



THE SPARROW

1070



CAPITAL CITY DEVELOPMENT CORP

# FIVE YEAR CAPITAL IMPROVEMENT PLAN

FY2025 - FY2029

Adopted: August 28, 2024





*Hotel Renegade, a Type 4 Participation Program Project, is an eight-story, 122-room boutique hotel with dining and amenities including a rooftop bar.*

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# BOARD OF COMMISSIONERS

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# AGENCY MANAGEMENT

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**John Brunelle**  
EXECUTIVE DIRECTOR



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PARKING & MOBILITY DIRECTOR



**Doug Woodruff**  
DEVELOPMENT DIRECTOR



**Lana Graybeal**  
SR. COMMUNICATIONS ADVISOR



**Joey Chen**  
FINANCE & ADMINISTRATION DIRECTOR



**Mary Watson**  
GENERAL COUNSEL

# ABOUT CCDC

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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

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

# MISSION

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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.

IN 2023, CCDC'S FIRST-OF-ITS-KIND PARTICIPATION PROGRAM WAS AWARDED THE ACHIEVEMENT IN PLANNING, DESIGN, AND INFRASTRUCTURE AWARD FOR ITS INNOVATIVE APPROACH TO PUBLIC-PRIVATE PARTNERSHIP AND INVESTMENT IN SPARKING TRANSFORMATION IN OUR COMMUNITY.



INSPIRED LEADERS SHAPING CITIES



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

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## 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:

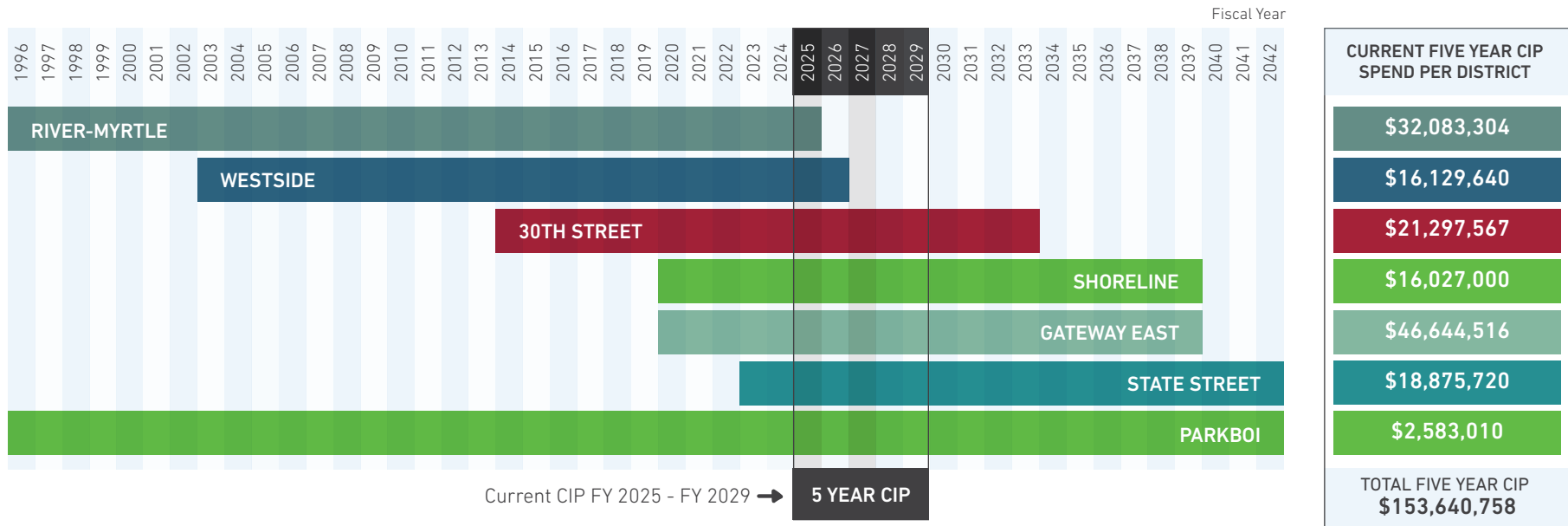
- 1. Capital Projects:** These are CCDC-led projects that have been determined through our partner collaboration process. The Agency is responsible for the planning and execution of these projects. For example: Rebuild 11th Street Blocks and Rebuild Linen Blocks on Grove Street.
- 2. Participation Program:** 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 Riverline, Type 4 Participation Program Project, brought 48 market-rate residential units and 600 square feet of commercial space to RMOB District.*

# INVESTMENT SUMMARY

## CCDC DISTRICT LIFESPANS

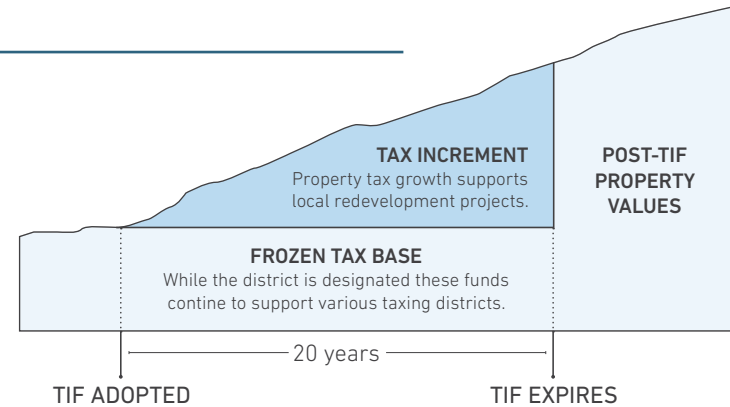


## PROJECT FUNDING

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 Linen Blocks on Grove.

## 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 LINEN BLOCKS **LARGE-SCALE ROADWAY AND STREETScape IMPROVEMENTS ON GROVE STREET, BETWEEN 10TH AND 16TH STREETS**

The revitalization of Linen Blocks on Grove Street is a multi-year, cross-agency project that invests in community-driven infrastructure and placemaking to drive economic vitality and encourage a more connected neighborhood. Spanning from 10th Street to 16th Street, it includes a premier all-ages and abilities protected bikeway, safer and smoother roads, improved sidewalks, and public art that honors the district's eclectic history and evolution. This project underscores CCDC's commitment to creating dynamic and livable spaces that contribute to Boise's continued growth and prosperity.

## ECONOMIC DEVELOPMENT

CCDC's \$18.5 million investment in public improvements leveraged significant private investment along Grove Street, between 10th Street and 16th Street. This includes redevelopment projects such as Hotel Renegade, Dual Branded Marriott Hotel, The Sparrow, and Broadstone Saratoga, which combined bring an additional 460 hotel rooms and increase housing in the area by 334 units.

## INFRASTRUCTURE

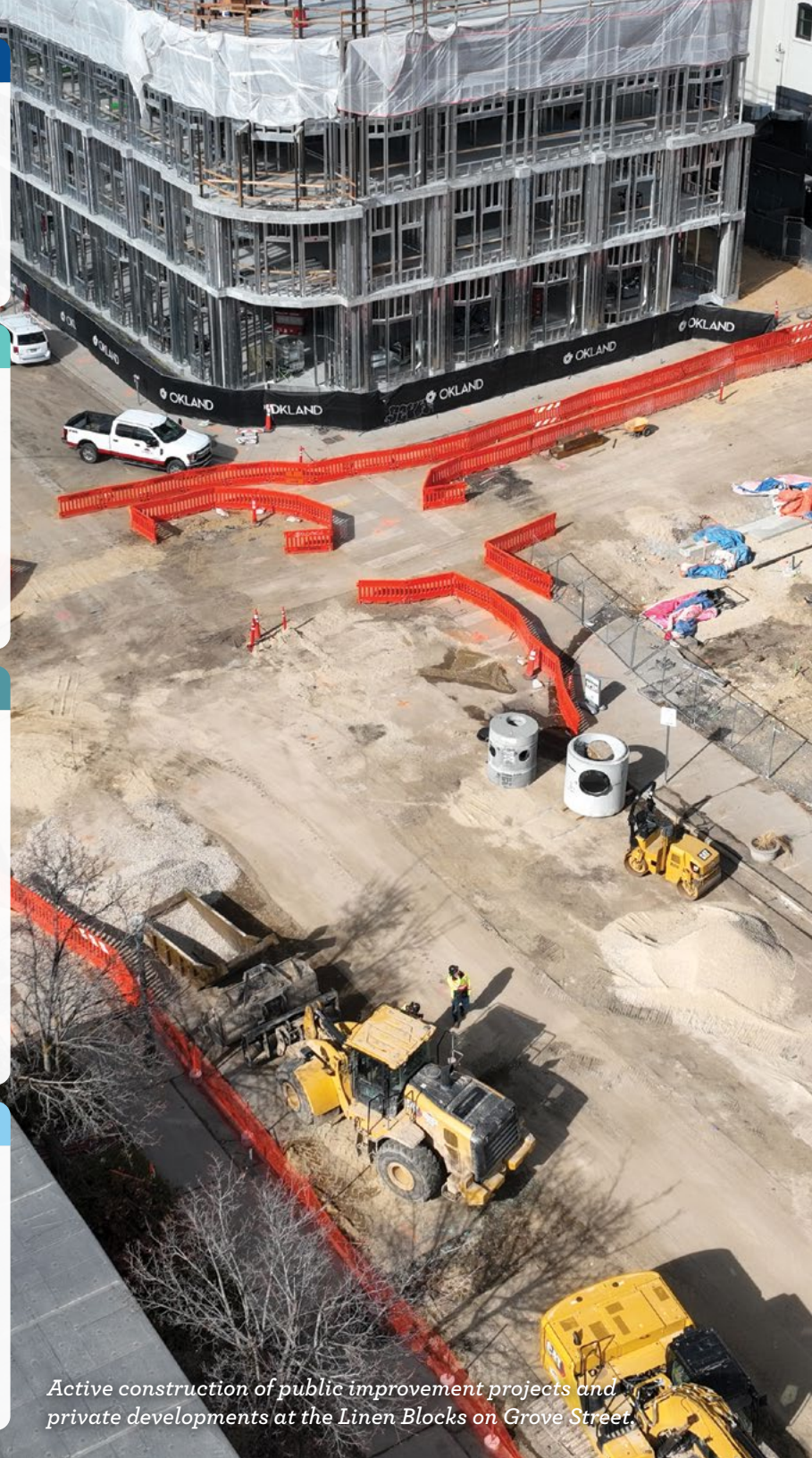
In partnership with the Ada County Highway District, the City of Boise, and other utility providers, Rebuild Linen Blocks on Grove Street includes critical utility upgrades, such as linkage to the City's fiber optic network, improved stormwater drainage systems, updated water lines, and the replacement of aging signal infrastructure. ACHD will also replace the aging roadway to create a safe multi-modal street with enhanced bike facilities for safer, smoother, and more comfortable travel for those that use Grove Street.

## MOBILITY

Rebuild Linen Blocks on Grove Street enhances connectivity along Grove Street for a more convenient and comfortable experience for visitors, regardless of their mode of transportation. A protected bikeway links with the citywide bicycle network and provides a direct connection to the 11th Street Bikeway, as well as a safe and efficient route between residential neighborhoods both to the north and the west to downtown. New concrete sidewalks provide improved access for all users resulting in economic vitality and a safer neighborhood to travel to and through. Curb bulbouts and raised intersections shorten the crossing distance and provide heightened visibility for pedestrians and cyclists.

## PLACE MAKING

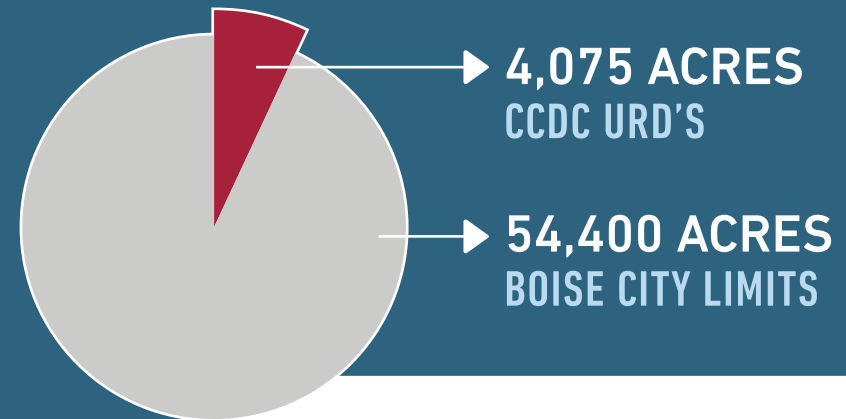
Linen Blocks on Grove Street is distinguished by its eclectic mix of local businesses, artists, shops, and sidewalk cafes. To foster the existing energy of the district and pay homage to its history, public art will further strengthen its distinct identity. Public art elements include the addition of two raised art port podiums that will house a rotating sculpture collection in coordination with Boise State University and the restoration and installation of six historic Boise neon signs in an outdoor neon sign gallery between 12th and 13th streets.



*Active construction of public improvement projects and private developments at the Linen Blocks on Grove Street.*

# 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*

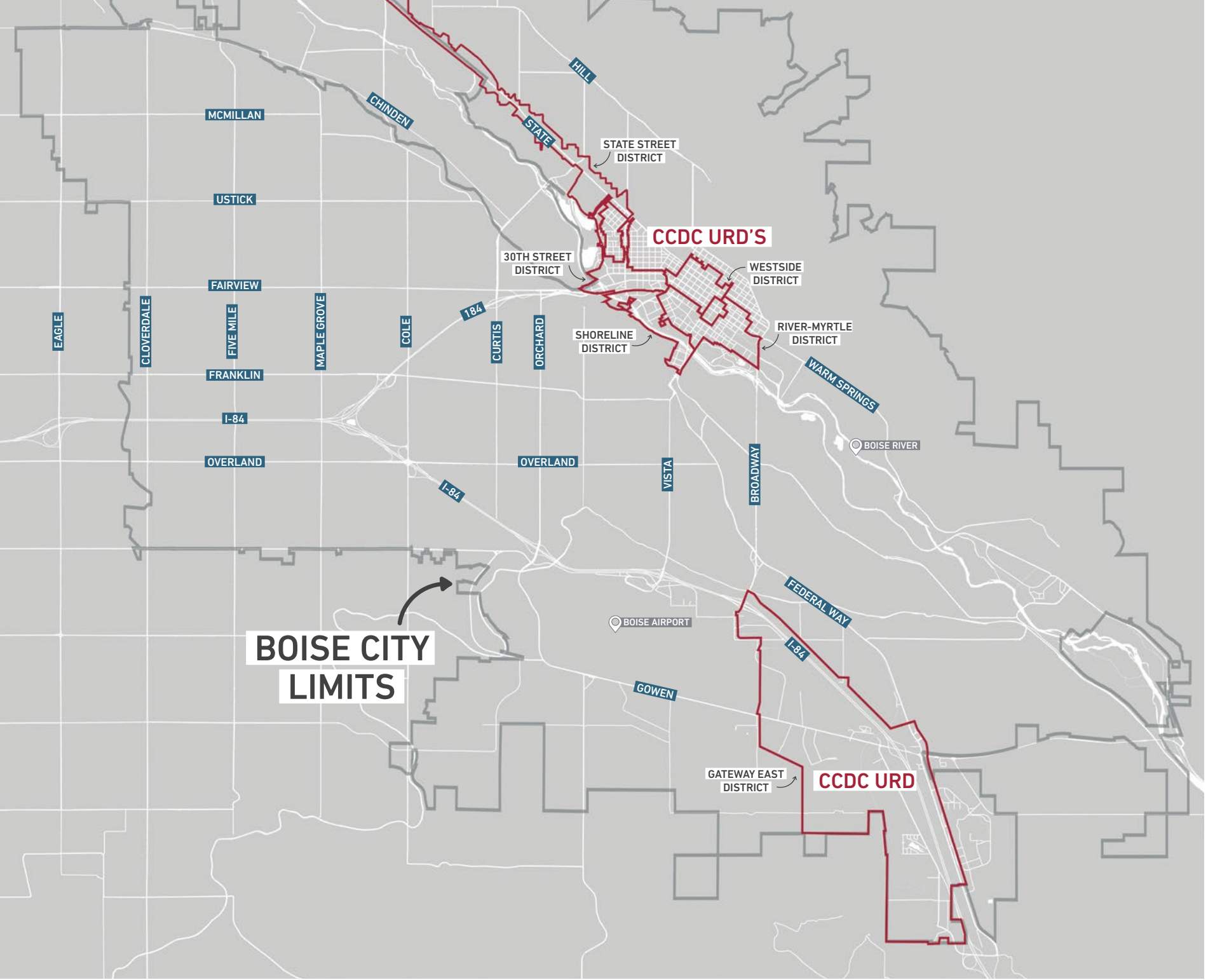


**7.9%** *Boise's Land Value (increment) within CCDC Districts.*

**\$46.2 BILLION**  
BOISE CITY TOTAL  
LAND VALUE

**\$3.7 BILLION**  
TAXABLE INCREMENT VALUE  
INSIDE CCDC DISTRICTS





# RIVER-MYRTLE DISTRICT

est.  
**1995**

The River-Myrtle Old Boise (RMOB) District consisted of mostly vacant properties, warehouses, and remnants of older industrial uses when it was first established in 1995. 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, which included re-establishing residential, mixed-use neighborhoods and building mobility infrastructure to provide new residents and visitors with safe options to travel beyond a private vehicle. The RMOB District was envisioned to ultimately be attractive to fundamental industries, cutting edge companies, and the workforce, a blend of high-quality economic opportunities with residential options, services, and amenities.



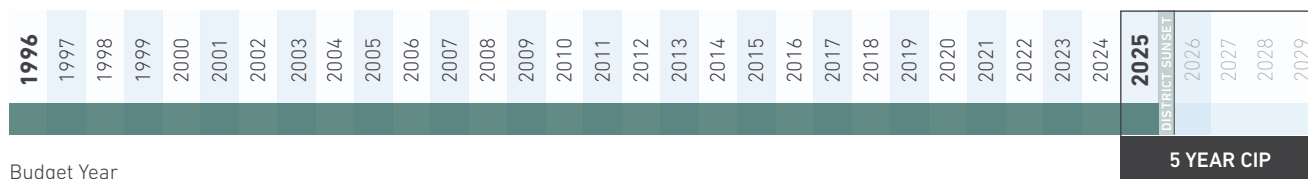
**303 ACRES**

BASE VALUE:  
**\$120 MILLION**

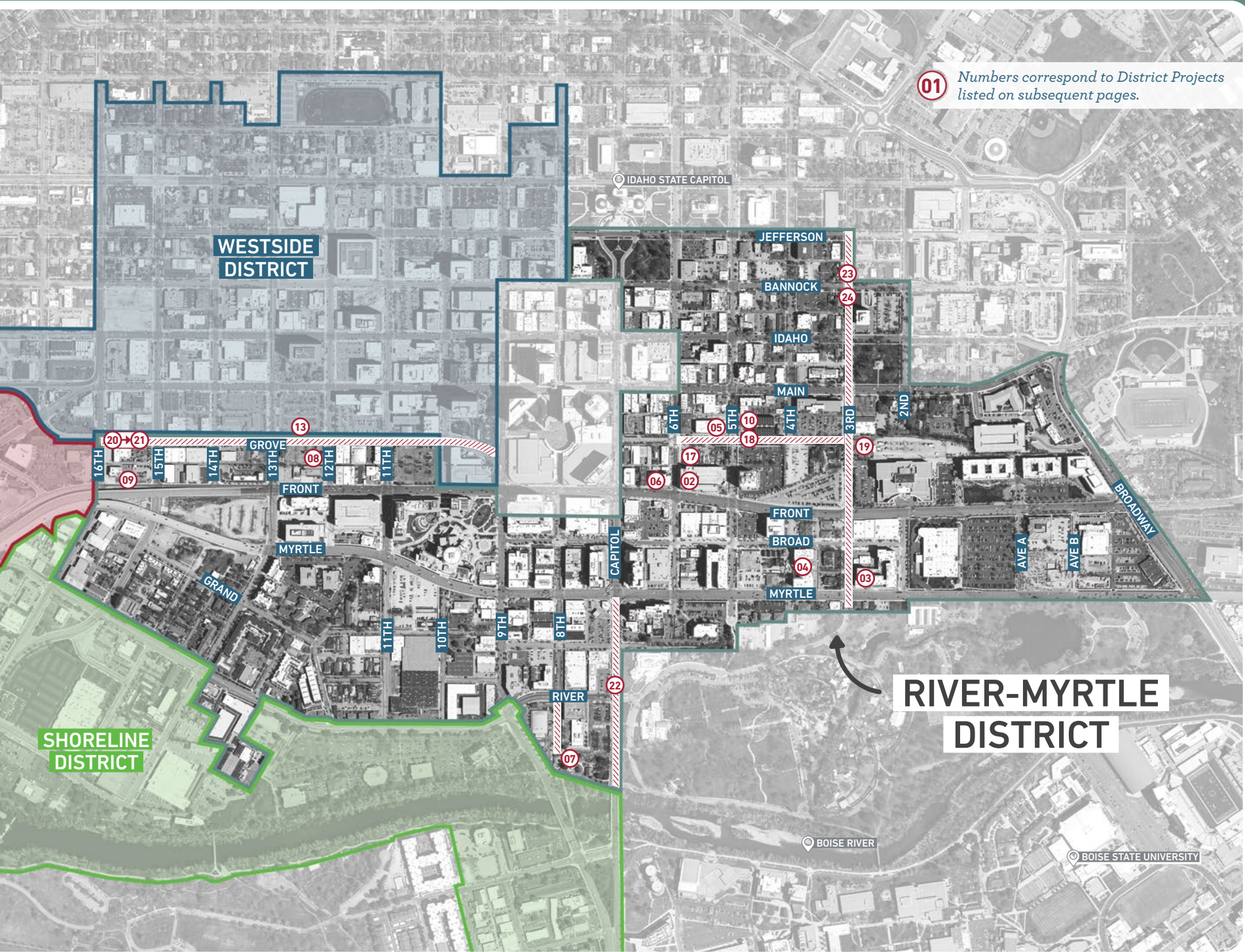
2025 TOTAL  
INCREMENT VALUE:  
**\$1.56 BILLION**

2025 ANNUAL  
INCREMENT REVENUE:  
**\$13.7 MILLION**

## CURRENT 5 YEAR CIP TIMELINE



Budget Year



**01** Numbers correspond to District Projects listed on subsequent pages.

**WESTSIDE DISTRICT**

**SHORELINE DISTRICT**

**RIVER-MYRTLE DISTRICT**

IDAHO STATE CAPITOL

BOISE RIVER

BOISE STATE UNIVERSITY



*Assay Office, a Type 1 Participation Program project, offering landscape enhancements.*



# RIVER-MYRTLE DISTRICT PROJECTS

RIVER-MYRTLE DISTRICT ("RM" or "RM District")		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Estimated Resources and Project Description		\$32,803	SUNSET	SUNSET	SUNSET	SUNSET	\$32,803
<b>Participation Program</b>							
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.	0					\$0
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 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.	289					\$289
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 will reimburse \$1.1 million to Boise Caddis, LLC for public utility upgrades, and upgrades to the public right-of-way along 2nd, 3rd, Myrtle, Broad Streets, and the alley.	139					\$139
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.	499					\$499
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.	68					\$68
06	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.	109					\$109
07	South 8th Street and Greenbelt Site Improvements. Type 4 Agreement with Boise Public Works A partnership with City of Boise Public Works to improve 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
08	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 \$1.87 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
09	212 S. 16th St., Boise Fire Station #5. Type 4 Agreement with Boise Public Works A partnership with City of 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
10	CW Moore Park Improvements. Type 4 Agreement with Boise Parks and Recreation A partnership with City of 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
11	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 art within the Grove Street right-of-way art that celebrates the Boise City Canal's cultural influence in the Old Boise neighborhood.	165					\$165

\*Dollars are in Thousands

# RIVER MYRTLE DISTRICT PROJECTS

RIVER MYRTLE DISTRICT (“RM” or “RM District”)		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
<b>Participation Program</b>							
12	Celebrating Boise’s Multi-Cultural Heritage at 521 W. Grove St. Public Space. 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 multicultural history of the Old Boise Neighborhood and is the centerpiece of the 521 W. Grove St. Public Space. <b>See also RM District Line Item #17</b>	732					\$732
13	Neon Sign Gallery and Public Art at the Linen Blocks. 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 refurbishment of the existing ‘Bike Trio’ artwork, and the incorporation of a historic Boise neon sign gallery between 12th and 13th streets.	144					\$144
14	Traffic Signal Box Art Program. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to support its Traffic Box Art Program. The program installs public artwork via vinyl wrap to existing traffic signal boxes. The agreement is for a \$37,500 reimbursement for the actual costs of traffic box wraps located throughout RM District.	38					\$38
15	Public Art Deferred Maintenance. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to address deferred maintenance of public art.	3					\$3
16	Grove Street Interpretive Signage. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to create a self-guided Grove Street walking tour. Signage will be located along Grove Street, between 3rd and 16th streets, to provide interpretation of Boise’s urban development evolution and historic eras.	90					\$90

\*Dollars are in Thousands

# RIVER-MYRTLE DISTRICT PROJECTS

RIVER-MYRTLE DISTRICT ("RM" or "RM District")		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
<b>Capital Improvement Projects</b>							
17	<b>521 W. Grove St. Public Space</b> The development of an Agency-owned parcel at 521 W. Grove St. into a public space that celebrates the Old Boise neighborhood's multicultural history, provides additional event space to support street festivals on the adjacent Basque Block, interfaces with prospective adjacent private development, and supports the overall neighborhood placemaking strategy. The development of the space is in collaboration with City of Boise Parks and Recreation, which will assume ownership, operation, and maintenance upon the project's completion.	3,461					\$3,461
18	<b>Rebuild Old Boise Blocks on Grove Street. Streetscape Improvements, 3rd Street to 6th Street</b> 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.	586					\$586
19	<b>Boise City Canal Multi-Use Pathway, 3rd Street to Broadway Avenue</b> The design and construction of a multi-use pathway that connects 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.	2,967					\$2,967
20	<b>Rebuild Linen Blocks on Grove Street Streetscape and Bikeway Improvements, 9th Street to 16th Street</b> Public improvements along Grove Street from 9th to 16th streets that create safe and comfortable multimodal travel. Improvements include custom streetscapes with additional landscaping, protected bike lanes, public utility upgrades, and placemaking amenities per the recommendations of the 2021 Visioning Report.	3,743					\$3,743
21	<b>Rebuild Linen Blocks on Grove Street Roadway Improvements, 9th Street to 16th Street. Interagency Agreement with ACHD</b> 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 will happen with the Agency's planned streetscape improvements along Grove Street to reduce disruption to downtown daily life and minimize delays.	1,279					\$1,279
22	<b>Capitol Boulevard Streetscape Improvements, Boise River to Myrtle Street</b> Streetscape improvements at both sides of Capitol Boulevard from the Boise River to Myrtle Street. The project includes a pedestrian signal at the Fulton Street intersection, low-stress, protected bike facilities, and expanded sidewalks to create consistent mobility infrastructure throughout this corridor to help calm traffic and improve access to local retail businesses. Utility upgrades will be made to geothermal, water, stormwater, and the IT conduit network.	6,114					\$6,114
23	<b>3rd Street Streetscape and Mobility Improvements, Myrtle Street to Jefferson</b> Streetscape improvements at 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. Streetscape improvement to south side of Main Street to create a better pedestrian environment and safer crossing at the intersection of Main and 3rd Streets. Upgrades include table-top intersection at 3rd and Grove streets, low-stress bike facilities, universally accessible facilities for pedestrians, and loading and parking zones for vehicles.	5,444					\$5,444
24	<b>Underground Overhead Powerlines, 3rd Street from Jefferson Street to Grove Street</b> In partnership with Idaho Power Company, CCDC will reimburse for the undergrounding of overhead powerlines along 3rd Street between, Jefferson and Grove streets. Upgrades will improve downtown's power distribution network and remove poles from streetscape to free air space for larger canopy trees.	336					\$336
<b>Total River-Myrtle Estimated Expenses</b>		<b>\$32,803</b>	<b>SUNSET</b>	<b>SUNSET</b>	<b>SUNSET</b>	<b>SUNSET</b>	<b>\$32,803</b>

\*Dollars are in Thousands



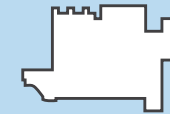


*The Arthur, Type 2 Participation Program project, will be a 26-story, 420,000 square foot mixed-use building including 298 apartments and residential amenities, 9,000 square feet of ground floor retail, and structured parking.*

# WESTSIDE DISTRICT

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 infill underutilized lots with a rich mix of uses where people live, work, visit, and enjoy being part of the city center.

est.  
**2002**



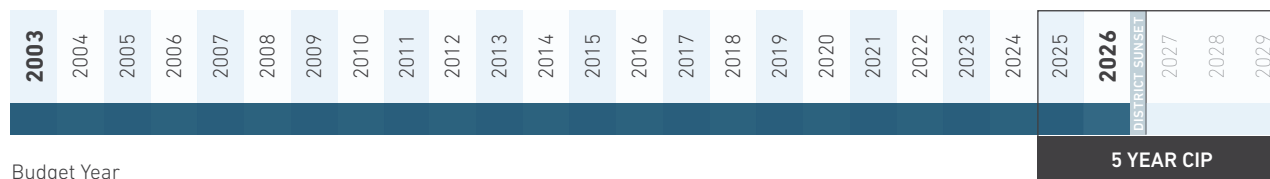
**157 ACRES**

BASE VALUE:  
**\$143 MILLION**

2025 TOTAL  
INCREMENT VALUE:  
**\$657 MILLION**

2025 ANNUAL  
INCREMENT REVENUE:  
**\$5.8 MILLION**

## CURRENT 5 YEAR CIP TIMELINE



Budget Year

# WESTSIDE DISTRICT



**01** Numbers correspond to District Projects listed on subsequent pages.

18TH

17TH

16TH

15TH

14TH

13TH

12TH

11TH

10TH

9TH

8TH

FRANKLIN

WASHINGTON

STATE

JEFFERSON

BANNOCK

IDAHO

MAIN

GROVE

30TH STREET DISTRICT

RIVER-MYRTLE DISTRICT

32

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37

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42

# WESTSIDE DISTRICT PROJECTS

WESTSIDE DISTRICT (“WS” or “WS District”)	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
<b>Estimated Resources and Project Description</b>	<b>\$9,665</b>	<b>\$6,465</b>	<b>SUNSET</b>	<b>SUNSET</b>	<b>SUNSET</b>	<b>\$16,130</b>

## Participation Program

25	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.	361				\$361
26	Block 68 Alley Pre-Development Utility Work. Block 68 South Mixed Use Residential & Mobility Hub Project Undergrounding of low voltage facilities to prepare for redevelopment planned under the Block 68 South Mixed Use Residential & Mobility Hub Project. CenturyLink and Lumen will abandon overhead facilities in the alley and utilize Idaho Power’s joint conduit installed as part of the power and low voltage improvements and undergrounding performed in coordination with Rebuild 11th Street Blocks.	34				\$34
27	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. <b>See also ParkBOI Line Item #108</b>	11,000				\$11,000
28	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 \$7.78 million, which may be reimbursed by CCDC based on a third-party reuse appraisal of the intended use.		7,775			\$7,775
29	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
30	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, 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.		6,730			\$6,730
31	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
32	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
33	120 N. 12th St., Arthur (fka 12th and Idaho). Type 2 Agreement with 12th and Idaho Owner, LLC Formerly the 12th and Idaho Apartments, the Arthur will be a 26-story, 420,000 square foot mixed-use building with 298 apartments and residential amenities, 9,000 square feet of ground floor retail, and structured parking. The project is developed by Oppenheimer Development Corp., White Oak Realty Partners, and Ponsky Capital Partners with \$140 million in total development costs. The Agreement includes a reimbursement of \$1.34 million for underground 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”)		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
<b>Participation Program</b>							
34	1015 W. Main St., Smith Block Building. Type 1 Agreement with Smith Block, LLC Smith Block Building is a building renovation and historic façade restoration project from developers Smith Block, LLC with \$1.4 million total development costs. The two-story building will be 3,700 square feet of office space on the upper level and 3,650 square feet for hospitality on the main level. The City of Boise has granted a Historic Façade Easement. CCDC will reimburse up to \$200,000 for façade restoration and awnings.	200					\$200
35	Traffic Signal Box Art Program. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to support its Traffic Box Art Program. The program installs public artwork via vinyl wrap to existing traffic signal boxes. CCDC will reimburse \$42,500 for the actual costs of traffic box wraps located throughout the district.	43					\$43
36	Public Art Deferred Maintenance. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to provide one-time assistance with required deferred maintenance of public artwork created by CCDC and later gifted to Arts & History Department within the WS District. The Agreement will reimburse up to \$39,000 for actual costs incurred during maintenance.	39					\$39
<b>Capital Improvement Projects</b>							
37	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.	2,862					\$2,862
38	Bannock Street Streetscape Improvements, 12th Street to 16th Street Streetscape improvements on both sides of Bannock Street from 12th Street to 16th Street. The project includes installing traffic signals at 15th Street and 16th Street intersections as well as making additional safety improvements to improve pedestrian and bike connectivity from the West Downtown Neighborhood into downtown Boise.	2,984	1,454				\$4,437
39	Bannock Street Roadway Improvements, 12th Street to 16th Street, Interagency Agreement with ACHD A partnership with Ada County Highway District (ACHD) to reimburse for pavement rehabilitation and the replacement of Boise City Canal structure #1489 which crosses under Bannock Street east of 14th Street.	1,800	704				\$2,504
<b>Total Westside Estimated Expenses</b>		<b>\$9,665</b>	<b>\$6,465</b>	<b>SUNSET</b>	<b>SUNSET</b>	<b>SUNSET</b>	<b>\$16,130</b>

\*Dollars are in Thousands





*Renewed 11th Street, a community event celebrating the completion of Rebuild 11th Street Blocks.*

# 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.

est.  
**2013**



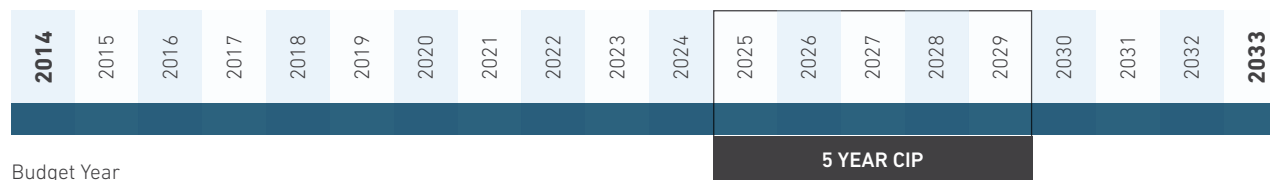
**213 ACRES**

BASE VALUE:  
**\$60 MILLION**

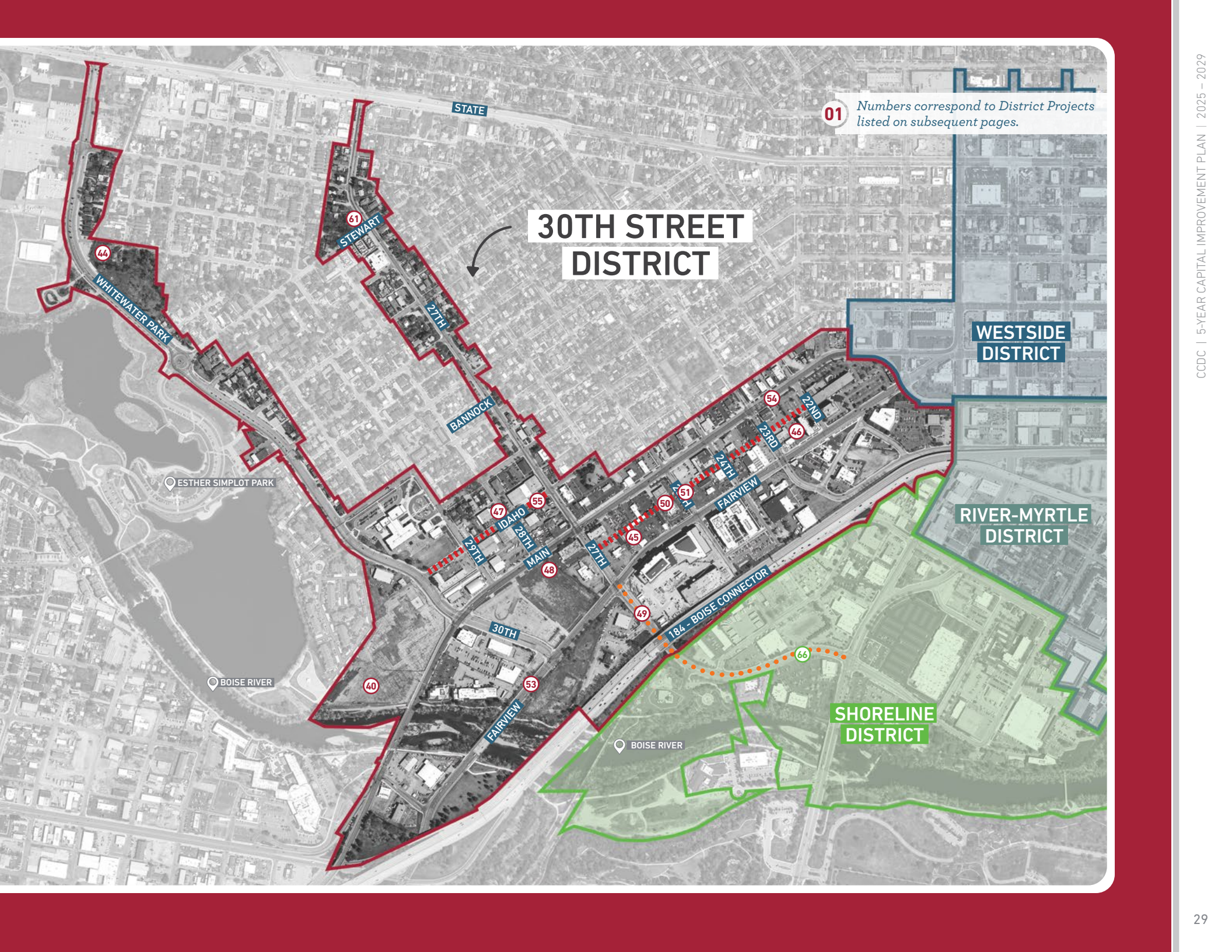
2025 TOTAL  
INCREMENT VALUE:  
**\$180 MILLION**

2025 ANNUAL  
INCREMENT REVENUE:  
**\$1.5 MILLION**

## CURRENT 5 YEAR CIP TIMELINE



Budget Year



# 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”)	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
<b>Estimated Resources and Project Description</b>	<b>\$1,975</b>	<b>\$1,707</b>	<b>\$12,785</b>	<b>\$2,740</b>	<b>\$2,090</b>	<b>\$21,298</b>

## Development Opportunities of Interest

40	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

41	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
42	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	10,000	TBD	TBD	\$10,000
43	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
44	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 agreement includes a \$166,000 reimbursement for associated streetscapes, utility improvements, and the extension of Moore Street.	167					\$167
45	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	330	\$990
46	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% AMI and below. The building includes community space, offices for supportive services, with \$35 million in total development costs. The agreement includes a \$260,000 estimated reimbursement for public utility and streetscape improvements.		257				\$257
47	Neighborhood Placemaking Public Art. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to provide public art in the 30th Street District that advances neighborhood placemaking, historical interpretation, and wayfinding efforts. Determination of art location, scope, purpose to be determined in coordination with Arts & History. The proposed partnership provides a dollar-for-dollar matching investment up to \$55,000 for actual costs incurred.				75		\$75

\*Dollars are in Thousands

# 30TH STREET DISTRICT PROJECTS

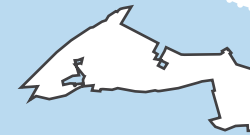
30TH STREET DISTRICT ("30th" or "30th District")		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
<b>Capital Improvement Projects</b>							
48	170 S. 28th St., West End Water Renewal Infrastructure. Type 4 Agreement with Boise Public Works Construct a new sewer lift station and associated force main to serve housing and mixed-use developments in the western half of the 30th Street District. City of Boise Public Works will design and build the \$3.2 million project with CCDC reimbursing half upon completion.	1,594					\$1,594
49	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 #66</i>	15	70				\$85
50	Alleyway Mobility Improvements. In partnership with ACHD Improve alleys in priority locations within the Main Street and Fairview Avenue Corridor. In coordination with City of Boise Planning and Development Services, identify priority alleyways that provide important pedestrian and cyclist routes. In partnership with ACHD construct green stormwater infiltration systems that infiltrate runoff into the ground to prevent stormwater runoff pollution of nearby Boise River.			80	720		\$800
51	Utility Undergrounding and Network Improvements Underground existing overhead utilities in priority locations within the Main Street and Fairview Avenue Corridor. In coordination with City of Boise, Idaho Power Company, and other low-voltage utility providers.		30	600			\$630
52	Mobility and Infrastructure Assessment. Main Street and Fairview Avenue Corridors, 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, possible intersection crossing enhancements and other amenities.		90				\$90
53	Fairview Avenue Mobility and Streetscapes Improvements, Per Mobility and Infrastructure Assessment Final Report Streetscape improvements and mobility infrastructure enhancements on Fairview Avenue per the recommendations in the Main Street and Fairview Avenue Corridor Mobility and Streetscapes Assessment final report		60	1,500			\$1,560
54	Main Street Mobility and Streetscape Improvements, Per Mobility and Infrastructure Assessment Final Report Streetscape improvements and mobility infrastructure enhancements on Main Street per the recommendations of the Main Street and Fairview Avenue Corridor Mobility and Streetscapes Assessment final report.			75	1,315		\$1,390
55	Idaho Street Placemaking and Streetscape Improvements, Whitewater Park Boulevard to 27th Street Streetscape Improvements and placemaking enhancements on Idaho Street that support and promote local retail business services. May include district wayfinding, public art and other public amenities at the intersection of 28th Street and Idaho Street. May also include standard streetscape improvements that establish on-street parking, shade trees, pedestrian lighting and bicycle parking.				100	1,560	\$1,660
<b>Total 30th Street Estimated Expenses</b>		<b>\$1,975</b>	<b>\$1,707</b>	<b>\$12,785</b>	<b>\$2,740</b>	<b>\$2,090</b>	<b>\$21,298</b>

\*Dollars are in Thousands

# 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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**2019**



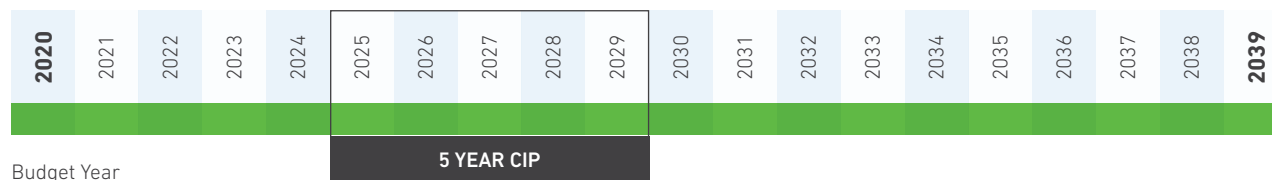
**195 ACRES**

BASE VALUE:  
**\$116 MILLION**

2025 TOTAL  
INCREMENT VALUE:  
**\$118 MILLION**

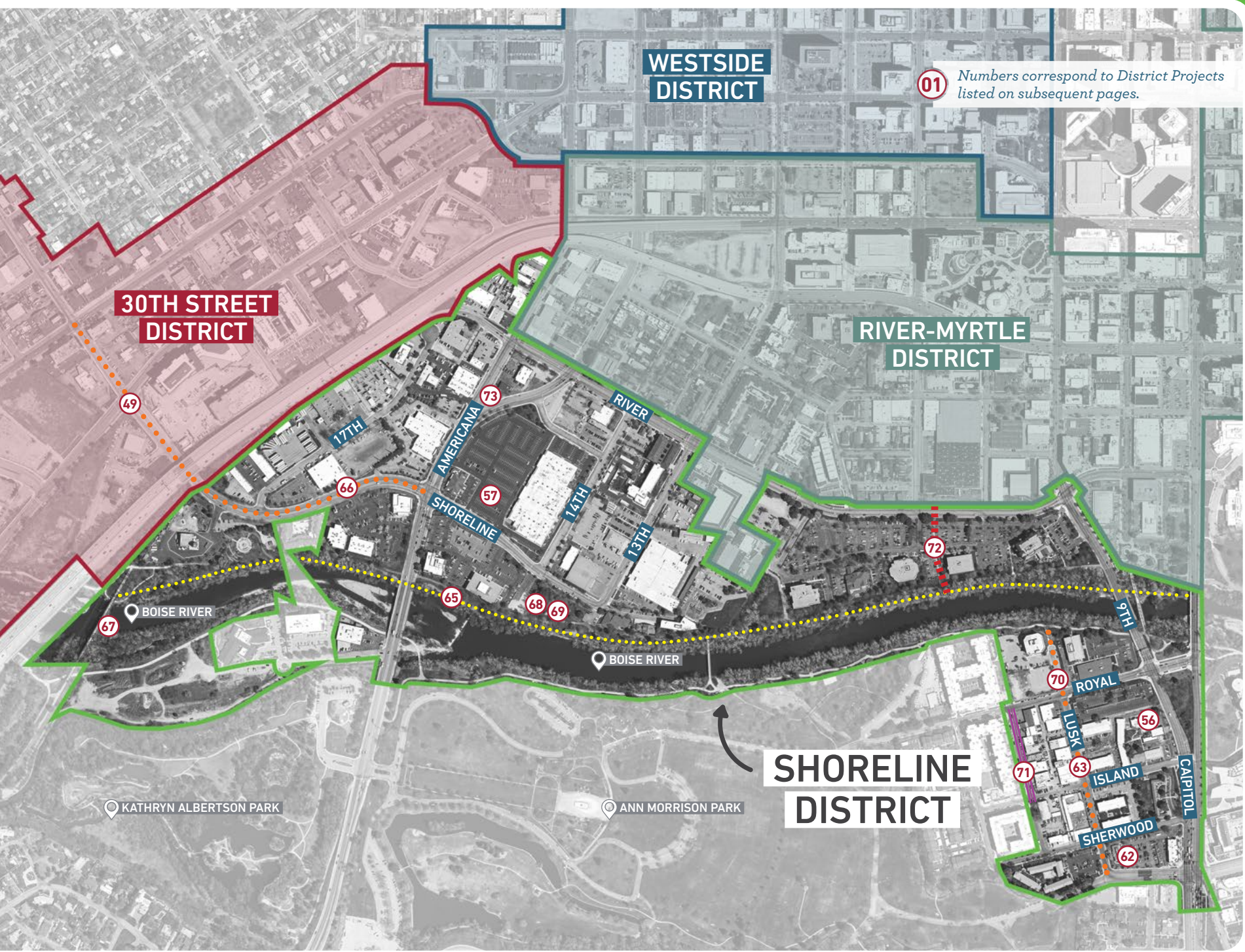
2025 ANNUAL  
INCREMENT REVENUE:  
**\$1 MILLION**

## CURRENT 5 YEAR CIP TIMELINE



Budget Year





# SHORELINE DISTRICT PROJECTS

SHORELINE DISTRICT (“SL” or “SL District”)	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
<b>Estimated Resources and Project Description</b>	<b>\$365</b>	<b>\$1,772</b>	<b>\$1,009</b>	<b>\$11,577</b>	<b>\$1,305</b>	<b>\$16,027</b>

## Development Opportunities of Interest

56	<p>Capitol Campus, City of Boise 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 may be possible with infrastructure such as public utilities, public parking, storm drainage, streetscapes and on-street parking. Type 3 program criteria will establish the level of Agency participation.</p>						TBD
57	<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
58	<p>1791 Shoreline Dr., Former Fire Training Facility, City of Boise</p> <p>The City has decommissioned the Fire Training Facility located at 1791 Shoreline Drive presenting a rare opportunity for redevelopment of riverfront property in downtown Boise. ACHD-owned remnant parcels, adjacent to the property, present opportunity to consolidate underutilized property and redevelop in a manner that contributes to a high-quality urban environment. Public partnership opportunities may include land assemblage and disposition via competitive redevelopment request for proposal. Other potential Agency assistance may be possible with infrastructure such as public utilities, storm drainage, streetscape enhancements, greenbelt connections, and other public amenities.</p>						TBD

## Participation Program

59	<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
60	<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	10,000	TBD	\$10,000
61	<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
62	<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	65	\$550
63	<p>Lusk Neighborhood Public Art. Type 4 Agreement with Boise Arts &amp; History</p> <p>A partnership with Boise City Department of Arts &amp; History to provide public art in the Lusk Neighborhood that advances neighborhood placemaking, historical interpretation, and wayfinding efforts. Art location, scope, purpose to be determined in coordination with Boise Arts &amp; History. The proposed partnership provides a dollar-for-dollar matching investment up to \$25,000 for actual costs incurred.</p>					40	\$40

\*Dollars are in Thousands

# SHORELINE DISTRICT PROJECTS

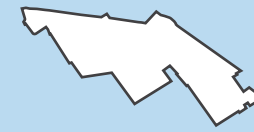
SHORELINE DISTRICT ("SL" or "SL District")		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
<b>Capital Improvement Projects</b>							
64	Shoreline District Streetscape Design Standards. Type 4 Agreement with Boise Planning & Development Services Assist City of Boise Planning & Development Services with updates 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 District formation process.	80					\$80
65	Greenbelt Separated Path Improvements, North Shore Phase 1. Partnership with Boise Parks and Recreation and Private Property Owners 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. Partnership with City of Boise Parks and Recreation as well as adjacent private property owners. Include safety enhancements and human centric design features per City of Boise CPTED recommendations.	40	330				\$370
66	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 the 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. <b>See also 30th District Line Item #49</b>	20	90				\$110
67	Boise River Greenbelt Truss Bridge Mobility Improvements Add programmable LED lighting to the Boise River Greenbelt Trestle Bridge and adjacent path to improve safety of pedestrians and cyclists. Lighting will accentuate 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 City of Boise Parks and Recreation.			72			\$72
68	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 prioritize transformational upgrades that catalyze private investment via redevelopment of the adjacent underutilized property. The plan will identify enhanced amenities, increased neighborhood connectivity, retail opportunities, and better recreational and emergency access into the Boise River. May include a stabilized boat ramp, retaining walls, revised vehicular connection to Shoreline Drive and Boise Greenbelt improvements. Planning work in collaboration with City of Boise Parks and Recreation.		100				\$100
69	Shoreline Park, Phase 1 Improvements Public improvements per the Master Plan recommendations with priority given to features that catalyze surrounding private investment and infrastructure that improves and expands river access for emergency services, river floater take-out, anglers, and the general public. Improvements to meet universal accessibility standards and protect the surrounding riparian habitat.			85	895		\$980
70	Lusk Street Streetscape Improvements, 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.			40	400		\$440
71	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.		40	400			\$440
72	11th Street Bikeway, Boise River Greenbelt Connection. Partnership with City of Boise In coordination with City of Boise pathways program and Boise Parks and Recreation to connect the intersection of 11th and River Streets to the Boise River Greenbelt with a multi-use pathway. Project includes community partnerships to establish public easements, ownership and maintenance, as well as design and construction. May include a signalized crossing at River Street, pedestrian lighting, bicycle amenities and landscaping.			50	120	1,000	\$1,170
73	15th and 16th Streets Corridor Redevelopment Study. Partnership with ACHD and City of Boise In coordination with City of Boise and ACHD, prepare a redevelopment study that evaluates redevelopment opportunities made possible by ACHD's and the City's proposed traffic reconfigurations along the 15th and 16th Street corridor. Assess public and private investment opportunities and evaluate potential implementation methods and public private partnership opportunities.	25	50				\$75
<b>Total Shoreline Estimated Expenses</b>		<b>\$365</b>	<b>\$1,772</b>	<b>\$1,009</b>	<b>\$11,577</b>	<b>\$1,305</b>	<b>\$16,027</b>

\*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**



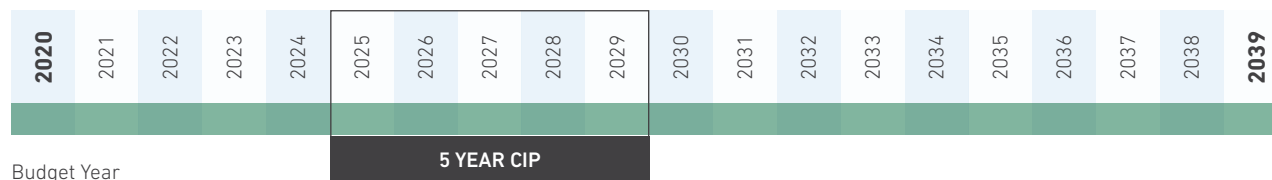
**2,643 ACRES**

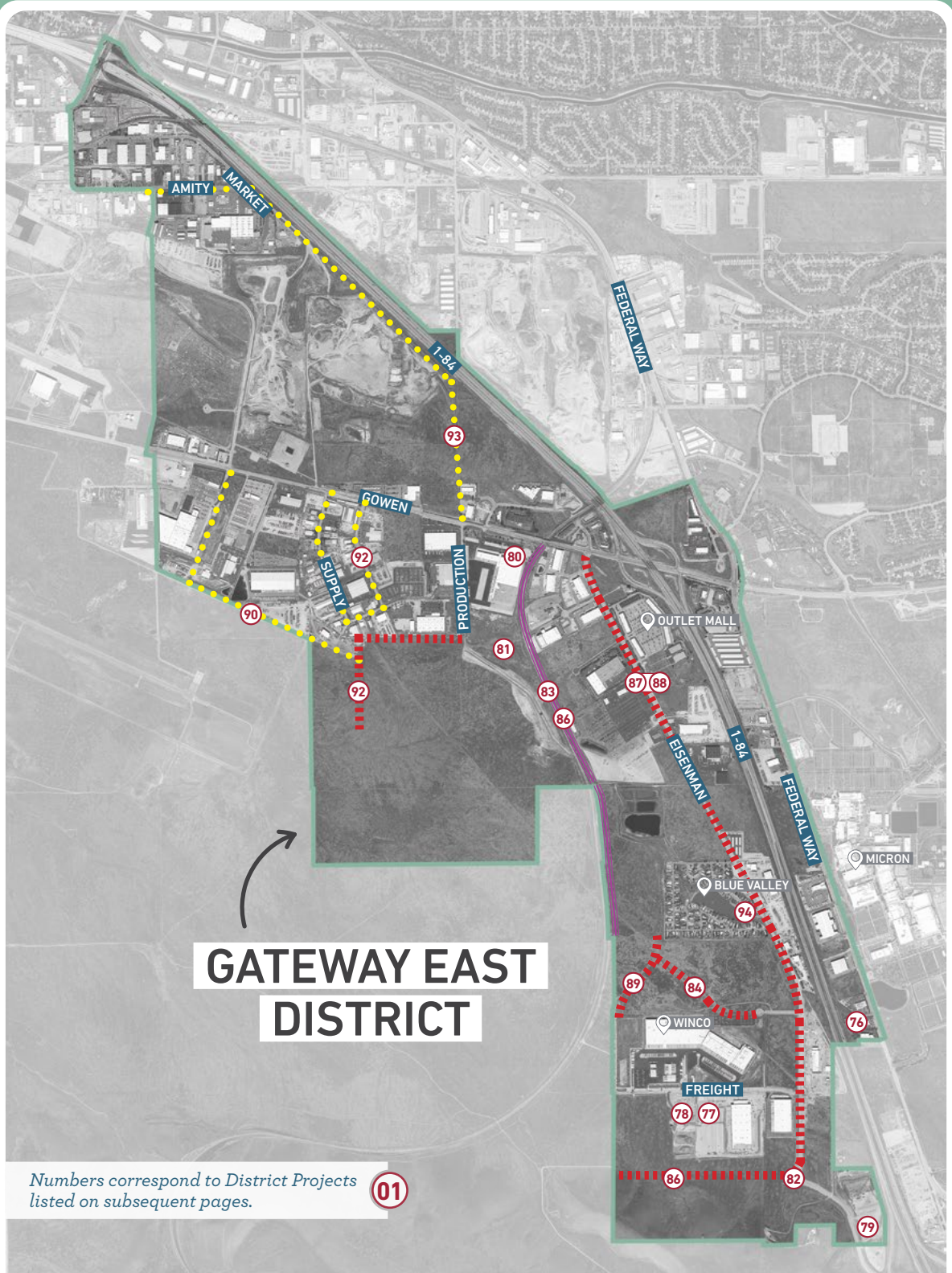
BASE VALUE:  
**\$381 MILLION**

2025 TOTAL  
INCREMENT VALUE:  
**\$948 MILLION**

2025 ANNUAL  
INCREMENT REVENUE:  
**\$8.3 MILLION**

## CURRENT 5 YEAR CIP TIMELINE





Numbers correspond to District Projects listed on subsequent pages. **01**

# GATEWAY EAST DISTRICT PROJECTS

GATEWAY DISTRICT ("Gateway")		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Estimated Resources and Project Description		\$1,991	\$10,770	\$13,780	\$12,742	\$7,361	\$46,645
<b>Participation Program</b>							
74	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
75	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.				3,700		\$3,700
76	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.	18	18	8			\$45
77	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.	234					\$234
78	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	140	\$560
79	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		\$324
80	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.	203		200			\$403
81	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
82	Eisenman Road Gateway Public Art. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to provide public art that creates a gateway feature at the intersection of Eisenman Road and Lake Hazel Road. Art location, scope, purpose to be determined in coordination with Boise City Department of Arts & History. The proposed partnership provides an investment up to \$500,000 for actual costs incurred.					500	\$500
83	Multi-use Pathway Cultural Programming. Type 4 Agreement with Boise Arts & History A partnership with Boise City Department of Arts & History to provide cultural or historical programming along the proposed city railroad alignment multi-use pathway. Determination of location, scope, purpose to be determined in coordination with Boise City Department of Arts & History. The proposed partnership provides a dollar-for-dollar matching investment up to \$80,000 for actual costs incurred.			80			\$80

\*Dollars are in Thousands

# GATEWAY EAST DISTRICT PROJECTS

GATEWAY DISTRICT ("Gateway")		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
<b>Capital Improvement Projects</b>							
84	East Winco Court utility and Road Improvements, Cul-de-sac to S Warehouse Way. Establish additional East Winco Court right-of-way and construct road improvements including public utilities, stormwater system, paved roadway, as well as bicycle and pedestrian facilities.		450	3,500			\$3,950
85	Lake Hazel Road, 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.	380	2,900				\$3,280
86	Railroad Multi-Use Pathway Construct a multi-use pathway parallel to existing tracks and within the city-owned segment of railroad right-of-way. The pathway provides mobility alternatives in accordance with the City of Boise Pathways Master Plan.	675	3,500				\$4,175
87	South Eisenman Road Utility Upgrades, Lake Hazel Road to Gowen Road Underground utilities at 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.		560	4,400			\$4,960
88	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.			950	7,000		\$7,950
89	North Warehouse Way Extension Establish new right-of-way for Warehouse Way road extension. Construct road improvements including public utilities, stormwater system, paved roadway, as well as bicycle and pedestrian facilities.				600	3,500	\$4,100
90	Five Mile Sewer Mainline Extension Construct a sewer main line to service the Supply Circle North property. Pipe alignment to follow edge of airport property and connect to the existing Gowen Road sewer mainline at South Broadway Ave and Gowen Road intersection.	200	1,600				\$1,800
91	Supply Circle North Road Improvements Establish new right-of-way for Supply Circle North road extension. Construct road improvements including public utilities, stormwater system, paved roadway, as well as bicycle and pedestrian facilities.		600	3,500			\$4,100
92	Supply Way and Gowen Road Loop Utility Upgrades Upgrade utilities at Supply Way and Gowen Road Loop to service the infill development, growing businesses, and increasing manufacturing activity accessed from these roads.				300	1,800	\$2,100
93	Water Main Line Upgrade, Interstate 84, Amity Road to Gowen Road Replace existing water main with larger pipe to provide system redundancy and to service the increasing demand for water.					500	\$500
<b>Total Gateway Estimated Expenses</b>		<b>\$1,991</b>	<b>\$10,770</b>	<b>\$13,780</b>	<b>\$12,742</b>	<b>\$7,361</b>	<b>\$46,645</b>

\*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.

est.  
**2022**



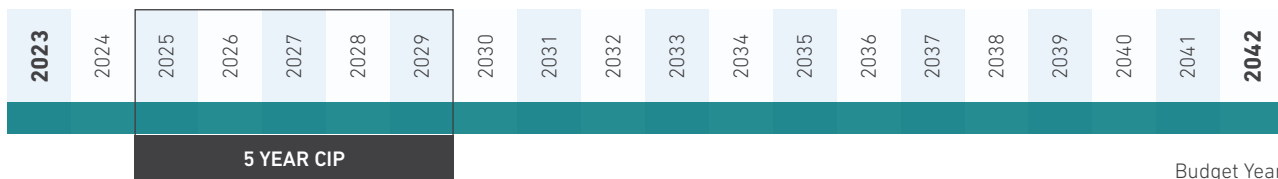
**577 ACRES**

BASE VALUE:  
**\$362 MILLION**

2025 TOTAL  
INCREMENT VALUE:  
**\$194 MILLION**

2025 ANNUAL  
INCREMENT REVENUE:  
**\$1.7 MILLION**

## CURRENT 5 YEAR CIP TIMELINE



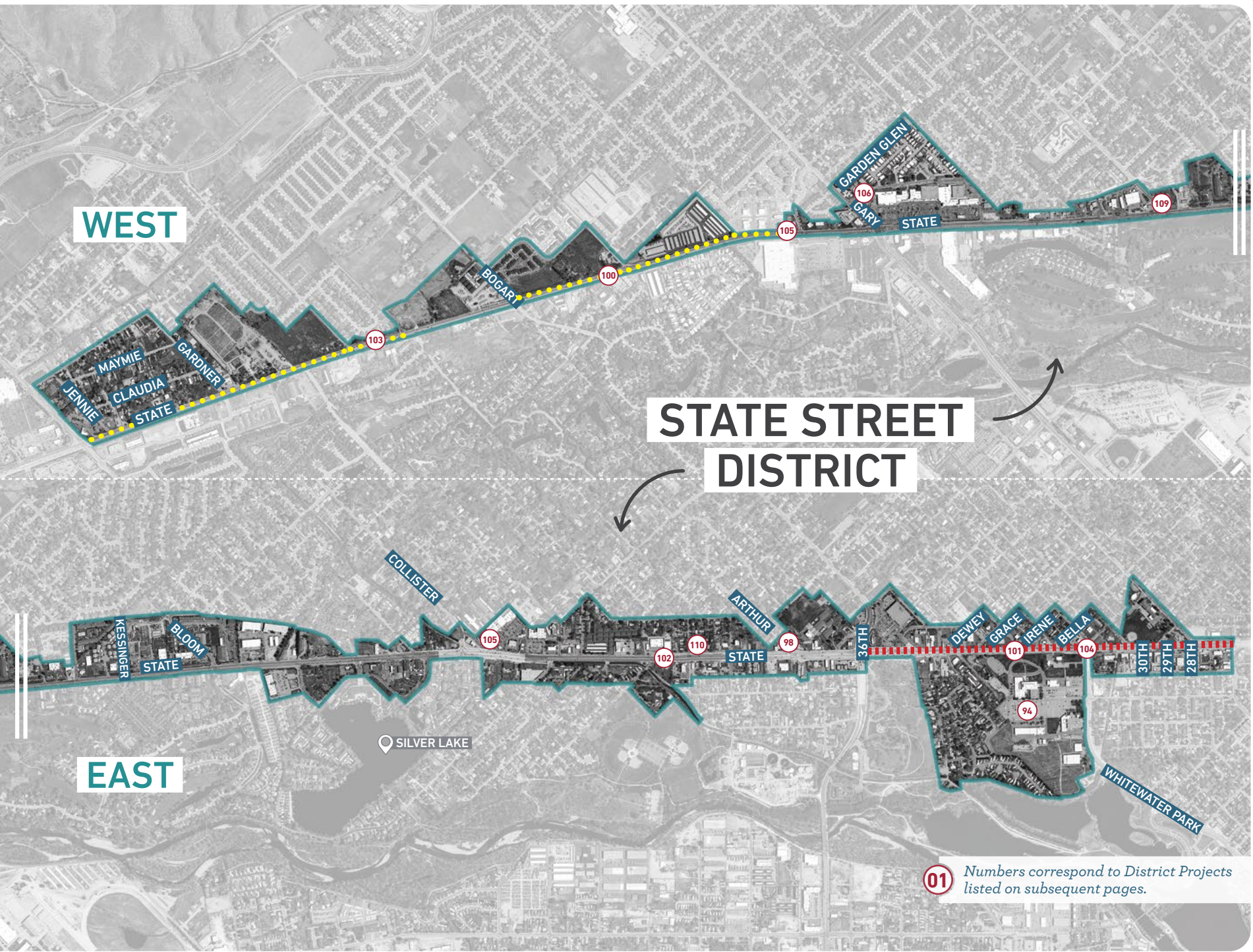
Budget Year



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”)	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
<b>Estimated Resources and Project Description</b>	<b>\$625</b>	<b>\$1,865</b>	<b>\$3,482</b>	<b>\$1,583</b>	<b>\$11,321</b>	<b>\$18,876</b>

## Development Opportunities of Interest

94	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

95	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
96	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.					10,000	\$10,000
97	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
98	3922 W. State St., Wilson Station (fka State & Arthur). Type 3 with Agreement Pacific West Communities, Inc Wilson Station 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	215	215	\$860

## Capital Improvement Projects

99	State Street District Streetscape Design Standards, Type 4 Agreement with Boise Planning & Development Services Assist City of 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
100	Boise Valley Canal Undergrounding and Multi-Use Pathway, Saxton Drive to Bogart Lane In partnership with VRT and in association with ITD, ACHD, and City of Boise, underground the Boise Valley Canal from Saxton Drive to Bogart Lane. Construct a multi-use pathway and landscaping per the State Street Transit and Traffic Operations Plan.	200	1,300				\$1,500
101	State Street Roadway Widening and Mobility Enhancements, 27th Street to 36th Street, Concept Design In partnership with ACHD, complete concept design for State Street widening and road improvements. Concept design will follow the State Street Transit and traffic Operation Plan design guidelines and will include enhancements on both sides of the street including enhanced crossings and transit facilities.					300	\$300
102	Streetscape improvements on the northside of State Street from Willow Lane to Fargo Street. The project will include street trees, multi-use pathway, and other streetscape enhancements per the State Street Transit and Traffic Operations Plan. It may also include traffic signal enhancements at Willow Lane to improve pedestrian safety while crossing and better bicycle connectivity to the Willow Lane Athletic Complex and Boise River Greenbelt.	25	150	1,000			\$1,175
103	Boise Valley Canal Undergrounding and Multi-Use Pathway, 9000 W. State Street to Duncan Lane In coordination with ITD, ACHD, and City of Boise, underground the Boise Valley Canal from 9000 W. State Street to Duncan Lane. Construct a multi-use pathway and landscaping per the State Street Transit and Traffic Operations Plan.			40	1,150		\$1,190

\*Dollars are in Thousands

# STATE STREET DISTRICT PROJECTS

STATE STREET DISTRICT (“SS” or “SS District”)		FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
<b>Capital Improvement Projects</b>							
104	Local Match - Raise Grant - North Whitewater Park Boulevard and State Street Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, City of Boise, and CCDC. Local match to fund State Street Transit upgrades.			27			\$27
105	Local Match - Raise Grant - West Saxton Drive and State Street Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, City of Boise, and CCDC. Local match to fund State Street Transit upgrades.				18		\$518
106	Local Match - Raise Grant - Gary Lane and Bunch Court Transit Improvements Public-Public Partnership with VRT, ITD, ACHD, City of Boise, and CCDC. Local match to fund State Street Transit upgrades.					106	\$106
107	Accelerated Road and Utility Infrastructure Project (Tentative Bond Issuance in FY2030) 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 State Street Transit and Traffic Operations Plan recommendations.					500	\$500
<b>Total State Street Estimated Expenses</b>		<b>\$625</b>	<b>\$1,865</b>	<b>\$3,482</b>	<b>\$1,583</b>	<b>\$11,321</b>	<b>\$18,876</b>

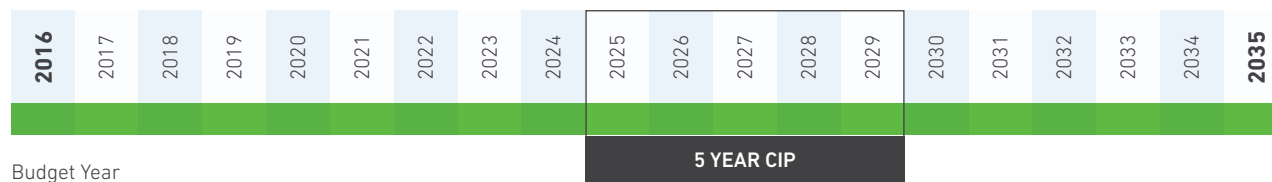


*Wilson Station, a Type 3 Participation Program Project, is a mixed-use development with 102 apartments income restricted units, and 1,800 square feet ground floor daycare or commercial space.*

# ParkBOI

CCDC, under the ParkBOI brand, owns and operates six public parking garages located throughout the downtown area. CCDC continually assesses and manages downtown Boise parking to drive innovative and cost-effective mobility solutions. The Agency continually supports and works to expand alternatives to parking such as public transit, carpool and rideshares through our partnership with City Go. Select garages offer priority parking to certified carpools and provide secure bicycle and motorcycle parking. CCDC is currently partnering with private developers on a new public parking garage in the Westside District in the next three years. The 30th Street District, and the newly formed Shoreline and State Street Districts each have plans that identify the need for new parking garages to meet future development needs and economic development objectives. Without CCDC and ParkBOI, the likely outcome will be more dedicated surface parking, lower infill development, and a lower tax base at the districts' sunset.

## CURRENT 5 YEAR CIP TIMELINE



**6** ParkBOI GARAGES

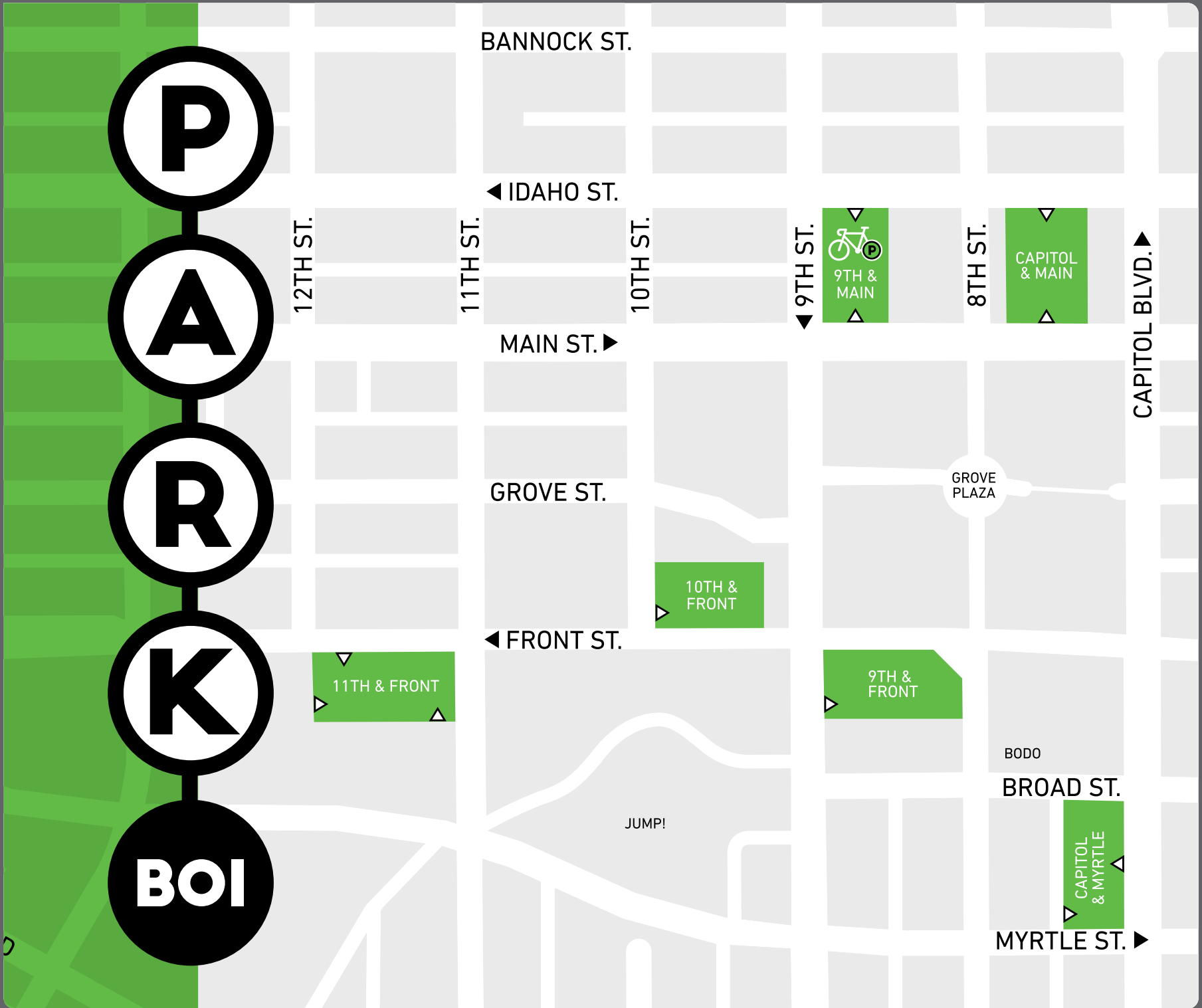
**3,150**  
TOTAL NUMBER OF  
PARKBOI GARAGE SPACES

**115,000**  
MONTHLY PARKBOI VISITS



**40** BIKEBOI  
SECURED BIKE PARKING STALLS  
IN THE BIKEBOI FACILITY

**P**  
**A**  
**R**  
**K**  
**BOI**





*New transit station at 27th Street and Fairview Ave.*

# ParkBOI: ECONOMIC DEVELOPMENT & MOBILITY PROJECTS



ParkBOI PARKING PROJECTS ("ParkBOI")	FY2025	FY2026	FY2027	FY2028	FY2029	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 #27
113	College of Western Idaho (CWI), Boise Campus Development with Ball Ventures Ahlquist						30th #40
114	Capitol Campus, Boise City and Boise State University (BSU) Joint Venture with J Fisher Companies						SL #53
115	Midtown, Rivershore Development						SL #54
116	3311 W. State Street. Idaho Department of Transportation (ITD) Campus						SS #91

## 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#108 and WS#27		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.	60	60	60	60	60	\$300
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.	42	45	48	48	50	\$233
120	Mobility Initiatives - Downtown Business Improvement District			200	200	200	\$600
121	Mobility Initiatives - 30th Street District		200				\$200
122	Mobility Initiatives - Shoreline District		200				\$200
123	Mobility Initiatives - State Street District			400			\$400
124	Mobility Initiatives - Gateway East District			400			\$400

<b>Total ParkBOI Estimated Expenses</b>	<b>\$102</b>	<b>\$755</b>	<b>\$1,108</b>	<b>\$308</b>	<b>\$310</b>	<b>\$2,583</b>
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\*Dollars are in Thousands

*Eisenman Road pedestrian improvements in  
the Gateway East Urban Renewal District.*



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**CAPITAL CITY**  
DEVELOPMENT CORP