



CAPITAL CITY
DEVELOPMENT CORP

FIVE YEAR **CAPITAL IMPROVEMENT PLAN**

Adopted: August 30, 2023

FY2024 - FY2028





Home2Suites Public Parking Garage and Public Art.

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ABOUT CCDC

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

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.

AGENCY PROJECT RECOGNITION



THE AGENCY'S FOURTH INFILL HOUSING PROJECT, THE MARTHA, WAS RECOGNIZED IN 2023 FOR ITS EXCELLENCE IN REGULATORY ADVANCEMENT WITH A "BUILDING EXCELLENCE AWARD" FROM THE IDAHO CHAPTER OF THE BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA).



INTERNATIONAL
ECONOMIC DEVELOPMENT
COUNCIL

IN 2022, THE AGENCY'S PREMIER URBAN COMMUNITY SPACE, CHERIE BUCKNER-WEBB PARK, RECEIVED THE GOLD AWARD FOR NEIGHBORHOOD DEVELOPMENT FROM THE INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL.



JACK KEMP
EXCELLENCE IN
AFFORDABLE & WORKFORCE
HOUSING AWARDS

IN 2021, CCDC'S THIRD INFILL HOUSING PROJECT, ASH+RIVER TOWNHOMES, RECEIVED THE JACK KEMP EXCELLENCE IN AFFORDABLE AND WORKFORCE HOUSING AWARD FROM THE URBAN LAND INSTITUTE.



CCDC'S MULTI-AWARD WINNING PLACEMAKING PROJECT, THE GROVE PLAZA, RECEIVED THE INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL GOLD AWARD FOR TOP PUBLIC PRIVATE PARTNERSHIP IN THE UNITED STATES IN 2018.

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 two categories:

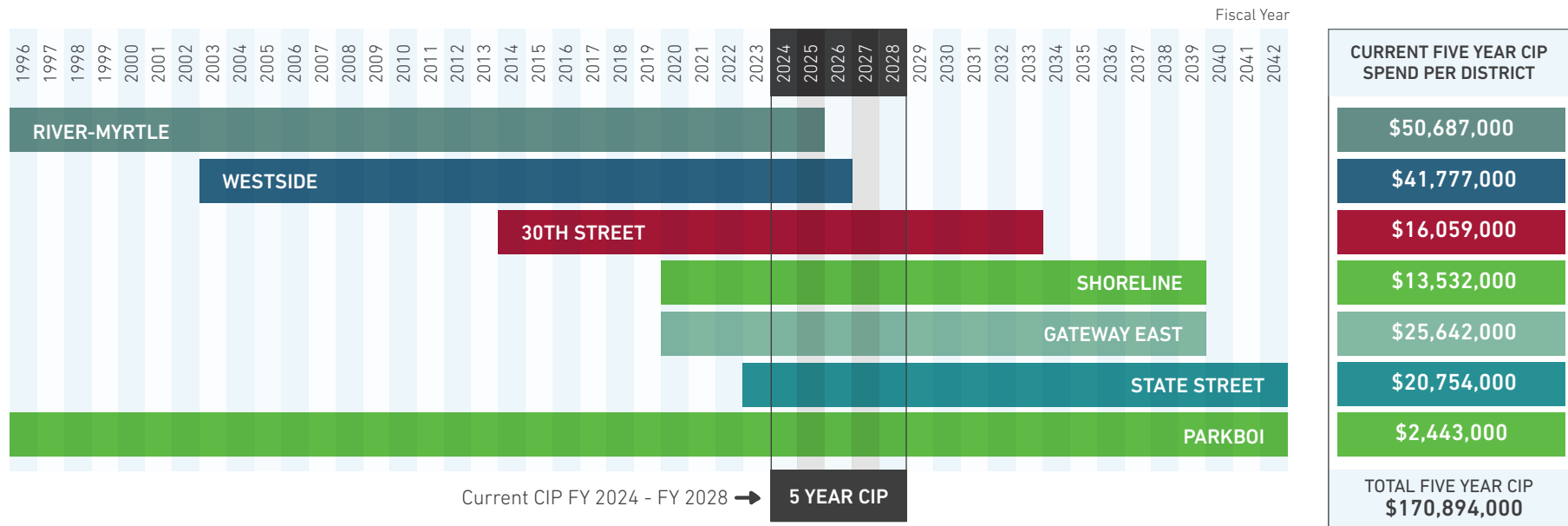
- 1. Capital Projects:** These are CCDC-led projects that have been determined through our partner collaboration process. The Agency is responsible for the planning and execution of these projects. For example: Rebuild 11th Street Blocks and Rebuild Linen Blocks on Grove Street.
- 2. Participation Program:** These projects stimulate and leverage private development to advance CCDC's mission to ignite diverse economic growth, build attractive urban centers, and promote healthy community design. Through this program, CCDC assists private developers by reimbursing eligible costs to build and improve public infrastructure.



The recently restored Averyl Tiner Building is now home to The Avery Hotel with assistance from CCDC.

INVESTMENT SUMMARY

CCDC DISTRICT LIFESPANS

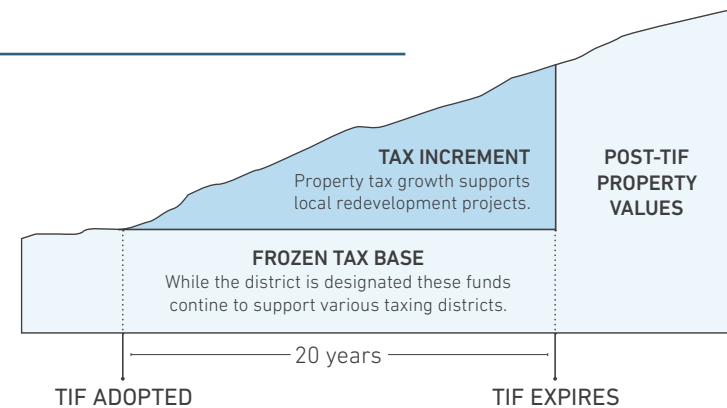


PROJECT FUNDING

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.



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.

PARTICIPATION PROGRAM

The Participation Program is CCDC's development assistance program designed to advance the goals of its urban renewal districts 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 designed 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 and place making amenities like, public plazas, parks, and art approved and accepted by the City of Boise. The Participation 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.

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 revitalization of the 11th Street Corridor.

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.

REBUILD 11TH STREET BLOCKS

ACTIVE ROADWAY RECONSTRUCTION AT THE CORNER OF 11TH AND FRONT STREETS

The revitalization of 11th Street has been a multi-year, cross agency project spanning from State Street to River Street. Current construction on improvements to the street, sidewalks and intersections will provide safer, less congested travel options for downtown customers who will enjoy expanded access to existing businesses, as well as new hotels under construction. The public investment along 11th Street embodies CCDC's commitment to creating dynamic and livable spaces that contribute to Boise's continued growth and prosperity.

ECONOMIC DEVELOPMENT

CCDC's \$20 million investment in public improvements, leveraged significant private investment along 11th Street. This includes redevelopment projects such as, 11th & Idaho office building; 12th & Idaho residential tower; 11th and Lee Apartments, and four new hotels, The Avery Hotel, Hotel Renegade, Marriot AC/Element Hotel, and The Sparrow.

INFRASTRUCTURE

The Agency's partnership with Ada County Highway District (ACHD) and other utility providers completes a full right-of-way reconstruction that includes repaving the roadway, stormwater drainage systems, upgraded geothermal main lines, extension of the public IT conduit network, and related sewer, power, and natural gas upgrades.

MOBILITY

Rebuild 11th Street Blocks enhances connectivity and contributes to a safer, more convenient and comfortable experience for visitors traveling by foot, bicycle or vehicle. Walking is enhanced by widening sidewalks, narrowing road crossings, providing shade, and adding lighting. An all-ages, all-abilities protected bikeway links with the citywide bicycle network and provides a ridge-to-river route between Camel's Back Park and the Boise River Greenbelt.

PLACE MAKING

Businesses along 11th Street helped shape the street design to include loading zones, on-street parking, and furnishing and signage that support the success of dining and retail along the corridor. The design and inclusion of patio spaces also provides opportunities for on-going events and street-level activation.

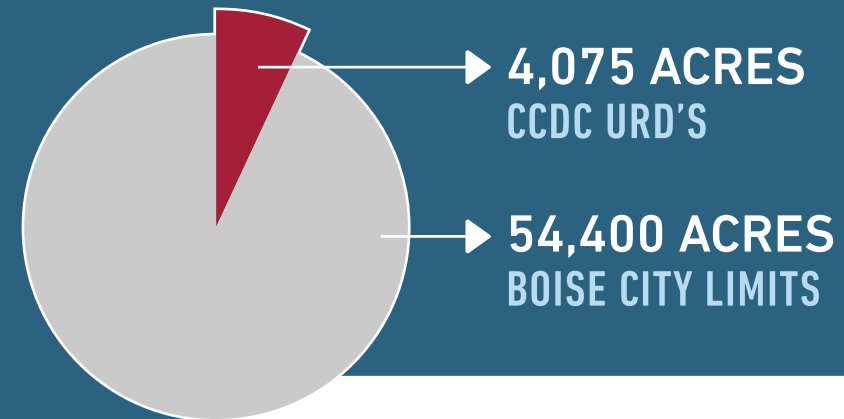
SPECIAL PROJECTS

A unique project component was the reconstruction of an aging underground canal on behalf of ACHD and the Boise City Canal Company. This involved modernizing the underground structure to ensure long-term functionality and safeguards the region's vital water resources.



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 7.5% of Boise's total acreage

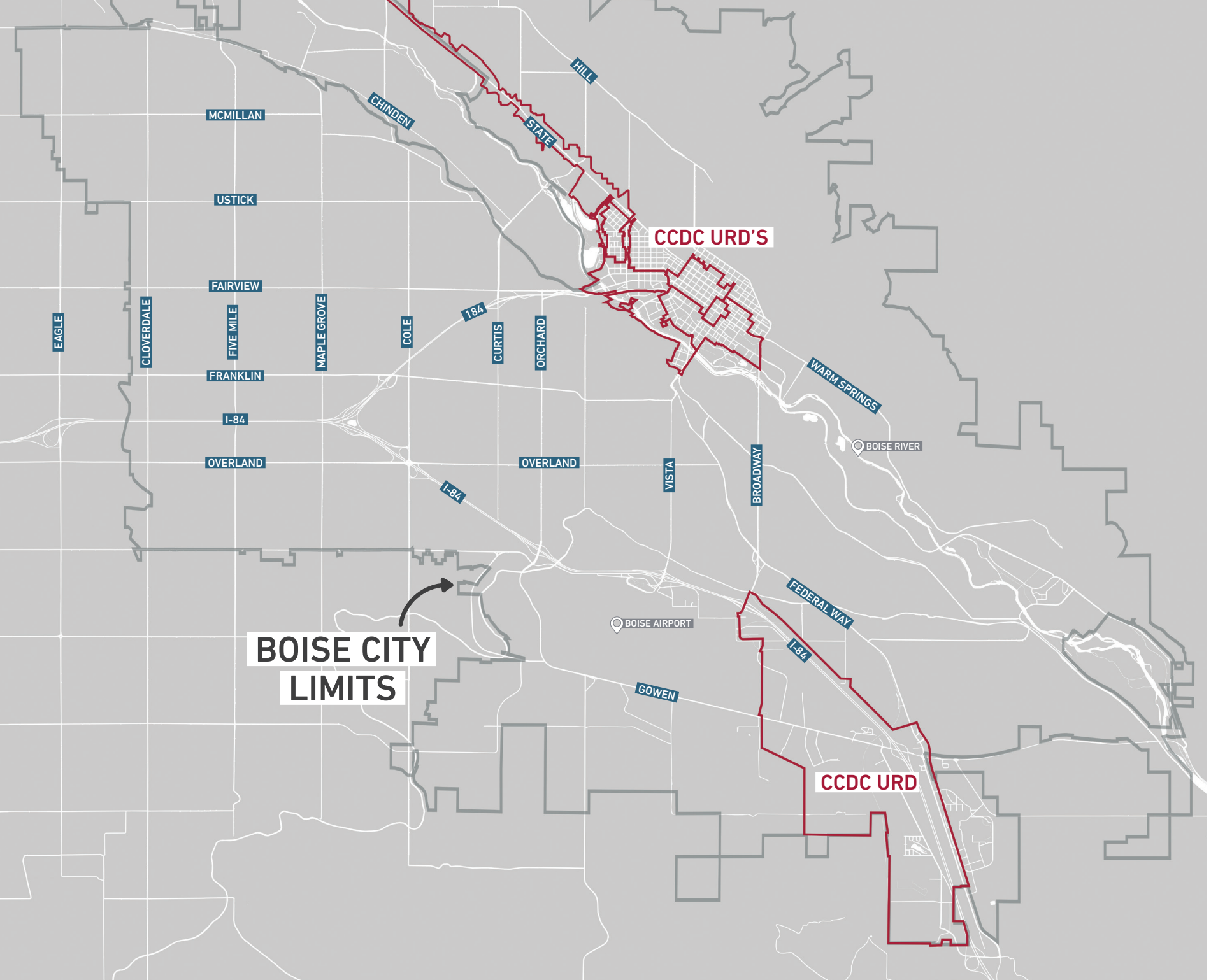


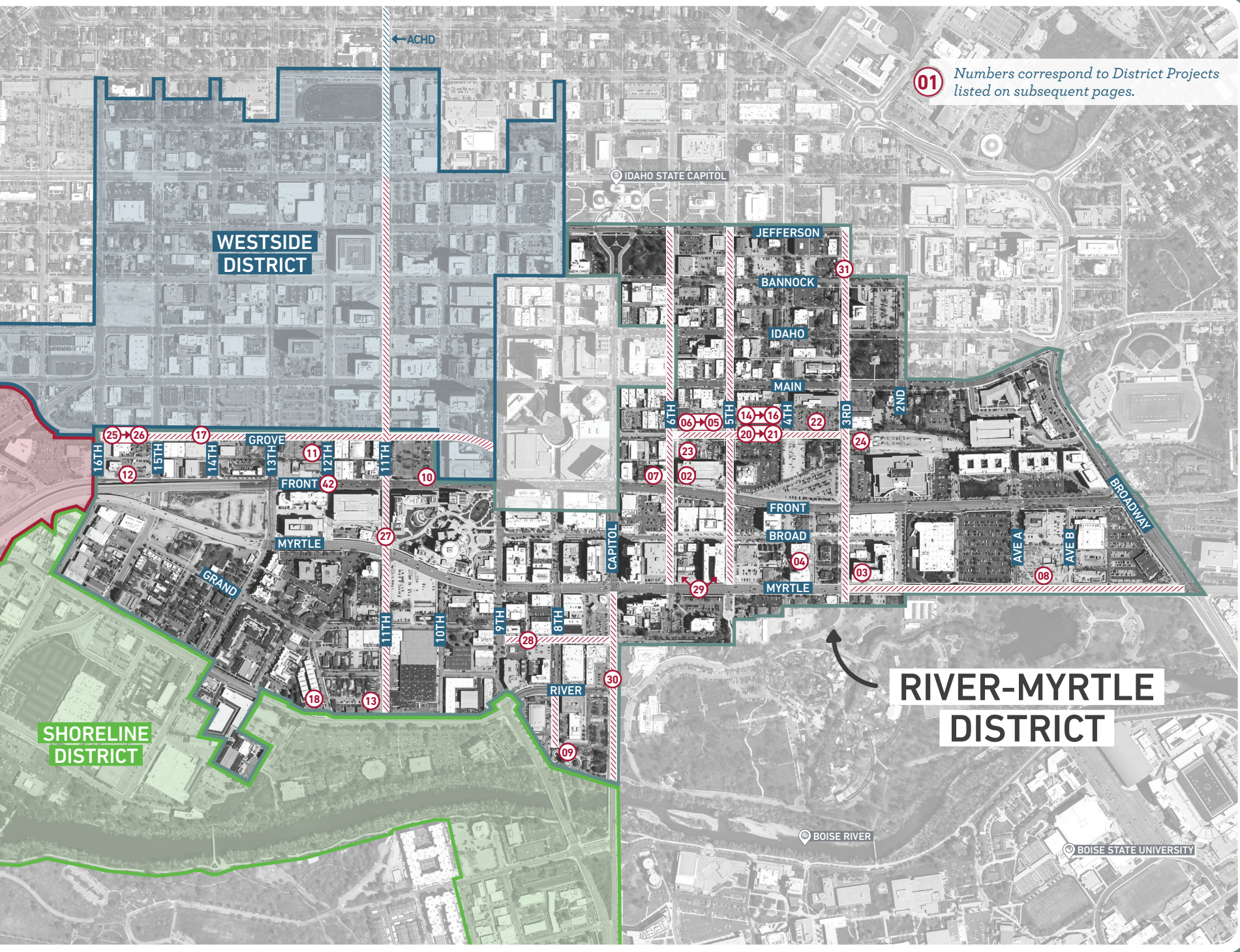
7.7% *Boise's Land Value (increment) within CCDC Districts.*

\$44.2 BILLION
BOISE CITY TOTAL
LAND VALUE

\$3.4 BILLION
TAXABLE INCREMENT VALUE
INSIDE CCDC DISTRICTS









Erma Hayman House, a partnership with City of Boise.

RIVER-MYRTLE DISTRICT PROJECTS

RIVER-MYRTLE DISTRICT ("RM" or "RM District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Estimated Resources and Project Description		\$33,150	\$17,537	SUNSET	SUNSET	SUNSET	\$50,687
Participation Program							
01	One Time Assistance, Type 1 Program 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 \$200,000. Projects are awarded on a first-come, first-served basis.	400	400				\$800
02	202 S. 6th St., Home2Suites. Type 3 Agreement with Front Street Investors, LLC Home2Suites is a 138 room hotel from developers Old Boise LLC, deChase Miksis, and Raymond Hotel Group with \$49 million in total development costs. Agreement includes a reimbursement of \$1.6 million for streetscapes, utility reimbursement, public park, and public art, and a \$4.4 million lease of 200 parking spaces for seven years which Front Street Investors, LLC terminated early.	290	289				\$579
03	200 W. Myrtle St., Jules on 3rd. Type 2 Agreement with Boise Caddis, LLC Formerly Boise Caddis, Jules on 3rd is an apartment building from River Caddis Development with 160 units and a 400 stall parking garage and total development costs of \$31.3 million. CCDC estimates it will reimburse \$857,000 of the \$1.1 million Boise Caddis, LLC spent on public utility upgrades, and upgrades to the public right-of-way along 2nd, 3rd, Myrtle, Broad Streets, and the alley.	353	203				\$556
04	323 W. Broad St., Hearth on Broad. Type 2 Agreement with The Cartee Project, LLC Formerly The Cartee, Hearth on Broad is a mixed-use building that includes 161 apartments and ground floor retail with \$48 million in total development costs. The agreement includes a \$1.3 million reimbursement for streetscape and utility improvements and 17 units are dedicated to households earning 100% AMI for the life of the RM District.	553	553				\$1,106
05	512 W. Grove St., The Lucy, Type 2 Agreement with 5th and Grove Investors, LLC The Lucy is a mixed-use project that includes 114 apartments and 8,000 square feet of ground floor retail developed by Capitol Partners and deChase Miksis with \$25.5 million total development costs. The agreement includes a reimbursement of \$662,000 for streetscapes, utility undergrounding and improvements in the alley.	146	139				\$285
06	116 S. 6th St., Thomas Logan. Type 2 Agreement with 6th & Grove Limited Partnership Thomas Logan is a mixed-use building that includes 60 Low Income Housing Tax Credit funded apartments primarily serving households earning 60% AMI or less, 9,000 square feet of office space, and 5,000 square feet of ground floor retail. The project was developed by Capitol Partners, deChase Miksis, and Galena Fund with \$15 million in total development costs. Agreement includes a reimbursement of \$454,000 for streetscape, alley and utility upgrades.	33	33				\$67
07	600 W. Front St., The Vanguard. Type 2 Agreement with 600 Vanguard, LLC The Vanguard is a mixed-use building with 75 apartments, ground floor retail, and \$16.3 million in total development costs. The agreement includes a \$400,000 reimbursement for streetscapes and utility upgrades.	137	137				\$275
08	204 E. Myrtle St., LOCAL Boise. Type 2 Agreement with CDG Acquisitions, LLC Formerly the CDG Apartments, LOCAL Boise is a mixed-use building with 249 apartments, ground floor retail, and \$52 million in total development costs. The agreement includes a \$990,000 reimbursement for streetscapes and utility upgrades.	249	249				\$498
09	South 8th Street and Greenbelt Site improvements - Type 4 Agreement with Boise Public Works In partnership with Boise Public Works, the City of Boise is improving the bike and pedestrian mobility between South 8th Street and the Boise River Greenbelt, adjacent to the Wassmuth Center. Partnership is for a \$2.5 million reimbursement for actual costs associated with streetscape and public space improvements, Boise Greenbelt realignment, fiber installation, lighting, and security.		2,500				\$2,500
10	1011 W. Grove St., Marriott AC/Element. Type 4 Agreement with Pennbridge BL19, LLC Marriott AC/Element is a 296-room dual branded hotel with ground floor office space and \$120 million in total development costs. The agreement includes a \$520,000 reimbursement for streetscape improvements and utility upgrades coordinated with the Rebuild Linen Blocks on Grove Street and Rebuild 11th Street Blocks capital projects.	520					\$520
11	1201 W. Grove St., The Broadstone Saratoga. Type 4 Agreement with Alliance Realty Partners, LLC The Broadstone Saratoga is a mixed-use development with 334 apartments, 7,000 square feet of ground floor retail and \$100 million in total development costs. The agreement includes a \$1,873,289 million reimbursement for alley improvements, streetscapes, and utility upgrades and coordinates overlapping public improvements with the Rebuild Linen Blocks on Grove Street capital project.	1,873					\$1,873

*Dollars are in Thousands

RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT ("RM" or "RM District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Participation Program							
12	212 S. 16th Street - Boise Fire Station #5. Type 4 Agreement with Boise Public Works A partnership with Boise Public Works to reimburse for streetscape and utility improvements associated with the City of Boise's redevelopment of Fire Station #5. Streetscape improvements are planned for the property frontages along 15th, 16th, and Front streets. It also includes utility upgrades and paving the alley.	1,155					\$1,155
13	1110 W. River St., 11th & River. Type 2 Agreement with River Street BE, LLC 11th & River is a 126-unit mixed-use building with 1,000 square feet of commercial space and \$50 million in total development costs. Agreement includes a \$1.1 million reimbursement for rebuilding the public alley, undergrounding of utilities, streetscapes on Ash and River streets, and 13 dedicated workforce housing units.		1,100				\$1,100
14	CW Moore Park Improvements. Type 4 Agreement with Boise Parks and Recreation A partnership with Boise Parks and Recreation to reimburse for CW Moore Park improvements. This Boise Parks and Recreation led project includes updating and adding amenities such as restrooms and play structures to enhance visitor experience.	350					\$350
15	Old Boise's Canal and Agricultural Past. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to reimburse for the creation and installation of public within the Grove Street right-of-way art that celebrates the Boise City Canal's cultural influence in the Old Boise Neighborhood.	165					\$165
16	Celebrating the Multi-cultural History of Old Boise. Type 4 Agreement with Boise Arts & History A public art partnership with Boise City Department of Arts & History to reimburse for the creation and installation of public art that celebrates the multi-cultural history of the Old Boise Neighborhood and is the centerpiece of the 521 W. Grove St. Public Space. See also RM District Line Item #23	100	300				\$400
17	Billboard Sign, Neon Signs, and Art Ports - Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History that includes the installation of two art port pedestals to host a rotation of sculpture art, the conversion of an existing empty billboard sign at the southwest corner of Grove and 15th streets into public art, the refurbishment of the existing 'Bike Trio' artwork, and the incorporation of a historic Boise neon sign gallery between 12th and 13th streets.	109	55				\$164
18	617 S. Ash St., Erma Hayman House. Type 4 Agreement with Boise Arts & History A public art partnership with Boise City Department of Arts & History to reimburse for lighting 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.	100					\$100
19	Re-Wrap Traffic Signal Boxes - Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to support its Traffic Box Program. The program installs public artwork via vinyl wrap to existing traffic signal boxes. The agreement is for a \$20,000 annual reimbursement for the actual costs of traffic box wraps throughout RM District.	20	20				\$40

*Dollars are in Thousands

RIVER-MYRTLE DISTRICT PROJECTS

RIVER-MYRTLE DISTRICT ("RM" or "RM District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Capital Improvement Projects							
20	Rebuild Old Boise Blocks on Grove Street. Streetscape Improvements, 3rd Street to 6th Street Streetscape improvements on both sides of Grove Street between 3rd Street and 6th Street that create a distinctive shared street and urban space which celebrates the historic cultures of the area, employs sustainable strategies and provides a venue for community events. Project replaces a section of the underground Boise Canal. The improvements are in accordance with the recommendations of the community-driven visioning report produced in 2020 and in collaboration with the City of Boise, ACHD, State of Idaho, and Boise Canal Company.	4,352					\$4,352
21	Rebuild Old Boise Blocks on Grove Street. Roadway Improvements, 3rd Street to 6th Street Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) to reimburse for concrete pavement and stormwater improvements. The existing pavement sections on Grove Street between 3rd and 6th streets were planned for rehabilitation by ACHD via its 2020 Downtown Boise Implementation Plan (DBIP) project. Through a multi-year planning effort between ACHD and CCDC, this pavement reconstruction is now scheduled to be completed by the Agency as part of the streetscape improvements construction to reduce disruption to downtown daily life and minimize delays.	1,398					\$1,398
22	317 W. Main St., Idaho Department of Labor Site Improvements. Type 4 Agreement with State of Idaho In coordination with the Rebuild Old Boise Blocks on Grove Street streetscape improvements, the State of Idaho reimburses the Agency for design and construction of the Idaho Department of Labor parking lot located along 3rd and Grove streets.	157					\$157
23	521 W. Grove St. Public Space The development of an Agency-owned parcel at 521 W. Grove St. into a public space that celebrates the Old Boise Neighborhood's multi-cultural history, provides additional event space to support street festivals on the adjacent Basque Block, thoughtfully interfaces with prospective adjacent private investment, and supports the overall neighborhood placemaking strategy. The development of the space is in collaboration with Boise Parks and Recreation, which will assume ownership, operation, and maintenance upon the project's completion.	360	2,783				\$3,143
24	Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue The design and construction a multi-use pathway to connect the East End Neighborhood to downtown Boise. Pathway alignment is along the Boise City Canal between the Broadway Avenue signalized pedestrian crossing and the intersection of 3rd and Grove streets. Boise's Pathway Master Plan and Old Boise Blocks Vision Report identify this as a priority connection.	1,020	1,000				\$2,020
25	Rebuild Linen Blocks on Grove Street Streetscape and Bikeway Improvements, 9th Street to 16th Street Public improvements along Grove Street from 9th to 16th streets to safely and comfortably accommodate multimodal travel. Planned upgrades include improved streetscapes, raised, protected bike lanes, public utility upgrades, placemaking and public space elements per the recommendations of the 2021 Visioning Report.	8,421					\$8,421
26	Rebuild Linen Blocks on Grove Street Roadway Improvements, 9th Street to 16th Street. Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) to reimburse for concrete pavement and stormwater improvements. The existing pavement sections on Grove Street between 9th and 16th streets were previously included for rehabilitation in the ACHD 2020 Downtown Boise Implementation Plan (DBIP) project. Through a multi-year planning effort between ACHD and CCDC, this pavement reconstruction work will happen with the Agency's planned streetscape improvements along Grove Street to reduce disruption to downtown daily life and minimize delays.	2,965					\$2,965
27	Rebuild 11th Street Blocks. 11th Street Streetscape and Bikeway Improvements, River to State Street <i>See also WS District Line Items #48 and #49, Rebuild 11th Street Blocks</i>	322					\$322
28	Fulton Street Streetscape Improvements, 9th Street to Capitol Boulevard The construction of streetscape improvements within the Fulton Street right-of-way between 9th Street and Capitol Boulevard, which includes widened sidewalks, improved lighting, an expanded tree canopy, designated cafe/retail patios, on-street accessible parking, and other amenities.	1,409					\$1,409
29	5th and 6th Streets Roadway Improvements, Myrtle Street to Jefferson Street Roadway improvements on 5th and 6th streets, between Myrtle and Jefferson streets, per Ada County Highway District's (ACHD) adopted 2017 Concept Report (ACHD Project No. 517020). This project includes partnering with ACHD on an estimated \$4.4 million of planned pavement rehabilitation and stormwater improvements (Myrtle to Fort streets), and the potential two-way conversion outside RM District boundary (Fort to Jefferson streets).	3,068	2,925				\$5,993

*Dollars are in Thousands

RIVER-MYRTLE DISTRICT PROJECTS

RIVER-MYRTLE DISTRICT ("RM" or "RM District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Capital Improvement Projects							
30	Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street Improvements to the Capitol Boulevard streetscapes on the west side of the Boulevard from the Boise River to Myrtle Street with minor site-specific improvements on the east side, north of Fulton Street. The project may include low-stress, protected bike facilities and expanded sidewalks to create consistent mobility infrastructure throughout this corridor, calm traffic, and improve access to local retail businesses.	1,580	1,500				\$3,080
31	3rd Street Streetscape and Mobility Improvements, Myrtle Street to Jefferson Street Streetscape improvements on both sides of 3rd Street, with minor travel lane and intersection adjustments to improve safety and functionality of the right-of-way for pedestrians, cyclists, and vehicles. Upgrades include power line undergrounding, low-stress bike facilities, universally accessible facilities for pedestrians, and loading and parking zones for vehicles.	1,544	3,050				\$4,594
32	River-Myrtle District Closeout Projects Repair portions of streetscape with 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 of Boise capital projects. Minor utility upgrades may be included. In consultation with the City and ACHD, this project will develop a prioritized closeout project list, and complete closeout projects by priority before RM District terminates.		300				\$300
Total River-Myrtle Estimated Expenses		\$33,150	\$17,537	SUNSET	SUNSET	SUNSET	\$50,687

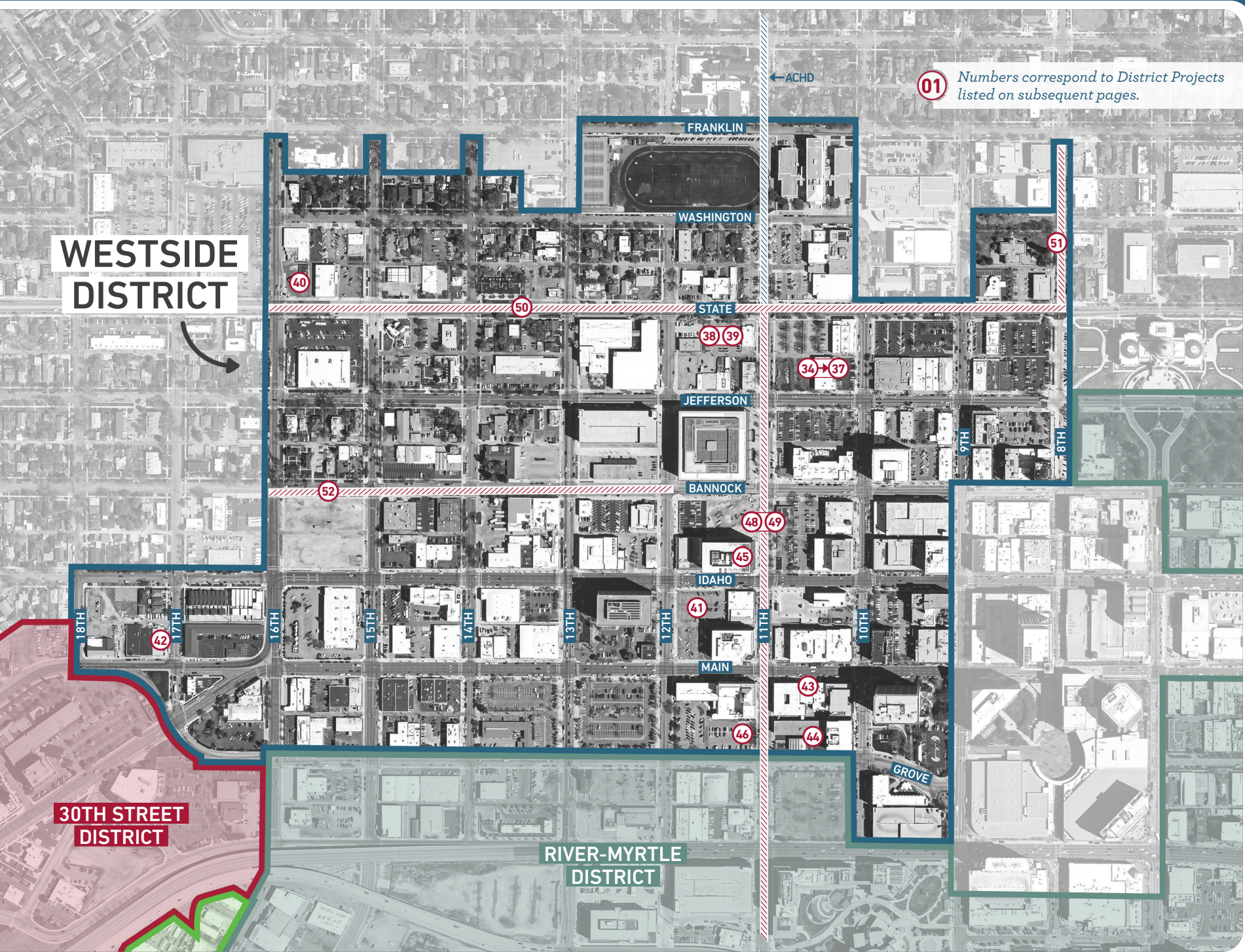
*Dollars are in Thousands





Night view of downtown Boise, which includes portions of the River-Myrtle Old Boise District and Westside District.

Photo Credit: Leo Geis



WESTSIDE DISTRICT PROJECTS

WESTSIDE DISTRICT ("WS" or "WS District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Estimated Resources and Project Description		\$14,025	\$11,443	\$16,309	SUNSET	SUNSET	\$41,777
Participation Program							
33	One Time Assistance, Type 1 Program 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 \$200,000. Projects are awarded on a first-come, first-served basis.	200	200				\$400
34	421 N. 10th St., Land Exchange Agreement with the Young Men's Christian Association of Boise City, Idaho Equal value land exchange of 421 N. 10th St. and cash for 1177 W. State St., 1111 W. State St., and 419 N. 11th St. owned by the YMCA. This exchange facilitates development of the Block 69 North Workforce Housing Project. See also WS District Line Item #38	3,605					\$3,605
35	1010 W. Jefferson St., Block 68 South Mobility Hub Project. Purchase and Sale Agreement with Block 68 South Development LLC Purchase condominium in the Block 68 South Mixed Use Residential & Mobility Hub Project. Condominium to include up to 200 public parking stalls and associated common area along with BikeBOI secure bike storage located on the ground floor. See also ParkBOI Line Item #112	5,450	5,450				\$10,900
36	1010 W. Jefferson St., Block 68 South Mixed Use Residential & Mobility Hub Project. Type 5 Agreement with Block 68 South Development LLC The proposed Block 68 South project is a 14-story, mixed-use residential tower with ~190 active adult/senior residences and associated amenities, commercial space, ground floor retail, BikeBOI secure bicycle parking facility, and ParkBOI parking garage. Developed by a subsidiary of Edlen & Co. and deChase Miksis, with total development costs estimated at \$118 million. The developer will purchase 1010 W. Jefferson St. at market value for \$6.08 million, which may be reimbursed by CCDC based on a third-party reuse appraisal of the intended use.			6,075			\$6,075
37	1010 W. Jefferson St., Block 68 South Mixed Use Residential & Mobility Hub Project. Type 4 Agreement with Block 68 South Development LLC The Type 4 Agreement for the Block 68 South project will reimburse \$2.25 million in public improvements to utilities and streetscapes adjacent to the project including a portion of the Rebuild 11th Street Blocks scope of work.			2,250			\$2,250
38	1111 W. State St., Block 69 North Workforce Housing Project. Type 5 Agreement with Block 69 North Development LLC The proposed Block 69 North project is an eight-story, mid-rise, 260-unit apartment building with 155 rent-restricted apartments. 25 units will be rented at rates affordable to households earning 80% AMI or less and 130 units at rates affordable to households earning 120% AMI or less. The project includes on- and off-site parking, 10,000 square feet for the YMCA child development center, and approximately 1,200 square feet of corner retail. Developed by a subsidiary of Edlen & Co. and deChase Miksis, the project has an estimated total development cost of \$62 million. To facilitate this development, the Agency will exchange land with the YMCA (See also WS District Line Item #34), then sell these parcels to the developer at market value for \$6.73 million. A third-party reuse appraisal of the intended use will determine the residual land value for which the Agency will reimburse the developer up to \$4.46 million.			4,461			\$4,461
39	1111 W. State St., Block 69 North Workforce Housing Project. Type 4 Agreement with Block 69 North Development LLC The Type 4 Agreement for the Block 69 North project will reimburse \$1.4 million in public improvements to utilities and streetscapes adjacent to the project including a portion of the Rebuild 11th Street Blocks scope of work.			1,400			\$1,400
40	1522 W. State St., 16th & State. Type 2 Agreement with 1522 W State St, LLC 16th & State is a mixed-use building with 104 apartments, 1,600 square feet of ground floor retail, and a total development cost of \$23 million. The agreement includes a \$657,655 reimbursement for streetscapes, utility upgrades, and 11 dedicated workforce housing units.		658				\$658
41	120 N. 12th St., 12th and Idaho. Type 2 Agreement with 12th and Idaho Owner, LLC 12th and Idaho will be a 26-story, 420,000 square foot mixed-use building including 298 apartments and residential amenities, 9,000 square feet of ground floor retail, and structured parking. The project, developed by Oppenheimer Development Corp., White Oak Realty Partners, and Ponsky Capital Partners, has \$140 million in total development costs. Agreement includes a reimbursement of \$1.34 million for canal replacement, utility upgrades, and streetscape and alleyway improvements.		1,342				\$1,342

*Dollars are in Thousands

WESTSIDE DISTRICT PROJECTS

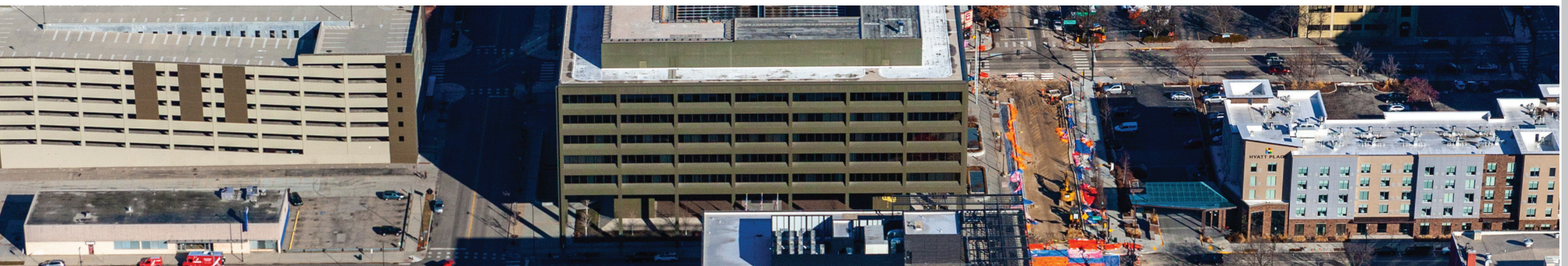
WESTSIDE DISTRICT ("WS" or "WS District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Participation Program							
42	1700 W Main St., 17th and Main Office. Type 1 Agreement with 17th and Main, LLC This office renovation includes 9,800 square feet of commercial/retail, with \$1 million in total development cost. The Agency will reimburse \$182,000 for streetscape and furnishing improvements.	182					\$182
43	1015 W. Main St., Smith Block Building. Type 1 Agreement with Smith Block, LLC Smith Block Building is the renovation of existing building into a cocktail bar named "The Cub Tavern" with \$1.4 million total development costs. CCDC will reimburse \$200,000 for historic façade restoration and awnings.	200					\$200
44	1070 W. Grove St., The Sparrow. Type 1 Agreement with Imperial 700, LLC Formerly Safari Inn, The Sparrow is a 68 room boutique hotel with \$10 million total development cost. CCDC will reimburse \$83,000 for alleyway improvements.	83					\$83
45	1118 W. Idaho St., 11th & Idaho. Type 2 Agreement with 11th & Idaho Partners, LLC 11th & Idaho is a 9-story, 193,000 square foot mixed use office building with first floor retail. Developed by Rafanelli & Nahas, the project's total development cost was \$29 million. The agreement includes a reimbursement of \$704,000 for streetscape improvements.	200	171				\$371
46	1110 W. Grove St., Hotel Renegade. Type 4 Agreement with Hendricks Commercial Properties, LLC Hotel Renegade is an eight-story, 122-room boutique hotel with dining and amenities including a rooftop bar. The project's total development costs are \$68 million. The agreement coordinates construction with the Rebuild 11th Street Blocks and Rebuild Linen Blocks projects and includes a reimbursement of \$250,000 for awnings enhancing the pedestrian environment.	250					\$250
47	Public Art: Re-Wrap Traffic Signal Boxes A partnership with Boise City Department of Arts & History to support its Traffic Box Program. The program installs public artwork via vinyl wrap to existing traffic signal boxes.		23	23			\$46

*Dollars are in Thousands

WESTSIDE DISTRICT PROJECTS

WESTSIDE DISTRICT ("WS" or "WS District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Capital Improvement Projects							
48	Rebuild 11th Street Blocks Streetscape and Bikeway Improvements, River Street to State Street Improvements along 11th Street between River and State streets to create a multi-modal corridor through downtown Boise. This project includes streetscape improvements, raised protected bike lanes, and public utility upgrades per the recommendations of the 2020 11th Street Bikeway Concept Plan.	497					\$497
49	Rebuild 11th Street blocks. 11th Street Roadway and Bridge Replacement, River Street to State Street. Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) to reimburse for pavement maintenance, stormwater improvements, and Boise City Canal bridge replacement. The existing pavement sections on 11th Street between State and River streets were previously included for rehabilitation in the ACHD 2019 Downtown Boise Implementation Plan (DBIP) project. Through a multi-year planning effort between ACHD and CCDC, this work will now happen as part of the Agency's "Rebuild 11th Street Blocks" project to reduce disruption to downtown daily life and minimize delays.	189					\$189
50	State Street Streetscape and Utility Improvements, 8th Street to 16th Street. Interagency Agreement with ACHD A partnership with Ada County Highway District's (ACHD) Roadway Improvement Project (ACHD project No. SM220) to reimburse up to \$1.7 million for actual costs to install fiber optic conduit and streetscape improvements. The fiber optic conduit bank in State Street will connect existing conduits in 8th and 15th Street with additional streetscape improvements on both sides of State Street, between 12th and 14th street, including stormwater bioretention landscaping.			2,100			\$2,100
51	8th Street Streetscape and Bikeway Improvements, State Street to Franklin Street Streetscape improvements from State Street to Franklin Street that include protected bike facilities and the undergrounding of overhead utilities, as well as improvements along frontages of 800 W. State St., 815 W. Washington St., and 622 N. 8th St. The improvements extend downtown Boise's primary north/south bicycle access two blocks further north—implementing a portion of Boise City and Ada County Highway Districts broader concept plan to ultimately extend the bikeway to Union Street.	1,818					\$1,818
52	Bannock Street Streetscape Improvements, 12th Street to 16th Street Improve streetscapes on both sides of Bannock Street, from 12th to 16th streets, while also making safety improvements at the various intersections to improve pedestrian and bike connectivity from the West Downtown Neighborhood into downtown Boise.	1,100	3,200				\$4,300
53	Westside District Streetscape Assessment and Closeout Projects Repair portions of streetscape with 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 of Boise capital projects. Minor utility upgrades may be included. In consultation with the City and ACHD, this project will develop a prioritized closeout project list, and complete closeout projects by priority before WS District terminates.		400				\$400
Total Westside Estimated Expenses		\$14,025	\$11,443	\$16,309	SUNSET	SUNSET	\$41,777

*Dollars are in Thousands





Active construction of both public improvement projects and private developments along 11th Street.

Photo Credit: Leo Geis

30TH STREET DISTRICT

The 30th Street district was envisioned as a premier urban place celebrating its unique location between the Boise River Corridor and downtown. Once home to many auto-oriented businesses including several car dealerships, large parcels of land were vacated when a new direct east-west route from downtown, the I-184 Connector, was opened in 1992. The reduced traffic affected the area’s commercial prospects and large tracts of empty commercial lots are still vacant today. With a focus on the surrounding neighborhoods, the 30th Street master plan seeks to enhance the area to allow for revitalization that broadens the range of housing, employment, neighborhood-oriented services and amenities, transportation options, and arts and culture in the area while honoring and strengthening the existing character of the neighborhoods.

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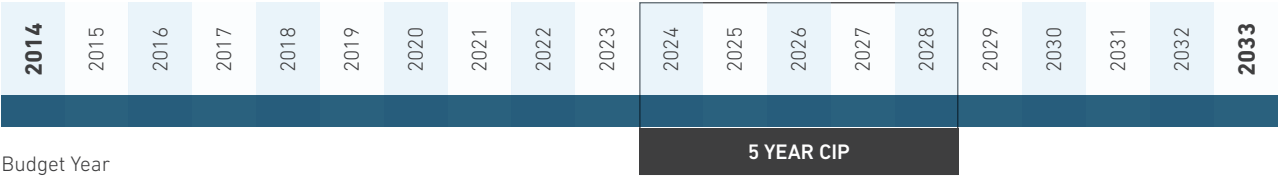
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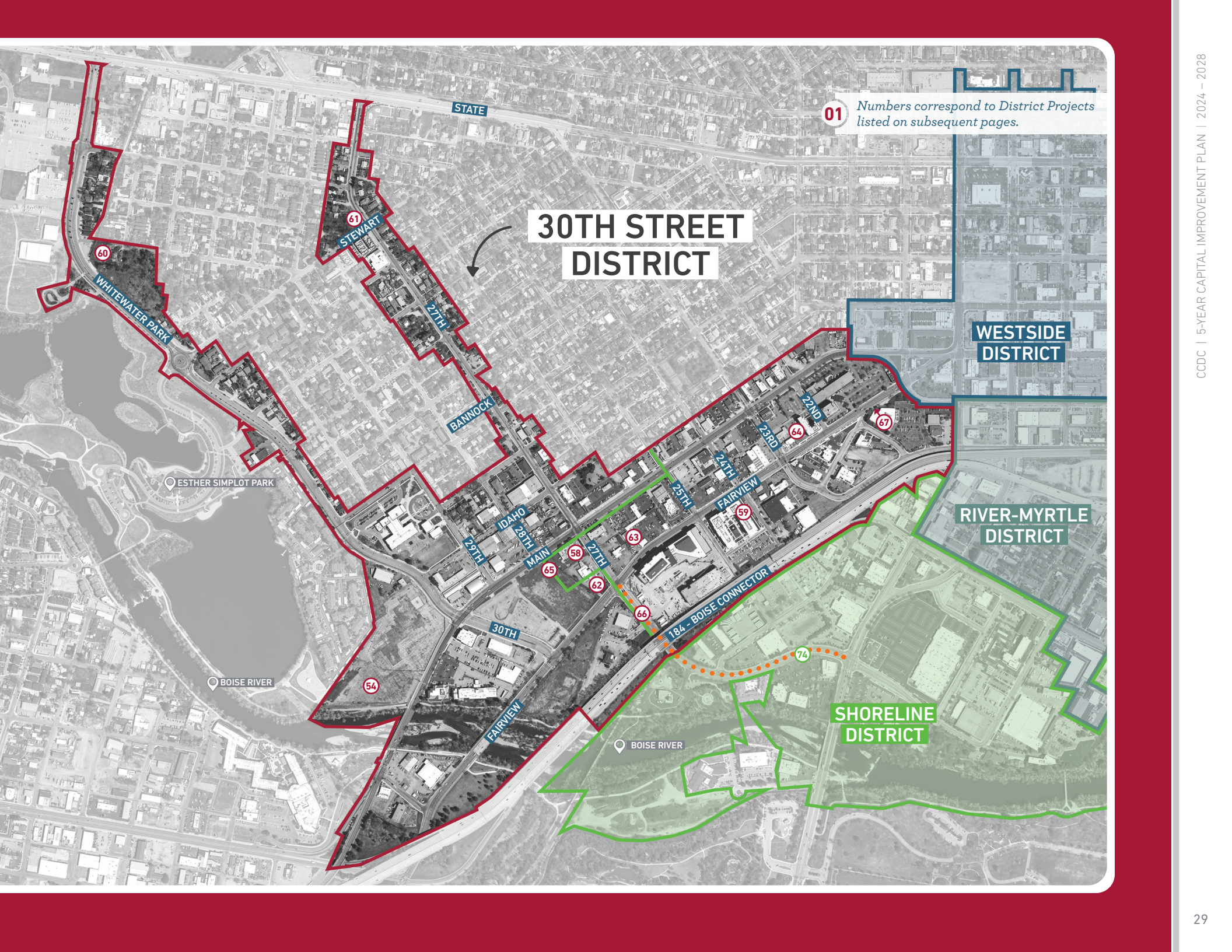
BASE VALUE:
\$60 MILLION

2024 TOTAL
INCREMENT VALUE:
\$172 MILLION

2024 ANNUAL
INCREMENT REVENUE:
\$1.5 MILLION

CURRENT 5 YEAR CIP TIMELINE





30TH STREET DISTRICT

01 Numbers correspond to District Projects listed on subsequent pages.

WESTSIDE DISTRICT

RIVER-MYRTLE DISTRICT

SHORELINE DISTRICT

30TH STREET DISTRICT PROJECTS

30TH STREET DISTRICT ("30th" or "30th District")	FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Estimated Resources and Project Description	\$863	\$1,809	\$1,527	\$930	\$10,930	\$16,059

Development Opportunities of Interest

54	College of Western Idaho (CWI), Boise Campus Development with Ball Ventures Ahlquist In April 2023, CWI selected Ball Ventures Ahlquist to develop a mixed-use campus located on its 10 acre property located at Whitewater Park Boulevard and Main Street. The new project will build state-of-the-art technology and modern classroom space for CWI in multiple phases totaling up to 150,000 square feet. It will likely include about 300 multi-family residential units, and possibly a performance space or other community focused venue. Opportunities for CCDC participation may include assisting with public infrastructure and utility upgrades, public space improvements adjacent to the river or other key locations, as well as possible public parking partnership to catalyze higher investment and more public benefit and amenities. The level of participation will be determined by the amount of incremental tax revenue generated by the project's private investment.						TBD
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Participation Program

55	One Time Assistance, Type 1 Program 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 \$200,000. Projects are awarded on a first-come, first-served basis.	200	200	200	200	200	\$1,000
56	Transformative Assistance, Type 3 Program Type 3 participation is available to assist large public or private projects that the CCDC Board deems to be transformative in nature and of benefit to the community at large. The private to public investment should generally be 6:1 or higher. CCDC bonding is a possibility and will be subject to financial review and underwriting requirements. Generally, financial participation will be transacted as a reimbursement or purchase upon project/ public facility completion and certificate of occupancy.	TBD	TBD	TBD	TBD	10,000	\$10,000
57	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			\$1,000
58	101 S. 27th St., KDP Corporate Headquarters. Type 1 Agreement with Westend Holdings, LLC KDP Corporate Headquarters is the renovation of 17,160 square feet into a Class A office building with \$5.8 million in total development costs. The agency will reimburse \$200,000 for streetscape improvements, which include sidewalk upgrades, trees and planters.	200					\$200
59	2419 W. Fairview Ave., Adare. Type 2 Agreement with Adare Manor, LLC Adare Apartments is a mixed-use development comprised of 134 apartments with units serving as low as 30% AMI, ground floor commercial, and \$27 million in total development costs. The agreement includes a \$285,000 reimbursement for public utility upgrades and streetscape improvements.	21					\$21
60	3205 W. Moore St., Whitewater Townhomes. Type 1 Agreement with ESP Property Investments, LLC Whitewater Townhomes is the construction of nine multilevel townhomes with \$5.3 million total development costs. The agreements includes a \$166,000 reimbursement for associated streetscapes, utility improvements and the extension of Moore Street.	167					\$167
61	901 N. 27th St., 27th Street Crossing. Type 1 Agreement with Prentiss Properties 21, LLC 27th Street Crossing includes 65 apartment units and 6,000 square feet of commercial space with \$12 million total development costs. The agreements includes a \$200,000 reimbursement for streetscape and public right of way improvements.	200					\$200
62	2742 W. Fairview Ave., The Avens. Type 2 Agreement with NW Avens, LLC The Avens is a mixed-use development with 187 apartments, a 10,000 square foot daycare, and \$80 million in total development costs. The agreement includes a reimbursement of up to \$1.6 million to assist with the developer's \$2.4 million investment in public utility and streetscape improvements.				400	400	\$800
63	2618 W. Fairview Ave., The LOCAL Fairview. Type 2 Agreement with LOCAL Acquisitions, LLC LOCAL Fairview is a mixed-use development with 271 apartments, 8,500 square feet of commercial space, and \$81 million in total development costs. The agreement includes a \$1.3 million estimated reimbursement for \$1.6 million public utility and streetscape improvements.				330	330	\$660
64	114 N. 23rd St., New Path 2. Type 3 Agreement with Pacific West Communities, Inc. New Path 2 is a 96-unit supportive housing development serving residents with incomes at 60% and below AMI. The building includes community space and offices for supportive services, and \$35 million in total development costs. The agreement includes a \$260,000 estimated reimbursement for public utility and streetscape improvements.			257			\$257

*Dollars are in Thousands

30TH STREET DISTRICT PROJECTS

30TH STREET DISTRICT ("30th" or "30th District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Capital Improvement Projects							
65	170 S. 28th St., West End Water Renewal Infrastructure. Type 4 Agreement with Boise Public Works Construct a new sewer lift station and associated force main to serve housing and mixed-use developments in the western half of the 30th Street District. Boise Public Works will design and build the \$3.2 million project with CCDC reimbursing half upon completion.		1,594				\$1,594
66	Shoreline Drive Streetscape Improvements, Fairview Avenue to Americana Boulevard. Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) to reimburse for pedestrian enhancements that include landscaping and irrigation as part of a streetscape improvement project on Shoreline Drive from Fairview Avenue to Americana Boulevard. ACHD is leading the project and conducting design in 2025 with construction in 2026. <i>See also SL District Line Item #74</i>		15	70			\$85
67	Main Street and Fairview Avenue Mobility and Streetscapes Assessment, Boise River to 16th Street Agency will conduct a concept-level analysis of the Main Street and Fairview Avenue rights-of-way to determine feasibility of converting buffered bike lanes to protected bike lanes as well as feasibility of streetscape improvements.	75					\$75
Total 30th Street Estimated Expenses		\$863	\$1,809	\$1,527	\$930	\$10,930	\$16,059

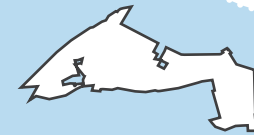


Aerial image of current College of Western Idaho (CWI) Boise Campus.

SHORELINE DISTRICT

Shoreline is a diverse, mixed-use area tied together by the Greenbelt and defined by the Boise River. The district has abundant recreational resources with opportunities to increase connectivity and allow for safe, complete access to the natural amenities. Because of its proximity to downtown Boise and Boise State University, the district also holds great opportunity for quality infill housing options for both students and the downtown workforce. During the establishment of the district, goals and objectives were identified through community conversations, on-site tours and observations, and existing community planning documents. A desired vision for the area seeks to solve stormwater drainage and streetscape deficiencies in the Lusk Street neighborhood, revitalize the riverfront neighborhood, and enhance the district's many amenities.

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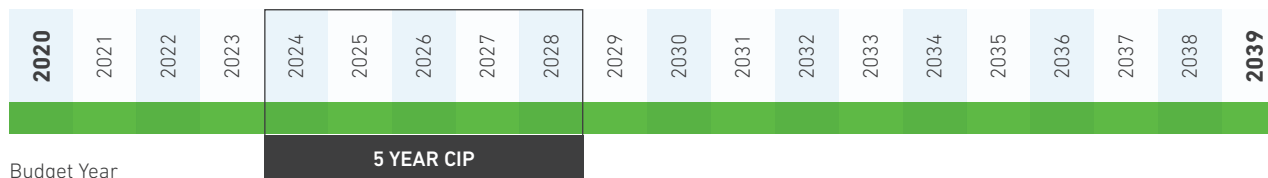
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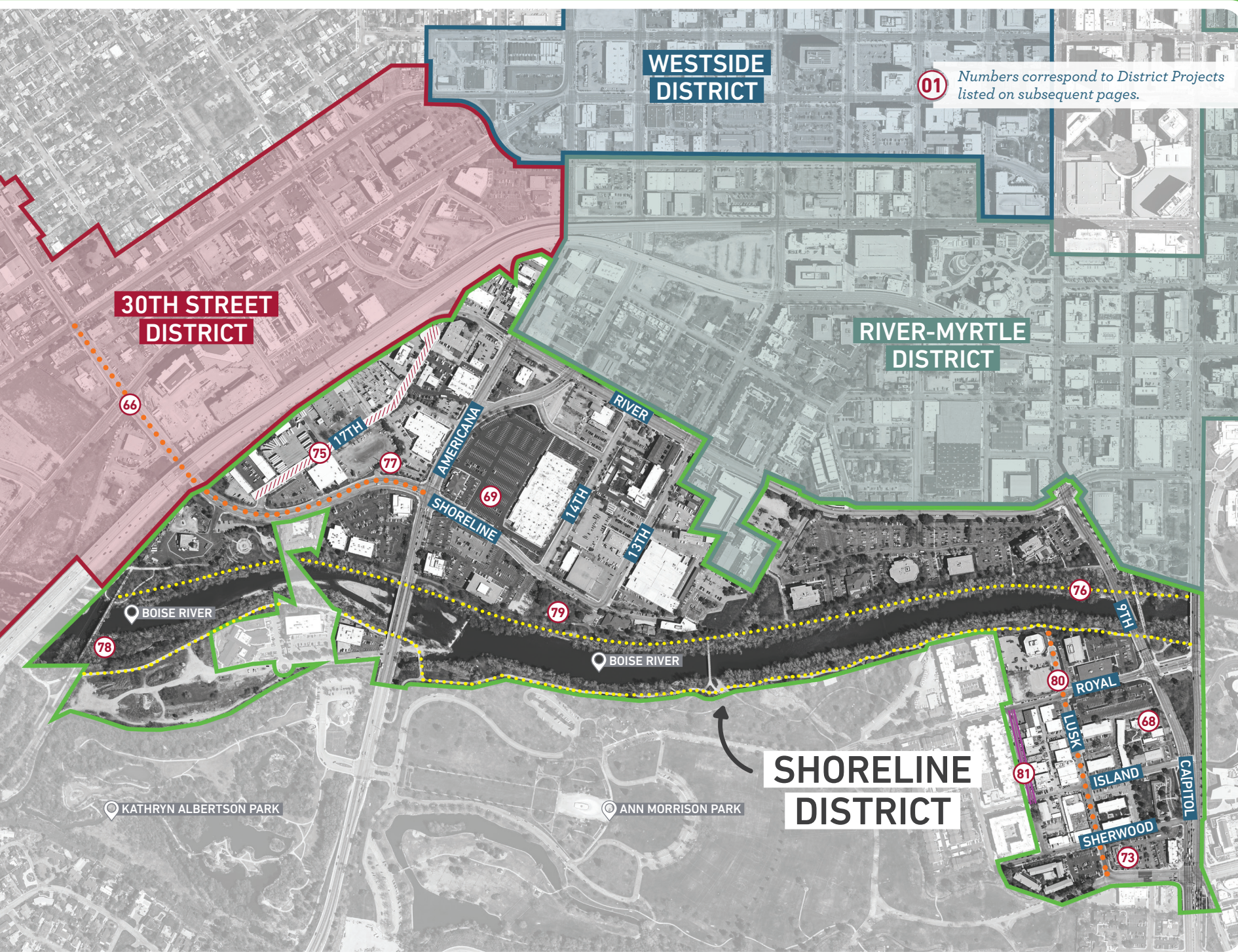
BASE VALUE:
\$118 MILLION

2024 TOTAL
INCREMENT VALUE:
\$91 MILLION

2024 ANNUAL
INCREMENT REVENUE:
\$800,000

CURRENT 5 YEAR CIP TIMELINE





SHORELINE DISTRICT PROJECTS

SHORELINE DISTRICT ("SL" or "SL District")	FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Estimated Resources and Project Description	\$865	\$220	\$1,552	\$462	\$10,434	\$13,532

Development Opportunities of Interest

68	<p>Capitol Campus, Boise City and Boise State University (BSU) Joint Venture with J Fisher Companies</p> <p>The City has partnered with BSU to build a mixed use development on 5 acres of parcels owned by both parties in the Lusk district. The joint vision is to provide housing that incorporates the unique characteristics of the Lusk District and offers homes at a variety of price-points, including deeply affordable units. The City and BSU selected J Fisher Companies in December 2022. Preliminary programming includes replacing the existing 110 affordable housing units, building more affordable and market rate housing, BSU academic space, and structured parking to serve BSU, the new housing, and surrounding neighborhood uses. Potential assistance with infrastructure such as public utilities, public parking, storm drainage, streetscapes and on-street parking may be possible. Type 3 program criteria will establish the level of Agency participation.</p>						TBD
69	<p>Midtown, Rivershore Development</p> <p>Rivershore Development has site control of numerous properties near Shoreline Drive and Americana Boulevard and is reimagining how the largest contiguous properties in the Shoreline District can be redeveloped to serve and enhance the neighborhood. The potential for CCDC to make public improvements in tandem with private redevelopment could catalyze significant private investment necessary to pay for the needed public infrastructure, which includes building streets that reestablish the downtown grid, greenbelt connections, public spaces, public parking, and public utility upgrades. Type 3 program criteria will establish the level of Agency participation.</p>						TBD

Participation Program

70	<p>One Time Assistance, Type 1 Program</p> <p>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 \$200,000. Projects are awarded on a first-come, first-served basis.</p>	200	200	200			\$600
71	<p>Transformative Assistance, Type 3 Program</p> <p>Type 3 participation is available to assist large public or private projects that the CCDC Board deems to be transformative in nature and of benefit to the community at large. The private to public investment should generally be 6:1 or higher. CCDC bonding is a possibility and will be subject to financial review and underwriting requirements. Generally, financial participation will be transacted as a reimbursement or purchase upon project/ public facility completion and certificate of occupancy.</p>	TBD	TBD	TBD	TBD	10,000	\$10,000
72	<p>Housing Partnerships and Real Estate Acquisitions</p> <p>Public-Private Partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.</p>			1,000			\$1,000
73	<p>818 W. Ann Morrison Park Dr., Capitol Student Housing. Type 2 Agreement with KC Gardner Company</p> <p>Capitol Student Housing is a 91-unit apartment building for university students with \$44 million in total development costs. The agreement includes a \$550,000 reimbursement for streetscape and public utility upgrades.</p>			162	162	162	\$485

*Dollars are in Thousands

SHORELINE DISTRICT PROJECTS

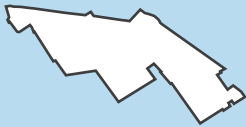
SHORELINE DISTRICT ("SL" or "SL District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Capital Improvement Projects							
74	Shoreline District Streetscape Design Standards. Type 4 Agreement with Boise Planning & Development Services Assist Boise Planning & Development Services with updates to the Downtown 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
75	17th Street Interim Streetscape Improvements, Shoreline Drive to Cul-de-Sac Pedestrian improvements addressing gaps in the sidewalk, ADA improvements, and installing additional overhead lighting on 17th Street between Shoreline Drive and the east end of 17th Street (cul-de-sac).	385					\$385
76	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, to increase greenbelt capacity and provide separate facilities for pedestrians and cyclists.	200					\$200
77	Shoreline Drive Roadway and ADA Improvements, Fairview Avenue to Americana Boulevard. Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) project # 204299 to reimburse for pedestrian enhancements including landscaping and irrigation included in roadway and ADA improvement project on Shoreline Drive from Fairview Avenue to Americana Boulevard. ACHD is improving the roadway surface and adjacent ADA ramps, filling sidewalk gaps, bulb outs, bikeway signage, and enhanced crossings. ACHD is conducting design and right-of-way in 2024 with construction in 2025. <i>See also 30th District Line Item #66</i>		20	90			\$110
78	Boise River Greenbelt Truss Bridge Mobility Improvements Add programmable LED lighting to the Boise River Greenbelt Truss Bridge and adjacent path to improve safety of pedestrians and cyclists. Lighting will accenuate the bridges trusses as well, to illuminate this Boise landmark at nighttime. The bridge serves as a primary connection for the various Boise Bench Neighborhoods to the Greenbelt and downtown Boise. Improvements in partnership with Boise Parks and Recreation.					72	\$72
79	1375 W. Shoreline Dr., Shoreline Park Master Plan A community-driven Shoreline Park Master Plan that plans for a phased implementation of park improvements. In accordance with Shoreline District Framework Plan, the park master plan will plan for enhanced amenities, increased neighborhood connectivity and better recreational and emergency access into the Boise River. May include stabilized boat ramp, retaining walls, revised vehicular connection to Shoreline Drive and Boise Greenbelt improvements. Planning work in collaboration with Boise Parks and Recreation.			100			\$100
80	Lusk Street Streetscapes, Ann Morrison Park Drive to Boise River, Phase 1 Streetscapes and connectivity improvements to the Boise Greenbelt on the west side of Lusk Street. A future phase will address improvements on the east side of Lusk Street.					200	\$200
81	La Pointe Street Streetscape Improvements, Royal Boulevard to Island Avenue Streetscape improvements on the east side of La Pointe Street from Royal Boulevard to Island Avenue. Project addresses the existing lack of sidewalk, curb and gutter, on-street parking, stormwater drainage, and amenities such as bike racks and shade trees. Project also establishes associated on-street parking.				200		\$200
82	Lusk Area Utility Improvements Underground existing overhead utilities in priority locations within the Lusk District.				100		\$100
Total Shoreline Estimated Expenses		\$865	\$220	\$1,552	\$462	\$10,434	\$13,532

*Dollars are in Thousands

GATEWAY EAST DISTRICT

The Gateway East Urban Renewal District presents a compelling opportunity for economic development and high-quality job creation in an undeveloped area of Boise facing barriers such as lava bedrock, lack of access, and need for infrastructure. Located on the eastern outskirts of the city, this district offers vast potential for transformative investment and expansion. With its strategic location and ample available land, the Gateway East District is poised to attract businesses looking for a prime industrial hub. The district’s purpose is to capitalize on this potential by providing the necessary infrastructure and support to foster economic growth and create job opportunities. Through targeted investments and strategic planning, the Gateway East Urban Renewal District aims to unlock the area’s untapped potential, catalyzing industrial development, diversifying Boise’s economy, attracting high-quality jobs, and contributing to the overall prosperity of Boise.

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2019



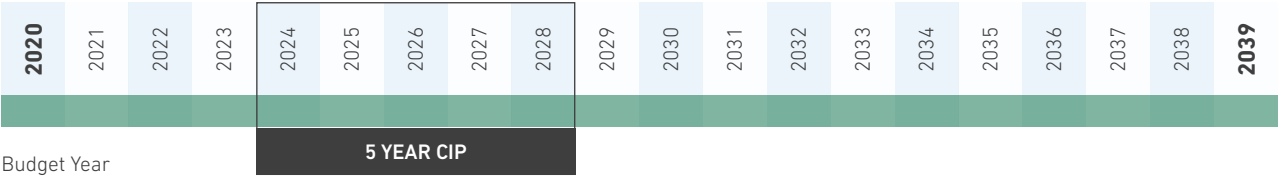
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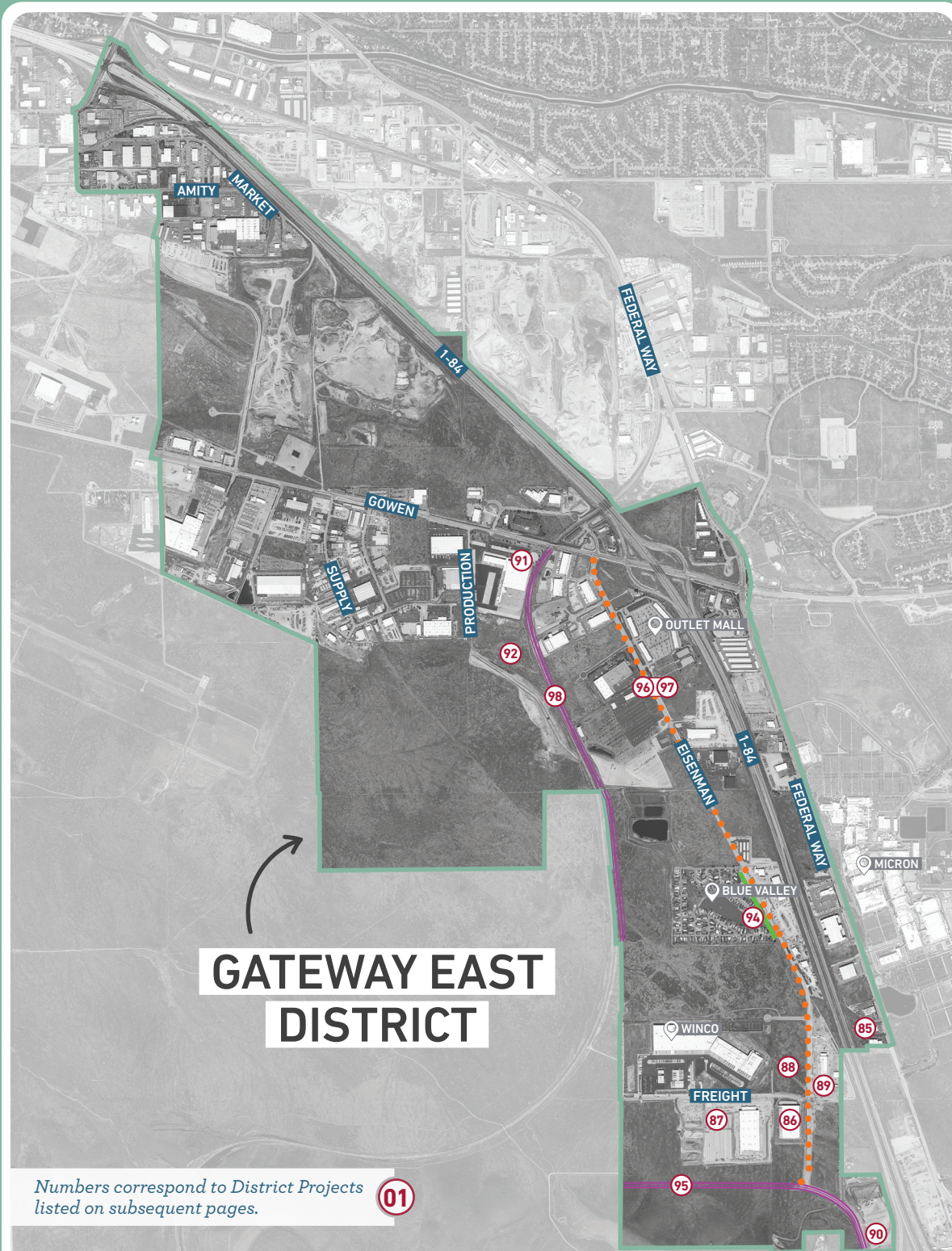
BASE VALUE:
\$385 MILLION

2024 TOTAL
INCREMENT VALUE:
\$823 MILLION

2024 ANNUAL
INCREMENT REVENUE:
\$7.4 MILLION

CURRENT 5 YEAR CIP TIMELINE





GATEWAY EAST DISTRICT

Numbers correspond to District Projects listed on subsequent pages.

01

GATEWAY EAST DISTRICT PROJECTS

GATEWAY DISTRICT ("Gateway")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Estimated Resources and Project Description		\$5,150	\$7,682	\$1,789	\$4,179	\$6,842	\$25,642
<i>Participation Program</i>							
83	One Time Assistance, Type 1 Program 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 \$200,000. Projects are awarded on a first-come, first-served basis.	200	200	200	200	200	\$1,000
84	Economic Development Opportunities and Real Estate Acquisitions Public-Private Partnerships and/or land purchase and disposition to develop quality jobs and broaden the economic opportunities in Boise's workforce and business community.					2,500	\$2,500
85	9025 S. Federal Way, Mixed-Use Office and Industrial Project. Type 2 Agreement with 9025 Federal, LLC 9025 S. Federal Way is a 11,000 square foot office and 2,500 square foot warehouse project for tech-industry support services with \$2.1 million in total development costs. The agreement includes a \$92,000 reimbursement for public utility and streetscape improvements.	15	15	15	15		\$60
86	9605 S. Eisenman Rd., Boise Gateway 1. Type 2 Agreement with Boise Gateway 1, LC Boise Gateway 1 is a 68,000 square foot industrial fulfillment building with administrative office space. Developed by Boyer Company, the project has total development costs of \$13 million. The agreement includes a reimbursement of \$406,000 for utility infrastructure and streetscape improvements.	133					\$133
87	2155 E. Freight St., Boise Gateway 2. Type 2 Agreement with Boise Gateway 2, LC Boise Gateway 2 is a 287,000 square foot industrial retail sorting center with administrative office space. Developed by Boyer Company, the project has total development costs of \$53.9 million. The agreement includes a reimbursement of \$895,000 for utility infrastructure and streetscape improvements.	386	386	123			\$895
88	2500 E. Freight St., Boise Gateway 3. Type 2 Agreement with Boise Gateway 3, LC Boise Gateway 3 is a planned 185,000 square foot warehouse building designed to accommodate up to four tenants. Developed by Boyer Company, the project has total development costs of \$26.3 million. The agreement includes reimbursement for utility infrastructure and streetscape improvements and CCDC estimates it will reimburse \$836,000 of these \$1.9 million expenses.			140	140	140	\$420
89	9100 S. Eisenman Rd., R&L Carriers. Type 2 Agreement with R.L.R. Investments, LLC R&L Carriers is a 60,000 square foot freight terminal site with a 9,000 square foot maintenance shop and on-site fueling stations. The project has total development costs of \$9.8 million. The agreement includes a reimbursement of \$385,000 for utility infrastructure and streetscape improvements.	64	64	64	64		\$256
90	10026 S. Eisenman Rd., Mr. Gas. Type 2 Agreement with Lynch Land Development, LLC (sold to Conrad & Bischoff, LLC) Mr. Gas is a 19.3-acre truck stop and retail center offering goods and services for professional drivers with \$12.9 million in total development costs. The agreement includes a \$480,000 estimated reimbursement for the \$1 million investment the developer made in public utility and streetscape improvements.	81	81	81	81	81	\$405
91	1001 E. Gowen Rd., The AZEK Company Manufacturing & Distribution Facility. Type 2 Agreement with CPG International, LLC The Azek Company adapted a 355,000 square foot distribution facility into a manufacturing facility to produce decking lumber from recycled materials and includes total development costs of \$123 million. This is AZEK's first facility located in the western United States and brings 160 manufacturing jobs to Boise. The agreement includes a reimbursement of \$1 million for public improvements including a power substation and streetlights.	215	215	85	183		\$698
92	951 E. Gowen Rd & 7031 E. Eisenman Rd., Red River Logistics and Commerce Centers. Type 2 Agreement with Red River Logistics Center, LLC and Red River Commerce Center, LLC Red River Logistics and Commerce Centers are concurrent developments of two sites with a total of 1.3 million square feet of industrial space on 120 acres with \$146.2 million in total development costs. The agreement includes a \$4.2 million reimbursement for public improvements including the extension of Production Street with associated utility infrastructure and streetscapes, construction of a multi-use pathway, and roadway and bridge construction over Five Mile Creek.		721	721	721	721	\$2,884

*Dollars are in Thousands

GATEWAY EAST DISTRICT PROJECTS

GATEWAY DISTRICT ("Gateway")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Capital Improvement Projects							
93	Power System Upgrades, Idaho Power Company A partnership with Idaho Power Company to fund critical power infrastructure upgrades, including new regional substation and distribution lines.	3,000					\$3,000
94	Eisenman Road Pedestrian Improvements, Blue Sage Lane to Blue Valley Lane Construction of a five-foot wide protected and attached asphalt pathway along Eisenman Road in front of the Blue Valley Estates Mobile Home Park.	456					\$456
95	Lake Hazel Road Extension, Gateway East URD Boundary to I-84 Eisenman Interchange Widen existing Lake Hazel Road between Eisenman Road and the I-84 Eisenman Interchange. Construct extension of new Lake Hazel corridor from Eisenman Rd. west to the Gateway URD Boundary. Anticipates ultimate four-lane cross section of Lake Hazel Rd. as identified in the Ada County Highways Districts (ACHD) Master Street Map as a key east-west Mobility Arterial. Includes detached multi-use pathways on both sides of the corridor.	300	3,000				\$3,300
96	South Eisenman Road Utility Upgrades, Lake Hazel Road to Gowen Road Underground utilities in Eisenman Road from Lake Hazel Road to Gowen Road. Includes replacement of aging utilities, up-sizing existing utilities to serve planned development, and installation of new utilities, as needed. Under-grounding work to occur prior to future road widening project.			360	2,400		\$2,760
97	South Eisenman Road Widening, Lake Hazel Road to Gowen Road Reconstructing and widening Eisenman Road between Gowen and Lake Hazel roads, including protected, on-street bike facilities and detached sidewalks. Includes a multi-use pathway connection to railroad multi-use pathway.				375	3,200	\$3,575
98	Railroad Multi-Use Pathway Construction of a multi-use pathway parallel to the City-owned segment of existing railroad. The pathway provide mobility alternatives in accordance with the City of Boise Pathways Master Plan.	300	3,000				\$3,300
Total Gateway Estimated Expenses		\$5,150	\$7,682	\$1,789	\$4,179	\$6,842	\$25,642

*Dollars are in Thousands

STATE STREET DISTRICT

CCDC's newest urban renewal project area, State Street District, is a six-mile stretch of roadway, which serves as the critical east/west commuter corridor connecting downtown Boise to west Ada and Canyon Counties. The district envisions transitioning from a congested auto-dominated commercial corridor into multimodal mixed-use corridor with a series of walkable activity centers supportive of high-quality transit service between Eagle and Downtown Boise. City leaders, neighbors, businesses, and commuters all expressed a desire for a safer, more livable street with housing options, a mix of services, and better access to all forms of transportation.

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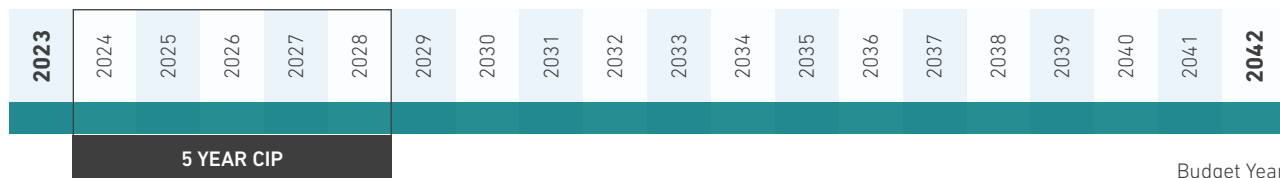
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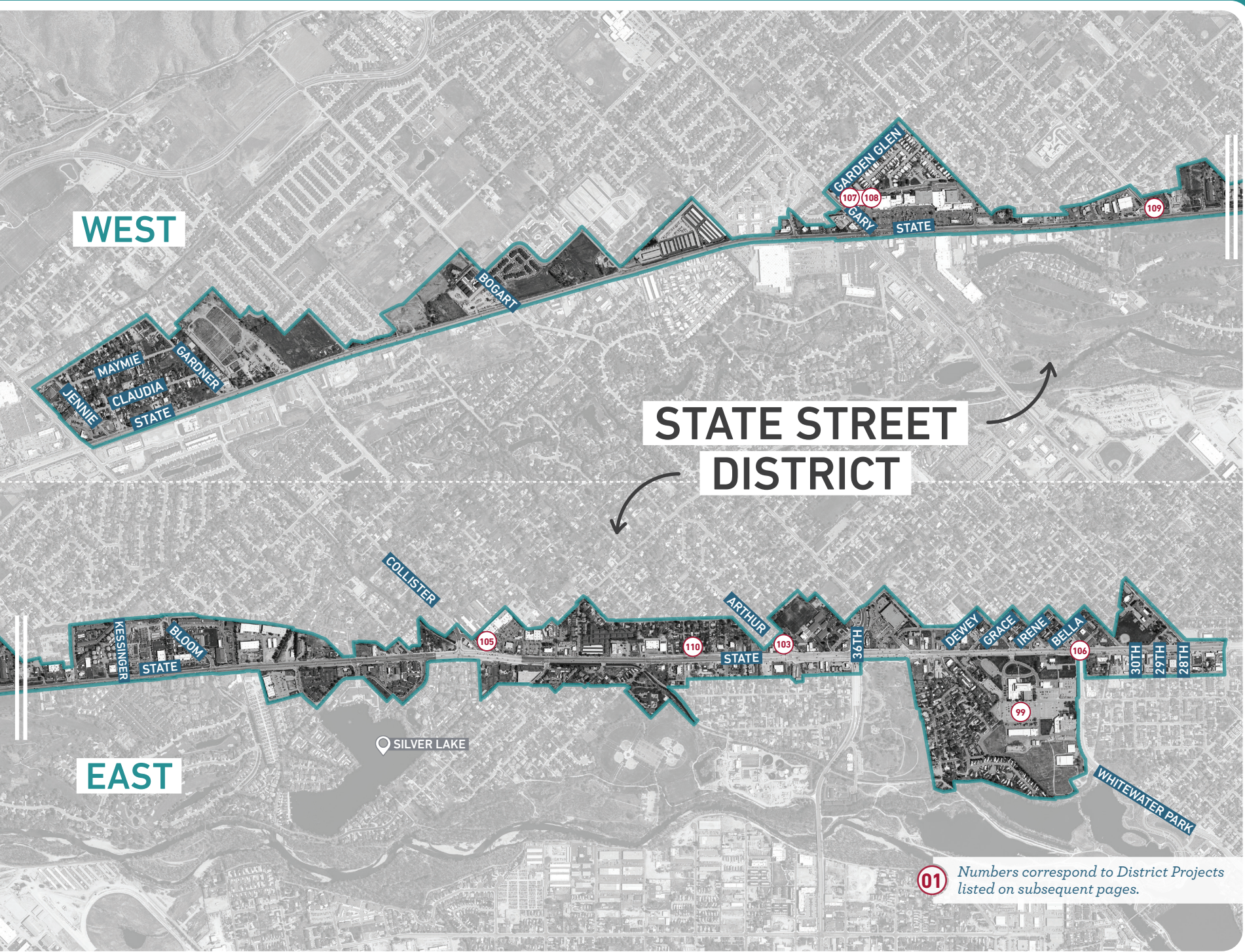
BASE VALUE:
\$363 MILLION

2024 TOTAL
INCREMENT VALUE:
\$170 MILLION

2024 ANNUAL
INCREMENT REVENUE:
\$1.5 MILLION

CURRENT 5 YEAR CIP TIMELINE





WEST

STATE STREET DISTRICT

EAST

01

Numbers correspond to District Projects listed on subsequent pages.

STATE STREET DISTRICT PROJECTS

STATE STREET DISTRICT ("SS" or "SS District")	FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Estimated Resources and Project Description	\$458	\$327	\$2,683	\$15,871	\$1,415	\$20,754

Development Opportunities of Interest

99	3311 W. State St. Idaho Department of Transportation (ITD) Campus In July 2023, ITD solicited sealed bids to purchase 3311 W. State Street, a 44 acre state-owned property with 11 existing buildings. Sale of the property creates a potential opportunity for CCDC to engage with the new owners in developing the walkable, mixed-use development pattern contemplated in the State Street District plans. CCDC assistance can help achieve this vision by participating in improving infrastructure, providing public spaces, diversifying Boise's housing, leveraging and expanding recreation and transportation facilities. The level of assistance will be determined by the Type 3 program criteria, specifically the amount of incremental revenue that redevelopment generates.					TBD
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Participation Program

100	One Time Assistance, Type 1 Program 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 \$200,000. Projects are awarded on a first-come, first-served basis.	200	200	200	200	\$1,000
101	Transformative Assistance, Type 3 Program Type 3 participation is available to assist large public or private projects that the CCDC Board deems to be transformative in nature and of benefit to the community at large. The private to public investment should generally be 6:1 or higher. CCDC bonding is a possibility and will be subject to financial review and underwriting requirements. Generally, financial participation will be transacted as a reimbursement or purchase upon project/ public facility completion and certificate of occupancy.	TBD	TBD	TBD	15,000	\$15,000
102	Housing Partnerships, Real Estate Acquisitions Public-Private Partnerships and/or land purchase and disposition to develop housing that fills gaps unmet by the private market.			2,000		\$2,000
103	2426 N. Arthur St., State & Arthur. Type 3 Agreement with Pacific West Communities, Inc State & Arthur is a mixed-use development with 102 apartments, 1,800 square feet ground floor daycare or commercial space, and \$40 million in total development costs. The project is located on the City of Boise's Housing Land Trust land and units will be income restricted with rental rates between 30% - 80% of AMI. The agreement includes a \$860,000 reimbursement for streetscapes and public utility upgrades.			215	215	\$645

Capital Improvement Projects

104	State Street District Streetscape Design Standards, Type 4 Agreement with Boise Planning & Development Services Assist Boise Planning & Development Services with updates to the Downtown Boise Streetscape Standards Manual to include all streets within the State Street District Area. Establishing standards provides clarity and predictability about infrastructure requirements for private development and also helps institute the community input received during the SS District formation process.	200				\$200
105	Collister Drive Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, Boise city, and CCDC. Local match to fund State Street Transit upgrades.	58				\$58
106	North Whitewater Park Boulevard and State Street Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, Boise city, and CCDC. Local match to fund State Street Transit upgrades.		27			\$27
107	Local Match - Raise Grant - West Saxton Drive and State Street Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, Boise city, and CCDC. Local match to fund State Street Transit upgrades.			18		\$18
108	Local Match - Raise Grant - Gary Lane and Bunch Court Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, Boise city, and CCDC. Local match to fund State Street Transit upgrades.				106	\$106
109	State Street and Pierce Park Lane Intersection Improvement, West Ellens Ferry Drive to North Hertford Way. Interagency Agreement with ACHD Partnership with Ada County Highway District (ACHD) project # 101650 to reimburse for pedestrian enhancements, landscaping and irrigation. ACHD's intersection improvement project widens the north and south legs to four lanes and the east and west legs to seven lanes per ACHD's 2020 Capital Improvement Plan. Project includes enhanced pedestrian/bike facilities including buffered bike lane to the north, pathway to the south, center medians and bus pullouts.		100	250	350	\$700

*Dollars are in Thousands

STATE STREET DISTRICT PROJECTS

STATE STREET DISTRICT ("SS" or "SS District")		FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
Capital Improvement Projects							
110	State Street Streetscape Improvements, Willow Lane to Fargo Street Improve streetscapes on northside of State Street, from Willow Lane to Fargo Street including a multi-use pathway, street trees and other pedestrian and cyclist amenities.					500	\$500
111	Accelerated Road and Utility Infrastructure Project (Tentative Bond Issuance in FY2029) Produce a package of shovel-ready public infrastructure projects that further best-class transit and in preparation for forthcoming development. Include roadway and utility projects that advance the TTOP vision for the State Street corridor.					500	\$500
Total State Street Estimated Expenses		\$458	\$327	\$2,683	\$15,871	\$1,415	\$20,754



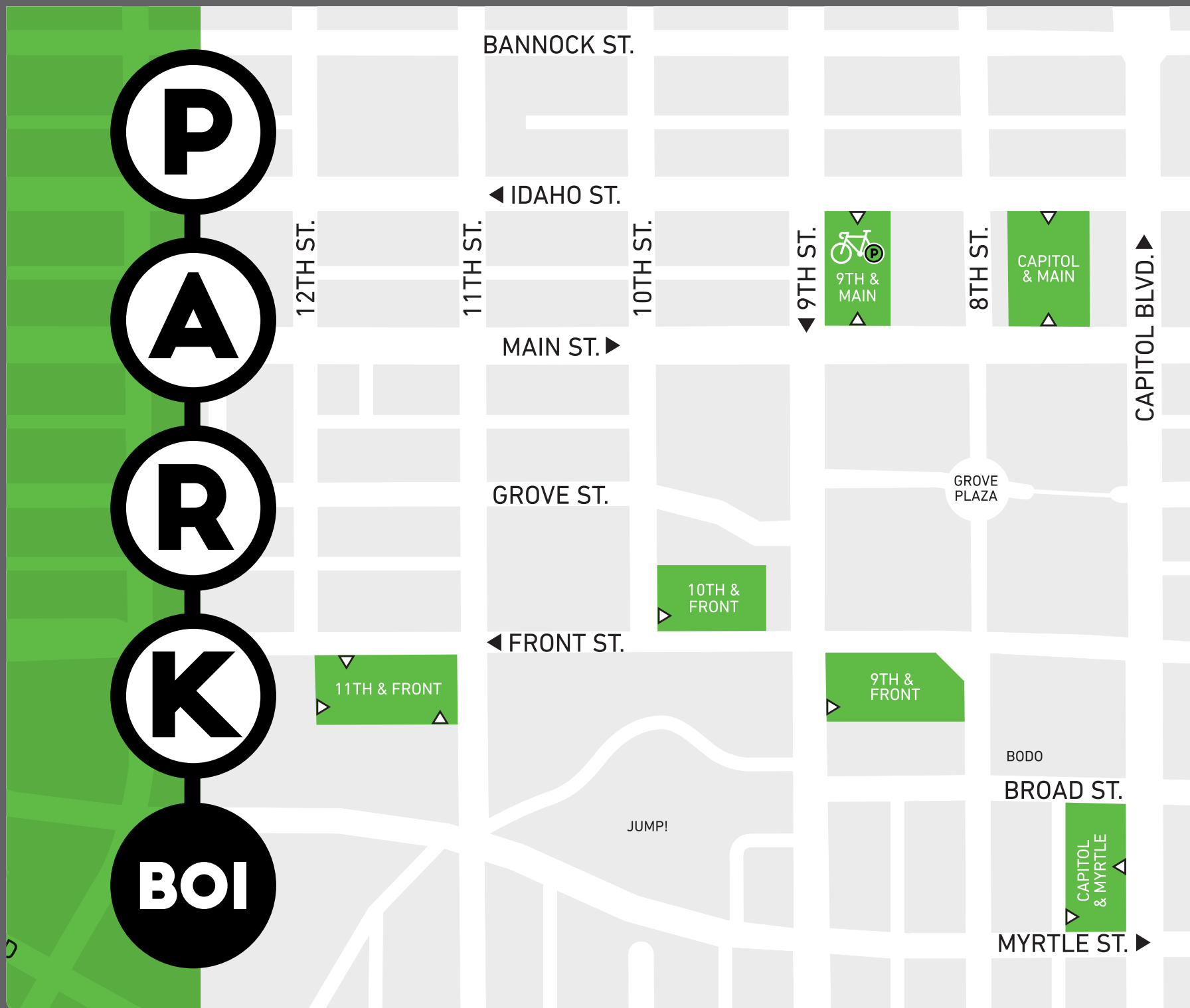
Aerial view of the current ITD Campus with state Street to the north.

CURRENT 5 YEAR CIP TIMELINE

The chart displays a horizontal timeline of budget years from 2016 to 2035. The years are listed in light blue boxes above a green bar representing the timeline. A black box labeled '5 YEAR CIP' is positioned below the green bar, spanning the years 2024 through 2028.

Budget Year
2016
2017
2018
2019
2020
2021
2022
2023
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2026
2027
2028
2029
2030
2031
2032
2033
2034
2035

SECURED BIKE PARKING STALLS IN THE BIKEBOI FACILITY





Cyclist enjoying the recently completed 11th Street Bikeway with the 11th & Front Parking Garage in the background on the left.

ParkBOI: ECONOMIC DEVELOPMENT & MOBILITY PROJECTS



ParkBOI PARKING PROJECTS ("ParkBOI")	FY2024	FY2025	FY2026	FY2027	FY2028	TOTAL
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ParkBOI Economic Development Opportunities

CCDC aims to catalyze economic development within its Districts by investing ParkBOI public parking system revenues into transformative public-private partnerships that include structured public parking facilities. Structured public parking consolidates parking into a shared, central location, creating the ability to infill underutilized land with higher-density compact development that serves a broad mix of uses. Once in operation, CCDC's public parking structures support existing businesses and neighborhoods by allowing people to park once, and walk to multiple businesses, restaurants, and community events. The Agency prioritizes partnerships making substantial private investment that significantly increases the incremental tax revenue, delivers transformative community benefits, expands local economy, creates new opportunities for our workforce, diversifies Boise's housing choices, and supports the valley's public transit system. The partnerships are administered through the Agency's Participation Program, require financial review, and Board approval.

112	1010 W. Jefferson St., Block 68 Catalytic Redevelopment Project - Parking & Mobility Hub Purchase					WS #35
113	College of Western Idaho (CWI), Boise Campus Development with Ball Ventures Ahlquist					30th #54
114	Capitol Campus, Boise City and Boise State University (BSU) Joint Venture with J Fisher Companies					SL #68
115	Midtown, Rivershore Development					SL #69
116	3311 W. State Street. Idaho Department of Transportation (ITD) Campus					SS #99

ParkBOI Mobility Initiatives

The Agency programs a portion of ParkBOI public parking system revenues to advance a variety of mobility initiatives. Both alone and in coordination with community partners, CCDC invests to reduce over-reliance on single occupant vehicle driving, parking, and ownership. Mobility initiatives include capital improvements to improve walking, biking and transit infrastructure, either as grants or local matching funds, or as Agency-led projects. Mobility initiatives also include sponsoring or underwriting alternative transportation programs and operations, such as bike share, car share, and shuttle buses. As these mobility projects and programs are dependent upon partner support, what's available in the market, and what authorities having jurisdiction will allow. Mobility initiatives beyond the next budget year are difficult forecast and subject to change.

117	BikeBOI Facilities - Block 68 Redevelopment Project Secure bike storage facility inside new ParkBOI parking facility at Block 68 Parking & Mobility Hub see also ParkBOI#1 and WS - Block 68 Catalytic Redevelopment Project - Type 5 Partnership		250				\$250
118	City GO Support City Go makes commuting in the Boise area simple. Through the use of technology, City Go makes planning and paying for public transit easy. CCDC provides funding to help make it easier to choose alternatives to single-occupancy vehicles.	65	70	75	80	80	\$370
119	VRT Transit Assessment for Improvements Transit infrastructure improvements such as transit shelters and other rider amenities located in the Downtown Improvement District and/or active CCDC URD's.	40	42	45	48	48	\$223
120	Mobility Initiatives - Business Improvement District				200	200	\$400
121	Mobility Initiatives - 30th Street URD			200			\$200
122	Mobility Initiatives - Shoreline URD			200			\$200
123	Mobility Initiatives - State Street URD				400		\$400
124	Mobility Initiatives - Gateway URD				400		\$400

Total ParkBOI Estimated Expenses	\$105	\$362	\$520	\$1,128	\$328	\$2,443
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*Dollars are in Thousands



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