

# 1010 W. JEFFERSON STREET

## Commercial Space and Public Parking Facility



August 20, 2025



- Introductions
- Project Background + Vision
- Latest Renderings
- Design Review Hearing Update
- Ground Floor Disposition Tentative Plan
- Activity
- Discussion + Next Steps
- Project Timeline

# 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

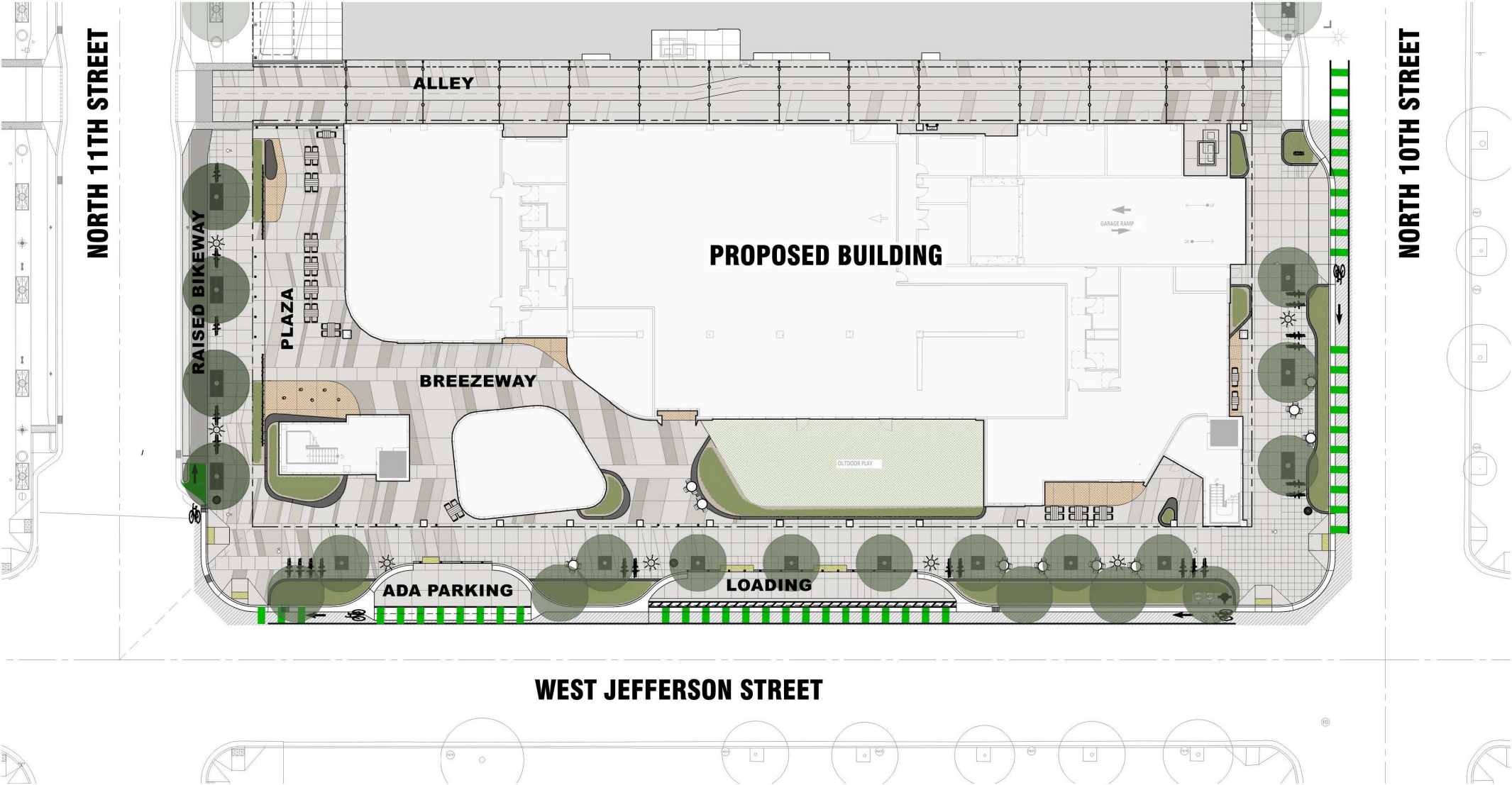
- **November 2024:** CCDC began its effort to redevelop 1010 W. Jefferson Street into a multi-story, mixed-use building and parking facility.
- **January 2025:** Agency completed its RFQ process and selected KPFF, Inc. for professional design services
- **March 2025:** CCDC selected Okland Construction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



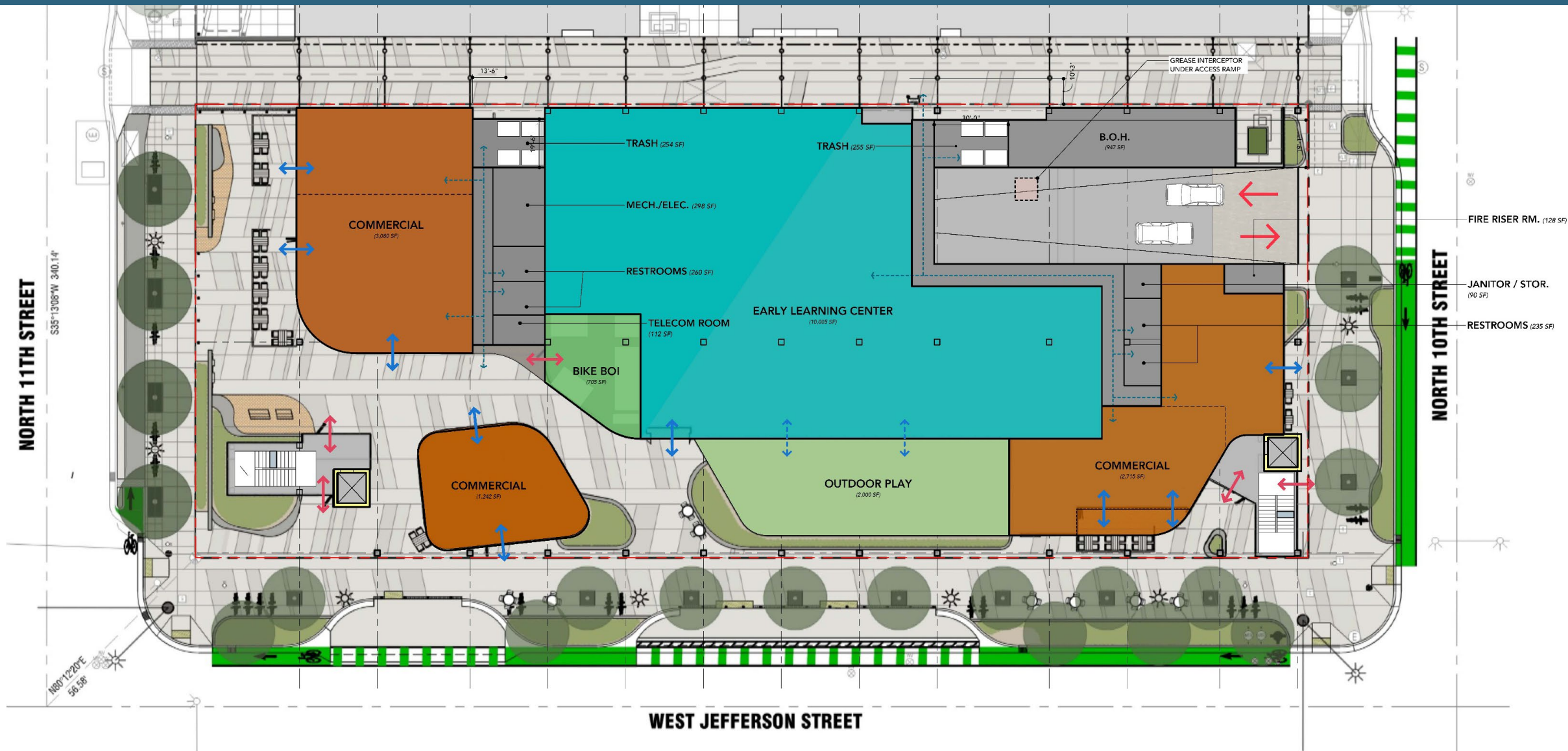
# PROJECT VISION

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.

# SITE PLAN



# GROUND LEVEL PLAN





# AERIAL VIEW FROM 11<sup>TH</sup> STREET





# VIEW ACROSS JEFFERSON STREET





# VIEW ACROSS 10<sup>TH</sup> STREET





# VIEW ACROSS 11<sup>TH</sup> STREET





# EVENING VIEW ACROSS 11<sup>TH</sup> STREET





# GROUND FLOOR RENDERINGS



# GROUND FLOOR – JEFFERSON STREET & 10TH STREET





# GROUND FLOOR – JEFFERSON STREET





# GROUND FLOOR – 11<sup>TH</sup> STREET





# DESIGN REVIEW HEARING UPDATE



- CCDC, Pivot North, and The Land Group presented to the City of Boise Design Review Commission on August 13, 2025
- Feedback from the Commissioners was overwhelmingly positive
- We had asked for the Commission to consider two modifications to their conditions of approval; both were approved
- This means that we are able to move forward with creating a space for the community and businesses that is open and inviting

# GROUND FLOOR DISPOSITION PLAN



- We are drafting an RFP/Q for the ground floor commercial spaces – tentatively scheduled to be issued this fall
- Our vision is to:
  - Find complimentary uses
  - Activate the ground floor throughout the day
  - Serve neighboring residents, businesses, and visitors
- Community input is key

# ACTIVITY



# DISCUSSION + NEXT STEPS

- Activity reflection and feedback
- How feedback will be used
- Next Steps

# PROJECT TIMELINE

- **CCDC Board Consideration for Design and Construction Document Development:** August 27, 2025
- **Late Summer/Early Fall 2025 – Summer 2026:** Community Outreach Meetings
- **Summer 2026:** Construction Begins
- **Fall 2027:** Project Complete

# THANK YOU



# Potential Customers



Boise High School  
students and staff



YMCA staff, members, Early  
Education Center staff and parents



Nearby office employment centers



Downtown and North End residents



Visitors staying in nearby hotels

Additional Ideas:



# Health Food Businesses



Salad and Sandwich Shop



Smoothie/Acai Bowl/Juice Bar



Vegan Restaurant



Supplement Shop

Additional Ideas:



# Gathering Place Establishments



Coffee/Tea Shop



Donut or Bagel Shop



Brewpub/Cidery

Additional Ideas:

# Full-Service Restaurant



Diner/Casual



Fine Dining



Breakfast/Brunch



Sports Pub & Grill



Cocktail Bar/Lounge

Additional Ideas:



# Retail Establishments



Clothing Store



Bike Shop



Running/Shoe Store



Outdoor/Sports Gear

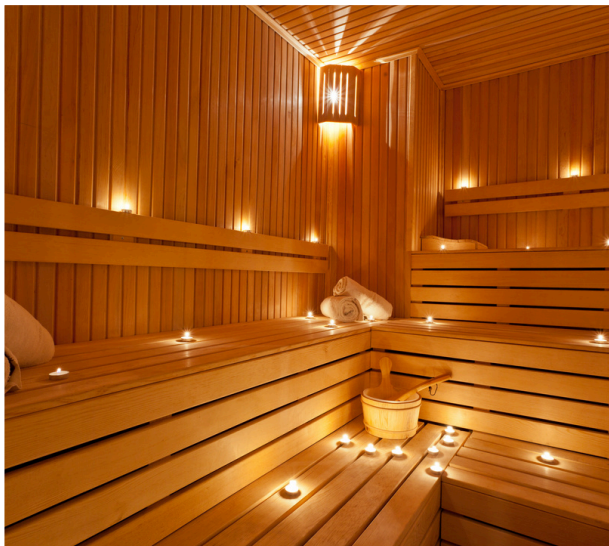
Additional Ideas:



# Healthcare Related Providers



Physical Therapy/Sports Medicine



Specialty (Cold Plunge Studio,  
Holistic Health)



Massage Therapy



Chiropractic Clinic

Additional Ideas: