plaza, participation agreements in process, or interagency coordination (Fulton, Broad, State).

Tentative: important projects and efforts that are in the early planning stages, and/or projects that are less time sensitive.

OVERVIEW OF WESTSIDE DISTRICT

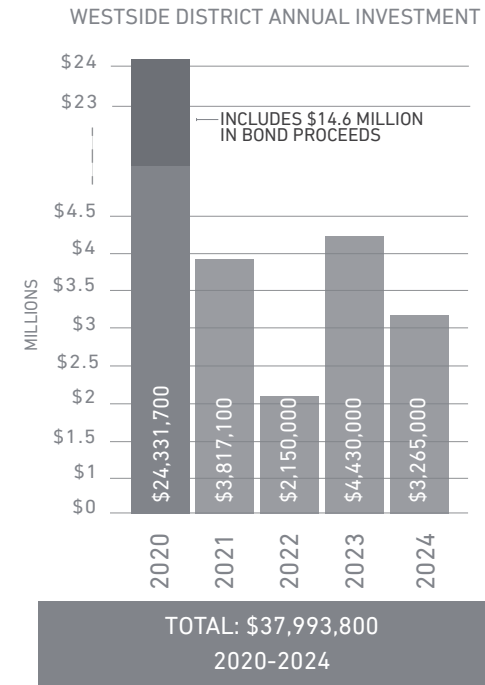
The Westside Downtown District is home to Boise Cascade, Idaho Power, Meadow Gold, One Capitol Center, and an abundance of surface parking lots. The Westside plan calls for a rich mixture of urban-style housing, shops, restaurants; increased downtown housing availability; an urban village; plazas and 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 corridors 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 public land disposition at 14th and Idaho. The project netted 46 new housing units with a ground level restaurant and live/work units. Still more investment is underway including property redevelopment at 10th and State, 11th & Idaho, a public park at 11th and Bannock, and a Grove Street placemaking project.



FAST FACTS:

- 144 ACRES
- TERM: FY2003-FY2026
- BASE VALUE: \$139 MILLION
- 2020 TOTAL PROPERTY VALUE: \$435 MILLION
- 2020 ANNUAL INCREMENT REVENUE: \$4.1 MILLION



WESTSIDE DISTRICT PROJECTS



WESTSIDE DISTRICT		FY2020	FY2021	FY2022	FY2023	FY2024	STATUS
Estimated Resources		\$24,331,700	\$3,817,100	\$2,150,000	\$4,430,000	\$3,265,000	
ECONOMIC DEVELOPMENT							
1	Transformative Development Project (BOND)	14,650,000					Tentative
2	Parcel Acquisition/Redevelopment - Type 5	4,000,000					Tentative
3	1024 W. Bannock St. - Hyatt Place - Type 2	120,000	120,000	120,000			Obligated
4	1118 W. Idaho St. - 11th & Idaho Bldg. - Type 2			400,000	400,000	300,000	Designated
5	Participation Program - Project(s) TBD - Type 2	TBD	TBD	TBD	TBD	TBD	Tentative
INFRASTRUCTURE							
6	N. 8th St. Streetscape - W. Bannock St. to W. State St.	400,000					Tentative
7	W. Bannock St. Streetscape - N. 9th St. to N. Capitol Blvd	475,000					Tentative
8	N. 8th St. Conduit Bank - W. Bannock St. to W. State St.	150,000					Designated
9	Pre Development & Community Engagement - Upcoming Projects	50,000	50,000	50,000	50,000	50,000	Tentative
10	N. 11th St. Streetscape - W. Grove St. to W. Washington St. Connectivity				1,600,000		Tentative
11	W. Bannock St. Streetscape - N. 13th St. to N. 16th St.					900,000	Tentative
12	S. 15th St. Streetscape - West Side of S. 15th St. - W. Front St. to W. Idaho St.		300,000				Tentative
13	W. State St. Streetscape - N. 16th St. - N. 8th St. - Both Sides (Joint Project w/ACHD)	750,000					Designated
14	Participation Program Streetscape Reimbursements (Not yet awarded) - Type 1	400,000	400,000	400,000	400,000	400,000	Tentative
15	Westside - Consolidated Newspaper Boxes	42,300					Obligated
MOBILITY							
16	Westside Circulator - Preliminary Engineering	234,400	217,100	900,000	1,900,000		Designated
17	Downtown Mobility Infrastructure/Transportation Action Plan						Tentative

...continued on page 21

Status Definitions

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Tentative: important projects and efforts that are in the early planning stages, and/or projects that are less time sensitive.

WESTSIDE DISTRICT PROJECTS



WESTSIDE DISTRICT		FY2020	FY2021	FY2022	FY2023	FY2024	STATUS
Estimated Resources		\$24,331,700	\$3,817,100	\$2,150,000	\$4,430,000	\$3,265,000	
PLACEMAKING							
18	CCDC Alley Program - Between Bannock & Jefferson, N. 8th St. to N. 9th Street		25,000	190,000			Tentative
19	N. 11th St. & N. Bannock St. – Westside Urban Park	2,800,000					Obligated
20	Public Art: N. 11th St. & N. Bannock St. – Westside Urban Park Art - Type 4	200,000					Obligated
21	Linen Blocks, W. Grove St. Improvements (S. 13th St. to S. 10th St.)	25,000	1,325,000				Tentative
22	Linen Blocks, W. Grove St. Improvements (S. 16th St. to S. 13th St.)	25,000	1,325,000				Tentative
23	Tree Replacement/Addition with Community Forestry	10,000					Tentative
24	Public Space, WS District				45,000	1,600,000	Tentative
SPECIAL PROJECTS							
25	Public Art: Treefort Footprint Public Art/Artist Designed Infrastructure, Grove Street		55,000				Tentative
26	Public Art: Eyes of the World Corner 16th & Grove in ROW			75,000			Tentative
27	Public Art: Record Exchange Mural				20,000		Tentative
28	Public Art: Re-Wrap Traffic Boxes			15,000	15,000	15,000	Tentative
Estimated Expenses		\$24,331,700	\$3,817,100	\$2,150,000	\$4,430,000	\$3,265,000	

OVERVIEW OF 30TH STREET DISTRICT

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.

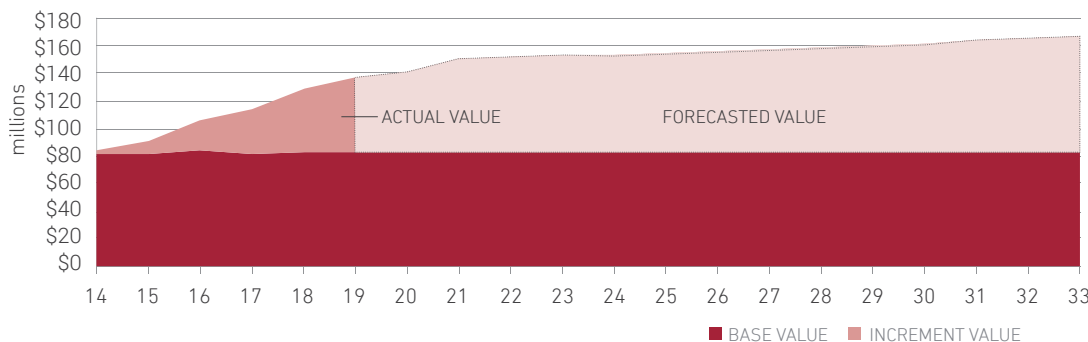
Significant new development projects, include the Adare Manor Apartments, and Saint Luke's medical facility. These projects are providing significant new mixed-use, commercial development including medical office, housing, retail, and parking to the existing uses.

FAST FACTS:

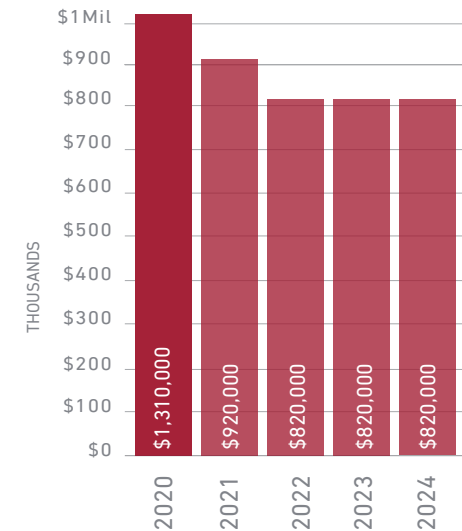
- 213 ACRES
- TERM: FY2014-FY2033
- BASE VALUE: \$81 MILLION
- 2020 TOTAL PROPERTY VALUE: \$141 MILLION
- 2020 ANNUAL INCREMENT REVENUE: \$800 THOUSAND



30TH STREET DISTRICT INCREMENT VALUE GROWTH



30TH STREET DISTRICT ANNUAL INVESTMENT



TOTAL: \$4,690,000
2020 - 2024

30TH STREET DISTRICT PROJECTS



30TH STREET DISTRICT	FY2020	FY2021	FY2022	FY2023	FY2024	STATUS
Estimated Resources	\$1,310,000	\$920,000	\$820,000	\$820,000	\$820,000	
ECONOMIC DEVELOPMENT						
1 Transformative Development Project (Bond)	700,000	700,000	700,000	700,000	700,000	Tentative
2 Transformative Development Project (Pre Development/Assessment)	300,000					Tentative
3 Parcel Acquisition/Redevelopment - Type 5						Tentative
4 N. Whitewater Blvd & W. Main St. - CWI - Boise Campus - Type TBD						Tentative
5 N. Whitewater Blvd & W. Main St. - Mixed Use Development - Type TBD						Tentative
6 N. 27th St. & W. Fairview Ave. - Medical Office Development - Type TBD						Tentative
7 2403 W. Fairview Ave. - Adare Manor - Type 2 & 4	250,000	120,000	120,000	120,000	120,000	Obligated
8 Participation Program - Project(s) TBD - Type 2	TBD	TBD	TBD	TBD	TBD	Tentative
INFRASTRUCTURE						
9 Participation Program Streetscape Reimbursements (Not yet awarded) - Type 1						Tentative
10 Pre Development & Community Engagement - Upcoming Projects						
11 Connectivity Improvements						Tentative
MOBILITY						
12 Main Fairview Improvements, Transit Islands, Etc...						Tentative
13 30th St. Circulator - Preliminary Engineering						Tentative
14 Downtown Mobility Infrastructure/Transportation Action Plan Projects						Tentative
PLACEMAKING						
15 Downtown Urban Parks Plan / Development Catalyst (TBD)						Tentative
SPECIAL PROJECTS						
16 Public Art: Greenbelt Underpass Murals (Main North & South Sides, Fairview, North Side)	60,000					Tentative
17 Public Art: Fairview Ave Entryway Experience - ROW between River and Whitewater		100,000				Tentative
Estimated Expenses	\$1,310,000	\$920,000	\$820,000	\$820,000	\$820,000	

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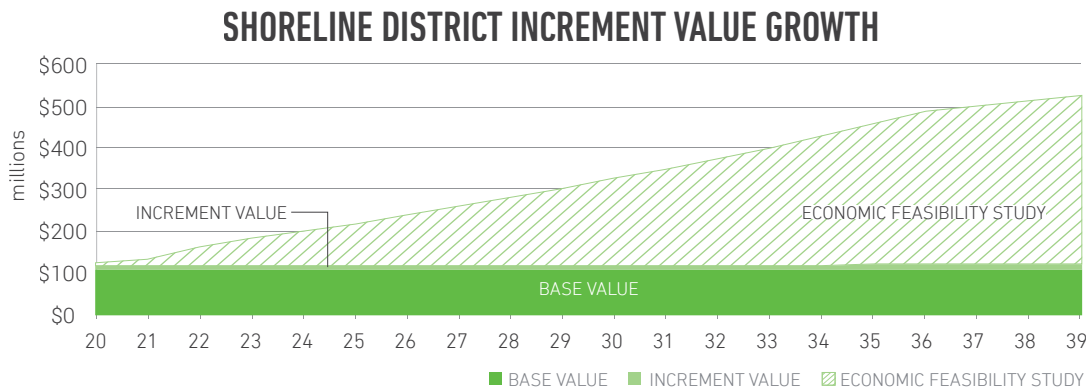
OVERVIEW OF SHORELINE DISTRICT

The Shoreline District holds opportunity to solve public infrastructure deficiencies in the Lusk Street neighborhood, revitalize the riverfront neighborhood and enhance the riverfront amenities and mobility corridor along the Boise River.

The City of Boise directed Capital City Development Corporation (CCDC), Boise's redevelopment agency, to proceed with the Shoreline District formation process. Initial investigations began in early 2017, approved of by stakeholders and partner agencies.

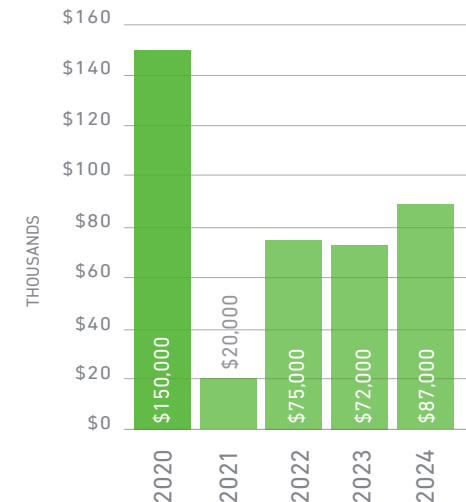
FAST FACTS:

- 195 ACRES
- TERM: FY2020-FY2039
- BASE VALUE: \$108 MILLION
- 2020 TOTAL PROPERTY VALUE: \$117 MILLION
- 2020 ANNUAL INCREMENT REVENUE: \$120 THOUSAND



* Increment Value: Current year values plus known development.

SHORELINE DISTRICT ANNUAL INVESTMENT



TOTAL: \$404,000
2020 - 2024

SHORELINE DISTRICT PROJECTS



SHORELINE DISTRICT FY	FY2020	FY2021	FY2022	FY2023	FY2024	STATUS
Estimated Resources	\$150,000	\$20,000	\$75,000	\$72,000	\$87,000	
ECONOMIC DEVELOPMENT						
1 Outreach & Design: Shoreline Streetscape Standards	40,000					Designated
2 Outreach & Design: Shoreline River Development Standards	80,000	20,000				Designated
3 Outreach & Design: Shoreline Stormwater Standards	30,000					Designated
4 Participation Program - Project(s) TBD - Type 2	TBD	TBD	TBD	TBD	TBD	Tentative
INFRASTRUCTURE						
5 Streetscape Improvements - S. Lusk St., Boise River to W. Ann Morrison Park Dr.						Tentative
6 Streetscape Improvements - S. La Pointe St., W. Royal Blvd to W. Sherwood St.						Tentative
7 Streetscape Improvements - W. Royal Blvd, S. La Pointe St. to 9th St.						Tentative
8 Underground Overhead Power and Telecomm - Lusk Neighborhood						Tentative
9 Pre Development & Community Engagement - Upcoming Projects						Tentative
MOBILITY						
10 Greenbelt Path Improvements - North and South shores, Phase 1						Tentative
PLACEMAKING						
15 Area Lighting - Greenbelt Bridge Adjacent to I-184 Connector				72,000		Tentative
16 Surface Improvements - 8th St Pedestrian Bridge			75,000			Tentative
17 Recreational/Emergency River Access Facility - Shoreline Park					87,000	Tentative
Estimated Expenses	\$150,000	\$20,000	\$75,000	\$72,000	\$87,000	

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OVERVIEW OF GATEWAY EAST DISTRICT

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.

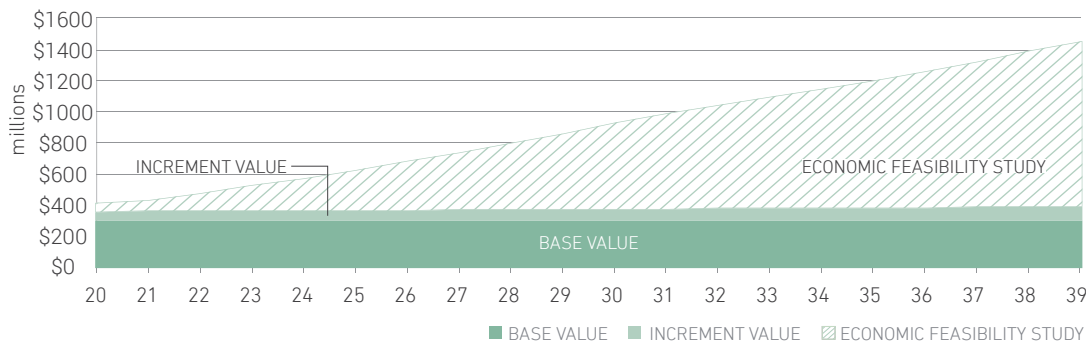
The City of Boise directed Capital City Development Corporation (CCDC), Boise's redevelopment agency, to proceed with the Gateway East District formation process. Initial investigations began in early 2018, approved of by stakeholders and partner agencies.

FAST FACTS:

- 2,643 ACRES
- TERM: FY2020-FY2039
- BASE VALUE: \$303 MILLION
- 2020 TOTAL PROPERTY VALUE: \$357 MILLION
- 2020 ANNUAL INCREMENT REVENUE: \$710 THOUSAND

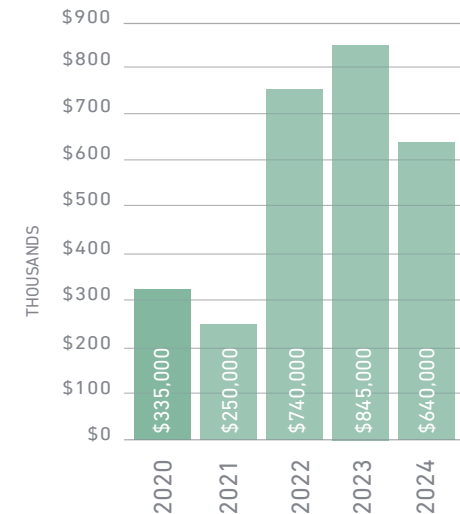


GATEWAY EAST DISTRICT INCREMENT VALUE GROWTH



* Increment Value: Current year values plus known development.

GATEWAY EAST DISTRICT ANNUAL INVESTMENT



TOTAL: \$2,810,000
2020 - 2024

GATEWAY EAST DISTRICT PROJECTS



GATEWAY EAST DISTRICT FY		FY2020	FY2021	FY2022	FY2023	FY2024	STATUS
Estimated Resources		\$335,000	\$250,000	\$740,000	\$845,000	\$640,000	
ECONOMIC DEVELOPMENT							
1	Participation Program - Project(s) TBD - Type 2	TBD	TBD	TBD	TBD	TBD	Tentative
INFRASTRUCTURE							
2	S. Eisenman Frontage & Utilities	260,000		240,000	400,000	640,000	Tentative
3	Pre Development & Community Engagement - Upcoming Projects	65,000					Tentative
4	Pre Development & Community Engagement - Blue Valley	10,000					Tentative
5	Blue Valley Sidewalks		250,000				Tentative
6	Holcomb Court & Utilities						Tentative
MOBILITY							
7	Gowen Bridge Work & Conduit Type 4				445,000		Obligated
8	Freight Street East			500,000			Tentative
9	Open Space						Tentative
Estimated Expenses		\$335,000	\$250,000	\$740,000	\$845,000	\$640,000	

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CITY GOAL IMPLEMENTATION

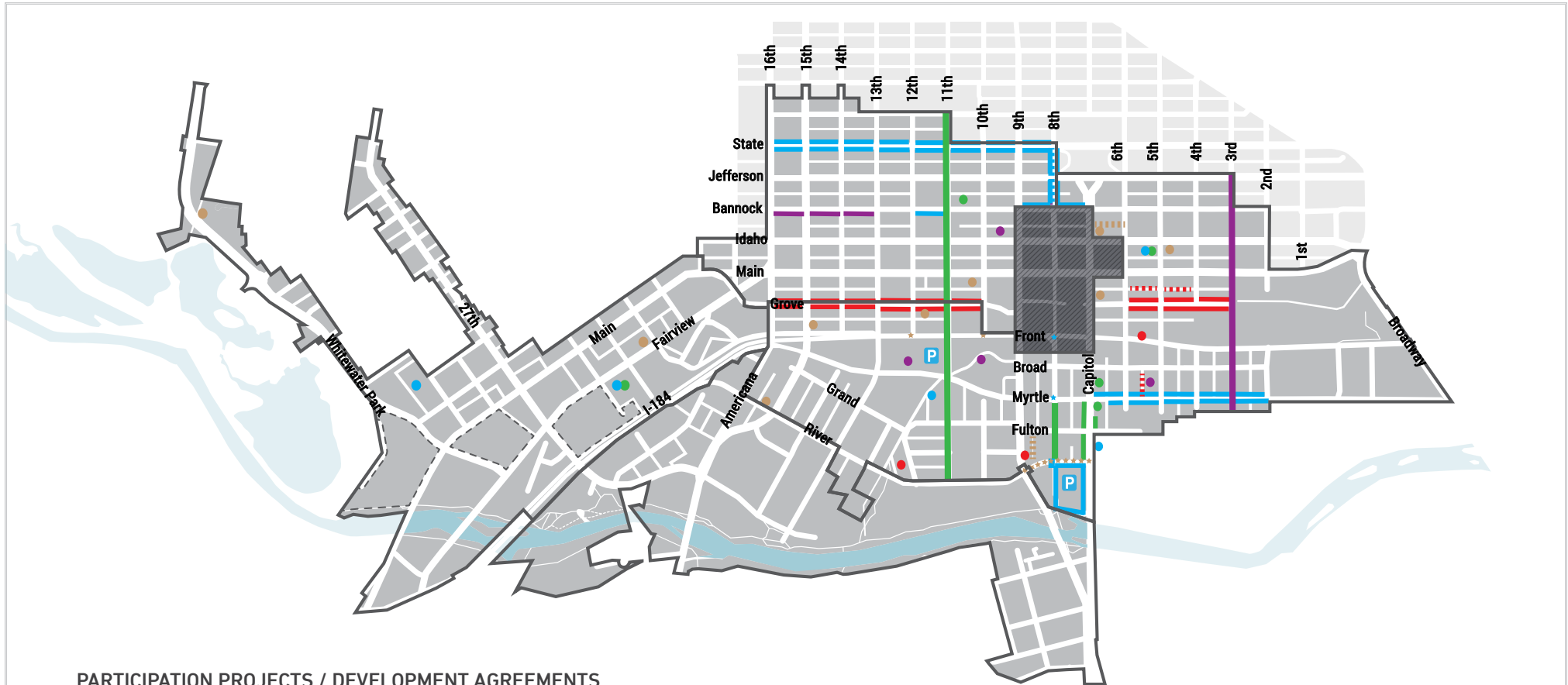


Blueprint Boise, the comprehensive plan for the City of Boise, was originally adopted in November 2011 and has seventeen goals for the Downtown Boise Planning Area. These goals are compatible with CCDC's Key Strategies used to accomplish our mission and vision for downtown Boise. CCDC values collaboration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

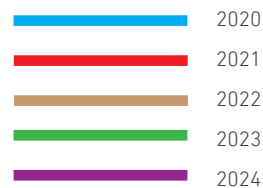
CIP PROJECT MAP



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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