



CAPITAL CITY
DEVELOPMENT CORP

CIP: 5-Year Capital Improvement Plan

FISCAL YEARS: 2022 – 2026

ADOPTED: October 11, 2021



5-YEAR CAPITAL IMPROVEMENT PLAN FY2022 - FY2026

Jules on 3rd Apartments, River Myrtle Old Boise District



Westside Park Construction, Westside District

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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

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.



COLLABORATE: Successful projects would not be possible without comprehensive, successful collaboration. In any planning effort CCDC undertakes, the Agency brings partners together to achieve vitality goals outlined by the City of Boise and to realize the vision of the City's comprehensive plan- Blueprint Boise. Collaboration with the Agency's mobility partners, Valley Regional Transit, Ada County Highway District, and the Idaho Transportation department ensure transit and mobility goals are achieved, communities are better connected, and Boiseans have greater access to high-quality mobility options. To continue creating a diverse and sustainable economy CCDC relies on the collaboration with local, regional, state and federal economic development agencies to retain, develop and expand the business of commercial development.

CREATE: We create places that inspire neighborhood passions and healthy economic investment. Urban renewal is an investment that shapes a neighborhood into a flourishing space for residents and business owners. Each element CCDC oversees in the life of an urban renewal district builds a stronger, more livable community for decades by creating shared visions and aspirational plans to guide development.

DEVELOP: CCDC's work with urban renewal districts powers local economies and provides an opportunity to incentivize development that meets the community's needs. Through the Agency's Participation Program, CCDC partners with local organizations and property owners to reinvest dollars into meaningful development improvements made possible by the district's ongoing success.

COMPLETE: Since 2013, CCDC has participated in projects that total over \$1 billion in total construction value via the Public-Private Partnership Program. The completion of public improvements in mobility and placemaking ensures that Boiseans have a livable, well connected urban center to enjoy for generations and will continue to attract infill developments and fuel economic growth.

CIP CREATION

WHY DOES CCDC CREATE A 5-YEAR CIP?

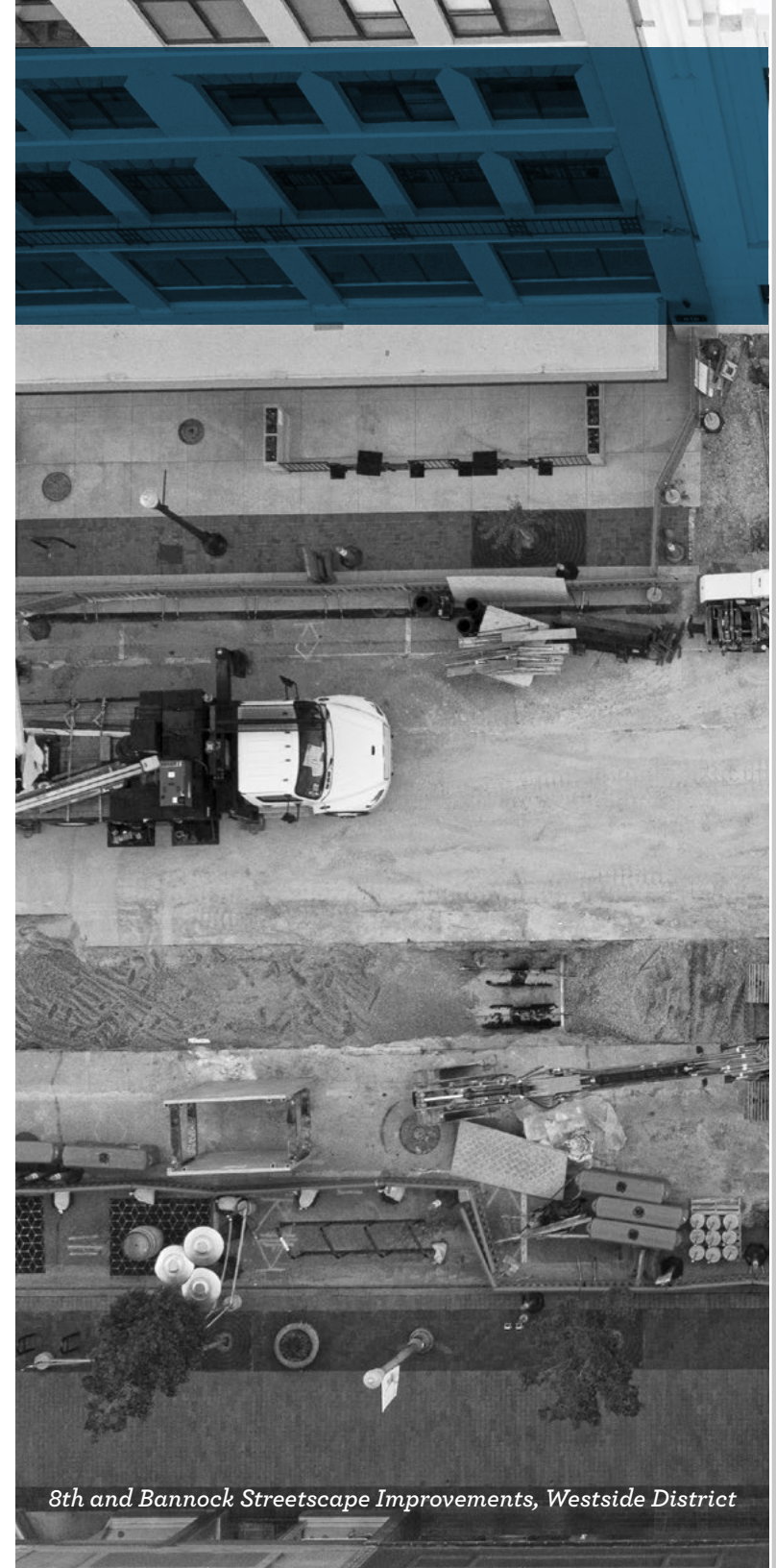
CCDC creates a five-year, fiscally responsible Capital Improvements Plan (CIP) as a predictable framework to collaborate with agency and community partners to achieve economic and redevelopment goals that align with the long-term vision for the city.

The CIP is built in conjunction with the one-year 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 to make necessary adjustments as conditions change.

WHAT TYPES OF PROJECTS ARE INCLUDED IN THE CIP?

Urban renewal is a tool used to power local economies and strengthen neighborhoods by supporting community vision. It is a valuable community process used by towns of all shapes and sizes to meet their unique needs. The projects listed in the CIP are direct investments in public amenities and strategic planning efforts that benefit the public good. It's how we build thriving communities that last generations. These investments fall into three categories:

- 1. Capital Projects:** These are CCDC-led projects that have been determined through our partner collaboration process. The Agency is responsible for the planning and execution of these projects. For example: the downtown 11th Street Bikeway, Linen Blocks Streetscape Improvements.
In an effort to better coordinate with public agency partners, minimize construction impact, or maximize the public benefit of a project, CCDC also has projects that are led and completed by a partner agency such as ACHD or Boise Arts and History, and is supported by CCDC. For example: Traffic Box artwork.
- 2. Participation Program:** These projects stimulate and leverage private development to advance CCDC's mission to ignite diverse economic growth, build vibrant urban centers, and promote healthy community design. Through this program, CCDC assists private developers by reimbursing eligible costs to build and improve public infrastructure.



8th and Bannock Streetscape Improvements, Westside District

PARTICIPATION PROGRAM

The Participation Program is CCDC's development assistance program designed to advance the goals of its urban renewal districts and as well as common goals identified by partner agencies, such as the City of Boise, and the surrounding neighborhoods. The Program's intent is to be both structured and comprehensive, allowing for greater transparency and understanding. The program is structured to be flexible and responsive, in order to encourage high-quality private economic development through partnerships both large and small. These programs assist private and public development projects with improvements that benefit the public.

Examples of expenses eligible for reimbursement through the five program types include streetscapes and sidewalks, utility main lines and improvements, pedestrian, and cyclist amenities such as streetlights, benches, bike racks, public plazas, parks, and art approved and accepted by the City of Boise. High value, transformative projects that benefit the community as a whole are able to participate in our transformative assistance program. The property disposition program allows CCDC to collaborate with developers to partner on projects that meet the specific needs of the community.

THE PROGRAM OFFERS 5 TYPES OF PARTNERSHIPS

**TYPE
1**

ONE TIME ASSISTANCE

Provides a one-time grant of up to \$200,000 for public improvements. Funding is based on a dollar for dollar match with the private developer's investment.

**TYPE
2**

GENERAL ASSISTANCE

Is intended to assist most projects and provides reimbursement for public improvements through the actual tax increment generated by the project. Reimbursement rates are determined by the Program Scorecard which encourages healthy community design. The program is especially tuned to assist Affordable and Workforce housing projects.

**TYPE
3**

TRANSFORMATIVE ASSISTANCE

Makes available a more customized partnership for projects deemed by the CCDC Board to be transformative in nature and of benefit to the community at large. Generally, these are higher value projects that may include the construction of a significant public facility and will have a high likelihood of maintaining an enduring presence in the community.

**TYPE
4**

CAPITAL IMPROVEMENT PROJECT COORDINATION

Allows CCDC to adjust, co-time, accelerate, or sub-contract CIP projects in coordination with private developers or other public agencies.

**TYPE
5**

PROPERTY DISPOSITION OF CCDC-OWNED PROPERTY

Involves a competitive process, typically a Request for Proposals and/or Qualifications (RFQ/P) which provides conditions and requirements of development. The details of each disposition differ based on the unique characteristics of the property and needs of the community.

URBAN RENEWAL PLANS DRIVE CIP PROJECTS



URBAN RENEWAL DISTRICT FORMATION

Establishing a new, 20-year term, urban renewal district is a multi-step public process that relies on input and feedback from the general public, neighborhood associations and residents, commercial property owners and tenants, experts, consultants, and public agency partners.

CCDC REFERENCES PARTNER AGENCY PLANS

CCDC seeks to create common goals and alignment with a vision greater than our agency.



CCDC PARTNER AGENCIES

CIP 5-YEAR CAPITAL IMPROVEMENT PLAN

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 CIP IS A WORKING DOCUMENT THAT IS REVIEWED ANNUALLY. URBAN RENEWAL PLANS ARE UTILIZED TO HELP DRIVE CIP PROJECTS FOR EACH DISTRICT.

1-YEAR BUDGET AND PROJECT LIST

The CIP budget and project list are evaluated and revised annually and amended to make necessary adjustments.

URBAN RENEWAL

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

Each district has an urban renewal plan that includes a list of public improvements within the project area. This list is intended to be a work plan for CCDC during the 20-year term of the district.

WHAT CCDC CREATES

Urban renewal districts and projects are multi-layered and require a dedicated team with a consistent vision to execute the plan over multiple years or even decades.

CCDC projects incorporate a mixture of five key strategies to help achieve an area’s vision. These strategies are highlighted below in the reconstruction of Broad Street in Boise’s Central Addition LIV District.

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 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.

BROAD STREET IMPROVEMENTS

BROAD ST. BETWEEN CAPITOL AND 2ND ST., COMPLETED 2018

CCDC partnered with the City of Boise and ACHD to reconstruct Broad Street as part of the Central Addition LIV District plan. The project included creative and eco-friendly design with streetscape amenities, geothermal system expansion, fiber optic upgrades, and utilized innovative storm water solutions. This investment has catalyzed significant private investment in the district, including a hotel, and multiple, multifamily housing developments that incorporate ground floor retail.

ECONOMIC DEVELOPMENT

Since the Broad Street Project has completed, over 1,000 new housing units have been built, are currently under construction, or are being planned along Broad Street. Many new businesses have opened or are planning to open soon.

INFRASTRUCTURE

Above and underground projects include: Geothermal extension, fiber optic conduit, green storm water solutions, sidewalk, street and other right-of-way improvements

MOBILITY

Streets and sidewalks were designed to provide a mix of transportation options that would accommodate bike, pedestrians, and automobiles. Downtown housing also significantly reduces daily car trips by providing housing, work, and entertainment options in the neighborhood.

PLACE MAKING

Broad Street was designed to be a popular destination for residents, businesses, and visitors to shop, dine and enjoy a variety of events. By utilizing the existing assets, understanding how people experience the area, and infusing inspiration from the neighborhood into the design, Broad Street transformed into a unique, flexible public space for people to gather.

SPECIAL PROJECTS

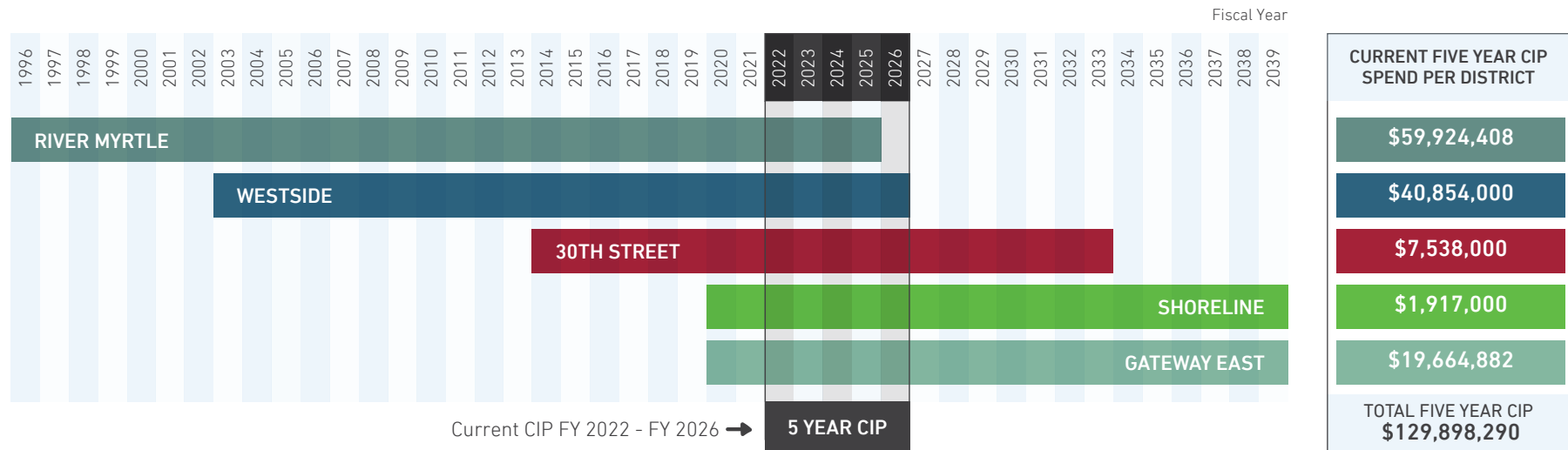
Partnering with Boise City Arts & History, the project includes a special Broad Street Sculpture and man hole covers that were created by local artists and depict imagery distinct to the history of the neighborhood. The project also complimented Broad Street’s local culture by incorporating the brewery grain silo into the streetscape.

LOOKING FORWARD: CCDC HAS ADDITIONAL SIMILAR, TRANSFORMATIVE PROJECTS IN THE CURRENT FIVE-YEAR CIP INCLUDING:

Old Boise Blocks on Grove Street (RMOB #21), Linen Blocks on Grove Street (RMOB #26, WS #13), and the 11th Street Bikeway improvements (RMOB #29, WS #10).

INVESTMENT SUMMARY

CCDC DISTRICT LIFESPANS

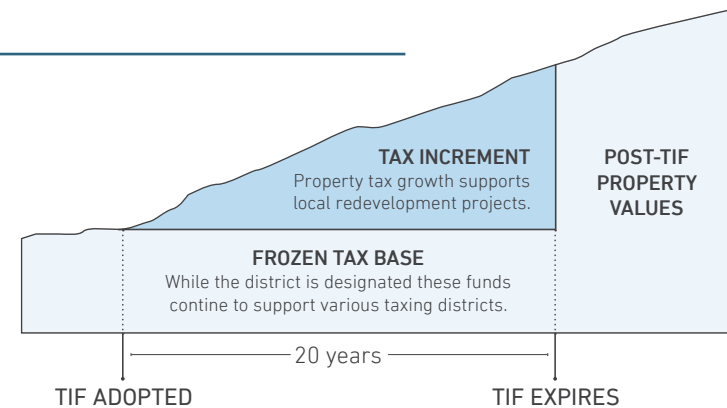


PROJECT FUNDING

Capital Improvement Projects and Participation Program Projects are funded by Tax Increment Financing (TIF). TIF is tax revenue generated above the base value set at formation of an urban renewal district. TIF revenue generated in an urban renewal District must be spent in that district. These direct investments are made in an effort to meet the goals and objectives of the individual districts. At the end of a districts term, the added value from these strategic investments is returned to the other taxing entities.

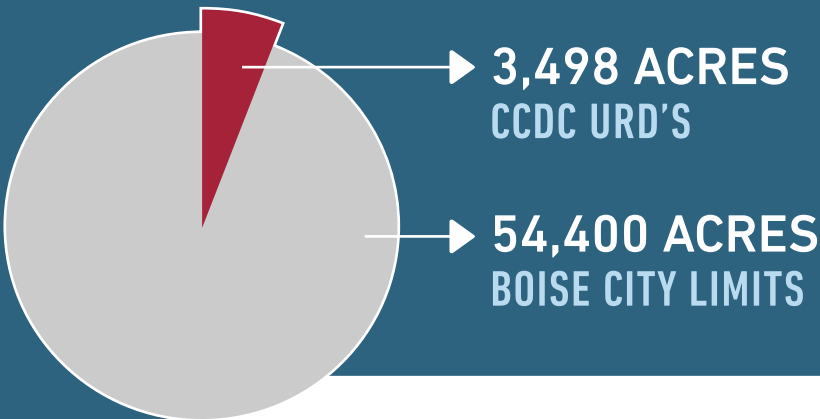
Urban renewal means neighborhood improvements are controlled locally, letting communities decide which development is best for them. But how is it funded?

Urban renewal projects are funded by tax increment financing (TIF) and revenue from public parking garages. When a district is formed, a base tax value is set for all property within the district's boundaries. Taxes generated from property values, primarily due to new construction, that improve to rise above the base value are used to fund urban renewal projects. TIF does not create a new property tax within the district, and tax revenue generated by higher property values must be spent within the same district it was generated from.



SMALL, TARGETED DISTRICTS, WITH A BIG IMPACT ON THE WHOLE VALLEY

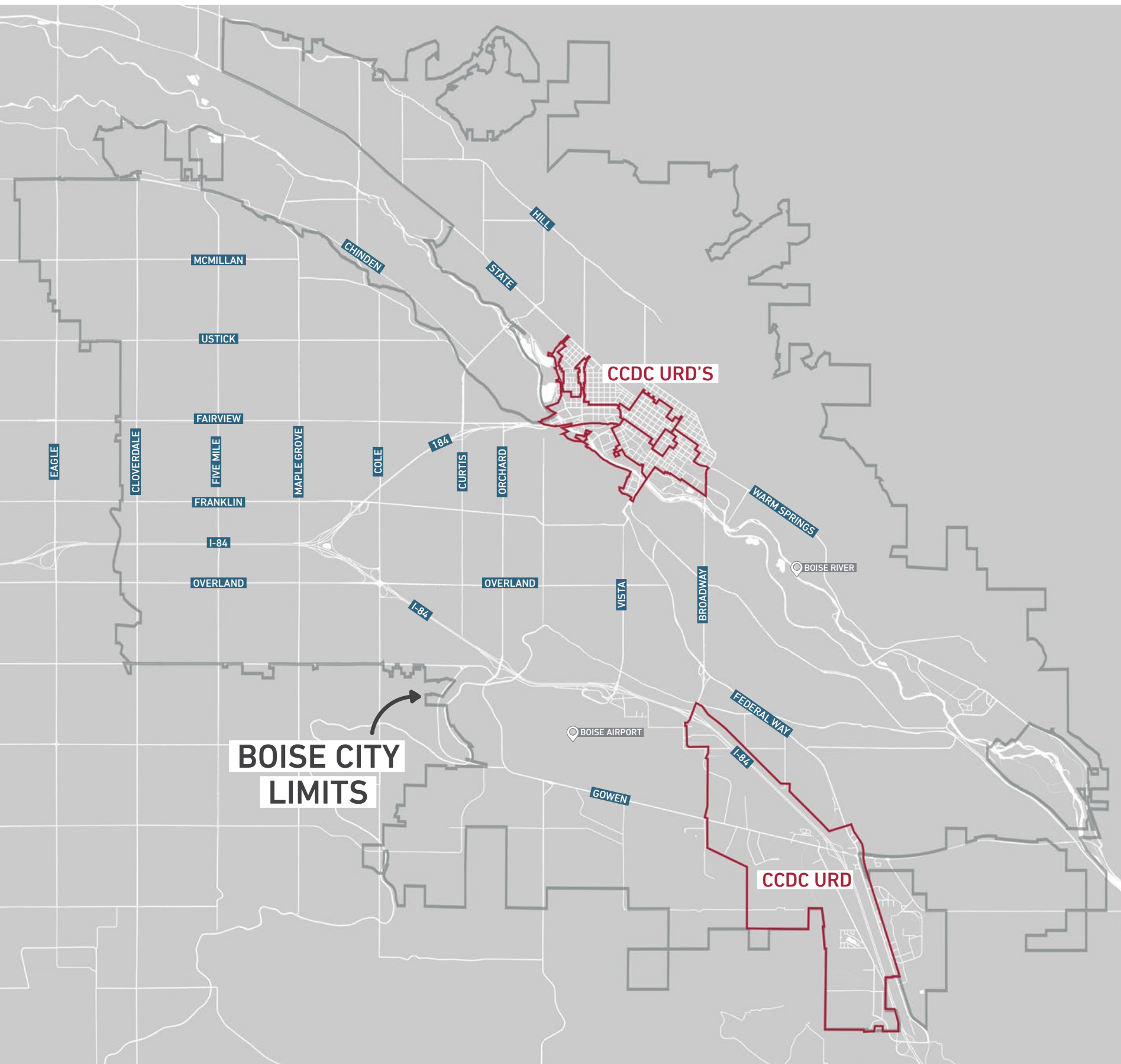
Capital City Development Corporation (CCDC) was formed in 1965 by the Boise City Council in response to the federal urban renewal program, which offered funding to revitalized central cities across the nation. Originally dubbed the Boise Redevelopment Agency, CCDC has evolved over the years into an agency with one goal in mind: strengthening and building vitality in Boise. CCDC is committed to building public infrastructure that supports development projects, serving as a catalyst for private development, and fostering economic growth.



CCDC district acreage is 6% of Boise's total acreage

5% of Boise's total land value is within a CCDC district.

\$37.4 BILLION	\$1.9 BILLION
BOISE ASSESSED TAXABLE VALUE NOT AFFECTED BY URD	ASSESSED TAXABLE VALUE INSIDE CCDC DISTRICTS



RIVER MYRTLE DISTRICT

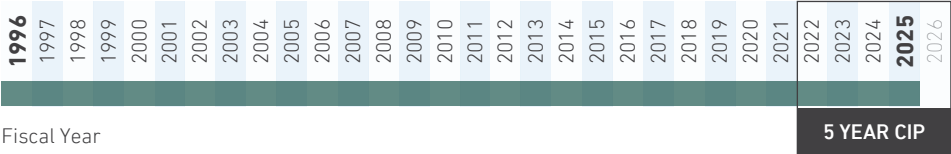
est.
1996

The River-Myrtle Old Boise (RMOB) District consisted of mostly vacant property, warehouses, and remnants of older industrial uses when it was first established in 1996. The formation of the RMOB District was a community-directed effort to assure that downtown Boise remains the foremost urban center in the region for business, government, culture, education, and urban living. The district’s plan set-forth a vision for the area that maintained the urban vitality of the downtown core while extending it into the larger downtown area and created a place that is attractive to fundamental industries, cutting edge companies, and the workforce they employ.

PRIMARY STRATEGIES FOR THE DISTRICT

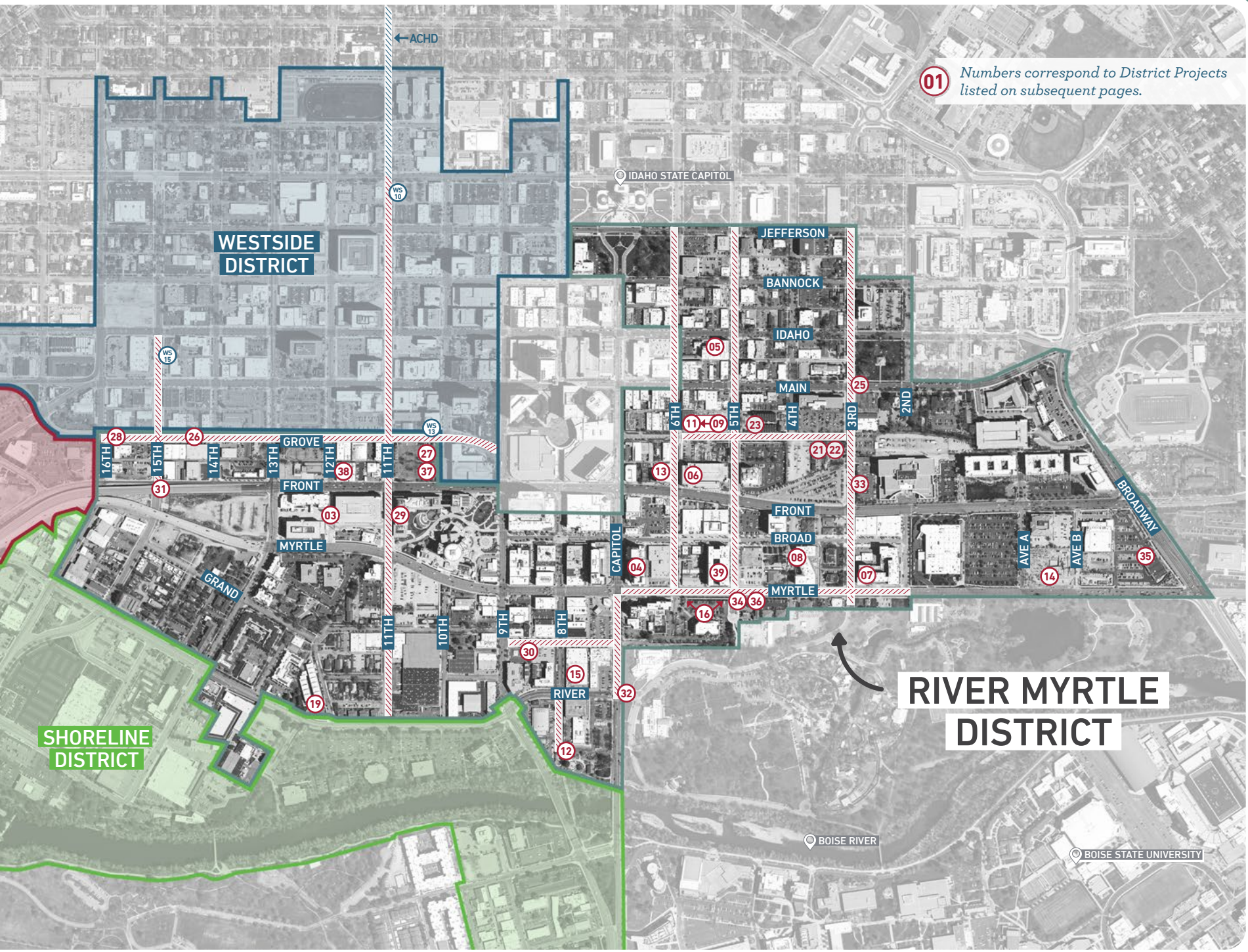
- Assure that downtown continues to include thriving residential neighborhoods. Increase the number of downtown residents with housing opportunities at all income levels.
- Recruit hotels, retail and other services to create a people-orientated downtown that attracts visitors, conferences, and employers.
- Improve streets, sidewalks and alleyways so they offer a safe and welcoming pedestrian environment.
- Create a system of parks, plazas, and public spaces that become focal points in the various sub-districts of downtown, act as catalysts for private development, and add livability to the urban surroundings.
- Reduce reliance on surface parking through more sustainable development, increased connectivity for pedestrians and cyclists, and the consolidation of parking into parking structures.

CURRENT 5 YEAR CIP TIMELINE



303 ACRES

BASE VALUE: \$121 MILLION
2022 TOTAL PROPERTY VALUE: \$1.1 BILLION
2022 ANNUAL INCREMENT REVENUE: \$10.1 MILLION



District wide projects - not mapped: 01, 02, 03, 17, 20, 40

RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT ("RM" or "RM District")		FY2022	FY2023	FY2024	FY2025	FY2026	TOTAL
Estimated Resources and Project Description		\$25,892	\$8,568	\$13,282	\$12,182	SUNSET	\$59,924
Participation Program							
01	Housing Partnerships and Real Estate Acquisitions Public-Private partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.	10,450					\$10,450
02	Streetscape Grant - One Time Assistance - Type 1 Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar for dollar match of private investment, up to \$200K; projects are awarded on a first-come, first-served basis.	400	400	TBD	TBD		\$800
03	1150 W. Myrtle St. - Pioneer Crossing - Type 3 Agreement with BVGC Parcel B, LLC Pioneer Crossing ("Parcel B") Transformative Development; Public infrastructure improvements and purchase of 250 public parking spaces, 5K SF retail, 100K SF office, and Hotel \$48M total development cost; \$5.2M parking garage condo purchase. \$3M reimbursement for streetscape and utility upgrades.	600	600	135			\$1,335
04	400 S. Capitol Blvd. - Marriott Hotel - Type 2 Agreement with Pennbridge BODO, LLC Residence Inn Marriott; 186 rooms; \$31M total development cost; \$876K Reimbursement for public art, public plaza and canopies	22					\$22
05	505 W. Idaho St. - The Gibson Apartments - Type 2 Agreement with 5th and Idaho Development, LLC The Gibson; 81 apartments; \$13M total development cost; \$1M reimbursement for alleyway improvements, utility undergrounding, public plaza, and streetscape improvements.	22					\$22
06	202 S. 6th St. - Home2Suites Hotel - Type 3 Agreement with Front Street Investors, LLC Home2Suites; 138 rooms & 200 leased public parking spaces; \$49M total development cost; \$4.4M parking garage reimbursement; \$1.5M reimbursement for streetscapes, utility reimbursement, public park, and public art.	400	400	350			\$1,150
07	200 W. Myrtle St. - Jules on 3rd Apartments - Type 2 Agreement with Boise Caddis, LLC Jules on 3rd (formerly Boise Caddis); 160 apartments; Ada County 400 stall parking garage; \$31.3M total development cost; \$857K reimbursement for streetscapes on 2nd, 3rd, Myrtle, and Broad streets, utility undergrounding in the alley.	141	245	245	226		\$857
08	406 S 4th St. - Hearth on Broad - Mixed Use - Type 2 Agreement with The Cartee Project, LLC Hearth on Broad (Formerly Cartee); 160 Apartments with ground floor retail and live-work units; \$48M total development cost; \$1.3M reimbursement for streetscape and utility improvements.		460	460	460		\$1,380
09	512 W. Grove St. - The Lucy Apartments & Mixed Use - Type 2 Agreement with 5th and Grove Investors, LLC The Lucy; 114 apartments (50 Workforce serving 120% AML or less), 8K SF ground floor retail; \$25.5M total development cost; \$1M reimbursement for streetscapes, utility undergrounding and improvements in the alley.	378	200	200	200		\$978
10	116 S. 6th St. - The Thomas Logan Apartments - Type 2 Agreement with 6th & Grove Limited Partnership The Thomas Logan; 60 apartments (50 units serve 60% AML or less); 9K SF office space and 5K SF ground floor retail; \$15M total development cost; \$600K reimbursement for streetscapes on 6th St. and Grove St., utility undergrounding and alley upgrades.	240	64	64	64		\$432
11	113 S. 5th St. - 5th and Grove Office - Type 1 Agreement with 5th and Beta Office, LLC 5th and Grove Office; 6K SF office; \$3M total development cost; \$164K reimbursement for streetscapes and utility undergrounding, alley upgrades, and awnings.	164					\$164
12	705 S. 8th St. - Wassmuth Center and Greenbelt Site Improvements - Type 4 Partnership with Boise Public Works In association with the Wassmuth Center's development of a new Administration Building, The City of Boise is improving landscape, pathway and streetscapes on the Boise Library! campus, Boise River Greenbelt property, as well as S. 8th St. right-of-way. Partnership for \$2M reimbursement for actual costs associated with streetscape and public space improvements. Project will improve bike and pedestrian mobility between 8th St. and the Boise River Greenbelt.	1,275	725				\$2,000
13	600 W. Front St. - The Vanguard Apartments - Type 2 Agreement with 600 Vanguard, LLC The Vanguard; 75 apartments; \$16.3M total development cost; \$400K reimbursement for streetscapes and utility work.	30	125	125	125		\$405

*Dollars are in Thousands

RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT ("RM" or "RM District")		FY2022	FY2023	FY2024	FY2025	FY2026	TOTAL
Estimated Resources and Project Description		\$25,892	\$8,568	\$13,282	\$12,182	SUNSET	\$59,924
Participation Program Continued							
14	270 E. Myrtle St. - CDG Apartments - Type 2 Agreement with CDG Acquisitions, LLC CDG; 249 apartments, 353 parking spaces, and ground floor retail; \$52M total development cost; \$990k reimbursement for streetscapes and utility work.		229	433	327		\$988
15	600 S. 8th St. - 8th and River Apartments and ParkBOI Garage - Type 3 Agreement with South Eighth, LLC 8th and River; 160 units for 55+ apartment; 180 public parking spaces; \$45M total development cost; \$6.3M parking & façade reimbursement; \$750K streetscapes & utility reimbursement.			6,300	750		\$7,050
16	5th St. and 6th St. Two-Way Conversion Project, Myrtle St. to Jefferson St. - Type 4 Partnership with ACHD Two-way traffic conversion of 5th Street and 6th Street between Myrtle St. and Jefferson St. per ACHD's 2017 Concept Report (ACHD Project No. 517020). Project combines two-way traffic conversion and certain segments of streetscape improvements with ACHD pavement maintenance. Project anticipates ACHD will complete two-way conversion and pavement maintenance north of the RM District boundary-Jefferson St. to Fort St.	250			2,500		\$2,750
17	ValleyRide Transit System Infrastructure Improvements - Partnership with Valley Regional Transit Transit infrastructure improvements such as transit shelters and other rider amenities located with RM district.	30	30	30	30		\$120
18	Public Art: S. 8th St. Murals - Type 4 Partnership with Boise Arts & History Public artwork murals on exterior walls along S. 8th St. or intersecting side streets. Potential locations: Elevator shaft on Boise Contemporary Theatre, north-facing wall of The Afton building.	105					\$105
19	Public Art: Hayman House Artwork and Historic Signage - Type 4 Partnership with Boise Arts & History Public artwork and interpretive signage about the history of the River Street Neighborhood and the cultural significance of the Erma Hayman House - a City of Boise Cultural Site.	85					\$85
20	Public Art: Re-Wrap Traffic Signal Boxes - Type 4 Partnership with Boise Arts & History Boise Arts & History Traffic Box Program installs public artwork via vinyl wrap to existing traffic signal boxes. \$15K annual reimbursement for actual cost of traffic box wraps throughout RM District.	15	15	15			\$45

*Dollars are in Thousands

RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT ("RM" or "RM District")	FY2022	FY2023	FY2024	FY2025	FY2026	TOTAL
Estimated Resources and Project Description	\$25,892	\$8,568	\$13,282	\$12,182	SUNSET	\$59,924

Capital Improvement Projects

Old Boise Blocks on Grove Street Neighborhood Reinvestment Strategy						\$9,040
<p>The Old Boise Blocks on Grove Street is one of Boise's original neighborhoods with a unique agricultural and irrigation history featuring the Boise Canal and a once bustling street with small business and residents from around the globe. Despite this rich history, the eight city blocks between 3rd and 6th Streets have not experienced the level of revitalization seen in other areas of downtown. The 2020 Old Boise Blocks Reinvestment Strategy worked with a broad-range of stakeholders to create a community-supported vision and plan. The community voiced their desire to see improvements to the public, open-spaces with the inclusion of interpretive art installations; give prominence to the Boise City Canal as a unique and historical element; and improve bike and pedestrian facilities for a better-connected neighborhood.</p> <p>The Agency is collaborating on and completing those desired visions in the next five years through the collection of Capital Improvement Projects listed below. Leveraging the Participation Program to advance the overall vision of a re-establishing an active, mixed-use neighborhood, the Agency has several Public Private Partnerships to continue growing the number of high-quality residential units – refer to <i>RM District Line Items 6, 9, 10, 11, 13, and 16</i>.</p>						
21	Grove St. Streetscape Improvements, 3rd St. to 6th St. Streetscape improvements will create a distinctive shared street and urban space that will celebrate the historic culture of the area, focus on multi-modal transportation, explore sustainable strategies and provide a venue for community events in accordance with the recommendations of the 2020 Visioning Report.	3,470				
22	Public Art: Celebration of the cultural and historic backgrounds of Old Boise- Partnership with Boise Arts & History Implement permanent water feature within the public right-of-way in concert with Grove St. Improvements project between 3rd St and 6th St.	165				
23	CW Moore Park Improvements - Partnership with Boise Parks Improve CW Moore Park existing features and amenities to enhance visitor experience and integrate park circulation with adjacent streetscape improvements. Agency to construct improvements concurrent with streetscape improvement project. Project in partnership with Boise Parks.	200				
24	Public Plaza, Property Acquisition and Capital Improvements - Partnership with Boise Parks Acquire and redevelop 0.25-acres of property into a public plaza that celebrates the neighborhood's multi-cultural history and future. Partnership will dedicate the improved public space to Boise Parks.	800	50	300	3,000	
25	Boise Canal Multi-use Pathway, 3rd St. to Broadway Ave. Develop a multi-use pathway along the Boise Canal that connects East End neighborhood to downtown Boise. Project will establish a pathway alignment between the Broadway Ave. signalized pedestrian crossing and the intersection of 3rd St. and Grove St. Boise's Pathway Master Plan and Old Boise Blocks Vision Report identify this as a priority connection. Plan and Old Boise Blocks Vision Report identify this as a priority connection.	155		900		

Linen Blocks on Grove St. Neighborhood Reinvestment Strategy						\$5,815
<p>In 2021, CCDC and community members within a twelve-city-block area dubbed "The Linen Blocks" created a vision to guide change anticipated to occur in the next five years. Located along both sides of Grove Street from 10th and 16th Streets, the area's history of automotive and industrial enterprise is evident in today's eclectic mix of businesses. The vision includes private investment such as hotels and residential development atop retail businesses that infill existing surface parking lots. It also includes public utility upgrades, street improvements and better public spaces to support both existing and new enterprises. The community wants to express the automotive history and eclectic culture through artwork and amenities included in both public and private projects.</p> <p>The Linen Blocks on Grove Street Vision Report guides the Agency's execution of the collection of public investments listed below. In close coordination with these capital projects, the Agency is also leveraging public/private partnerships via the Participation Program to catalyze high quality private investment that advances the overall vision—refer to <i>WS District line items 2 and 3 and RM District Line Items 1 and 2</i>.</p>						
26	Grove St. Streetscape Improvements, 9th St. to 16th St. Improve the Grove St. corridor from 9th St. to 16th St. as a multi-modal corridor through downtown Boise. Includes upgraded streetscape, roadway, placemaking and public space elements per the recommendations of the 2021 Visioning Report. See also <i>WS Line 13</i> .	2,920	2,280			
27	Sewer Main Line Upgrade and Utility Relocation Multiple proposed private development projects within the Linen Blocks have identified deficiencies with existing utility line routes and sizes. The Agency, in coordination with Boise Public Works and property owners, will relocate the utility to reduce public infrastructure barriers to development and complete utility upgrades prior to proposed roadway paving project.	500				
28	Public Art: Frames and Art Ports - Partnership with Boise Arts & History Expansion of the public art frames and installation of art ports to host a rotation of sculpture art. See also <i>WS Line 14</i> .		115			

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RIVER MYRTLE DISTRICT PROJECTS

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Estimated Resources and Project Description		\$25,892	\$8,568	\$13,282	\$12,182	SUNSET	\$59,924
Capital Improvement Projects Continued							
29	11th St. Bikeway and Streetscape Improvements, River St. to State St. Develop a continuous low-stress bikeway from the Boise foothills to the Boise River in coordination with ACHD. Bikeway improvements from River St. to State St. will include raised bike lanes and certain streetscape improvements per the 2020 11th St. Bikeway Concept Plan. At State St., the project will connect to the ACHD bikeway project that continues north to Camels Back Park. Project also includes a partnership with ACHD to reimburse for pavement maintenance and Boise City Canal bridge replacement. River St. to Grove St. in RM, Grove St. to State St. in WS. <i>See also WS District line 10.</i>	1,513	648				2,161
30	Fulton St. Streetscape Improvements, 9th St. to Capitol Blvd. Streetscape improvements within the Fulton St. right-of-way, between 9th St. and Capitol Blvd. Project will infill missing segments of sidewalks and on-street parking, provide additional patio area for retail business and resolve existing drainage and accessibility issues, and include shade trees, lighting and other streetscape amenities and furnishings. Coordination with proposed and future development with Fulton St. frontage will happen throughout project.	1,058	1,058				2,115
31	212 S. 16th St. - Boise Fire Station #5 and Housing Development - Type 4 Partnership with City of Boise City will replace Fire Station #5 and develop approx. 60 apartments serving under 60% AMI; \$475K reimbursement for streetscapes on west side of 15th St. from Front St. to Grove St.. Front St. to Grove St. in RM, Grove St. to Idaho St. in WS. <i>See also WS line 16.</i>	75	400				475
32	Capitol Blvd. Streetscape and Bike Facility Improvements, River St. to Myrtle St. Streetscape Improvements on Capitol Blvd., the gateway thoroughfare to downtown Boise and the Idaho State Capitol. Streetscape improvements programmed on the west side of the Blvd., with minor site-specific improvements on the east side, north of Fulton St.. Project includes potential lane reconfiguration that enhances safety of on-street bike facilities and expands sidewalks to be consistent with other segments of this corridor and to improve pedestrian mobility, calm traffic and support adjacent street level businesses.		100	1,175			1,275
33	3rd St. Streetscape and Mobility Improvements, Myrtle St. to Jefferson St. Streetscape improvements on both side of street and minor travel lane and intersection adjustments to improve safety and functionality of right-of-way for pedestrians, cyclists and vehicles. Upgrades will provide low-stress bike facilities, universally accessible facilities for pedestrians as well as loading and parking zones for vehicles.		50	100	2,000		2,150

*Dollars are in Thousands

RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT ("RM" or "RM District")		FY2022	FY2023	FY2024	FY2025	FY2026	TOTAL
Estimated Resources and Project Description		\$25,892	\$8,568	\$13,282	\$12,182	SUNSET	\$59,924
Capital Improvement Projects Continued							
Front & Myrtle Mobility Improvements - in Coordination With Idaho Transportation Department							\$2,480
In partnership with the Idaho Transportation Department, the Ada County Highway District and the City of Boise, the Front & Myrtle Mobility Strategy will focus on investments to help balance the many competing demands for the Front St. and Myrtle St. corridors between Broadway Ave. and the I-184 Connector. Projects will improve safety, remove mobility barriers and provide high-quality public spaces in support of adjacent land uses while maintaining efficient travel along these high-speed, high-volume corridors. The strategy will enhance mobility for bike and pedestrian modes along these corridors and will improve crossing opportunities for better connectivity between the downtown core and destinations such as BSU, Julia Davis Park and the Boise River Greenbelt.							
34	Myrtle St. Streetscape Improvements, Capitol Blvd. to 2nd St. Streetscape improvements on both sides of Myrtle St., a five-lane one-way state highway. Investigate potential lane reconfiguration opportunities with ITD per the 2017 CCDC Front & Myrtle Alternatives Analysis.		100	800			
35	Public Art: Downtown Boise Entryway Features Public artwork that signifies the eastern entryway to downtown Boise at Front/Broadway and Myrtle/Broadway.			400			
36	Front St. & Myrtle St. Enhanced Crosswalk Treatments Upgrade existing standard signalized crosswalk markings with high-visibility decorative thermoplastic pavement treatments. Project purpose is to provide visual cues to pedestrians that safe crossings are available and also to raise motorist awareness that they are passing through a pedestrian crossing at key locations along Front and Myrtle. The locations include intersections where Front St. and Myrtle St. cross Capital BLVD, 8th St., 9th St., and 11th St.			200			
37	10th St. & Front St. Signalized Crossing Install a signalized pedestrian crossing at intersection of Front St. and 10th St. to improve mobility, safety and comfort for those traveling by non-automobile modes between downtown and JUMP/Simplot destinations.			75	250		
38	12th St. & Front St. Signalized Crossing Install a signalized pedestrian crossing at intersection of Front St. and 12th St. to improve mobility, safety and comfort for those traveling by non-automobile modes between downtown and the restaurant, office, and hotel destinations at Pioneer Crossing.			75	250		
39	5th St. & Myrtle St. Signalized Crossing Install full traffic signalization at intersection of Myrtle St. and 5th St. to improve mobility, safety and comfort for those traveling by non-automobile modes between downtown and BSU, Zoo Boise and Julia Davis Park destinations.	330					
40	River Myrtle District Streetscape Assessment and Closeout Projects Assess the condition of RM District streetscapes, identifying minor deficiencies, safety issues, and spot repairs that will not be addressed by private development projects, programmed streetscape improvement projects, or via upcoming ACHD or City capital projects. Minor utility upgrades may be included. Develop, with consultation from the City and ACHD, a prioritized closeout project list. Complete closeout projects by priority, utilizing the programmed funds as well as other District funds that may become available in the District's final year before it terminates.	100	275	900	2,000		\$3,275
Total River Myrtle Estimated Expenses		\$25,892	\$8,568	\$13,282	\$12,182	SUNSET	\$59,924

*Dollars are in Thousands

WESTSIDE DISTRICT

est.
2003

The Westside District aims to reinvigorate the nearly 50 blocks immediately west of the downtown core and help shape a healthy, thriving urban neighborhood with a strong sense of place. City leaders and community members created a shared vision for the area in the district’s masterplan that called for more housing choices, walkable urban neighborhood streets, and a rich mix of uses where people live, work, visit, and enjoy being part of the city center.

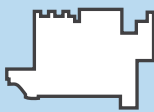
PRIMARY STRATEGIES FOR THE DISTRICT

- Land acquisition for desired, high-quality development and open space that contributes to the vision of the district
- Medium- and high-density housing, specifically middle-market, mixed-income, that supports downtown’s growing workforce
- New office buildings and hotels that diversify downtown’s economy and attract employees and visitors to the area
- Structured parking to support growing retail and office space, residents, and visitors, as well as consolidate parking to allow surrounding surface lots to redevelop

CURRENT 5 YEAR CIP TIMELINE

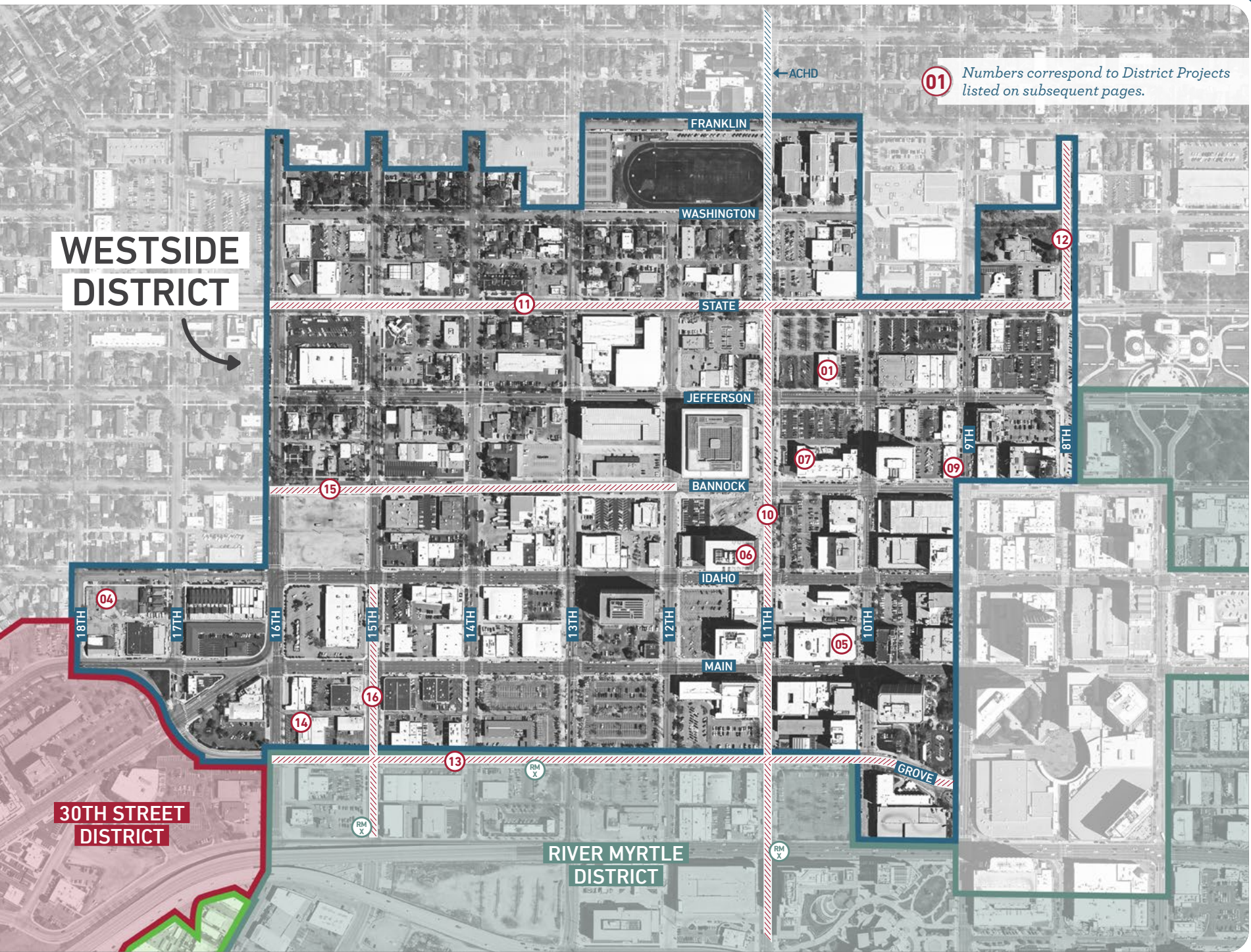
2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
																				5 YEAR CIP			

Fiscal Year



157 ACRES

BASE VALUE: \$142 MILLION
2022 TOTAL PROPERTY VALUE: \$561 MILLION
2022 ANNUAL INCREMENT REVENUE: \$4.1 MILLION



District wide projects - not mapped: 02, 03, 08, 17, 18

WESTSIDE DISTRICT PROJECTS

WESTSIDE DISTRICT ("WS" or "WS District")		FY2022	FY2023	FY2024	FY2025	FY2026	TOTAL
Estimated Resources and Project Description		\$8,617	\$7,822	\$18,816	\$3,600	\$2,000	\$40,854
Participation Program							
1	Block 68 Catalytic Redevelopment Project - Type 5 Partnership Block 68 Catalytic Redevelopment project is a Type 5 participation and disposition project. Its purpose is to develop housing that fills gaps unmet by the private market. It includes two agency-owned properties (1010 W. Jefferson St., and 421 N 10th St.), participation with public infrastructure improvements and a ParkBOL parking and mobility structure. In exchange for these offerings, the Agency expects the redevelopment project to embrace density and reinvest in the City's existing infrastructure. To develop more affordable housing units, maintain the authentic neighborhood fabric, further mobility initiatives, and contribute to Boise's long-term sustainability. The redevelopment is expected to have high architectural aspirations with visionary and creative development programs that catalyze further development of nearby underutilized land.			17,500			\$17,500
2	Housing Partnerships and Real Estate Acquisitions Public-Private partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.	1,700					\$1,700
3	Streetscape Grant - One Time Assistance - Type 1 Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar for dollar match of private investment, up to \$200K; projects are awarded on a first-come, first-served basis.	400	400	TBD	TBD	TBD	\$800
4	1715 W. Idaho St. - Housing Infill Development Project - Type 5 Partnership with 17th and Idaho Development, LLC The 1715 Idaho St. Housing Infill Development Project is a Type 5 participation and disposition project that increases economic diversity of housing choices in West Downtown neighborhood. The \$10.4 total development cost project includes 48 apartments with average rent serving 100% AMI with 2 units serving 60% AMI or Voucher assistance.	1,240					\$1,240
5	1010 W. Main St. - Averyl Tiner Building Restoration - Type 3 Agreement with Avery, LLC Averyl Tiner Building; Restoration of historic hotel to include original uses, hotel and restaurants. 39 hotel rooms, two restaurants seating 160 diners. 190 permanent jobs. \$14M total development costs. \$1.2M reimbursement for historic façade restoration and streetscape improvements.		1,170				\$1,170
6	1118 W. Idaho St. - 11th & Idaho Building - Type 2 Agreement with 11th & Idaho Partners, LLC 11th & Idaho; 9-story mixed use office building with first floor retail; 193K total SF; \$29M total development costs; \$742K reimbursement for streetscape improvements.	285	300	156			\$741
7	1024 W. Bannock St. - Hyatt Place Hotel - Type 2 Agreement with Boise Hotel Investors, LLC Hyatt Place; 150 rooms; \$22M total development costs; \$452K reimbursement for streetscapes and public improvements.	90					\$90
8	Public Art: Re-Wrap Traffic Signal Boxes In cooperation with ACHD, implement permanent public artwork via vinyl wrap applied to existing traffic signal controller boxes at signalized intersections.	15	15	15			\$45
9	9th St. and Bannock St. Intersection Geothermal Repairs - Type 4 Partnership with Boise City Upgrades to The City of Boise's Geothermal lines to be coordinated with the ACHD intersection replacement in summer of 2022.	250					\$250

*Dollars are in Thousands

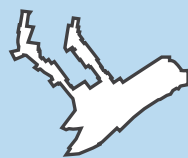
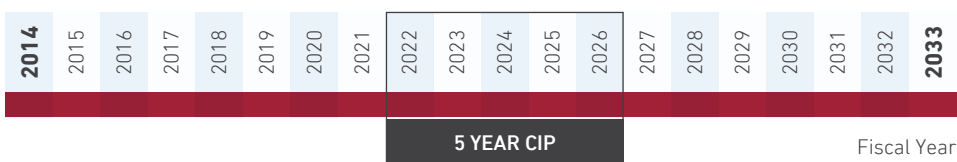
WESTSIDE DISTRICT PROJECTS

WESTSIDE DISTRICT ("WS" or "WS District")		FY2022	FY2023	FY2024	FY2025	FY2026	TOTAL
Estimated Resources and Project Description		\$8,617	\$7,822	\$18,816	\$3,600	\$2,000	\$40,854
Capital Improvement Projects							
10	11th St. Bikeway and Streetscape Improvements, River St. to State St. Develop a continuous low-stress bikeway from the Boise foothills to the Boise River in coordination with ACHD (ACHD Project No. BK218-01). Bikeway improvements from River Street to State Street will include raised bike lanes and certain streetscape improvements per the 2020 11th Street Bikeway Concept Plan. At State Street, the project will connect to the ACHD bikeway project that continues north to Camels Back Park. Project also includes a partnership with ACHD to reimburse for pavement maintenance and Boise City Canal bridge replacement. River to Grove in RM, Grove to State in WS. <i>See also RM District line 29.</i>	2,347	2,847				\$5,193
11	State St. Streetscape and Utility Improvements, 8th St. to 16th St. Install fiber optic conduit bank in State Street right of way to connect the existing conduit in 8th St. with the existing conduit in 15th St. Improve streetscape (both sides) between 12th St. and 14th St. including bio-retention planters. Improvements made in partnership with ACHD's DBIP State St., 2nd St. to 16th St., Roadway Improvement Project (ACHD project No. SM220). \$1.7M reimbursement of actual costs by Agency to ACHD for design and construction.	1,705					\$1,705
12	8th St. Streetscape and Bike Facility Improvements, State St. to Franklin St. Improve streetscapes, underground existing overhead utilities and implement low-stress on-street bike facilities. Streetscape improvements anticipated at 800 W State St., 815 W Washington St. and 622 N 8th St. Concept work by City of Boise for bike facilities from State St. to Washington St. completed in 2020 in concert with CCDC's 8th Street improvements project between Bannock St. and State St. Project timed to coordinate concept efforts with ACHD project to improve bike facilities on 8th St. between Franklin St. and Union St.	170	1,600				\$1,770
Linen Blocks on Grove Street Neighborhood Reinvestment Strategy							\$660
<p>In 2021, CCDC and community members within a twelve-city-block area dubbed "The Linen Blocks" created a vision to guide change anticipated to occur in the next five years. Located along both sides of Grove Street from 10th and 16th Streets, the area's history of automotive and industrial enterprise is evident in today's eclectic mix of businesses. The vision includes private investment such as hotels and residential development atop retail businesses that infill existing surface parking lots. It also includes public utility upgrades, street improvements and better public spaces to support both existing and new enterprises. The community wants to express the automotive history and eclectic culture through artwork and amenities included in both public and private projects.</p> <p>The Linen Blocks on Grove Street Vision Report guides the Agency's execution of the collection of public investments listed below. In close coordination with these capital projects, the Agency is also leveraging public/private partnerships via the Participation Program to catalyze high quality private investment that advances the overall vision - <i>refer to WS District line items 2 and 3 and RM District Line Items 1 and 2.</i></p>							
13	Grove St. Streetscape Improvements, 9th St. to 16th St. Improve the Grove St. corridor from 9th St. to 16th St. as a multi-modal corridor through downtown Boise. Includes upgraded streetscape, roadway, placemaking and public space elements per the recommendations of the 2021 Visioning Report. <i>See also RM Lines 26 through 27.</i>	265	265				
14	Public Art: Frames and Art Ports - Partnership with Boise Arts & History Expansion of the public art frames and installation of art ports to host a rotation of sculpture art. <i>See also RM District line 28.</i>		130				
15	Bannock St. Streetscape and Mobility Improvements, 12th St. to 16th St. Improve streetscapes (both sides) in conjunction with the ACHD Bannock St. Bikeway project to improve pedestrian and bike connectivity from West the Downtown neighborhood into downtown. Partnership with ACHD for reimbursement of portion of Bannock Bikeway improvements and pavement maintenance.		50	100	2,000	2,000	\$4,150
16	15th St. Streetscape Improvements, Front St. to Idaho St. Improve streetscapes in concert with the City's Fire Station #5 redevelopment project. <i>See also RM District line 31.</i>	50	250				\$300
17	Westside District Catalytic Public Space Acquire property or public easement and develop a public park, plaza or open space to catalyze adjacent private investment that further energizes the associated placemaking effort. The City of Boise's Downtown Parks & Public Spaces Plan serves as reference in affirming location and space programming.		45	45	1,100		\$1,190
18	Westside District Streetscape Assessment and Closeout Projects Assess the condition of WS District streetscapes, identifying minor deficiencies, safety issues, and spot repairs that will not be addressed by private development projects, programmed streetscape improvement projects, or via upcoming ACHD or City capital projects. Minor utility upgrades may be included. Develop, with consultation from the City and ACHD, a prioritized closeout project list. Complete closeout projects by priority ranking, utilizing the programmed funds as well as other WS District funds that may become available in the District's final year before it terminates.	100	750	1,000	500		\$2,350
Total Westside Estimated Expenses		\$8,617	\$7,822	\$18,816	\$3,600	\$2,000	\$40,854

*Dollars are in Thousands

WDC | 3-YEAR CAPITAL IMPROVEMENT PLAN | 2022 - 2028

- Create an authentic identity and sense of place for each of the sub-districts by drawing upon the natural setting and history of the area, creating place names, and developing design parameters that result in a distinctive character
- Focus on the neighborhood and the Boise River corridor's exceptional value for visitors and residents and encourage redevelopment on underdeveloped parcels that positively interfaces with the Boise River and surrounding neighborhoods
- Expand workforce housing options across a range of incomes and support multi-modal transportation choices.
- Remove barriers to redevelopment caused by aging and missing infrastructure. Invest public resources in to improving and expanding infrastructure, transit, parking, storm drainage, and brownfields.
- Attract people who bring diversity and creativity to the area by strengthening the community through arts, culture, history and community gathering places.

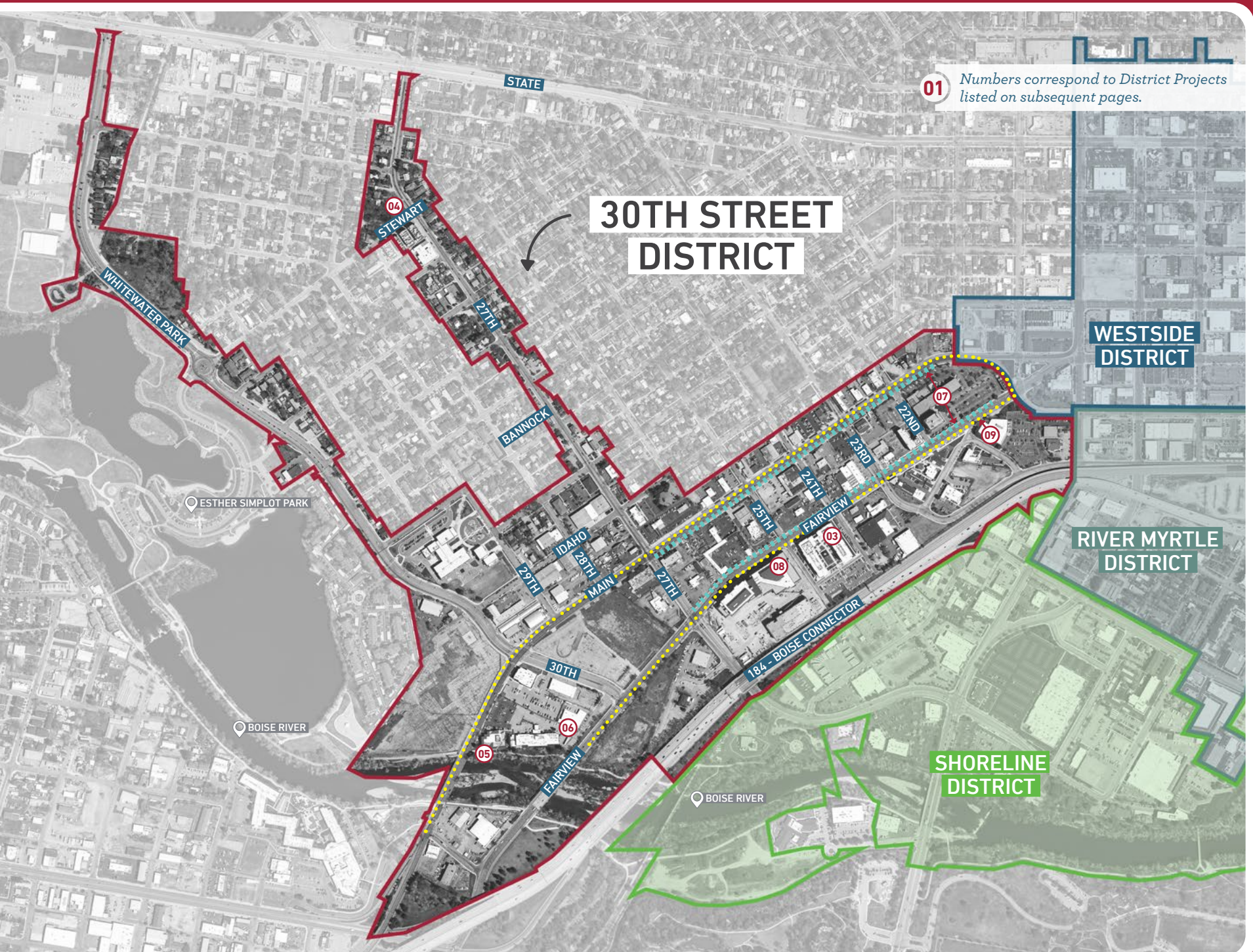


213 ACRES

BASE VALUE: \$64 MILLION

**2022 TOTAL PROPERTY VALUE:
\$236 MILLION**

2022 ANNUAL INCREMENT
REVENUE: \$1.6 MILLION



District wide projects - not mapped: 01, 02, 10

30TH STREET DISTRICT PROJECTS

30TH STREET DISTRICT ("30th" or "30th District")		FY2022	FY2023	FY2024	FY2025	FY2026	TOTAL
Estimated Resources and Project Description		\$2,327	\$487	\$1,624	\$1,600	\$1,500	\$7,538
Participation Program							
1	Housing Partnerships and Real Estate Acquisitions Public-Private partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.	1,000		1,400	1,500	1,500	\$5,400
2	Streetscape Grant - One Time Assistance - Type 1 Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar-for-dollar match of private investment, up to \$200K; projects are awarded on a first-come, first-served basis.		400	200	TBD	TBD	\$600
3	2419 W. Fairview Ave. - Adare Apartments - Type 2 Agreement with Adare Manor LLC Adare; Mixed use apartment building with ground floor commercial; 134 units, some serving as low as 30% AMI; \$27M total development costs; \$285K reimbursement for public utility and streetscape improvements.	87	87	24			\$198
4	901 N. 27th St. - 27th Street Crossing - Type 1 Agreement with Prentiss Properties 21, LLC 27th Street Crossing; 65 apartments and 6k sf commercial space; \$12M total development costs; \$200k reimbursement for streetscape and public right of way improvements.	200					\$200
5	Public Art: Main St. and Fairview Ave. Greenbelt Underpass Murals - Type 4 Partnership with Boise Arts & History Implement permanent public artwork murals on existing concrete underpass walls.	60					\$60
6	Public Art: Fairview Ave Entryway Experience - Type 4 Partnership with Boise Arts & History Implement permanent public artwork on south side of Fairview, between Boise River and White Water Park Blvd.				100		\$100
Capital Improvement Projects							
7	Main St. and Fairview Ave. Transit Island Improvements The Project includes construction of five raised transit islands and associated infrastructure along Main St and Fairview Ave between N 17th St and N 27th St. The transit islands will allow buses to make in-lane stops on Main and Fairview without disrupting the flow of the bike lane.	705					\$705
8	2525 W. Fairview Ave. - Transit Island Improvements - Type 4 Agreement with St Luke's Health System, LTD St. Luke's Health System Hospital and Medical office project is constructing transit island improvements at 27th and Fairview via a Type 4 partnership with CCDC. Constructing the transit island as part of the hospital's site improvements decreases cost and disruptions. See also 30th District Line #07.	200					\$200
9	Main St. and Fairview Ave. Mobility & Streetscapes Improvements, Boise River to 16th St. Improve streetscapes on various blocks of both corridors and side streets. Convert existing buffered on-street bike lanes to protected bike lanes by adding fixed vertical separation element between the bike lane and parking lane or travel lane. Prior to design, conduct concept study to 1) evaluate existing right-of-way restrictions, 2) identify potential roadway reallocation opportunities and 3) coordinate with adjacent property owners on potential easements, right-of-way dedication and anticipated redevelopment activities.	75					\$75
10	Catalytic Public Space Public park, plaza or open space project in support of City of Boise's Downtown Parks & Public Spaces Plan. Location TBD.						UNFUNDED
Total 30th Street Estimated Expenses		\$2,327	\$487	\$1,624	\$1,600	\$1,500	\$7,538

*Dollars are in Thousands

SHORELINE DISTRICT

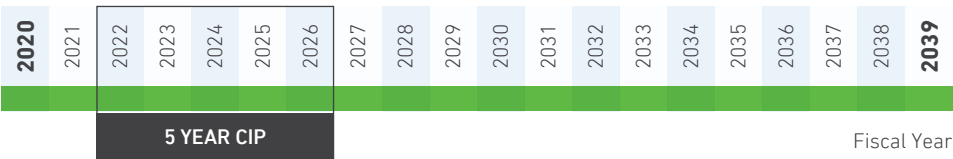
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2020

As one of CCDC’s newest districts, Shoreline is a diverse, mixed-use area tied together by the Greenbelt and Boise River. The district has abundant recreational resources with opportunities to increase connectivity and allow for safe, complete access to the natural amenities. The objectives and desired outcomes for the Shoreline District were guided by community conversations, on-site tours and observations, existing community planning documents, and on-going efforts from stakeholders and partners. A desired vision for the area seeks to solve public infrastructure deficiencies in the Lusk Street neighborhood, revitalize the riverfront neighborhood, and enhance the District’s many amenities.

PRIMARY STRATEGIES FOR THE DISTRICT

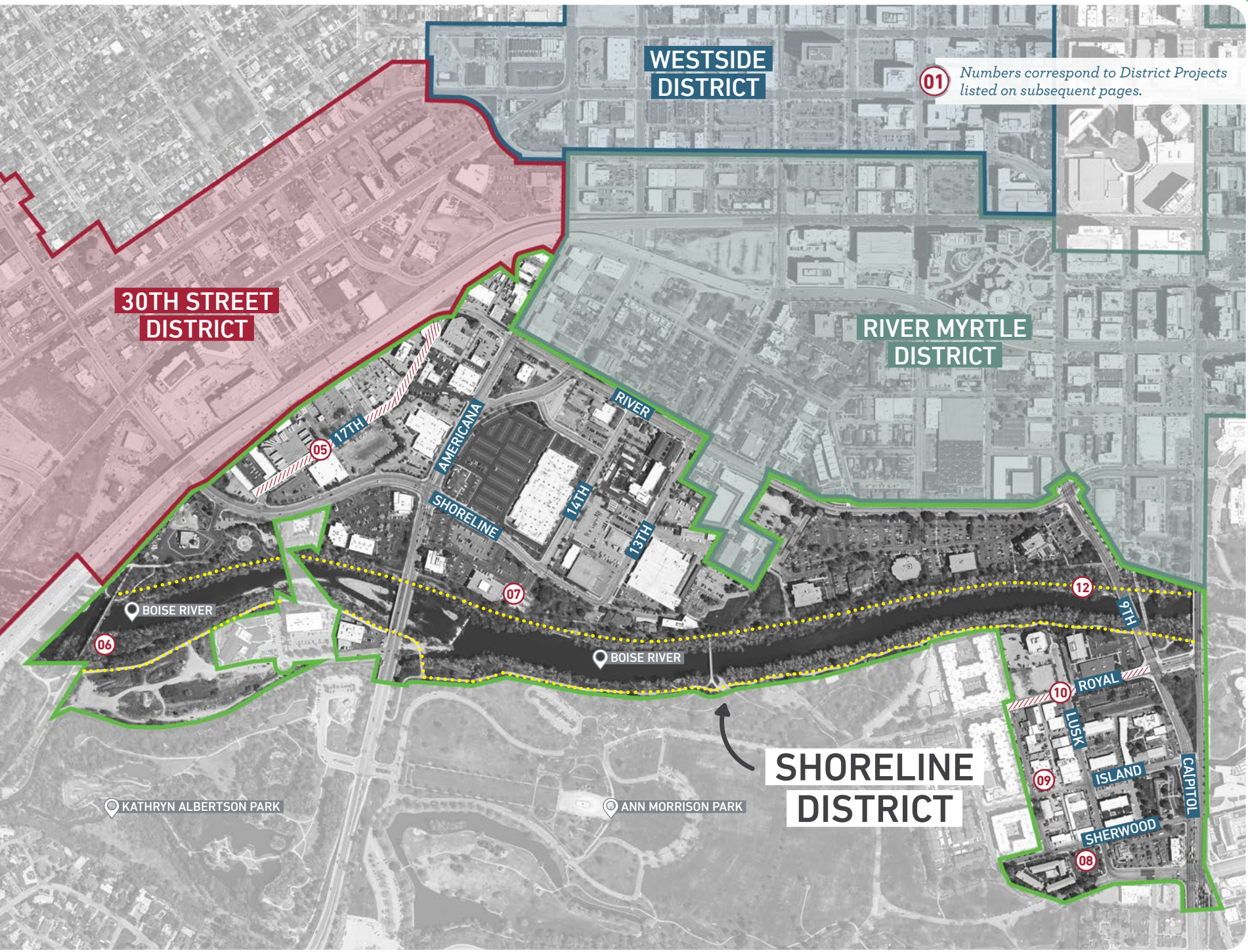
- Redevelopment of underdeveloped or deteriorating properties that are prevalent throughout the district and infrastructure improvements including curb, gutter and sidewalk.
- Riverfront activation and improving access to the Boise River for all user groups while mitigating human impacts to the river ecosystem.
- Mixed-use, infill development that offers housing, services, and amenities to downtown recreationalists, workers, residents, and students.
- Diversity of housing options at all income levels.
- Improved connectivity and mobility options that prioritizes pedestrian, cyclists, transit and vehicles respectively.

CURRENT 5 YEAR CIP TIMELINE



195 ACRES

BASE VALUE: \$117 MILLION
2022 TOTAL PROPERTY VALUE: \$163 MILLION
2022 ANNUAL INCREMENT REVENUE: \$440 THOUSAND



District wide projects - not mapped: 01, 02, 03, 04, 11

SHORELINE DISTRICT PROJECTS

SHORELINE DISTRICT ("SL" or "SL District")		FY2022	FY2023	FY2024	FY2025	FY2026	TOTAL
Estimated Resources and Project Description		\$330	\$172	\$590	\$0	\$825	\$1,917
Participation Program							
1	Housing Partnerships and Real Estate Acquisitions Public-Private partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.			590		800	\$1,390
2	Streetscape Grant - One Time Assistance - Type 1 Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar for dollar match of private investment, up to \$200K; projects are awarded on a first-come, first-served basis.	100	100	TBD	TBD	TBD	\$200
3	Public Improvements - General Assistance - Type 2 Available to assist larger projects by providing reimbursement for public improvements through the actual tax increment generated by the project. Reimbursement rates are determined by the Program Scorecard which encourages healthy community design and is especially tuned to assist affordable and workforce housing projects.	TBD	TBD	TBD	TBD	TBD	TBD
Capital Improvement Projects							
4	Shoreline District Streetscape Design Standards Assist Boise Comprehensive Planning with updates to the Downtown Boise Streetscape Standards Manual to include all streets within the Shoreline District Project Area. Establishing standards provides clarity and predictability about infrastructure requirements for private development and also helps institute the community input received during the SL District formation process.	80					\$80
5	17th St. Streetscape Improvements, Shoreline Dr. to Cul-de-Sac Improve sidewalk and roadway lighting and make spot repairs and minor pedestrian facilities improvements. Recommended improvements informed by Boise Police CPTED study and Agency 17th St. Investment Study.	150					\$150
6	Trestle Bridge Lighting Install decorative, programmable LED lighting on greenbelt trestle bridge over the Boise River adjacent to the I-184 Connector.		72				\$72
7	Shoreline Park Recreational/Emergency River Access Facility Improve recreational and emergency vehicle access to the Boise River through Shoreline Park (1375 W Shoreline Drive). May include stabilized boat ramp, retaining walls, revised vehicular connection to Shoreline Drive and greenbelt improvements.					25	\$25
8	Lusk St. Streetscapes, Ann Morrison Park Dr. to Boise River (Phase 1) Improve streetscapes and connectivity to Boise River Greenbelt on west side of Lusk St. Future phase to address improvements on east side of Lusk St.						UNFUNDED
9	La Pointe St. Streetscapes, Sherwood St. to Royal Blvd. Improve streetscapes on the east side only.						UNFUNDED
10	Royal Blvd. Streetscapes, La Point St. to 9th St. Improve streetscapes (both sides) to improve connectivity between Ann Morrison Park and BSU.						UNFUNDED
11	Lusk Area Utility Improvements Underground existing overhead utilities on multiple corridors within the Lusk sub-area.						UNFUNDED
12	Greenbelt Separated Path Improvements - North and South shores, Phase 1 Construct a second parallel pathway adjacent to existing greenbelt pathway, per the 2018 Shoreline Urban Framework Plan, in increase pathway capacity and provide separate facilities for pedestrians and cyclists.						UNFUNDED
Total Shoreline Estimated Expenses		\$330	\$172	\$590	\$0	\$825	\$1,917

*Dollars are in Thousands

GATEWAY EAST DISTRICT

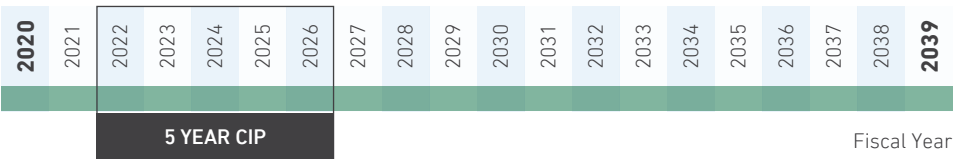
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2020

Gateway East is a largely undeveloped part of Boise that, due to its location and zoning, is a prime area. A first of its kind, the Gateway East urban renewal district holds opportunity to solve public infrastructure deficiencies in the area southeast of the Boise Airport, revitalize the Eisenman Road corridor and enhance opportunities for economic and industrial development in the district. City leaders and community members shared a vision for the area that seeks 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.

PRIMARY STRATEGIES FOR THE DISTRICT

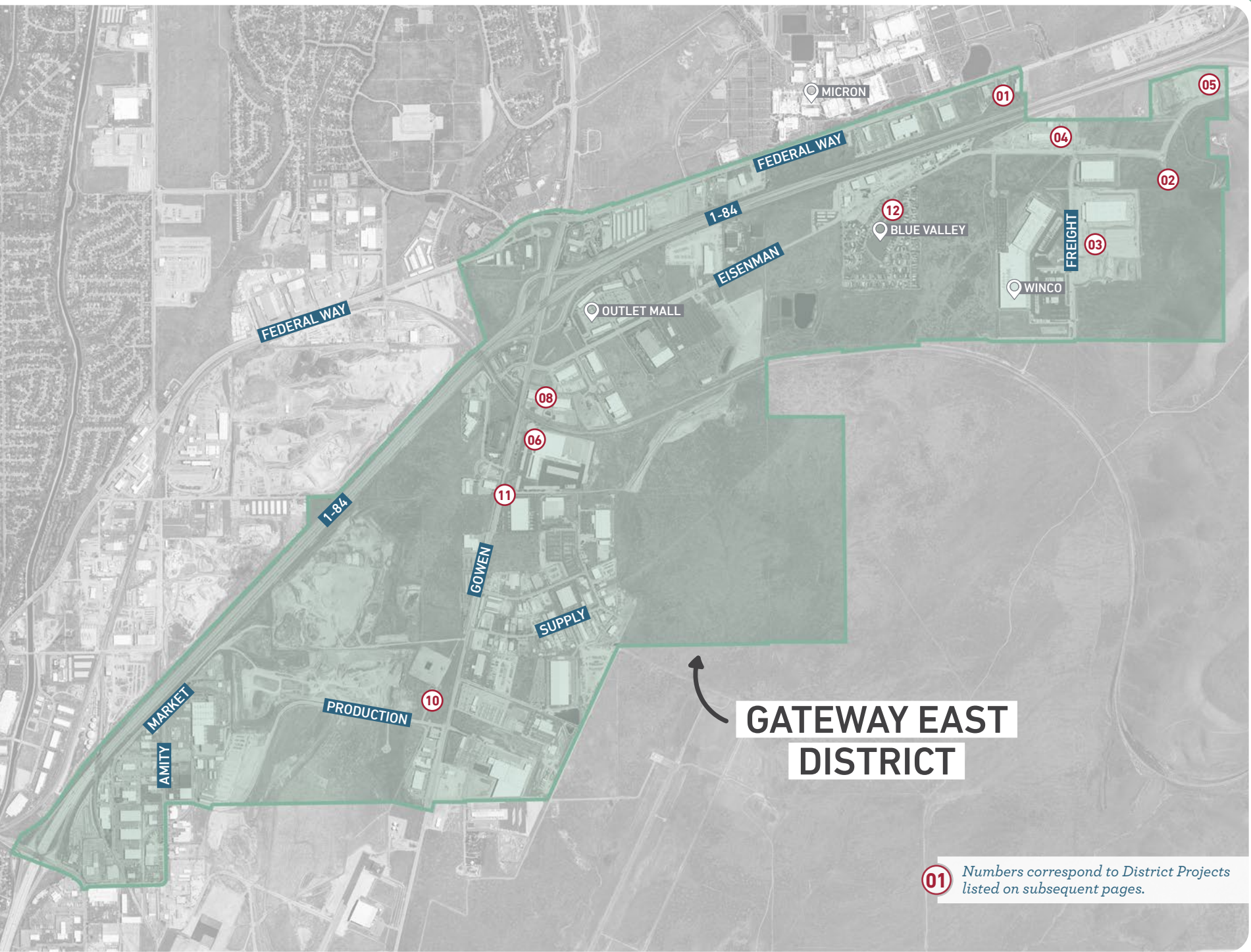
- Improve infrastructure through projects that could include new sidewalks, roads, utility improvements, and streetlights
- Diversify Boise’s economy with industrial development that can help local businesses expand and attract new businesses
- Initiate projects designed to increase workforce transportation and mobility options
- Secure and improve certain public open space in critical areas

CURRENT 5 YEAR CIP TIMELINE



2,643 ACRES

BASE VALUE: \$376 MILLION
2022 TOTAL PROPERTY VALUE: \$613 MILLION
2022 ANNUAL INCREMENT REVENUE: \$2.3 MILLION



GATEWAY EAST DISTRICT

01 Numbers correspond to District Projects listed on subsequent pages.

District wide projects - not mapped: 07, 09

GATEWAY EAST DISTRICT PROJECTS

GATEWAY DISTRICT ("Gateway")		FY2022	FY2023	FY2024	FY2025	FY2026	TOTAL
Estimated Resources and Project Description		\$1,537	\$2,391	\$2,602	\$854	\$12,282	\$19,665
Participation Program							
1	9025 S. Federal Way - Mixed-Use Office and Industrial Project - Type 2 Agreement with 6025 Federal, LLC 9025 S. Federal Way; 11,000 SF office/warehouse project for tech-industry support services; 8,500 SF of office space and 2,500 SF of warehouse, 30 stall parking lot, landscaping and site improvements, \$2.1M total development costs; \$92K reimbursement for infrastructure and streetscape improvements.	16	16	16	16	16	\$78
2	9605 S. Eisenman Rd. Boise Gateway 1 - Type 2 Agreement with Boise Gateway 1, LC Boise Gateway 1; 68,000 SF industrial fulfillment building with administrative office space, \$13M total development costs; \$426K reimbursement for infrastructure and streetscape improvements.	106	106	106	108		\$426
3	2155 E. Freight St. - Boise Gateway 2 - Type 2 Agreement with Boise Gateway 2, LC Boise Gateway 2; 287,000 SF industrial retail sorting center with administrative offices, \$53.9M total development costs; \$895K reimbursement for infrastructure improvements.			386	386	123	\$895
4	9100 S. Eisenman Rd. - R&L Carriers - Type 2 Agreement with R.L.R. Investments, LLC R&L Carriers; 60,000 SF freight terminal site with a 9,000 SF maintenance shop with on-site fueling stations; \$9.8M total development costs; \$385,000 reimbursement for infrastructure and streetscape improvements.		64	64	64	64	\$256
5	10026 S. Eisenman Rd. - Mr. Gas Truck Stop - Type 2 Agreement with Lynch Land Development, LLC Mr. Gas; 19.3-acre truck stop and retail center offering goods and services for professional drivers; \$12.9M total development costs; \$480,000 reimbursement for utility improvements.		80	80	80	80	\$320
6	1001 E. Gowen Rd. - The AZEK Company Manufacturing & Distribution Facility - Type 2 Agreement with CPG International, LLC The Azek Company; 355,426 SF manufacturing facility that produces decking lumber from recycled materials, adaptive reuse of the old ShopKo distribution facility; \$123M total development costs; \$1M reimbursement for public improvements including a power substation and streetlights.		400	400	200		\$1,000
7	Streetscape Grant - One Time Assistance - Type 1 Grant program offering one-time assistance for streetscape and utility improvements; public investment reimbursement amount determined by dollar for dollar match of private investment, up to \$200K; projects are awarded on a first-come, first-served basis.		200	200	TBD	TBD	\$400
Capital Improvement Projects							
8	Gowen Rd. Railroad Bridge and Fiberoptic Improvements In coordination with ACHD, establish longer bridge span to accommodate future rail with trail pathway to the east of existing UPRR railroad right-of-way. Establish wider sidewalks on the bridge approaches for pedestrian comfort. Implement spare fiberoptic conduit bank between Eisenman Road and Exchange Road for City of Boise. Cost share with ACHD.	115					\$115
9	Accelerated Road and Utility Infrastructure Project (Includes Bond Issuance) Produce a package of roadway and utility shovel-ready infrastructure projects in preparation of a bond issuance to fund construction. Include roadway and utility projects that unlock land currently not feasibly accessible for development.	75	175			12,000	\$12,250
10	Production Ave. and Gowen Rd. Fiberoptic Improvements In partnership with City of Boise, install spare fiberoptic utility conduit duct bank on Production Ave and on Gowen Rd.	775					\$775
11	Production St. Right-of-way Extension, Road and Utility Improvements - Phase 1 Reconfigure and upgrade the existing private lane to ACHD Collector Roadway standards and City of Boise Streetscape Standards and extend street improvements to a point located approximately 1,200 feet south of the current roadway terminus.	250	1,350	1,350			\$2,950
12	Eisenman Rd. Pedestrian Facilities, Blue Sage Ln. to Blue Valley Ln. Install pedestrian facilities including overhead lighting to improve pedestrian safety on the west side of Eisenman Rd. between Blue Sage Ln. and Blue Valley Ln.	200					\$200
Total Gateway Estimated Expenses		\$1,537	\$2,391	\$2,602	\$854	\$12,282	\$19,665

*Dollars are in Thousands

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