



1010 W. JEFFERSON STREET

Commercial Space and Public Parking Garage

June 9, 2025

- Introductions
- Project Background
- Alignment with City of Boise's Modern Zoning Code
- Site Plan and Preliminary Renderings
- Next Steps
- Discussion

INTRODUCTIONS

The project is located at 1010 W. Jefferson Street and is proposed to be a parking garage with ground floor retail/commercial space.

How we got here

- **November 2024:** CCDC began its effort to redevelop 1010 W. Jefferson Street into a multi-story, mixed-use building and parking facility.
- **January 2025:** Agency completed its RFQ process and selected KPFF, Inc. for professional design services
- **March 2025:** CCDC selected Okland Construction Company, Inc. for preconstruction services
- **May 2025:** CCDC submitted the project to the City of Boise for Interdepartmental Review

PROJECT VISION

To create a welcoming, safe and lasting community asset that reflects Boise's identity, catalyzes surrounding development, expands mobility options, and fosters connection for all who live, work, and visit downtown.

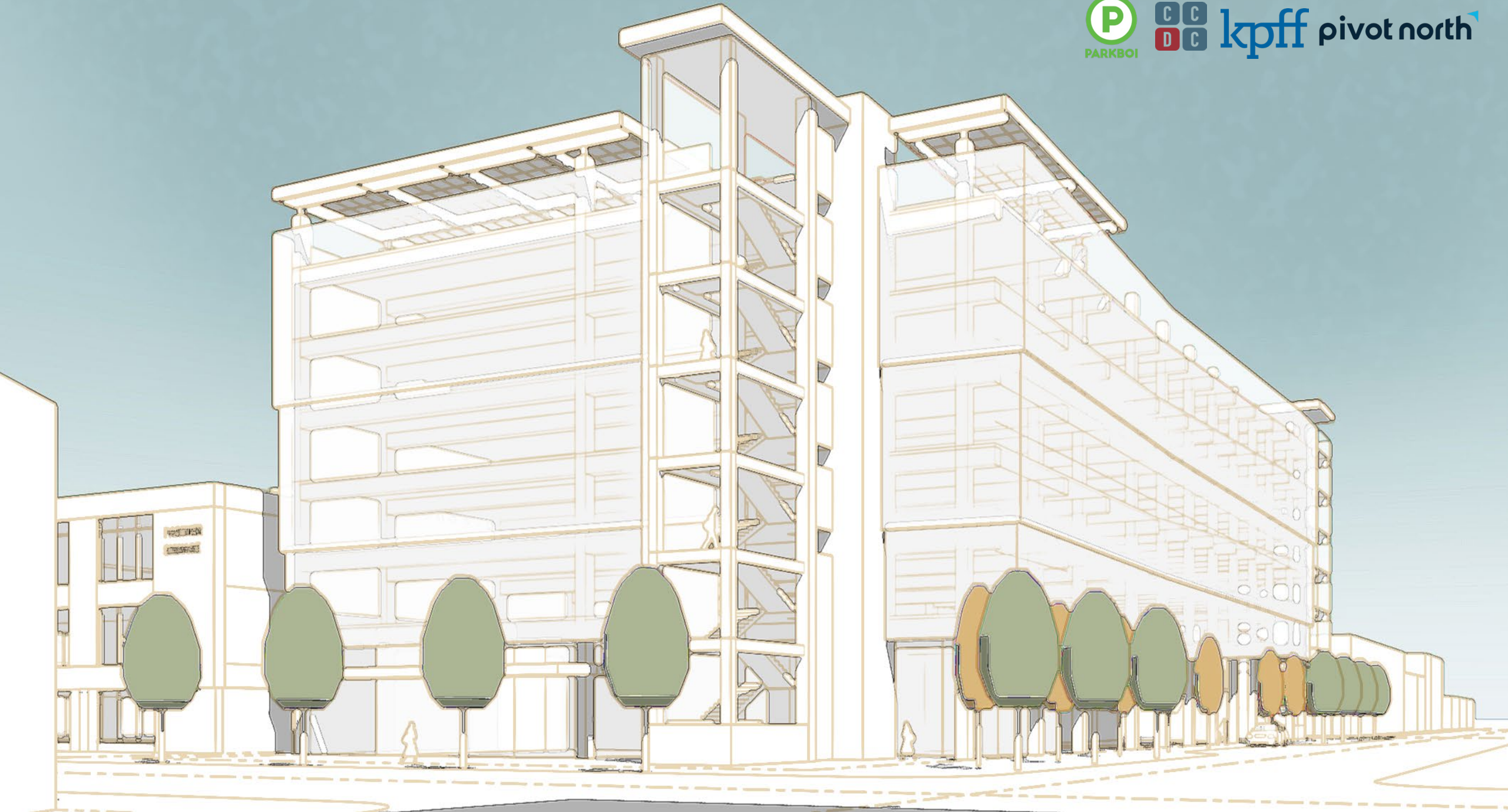
ALIGNMENT WITH MODERN ZONING CODE

- Create Great Neighborhoods
- Create Predictable and Sustainable Development Pattern
- Create Economic Opportunities
- Create a Safe and Healthy City

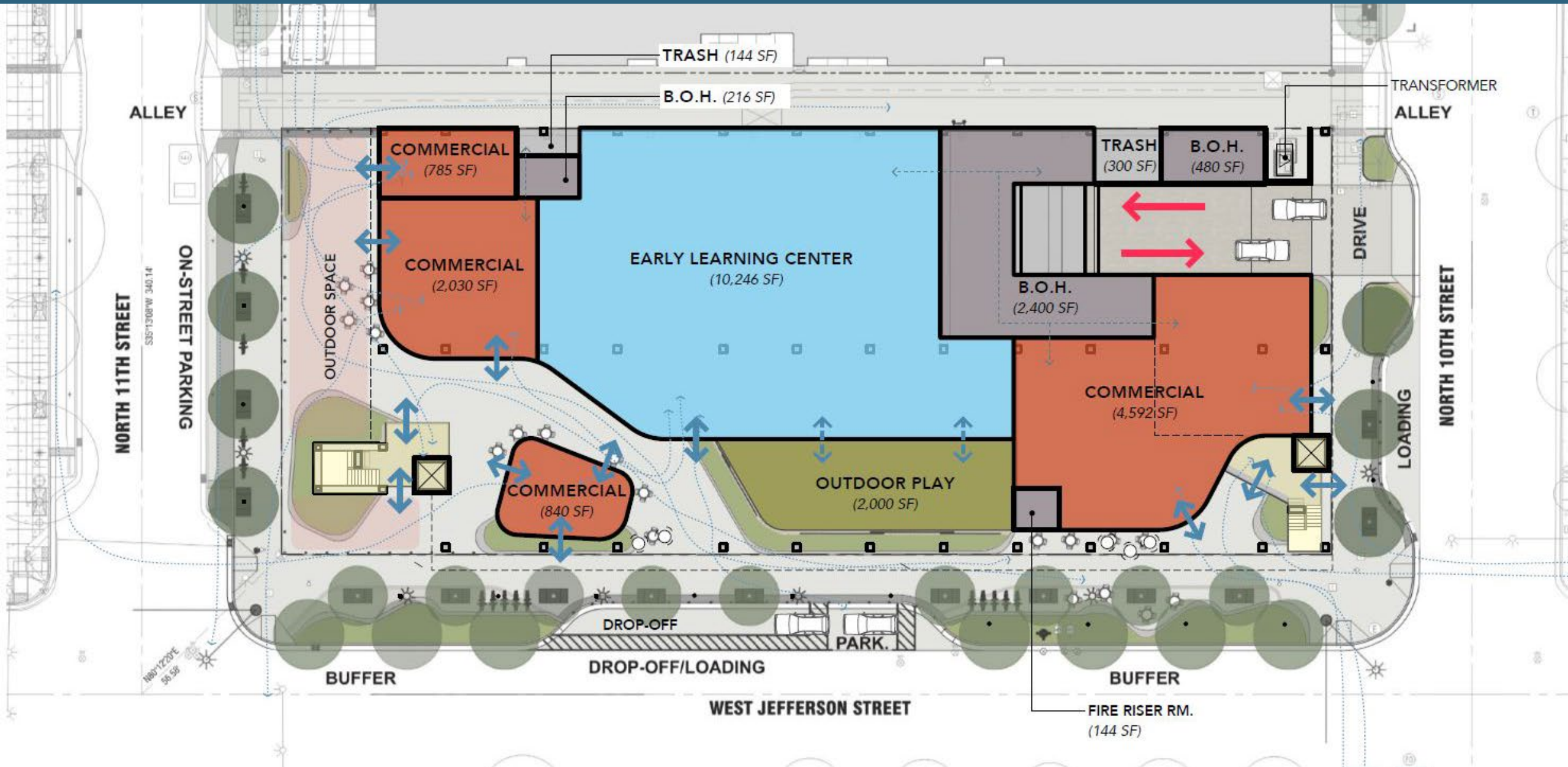




kpff pivot north



CONCEPT – GROUND LEVEL PLAN



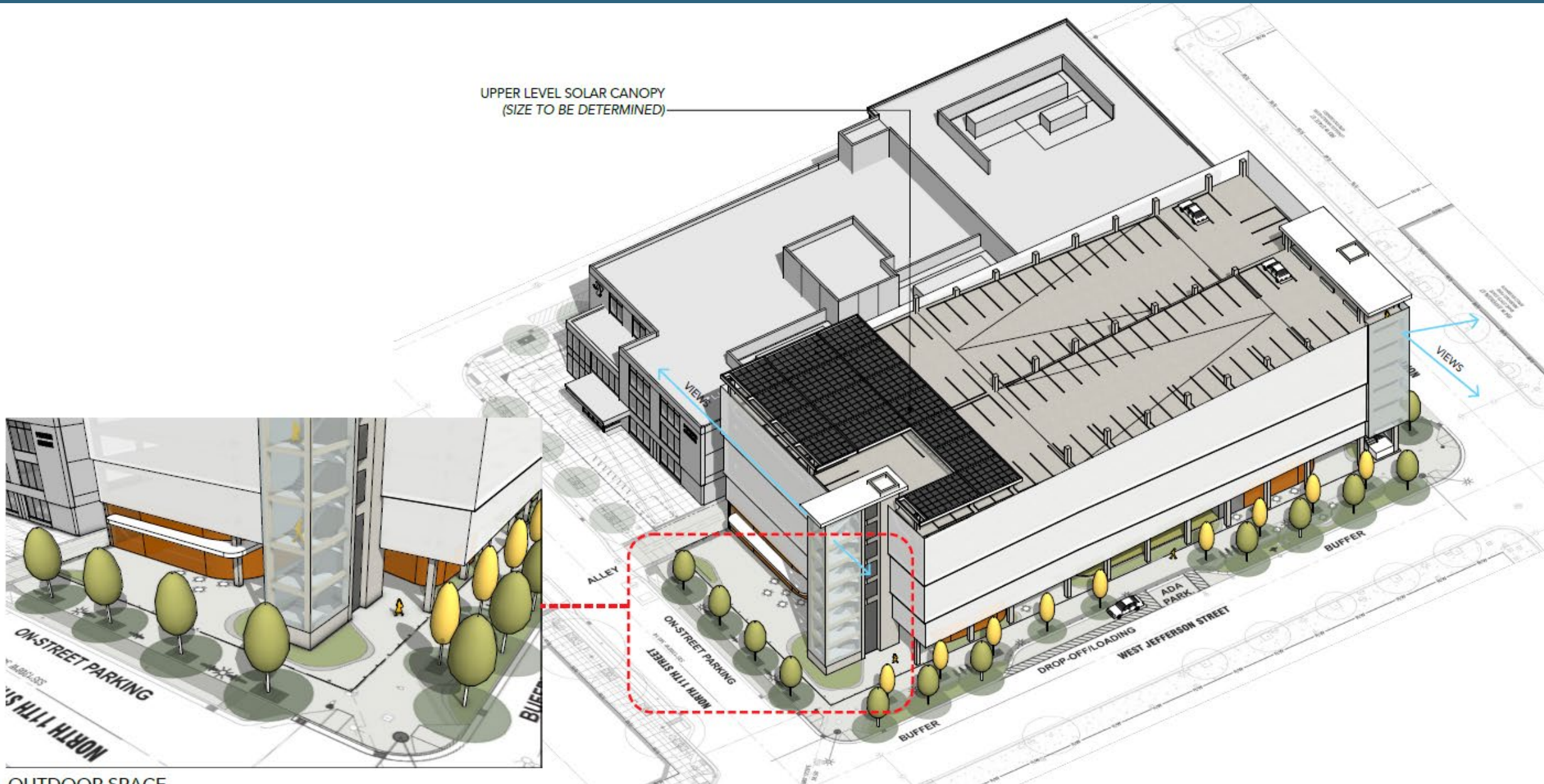
CONCEPT – GROUND LEVEL BREEZEWAY



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CONCEPT – DETAILED VIEW



VIEW FROM CHERIE BUCKNER-WEBB PARK



PROJECT TIMELINE



- **CCDC Board Consideration:** Early August 2025
- **Design Review Hearing:** Mid-August 2025
- **Late Summer/Early Fall 2025 – Summer 2026:** Community Outreach Meetings
- **Late Summer/Early Fall 2026:** Construction Begins
- **Fall 2027:** Project Complete

DISCUSSION