

COVER LETTER



June 30, 2026
VIA ELECTRONIC SUBMISSION

Kathy Wanner
Contracts Specialist
Capital City Development Corp
121 N. 9th Street; Ste 501
Boise, ID 83702

RE: Roe Street Multi-Family Homes – REQUEST FOR QUALIFICATIONS/ PROPOSALS

Dear Ms. Wanner:

Please find our proposal for the Roe Street Multi-Family Homes Request for Proposals (RFP). We are pleased to submit our qualifications and innovative proposal for the subject site located within the State Street Urban Renewal District in the City of Boise's North West Neighborhood. We look forward to the opportunity to partner with CCDC and all relevant agencies and community groups in the area as the developer of this project. We have brought together a team that is trusted, experienced and committed to the delivery of much-needed attainable workforce housing, quality urban design, multi-modal lifestyle and significant community investment. The proposed project will be a key contributor in the transformation of the State Street corridor and set the tone as a catalyst for continued quality urban design and redevelopment in this area.

Our proposal achieves all of the minimum expectations and meets or exceeds many of CCDC visionary outcomes. This project achieves this by delivering housing to serve Boise's workforce with inspired architecture, mobility alternatives & education that will motivate & encourage households to adopt one or none car alternative lifestyles promoting economic growth & vitality through building a new creative community pocket park, and partnering with the adjacent existing 85-Unit Apartment Home project to operate jointly, achieving more efficient operating expenses for both projects and offering a higher level of amenities for future residents; all described as follows –

- **Attainable Workforce Housing - Proposing** a maximum Smart Growth density for this site (90 units vs currently approved 70 units – 29% more units); adding a diversity of housing stock averaging 90% of the Boise City Average Median Income, privately restricted through 12/31/2041, to this maturing neighborhood along this important transportation corridor strategically located between downtown Boise and Eagle.

- **State Street Participation Program** - Partner with CCDC through the State Street Participation Program to fund **all eligible** right of way infrastructure, utility, community and other improvements to deliver a stunning project facilitating the project to be economically feasible.
- **Inspired Quality Urban Design** – Created by renowned Denver Architecture firm Davis Partnership Architects, the smart urban design reflects an attractive contemporary mountain west flavor that is functional and visually attractive.
- **Multi-Modal Lifestyle** - Incorporating an innovative and unique Micro Electric focused Transportation Hub Pilot Project – that includes Education, Gathering Spaces, access to Shared-Workspaces, Reception/Coffee Bar, Charging and Storage for electric autos, bikes, scooters – all in a collaborative partnership with Valley Regional Transit (VRT).
- **Connectivity Multi-Use Path** - The multi-agency partnership with VRT, the City of Boise, ACHD, IDT, and CCDC, that started in 2022 at the request of the existing Limelight Village Developers, as indicated in the RFP is in process and will underground the existing Boise Valley Canal, any relevant utilities and add a landscaped 12' multi-use path trail connecting Bogart Street and VRT's planned new bus stop with the existing bus stop at Saxton Avenue adjacent to the North Pointe Shopping Center providing a myriad of community connectivity, multi-modal transportation and shopping options for residents. This is a game changer for the hundreds of existing and planned residential single and multi-family units surrounding the project and within walking and alternative forms of transportation distance.
- **Community Connection, Amenity and Investment** – Accomplished via a proposed active Pocket Exercise & Pet Park on the City of Boise's approximately 30,000 sq ft of remnant open space east of the recently completed Fire Station #13 parcel. The Development Team is working with the City of Boise and plans to submit a request to CCDC in their Participation Program to build and pay for the design and construction of this public community amenity through the Transformative Assistance Participation Program.
- **An Operating Efficient Partnership** – Planned with the adjacent Limelight Village 85-Unit Apartment Complex, the Outwest Development Team has negotiated an agreement to jointly operate both properties which will reduce operating costs, share key pedestrian and vehicular access points to enhance connectivity, and share amenities to deliver a higher quality lifestyle for residents. This creative economies-of-scale strategy for operations and maintenance reduces costs and delivers a higher quality of life for the residents and efficiency for the management company making the project more economically affordable and feasible.

It is our goal to partner with CCDC to build a quality and appropriate mixed-use project for this location, that CCDC, local leadership, and the community can showcase as a successful example of public-private partnership that sets the tone for sustainable and efficient smart growth, redevelopment along the State Street Urban Renewal District corridor. This proposal adds a diversity of housing stock to a maturing neighborhood, while our development team uses our unique and extensive experiences to better address the need for increasing diversity of housing choices through a mix of rents while honoring the neighborhood's mountain west personality.

The development team has extensive experience and has worked successfully recently to deliver relevant ground breaking projects, most notably 56th & Dunkirk in Denver a 205-unit attainable workforce housing project near the Denver Airport; and Phase 11 of the larger Centrum development in Fraser Colorado which will include 20+ housing units over 5,000 square feet of retail. Outwest projects focus on Doing Good, Providing Reasonable Returns and Having Fun with our projects. We have worked with a number of cities and communities in the mountain west and look forward to bringing our creativity and strong execution track record to the Boise market.

When analyzing the site and the Agency's priorities, we are confident that our team can deliver a balanced mixed-use urban renewal project that provides needed attainable workforce housing, introduces a unique transportation hub pilot project that enhances and educates area residents to the technological advances that allow them reasonable and practical mobility choices which will lead to more financial stable households and less dependence on the automobile, provides operating efficiencies and shared amenities with the adjacent project to maximize quality of life and lower operating costs making the project feasible.

We intend to work closely with the North West Neighborhood Association and local community knowing the proposed development will receive interest and scrutiny from interested community groups and individuals. The land's entitlements are based on the current R-3D Design Review zoning designation which allows the 90-units at 4-stories that we are proposing, not requiring any zone change. Our team brings passion as well as political astuteness, financial wherewithal, and local expertise to be successful in executing this endeavor.

Additionally, our understanding of infill urban renewal development, sustainable design, and affordable housing sets our team apart for delivering nothing less than an inspirational infill project that is lively and beautiful, while also providing a place for Boiseans to live, and hopefully work and play downtown. Units are proposed to serving households earning \$40,000 – \$80,000 annually, or 60-120% AMI, focusing on averaging project rents at 90% AMI. This allows us to target middle-wage workforce earners who may struggle with market rent increases over the next 3 to 20 years.

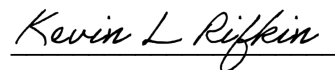
We based and focused our proposal on the four listed priorities within the RFP: 1) Attainable Homes for Our Community, 2) Quality Urban Design, 3) Multimodal Lifestyle, 4) Community Investment.

We appreciate this opportunity and truly look forward to an opportunity to discuss our proposal further.

Please review the attached and contact me if you have any questions at (208) 891-8901.

Sincerely,

Kevin Rifkin
Outwest Investments LLC

A handwritten signature in cursive script that reads "Kevin L Rifkin". The signature is written in black ink and is positioned below the printed name and company name.

Enclosed: Outwest Investments LLC Roe Street Multi-Family Homes Proposal for Development Services