CAPITAL CITY DEVELOPMENT CORP

BOARD OF COMMISSIONERS MEETING

October 12, 2026

CAPITAL CITY DEVELOPMENT CORPORATION
Board of Commissioners Meeting
Board Room, Fifth Floor, 121 N. 9th Street
October 12, 2026, at 12 p.m.

Live stream available at https://ccdcboise.com/board-of-commissioners/

A G E N D A

I. **CALL TO ORDER** .....Chair Haney Keith

II. ACTION ITEM: AGENDA CHANGES OR ADDITIONS.....Chair Haney Keith

III. WORK SESSION

A. Downtown Riverfront Improvements. Project Introduction ..... Toby Norton (20 minutes)

IV. ACTION ITEM: CONSENT AGENDA

A. Expenses
   1. Approve Paid Invoice Report for August 2026
   2. Approve Paid Invoice Report for September 2026

B. Minutes and Reports
   1. Approve Meeting Minutes for August 26, 2026
   2. Approve Meeting Minutes for August 28, 2026
   3. FY2026 Q3 Financial Report (Unaudited)

C. Other
   1. Approve Resolution 1989: Records Disposition
   2. Approve Resolution 1990: 3052 W. Main St., CWI River District. Type 2 General Assistance Agreement with Ahlquist, LLC
   3. Approve Resolution 1985: VRT/CCDC FY27 Cooperative Agreement

V. ACTION ITEM

A. CONSIDER Resolution 1987: Downtown Riverfront Improvements. Task Order 2 for Professional Design Services with GGLO..... Toby Norton (5 minutes)

B. CONSIDER Designation: 9474 W. State Street, Westlock Village, Type 2 General Assistance with Sweetwater Acquisitions LLC.....Corrie Brending (10 minutes)

VI. ADJOURN

This meeting will be conducted in compliance with the Idaho Open Meetings Law and in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501, Boise, Idaho or (208) 384-4264 (TTY Relay 1-800-377-3529).

Viewing Remotely: Members of the public may view the meeting with a smartphone or computer by clicking the link provided at https://ccdcboise.com/board-of-commissioners/. CCDC strives to make its public Board Meetings available to view remotely but cannot guarantee access due to platform failure, internet disruptions, or other technology malfunctions.

II.
AGENDA CHANGES OR ADDITIONS

CAPITAL CITY DEVELOPMENT CORP

III.
WORK SESSION

IV.
CONSENT AGENDA

Paid Invoice Report

For the Period: 8/1/2026 through 8/31/2026

Payee	Description	Payment Date	Amount
Debt Service:			
US Bank	U of I Parking Access	8/6/2026	317,000.00
		Total Debt Payments:	317,000.00
Payroll:			
CCDC Employees	Direct Deposits Net Pay	8/5/2026	51,726.19
EFTPS - IRS	Federal Payroll Taxes	8/5/2026	20,992.98
Idaho State Tax Commission	State Payroll Taxes	8/5/2026	2,939.00
457(b)	Retirement Payment	8/5/2026	1,868.44
PERSI/Empower	Retirement Payment	8/3/2026	27,049.16
CCDC Employees	Direct Deposits Net Pay	8/19/2026	51,726.17
EFTPS - IRS	Federal Payroll Taxes	8/19/2026	20,992.98
Idaho State Tax Commission	State Payroll Taxes	8/19/2026	2,939.00
457(b)	Retirement Payment	8/19/2026	1,868.44
PERSI/Empower	Retirement Payment	8/17/2026	27,049.16
		Total Payroll Payments:	209,151.52
Checks and ACH			
Various Vendors	Check and ACH Payments (See Attached)	8/31/2026	1,251,537.71
		Total Cash Disbursements:	**$ 1,777,689.23**

I have reviewed and approved all cash disbursements in the month listed above.

Joey Chen
Finance Director

9-3-2026
Date

John Brunelle
Executive Director

9-1-26
Date

Report Criteria:
Summary report type printed
Check.Voided = no

Name	Check Amount	Check Issue Date
9025 Federal LLC	20,141.13	08/31/2026
Total 9025 Federal LLC:	20,141.13	
Abbey Louie LLC	5,750.00	08/31/2026
Total Abbey Louie LLC:	5,750.00	
Acme Fast Freight	2,881.43	08/27/2026
Total Acme Fast Freight:	2,881.43	
Blue Cross of Idaho	40,163.40	08/01/2026
Total Blue Cross of Idaho:	40,163.40	
Boise City Utility Billing	11.78	08/26/2026
Total Boise City Utility Billing:	11.78	
Boxcast Inc	58.43	08/28/2026
Total Boxcast Inc:	58.43	
Car Park	181,856.11	08/31/2026
Total Car Park:	181,856.11	
Cator Ruma & Assoc CO	5,765.00	08/31/2026
Total Cator Ruma & Assoc CO:	5,765.00	
City of Boise	25,947.56	08/11/2026
	1,600.00	08/28/2026
	211.00	08/28/2026
Total City of Boise:	27,758.56	
CSHQA	4,267.00	08/28/2026
Total CSHQA:	4,267.00	
Cushing Terrell Architects	7,650.00	08/31/2026
	9,289.01	08/31/2026
	5,910.90	08/31/2026
Total Cushing Terrell Architects:	22,849.91	
Elam & Burke P.A.	57.00	08/31/2026

Name	Check Amount	Check Issue Date
	2,166.00	08/31/2026
	5,073.00	08/31/2026
	3,790.50	08/31/2026
	2,117.64	08/31/2026
	85.50	08/31/2026
Total Elam & Burke P.A.:	13,289.64	
GGLO LLC	6,300.00	08/31/2026
Total GGLO LLC:	6,300.00	
Idaho Power	1.90	08/18/2026
Total Idaho Power:	1.90	
Idaho Records Management LLC	55.00	08/28/2026
Total Idaho Records Management LLC:	55.00	
Jonathan Joseph Webster	6,100.00	08/27/2026
	4,900.00	08/27/2026
Total Jonathan Joseph Webster:	11,000.00	
KPFF Consulting Engineers	4,092.64	08/31/2026
	932.50	08/31/2026
	32,717.31	08/31/2026
	4,045.00	08/31/2026
Total KPFF Consulting Engineers:	41,787.45	
McAlvain Construction Inc.	463,375.62	08/31/2026
Total McAlvain Construction Inc.:	463,375.62	
McClatchy Company LLC	49.31	08/28/2026
Total McClatchy Company LLC:	49.31	
Okland Construction Company Inc	304,517.00	08/31/2026
Total Okland Construction Company Inc:	304,517.00	
Optimizon	1,100.00	08/28/2026
Total Optimizon:	1,100.00	
Pro Care Landscape Management	497.00	08/28/2026
	60.00	08/28/2026
	60.00	08/28/2026
	365.00	08/28/2026

Name	Check Amount	Check Issue Date
Total Pro Care Landscape Management:	982.00	
Rehn & Associates	75.00	08/28/2026
	461.30	08/28/2026
Total Rehn & Associates:	536.30	
Security LLC - Plaza 121	15,234.17	08/01/2026
	493.74	08/01/2026
Total Security LLC - Plaza 121:	15,727.91	
Service Experts Heating & Air Conditioni	9,809.70	08/27/2026
Total Service Experts Heating & Air Conditioni:	9,809.70	
Stability Networks Inc.	4,900.00	08/31/2026
	55.84	08/31/2026
	359.46	08/31/2026
Total Stability Networks Inc.:	5,315.30	
State Insurance Fund	797.00	08/27/2026
Total State Insurance Fund:	797.00	
Syringa Networks LLC	630.00	08/28/2026
Total Syringa Networks LLC:	630.00	
The Potting Shed	65.00	08/27/2026
Total The Potting Shed:	65.00	
The Trust Dept LLC (W9)	150.00	08/28/2026
	1,081.25	08/28/2026
Total The Trust Dept LLC (W9):	1,231.25	
Tobin T Rogers	750.00	08/28/2026
Total Tobin T Rogers:	750.00	
Treasure Valley Coffee Inc	120.95	08/28/2026
Total Treasure Valley Coffee Inc:	120.95	
United Heritage	1,994.81	08/01/2026
Total United Heritage:	1,994.81	
US Bank - Copier Lease	187.45	08/01/2026

Name	Check Amount	Check Issue Date
Total US Bank - Copier Lease:	187.45	
US Bank - Credit Cards	12,574.38	08/10/2026
Total US Bank - Credit Cards:	12,574.38	
USI Insurance Services NW	44,475.00	08/07/2026
Total USI Insurance Services NW:	44,475.00	
VEOLIA Water Idaho, INC.	1,417.00	08/27/2026
Total VEOLIA Water Idaho, INC.:	1,417.00	
Veritas Material Consulting	280.00	08/28/2026
	965.00	08/28/2026
	200.00	08/28/2026
Total Veritas Material Consulting:	1,445.00	
Western States Equipment	499.99	08/27/2026
Total Western States Equipment:	499.99	
Grand Totals:	1,251,537.71	

Report Criteria:
Summary report type printed
Check.Voided = no

Paid Invoice Report

For the Period: 9/1/2026 through 9/30/2026

Payee	Description	Payment Date	Amount
Debt Service:			
		Total Debt Payments:	-
Payroll:			
CCDC Employees	Direct Deposits Net Pay	9/2/2026	51,726.16
EFTPS - IRS	Federal Payroll Taxes	9/2/2026	20,992.98
Idaho State Tax Commission	State Payroll Taxes	9/2/2026	2,939.00
457(b)	Retirement Payment	9/2/2026	1,868.44
PERSI/Empower	Retirement Payment	9/1/2026	27,049.16
CCDC Employees	Direct Deposits Net Pay	9/16/2026	51,726.17
EFTPS - IRS	Federal Payroll Taxes	9/16/2026	20,993.00
Idaho State Tax Commission	State Payroll Taxes	9/16/2026	2,939.00
PERSI/Empower	Retirement Payment	9/16/2026	27,049.16
457(b)	Retirement Payment	9/14/2026	1,868.44
CCDC Employees	Direct Deposits Net Pay	9/30/2026	51,726.16
EFTPS - IRS	Federal Payroll Taxes	9/30/2026	20,993.00
Idaho State Tax Commission	State Payroll Taxes	9/30/2026	2,939.00
PERSI/Empower	Retirement Payment	9/30/2026	27,049.16
457(b)	Retirement Payment	9/28/2026	1,868.44
		Total Payroll Payments:	313,727.27
Checks and ACH			
Various Vendors	Check and ACH Payments (See Attached)	9/30/2026	2,150,559.95
		Total Cash Disbursements:	**$ 2,464,287.22**

I have reviewed and approved all cash disbursements in the month listed above.

Joey Chen
Finance Director

10.1.2026
Date

John Brunelle
Executive Director

10-1-26
Date

Report Criteria:
Summary report type printed
Check.Voided = no

Name	Check Amount	Check Issue Date
Abbey Louie LLC	5,750.00	09/30/2026
Total Abbey Louie LLC:	5,750.00	
Absolute Fire Protection LLC	100.00	09/29/2026
	275.00	09/29/2026
	100.00	09/29/2026
	100.00	09/29/2026
Total Absolute Fire Protection LLC:	575.00	
Acme Fast Freight	2,881.43	09/28/2026
Total Acme Fast Freight:	2,881.43	
Allied Business Solutions	208.76	09/28/2026
Total Allied Business Solutions:	208.76	
Andersen Construction Company of Idaho	465,210.20	09/30/2026
Total Andersen Construction Company of Idaho:	465,210.20	
Blue Cross of Idaho	39,303.57	09/01/2026
Total Blue Cross of Idaho:	39,303.57	
Boise City Utility Billing	11.78	09/28/2026
Total Boise City Utility Billing:	11.78	
Boxcast Inc	59.01	09/29/2026
Total Boxcast Inc:	59.01	
Car Park	3,094.00	09/29/2026
Total Car Park:	3,094.00	
Cator Ruma & Assoc CO	2,865.00	09/29/2026
Total Cator Ruma & Assoc CO:	2,865.00	
City of Boise	1,600.00	09/29/2026
	211.00	09/29/2026
Total City of Boise:	1,811.00	
CSHQA	11,359.50	09/30/2026

Name	Check Amount	Check Issue Date
Total CSHQA:	11,359.50	
Cushing Terrell Architects	2,683.49	09/29/2026
	1,354.11	09/29/2026
Total Cushing Terrell Architects:	4,037.60	
Elam & Burke P.A.	3,753.81	09/30/2026
	9,168.81	09/30/2026
	1,026.00	09/30/2026
Total Elam & Burke P.A.:	13,948.62	
GGLO LLC	700.00	09/30/2026
	34,851.92	09/30/2026
Total GGLO LLC:	35,551.92	
Great Notion	7,700.00	09/30/2026
Total Great Notion:	7,700.00	
Idaho Power	1.90	09/17/2026
Total Idaho Power:	1.90	
Idaho Records Management LLC	55.00	09/29/2026
Total Idaho Records Management LLC:	55.00	
Idaho State Building Authority	200,000.00	09/28/2026
Total Idaho State Building Authority:	200,000.00	
Jed Split Creative	17,500.00	09/28/2026
	438.89	09/28/2026
	910.35	09/28/2026
Total Jed Split Creative:	18,849.24	
KPFF Consulting Engineers	76,068.75	09/30/2026
	2,462.50	09/30/2026
	587.50	09/30/2026
Total KPFF Consulting Engineers:	79,118.75	
McAlvain Construction Inc.	131,237.27	09/30/2026
	91,551.79	09/30/2026
Total McAlvain Construction Inc.:	222,789.06	
McClatchy Company LLC	433.00	09/29/2026

Name	Check Amount	Check Issue Date
	433.00	09/29/2026
Total McClatchy Company LLC:	866.00	
Mosaic Public Partners LLC	3,750.00	09/30/2026
	2,939.31	09/30/2026
Total Mosaic Public Partners LLC:	6,689.31	
Northwest Engineering Service Inc. (W9)	557.00	09/29/2026
Total Northwest Engineering Service Inc. (W9):	557.00	
Okland Construction Company Inc	917,176.00	09/30/2026
Total Okland Construction Company Inc:	917,176.00	
Pro Care Landscape Management	316.00	09/29/2026
	774.00	09/29/2026
	366.00	09/29/2026
	60.00	09/29/2026
	60.00	09/29/2026
	296.00	09/29/2026
Total Pro Care Landscape Management:	1,872.00	
Rehn & Associates	75.00	09/29/2026
	512.79	09/29/2026
	461.30	09/29/2026
Total Rehn & Associates:	1,049.09	
Security LLC - Plaza 121	493.74	09/01/2026
	15,234.17	09/01/2026
Total Security LLC - Plaza 121:	15,727.91	
Sky High Marketing Inc.	8,037.75	09/28/2026
Total Sky High Marketing Inc.:	8,037.75	
Stability Networks Inc.	4,900.00	09/30/2026
	55.84	09/30/2026
	359.46	09/30/2026
Total Stability Networks Inc.:	5,315.30	
Strong Ryan	2,532.55	09/11/2026
Total Strong Ryan:	2,532.55	
Syringa Networks LLC	630.00	09/29/2026

Name	Check Amount	Check Issue Date
Total Syringa Networks LLC:	630.00	
Terracon Consultants Inc	13,880.00	09/30/2026
Total Terracon Consultants Inc:	13,880.00	
The Potting Shed	65.00	09/28/2026
Total The Potting Shed:	65.00	
The Trust Dept LLC (W9)	150.00	09/29/2026
Total The Trust Dept LLC (W9):	150.00	
TMC Inc.	2,202.00	09/29/2026
Total TMC Inc.:	2,202.00	
TML Heating & Air Conditioning	200.00	09/28/2026
Total TML Heating & Air Conditioning:	200.00	
Tobin T Rogers	900.00	09/29/2026
Total Tobin T Rogers:	900.00	
Treasure Valley Coffee Inc	120.95	09/29/2026
Total Treasure Valley Coffee Inc:	120.95	
United Heritage	1,994.81	09/01/2026
Total United Heritage:	1,994.81	
US Bank - Copier Lease	187.45	09/01/2026
Total US Bank - Copier Lease:	187.45	
US Bank - Credit Cards	6,412.76	09/09/2026
Total US Bank - Credit Cards:	6,412.76	
USI Insurance Services NW	36,514.00	09/30/2026
Total USI Insurance Services NW:	36,514.00	
Veolia (Suez Water Idaho)	36.88	09/28/2026
	223.93	09/28/2026
	286.53	09/28/2026
Total Veolia (Suez Water Idaho):	547.34	

Name	Check Amount	Check Issue Date
Veritas Material Consulting	845.00	09/29/2026
	560.00	09/29/2026
	700.00	09/29/2026
Total Veritas Material Consulting:	2,105.00	
Western Records Destruction	50.00	09/29/2026
Total Western Records Destruction:	50.00	
Western States Equipment	6,864.55	09/28/2026
	1,739.80	09/28/2026
	492.94	09/28/2026
	499.10	09/28/2026
Total Western States Equipment:	9,596.39	
Grand Totals:	2,150,559.95	

Report Criteria:
Summary report type printed
Check.Voided = no

MINUTES OF SPECIAL MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
August 26, 2026

I. CALL TO ORDER:

Chair Latonia Haney Keith, convened the meeting with a quorum at 12:03 p.m.

Roll Call attendance taken:

Attended: Commissioner Drew Alexander (joined at 12:13 p.m.), Commissioner Todd Cooper, Commissioner Latonia Haney Keith, Commissioner Lauren McLean, Commissioner Rob Perez, Commissioner Meredith Stead and Commissioner John Stevens, and Commissioner Alexis Townsend.

Absent: Commissioner Jimmy Hallyburton

Agency staff members present: John Brunelle, Executive Director; Doug Woodruff, Development Director; Joey Chen, Finance & Administration Director; Zach Piepmeyer, P.E, Parking & Mobility Director; Lana Graybeal, Director of External Affairs; Holli Klitsch, Controller; Sandy Lawrence, Office Manager; Mary Watson, General Counsel, and Agency legal counsel, Meghan Conrad.

II. ACTION ITEM: AGENDA CHANGES OR ADDITIONS

There were no changes or additions made to the agenda.

III. ACTION ITEM: CONSENT AGENDA

A. Minutes and Reports
1. Approve Meeting Minutes for August 10, 2026
2. Approve Meeting Minutes for August 18, 2026

B. Other
1. Approve Resolution 1982: 6650 S. Eisenman Rd., Maverik. Type 1 One-Time Assistance Participation Agreement with Maverik Group, LLC.

Commissioner Townsend made a motion to approve the Consent Agenda.

Commissioner Stead seconded the motion.

Roll Call:
Commissioner Cooper - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 7 - 0.

IV. ACTION ITEM

A. CONSIDER Resolution 1983: Approve FY2027 Five-Year Capital Improvement Plan

Doug Woodruff, Development Director, gave a report.

Commissioner Perez moved to adopt Resolution 1983 approving the FY2027 Five-Year Capital Improvement Plan.

Commissioner Cooper seconded the motion.

Roll Call:
Commissioner Cooper - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 7 - 0.

B. PUBLIC HEARING: FY2026 Amended Budget

Chair Haney Keith opened the public hearing at 12:11 p.m.

Commissioner Alexander joined the meeting at 12:13 p.m.

Joey Chen, Finance & Administration Director, gave a report.

No public comment was made and no written comments had been received.

Public Hearing closed at 12:18 p.m.

C. CONSIDER Resolution 1980: Adopt FY2026 Amended Budget

Joey Chen, Finance & Administration Director, gave a report.

Commissioner Cooper moved to adopt Resolution 1980 to approve the FY2026 Amended Budget totaling **$29,270,335** and to authorize the Executive Director to file copies of the budget as required by law.

Commissioner Townsend seconded the motion.

Roll Call:
Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

D. PUBLIC HEARING: FY2027 Original Budget

Chair Haney Keith opened the public hearing at 12:20 p.m.

Joey Chen, Finance & Administration Director, gave a report.

No public comment was made and no written comments had been received.

Public Hearing closed at 12:27 p.m.

E. CONSIDER Resolution 1981: FY2027 Original Budget.

Joey Chen, Finance & Administration Director, gave a report.

Commissioner Stevens moved to adopt Resolution 1981 to approve the FY2027 Original Budget totaling **$80,004,223** and to authorize the Executive Director to file copies of the budget as required by law.

Commissioner Alexander seconded the motion.

Roll Call:
Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

F. CONSIDER Resolution 1984: Approve Westside Supplemental Termination Resolution.

Joey Chen, Finance & Administration Director, gave a report.

Commissioner Townsend moved to adopt Resolution 1984 supplementing Resolution 1961 by adding the Updated FY2026 Termination Budget and the Updated Termination Plan, and directing Agency staff to provide Resolution 1984 to the seven overlapping taxing districts including Ada County and the Idaho State Tax Commission.

Commissioner McLean seconded the motion.

Roll Call:
Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye

Commissioner Townsend - Aye

The motion carried 8 - 0.

V. ACTION ITEM: EXECUTIVE SESSION

A motion was made by Chair Haney Keith to move into Executive Session at 12:36 p.m. to deliberate regarding hiring a public officer or employee wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need; and to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code [Idaho Code Section 74-206(1)(a) and (d)]. Commissioner Townsend seconded the motion. A roll call vote was taken.

Roll Call:
Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

Deliberations ensued regarding hiring a public officer or employee wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy and to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code.

A motion was made by Commissioner Stead to adjourn the executive session at 12:46 p.m. and return to the public meeting.

Commissioner McLean seconded the motion. A roll call vote was taken.

Roll Call:
Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

The Board of Commissioners moved back into the open meeting, the livestream was re-started and the public was invited back into the meeting room. Chair Haney Keith called the special meeting back to order and requested the record reflect the Board was out of Executive Session; that no final action or final decisions were made during Executive Session; and that there is an item remaining on the agenda.

VI. ACTION ITEM: CONSIDER Selection of the Sole Finalist for the Executive Director Position

Chair Haney Keith, gave a report.

Chair Haney Keith moved to select Robyn Sellers as the sole finalist for the Executive Director position.

Commissioner Stead seconded the motion.

Roll Call:
Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Haney Keith - Aye
Commissioner McLean - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Stevens - Aye
Commissioner Townsend - Aye

The motion carried 8 - 0.

VII. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Perez to adjourn the meeting, which was seconded by Commissioner McLean. All commissioners present agreed to adjourn the meeting.

The meeting adjourned at 12:52 p.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 12TH DAY OF OCTOBER 2026.

_____
Latonia Haney Keith, Chair

_____
Lauren McLean, Secretary

MINUTES OF SPECIAL MEETING
BOARD OF COMMISSIONERS
CAPITAL CITY DEVELOPMENT CORPORATION
Board Room, Fifth Floor, 121 N. 9th Street
Boise, ID 83702
August 28, 2026

I. CALL TO ORDER:

Chair Haney Keith, convened the meeting with a quorum at 11:02 a.m.

Roll Call attendance taken:

Present: Commissioner Latonia Haney Keith and Commissioner Meredith Stead

Present Virtually: Commissioner Drew Alexander, Commissioner Todd Cooper, Commissioner Rob Perez, and Commissioner Alexis Townsend.

Absent: Commissioner Jimmy Hallburton, Commissioner Lauren McLean, and Commissioner Stevens.

Agency staff members present: Agency legal counsel, Meghan Conrad.

II. ACTION ITEM: AGENDA CHANGES OR ADDITIONS

There were no changes or additions made to the agenda.

III. ACTION ITEM: EXECUTIVE SESSION

A motion was made by Chair Haney Keith to move into Executive Session at 11:04 a.m. to consider hiring a public officer or employee wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need; and to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code [Idaho Code Section 74-206(1)(a) and (d)].

Commissioner Stead seconded the motion. A roll call vote was taken.

Roll Call:
Commissioner Alexander – Aye
Commissioner Cooper - Aye
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Townsend - Aye

The motion carried 6 - 0.

Deliberations ensued regarding hiring a public officer or employee wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy and to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code.

A motion was made by Commissioner Stead to adjourn the executive session at 11:09 a.m. and return to the public meeting.

Chair Haney Keith seconded the motion. A roll call vote was taken.

Roll Call:
Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Townsend - Aye

The motion carried 6 - 0.

The Board of Commissioners moved back into the open meeting, the livestream was re-started and the public was invited back into the meeting room. Chair Haney Keith called the special meeting back to order and requested the record reflect the Board was out of Executive Session; that no final action or final decisions were made during Executive Session; and that there is an item remaining on the agenda.

IV. ACTION ITEM: Consider Hiring Robyn Sellers as CCDC Executive Director

Chair Haney Keith, gave a report.

Chair Haney Keith moved to hire Robyn Sellers to fill the CCDC Executive Director position.

Commissioner Stead seconded the motion. A roll call vote was taken.

Roll Call:
Commissioner Alexander - Aye
Commissioner Cooper - Aye
Commissioner Haney Keith - Aye
Commissioner Perez - Aye
Commissioner Stead - Aye
Commissioner Townsend - Aye

The motion carried 6 - 0.

V. MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Stead to adjourn the meeting, which was seconded by Commissioner Alexander. All commissioners present agreed to adjourn the meeting.

The meeting adjourned at 11:14 a.m.

ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION ON THE 12TH DAY OF OCTOBER 2026.

Latonia Haney Keith, Chair

Lauren McLean, Secretary

FY2026 Year-To-Date Financial Report (Unaudited)

Through THIRD QUARTER

October 1, 2025 - June 30, 2026

Prepared by: Finance & Administration Team - 8/31/2026

FY2026 Q3 Financial Report (Unaudited)

October 1, 2025 – June 30, 2026

REVENUES:

Actual tax increment revenue for the first three quarters totaled $16.7 million or 70% of the annual budget for tax increment revenue. On the consolidated level (totaling all five districts), this is about 3% lower than originally budgeted for by this point in the fiscal year. As of August 31, 2026 (date of report preparation), $23.8 million or 99% of tax increment revenue budgeted for the year has been received.

Parking revenue totaled $7.6 million or 78% of the total annual budget amount at the end of the third quarter. Overall, parking revenues continue to track very closely with what was budgeted for FY2026.

Other revenues received at the end of the third quarter totaled $537k or approximately 68% of the total annual budget. These other revenues are primarily reimbursements from cost-share agreements with Ada County Highway District (ACHD) for road reconstruction in CCDC's Bannock Street Streetscape Improvement project area in the Westside District.

EXPENSES:

At the end of the third quarter, total expenses for the Agency were 30% of the annual current budget amount. Operating expenses totaled 65% and capital outlay totaled 30% of what is currently budgeted for these expense categories.

- Capital Improvement Projects: Expenditures at the end of the third quarter totaled 34% of the annual budget. The Agency is focused on progressing construction projects during the fourth quarter, including the 1010 W. Jefferson Street Public Parking Facility and Commercial Space and finalizing Bannock Street Streetscape Improvements.
- Contractual Obligations: Per contract terms, most Type 2 and Type 3 Participation Program payments occur during the fourth quarter of the fiscal year.
- Parking Reinvestment Plan: Expenditures for the first three quarters totaled 7% of the annual budget amount. This budget line item includes $6.7 million for the 9th and Front Elevator Modernization and Stair Tower Enclosure and $9 million for the 1010 W. Jefferson Street Public Parking Facility and Commercial Space. Design, bidding, and construction required more time than originally anticipated for each project. Both projects are actively moving forward and will continue into fiscal years 2027 and 2028.

In May, the River Myrtle – Old Boise District budget was amended to complete capital projects that experienced construction delays.

Fiscal year 2026 amended budget was approved August 2026. For Q3 financial report ending June 30, 2026, current year budget is included instead of amended budget.

ABOUT THIS REPORT. This report includes all budgeted Agency funds.

Revenues

- Ada County distributes property tax revenue to local governments monthly as received; however, almost 99% of the total budgeted amount is distributed twice a year in January (about 60%) and in July (about 40%) after property tax due dates (December and June).
- Parking garage revenue is generated and received daily throughout the year.
- Fund Balance: Transfer-in if revenues exceed expenses, transfer-out if expenses exceed revenues.

Expenses

- Capital projects are typically designed and planned during the first half of a fiscal year with construction and most expenses occurring in the second half.
- Revenues received from sub-lessee Civic Plaza are equal to the expenses distributed to Ada County for the Ada County Courthouse Master/Surplus Ground Lease. They are passed through only.

FY2026 CURRENT BUDGET REVENUE SUMMARY	FY2026 Total (Current) Budget	FY2026 Q3 Actual	*% Actual to Total Budget*
Revenue from Operations			
Revenue Allocation (Tax Increment)	23,900,000	16,660,835	*70%*
Parking Revenue	9,745,401	7,580,466	*78%*
Other Revenues (Various Reimbursements)	791,542	537,319	*68%*
Subtotal	$ 34,436,943	$ 24,778,620	*72%*
Other Sources			
Misc. Revenues (Grants/Leases/Property Transactions)	552,000	880,976	*160%*
Bond Financing	23,000,000	-	*0%*
Use of (Transfer to) Working Capital Fund	(6,131,431)	(10,106,205)	*165%*
Subtotal	$ 17,420,569	$ (9,225,229)	*-53%*
Subtotal - Revenue from Operations	**$ 51,857,512**	**$ 15,553,391**	*30%*
Pass-Through Revenue			
Ada County Courthouse Corridor Leases	461,312	108,234	*23%*
Subtotal	$ 461,312	$ 108,234	*23%*
TOTAL REVENUE	**$ 52,318,824**	**$ 15,661,625**	*30%*

EXPENSE SUMMARY	FY2026 Total (Current) Budget	FY2026 Q3 Actual	*% Actual to Total Budget*
Operating Expense			
Services & Operations	3,520,463	2,612,048	*74%*
Personnel Costs	3,582,030	2,401,538	*67%*
Facilities Management	731,049	380,896	*52%*
Professional Services	1,180,100	432,404	*37%*
Subtotal	$ 9,013,642	$ 5,826,886	*65%*
Debt Service			
Debt Service	310,000	33,653	*11%*
Subtotal	$ 310,000	$ 33,653	*11%*
Capital Outlay			
Office Furniture/Computer Equipment	50,000	30,969	*62%*
Capital Improvement Projects (part of CIP)	22,486,794	7,535,345	*34%*
Contractual Obligations (part of CIP)	1,363,890	722,091	*53%*
Parking Reinvestment Plan (PRP)	18,506,128	1,311,389	*7%*
Mobility Projects	127,058	93,058	*73%*
Subtotal	$ 42,533,870	$ 9,692,852	*23%*
Subtotal - Expenses for Operations	**$ 51,857,512**	**$ 15,553,391**	*30%*
Pass-Through Expense			
Ada County Courthouse Corridor Leases	461,312	108,234	*23%*
Subtotal	$ 461,312	$ 108,234	*23%*
		-	
TOTAL EXPENSE	**$ 52,318,824**	**$ 15,661,625**	*30%*

FY2026 Q3 OPERATING REVENUES

QUARTERLY REVENUE REPORT
PROPERTY TAX REVENUE ALLOCATION DISTRICT (RAD) & PARKING SYSTEM SUMMARY
October 2025 - June 2026

Activity	FY2025 Total Actual	FY2026 Total Budget	FY2026 YTD Budget	FY2026 YTD Actual	*YTD Variance $*	*YTD Variance %*
TIF BY DISTRICT						
River-Myrtle / Old Boise	14,319,743	0	0	0	*0*	*0%*
Westside	6,325,606	7,400,000	4,817,521	4,598,233	*(219,288)*	*-5%*
30th Street	1,539,835	1,800,000	1,176,759	1,123,656	*(53,103)*	*-5%*
Shoreline	1,186,553	1,400,000	823,994	848,123	*24,129*	*3%*
Gateway East	9,652,189	11,100,000	8,965,446	8,618,936	*(346,510)*	*-4%*
State Street	1,785,271	2,200,000	1,401,999	1,471,887	*69,888*	*5%*
TOTAL RAD	34,809,197	23,900,000	17,185,719	16,660,835	*(524,885)*	*-3%*
PARKING BY GARAGE						
9th & Main	1,694,049	1,821,995	1,369,683	1,329,550	*(40,133)*	*-3%*
Capitol & Main	2,232,940	2,340,234	1,759,440	1,721,018	*(38,422)*	*-2%*
9th & Front	2,186,963	2,119,960	1,609,874	1,745,552	*135,678*	*8%*
10th & Front	1,703,783	1,606,778	1,234,065	1,346,857	*112,792*	*9%*
Capitol & Myrtle	1,174,708	1,177,711	885,083	921,832	*36,749*	*4%*
11th & Front *(CCDC's portion 30.1%)*	523,888	542,533	400,187	413,573	*13,387*	*3%*
Misc. Parking	147,406	136,190	102,143	102,084	*(59)*	*0%*
TOTAL PARKING	9,663,737	9,745,401	7,360,474	7,580,466	*219,992*	*3%*
Other	4,359,775	647,708	485,781	537,319	*51,538*	*11%*
TOTAL	48,832,708	34,293,109	25,031,974	24,778,620	*(253,354)*	*-1%*

RECONCILIATION TO FY2026 BUDGETED OPERATING REVENUES

Total Revenues Approved Budget	$52,318,824
Ada County Courthouse Master/Surplus Ground Lease (passed-through)	(461,312)
Use of Fund Balance	6,131,431
Bond Financing Proceeds	(23,000,000)
Miscellaneous Revenue (Lease, Property Transactions)	(552,000)
Operating Revenues	$34,436,943

Capital City Development Corporation
Balance Sheet - Governmental Funds
June 30, 2026

	General Fund	River Myrtle District RA Fund	Westside District RA Fund	30th Street District RA Fund	Shoreline District RA Fund	Gateway East District RA Fund	State Street District RA Fund	Parking Fund	Total Governmental Funds
ASSETS									
Cash and investments	1,500,000	-	1,138,910	5,005,145	2,988,628	30,171,893	2,661,040	27,597,292	71,062,908
Accounts receivable	4,083	-	166,791	-	-	-	-	(25,033)	145,841
Interest receivable	77,543	-	-	-	-	-		-	77,543
Taxes receivable	-	-	2,760,837	706,110	579,749	2,631,831	823,216	-	7,501,743
Leases receivable	-	-	-	-	-	-	-	535,350	535,350
Prepaids	45,000	-	-	-	-	-	-	-	45,000
Restricted cash		-	-					503,419	503,419
Property held for resale or development	-	-	13,547,161	-	-	-	1,776,747	-	15,323,908
Total assets	1,626,626	-	17,613,699	5,711,255	3,568,377	32,803,724	5,261,003	28,611,028	95,195,712
LIABILITIES, DEFERRED INFLOW OF RESOURCES AND FUND BALANCES									
LIABILITIES									
Accounts payable	16,507	-	387,602	-	200	-	141	397,836	802,286
Accrued liabilities	(287)	-	-	-	-	-		-	(287)
Advanced revenues	-	-	-	-	-	-		-	-
Refundable deposits	-	-	-	-	-	-		-	-
Total liabilities	16,220	-	387,602	-	200	-	141	397,836	801,999
DEFERRED INFLOWS OF RESOURCES									
Unavailable property tax	-	-	2,760,837	706,112	579,751	2,631,830	823,216		7,501,746
Lease Related	-	-	-	-	-	-	-	499,034	499,034
Total deferred inflows of resources	-	-	**2,760,837**	**706,112**	**579,751**	**2,631,830**	**823,216**	**499,034**	**8,000,780**
FUND BALANCES									
Nonspendable	45,000	-	13,547,161	-	-	-	1,776,747	-	15,368,908
Restricted	-	-	918,099	5,005,143	2,988,426	30,171,894	2,660,899	-	41,744,461
Committed	-	-	-	-	-	-		500,000	500,000
Assigned	-	-	-	-	-	-		27,214,158	27,214,158
Unassigned	1,565,406	-	-					-	1,565,406
Total fund balances	1,610,406	-	14,465,260	5,005,143	2,988,426	30,171,894	4,437,646	27,714,158	86,392,933
TOTAL LIABILITIES DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	1,626,626	-	17,613,699	5,711,255	3,568,377	32,803,724	5,261,003	28,611,028	95,195,712

FUND BALANCE DEFINITIONS

Nonspendable: cannot be spent because they are not in spendable form or are legally or contractually required to remain intact.

Restricted: can be spent for only stipulated purposes as determined by law or external resource providers.

Committed: can be spent for only specific purposes as determined by formal CCDC Board action.

Assigned: intended for specific purposes but not committed or restricted.

Unassigned: all other funds; typically the General Fund.

RESOLUTION NO. 1989

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE DESTRUCTION OF CERTAIN RECORDS ELIGIBLE FOR DESTRUCTION PURSUANT TO THE PUBLIC RECORD RETENTION POLICY APPROVED ON MARCH 13, 2017, THROUGH THE ADOPTION OF RESOLUTION NO. 1487; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO DESTROY THOSE RECORDS CURRENTLY ELIGIBLE FOR DESTRUCTION; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Plan ("30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the 30th Street Plan ("First Amendment to the 30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 26-18 on July 24, 2018, approving the First Amendment to the 30th Street Plan de-annexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Shoreline District Urban Renewal Project Area (the "Shoreline District Plan"), and following said public hearing the City adopted its Ordinance No. 55-18 on December 18, 2018, approving the Shoreline District Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway East Economic Development District Project Area (the "Gateway East District Plan"), and following said public hearing the City adopted its Ordinance No. 58-18 on December 18, 2018, approving the Gateway East District Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the State Street District Urban Renewal Project (the "State Street District Plan"), and following said public hearing the City adopted its Ordinance No. 45-21 on October 26, 2021, approving the State Street District Plan and making certain findings; and,

WHEREAS, the 30th Street Plan (as amended), the Shoreline District Plan, the Gateway East District Plan, and the State Street District Plan are collectively referred to as the "Plans"; and,

WHEREAS, on March 13, 2017, the Agency Board approved Agency Resolution No. 1487 which adopted the Agency's Public Records Retention Policy and Email Policy (the "Public Record Retention Policy"), consistent with Idaho Code Section 50-907 regarding the classification and retention of records; and,

WHEREAS, the Agency believes it to be beneficial to have the Agency Board approve the destruction of records identified on Exhibit A, attached to this Resolution and incorporated by reference as if set forth in total herein, which are currently eligible for destruction pursuant to the Public Record Retention Policy; and,

WHEREAS, the Agency has notified the Boise City Clerk in writing that certain records are scheduled for destruction and has invited the City to notify the Agency within 30 days whether they wish to retain all or a portion of said records at their own expense; and,

WHEREAS, the Agency recommends approval of the destruction of those records currently eligible for destruction according to the Public Record Retention Policy, unless the Boise City Clerk should respond affirmatively within the given time frame that they wish the records to be retained; and,

WHEREAS, the Agency Board finds it in the best interests of the Agency and the public to approve the destruction of those records currently eligible for destruction, provided that the Boise City Clerk does not indicate that the records should be retained.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

Section 1: That the above statements are true and correct.

Section 2: That the Agency Executive Director is authorized and directed to take all action to destroy the records listed on Exhibit A, attached hereto, including providing advance notice to the Boise City Clerk.

Section 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on October 12, 2026. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on October 12, 2026.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

ATTEST:

By: _____
Lauren McLean, Secretary

CAPITAL CITY DEVELOPMENT CORP

RECORDS DESTRUCTION EXHIBIT SUMMARY SHEET

By my signature below, I certify the following statements.

I have reviewed the list of documents on the attached Exhibit. The listed documents are semi-permanent or temporary records as described in the Public Records Retention Policy adopted by the CCDC Board on March 13, 2017. All the documents listed on the attached Exhibit are beyond the retention requirement and are therefore eligible for disposition.

The Boise City Clerk has been notified in writing of CCDC's intent to destroy these documents (see attached letter). CCDC will hold destruction of the documents until the date noted in the letter to provide the City Clerk an opportunity to request retention of the documents if they wish.

Kathy Wanner
Kathy Wanner

October 12, 2026
Date

EXHIBIT A

CCDC RECORDS ELIGIBLE FOR DESTRUCTION

Board Review Date: October 12, 2026 - Resolution 1989

Date	Contents	Retention Classification	Eligible Destruction Date & Review
	Digital and Paper		
	Public Records Requests		
3/13/2023	Don Day Front Street Holdings GGLO 10th - 11th	Temporary	3/13/2025
8/25/2023	Don Day Boise Metro Chamber	Temporary	8/25/2025
8/30/2023	Don Day RiverShore	Temporary	8/30/2025
9/14/2023	Don Day Rebholtz	Temporary	9/14/2025
9/19/2023	Don Day rebholtz Oneil	Temporary	9/19/2025
11/20/2023	Maddi Osburn Guho CMGC	Temporary	11/20/2025
12/19/2023	Susan Whipps CMGC	Temporary	12/19/2025
12/26/2023	Todd Shallat BRA	Temporary	12/25/2025
3/11/2024	Bailey Allen Compensation Data	Temporary	3/11/2026
5/17/2024	Austin Wagner re Bridgewater	Temporary	5/17/2026
5/29/2024	Andrew Mitzel CMGC Proposals	Temporary	5/29/2026
6/13/2024	Erin Sheridan re Interfaith	Temporary	6/13/2026
7/9/2024	Renee Childress On-Call Roster	Temporary	7/9/2026
7/18/2024	Mason Elliott CMGC Proposals	Temporary	7/18/2026

October 12, 2026

Jamie Heinzerling
City Clerk
cityclerk@cityofboise.org
PO Box 500
Boise, ID 83701

Re: CCDC - Public Records Disposition

Dear Ms. Heinzerling,

Attached is Capital City Development Corporation's Resolution 1989 which was presented and adopted by the CCDC Board of Commissioners on October 12, 2026. This resolution authorizes the disposition of the attached temporary and/or semi-permanent records.

In compliance with Idaho Code Section 50-907 and the CCDC Public Records Retention Policy (approved on March 13, 2017, through the adoption of CCDC Resolution 1487), we are notifying you of our intent to destroy these records.

If you would like any of these documents to be retained, please notify me by November 16, 2026. If CCDC does not hear from you by that date, we will proceed with the destruction of these records on or after November 16, 2026.

Please contact me by phone at 208-384-4264 or email at kwanner@ccdcboise.com if you have any questions or require further information.

Sincerely,



Kathy Wanner
Contracts Manager

AGENDA BILL

Agenda Subject: Approve Resolution 1990: 3052 W. Main St., CWI River District. Type 2 Participation Agreement with Ahlquist, LLC	**Date:** October 6, 2026
Staff Contact: Alexandra Monjar, Senior Project Manager	**Attachments:** 1) Resolution 1990 2) Type 2 Participation Agreement
Action Requested: Adopt Resolution 1990 approving the Type 2 General Assistance Participation Agreement with Ahlquist, LLC and authorizing the Executive Director to execute the agreement.	

Background:
CWI River District is a public-private partnership between College of Western Idaho (CWI) and Ahlquist Development (Ahlquist) in CCDC's 30th Street District. CWI selected Ahlquist to develop a mixed-use master plan for CWI's 10.33-acre property at Whitewater Park Boulevard and Main Street, including new CWI classrooms and facilities. With a long-term land lease, CWI owns the land and will own the new Micron Academic Building developed by Ahlquist. Ahlquist will develop and own three commercial buildings; Raymond Group will develop a fourth commercial building, a hotel, through a sublease. Two pads will remain available for future development: one for a second CWI building and one for additional private ownership and commercial use. The developments currently underway have approximately $120 million in estimated total development costs and include: 1) an approximately 100,000 square foot Micron Academic Building; 2) a 216-unit multifamily building; 3) a 126-room hotel; and 4) a shared parking garage serving all buildings with approximately 640 stalls and approximately 20,000 square feet of ground floor retail.

The CCDC Board of Commissioners (Board) was introduced to this project during a work session at its August 2025 meeting and designated the project for Type 2 General Assistance through the Participation Program at its June 2026 meeting. At designation, the Board directed the Agency to finalize agreement terms defining the project components, the requirements for beginning reimbursement, and the tax increment available to fund eligible expenses:

1. The "project" is defined as the sum of the project elements described above and related public improvements.

2. All project elements will be complete before reimbursement of eligible expenses begins.

3. Tax increment generated by all taxable property within the site, including development of reserved pads, and collected by CCDC will contribute to reimbursing the project's actual eligible expenses.

Public improvements eligible for CCDC reimbursement include new streets and streetscapes, pathways through the site connecting to the Boise River Greenbelt, a public plaza adjacent to the Micron Academic Building, a new Valley Regional Transit bus stop, relocation of a Veolia well, water and sewer main line extensions, and stormwater mitigation.

Ahlquist is working with the City of Boise on a public access easement covering streets, pathways, and plazas throughout the site, which would make those improvements eligible for reimbursement. The agreement requires the easement to be recorded prior to project completion for the improvements to be deemed eligible expenses.

Ahlquist estimates the public improvements will cost $3,484,595, which is the agreement's not-to-exceed amount. CCDC estimates that tax increment from the project's taxable elements could reimburse $2,300,000of these expenses subject to the terms of the Type 2 agreement. If all project elements are completed in 2028, the project's full value would appear on the primary tax rolls in 2029, with reimbursement occurring from 2030 through 2033. If completion extends into 2029, the project will be eligible for an Occupancy Year reimbursement with the 30th Street District sunset in 2033.

Project Summary:

- 10.33-acre site at 3150 W. Main Street
- 100,000 square foot Micron Academic Building (CWI classrooms and facilities)
- 216 multifamily units
- 640 parking stalls
- 20,000 total square feet of retail
- 126-room hotel
- $120 million total development costs
- $3.48 million estimated eligible expenses

Timeline:

- Aug 2025 – CCDC Board work session
- Fall 2025 – CWI began construction
- Spring 2026 – DR approval for all elements received
- June 2026 – Type 2 Designation
- 2026 – Other building construction began
- TODAY – Type 2 Agreement approval
- Fall 2028 – Project complete
- 2029 – Full value on tax rolls
- 2030-2033 – Reimbursement period

Fiscal Notes:
The project has estimated Eligible Expenses of $3.48 million. Based on CCDC's tax increment generation model, the Agency estimates the project will generate sufficient increment to reimburse $2.3 million of those expenses over four years. Actual reimbursement will be determined by actual tax increment generated by the project and received by CCDC and will not exceed either the project's actual eligible expenses as verified by CCDC or the not-to-exceed amount in the Type 2 agreement.

Staff Recommendation:
Adopt Resolution 1990 approving the Type 2 General Assistance Participation Agreement with Ahlquist, LLC and authorizing the Executive Director to execute the agreement.

Suggested Motion:
I move to adopt Resolution 1990 approving the Type 2 Participation Agreement with Ahlquist, LLC and authorizing the Executive Director to execute the agreement.

RESOLUTION NO. 1990

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING A TYPE 2 GENERAL ASSISTANCE PARTICIPATION PROGRAM AGREEMENT BY AND BETWEEN THE AGENCY AND AHLQUIST, LLC, FOR SPECIFIED PUBLIC IMPROVEMENTS; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENT; AUTHORIZING THE EXPENDITURE OF FUNDS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Plan (the "30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the 30th Street Plan ("First Amendment to the 30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 26-18 on July 24, 2018, approving the First Amendment to the 30th Street Plan de-annexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, Ahlquist, LLC is an Idaho limited liability company registered to do business in the State of Idaho, which owns or controls certain real property identified as Ada County Assessor Parcel No. S1004336105 and currently addressed by the Ada County Assessor as 3052 W. Main Street, Boise, Idaho, on which it plans to construct an approximately 100,000 square foot computer technology center, called the Micron Academic Building; an approximately 216-unit multifamily housing building with a mix of studio, one-, two-, and three-bedroom layouts; an approximately 126-room hotel; and an approximately 640-stall parking garage serving all buildings and including approximately 20,000 square feet of ground floor retail (the "Project"); and,

WHEREAS, as part of the Project, Ahlquist, LLC intends to construct new streets and streetscapes, pathways through the site connecting to the Boise River Greenbelt, a public plaza adjacent to the Micron Academic Building, a new Valley Regional Transit bus stop, and a new pedestrian crossing on Whitewater Park Boulevard at Idaho Street. Additionally, Participant intends to relocate a Veolia-owned well and install sewer main line extensions and stormwater mitigation. Participant is working with the City of Boise on a public access easement that would include the on-site streets, pathways, and plazas throughout the site; and,

WHEREAS, the Agency Board has adopted the Participation Program Policy which includes the Type 2 General Assistance Program under which the Agency can assist private and public development projects by funding improvements that benefit the public and are located in the public rights-of-way or a permanent public easement area; and,

WHEREAS, Ahlquist, LLC is requesting reimbursement for the Project's public improvements that meet the requirements of the Type 2 General Assistance Participation Program; and,

WHEREAS, the Project is located in the 30th Street Urban Renewal District (the "District") and will contribute to enhancing and revitalizing the District; and,

WHEREAS, attached hereto as Exhibit A and incorporated herein as if set forth in full is the Type 2 General Assistance Participation Program Agreement and exhibits thereto with Ahlquist, LLC, whereby Ahlquist, LLC will construct the Public Improvements and the Agency will reimburse certain expenses for Ahlquist, LLC to construct the Public Improvements as specified in the Agreement; and

WHEREAS, the Agency Board finds it in the best public interest to approve the Type 2 General Assistance Participation Agreement with Ahlquist, LLC and to authorize the Agency Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Type 2 General Assistance Participation Program Agreement, between Ahlquist, LLC and the Agency, a copy of which is attached hereto as EXHIBIT A and incorporated herein as if set out in full, is hereby approved.

Section 3: That the Agency Executive Director is hereby authorized to sign and enter into the Type 2 General Assistance Participation Program Agreement with Ahlquist, LLC and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical corrections to the Agreement or other documents are acceptable, upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the October 12, 2026, Agency Board meeting.

Section 4: That the Agency Executive Director is authorized to expend any and all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

Section 5: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on October 12, 2026. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on October 12, 2026.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

ATTEST:

By: _____
Lauren McLean, Secretary

TYPE 2 GENERAL ASSISTANCE PARTICIPATION AGREEMENT

THIS TYPE 2 GENERAL ASSISTANCE PARTICIPATION AGREEMENT ("Agreement") is entered into by and between the Urban Renewal Agency of Boise City, Idaho, also known as Capital City Development Corporation, an independent public body, corporate and politic, organized and existing under the laws of the State of Idaho ("CCDC"), and Ahlquist, LLC, an Idaho limited liability company ("Participant"). CCDC and Participant may be collectively referred to as the "Parties" and individually as a "Party."

RECITALS

A. The CCDC Board of Commissioners has adopted the CCDC Downtown Districts Participation Program Policy wherein CCDC can assist private and public development projects by funding improvements that benefit the public and are located in the public rights-of-way or a permanent public easement area (the "Eligible Expenses" and as defined in Section III.F).

B. Participant owns or controls certain real property identified as Ada County Assessor Parcel No. S1004336105, currently addressed by the Ada County Assessor as 3052 W. Main Street, Boise, Idaho, and located at the northwest corner of West Main Street and North Whitewater Park Boulevard (the "Project Site" or "Site"), which is more accurately depicted on attached **Exhibit A**. The Site includes any successor parcels created by any replat, lot line adjustment, or division of the foregoing parcel(s).

C. Participant plans to construct on the Project Site an approximately 100,000 square foot computer technology center, called the Micron Academic Building; an approximately 216-unit multifamily housing building with a mix of studio, one-, two-, and three-bedroom layouts; an approximately 126-room hotel; and an approximately 640-stall parking garage serving all buildings and including approximately 20,000 square feet of ground floor retail ("the Project"). The Project is depicted on attached **Exhibit B**. The Project is located in the 30th Street Urban Renewal District ("30th Street") as defined by the 30th Street Area Urban Renewal Plan (the "Plan"). The Project will contribute to enhancing and revitalizing the 30th Street District.

D. As part of the Project, Participant intends to construct new streets and streetscapes, pathways through the site connecting to the Boise River Greenbelt, a public plaza adjacent to the Micron Academic Building, a new Valley Regional Transit bus stop, and a new pedestrian crossing on Whitewater Park Boulevard at Idaho Street. Additionally, Participant intends to relocate a Veolia-owned well and install sewer main line extensions and stormwater mitigation. Participant is working with the City of Boise on a public access easement that would include the on-site streets, pathways, and plazas throughout the site. Under the provisions of the Plan, CCDC may enter into cooperative agreements to achieve the objectives of an urban renewal plan.

E. The Project meets the requirements of the Type 2 Participation Program and promotes CCDC objectives to improve infrastructure, walkability, and mobility. The Eligible Expenses are depicted on the Public Improvement Plans on attached **Exhibit C.** The cost estimates for the Eligible Expenses are attached on **Exhibit D**.

F. CCDC deems it appropriate to assist in the development of the Project to achieve the objectives set forth in the Plan and in accordance with CCDC's Participation Program Policy.

AGREEMENT

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

I. EFFECTIVE DATE AND TERM

The "Effective Date" of this Agreement shall be the date when this Agreement has been signed by the Parties (last date signed). This Agreement shall commence on the Effective Date and shall continue until all obligations of each Party are complete. Participant must reach Completion of the Project and the Public Improvements (defined in Section III. C) by September 30, 2028. If Completion has not been reached by that date, CCDC may, in its sole discretion, deem Participant to be in default and, subject to Section V. below, terminate this Agreement without penalty. A single, one hundred eighty (180) day extension to the September 30, 2028, construction completion deadline may be granted upon written approval by CCDC.

"Completion" shall mean that Participant and its development partners (e.g., Raymond Group) have received final Certificates of Occupancy from the City of Boise for all structures listed in Recital C. The year in which a Project is completed is called the "Occupancy Year." This Project qualifies to receive reimbursement based upon Occupancy Year assessment if the Project is delayed because its Eligible Expenses may not otherwise be reimbursed during the remaining life of the District.

II. SUBJECT OF AGREEMENT

A. Recitals, Purpose of This Agreement

The Parties agree that the foregoing recitals are not mere recitations but are covenants of the Parties, binding upon them and forming a portion of the consideration for the agreements contained herein. CCDC's commitment herein is designed to comply with CCDC's authority under the Act (defined in Section II.B) and the Plan and is intended to constitute an expenditure of CCDC funds for a public purpose and not be deemed a gift or donation of public funds.

B. Parties to This Agreement

1. CCDC

CCDC is an independent public body, corporate and politic, exercising governmental functions and powers and organized and existing under the Idaho

Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, and the Local Economic Development Act, being Idaho Code, Title 50, Chapter 29, as amended and supplemented (collectively the "Act"). The office of CCDC is located at 121 N. 9th Street, Suite 501, Boise, Idaho 83702. "CCDC" as used herein, includes Capital City Development Corporation and its successors and assigns.

2. Participant

Participant is Ahlquist, LLC, a limited liability company formed in Idaho and registered with the Idaho Secretary of State as Ahlquist, LLC. The principal address of Participant is 1144 S. Silverstone Way, Suite 500, Meridian, Idaho 83642.

The Registered Agent for Participant is Ryan Cleverley, 1144 S. Silverstone Way, Suite 500, Meridian, Idaho 83642.

"Participant," as used herein, includes Ahlquist, LLC and any permitted nominee, assignee, or successor in interest as herein provided. Participant may assign this Agreement, in whole or in part, to one or more entities controlled by or under common control with Participant that own or will own all or a portion of the Project, upon written notice to CCDC. Participant qualifies as an "owner participant" or "participant" as those terms are used in the Plan.

C. The Project

The term "Project" as used herein shall mean the project constructed by Participant upon the Site, as depicted in Exhibit B.

For purposes of this Agreement, Participant estimates the total value of the Project upon completion will be One Hundred Twenty Million Dollars ($120,000,000) (the "Estimated Value").

The Project and any construction of additional structures upon any portion of the Site shall comply with all the provisions of the Plan and all applicable building and zoning ordinances.

D. Participation Program

Based on the Downtown Districts Participation Program Scorecard, the Participant is eligible to receive 80% of the tax increment the Project generates as reimbursement for Eligible Expenses. This reimbursement is made over a period up to four (4) years until the Actual Eligible Expenses have been repaid, limited to the not to exceed amount indicated in Section III. E.

If Participant materially changes the Project contemplated in the application submitted to CCDC on June 16, 2025, and as updated and amended prior to the Effective Date (the "Application"), CCDC reserves the right to re-evaluate the Project for eligibility under the Participation Program. Depending on the changes made by Participant to the Project, CCDC may find the Project is no longer eligible for assistance under the Participation Program.

III. IMPROVEMENT OF THE SITE AND CCDC'S PARTICIPATION

A. Cost of Construction

The cost of the Project and the Public Improvements, defined below, shall be borne by Participant, except as otherwise set forth herein.

B. CCDC, City, and Other Governmental Entity Permits

Participant shall, at Participant's own expense, secure all permits and approvals for the Project (including the Public Improvements) which may be required by CCDC, the City of Boise, or any other governmental entity ("Approving Entities") relative to Project construction and operation. The Public Improvements shall be designed, constructed, and installed in compliance with the requirements of all the Approving Entities.

Participant shall keep CCDC advised of the approval process for all permits and approvals and shall advise CCDC immediately if any action or inaction by the Approving Entities will affect the scope and purpose of this Agreement.

Any failure by Participant to secure required permits and approvals, including but not limited to compliance with all applicable City ordinances, not cured within applicable cure periods shall constitute a default under this Agreement, with CCDC reserving any of its rights and remedies under this Agreement concerning default.

C. Public Improvements

"Public Improvements" shall mean those improvements eligible and agreed to for funding by CCDC. The Public Improvements are set forth in **Exhibit C**.

The Public Improvements are directly related to public facilities and are: (a) critical to the redevelopment of the Site; (b) are in the best interest of the public; (c) provide for enhanced development of the Site; and (d) provide a higher quality of development that should assist CCDC in achieving redevelopment of other properties adjacent to the Site and meeting the objectives of the Plan.

D. Construction of Public Improvements

Upon CCDC's request, CCDC shall have the right and the opportunity to review Participant's construction plans, budgets, and bids for the Public Improvements (collectively the "Public Improvement Construction Documents"). Participant will utilize commercially reasonable contracting, budgeting, and bidding practices to ensure that the Public Improvements are constructed consistent with the Public Improvement Construction Documents and are undertaken in a reasonable manner. Participant shall be presumed to have utilized commercially reasonable contracting, budgeting, and bidding practices if its general contractor solicits or solicited at least three (3) competitive bids for the Public Improvements and such work is not performed by an affiliate or subsidiary of Participant. Upon request, Participant shall provide CCDC copies of any bids received.

Participant warrants that the materials and workmanship employed in the construction of the Public Improvements shall be good and sound and shall conform to generally accepted standards within the construction industry in Boise, Idaho. All construction of Public

Improvements shall be warranted for two (2) years from the date of substantial completion, and Participant acknowledges that it will be liable for any breach of this warranty. This warranty shall survive the termination or expiration of this Agreement.

E. Estimated Eligible Expenses

Participant has estimated the cost of the Public Improvements to be THREE MILLION FOUR HUNDRED EIGHTY FOUR THOUSAND FIVE HUNDRED NINETY FIVE DOLLARS ($3,484,595) (the "Estimated Eligible Expenses"). Attached hereto as **Exhibit D** is a schedule of Estimated Eligible Expenses. This Estimate of Eligible Expenses shall serve as the Not-to-Exceed amount for CCDC's reimbursement obligation.

F. Determining Actual Costs / Eligible Expenses / Reimbursement Amount

Upon completion of the Project, completion of the construction of the Public Improvements on the Site, and Approving Entities' acceptance of such Public Improvements (as applicable), Participant will dedicate such constructed Public Improvements to City or other applicable Approving Entities. The Parties acknowledge and agree that rights-of-way within the Site shall not be dedicated to the public but shall be subject to a public access easement agreement approved and executed by City.

Participant shall provide appropriate documentation ("Cost Documentation") to CCDC that Participant has expended funds for Eligible Expenses in order to receive payment under the terms of this Agreement. Any Cost Documentation shall be submitted within thirty (30) days of Participant's notification to CCDC that construction of the Project is complete and shall include:

1. Evidence of Completion such as certificates of occupancy for the Project or other notice from the City acknowledging the construction of the Project and Public Improvements are complete.

2. Recorded easements with appropriate governing body for public improvements constructed outside of the right of way.

3. Schedule of values that includes line items for the Public Improvements approved by CCDC for reimbursement so they are identifiable and separate from other line items ("Schedule of Values").

4. Invoices or pay applications from Participant's general contractor, subcontractor(s), and material suppliers for each type of Eligible Expense item (e.g. concrete, asphalt, streetlights). Invoices shall specify quantities and unit costs of installed materials and a percentage estimate of how much installed material was used for the Public Improvements relative to the amount used for the Project. Invoices or pay applications should be marked as paid or accompanied by evidence of payment such as bank statements or lien waivers.

5. Explanation of any significant deviation between the initial cost estimates in **Exhibit D** and the actual costs in the Cost Documentation as requested by CCDC.

6. A signed and notarized letter from Participant attesting that all materials used for the construction of the Public Improvements have been paid for, that contractors and subcontractors have been paid, that no liens exist on the work performed, and that the Cost Documentation is complete whereupon payment by CCDC shall constitute full accord and satisfaction of all the Agreement obligations.

7. Participant must waive any vested interest rights granted by public utilities that would be paid by subsequent development, and provide documentation that the interest has been waived.

8. Additional documentation or clarifications may be required and requested by CCDC.

9. The Participant attests that all requested reimbursement expenses are for eligible public improvements within the public right-of-way or easement area.

CCDC shall have thirty (30) days to review the Cost Documentation supplied by Participant and confirm Participant's performance of its obligations under this Agreement. During this 30-day period, CCDC shall review the Cost Documentation in order to: (1) verify the costs were incurred in constructing the Public Improvements; (2) verify the costs incurred are commercially reasonable; and (3) verify Participant has paid all contractors, subcontractors, and material suppliers that constructed or provided materials for the Public Improvements.

If CCDC disputes any portion of the Cost Documentation, CCDC shall reimburse Participant for the undisputed amount in the manner set forth below and the Parties shall amicably and in good faith work together to resolve any dispute over the Cost Documentation. Disputes shall be resolved pursuant to the procedures set forth in Section V.

Following CCDC's verification of the Cost Documentation and determination of the actual costs to construct the Public Improvements (the "Actual Costs"); CCDC shall notify Participant of the amount CCDC will reimburse Participant for the Public Improvements (the "CCDC Reimbursement"). **The CCDC Reimbursement shall be the lesser of the Actual Costs or the Estimated Eligible Expenses.**

G. Reimbursement Schedule

Upon determining the CCDC Reimbursement, CCDC shall finalize and execute the "Confirmation of Final Reimbursement Amount and Payment Schedule." A draft of Payment Schedule is attached hereto as **Exhibit E**.

The CCDC Reimbursement is paid using actual tax increment revenue generated by the Project and received by CCDC (collectively, the "Incremental Tax Revenues").

CCDC has no authority or control of the Ada County Assessor's property tax assessments. In general, though exceptions exist for periodic adjustments to the property tax rolls, the value of new construction activity occurring during a given calendar year that is completed by December 31 of that year will be added to the property tax rolls as of January 1 of the

subsequent year. Tax assessments on that value will be paid by Participant and collected during the following fiscal year for Ada County.[1] This circumstance reflects a full-year value on the Primary Roll. Property tax payments are due in December and June for the Primary Roll.

The reimbursement shall be issued no later than September 30 of the year in which CCDC receives tax increment for the first year the Project is on the Primary Roll.

The anticipated timeline for this project is as follows:

Reimbursement	Project Completion	Assessment	Assessment Type	Taxes Due	Reimbursement Paid
#1	September 2028	January 2029	Primary Roll	Dec. 2029 & June 2030	September 2030
#2		January 2030	Primary Roll	Dec. 2030 & June 2031	September 2031
#3		January 2031	Primary Roll	Dec. 2031 & June 2032	September 2032
#4		January 2032	Primary Roll	Dec. 2032 & June 2033	September 2033

The annual reimbursement payment will be determined by the actual tax increment the Project generates. For illustration purposes *only,* the Annual Payment Schedule is estimated below. This is an estimate and is in no way guaranteed.

Estimated Assessed Value*	$ 96,000,000
2026 Assessed Value	($ 0)
Subtotal	$ 96,000,000
X Levy Rate (0.00749)	$ 719,442
X 80% (Level A Reimbursement Rate)	$ 573,553

Estimated Reimbursement Payments

1) September 2030	$ 573,553
2) September 2031	$ 573,553
3) September 2032	$ 573,553
4) September 2033	$ 573,553
Total	**$ 2,303,214**

* *The Estimated Assessed Value is 80% of the "Estimated Value" in Section II. C. to account for potential differences in the assessment.*

[1] CCDC and Ada County both operate on a fiscal year beginning on October 1 and ending September 30.

Participant anticipates that development of the Project shall result in sufficient increases to its assessed value to allow CCDC to reimburse Participant via four (4) Annual Payments, as defined and set forth in **Exhibit E** (collectively, the "Reimbursement Period"). **If the CCDC Reimbursement is not fully reimbursed by up to (4) annual payments, CCDC will not be obligated to make any additional payments.**

It is the specific intent of the Parties that the CCDC Reimbursement shall be paid from the tax increment monies, if any, which are paid to CCDC as a direct result of the Project constructed on the Site. CCDC's payment obligations hereunder shall not constitute a general obligation or debt of CCDC, the State of Idaho, or any of its political subdivisions or give rise to a charge against their general credit or taxing powers to be payable out of any funds or properties other than the 80% of the tax increment generated by the Project during the Reimbursement Period.

Notwithstanding the above, CCDC reserves the right, in its sole discretion, to pay off the CCDC Reimbursement at any time prior to expiration of the Reimbursement Period.

H. CCDC Reimbursement Assignable

CCDC shall reimburse Participant by paying the CCDC Reimbursement to Participant or to Participant's assignee or designee. Participant shall have the right to assign its right to reimbursement to its lender, its successor, or other entity designated by Participant. CCDC and Participant agree that CCDC's obligations run only to Participant or its assignee or designee.

I. Subordination of Reimbursement Obligations

The Parties agree this Agreement does not provide Participant with a security interest in any CCDC revenues for the District or any other urban renewal plan area, including but not limited to revenue from any "Revenue Allocation Area" (as defined in Title 50, Chapter 29 of the Idaho Code) or any revenue from CCDC's parking garages. Notwithstanding anything to the contrary in this Agreement, the obligation of CCDC to make the payments as specified in this Agreement shall be subordinate to all CCDC obligations that have committed or in the future commit available CCDC revenues, including but not limited to revenue from any Revenue Allocation Area or any revenue from CCDC's parking garages, and may be subject to consent and approval by CCDC lenders.

J. Indemnification

Participant shall indemnify and hold CCDC and its officers, agents, and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable architect and attorney fees (collectively referred to in this Section as "Claim"), which may be imposed upon or incurred by or asserted against CCDC or its officers, agents, and employees relating to the construction or design of the Public Improvements or otherwise arising out of Participant's negligent or tortious actions or inactions.

In the event an action or proceeding is brought against CCDC or its respective officers, agents, and employees by reason of any such Claim, Participant, upon written notice from CCDC shall, at Participant's expense, resist or defend such action or proceeding. Notwithstanding the foregoing, Participant shall have no obligation to

indemnify, defend, or hold CCDC and its respective officers, agents, and employees harmless from and against any matter to the extent it arises from the active negligence or willful act of CCDC or its respective officers, agents, or employees.

The indemnification provisions set forth herein are intended to, and shall, survive the termination or completion of this Agreement.

K. Insurance

Participant shall, or shall through its contractor, agents, representatives, employees, or subcontractors, at no cost to CCDC, obtain and maintain in force for the duration of the construction of the Public Improvements and the Project insurance of the following types, with limits not less than those set forth below and in a form acceptable to CCDC, against claims for injuries to persons or damages to property which may arise from, or in connection with, the performance of the services hereunder by Participant, its agents, representatives, employees, or subcontractors:

1. Commercial General Liability Insurance ("Occurrence Form") with a minimum combined single limit liability of $1,000,000 each occurrence for bodily injury and property damage; with a minimum limit of liability of $1,000,000 each person for personal and advertising injury liability. Such policy shall have a general aggregate limit of not less than $2,000,000, which general aggregate limit will be provided on a per project basis. The policy shall be endorsed to name CCDC as additional insured.

2. Workers' Compensation Insurance, including occupational illness or disease coverage, in accordance with the laws of the nation, state, territory, or province having jurisdiction over Participant's employees, and Employer's Liability Insurance. Participant shall **not** utilize occupational accident or health insurance policies, or the equivalent, in lieu of mandatory Workers' Compensation Insurance or otherwise attempt to opt out of the statutory Workers' Compensation system.

3. Automobile Liability Insurance covering use of all owned, non-owned, and hired automobiles with a minimum combined single limit of liability for bodily injury and property damage of $1,000,000 per occurrence. This policy shall be endorsed to name CCDC, including its respective affiliates, directors, and employees, as additional insureds.

4. Certificates of insurance satisfactory in form to CCDC (ACORD form or equivalent) shall be supplied to CCDC evidencing that the insurance required above is in force, that, to the extent commercially reasonable, not less than thirty (30) days' written notice will be given to CCDC prior to any cancellation or restrictive modification of the policies, and that the waivers of subrogation are in force. Participant shall also provide, with its certificate of insurance, executed copies of the additional insured endorsements and dedicated limits endorsements required in this Agreement. At CCDC's request, Participant shall provide a certified copy of each insurance policy required under this Agreement.

L. Antidiscrimination During Construction

Participant, for itself and its successors and assigns, agrees that in the construction of improvements on the Site provided for in this Agreement, Participant and its agents will not discriminate against any person on the basis of race, color, religion, sex, sexual orientation, gender identity, gender expression, national origin or ancestry, age, or handicap. Violation of this section shall constitute a material breach of this Agreement and be deemed grounds for cancellation, termination, or suspension of the Agreement by CCDC, in whole or in part.

M. Maintenance

Participant recognizes CCDC has no specific authority to accept maintenance responsibility of the Public Improvements and that no agreement has been reached with CCDC, City, or other governmental entity to accept any maintenance obligations for the Public Improvements in the right of way or an easement area.

IV. USE OF THE SITE, COMPLIANCE WITH LAW, PAYMENT OF TAXES

A. Use of the Site

Participant agrees and covenants to comply with all other provisions and conditions of the Plan for the period of time the Plan is in force and effect, which for purposes of this Agreement is deemed effective through September 30, 2033.

B. Local, State and Federal Laws

Participant covenants that it shall carry out the construction of the improvements in conformity with all applicable laws, including all applicable federal and state labor standards.

C. Taxes

Participant recognizes CCDC has no authority or involvement in the assessment, tax, or collection process for ad valorem taxes, including real property and personal property taxes. Participant also recognizes the ability of CCDC to reimburse Participant for the CCDC Reimbursement is dependent on the ad valorem assessment and timing of collection process as is the CCDC's ability to successfully meet long term financing and payment obligations and to continue doing business.

1. Taxes Generally

Participant shall pay when due all real estate and personal property taxes and assessments assessed and levied on Participant's ownership interest of the Project or Site. This provision or covenant shall run with the property and be binding upon Participant's successors.

2. Tax Appeals/ Exemptions

Except to the extent that any portion of the Site is owned by or leased to a public or otherwise tax-exempt entity, Participant shall not appeal any assessed value or

request for property tax exemption for any of the parcels within the site for a combined assessment of less than the Estimated Value, as described in Section II.C. Any appeal of the assessed value or request for any property tax exemption for any of the parcels within the site for an assessment in excess of the Estimated Value, shall require CCDC's written authorization. The foregoing shall include but is not limited to an exemption or reduction under Idaho Code § 63-602NN or Idaho Code Section 63-606A, for property taxes assessed for any property tax year up to and including property tax year 2033. The property tax year runs from January 1st to December 31st.

3. Delinquent or Reduced Taxes

Participant expressly acknowledges and understands that the CCDC Reimbursement is linked to the tax increment revenue ***actually*** generated from the Project, and in the event insufficient taxes are received by CCDC for any reason, including a reduction of the tax levy rate or assessed values less than assumed by CCDC and Participant or in the event of any tax delinquency by any owner of parcels within the Site or by any tenant related to personal property, the actual tax increment received by CCDC will be reduced, which in turn will result in lower Annual Payments by CCDC to Participant.

V. DEFAULTS, REMEDIES, AND TERMINATION

A. Defaults in General

In the event that a dispute arises between CCDC and Participant regarding application or interpretation of any provision of this Agreement, the aggrieved Party shall promptly notify the other Party to this Agreement of the dispute within ten (10) days after such dispute arises. If the Parties shall have failed to resolve the dispute within forty-five (45) days after delivery of such notice, the Parties may first endeavor to settle the dispute in an amicable manner by mediation. If the Parties elect to mediate their dispute, the Parties will select a mediator by mutual agreement and agree to each pay half of the mediator's costs and fees. The mediation will take place in Boise, Idaho, unless otherwise agreed by the Parties in writing. Should the Parties be unable to resolve the dispute to their mutual satisfaction within forty-five (45) days after such completion of mediation, each Party shall have the right to pursue any rights or remedies it may have at law or in equity. If the Parties do not mutually agree to mediate the dispute, either Party may pursue any rights or remedies it may have at law.

B. Legal Actions

In addition to any other rights or remedies, any Party may institute legal action to cure, correct, or remedy any default; to recover damages for any default; or to obtain any other remedy consistent with the purpose of this Agreement. The nondefaulting Party may also, at its option, cure the default and sue to collect reasonable attorney's fees and costs incurred by virtue of curing or correcting the Party's breach.

The laws of the State of Idaho shall govern the interpretation and enforcement of this Agreement.

C. Rights and Remedies Are Cumulative

Except as otherwise expressly stated in this Agreement, the rights and remedies of the Parties are cumulative, and the exercise by any Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same time or different times, of any other rights or remedies for the same default or any other default by the other Party.

CCDC reserves the right to withhold reimbursement to Participant for any Participant default.

VI. GENERAL PROVISIONS

A. Notices, Demands, and Communications Between the Parties

Formal notices, demands, and communications between CCDC and Participant shall be sufficiently given if dispatched by registered or certified mail, postage prepaid, return receipt requested, to the principal offices of CCDC and Participant as set forth in this Agreement. Such written notices, demands, and communications may be sent in the same manner to such other addresses as either party may from time to time designate by mail.

B. Conflicts of Interest

No member, official, or employee of CCDC shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official, or employee participate in any decision relating to this Agreement which affects his/her personal interests or the interests of any corporation, partnership, or association in which he/she is directly or indirectly interested.

Participant warrants that it has not paid or given, and will not pay or give, any third party any money or other consideration for obtaining this Agreement.

C. Non-Liability of CCDC Officials and Employees

No member, official, or employee of CCDC shall be personally liable to Participant in the event of any default or breach by CCDC or for any amount which may become due to Participant or on any obligations under the terms of this Agreement.

D. Successors and Assigns

This Agreement shall, except as otherwise provided herein, be binding upon and inure to the benefit of the successors and assigns of the Parties hereto.

E. Attorney Fees and Costs

In the event that either Party to this Agreement shall enforce any of the provisions hereof in any action at law or in equity, the unsuccessful Party to such litigation agrees to pay to the prevailing Party all costs and expenses, including reasonable attorney fees incurred therein by the prevailing Party, and such may be included to the judgment entered in such action.

F. Severability

If any provisions of this Agreement shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions of this Agreement, and this Agreement shall be construed and enforced as if such illegal or invalid provisions had not been contained herein.

G. Headings

The section headings contained herein are for convenience and reference and are not intended to define or limit the scope of any provision of this Agreement.

H. Counterparts

This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

I. Forced Delay; Extension of Times of Performance

In addition to the specific provisions of this Agreement, performance by any Party hereunder shall not be deemed to be in default where delays or defaults are due to war; insurrection; strikes; lock-outs; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; epidemics; quarantine restrictions; freight embargoes; lack of transportation; lack of materials or labor at commercially reasonable prices or in commercially reasonable quantities; governmental restrictions or priority; litigation; unusually severe weather; acts of another party; environmental analysis, or removal of hazardous or toxic substances; acts or the failure to act of any public or governmental agency or entity (except that acts or the failure to act by CCDC shall not excuse performance by CCDC); or any other causes beyond the control or without the fault of the Party claiming an extension of time to perform. An extension of time for any such cause shall only be for the period of the forced delay, which period shall commence to run from the time of the commencement of the cause, if notice is delivered by the Party claiming such extension no later than forty-five (45) days after the commencement of the cause. If, however, notice by the Party claiming such extension is sent to the other Party more than forty-five (45) days after the commencement of the cause, the period shall commence to run only forty-five (45) days prior to the giving of such notice. Times of performance under this Agreement may also be extended in writing by CCDC and Participant.

J. Inspection of Books and Records

CCDC has the right, upon not less than seventy-two (72) hours' notice, at all reasonable times, to inspect the books and records of Participant pertaining to the Public Improvements.

No inspection by CCDC shall, however, cause any document, information, or record of Participant to become a public record subject to public disclosure pursuant to Title 74, Chapter 1 of the Idaho Code, unless such document, information, or record is actually delivered to CCDC by Participant.

Except as set forth in this Agreement or other agreement executed by the Parties, recorded by the Parties, or made part of the records of CCDC, the Parties acknowledge

that Participant's documents, records, plans, and information in any form related to the Project shall be confidential unless and until such documents are provided to CCDC, and then CCDC shall take such action as is permissible under Title 74, Chapter 1 of the Idaho Code to protect the confidentiality of documents provided by Participant that have been clearly marked as confidential with reference to the applicable section of Idaho Code under which the documents are deemed not subject to public disclosure.

K. Promotion of Project

Participant agrees CCDC may promote the Public Improvements and CCDC's involvement with the Public Improvements. Such promotion includes reasonable signage at the Site notifying the public of CCDC's involvement with the Public Improvements.

L. Anti-Boycott Against Israel Certification

In accordance with Idaho Code Section 67-2346, Participant, by entering into this Agreement, hereby certifies that it is not currently engaged in, or for the duration of this Agreement will not engage in, a boycott of goods or services from the State of Israel or territories under its control.

M. Certification Regarding Government of China

In accordance with Idaho Code Section 67-2359, Participant, by entering into this Agreement, hereby certifies that it is not currently owned or operated by the government of China and will not, for the duration of the Agreement, be owned or operated by the government of China.

N. Prohibition on Contracts with Companies Boycotting Certain Sectors

In accordance with Idaho Code Section 67-2347A, Participant, by entering into this Agreement, hereby certifies that it is not currently engaged in, and will not for the duration of the contract engage in, a boycott of any individual or company because the individual or company: (a) engages in or supports the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or (b) engages in or supports the manufacture, distribution, sale, or use of firearms, as defined in section 18-3302(2)(d), Idaho Code. This section applies only to a contract that is between a public entity and a company with ten (10) or more full-time employees and has a value of one hundred thousand dollars ($100,000) or more that is to be paid wholly or partly from public funds of the public entity.

VII. AMENDMENTS TO THIS AGREEMENT; WAIVERS

CCDC and Participant agree to mutually consider reasonable requests for amendments to this Agreement and any attachments hereto which may be made by any of the Parties hereto, lending institutions, bond counsel, financial consultants, or underwriters to CCDC, provided said requests are consistent with this Agreement and would not alter the basic business purposes included herein or therein. All amendments to and waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of CCDC and Participant.

VIII. ENTIRE AGREEMENT

This Agreement, including the following listed **Exhibits A through E,** inclusive and incorporated herein by reference, constitutes the entire understanding and agreement of the Parties.

Exhibit A – Legal Description
Exhibit B – Project Depiction and Renderings
Exhibit C – Public Improvement Plans
Exhibit D – Schedule of Estimated Eligible Expenses
Exhibit E – Confirmation of Reimbursement (Draft)

This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter thereof.

End of Agreement | *Signatures appear on the following page*.

IN WITNESS WHEREOF, the Parties have signed this Agreement the day and year below written to be effective as first indicated above.

Capital City Development Corporation ("CCDC")

Date

Robyn Sellers, Executive Director

Ahlquist, LLC ("Participant")
An Idaho Limited Liability Company, by its manager
J. Thomas Ahlquist

10/6/26
Date

J. Thomas Ahlquist
Its Manager

Exhibit A: Legal Description

[Exhibit appears on the following page.]

Exhibit A: Legal Description - Page 1 of 2

RIVER DISTRICT REMAINDER PARCEL

A PORTION OF PARCEL S1004336105 OWNED BY COLLEGE OF WESTERN IDAHO LOCATED IN THE SW QUARTER OF SECTION FOUR, TOWNSHIP THREE NORTH, RANGE TWO EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY. IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP THREE NORTH, RANGE TWO EAST, BOISE MERIDIAN AS RECORDED IN INSTRUMENT NUMBER 9346221 ON THE RECORDS OF ADA COUNTY IDAHO, AND RUNNING THENCE NORTH 52°36'37" WEST 1640.51 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY FOR WEST MAIN STREET, BEING THE POINT OF BEGINNING;

THENCE SOUTH 32°06'59" WEST 7.32 FEET, ALONG SAID RIGHT-OF-WAY FOR WEST MAIN STREET;

THENCE NORTH 54°31'31" WEST 114.73 FEET; THENCE SOUTH 60°24'40" WEST 58.87 FEET;

THENCE NORTH 29°31'12" WEST 9.89 FEET; THENCE SOUTH 62°32'12" WEST 30.58 FEET;

THENCE SOUTH 52°32'15" WEST 40.03 FEET; THENCE SOUTH 29°31'34" EAST 6.22 FEET;

THENCE SOUTH 60°28'26" WEST 106.37 FEET;

THENCE SOUTH 29°31'28" EAST 125.83 FEET, TO A POINT ON SAID RIGHT-OF-WAY FOR WEST MAIN STREET;

THENCE SOUTH 60°28'48" WEST 85.01 FEET, ALONG SAID RIGHT-OF-WAY FOR WEST MAIN STREET;

THENCE NORTH 29°31'12" WEST 120.00 FEET; THENCE SOUTH 60°28'48" WEST 255.00 FEET;

THENCE SOUTH 29°31'12" EAST 120.00 FEET, TO A POINT ON SAID RIGHT-OF-WAY FOR WEST MAIN STREET;

THENCE SOUTH 60°28'48" WEST 11.45 FEET, ALONG SAID RIGHT-OF-WAY FOR WEST MAIN STREET;

THENCE SOUTH 87°57'16" WEST 28.18 FEET;

THENCE SOUTH 60°28'48" WEST 24.69 FEET, TO A POINT COINCIDENT WITH IDAHO DEPT. OF LANDS PROPERTY DESCRIBED IN, WARRANTY DEED, BOOK 540, PAGE 609, ON THE RECORDS OF ADA COUNTY;

THENCE NORTH 58°07'12" WEST 244.05 FEET, ALONG SAID WARRANTY DEED, TO THE EASTERLY CORNER OF THE CITY OF BOISE PROPERTY DESCRIBED IN WARRANTY DEED, BOOK 527, PAGE 607, ON THE RECORDS OF ADA COUNTY;

THENCE NORTH 54°11'04" WEST 383.97 FEET, ALONG SAID CITY OF BOISE PROPERTY;

THENCE NORTH 71°28'39" EAST 49.40 FEET; THENCE NORTH 71°28'51" EAST 354.48 FEET;

THENCE NORTH 13°46'37" WEST 1.43 FEET; THENCE NORTH 71°28'23" EAST 17.00 FEET;

THENCE NORTH 70°48'39" EAST 226.57 FEET; THENCE NORTH 69°09'54" EAST 65.12 FEET;

THENCE NORTH 20°31'19" EAST 37.72 FEET; THENCE SOUTH 89°13'25" EAST 6.88 FEET;

THENCE NORTH 24°54'19" EAST 235.44 FEET; THENCE SOUTH 89°41'32" EAST 74.27 FEET;

THENCE SOUTH 0°18'28" WEST 122.00 FEET;

THENCE SOUTH 89°40'18" EAST 201.83 FEET, TO THE WESTERLY RIGHT-OF-WAY FOR N. WHITEWATER PARK BLVD. ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY FOR N. WHITEWATER PARK BLVD. THE FOLLOWING FOUR (4) CALLS:

1. 154.38 FEET ALONG THE ARC OF A 381.49 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°11'11", WITH A LONG CHORD OF SOUTH 9°55'47" EAST 153.33 FEET;

2. SOUTH 0°19'25" WEST 50.50 FEET, TO A POINT OF CURVATURE;

3. 131.21 FEET ALONG THE ARC OF A 420.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°54'00", WITH A LONG CHORD OF SOUTH 8°37'35" EAST 130.68 FEET;

4. SOUTH 0°21'09" WEST 28.58 FEET, TO THE POINT OF BEGINNING.

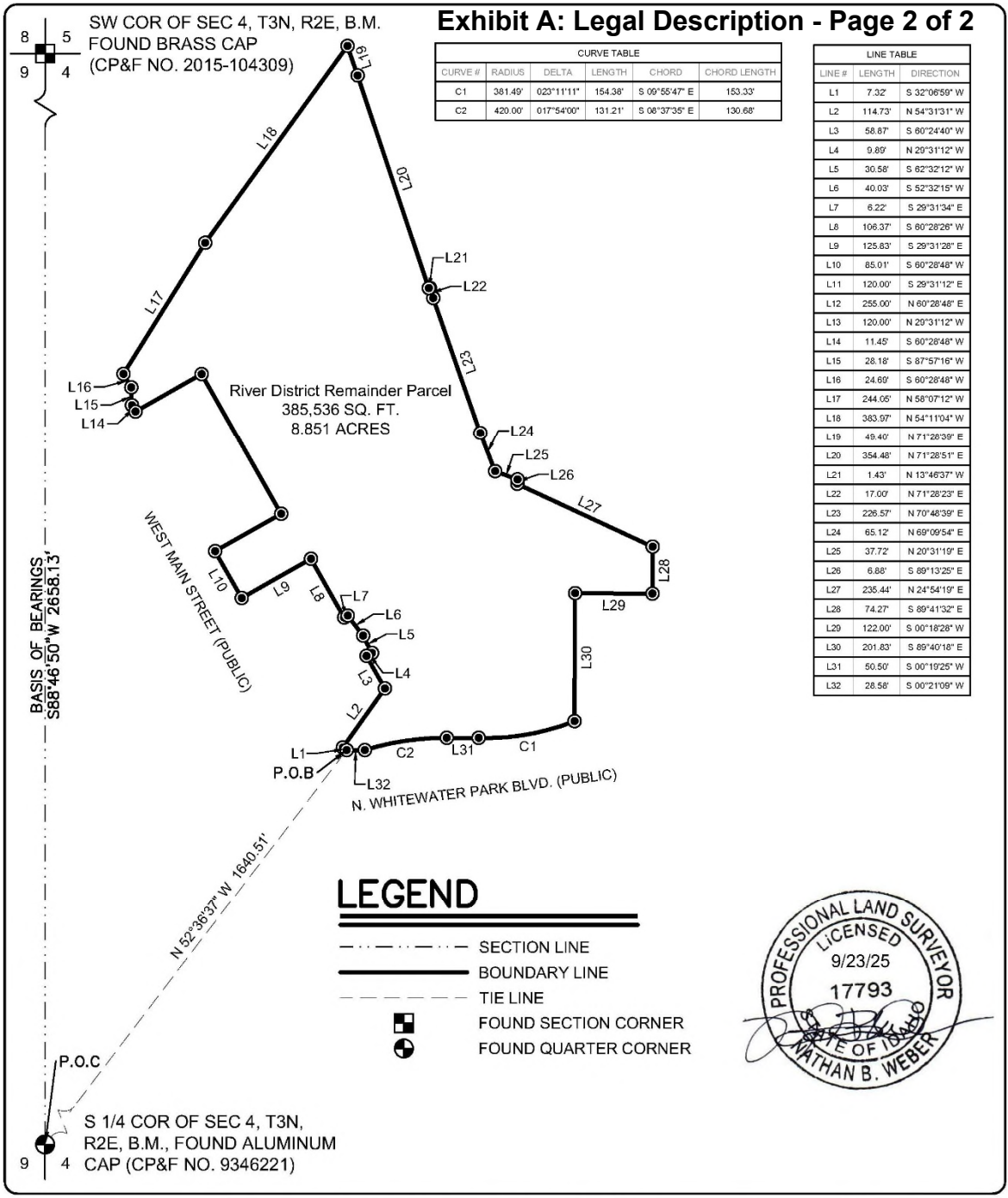
CONTAINS 385,536 SQ. FT. OR 8.851 ACRES

DIAMOND LAND SURVEYING
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EMMETT, IDAHO 83617
PHONE (208) 600-6191
OFFICE@DIAMONDLANDSURVEYING.COM
WWW.DIAMONDLANDSURVEYING.COM

TITLE:
RIVER DISTRICT REMAINDER PARCEL EXHIBIT "A"

JOB NO.:	25-210
SCALE:	1" = 200'
DATE:	2025/09/23
SHEET:	SHEET 1 OF 2

Exhibit A: Legal Description - Page 2 of 2



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD LENGTH
C1	381.49'	023°11'11"	154.38'	S 09°55'47" E	153.33'
C2	420.00'	017°54'00"	131.21'	S 08°37'35" E	130.68'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.32'	S 32°06'59" W
L2	114.73'	N 54°31'31" W
L3	58.87'	S 60°24'40" W
L4	9.89'	N 29°31'12" W
L5	30.58'	S 62°32'12" W
L6	40.03'	S 52°32'15" W
L7	6.22'	S 29°31'34" E
L8	106.37'	S 60°28'26" W
L9	125.83'	S 29°31'28" E
L10	85.01'	S 60°28'48" W
L11	120.00'	S 29°31'12" E
L12	255.00'	N 60°28'48" E
L13	120.00'	N 29°31'12" W
L14	11.45'	S 60°28'48" W
L15	28.18'	S 87°57'16" W
L16	24.69'	S 60°28'48" W
L17	244.05'	N 58°07'12" W
L18	383.97'	N 54°11'04" W
L19	49.40'	N 71°28'39" E
L20	354.48'	N 71°28'51" E
L21	1.43'	N 13°46'37" W
L22	17.00'	N 71°28'23" E
L23	226.57'	N 70°48'39" E
L24	65.12'	N 69°09'54" E
L25	37.72'	N 20°31'19" E
L26	6.88'	S 89°13'25" E
L27	235.44'	N 24°54'19" E
L28	74.27'	S 89°41'32" E
L29	122.00'	S 00°18'28" W
L30	201.83'	S 89°40'18" E
L31	50.50'	S 00°19'25" W
L32	28.58'	S 00°21'09" W

LEGEND

- SECTION LINE
- BOUNDARY LINE
- TIE LINE
- FOUND SECTION CORNER
- FOUND QUARTER CORNER

PROFESSIONAL LAND SURVEYOR
LICENSED
9/23/25
17793
STATE OF IDAHO
NATHAN B. WEBER

DIAMOND
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614 EAST 6TH STREET
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PHONE (208) 600-6191
OFFICE@DIAMONDLANDSURVEYING.COM
WWW.DIAMONDLANDSURVEYING.COM

TITLE:
RIVER DISTRICT
REMAINDER PARCEL
EXHIBIT "B"

JOB NO.:	25-210
SCALE:	1" = 200'
DATE:	2025/09/23
SHEET:	SHEET 2 OF 2

Exhibit B: Project Depiction and Renderings

[Exhibit appears on the following pages.]

Exhibit B: Project Depiction and Renderings

Site (aerial view with adjacent park)



CWI Micron Academic Building

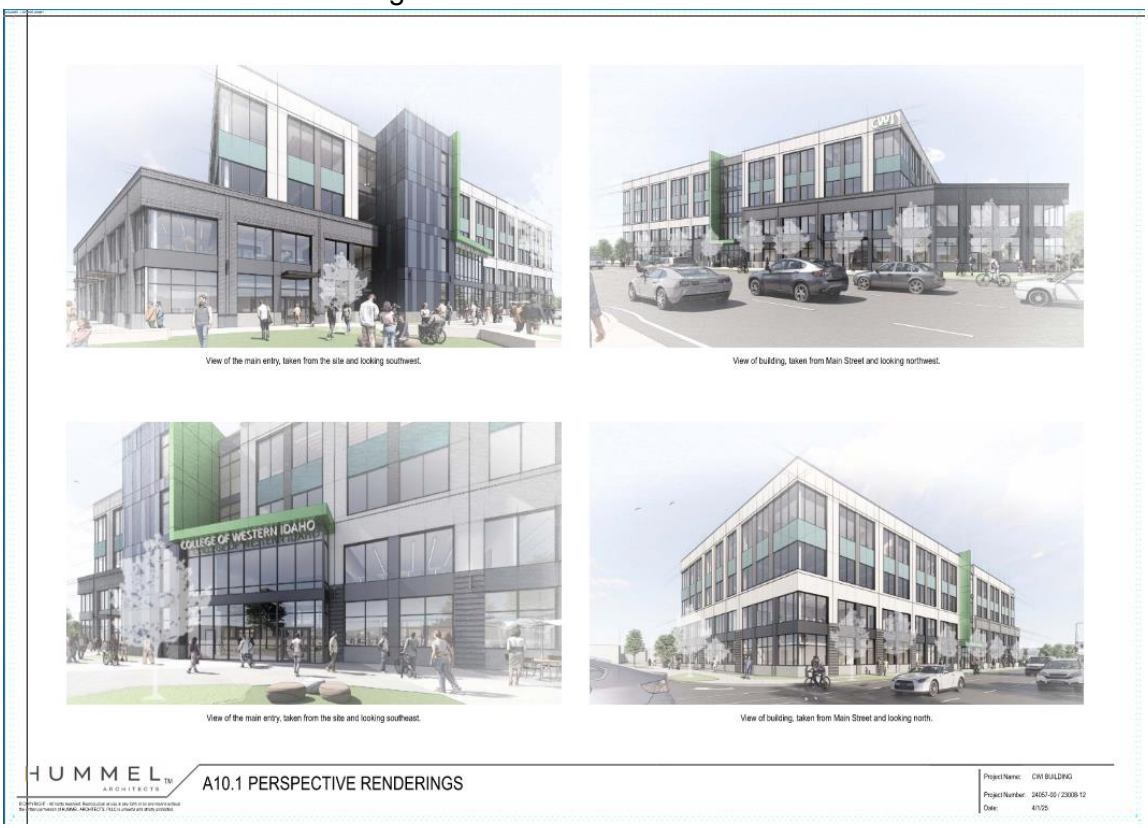


Exhibit B: Project Depiction and Renderings

Multifamily Housing





Exhibit B: Project Depiction and Renderings

Hotel



GROUND LEVEL PERSPECTIVE FROM NW CORNER OF MAIN HOTEL ENTRY (VIEW TO GREENBELT THRU PUBLIC AMENITY PLAZA / VEHICULAR ARRIVAL COURT PLAZA)

GBA

HOMEWOOD SUITES - WHITEWATER VILLAGE

RAYMOND MANAGEMENT COMPANY

3D PERSPECTIVES

PD6.05



GROUND LEVEL PERSPECTIVE FROM GREENBELT (LOOKING AT PUBLIC AMENITY PLAZA)



PERSPECTIVE AT BERNADINE QUINN PARK / GREENBELT LOOKING TOWARDS CORNER 1-BR SUITES



PERSPECTIVE LOOKING TOWARDS AMENITY PLAZA FROM GREENBELT

GBA

HOMEWOOD SUITES - WHITEWATER VILLAGE

RAYMOND MANAGEMENT COMPANY

3D PERSPECTIVES

PD6.07

Exhibit B: Project Depiction and Renderings

Garage and Retail







Exhibit C: Public Improvement Plans

[Exhibit appears on the following pages.]

RIVER DISTRICT OVERALL SITE LAYOUT



Exhibit C: Public Improvement Plans Page 1 of 16

Recording requested by and
when recorded return to:

City of Boise City
Planning and Development Services Department
Attn: Director
PO Box 500, Boise, Idaho 83701-0500

(Space Above for Recorder's Use)

PUBLIC ACCESS EASEMENT AGREEMENT
(Multimodal Public Use)

This Easement Agreement (this "**Agreement**") is entered into effective as of the date this Agreement is recorded in the real property records of Ada County, Idaho (the "**Effective Date**") by and between College of Western Idaho Foundation Inc., an Idaho non-profit corporation ("**Grantor**") and the city of Boise City, an Idaho municipal corporation ("**City**"), whose current mailing address is PO Box 500, Boise, Idaho 83701-0500.

Grantor owns the approximately 10.34-acre parcel of real property located at the northwest corner of the S. Whitewater Park Boulevard and W. Main Street on parcel number S1004336105 (the "**Subject Property**"). Grantor hereby grants to City a perpetual easement over, on, and through a portion of the Subject Property as legally described on Exhibit A (the "**Easement Area")** for the purpose of allowing multimodal (i.e., vehicular, bicycle, pedestrian and similar) circulation, ingress, and egress over the Easement Area by the general public (the "**Easement**").

The Easement is not exclusive, and Grantor may use the Easement Area for any purpose that does not unreasonably interfere with the ordinary use of the Easement Area by the general public as permitted by this Agreement. The Easement and the Easement Area are not dedicated to the public and are not public right-of-way. Public use of the Easement Area is limited to that expressly authorized by this Agreement.

This Agreement may not be amended or terminated except by a written instrument executed by Grantor and City, which instrument will be effective upon recordation in the real property records of Ada County, Idaho.

Grantor will be responsible for improvement, maintenance, and repair of the Easement Area for the public use permitted in this Agreement, provided that Grantor hereby reserves the right to pursue any and all remedies available to Grantor for damage to the Easement Area (beyond ordinary wear and tear) caused by another party or parties. The initial improvements for the Easement Area will be as set forth in Boise City DRH24-00031 (or as otherwise approved by City), and the Easement Area will not be open to public use until issuance of a certificate of occupancy for the project approved by DRH24-00031.

Grantor may temporarily close some or all of the Easement Area to public use as may be reasonably necessary or convenient for any improvement, maintenance, and repair activities in the Easement Area. Grantor may also temporarily close the Easement Area for other reasons or uses (e.g., events) with the prior written approval of the Boise City Planning Director (or its successor). City has no obligation to improve, maintain or repair the Easement Area.

The Easement is subject to all matters of record or appearing on the land.

[end of text; counterpart signature pages follow]

COUNTERPART SIGNATURE PAGE

IN WITNESS WHEREOF, the parties to this Easement Agreement have caused it to be executed effective as of the date this Easement Agreement is recorded in the real property records of Ada County, Idaho.

Grantor: **College of Western Idaho Foundation, Inc.,**
an Idaho non-profit corporation

By: XXX, its Manager

By: _____
XXXXXXXXXXX

STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on _____ (date) by _____ (name of individual), [*complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity*] on behalf of _____(name of entity on behalf of whom record was executed), in the following representative capacity: _____(type of authority such as officer or trustee)

COUNTERPART SIGNATURE PAGE

IN WITNESS WHEREOF, the parties to this Easement Agreement have caused it to be executed effective as of the date this Easement Agreement is recorded in the real property records of Ada County, Idaho.

City: **CITY OF BOISE CITY**,
an Idaho municipal corporation

By: _____
Lauren McLean
Mayor

ATTEST:

By:_____
Attest by Jamie Heinzerling, Boise City Clerk

STATE OF IDAHO,)
: ss.
County of Ada)

This record was acknowledged before me on_____(date) by Lauren McLean of the City of Boise, in their capacities as Mayor.

(stamp)

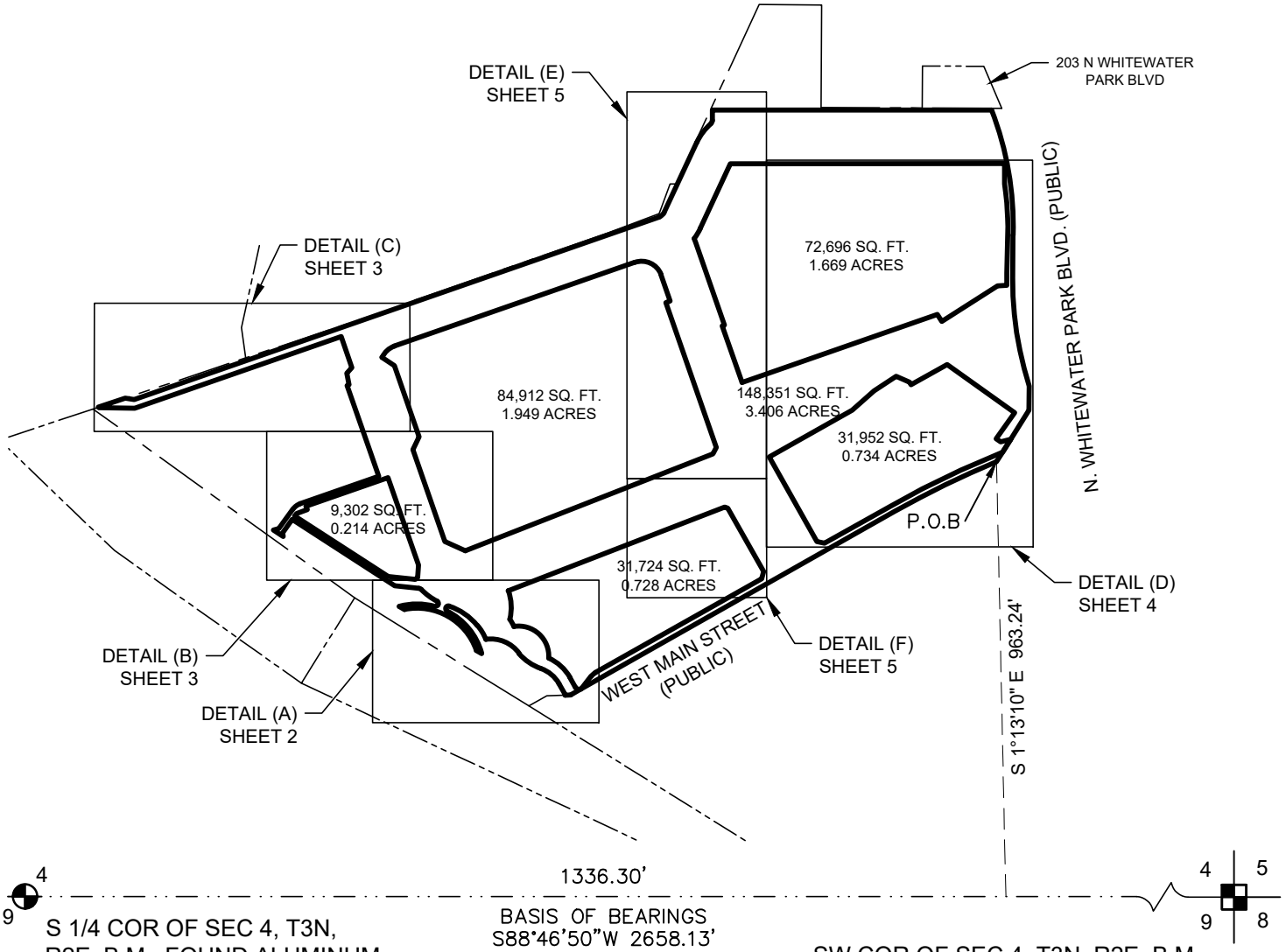
_____
Notary Signature

My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION AND GRAPHIC DEPICTION OF THE EASEMENT AREA

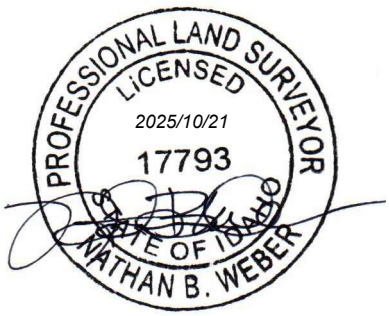
[Attached; _____ (___) Pages]



BASIS OF BEARINGS
S88°46'50"W 2658.13'

S 1/4 COR OF SEC 4, T3N, R2E, B.M., FOUND ALUMINUM CAP (CP&F NO. 9346221)

SW COR OF SEC 4, T3N, R2E, B.M. FOUND BRASS CAP (CP&F NO. 2015-104309)

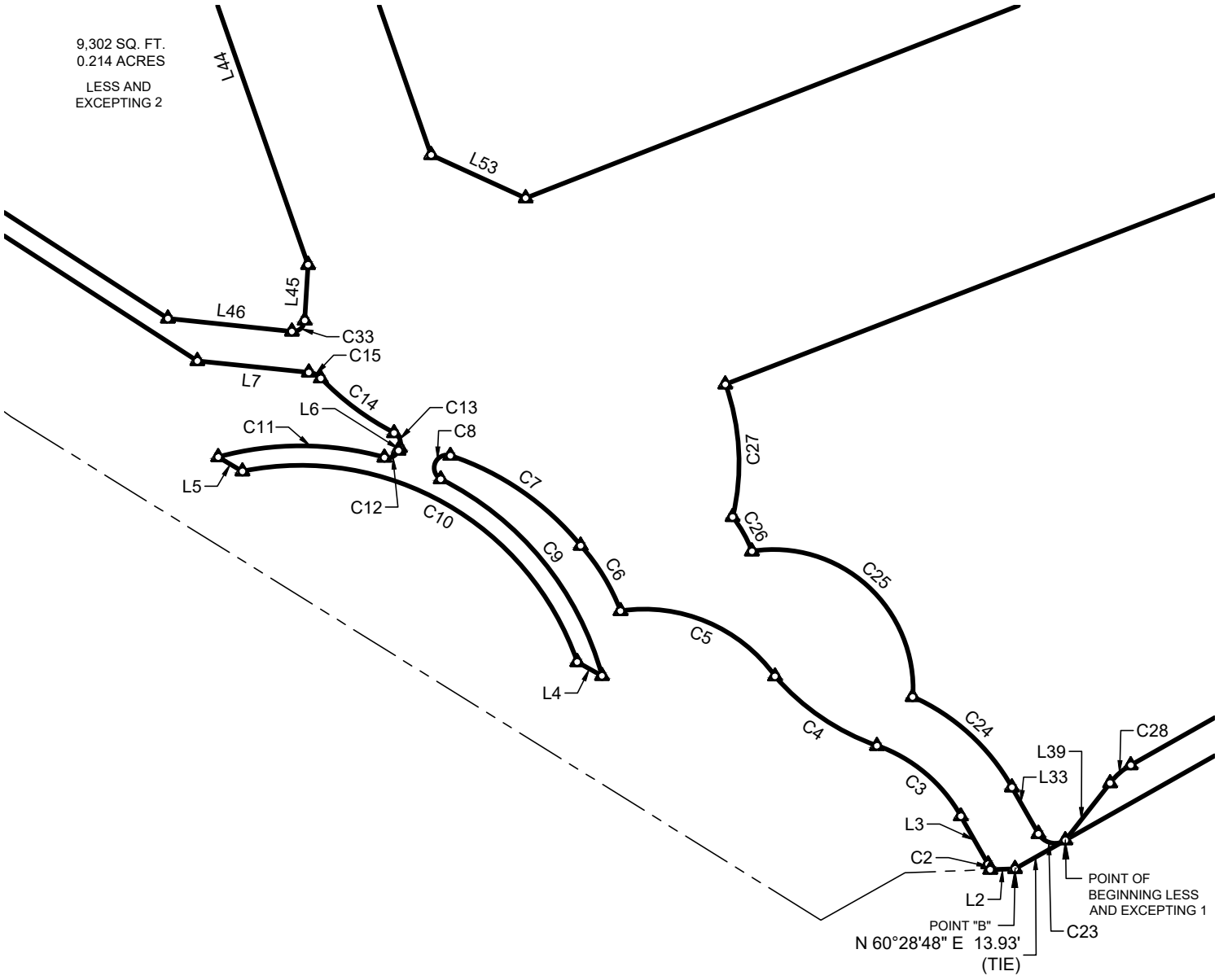


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OFFICE@DIAMONDLANDSURVEYING.COM
WWW.DIAMONDLANDSURVEYING.COM

TITLE:

PUBLIC ACCESS EASEMENT EXHIBIT

JOB NO.:	25-210
SCALE:	1" = 200'
DATE:	2025/10/21
SHEET:	SHEET 1 OF 10



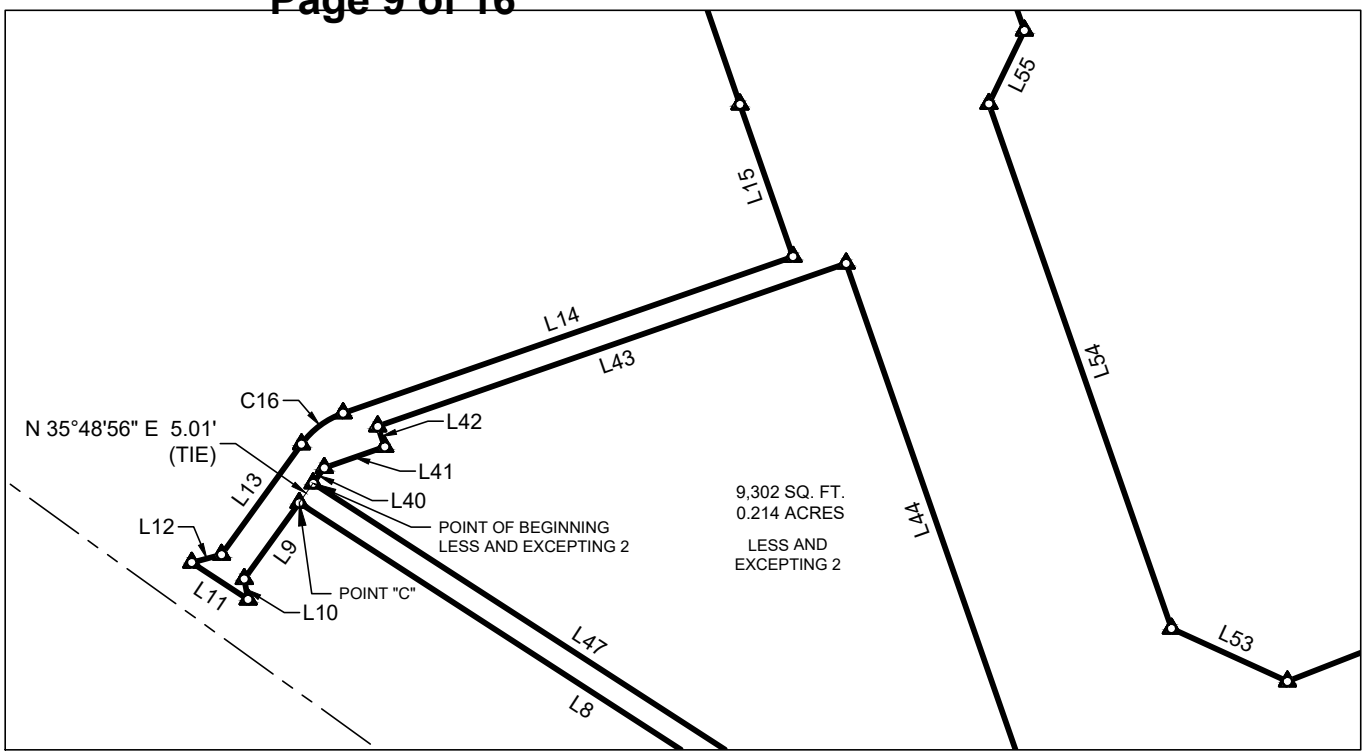
DETAIL A
SCALE 1" = 40'

PROFESSIONAL LAND SURVEYOR
LICENSED
2025/10/21
17793
STATE OF IDAHO
NATHAN B. WEBER

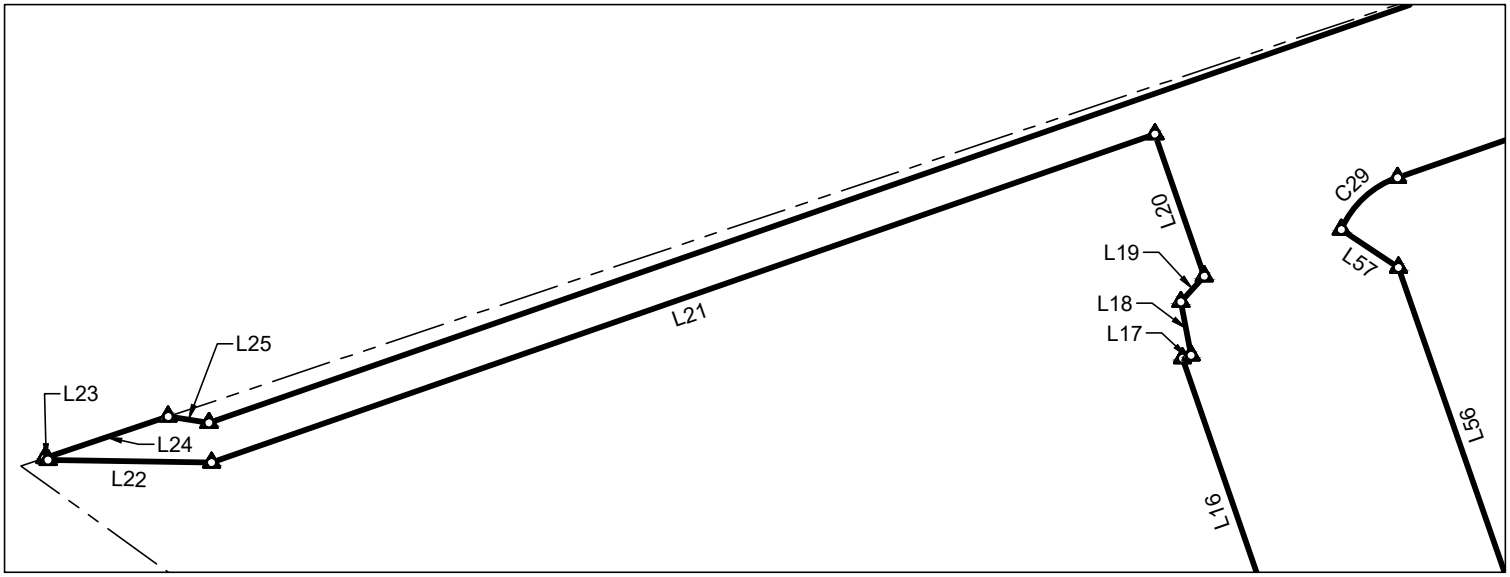
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PHONE (208) 600-6191
OFFICE@DIAMONDLANDSURVEYING.COM
WWW.DIAMONDLANDSURVEYING.COM

TITLE:
DETAIL A

JOB NO.:	25-210
SCALE:	1" = 40'
DATE:	2025/10/21
SHEET:	SHEET 2 OF 10



DETAIL B
SCALE 1" = 40'



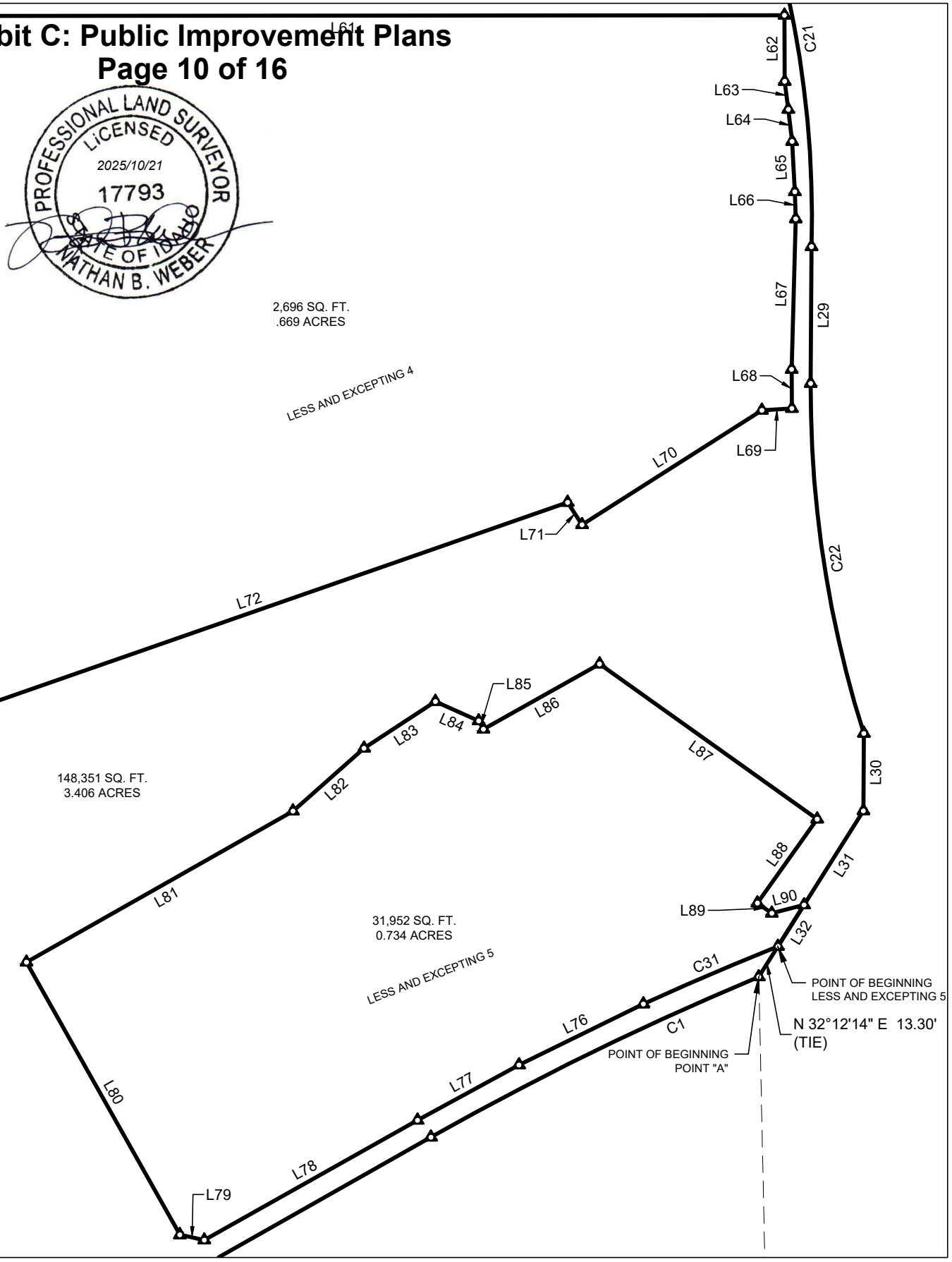
DETAIL C
SCALE 1" = 50'

PROFESSIONAL LAND SURVEYOR
LICENSED
2025/10/21
17793
STATE OF IDAHO
NATHAN B. WEBER

DIAMOND
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EMMETT, IDAHO 83617
PHONE (208) 600-6191
OFFICE@DIAMONDLANDSURVEYING.COM
WWW.DIAMONDLANDSURVEYING.COM

TITLE:
DETAIL B & C

JOB NO.:	25-210
SCALE:	SEE DETAIL
DATE:	2025/10/21
SHEET:	SHEET 3 OF 10



PROFESSIONAL LAND SURVEYOR
LICENSED
2025/10/21
17793
STATE OF IDAHO
NATHAN B. WEBER

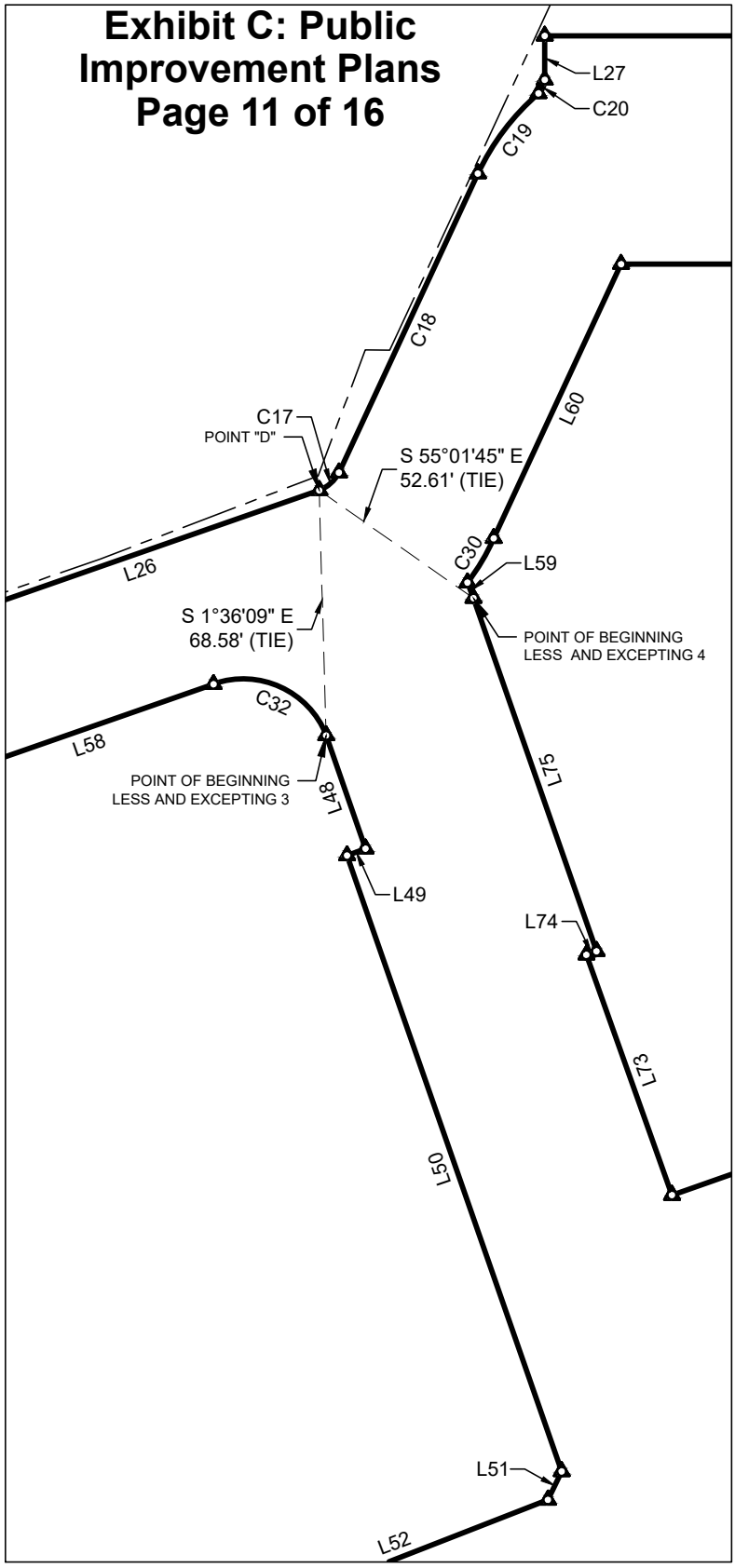
DIAMOND
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OFFICE@DIAMONDLANDSURVEYING.COM
WWW.DIAMONDLANDSURVEYING.COM

TITLE:

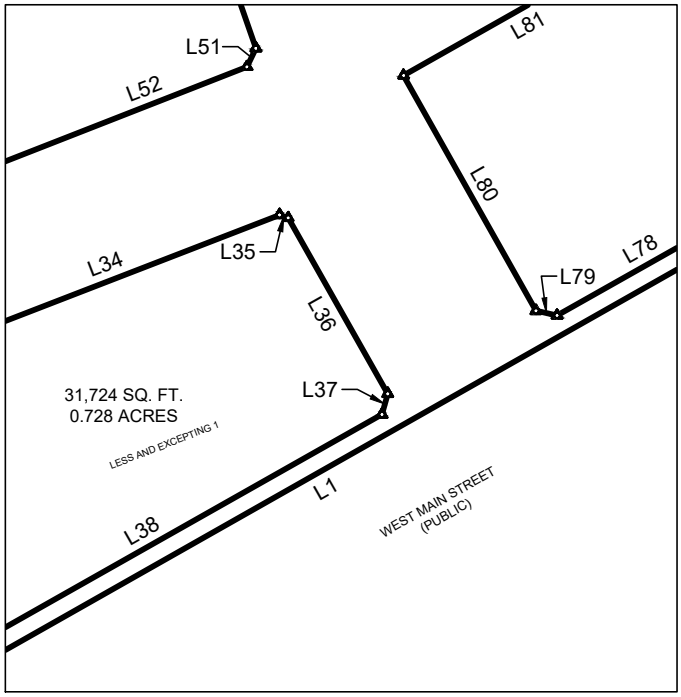
DETAIL D

JOB NO.:	25-210
SCALE:	1" = 50'
DATE:	2025/10/21
SHEET:	SHEET 4 OF 10

Exhibit C: Public Improvement Plans



DETAIL E
SCALE 1" = 50'



DETAIL F
SCALE 1" = 50'

LEGEND

- SECTION LINE
- PUBLIC ACCESS EASEMENT
- PROPERTY BOUNDARY
- TIE LINE
- FOUND SECTION CORNER
- FOUND QUARTER CORNER



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TITLE:

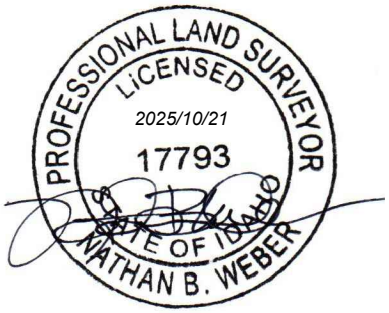
DETAIL E & F

JOB NO.:	25-210
SCALE:	SEE DETAIL
DATE:	2025/10/21
SHEET:	SHEET 5 OF 10

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	428.73'	S 60°28'48" W
L2	6.36'	S 87°57'16" W
L3	14.10'	N 29°31'12" W
L4	7.26'	N 60°48'40" W
L5	7.20'	N 59°21'39" W
L6	0.77'	N 21°07'41" E
L7	28.63'	N 84°04'05" W
L8	145.21'	N 57°05'50" W
L9	19.56'	S 35°48'56" W
L10	4.34'	S 10°26'57" E
L11	14.01'	N 56°42'50" W
L12	6.44'	N 75°20'25" E
L13	28.40'	N 35°48'56" E
L14	99.23'	N 70°48'54" E
L15	33.58'	N 19°11'03" W
L16	81.01'	N 19°04'13" W
L17	2.36'	N 70°48'39" E
L18	14.17'	N 10°49'28" W
L19	9.05'	N 42°21'20" E
L20	39.15'	N 19°11'21" W
L21	260.14'	S 70°48'39" W
L22	42.59'	N 89°06'55" W
L23	0.99'	N 55°35'15" W
L24	33.89'	N 71°28'50" E
L25	10.71'	S 81°14'31" E
L26	661.78'	N 70°48'39" E
L27	12.27'	N 00°01'43" W
L28	332.12'	N 89°59'57" E
L29	50.50'	S 00°19'25" W
L30	28.58'	S 00°21'09" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L31	41.07'	S 32°12'14" W
L32	18.06'	S 32°12'14" W
L33	13.69'	N 29°34'38" W
L34	276.26'	N 68°51'59" E
L35	3.90'	S 70°25'50" E
L36	86.43'	S 29°31'12" E
L37	9.19'	S 15°28'09" W
L38	227.11'	S 60°32'27" W
L39	18.57'	S 37°56'01" W
L40	3.97'	N 35°49'16" E
L41	13.33'	N 70°48'39" E
L42	4.50'	N 19°11'21" W
L43	103.33'	N 70°48'39" E
L44	110.26'	S 19°11'21" E
L45	14.29'	S 03°18'39" W
L46	31.88'	N 84°04'05" W
L47	132.73'	N 57°05'50" W
L48	33.51'	N 19°11'21" W
L49	5.48'	N 69°43'14" E
L50	182.40'	N 19°11'21" W
L51	8.83'	N 25°47'03" E
L52	316.55'	N 68°39'33" E
L53	26.55'	S 65°26'04" E
L54	115.72'	S 19°11'21" E
L55	16.97'	S 25°48'39" W
L56	89.80'	S 19°11'21" E
L57	17.82'	S 56°22'56" E
L58	302.75'	S 70°48'39" W
L59	4.68'	N 21°09'30" W
L60	84.54'	N 24°54'19" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L61	326.40'	N 89°56'28" E
L62	24.41'	S 00°11'49" E
L63	10.45'	S 07°30'52" E
L64	11.89'	S 06°38'07" E
L65	18.63'	S 03°07'04" E
L66	10.01'	S 01°50'31" E
L67	55.57'	S 01°34'37" W
L68	14.47'	S 00°29'08" E
L69	11.09'	S 86°30'23" W
L70	78.71'	S 57°33'11" W
L71	9.80'	N 32°52'04" W
L72	245.81'	S 70°48'39" W
L73	71.32'	N 19°35'50" W
L74	3.00'	N 70°48'39" E
L75	104.55'	N 19°11'21" W
L76	51.15'	S 63°52'50" W
L77	42.67'	S 61°24'50" W
L78	90.29'	S 60°40'28" W
L79	9.24'	N 77°42'35" W
L80	115.48'	N 29°21'39" W
L81	113.10'	N 60°27'39" E
L82	35.00'	N 48°28'10" E
L83	31.51'	N 56°51'29" E
L84	17.52'	S 65°57'50" E
L85	3.52'	S 29°31'12" E
L86	49.16'	N 60°40'27" E
L87	98.70'	S 54°31'12" E
L88	38.01'	S 35°28'48" W
L89	6.52'	S 54°31'14" E
L90	12.28'	N 75°35'40" E



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD LENGTH
C1	1121.74'	006°53'13"	134.83'	S 63°56'20" W	134.75'
C2	5.00'	017°36'26"	1.54'	N 20°42'56" W	1.53'
C3	40.00'	041°01'13"	28.64'	N 50°01'49" W	28.03'
C4	61.82'	029°36'04"	31.94'	N 55°44'23" W	31.59'
C5	41.37'	062°29'03"	45.12'	N 67°05'34" W	42.91'
C6	54.14'	020°49'03"	19.67'	N 31°18'42" W	19.56'
C7	72.30'	032°32'28"	41.06'	N 55°21'31" W	40.51'
C8	3.28'	166°52'12"	9.54'	S 22°24'11" W	6.51'
C9	80.00'	047°58'37"	66.99'	S 39°21'08" E	65.05'
C10	75.00'	082°08'39"	107.53'	N 60°19'47" W	98.55'
C11	80.00'	030°49'52"	43.05'	S 89°49'06" E	42.53'
C12	3.00'	084°28'08"	4.42'	N 63°21'45" E	4.03'
C13	3.00'	083°50'08"	4.39'	N 20°47'23" W	4.01'
C14	71.50'	018°49'39"	23.49'	N 53°17'37" W	23.39'
C15	5.00'	040°11'17"	3.51'	N 63°58'27" W	3.44'
C16	18.00'	034°59'43"	10.99'	N 53°18'47" E	10.82'
C17	11.50'	037°35'01"	7.54'	N 47°51'29" E	7.41'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD LENGTH
C18	407171.46'	000°00'47"	92.20'	N 24°54'19" E	92.20'
C19	66.54'	024°23'42"	28.33'	N 37°06'33" E	28.12'
C20	4.99'	049°26'53"	4.31'	N 24°38'38" E	4.17'
C21	381.49'	022°50'53"	152.13'	S 09°45'38" E	151.12'
C22	420.00'	017°54'00"	131.21'	S 08°37'35" E	130.68'
C23	5.01'	080°59'50"	7.08'	N 71°15'19" W	6.50'
C24	55.00'	036°23'45"	34.94'	N 47°43'05" W	34.35'
C25	35.68'	102°05'54"	63.59'	N 47°47'07" W	55.50'
C26	33.33'	017°21'15"	10.09'	N 29°29'12" W	10.06'
C27	60.28'	032°45'45"	34.47'	N 03°07'15" W	34.00'
C28	18.00'	022°26'01"	7.05'	S 49°23'16" W	7.00'
C29	25.00'	046°57'49"	20.49'	S 47°19'44" W	19.92'
C30	58.20'	014°12'16"	14.43'	N 30°44'02" E	14.39'
C31	1317.77'	002°21'05"	54.08'	S 66°49'34" W	54.08'
C32	25.00'	087°25'17"	38.14'	N 65°28'43" W	34.55'
C33	3.00'	092°37'16"	4.85'	S 49°37'17" W	4.34'

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TITLE:

LINE AND CURVE TABLES

JOB NO.:	25-210
SCALE:	N/A
DATE:	2025/10/21
SHEET:	SHEET 6 OF 10

PUBLIC ACCESS EASEMENT DESCRIPTION

A PORTION OF PARCEL S1004336105 OWNED BY COLLEGE OF WESTERN IDAHO LOCATED IN THE SW QUARTER OF SECTION FOUR, TOWNSHIP THREE NORTH, RANGE TWO EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY. IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP THREE NORTH, RANGE TWO EAST, BOISE MERIDIAN AS RECORDED IN INSTRUMENT NUMBER 9346221 ON THE RECORDS OF ADA COUNTY IDAHO, AND RUNNING THENCE NORTH 88°46'50" EAST 1336.30' FEET; THENCE NORTH 1°13'10" WEST 963.24 FEET, TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY FOR WEST MAIN STREET, A POINT OF CURVATURE, SAID POINT BEING ALSO KNOWN AS POINT "A" USED AS THE POINT OF COMMENCEMENT FOR LESS AND EXCEPTING 5, AND BEING THE POINT OF BEGINNING;

THENCE 134.83 FEET ALONG THE ARC OF A 1121.74 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 22°37'04" EAST, THROUGH A CENTRAL ANGLE OF 6°53'13", WITH A LONG CHORD OF SOUTH 63°56'20" WEST 134.75 FEET, ALONG SAID MAIN STREET RIGHT-OF-WAY;

THENCE SOUTH 60°28'48" WEST 443.54 FEET, ALONG SAID MAIN STREET RIGHT-OF-WAY, TO POINT "B" USED AS THE POINT OF COMMENCEMENT FOR LESS AND EXCEPTING 1;

THENCE SOUTH 87°57'16" WEST 6.36 FEET, TO A POINT OF NON-TANGENT CURVATURE;

THENCE 1.54 FEET ALONG THE ARC OF A 5.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 78°05'16" WEST, THROUGH A CENTRAL ANGLE OF 17°36'26", WITH A LONG CHORD OF NORTH 20°42'56" WEST 1.53 FEET;

THENCE NORTH 29°31'12" WEST 14.10 FEET, TO A POINT OF CURVATURE;

THENCE 28.64 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°01'13", WITH A LONG CHORD OF NORTH 50°01'49" WEST 28.03 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE 31.94 FEET ALONG THE ARC OF A 61.82 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29°36'04", WITH A LONG CHORD OF NORTH 55°44'23" WEST 31.59 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE 45.12 FEET ALONG THE ARC OF A 41.37 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 62°29'03", WITH A LONG CHORD OF NORTH 67°05'34" WEST 42.91 FEET, TO A POINT OF NON-TANGENT CURVATURE;

THENCE 19.67 FEET ALONG THE ARC OF A 54.14 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 69°05'49" WEST, THROUGH A CENTRAL ANGLE OF 20°49'03", WITH A LONG CHORD OF NORTH 31°18'42" WEST 19.56 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE 41.06 FEET ALONG THE ARC OF A 72.30 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 32°32'28", WITH A LONG CHORD OF NORTH 55°21'31" WEST 40.51 FEET, TO A POINT OF COMPOUND CURVATURE;

THENCE 9.54 FEET ALONG THE ARC OF A 3.28 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 166°52'12", WITH A LONG CHORD OF SOUTH 22°24'11" WEST 6.51 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE 66.99 FEET ALONG THE ARC OF A 80.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 47°58'37", WITH A LONG CHORD OF SOUTH 39°21'08" EAST 65.05 FEET;

THENCE NORTH 60°48'40" WEST 7.26 FEET, TO A POINT OF NON-TANGENT CURVATURE;

THENCE 107.53 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 70°44'33" WEST, THROUGH A CENTRAL ANGLE OF 82°08'39", WITH A LONG CHORD OF NORTH 60°19'47" WEST 98.55 FEET;

THENCE NORTH 59°21'39" WEST 7.20 FEET, TO A POINT OF NON-TANGENT CURVATURE;

THENCE 43.05 FEET ALONG THE ARC OF A 80.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 15°10'02" EAST, THROUGH A CENTRAL ANGLE OF 30°49'52", WITH A LONG CHORD OF SOUTH 89°49'06" EAST 42.53 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE 4.42 FEET ALONG THE ARC OF A 3.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 84°28'08", WITH A LONG CHORD OF NORTH 63°21'45" EAST 4.03 FEET;

THENCE NORTH 21°07'41" EAST 0.77 FEET, TO A POINT OF CURVATURE;

THENCE 4.39 FEET ALONG THE ARC OF A 3.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 83°50'08", WITH A LONG CHORD OF NORTH 20°47'23" WEST 4.01 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE 23.50 FEET ALONG THE ARC OF A 71.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°49'39", WITH A LONG CHORD OF NORTH 53°17'37" WEST 23.39 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE 3.51 FEET ALONG THE ARC OF A 5.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°11'17", WITH A LONG CHORD OF NORTH 63°58'27" WEST 3.44 FEET;

THENCE NORTH 84°04'05" WEST 28.64 FEET;

THENCE NORTH 57°05'50" WEST 145.21 FEET, TO POINT "C" USED AS THE POINT OF COMMENCEMENT OF LESS AND EXCEPTING 2;

THENCE SOUTH 35°48'56" WEST 19.56 FEET;

THENCE SOUTH 10°26'57" EAST 4.33 FEET;

THENCE NORTH 56°42'50" WEST 14.01 FEET;

THENCE NORTH 75°20'25" EAST 6.44 FEET;

THENCE NORTH 35°48'56" EAST 28.41 FEET, TO A POINT OF CURVATURE;

THENCE 10.99 FEET ALONG THE ARC OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°59'43", WITH A LONG CHORD OF NORTH 53°18'47" EAST 10.82 FEET;

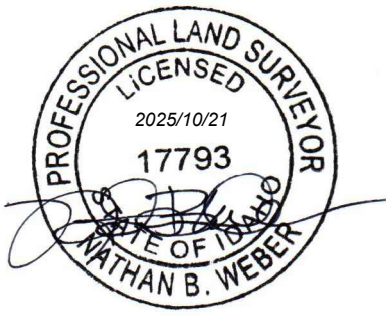
THENCE NORTH 70°48'54" EAST 99.23 FEET;

THENCE NORTH 19°11'03" WEST 33.58 FEET;

THENCE NORTH 19°04'13" WEST 81.01 FEET;

THENCE NORTH 70°48'39" EAST 2.36 FEET;

THENCE NORTH 10°49'28" WEST 14.17 FEET;



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TITLE:

PUBLIC ACCESS
LEGAL DESCRIPTION

JOB NO.:	25-210
SCALE:	N/A
DATE:	2025/10/21
SHEET:	SHEET 7 OF 10

PUBLIC ACCESS EASEMENT DESCRIPTION CONTINUED

THENCE NORTH 42°21'20" EAST 9.05 FEET;

THENCE NORTH 19°11'21" WEST 39.15 FEET;

THENCE SOUTH 70°48'39" WEST 260.14 FEET;

THENCE NORTH 89°06'55" WEST 42.59 FEET;

THENCE NORTH 55°35'15" WEST 0.99 FEET, TO THE NORTHWESTERLY PROPERTY LINE OF SAID PARCEL;

THENCE NORTH 71°28'50" EAST 33.89 FEET, ALONG SAID PROPERTY LINE;

THENCE SOUTH 81°14'31" EAST 10.71 FEET

THENCE NORTH 70°48'39" EAST 661.77 FEET, TO A POINT OF CURVATURE, ALSO BEING POINT "D" USED AS THE POINT OF COMMENCEMENT OF LESS AND EXCEPTING 3 AND 4;

THENCE 7.54 FEET ALONG THE ARC OF A 11.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 37°35'01", WITH A LONG CHORD OF NORTH 47°51'29" EAST 7.41 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE 92.20 FEET ALONG THE ARC OF A 407171.46 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 0°00'47", WITH A LONG CHORD OF NORTH 24°54'19" EAST 92.20 FEET, TO A POINT OF COMPOUND CURVATURE;

THENCE 28.33 FEET ALONG THE ARC OF A 66.54 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°23'42", WITH A LONG CHORD OF NORTH 37°06'33" EAST 28.12 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE 4.31 FEET ALONG THE ARC OF A 4.99 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 49°26'53", WITH A LONG CHORD OF NORTH 24°38'38" EAST 4.17 FEET;

THENCE NORTH 0°01'43" WEST 12.27 FEET

THENCE NORTH 89°59'57" EAST 332.12 FEET, TO THE WESTERLY RIGHT-OF-WAY FOR N. WHITEWATER PARK BLVD. AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY FOR N. WHITEWATER PARK BLVD. THE FOLLOWING FOUR (5) CALLS:

1. 152.13 FEET ALONG THE ARC OF A 381.49 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22°50'53", WITH A LONG CHORD OF SOUTH 9°45'38" EAST 151.12 FEET;
2. SOUTH 0°19'25" WEST 50.50 FEET, TO A POINT OF CURVATURE;
3. 131.21 FEET ALONG THE ARC OF A 420.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°54'00", WITH A LONG CHORD OF SOUTH 8°37'35" EAST 130.68 FEET;
4. SOUTH 0°21'09" WEST 28.58 FEET
5. THENCE SOUTH 32°12'14" WEST 72.43 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM:

COMMENCING AT POINT "B" AND RUNNING THENCE NORTH 60°28'48" EAST 13.93 FEET TO A POINT OF NON-TANGENT CURVATURE, ALSO BEING THE POINT OF BEGINNING OF LESS AND EXCEPTING 1;

THENCE 7.08 FEET ALONG THE ARC OF A 5.01 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 21°45'14" WEST, THROUGH A CENTRAL ANGLE OF 80°59'50", WITH A LONG CHORD OF NORTH 71°15'19" WEST 6.50 FEET;

THENCE NORTH 29°34'38" WEST 13.69 FEET, TO A POINT OF CURVATURE;

THENCE 34.94 FEET ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°23'45", WITH A LONG CHORD OF NORTH 47°43'05" WEST 34.35 FEET, TO A NON-TANGENT POINT OF COMPOUND CURVATURE;

THENCE 63.59 FEET ALONG THE ARC OF A 35.68 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 86°44'10" WEST, THROUGH A CENTRAL ANGLE OF 102°05'54", WITH A LONG CHORD OF NORTH 47°47'07" WEST 55.50 FEET, TO A NON-TANGENT POINT OF COMPOUND CURVATURE;

THENCE 10.10 FEET ALONG THE ARC OF A 33.33 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 69°11'26" WEST, THROUGH A CENTRAL ANGLE OF 17°21'15", WITH A LONG CHORD OF NORTH 29°29'12" WEST 10.06 FEET, TO A NON-TANGENT POINT OF COMPOUND CURVATURE;

THENCE 34.47 FEET ALONG THE ARC OF A 60.28 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 76°44'23" WEST, THROUGH A CENTRAL ANGLE OF 32°45'45", WITH A LONG CHORD OF NORTH 3°07'15" WEST 34.00 FEET;

THENCE NORTH 68°51'59" EAST 276.26 FEET;

THENCE SOUTH 70°25'50" EAST 3.90 FEET;

THENCE SOUTH 29°31'12" EAST 86.43 FEET;

THENCE SOUTH 15°28'09" WEST 9.19 FEET;

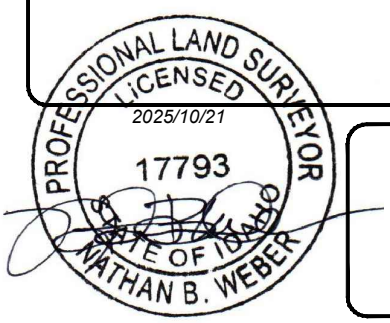
THENCE SOUTH 60°32'27" WEST 227.11 FEET, TO A POINT OF CURVATURE;

THENCE 7.05 FEET ALONG THE ARC OF A 18.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°26'01", WITH A LONG CHORD OF SOUTH 49°23'16" WEST 7.00 FEET;

THENCE SOUTH 37°56'01" WEST 18.57 FEET, TO THE NORTHWESTERLY RIGHT-OF-WAY FOR WEST MAIN STREET;

THENCE SOUTH 60°28'48" WEST 0.88 FEET, ALONG THE NORTHWESTERLY RIGHT-OF-WAY FOR WEST MAIN STREET, TO THE POINT OF BEGINNING.

CONTAINS 31,724 SQ. FT. OR 0.728 ACRES



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TITLE:

PUBLIC ACCESS LEGAL DESCRIPTION

JOB NO.:	25-210
SCALE:	N/A
DATE:	2025/10/21
SHEET:	SHEET 8 OF 10

PUBLIC ACCESS EASEMENT DESCRIPTION CONTINUED

ALSO, LESS AND EXCEPTING THEREFROM:

COMMENCING AT POINT "C" AND RUNNING THENCE NORTH 35°48'56" EAST 5.01 FEET TO THE POINT OF BEGINNING OF LESS AND EXCEPTING 2;

THENCE NORTH 35°49'16" EAST 3.97 FEET;

THENCE NORTH 70°48'39" EAST 13.33 FEET;

THENCE NORTH 19°11'21" WEST 4.50 FEET;

THENCE NORTH 70°48'39" EAST 103.33 FEET;

THENCE SOUTH 19°11'21" EAST 110.26 FEET;

THENCE SOUTH 3°18'39" WEST 14.29 FEET, TO A POINT OF CURVATURE;

THENCE 4.85 FEET ALONG THE ARC OF A 3.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 92°37'16", WITH A LONG CHORD OF SOUTH 49°37'17" WEST 4.34 FEET;

THENCE NORTH 84°04'05" WEST 31.88 FEET;

THENCE NORTH 57°05'50" WEST 132.73 FEET, TO THE POINT OF BEGINNING.

CONTAINS 9,302 SQ. FT. OR 0.214 ACRES

ALSO, LESS AND EXCEPTING THEREFROM:

COMMENCING AT POINT "D" AND RUNNING THENCE SOUTH 1°36'09" EAST 68.58 FEET TO THE POINT OF BEGINNING OF LESS AND EXCEPTING 3;

THENCE SOUTH 19°11'21" EAST 33.51 FEET;

THENCE SOUTH 69°43'14" WEST 5.48 FEET;

THENCE SOUTH 19°11'21" EAST 182.40 FEET;

THENCE SOUTH 25°47'03" WEST 8.83 FEET;

THENCE SOUTH 68°39'33" WEST 316.55 FEET;

THENCE NORTH 65°26'04" WEST 26.55 FEET;

THENCE NORTH 19°11'21" WEST 115.72 FEET;

THENCE NORTH 25°48'39" EAST 16.97 FEET;

THENCE NORTH 19°11'21" WEST 89.80 FEET;

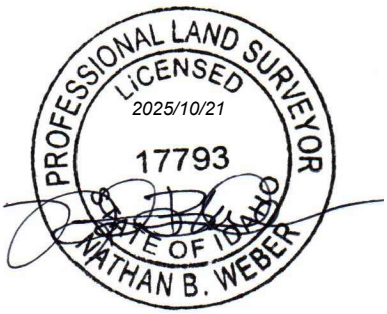
THENCE NORTH 56°22'56" WEST 17.82 FEET, TO A POINT OF NON-TANGENT CURVATURE;

THENCE 20.49 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 66°09'10" EAST, THROUGH A CENTRAL ANGLE OF 46°57'49", WITH A LONG CHORD OF NORTH 47°19'44" EAST 19.92 FEET;

THENCE NORTH 70°48'39" EAST 302.75 FEET, TO A POINT OF CURVATURE;

THENCE 38.15 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87°25'17", WITH A LONG CHORD OF SOUTH 65°28'43" EAST 34.55 FEET, TO THE POINT OF BEGINNING;

CONTAINS 84,912 SQ. FT. OR 1.949 ACRES



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LAND SURVEYING
614 EAST 6TH STREET
EMMETT, IDAHO 83617
PHONE (208) 600-6191
OFFICE@DIAMONDLANDSURVEYING.COM
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TITLE:

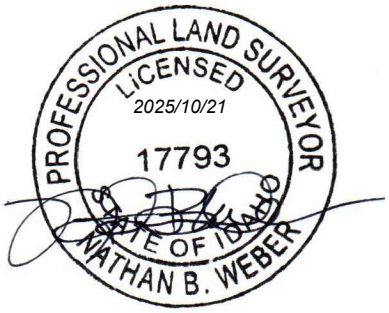
PUBLIC ACCESS
LEGAL DESCRIPTION

JOB NO.:	25-210
SCALE:	N/A
DATE:	2025/10/21
SHEET:	SHEET 9 OF 10

PUBLIC ACCESS EASEMENT DESCRIPTION CONTINUED

ALSO, LESS AND EXCEPTING THEREFROM:

COMMENCING AT POINT "D" AND RUNNING THENCE SOUTH 55°01'45" EAST 52.61 FEET TO THE POINT OF BEGINNING OF LESS AND EXCEPTING 4;
THENCE NORTH 21°09'30" WEST 4.68 FEET, TO A POINT OF NON-TANGENT CURVATURE;
THENCE 14.43 FEET ALONG THE ARC OF A 58.20 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 52°09'50" WEST, THROUGH A CENTRAL ANGLE OF 14°12'16", WITH A LONG CHORD OF NORTH 30°44'02" EAST 14.39 FEET;
THENCE NORTH 24°54'19" EAST 84.54 FEET;
THENCE NORTH 89°56'28" EAST 326.40 FEET;
THENCE SOUTH 0°11'49" EAST 24.41 FEET;
THENCE SOUTH 7°30'52" EAST 10.45 FEET;
THENCE SOUTH 6°38'07" EAST 11.89 FEET;
THENCE SOUTH 3°07'04" EAST 18.63 FEET;
THENCE SOUTH 1°50'31" EAST 10.01 FEET;
THENCE SOUTH 1°34'37" WEST 55.57 FEET;
THENCE SOUTH 0°29'08" EAST 14.47 FEET;
THENCE SOUTH 86°30'23" WEST 11.09 FEET;
THENCE SOUTH 57°33'11" WEST 78.71 FEET;
THENCE NORTH 32°52'04" WEST 9.80 FEET;
THENCE SOUTH 70°48'39" WEST 245.81 FEET;
THENCE NORTH 19°35'50" WEST 71.32 FEET;
THENCE NORTH 70°48'39" EAST 3.00 FEET;
THENCE NORTH 19°11'21" WEST 104.55 FEET;
CONTAINS 72,696 SQ. FT. OR 1.669 ACRES



ALSO, LESS AND EXCEPTING THEREFROM:

COMMENCING AT POINT "A" AND RUNNING THENCE NORTH 32°12'14" EAST 13.30 FEET TO THE POINT OF BEGINNING OF LESS AND EXCEPTING 5;
THENCE 54.08 FEET ALONG THE ARC OF A 1317.77 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 21°59'54" EAST, THROUGH A CENTRAL ANGLE OF 2°21'05", WITH A LONG CHORD OF SOUTH 66°49'34" WEST 54.08 FEET;
THENCE SOUTH 63°52'50" WEST 51.15 FEET;
THENCE SOUTH 61°24'50" WEST 42.67 FEET;
THENCE SOUTH 60°40'28" WEST 90.29 FEET;
THENCE NORTH 77°42'35" WEST 9.24 FEET;
THENCE NORTH 29°21'39" WEST 115.48 FEET;
THENCE NORTH 60°27'39" EAST 113.10 FEET;
THENCE NORTH 48°28'10" EAST 35.00 FEET;
THENCE NORTH 56°51'29" EAST 31.51 FEET;
THENCE SOUTH 65°57'50" EAST 17.52 FEET;
THENCE SOUTH 29°31'12" EAST 3.52 FEET;
THENCE NORTH 60°40'27" EAST 49.16 FEET;
THENCE SOUTH 54°31'12" EAST 98.70 FEET;
THENCE SOUTH 35°28'48" WEST 38.01 FEET;
THENCE SOUTH 54°31'14" EAST 6.52 FEET;
THENCE NORTH 75°35'40" EAST 12.28 FEET, TO THE WESTERLY RIGHT-OF-WAY FOR N. WHITEWATER PARK BLVD.;
THENCE SOUTH 32°12'14" WEST 18.06 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY FOR N. WHITEWATER PARK BLVD., TO THE POINT OF BEGINNING;
CONTAINS 31,952 SQ. FT. OR 0.734 ACRES

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TITLE:
PUBLIC ACCESS
LEGAL DESCRIPTION

JOB NO.:	25-210
SCALE:	N/A
DATE:	2025/10/21
SHEET:	SHEET 10 OF 10

Exhibit D: Schedule of Eligible Expenses Estimate

[Exhibit appears on the following pages.]

Exhibit D: Schedule of Eligible Expenses Estimate - Page 1 of 2

CCDC Participation Program

Type 3 Eligible Expenses Application Form

Actual Eligible Costs To Be Determined by CCDC

Project Name: The River District	*Plan Date: 7.15.25*	*By: Kimley Horn*

ALL SCOPE MUST BE 1) LOCATED ON PUBLIC IMPROVEMENT PERMIT AND 2) IN THE PUBLIC RIGHT OF WAY

#	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL COST
	SITE PREPARATION: DIVISIONS 2 and 31				
1	Surface demolition	LS	106,297	1	106,297
2	Asphalt demolition	CY	57	310	17,617
3	Curb and dutter demolition	CY	35	170	5,925
4	Saw cut	LF	3	4,050	11,705
5	Replace subbase	SF	3	15,464	43,608
6	Stand alone tree removal	0	0	0	0
	SIDEWALK WORK: DIVISION 32				
7	Scored concrete sidewalk	0	0	0	0
8	Dry laid brick	0	0	0	0
9	Pedestrian ramp	EA	2,482	20	49,633
10	Truncated dome	0	0	0	0
11	Lawn parkway	SF	11	10,770	122,132
12	Irrigation	SF	2	10,770	22,079
	OTHER: DIVISION 32				
13	Asphalt repair	TON	119	485	57,715
14	Concrete curb cut	0	0	0	0
15	Vertical curb and gutter (6")	LF	79.28	5,376	426,209
16	Meyers cabinet	0	0	0	0
17	Water meter	0	0	0	0
	SITUATIONAL FURNISHINGS: DIVISION 32				
18	Street trees	EA	496	55	27,289
19	Tree grates & frames	LS	156,316	1	156,316
20	Trench drain cover	0	0	0	0
21	Historic street light	EA	17,143	5	85,717
22	Bench	0	0	0	0
23	Bike rack	0	0	0	0
24	Litter receptacle	0	0	0	0
25	Pre-cast planter	0	0	0	0
	OTHER:				
26	Pedestrian Concrete Paving	SF	14.64	28,567	418,221
27	Light Pole Concrete Bases	EA	2,468.41	28	69,115
28	Shelter Structure Footings	EA	1,769.91	4	7,080
29	Vehicular Concrete Paving (Stamped & Colored)	SF	20.59	6,687	137,685
30	Vehicular Concrete Paving	SF	18.24	1,270	23,165
31	12" Vehicular Concrete Band	LF	67.08	1,188	79,691
32	Catch Basins	EA	2,251.07	15	33,766
33	Valley Gutter	LF	99.46	62	6,167
34	Vertical Curb	LF	78.12	252	19,686
	Total Streetscape Costs:				1,926,817

CCDC Participation Program

Eligible Costs Application Form

Actual Eligible Costs To Be Determined by CCDC

INFRASTRUCTURE & UTILITIES: (In right-of-way)

		UNIT	UNIT PRICE	QUANTITY	TOTAL COST
	STORM WATER MITIGATION: DIVISION 33				
28	Surface demo		0	0	0
29	Surface prep	LS	11,610	1	11,610
30	Finish materials (permeable pavers, etc.)	LS	29,896	1	29,896
	UTILITIES: DIVISION 33				
31	Power line (new/relocation/extension)		0	0	0
32	Water line (new/relocation/extension)	LF	183	1,949	357,115
33	Sewer line (new/relocation/extension)	LF	106	2,966	314,989
34	Geothermal Line (new/relocation/extension)		0	0	0
35	Natural gas line (new/relocation/extension)		0	0	0
36	Phone line (new/relocation/extension)		0	0	0
37	Fiber line (new/relocation/extension)		0	0	0
38	ACHD power box relocation		0	0	0
	STREET: DIVISIONS 2, 31 and 32				
39	Asphalt demolition	CY	14	1,041	14,574
40	Road sub-base and prep	LS	318,834	93,732	516,151
41	Asphalt paving	TON	108	841	91,223
	PATH:				
42	Surface demolition		0	0	0
43	Surface prep	CY	65	869	56,285
44	Paving material		0	0	0
	ALLEY:		0	0	0
45	Asphalt demolition				0
46	Alley sub-base and prep		0	0	0
47	Asphalt paving		0	0	0
	PLAZA:				
48	Surface demolition		0	0	0
49	Surface prep		0	0	0
50	Paving material		0	0	0
	Total Infrastructure & Utilities Costs:				1,391,844

SUBTOTAL ELIGIBLE COSTS:	3,318,662
5% General Conditions (limit per program policy)	165,933
TOTAL ELIGIBLE COSTS:	3,484,595

Important Note:
Each program where eligible costs are identified will only pay for those approved expenses not otherwise paid for by another public entity.

Exhibit E: Confirmation of Reimbursement (Draft)

CONFIRMATION OF CCDC REIMBURSEMENT AND PAYMENT SCHEDULE

This CONFIRMATION OF CCDC REIMBURSEMENT AND PAYMENT SCHEDULE ("Payment Schedule") is entered into between the CAPITAL CITY DEVELOPMENT CORPORATION, a public body, corporate and politic, organized and existing under the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act of 1988 as amended, Chapter 29, Title 50, Idaho Code ("CCDC"), and Ahlquist, LLC, an Idaho limited liability company ("Participant").

WITNESSETH:

1. CCDC Contribution

CCDC has, pursuant to the procedures set forth in the Type 2 General Assistance Participation Agreement by and between the Capital City Development Corporation and Participant with an effective date of _____ (the "Participation Agreement"), determined the CCDC Reimbursement for the Project, as those terms are defined in the Participation Agreement, shall be _____ and __/100 dollars ($_____) (the "CCDC Reimbursement").

2. Payment Schedule

CCDC agrees to reimburse Participant for the amount of the CCDC Reimbursement, or less as set forth and explained below, without interest from the Effective Date of this Payment Schedule as follows:

CCDC shall make a total of up to four (4) "Annual Payments". The amounts of the Annual Payments shall be determined based on the tax increment proceeds paid by Participant and received by CCDC from the value added to the Site over and above the 2026 tax year assessed value of the Site upon Final Completion of the project and starting at Occupancy valuation year. The 2026 tax year assessed value of the Site, as determined by the Ada County Assessor is $0.

First Annual Payment – Due on or before September 30, 2030
CCDC shall pay Participant eighty percent (80%) of the increased tax increment generated from the Project on the Site actually received by CCDC as of September 30 of 2030.

Second Annual Payment – Due on or before September 30, 2031
CCDC shall pay Participant the lesser of the remaining unpaid CCDC Reimbursement (after crediting any prior payments) OR eighty percent (80%) of the increased tax increment generated from the Project on the Site actually received by CCDC as of September 30 of 2031.

Third Annual Payment – Due on or before September 30, 2032
CCDC shall pay Participant the lesser of the remaining unpaid CCDC Reimbursement (after crediting any prior payments) OR eighty percent (80%) of the increased tax increment generated from the Project on the Site actually received by CCDC as of September 30 of 2032.

Fourth Annual Payment – Due on or before September 30, 2033

CCDC shall pay Participant the lesser of the remaining unpaid CCDC Reimbursement (after crediting any prior payments) OR eighty percent (80%) of the increased tax increment generated from the Project on the Site actually received by CCDC as of September 30 of 2033.

CCDC may redeem, at any time, in whole or in part, without penalty, the then principal amount outstanding.

Participant acknowledges that the sum of the four Annual Payments may be less than the CCDC Reimbursement if the tax increment generated by the Project during the Reimbursement Period is less than the CCDC Reimbursement.

If the CCDC Reimbursement is not fully reimbursed by the four Annual Payments or by the Termination Date of the Plan, CCDC will not be obligated to make any additional payments.

3. Limitation on Making Payments

It is the intention of the parties that Participant shall only be paid from the Incremental Tax Revenues, if any, which are paid or are payable to CCDC as a direct result of the Project constructed by the Participant on the Site. If, for any reason, the Incremental Tax Revenues anticipated to be received by CCDC as a direct result of the Project on the Site are reduced, curtailed, or limited in any way by enactments, initiative referendum, or judicial decree, CCDC shall have no obligation to pay the tax increment obligation to Participant as described in this Agreement from other sources or monies which CCDC has or might hereinafter receive.

4. Except as expressly modified above, the terms and conditions of the Participation Agreement are still binding on CCDC and Participant as set forth in such Participation Agreement.

Signatures on Following Page

IN WITNESS WHEREOF, this Payment Schedule has been entered into as of the date and year first above written.

AGENCY:
CAPITAL CITY DEVELOPMENT CORPORATION

By: _____
Robyn Sellers, Executive Director

_____
Date

PARTICIPANT:
Ahlquist, LLC

_____

By: _____

Its: _____

_____
Date

AGENDA BILL

Agenda Subject:	**Date:**
Resolution 1985 approving the FY2027 Cooperative Agreement between Valley Regional Transit and Capital City Development Corporation for Public Transportation Financial Contribution	October 12, 2026

Staff Contact:	**Attachments:**
Zach Piepmeyer, P.E. Parking & Mobility Director	1. Resolution 1985 2. FY2027 Cooperative Agreement

Action Requested:
Adopt Resolution 1985 approving the FY2027 Cooperative Agreement between Valley Regional Transit and Capital City Development Corporation for Public Transportation Financial Contribution

Background:
The Agency commits annual financial support for Valley Regional Transit (VRT) for the enhancement of transit facility infrastructure within the active Districts and to support the City Go program, an all-inclusive association for mobility needs for businesses and individuals in downtown Boise which aims to reduce single occupant vehicle trips.

The amount of financial support the Agency provides varies from year to year. In FY2026, the Agency provided $85,558 in financial support to VRT, which included $60,000 to support the City Go program, $18,800 for downtown Transit Improvements and a General Assessment of $6,758. The table below identifies the previous 5 years' of Agency financial support for VRT:

Prior Year	Total Agency Support to VRT
FY26	$85,558
FY25	$116,619
FY24	$125,196
FY23	$97,796
FY22	$95,000

For FY2027, the Agency anticipates supporting City Go and transit infrastructure improvements in active Districts with a specific contribution dedicated to transit station amenity and infrastructure improvements on the Main/Fairview and Main/Idahocorridors, including within the 30th Street District. Specifically, VRT will use these funds to acquire and install real time information infrastructure at up to 15 transit stations on these corridors. The funds would also provide shelter and benches at up to four transit stations. These investments will help increase the visibility of transit services and support Transportation Demand Management efforts by making it easier for people to use VRT services.

Fiscal Notes:
VRT has requested a total of **$108,801** from the Agency for FY2027. A breakdown of the requested funding from the Agency is as follows:

Item	Description	Amount
1	General Assessment (for services support and regional overhead)	$6,401
2	Capital Assessment (Main, Fairview, and Idaho Corridor Amenities)	$42,400
3	City Go Support	$60,000
	Total:	**$108,801**

The FY2027 budget includes adequate funds to cover the requested amount.

Staff Recommendation:
Adopt Resolution 1985 approving the FY2027 Cooperative Agreement between Valley Regional Transit and Capital City Development Corporation for Public Transportation Financial Contribution.

Suggested Motion:
I move to adopt Resolution 1985 approving the FY2027 Cooperative Agreement between Valley Regional Transit and Capital City Development Corporation for Public Transportation Financial Contribution.

RESOLUTION NO. 1985

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF BOISE, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING A COOPERATIVE AGREEMENT WITH VALLEY REGIONAL TRANSIT FOR THE AGENCY'S ANNUAL PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY DOCUMENTS NECESSARY TO IMPLEMENT THE AGREEMENT, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENT; AUTHORIZING THE EXPENDITURE OF FUNDS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City, after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Plan (the "30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the 30th Street Plan ("First Amendment to the 30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 26-18 on July 24, 2018, approving the First Amendment to the 30th Street Plan de-annexing certain parcels from the existing revenue allocation area and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Shoreline District Urban Renewal Project Area (the "Shoreline District Plan"), and following said public hearing the City adopted its Ordinance No. 55-18 on December 18, 2018, approving the Shoreline District Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway East Economic Development District Project Area (the "Gateway East District Plan"), and following said public hearing the City adopted its Ordinance No. 58-18 on December 18, 2018, approving the Gateway East District Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the State Street District Urban Renewal Project (the "State Street District Plan"), and following said public hearing the City adopted its Ordinance No. 45-21 on October 26, 2021, approving the State Street District Plan and making certain findings; and,

WHEREAS, the 30th Street Plan (as amended), the Shoreline District Plan, the Gateway East District Plan, and the State Street District Plan are collectively referred to as the "Plans"; and,

WHEREAS, the Agency has long recognized the importance and significance of the development of transportation services including alternative transportation modes within the established urban renewal districts as a critical component of revitalization; and,

WHEREAS, the Agency is responsible for the implementation of the Plans, which plans identify certain transportation goals and objectives and the establishment of transit, pedestrian, and bicycle facilities to encourage use of alternative means of transportation; and,

WHEREAS, under the provisions of the Plans and as authorized by Idaho Code § 50-2015, the Agency may enter into cooperative agreements with public bodies to achieve the objectives of an urban renewal plan; and,

WHEREAS, Idaho Code § 40-2110 provides that counties, cities, highway districts and other governmental entities in the region may enter into cooperative agreements with the regional public transportation authority in order to contribute funds from any source in recognition of costs of the authority; and,

WHEREAS, Valley Regional Transit is Boise's regional transportation authority. Valley Regional Transit develops funding requests through an approved cost allocation methodology involving four (4) categories: general assessments, service contributions, capital contributions, and special assessments; and,

WHEREAS, Valley Regional Transit has requested from the Agency the following contributions in Fiscal Year 2027: $6,401 to support services and regional overhead; $60,000 to support City Go; and $42,400 to support the Downtown Boise Transit Passenger Amenity and Investments Project to provide real-time information infrastructure at up to fifteen (15) transit stop sites as well as shelters and benches at up to four (4) transit stop sites on Main Street and Fairview Street in the 30th Street District; and,

WHEREAS, the Agency Board finds it to be in the best public interest to approve the Cooperative Agreement with Valley Regional Transit and authorize the Agency Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Cooperative Agreement between Valley Regional Transit and the Agency, a copy of which is attached hereto as Exhibit A and incorporated herein as if set out in full, be and the same is hereby approved.

Section 3: That the Agency Executive Director is hereby authorized to sign and enter into the Cooperative Agreement and to execute all necessary documents required to implement the actions contemplated by the Cooperative Agreement, subject to representations by the Agency staff and Agency legal counsel that all conditions precedent to such actions have been met; and

further, any necessary technical changes to the Cooperative Agreement are acceptable upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Cooperative Agreement and the comments and discussions received at the October 12, 2026, Agency Board meeting; the Agency is further authorized to expend the funds contemplated by the Cooperative Agreement and to perform any and all other duties required pursuant to said Cooperative Agreement.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on October 12, 2026. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on October 12, 2026.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

ATTEST

By: _____
Lauren McLean, Secretary

COOPERATIVE AGREEMENT
BETWEEN
VALLEY REGIONAL TRANSIT
AND
CAPITAL CITY DEVELOPMENT CORPORATION
FOR
PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION

THIS COOPERATIVE AGREEMENT ("**Agreement**") is entered into this 1st day of October 2026 by and between VALLEY REGIONAL TRANSIT, a regional public transportation authority authorized under Chapter 21, Title 40, Idaho Code ("**Authority**"), and Capital City Development Corporation, an independent public body corporate and politic. authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code ("**Member**")

RECITALS

a. **Authority** is the regional public transportation authority created to serve Ada and Canyon Counties, pursuant to Chapter 21, Title 40, Idaho Code, and as a result of November 3, 1998 public referendum. **Authority** provides publicly funded or publicly subsidized transportation services and programs in Ada and Canyon counties.

b. **Member** is the duly created and functioning urban renewal agency for Boise City, Idaho.

c. Idaho Code § 40-2109(7) provides that **Authority** may enter into cooperative agreements with the state, other authorities, counties, cities and highway districts under the provisions of Idaho Code § 67-2328, which expressly authorizes public agencies to enter into agreements with one another for cooperative action for purposes within the power, privilege, or authority of said agencies.

d. Idaho Code § 40-2110 provides that counties, cities, highway districts and other governmental entities in the region may enter into cooperative agreements with the regional public transportation authority in order to contribute funds from any source in recognition of costs of the authority.

e. **Authority** develops funding requests through an approved cost allocation methodology. There are four categories involved in generating the initial funding request: general assessments, service and capital contributions, and special assessments.

f. **Authority** has requested a general assessment of **$6,401** from **Member**, **$42,400** for the Downtown Boise Transit passenger amenity and information investments project in **Member's** district and a special assessment of **$60,000** to support City Go. **Member** has budgeted an amount sufficient to pay these expenses, which represent the **Member's** proportionate share of support for services, capital, and regional overhead.

g. **Authority** generally follows the allocation methodology to designate how **Member** contributions are used. However, Authority may leverage **Member** contributions as local match to optimize utilization of both local and federal sources of funding to ensure the most effective use of all revenue sources.

AGREEMENT

NOW, THEREFORE, in consideration of foregoing recitals, which are made a part of this **Agreement** and not mere recitals, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

Section 1. Term

This **Agreement** shall be in effect from the 1st day of October 2026, and will terminate on the 30th day of September 2027, unless earlier terminated pursuant the mutual written agreement of the parties hereto.

Section 2. Purpose

The purpose of this **Agreement** is:

(a) For **Member** to pay **$108,801** to **Authority** for Fiscal Year 2027 expenses pertaining to regional overhead, City Go, and the On Street Amenity capital project required to support the regional transportation services within the **Member's** jurisdiction.

(b) For **Authority** to use **Member's** contribution for capital and regional overhead expenses included in the annual FY2027 budget to support services within Member's jurisdiction.

(c) For **Authority** to leverage **Member's** contribution with matching federal funding to optimize all revenue sources available for operations, capital, and regional overhead.

Section 3. Compliance

Authority, in using said **Member's** contribution shall comply with all conditions required by applicable federal, state and local laws and regulations, and shall maintain, in accordance with generally accepted accounting practices and principles, records and books of account regarding said assessments and operating costs.

Section 4. Payment

(a) **Member** shall pay its annual contribution of **$108,801** within 30 days of invoice.

(b) **Authority** shall provide **Member** a financial reconciliation and a quarterly status report on capital or other special projects.

(c) Payment shall be made directly to **Authority** at the following address, unless **Member** is notified in writing by **Authority** of a new address:

Valley Regional Transit
700 NE 2nd St Suite 100
Meridian, Idaho 83642

(d) **Member**'s address, for the purpose of invoice, notice or correspondence, unless **Authority** is notified in writing by **Member** of a new address, is as follows:

Capital City Development Corporation
121 N 9th Street, Suite 501
Boise, Idaho 83702

Section 5. Contact Information

(a) **Authority** point of contact for this agreement is Jason Jedry, Chief Financial Officer, jjedry@valleyregionaltransit.org, 208.258.2709

(b) **Member** point of contact for this agreement is Zach Piepmeyer, Parking & Mobility Director, zpiepmeyer@ccdcboise.com, 208.319.1204

Section 6. Miscellaneous

(a) Each party hereto represents and warrants that each person executing this **Agreement** on behalf of such party is, at the time of such execution, duly authorized to do so by such party's governing body and is fully vested with the authority to bind such party in all respects.

(b) If any provision of this **Agreement** is held invalid, illegal, or unenforceable, the remainder shall be construed to conform to the intent of the parties and shall survive the severed provisions.

(c) Except as provided otherwise herein, this **Agreement** and any attachments hereto constitute the entire **Agreement** between **Authority** and **Member** concerning the subject matter hereof. The provisions of this **Agreement** shall be construed as a whole and not strictly for or against any party.

(d) The captions and headings in this **Agreement** are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

(e) This **Agreement** is not intended to create, nor shall it in any way be interpreted or construed to create any third-party beneficiary rights in any person not a party hereto.

(f) This **Agreement** shall be binding on the parties hereto, and their successors and assigns.

Section 7. Indemnification

To the extent permissible by law, **Authority** shall indemnify, defend, protect and hold harmless **Member**, and it's officers, agents and employees, from and against any and all liabilities, losses, suits, claims, judgments, fines or demands arising by reason of injury or death of any person or damage to any property, including all reasonable costs for investigation and defense thereof (including but not limited to attorney fees, court costs, and expert fees), of any nature whatsoever (collectively, "Claims") arising out of or incident to this **Agreement**, and any renewal or extension thereof, and arising out of or caused by the negligent or intentional acts or omissions of **Authority**, it's officers, agents and employees, regardless of where the injury, death, or damage may occur, except to the extent any such Claims arise out of or are caused by the negligent or intentional act or omission of **Member** or its officers, agents and employees. **Member** shall give to **Authority** reasonable notice of any such Claims. **Authority** shall notify **Member** of the counsel to be used in carrying out its obligations hereunder. **Member** must state any reasonable objection that it may have regarding the use of said counsel. The provisions of this section shall be deemed to be a separate contract between the parties and shall survive the expiration or any default, termination or forfeiture of this **Agreement**, and any renewal or extension thereof. Notwithstanding anything to the contrary in the foregoing, **Member** right to indemnification pursuant to the foregoing shall be

limited to indemnification for such Claims for which **Member** incurs actual liability or expense. The foregoing indemnification includes, without limitation, any Claim arising out of or caused by the noncompliance of any services, programs, or activities provided by **Authority** under this **Agreement** with all applicable federal, state, and local statutes, regulations, and requirements, including, but not limited to, the Americans with Disabilities Act (ADA). Notwithstanding anything to the contrary in the foregoing, (i) no employee or officer of **Authority** shall be personally liable to **Member** under this **Agreement**, (ii) with respect to third party Claims, both **Authority** and **Member** expressly reserve any and all of the privileges and immunities available to them, if any, under Idaho law, and (iii) the agreement of **Authority** to hold harmless or indemnify **Member** shall be limited to, and be payable only from, **Authority**'s available insurance or self-insurance coverage for liability assumed by contract available as a part of its general liability insurance program."

EXECUTED and effective as of the date first above written.

Valley Regional Transit:

Elaine Clegg
Chief Executive Officer

Capital City Development Corporation:

Robyn Sellers
Executive Director

For CCDC Office Use:
401-480-6150 AC 18035 - VRT Assessment: $6.401
401-480-6150 AC 19043 - City Go: $60.000
401-480-6150 AC 22036 - Mobility: $42.400
PO#270005

CAPITAL CITY DEVELOPMENT CORP

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V.
ACTION ITEMS

AGENDA BILL

Agenda Subject: Consider Resolution 1987: Downtown Riverfront Improvements. Task Order 24-003 with GGLO for Professional Design Services.	**Date:** October 12, 2026
Staff Contact: Toby Norton, Project Manager	**Attachments:** A. Resolution 1987 with Task Order 24-003
Action Requested: Adopt Resolution 1987 approving and authorizing the execution of Task Order 24-003 with GGLO, for Professional Design Services on the Downtown Riverfront Improvements.	

Background:
The Downtown Riverfront Improvement project is a multi-year collaborative capital project that invests in riverfront public infrastructure to support the growing neighborhood and strengthen Boise's connection to the Boise River. The project expands Greenbelt pathways to safely accommodate growing use across multiple modes of travel, improves mobility and connectivity between the riverfront, downtown streets, Boise State University, and destinations such as the 11th Street Bikeway. It creates a more dynamic riverfront experience with spaces for relaxing, strolling, birdwatching, dining, shopping, and outdoor events. Improvements also create a welcoming and safe public environment through people-focused design (CPTED) while protecting the Boise River and its essential functions, including habitat health, flood management, irrigation, and public water systems.

This multi-phase project will construct a second parallel pathway adjacent to the existing greenbelt on the north shore of the Boise River, between 9th Street and Americana Boulevard, with a connection to W. River Street through an existing easement near 11th Street, to spur economic development, increase safety and capacity, and provide separate facilities for pedestrians and cyclists.

A Request for Qualifications (RFQ) was issued to the Agency on-call design professionals on March 25, 2026, to hire a design team to take the project from concept design through completion of construction. Two RFQ's were received and evaluated and the Agency selected GGLO to provide professional design services.

On July 23, 2026, the Agency engaged GGLO under Task Order 24-002 to begin the design process. Task Order 24-002 includes topographic survey, stakeholder and community engagement, concept design and alternatives analysis, along with producing a preferred concept design. GGLO has completed the topographic survey, met with key stakeholders and adjacent property owners, and developed two concept designs. A public meeting is anticipated in early November to discuss the preferred design.

With approval of Task Order 24-003 GGLO will advance the forthcoming preferred concept design to 30% design drawings, submit for City Design Review approval, and conduct a signal warrant for 11th and River Streets intersection.

Future Task Orders with GGLO will advance multiple phases of the project through technical design, permitting, and construction.

Fiscal Notes:
The proposed Task Order 24-003 with GGLO includes an hourly not-to-exceed amount of $119,530.52. The FY2027 Agency budget includes sufficient funding for this agreement.

Staff Recommendation:
Adopt Resolution 1987 approving and authorizing the execution of Task Order 24-003 with GGLO, for Professional Design Services on the Downtown Riverfront Improvements.

Suggested Motion:
I move to adopt Resolution 1987 approving and authorizing the execution of Task Order 24-003 with GGLO, for Professional Design Services on the Downtown Riverfront Improvements project.

RESOLUTION NO. 1987

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING TASK ORDER 24- 003 WITH GGLO ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECT, PLANNING AND URBAN DESIGN, LLC ("GGLO") FOR PROFESSIONAL DESIGN SERVICES RELATED TO A SIGNAL WARRANT ANALYSIS, 30% DESIGN DOCUMENTS AND DESIGN REVIEW FOR THE DOWNTOWN RIVERFRONT IMPROVEMENTS, 9TH STREET TO AMERICANA BOULEVARD PROJECT; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO EXECUTE TASK ORDER 24-003 AND ANY DOCUMENTS OR AGREEMENTS NECESSARY TO IMPLEMENT THE TASK ORDER, SUBJECT TO CERTAIN CONTINGENCIES; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Shoreline District Urban Renewal Project Area (the "Shoreline District Plan"), and following said public hearing the City adopted its Ordinance No. 55-18 on December 18, 2018, approving the Shoreline District Plan and making certain findings; and,

WHEREAS, in April 2026 the Agency used a Request for Qualifications procurement process to select GGLO to provide the necessary design services for the Agency's planned Downtown Riverfront Improvements, 9th Street to Americana Boulevard Project (the "Project"); and,

WHEREAS, on July 23, 2026, the Agency Executive Director and GGLO executed Task Order 24-002 for design professional services related to topographic survey, stakeholder engagement, community outreach, property owner coordination, and conceptual design of the Project in the amount of $94,000; and,

WHEREAS, GGLO has submitted a proposal to the Agency for professional design services related a signal warrant analysis for the 11th and River Street intersection, advancing the preferred concept design to 30% and submitting the Project for Design Review approval; and,

WHEREAS, the Agency Board finds it in the best interest of the public and the Agency to approve Task Order 24-003 with GGLO to act on behalf of the Agency as the Landscape Architect of Record for the Downtown Riverfront Improvements Project and to authorize the Agency Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That Task Order 24-003 between the Agency and GGLO, attached hereto as Exhibit A and incorporated herein by reference, is approved as to both form and content.

Section 3: That the Agency Executive Director is hereby authorized to execute Task Order 24-003 with GGLO for an amount not to exceed ONE HUNDRED NINETEEN THOUSAND FIVE HUNDRED THIRTY AND 52/100 DOLLARS ($119,530.52) and further, is hereby authorized to execute any necessary documents or agreements required to implement Task Order 24-003, subject to representation by Agency legal counsel that all necessary conditions have been met; the Agency is further authorized to expend any and all funds contemplated by Task Order 24-003 and to perform any and all other duties required pursuant to said Task Order.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on October 1, 2026. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on October 12, 2026.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Latonia Haney Keith, Chair

ATTEST:

By: _____
Lauren McLean, Secretary

GGLO
2024-2029 ON-CALL PROFESSIONAL SERVICES AGREEMENT

TASK ORDER 24-003

*CONSULTANT: Use the Project Name and **PO# 270014** on all project-related invoices.*

TO: Mark Sindell, Principal
GGLO ("CONSULTANT")
113 S. 5th Street
Boise, Idaho 83702
206-467-5828
msindell@gglo.com

FROM: Robin Sellers, Executive Director
Capital City Development Corporation ("CCDC")
121 N. 9th Street, Suite 501
Boise, Idaho 83702
208-384-4264
rsellers@ccdcboise.com

ORIGINAL AGREEMENT: 2024-2029 On-Call Professional Services ("Agreement")
AGREEMENT DATE: August 20, 2024

TASK ORDER DATE: _____
TASK ORDER AMOUNT: $119,530.52

1. PROJECT NAME: Downtown Riverfront Improvements, 30% Design, Design Review and Signal Warrant

2. PROJECT DESCRIPTION
CCDC desires CONSULTANT to advance the selected concept design for the Downtown Riverfront Improvements as further described in CONSULTANT's proposal dated October 7, 2026, attached hereto as Exhibit A.

3. SERVICES TO BE PERFORMED
CONSULTANT services for Task Order 24-003 include conducting a signal warrant analysis at the intersection of 11th Street and River Streets, advancing the selected concept design to 30% drawings, and submitting the Project through the Design Review

process at the City of Boise. Services are further described in CONSULTANT's proposal, attached hereto as Exhibit A ("Scope of Services" or "Scope"). CONSULTANT shall not incur charges for the Scope of Services in excess of the not-to-exceed amount for this Task Order without prior written approval from CCDC. CCDC's signature on this Task Order serves as a Notice to Proceed.

4. SUBCONSULTANT(S)

CONSULTANT intends to hire the following SUBCONSULTANT to complete the Scope of Services: Jacobs Engineering Group, Inc.

(a) CCDC hereby approves the Jacobs Engineering Group, Inc. as a SUBCONSULTANT to this Task Order. CONSULTANT shall require the SUBCONSULTANT to obtain at their sole cost and expense and thereafter maintain for the term of this Task Order at least the minimum insurance coverages set forth below. Payment for services of the SUBCONSULTANT shall be the CONSULTANT'S responsibility.

(b) Prior to performance of services, SUBCONSULTANT shall provide evidence in the form of insurance certificate(s) to CONSULTANT that SUBCONSULTANT have the following insurance coverages:

(1) SUBCONSULTANT shall maintain in full force and effect worker's compensation and employer's liability insurance as required by applicable law or regulation.

(2) SUBCONSULTANT agree to obtain and keep in force during the term of this Agreement an occurrence-based (rather than a claims-made based) commercial general liability insurance policy with minimum coverage of $1,000,000 per occurrence, and a minimum aggregate policy limit of $2,000,000. The commercial general liability insurance policy shall name CCDC as an Additional Insured and protect its officers, agents and employees from and against any and all claims, losses, actions, and judgments for damages or injury to persons or property arising out of or in connection with SUBCONSULTANT'S negligence during the performance of this Agreement.

(3) SUBCONSULTANT agrees to obtain and keep in force during the term of this Agreement a professional liability insurance policy with minimum coverage of $1,000,000 per claim and a minimum aggregate policy limit of $1,000,000.

(c) CONSULTANT shall keep copies of the SUBCONSULTANTS' insurance certificates on file for at least one (1) year following completion and acceptance of the services performed under this Task Order and shall provide the insurance certificate(s) to CCDC within seven (7) days if so requested by CCDC.

5. PAYMENT

(a) Amount and Method of Payment. The total amount paid for this Task Order shall be an amount not to exceed ONE HUNDRED NINETEEN THOUSAND FIVE HUNDRED THIRTY AND 52/100 DOLLARS ($119,530.52). CCDC shall pay

CONSULTANT for the Scope of Services performed under this Task Order based on hours expended on the Scope at the agreed upon hourly rate(s).

(b) Reimbursable Expenses. Payment for reimbursable expenses shall be included in the not-to-exceed limit of $119,530.52.

(c) Subconsultants. Payment to SUBCONSULTANTS is included in the not-to-exceed amount of $119,530.52 for this Task Order. CONSULTANT shall assume responsibility for the amount and schedule of payments to the SUBCONSULTANTS.

(d) Invoices. CONSULTANT shall submit monthly invoices to CCDC for payment. Monthly invoices shall be in a format acceptable to CCDC and shall include **PO# 270014** on the invoice. Each invoice shall specify charges as they relate to the tasks in the Scope of Services. Each invoice shall also specify current billing and previous payments, with a total of cost incurred and payments made to date.

(e) NOTICE REQUIRED PRIOR TO OVERAGES. CONSULTANT must notify CCDC if CONSULTANT anticipates that costs for the Scope of Services will exceed the not-to-exceed limit set for this Task Order.

6. SCHEDULE

CONSULTANT shall begin work upon execution of this Task Order and work diligently toward completion of the work by March 2027, with the following anticipated milestones:

• Public Open House	November 2026
• 30% Design Package	January 2027
• Design Review Submittal	January 2027

7. DELIVERABLES / COPIES OF PRODUCTS

CONSULTANT shall submit the deliverables as described in the attached Exhibit A to CCDC in a manner approved by CCDC. CONSULTANT shall submit revised work products if requested by CCDC.

8. CONTRACT TERMS

Terms of the 2024-2029 On-Call Professional Services Agreement shall apply to the services performed and work products created under this Task Order.

End of Task Order | *Signatures appear on the following page.*

IN WITNESS WHEREOF, CCDC and CONSULTANT have executed this Task Order as of the date last written below.

CAPITAL CITY DEVELOPMENT CORP.	**CONSULTANT** GGLO
Robyn Sellers, Executive Director	Mark Sindell, Principal
Date: _____	Date: _____

EXHIBITS

A: Consultant's Proposal dated October 7, 2026

Budget Info / For CCDC Office Use	
Fund/District	305
Account	6250
Activity Code	24007
PO #	270014
Completion Date	March 2027

GGLO

EXHIBIT A

ARCHITECTURE
INTERIORS
LANDSCAPE
URBAN DESIGN

October 7, 2026

EXHIBIT A: SCOPE OF SERVICES

DOWNTOWN RIVERFRONT IMPROVEMENTS
30% DESIGN, DESIGN REVIEW & SIGNAL WARRANT

I. SCOPE OF SERVICES

A. Project Understanding

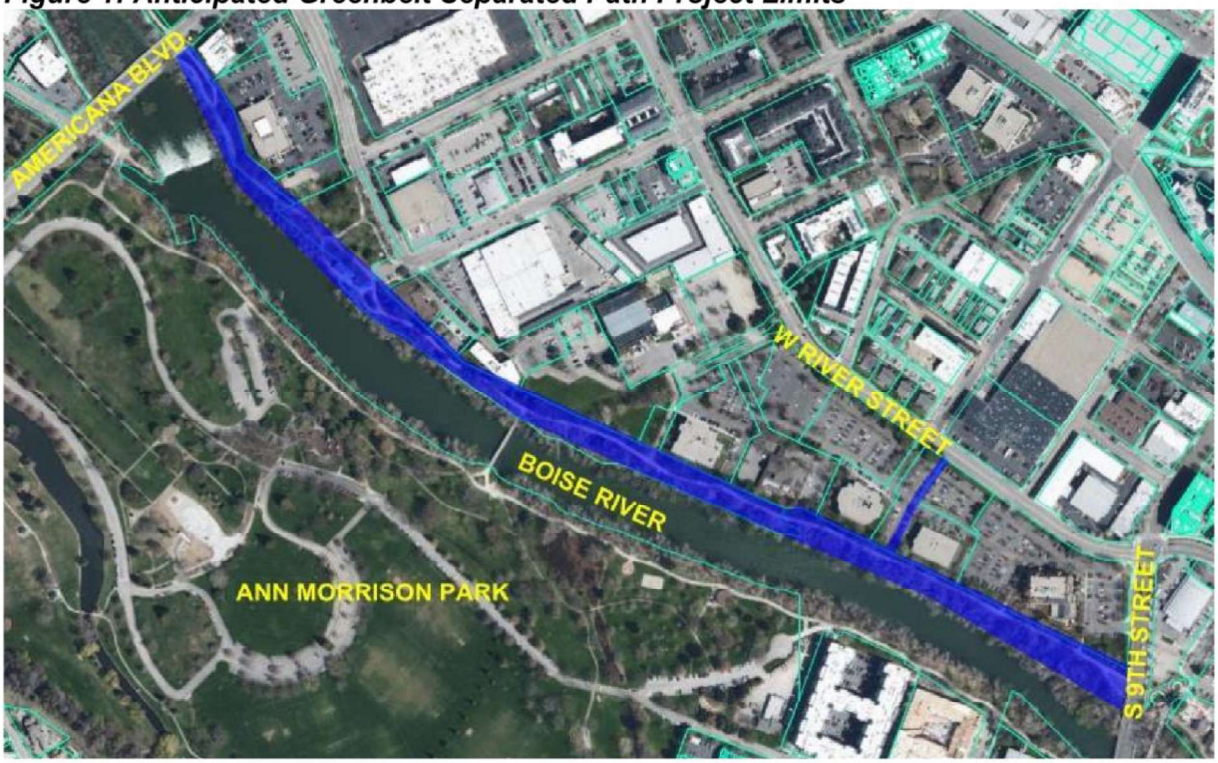
This scope of work is to continue design and documentation to construct a non-motorized, separated Greenbelt path on the north shore of the Boise River, between 9th Street and Americana Boulevard, with a connection to W. River Street through an existing easement near 11th Street. The goal is to increase Greenbelt capacity and, where feasible, create separate spaces for pedestrians and cyclists. The concepts will also incorporate safety improvements and people-focused design elements that align with the City of Boise's CPTED (Crime Prevention Through Environmental Design) guidelines. This Task Order advances the previously completed Task Order for the overall plan through 30% Design and Design Review approval.

Design Criteria:

1. Increase Greenbelt's capacity through pathway widening and separation of faster and slower users to achieve a Level of Service Grade A using the FHWA SUPLOS Calculator.
2. Separate travel modes, such as pedestrians and cyclists.
3. Align travel modes to improve access to existing and future shops, restaurants, buildings, and downtown street connections.
4. Prioritize safety through implementation of the City of Boise's CPTED (Crime Prevention Through Environmental Design) guidelines.
5. Provide amenities that support riverfront use, including benches, bike racks, scooter staging areas, slow vehicle pull outs, etc.
6. Coordinate with event operators to integrate improvements that support community activation such as Green Acres and the Boise Farmer's Market.
7. Follow the 2018 Shoreline Urban Framework plan typologies and recommendations.
8. Incorporate vegetation that supports wildlife habitat and flood resilience.
9. Use fencing, barriers, or other design solutions to reduce social paths and undesignated river access points.
10. Create or enhance designated river access points.
11. Embrace the river by enhancing views and points of interest.
12. Challenge the status quo and pursue easements and public-private partnerships necessary to expand pathways and improve riverfront access.
13. Review the River Setback Ordinance and provide recommendations, if any, for variances or changes needed to accomplish both the project as well as the adjacent private development.

Initial Phase 1 construction with an approximate budget of $1,300,000 is anticipated in 2027-2028 and includes approximately 1,840 LF of Greenbelt improvements from the 11th Street connection to the Ann Morrison Bridge (1,330 LF Greenbelt, 520 LF 11th Street Connection), and/or safety improvements including lighting and fencing. A future Task Order will advance the to be determined Phase 1 Construction Project from 60% design through construction.

Figure 1: Anticipated Greenbelt Separated Path Project Limits



B. Task Descriptions

Task 1: Signal Warrant Analysis

Jacobs will develop a technical memorandum with recommendations regarding intersection control at the 11th Street and River Street intersection. The activities in this task will evaluate the need for installation of a traffic signal at the specified intersection in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and applicable local guidelines. Analysis will determine whether existing or projected traffic conditions meet one or more signal warrants and assess operational and safety considerations.

Task includes:

- Data Collection – Collect weekday hourly counts and turning movement counts of vehicles, pedestrians, and bikes from 7 am to 7 pm; obtain speed data; compile 3–5 years of crash data, and perform field observations including traffic control, sight distance, queueing, and adjacent land uses. Traffic Count information will be collected by an outside firm contracted directly to GGLO or CCDC and is not included in this scope of work.
- Operational Analysis - Conduct Level of Service (LOS) analysis to evaluate delay, queue lengths, and capacity under existing and potential signalized conditions.
- Traffic Signal Warrant Analysis - If Operational Analysis shows a signal is needed, evaluate the intersection using applicable MUTCD warrants such as: 8-Hour Volume, Four-Hour Volume, Peak Hour, Pedestrian Volume, School Crossing, Coordinated System, Crashes, and Roadway Network.

- Alternatives Assessment – Compare effectiveness, efficiency, and safety of existing unsignalized intersection. Consider potential modifications to intersection layout to enhance safety and traffic movement.
- Safety Evaluation – Assess crash data and patterns and determine potential safety benefits or impacts associated with signal installation.
- Coordination with ACHD
    - Jacobs will conduct an initial meeting with ACHD to inform them of the proposed project and the development of a signal warrant at the 11th Street intersection.
    - Jacobs will provide the Technical Memorandum and recommendations to ACHD for review.
    - One revision to the Signal Warrant Analysis is expected based on ACHD review.

Deliverables:

- Signal Warrant Analysis Report & Recommendations

Task 2: Stakeholder Engagement, Community Outreach, & Property Owner Coordination (continued)

Using the Project Statement, CCDC Communications plan, and Concept Alternatives as a basis of content, the Design Team will continue to gather input from Project Stakeholders and solicit input from the Community. This includes assisting CCDC staff with presentations to ACHD, the City of Boise, and adjacent property owners. GGLO will lead with Jacobs support.

Task includes:

- Presentations in partnership with CCDC
    - Parks & Recreation Commission
    - Boise City Council Work Session
- Presentations to ACHD Commission, in partnership with CCDC
    - Work Session and/or Public Hearing
    - Commission Meeting
- Continue to inform property owners about design progress, including the following stakeholder meetings (initial stakeholder engagement was completed under Task Order 01):
    - Email update to prior group of stakeholders
    - Working Session with Parks & Recreation
    - Working Session with Rivershore Development

Task 3: 30% Design

GGLO will finalize concept design alternatives including typical sections and renderings of the concepts for stakeholder and community outreach purposes. With the selection of a preferred concept, Jacobs will develop 30% drawings for the entire length of the project including the 11th Street intersection and Easement improvements.

Task includes:

- Develop artistic renderings of the concepts for stakeholder and community outreach purposes.

- Based on the outcome of the Signal Warrant, Jacobs will develop intersection improvements layout including a Rectangular Rapid Flashing Beacon (assumed solution). If a fully signalized intersection is warranted, a very simple layout will be provided with more details in future design development.
- Develop 30% Design including budget, pedestrian and bicycle circulation including ADA requirements and application of CPTED guidelines, site amenities, surface materials, signage, grading, stormwater drainage, existing utilities and preliminary landscape design.
- A Draft Stormwater Report for submittal to the City of Boise will be developed.
- Present to the CCDC Board of Commissioners through a work session agenda item and vetted with stakeholders (including City of Boise and ACHD) as well as the community through the open house and online survey identified in Task 2.
- Develop a rough order of magnitude cost estimate for potential Phase 1 improvements.

Deliverables: 30% Design Package

- Demolition
- Plan & Profile (1" = 40')
- Materials & Planting Plans
- Typical Sections
- Sidewalk/Pathway Details
- Lighting Plans
- 11th Street Connection Plan
- 11th Street RRFB Layout
- Striping & Signing
- Drainage Plans & Details
- Project Specifications Outline
- ROM Cost Estimate

Task 4: City of Boise Design Review & Approval

GGLO will prepare and submit a Design Review application to the City of Boise and coordinate with DR staff to obtain approval. This includes conducting an Owner Review and update of the DR package prior to submitting for Design Review. Jacobs will support GGLO with the following tasks.

Task includes:

- Using the 30% Concept Package/Preferred Alternative as a base, develop a Draft Design Review Package per City of Boise requirements. Boise River System checklist has been used to develop the level of effort for this task.
- Review Draft Design Review Package with CCDC prior to submitting, and incorporate CCDC comments.
- Submit Draft Design Review Package and track status, including working sessions with the City Planner assigned to the project. Assume up to 3 work sessions.
- Present if necessary to the Design Review Board for approval.

Deliverables: Design Review Package

- Drawing Package as identified in Boise Design Review checklist
- Typical Section(s)

C. Milestones

The following table represents anticipated milestones and delivery dates, assuming a start date in October, 2026.

Milestone	Date of Completion
Public Open House – Concept Alt's	November 2026
Board & Commission Work Sessions	November-December 2026
30% Design Package	January 2027
Design Review Package	January 2027
Design Review Approval	Anticipated March 2027

D. Additional Services

The following services, though they could be provided by GGLO, are not included in our Scope of Basic Services and Jurisdictional Services, and, if requested, will be billed as Additional Services.

- Marketing Information such as brochures, exhibits, etc.
- Meetings other than those specifically included in Basic Services
- Value Engineering after the Clients approval of the design and documents at each phase
- Out of sequence design or revisions or design phase durations as identified at the beginning of each phase
- Extraordinary and/or challenging jurisdictional requirements including Environmental Impact Statement support or hearing examiner presentations
- Signage and Wayfinding

EXHIBIT B: FEE SCHEDULE

GGLO

DOWNTOWN RIVERFRONT IMPROVEMENTS TASK ORDER 02
30% DESIGN, DESIGN REVIEW & SIGNAL WARRANT

Task	Fee	Terms
Signal Warrant Analysis	**Task 1**	Hourly, NTE
GGLO	2,000.00	
Jacobs	16,208.28	
Subtotal	**18,208.28**	
Stakeholder Engagement, Community Outreach & Property Coordination	**Task 2**	Hourly, NTE
GGLO	10,000.00	
Jacobs	2,863.07	
Subtotal	**12,863.07**	
30% Design	**Task 3**	
GGLO	27,000.00	
Jacobs	41,459.17	
Subtotal	**68,459.17**	Hourly, NTE
City of Boise Design Review Submittal & Approval	**Task 4**	
GGLO	10,000.00	
Jacobs	9,000.00	
Subtotal	**19,000.00**	
Reimbursable Expenses	**Task 0**	NTE
GGLO	500.00	
Jacobs	500.00	
Subtotal	**1,000.00**	
Total	**119,530.52**	

JACOBS – GGLO Scope

EXHIBIT A: SCOPE OF SERVICES

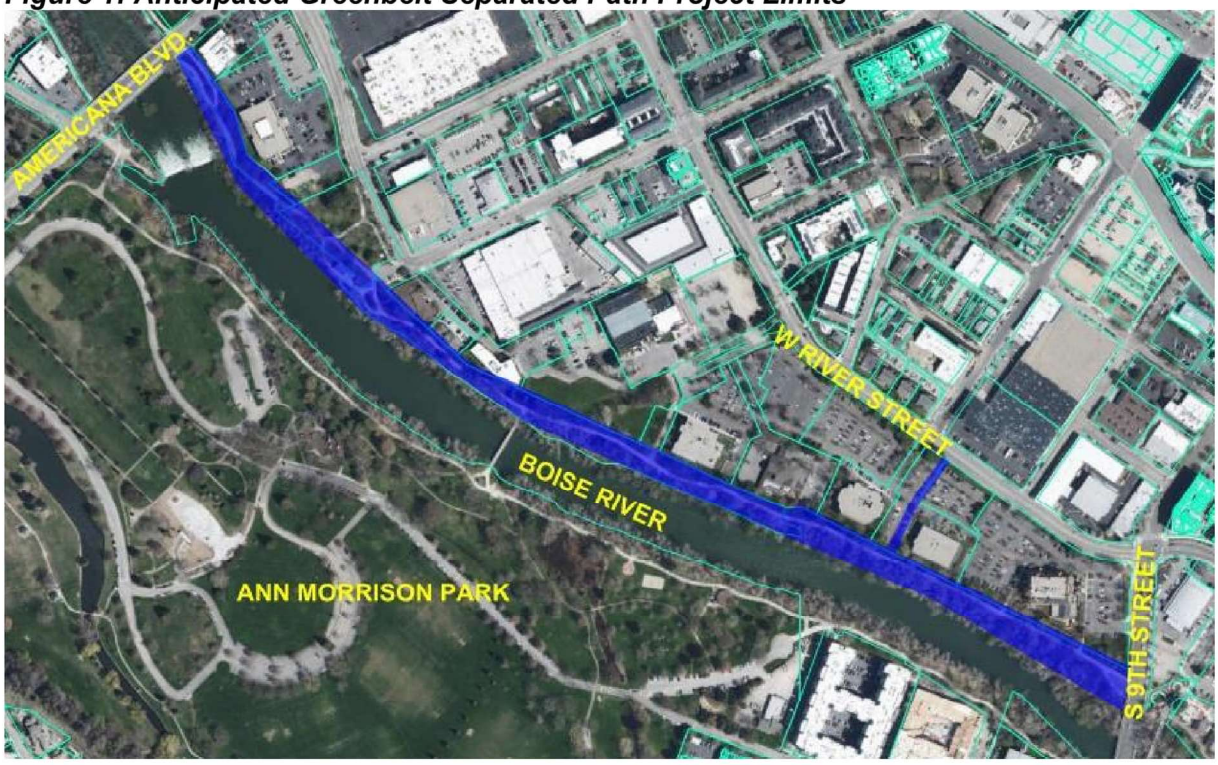
DOWNTOWN RIVERFRONT IMPROVEMENTS
Signal Warrant Analysis, 30% Design & Design Review

I. SCOPE OF SERVICES

A. Project Understanding

This scope of work is to continue design and documentation to construct a non-motorized, separated Greenbelt path on the north shore of the Boise River, between 9th St and Americana Blvd, with a connection to W. River St through an existing easement near 11th St. The goal is to increase Greenbelt capacity and, where feasible, create separate spaces for pedestrians and cyclists. The concepts will also incorporate safety improvements and people-focused design elements that align with the City Boise's CEPTED (Crime Prevention Through Environmental Design) guidelines. This Task Order advances the previously completed Task Order for the overall plan through 30% design and design review approval.

Figure 1: Anticipated Greenbelt Separated Path Project Limits



B. Task Descriptions

Task 1: Signal Warrant Analysis

- Jacobs will develop a technical memorandum with recommendations regarding intersection control at the 11th Street and River Street intersection. The activities in this task will evaluate the need for installation of a traffic signal at the specified intersection in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and applicable local guidelines. Analysis will determine whether existing or projected traffic conditions meet one or more signal warrants and assess operational and safety considerations.
- Data Collection – Collect weekday hourly counts and turning movement counts of vehicles, pedestrians, and bikes from 7 am to 7 pm; obtain speed data; compile 3–5 years of crash data, and perform field observations including traffic control, sight distance, queueing, and adjacent land uses. Traffic Count information will be collected by an outside firm contracted directly to GGLO or CCDC and is not included in this scope of work.
- Operational Analysis - Conduct Level of Service (LOS) analysis to evaluate delay, queue lengths, and capacity under existing and potential signalized conditions.
- Traffic Signal Warrant Analysis - If Operational Analysis shows a signal is needed, evaluate the intersection using applicable MUTCD warrants such as: 8-Hour Volume, Four-Hour Volume, Peak Hour, Pedestrian Volume, School Crossing, Coordinated System, Crashes, and Roadway Network.
- Alternatives Assessment – Compare effectiveness, efficiency, and safety of existing unsignalized intersection. Consider potential modifications to intersection layout to enhance safety and traffic movement.
- Safety Evaluation – Assess crash data and patterns and determine potential safety benefits or impacts associated with signal installation.
- Coordination with ACHD
    - Jacobs will conduct an initial meeting with ACHD to inform them of the proposed project and the development of a signal warrant at the 11th Street intersection.
    - Jacobs will provide the Technical Memorandum and recommendations to ACHD for review.
    - One revision to the Signal Warrant Analysis is expected based on ACHD review.

Deliverables:

- Signal Warrant Analysis Report & Recommendations

Task 2: Stakeholder Engagement, Community Outreach, & Property Owner Coordination

Using the project statement, CCDC Communications Plan, and concept alternatives as a basis of content, the Design Team will continue to gather input from project stakeholders and solicit input from the community. This includes assisting CCDC staff with presentations to ACHD, the City of Boise, and adjacent property owners. Jacobs will support GGLO with the following tasks:

Task Includes:

- Attend 1 meeting each with City of Boise and ACHD in support of GGLO (1 Jacobs staff)
- Inform property owners about design and construction progress, including the following stakeholder meeting:
    - Round 2: 30% Design
- Coordinate with property owners to identify locations for permanent public access easements where needed, and locations for potential temporary construction easements and maintenance or license agreements that may be required.

Task 3: 30% Design

GGLO will finalize concept design alternatives including typical sections and renderings of the concepts for stakeholder and community outreach purposes. With the selection of one concept, Jacobs will develop 30% drawings for the entire length of the project including the 11th Street intersection and Easement improvements.

Task includes:

- 30% Design Drawings
    - Based on the outcome of the Signal Warrant, Jacobs will develop intersection improvements layout including a Rectangular Rapid Flashing Beacon (assumed solution). If a fully signalized intersection is warranted, a very simple layout will be provided with more details in future design development.
    - Develop 30% Design for entire length of the project presented in roll plot format. Sheets will be cut once the limits of the Phase 1 construction package has been established. This design effort will include a budget, pedestrian and bicycle circulation including ADA requirements and application of CPTED guidelines, site amenities, surface materials, signage, grading, stormwater drainage, existing utilities and preliminary landscape design.
    - A Draft Stormwater Report for submittal to the City of Boise will be developed.
- Update rough order of magnitude cost estimate to move forward into Design Review and 60% Design.

Deliverables:

- 30% Design Package – assume 4,000 LF developed in rollplot format; the following are a list of the information that will be developed on the rollplot and will become future sheets:
    - Demolition
    - Plan & Profile (1” = 40’)
    - Typical Sections
    - Sidewalk/Pathway Details
    - Lighting Plans
    - 11th Street Connection Plan
    - 11th Street RRFB Layout
    - Striping & Signing
    - Drainage Plans & Details
    - Project Specifications Outline
    - ROM Cost Estimate

Task 4: City of Boise Design Review & approval

GGLO will prepare and submit a Design Review application to the City of Boise and coordinate with DR staff to obtain approval. This includes conducting an Owner Review and update of the DR package prior to submitting for Design Review. Jacobs will support GGLO with the following tasks:

Task includes:

- Using the 30% Design Package as a base, develop a Draft Design Review Package per City of Boise requirements. Boise River System checklist has been used to develop the level of effort for this task.
- Review Draft Design Review Package with CCDC prior to submittal to the City of Boise, and incorporate CCDC comments.
- Submit Draft Design Review Package and track status, including working sessions with the City Planner assigned to the project. Assume up to 3 work sessions.
- Present if necessary to the Design Review Board for approval.

Deliverables:

- Design Review Package (based on 30% Design Drawings)
    - Drawing Package as identified in checklist
    - Details and Typical Section(s)

C. Additional Services

The following services, though they could be provided by GGLO, are not included in our Scope of Basic Services and Jurisdictional Services, and, if requested, will be billed as Additional Services.

- Marketing Information such as brochures, exhibits, etc.
- Meetings other than those specifically included in Basic Services
- Value Engineering after the Clients approval of the design and documents at each phase
- Out of sequence design or revisions or design phase durations as identified at the beginning of each phase
- Extraordinary and/or challenging jurisdictional requirements including Environmental Impact Statement support or hearing examiner presentations
- Signage and Wayfinding

End of Scope of Services

Jacobs

Dwntwn Riverfront Improvements

			Price	Hours	Hours Per Person														
						39	35	93					34	20	24	88	76	4	
			USD	Hr															
			$69,530.52	413	Allen, Siena Lauren	Baker, David Lee (David)	Fluke, Daren Scott	Grover, Alexander Scott (Alex)	Hay, Cody E.	Klacik, Emily	Martinez, Francisco Javier (Francisco)	Peninger, Heather (Heather)	Roberts, Elizabeth B (Betsy)	Salzman, Gordon Henry (Gordon)	Franzoia, Mateo	Warren, Amber Pearl	Jones, Sarah Jean	ISERI, JANE A (JANIE)	
1		**Topographic & Boundary Survey**	**$ 16,208.28**	**89**															
1	1.B	**Signal Warrant Analysis**																	
1	1B	Data Collection	$ 596.45	3				2					1						
1	1B	Operational Analysis	$ 7,170.93	41				40					1						
1	1B	Alternatives Analysis	$ 5,082.42	27			4	20					3						
1	1B	Safety Evaluation	$ 1,730.13	10				10											
1	1B	Meetings with ACHD (2 and review comments)	$ 1,628.35	8			2	4					2						
2		**Stakeholder Engagement**	**$ 2,863.07**	**13**															
2	2	Support GGLO with property owner outreach	$ 1,741.76	8			8												
2	2	Provide map for figures	$ 1,121.31	5			4						1						
3		**Concept Design**	**$ 41,459.17**	**249**															
3		Demo (4 sheets)	$ 1,403.32	10									1		1	8			
3		Plan & Profile Sheets (8 at 1" = 40') Roll Plot	$ 3,037.51	21		1	2						1		1	16			
3		Typical Sections & Details (4 sheets)	$ 2,285.31	14			2						2		2	8			
3		Lighting Plans (4 sheets)	$ 2,726.93	17			2	4					1		2	8			
3		11th St Connection Plan (1 sheet)	$ 3,369.59	20			2	4					2		4	8			
3		11th St RRFB (2 sheets)	$ 2,526.75	15			1	8					1		1	4			
3		Drainage Plans (5 sheets - 4 plan and 1 detail)	$ 4,007.65	24		4	1						2		1	8	8		
3		Signing and Striping (4 sheets)	$ 1,892.81	10		4							1		1	4			
3		Stormwater Report	$ 13,710.13	76		24							2		2		48		
3		Specifications	$ 1,071.37	6									1		1			4	
3		ROM Cost	$ 4,175.65	31			1	1					1	8	8	12			
3		HSSE	$ 250.43	1									1						
3		QC	$ 1,001.71	4									4						
4		**Boise City Design Review & Approval**	**$9,000**	**62**															
4		Early Meeting with P&Z	$ 936.30	4			2						2						
4		Draft Plan Submittal Checklist Development	$ 1,429.46	11			2						1	4		4			
4		Review and resubmit	$ 2,173.05	19			2						1	8		8			
4		Stormwater report submittal	$ 1,318.52	7		2							1				4		
4		Stormwater report review and resubmittal	$3,142.67	21		4							1				13		

CAPITAL CITY DEVELOPMENT CORP

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AGENDA BILL

Agenda Subject: 9474 W State Street, Westlock Village, Type 2 General Assistance Designation with Sweetwater Acquisitions LLC.	**Date:** October 12, 2026
Staff Contact: Corrie Brending, Project Manager – Property Development	**Attachments:** 1) Site Map 2) Images and Rendering 3) Public Improvement Plan
Action Requested: Designate Westlock Village as eligible for Type 2 General Assistance and direct staff to negotiate a Type 2 Agreement with Sweetwater Acquisitions LLC for future CCDC Board approval.	

Background:

Westlock Village is a proposed multifamily development located at 9474 W. State Street in the State Street District. The project is being developed by Sweetwater Companies, a multifamily developer based out of Arizona. Sweetwater has developed more than $200 million in real estate with more than 1,000 units developed in its target markets

Westlock Village is an 11.5-acre housing development with a total of 256 homes and 369 surface parking spaces. It includes 252 market rate apartments in six, three-story garden style buildings, plus four townhome units. The project will offer one, two, and three-bedroom apartments and four-bedroom townhomes. Community amenities include co-working space, a swimming pool, spa, fitness center with yoga and cardio areas, playground, bike storage, EV charging, sauna, cold plunge, and parcel lockers.

The project improves the frontage along State Street with canal undergrounding and a multi-use pathway that will provide pedestrian and cyclist connections along the corridor. These improvements support the goals of CCDC's State Street Plan by enhancing pedestrian and bicycle connectivity, improving the streetscape, and creating a more accessible environment.

The developer is requesting Type 2 General Assistance for eligible public improvements. Eligible improvements include sewer, water, and stormwater improvements, extension of Ulmer Lane, a new traffic signal at Ulmer Lane, sidewalks, street trees, bike facilities, and a pedestrian/cyclist crossing associated with the traffic signal.

The Ulmer Lane extension and traffic signal are critical infrastructure for future development along the State Street corridor. The traffic signal will allow for future housing developments to the west of this project site to move forward and provide a connection from the north side of State Street to the greenbelt. With these improvements, this project meets the participation program scorecard requirements for a level A score making the project eligible for reimbursement utilizing 80% of the tax increment revenue generated by the project.

Project Summary:

- 9474 W. State Street
- 256 total units: 252 apartments and 4 townhomes
- Six three-story buildings and clubhouse
- $78,319,271 estimated Total Development Costs
- Ulmer Lane extension and traffic signal

Timeline:

- September 2026 – Design Review Approval
- September 2026 – Applied for Participation
- TODAY – Type 2 Designation
- December 2026 – Type 2 Agreement Approval
- December 2026 – Construction Start
- December 2028 – Anticipated Completion
- September 2030 – Reimbursement Begins

Fiscal Notes:

The project has approximately $3.6 Million in estimated eligible expenses. Westlock Village is eligible for a four-year reimbursement term and reimbursement of 80% of the tax increment revenue it generates. The estimated tax increment revenue generated over the four-year reimbursement period is $1.2 Million.

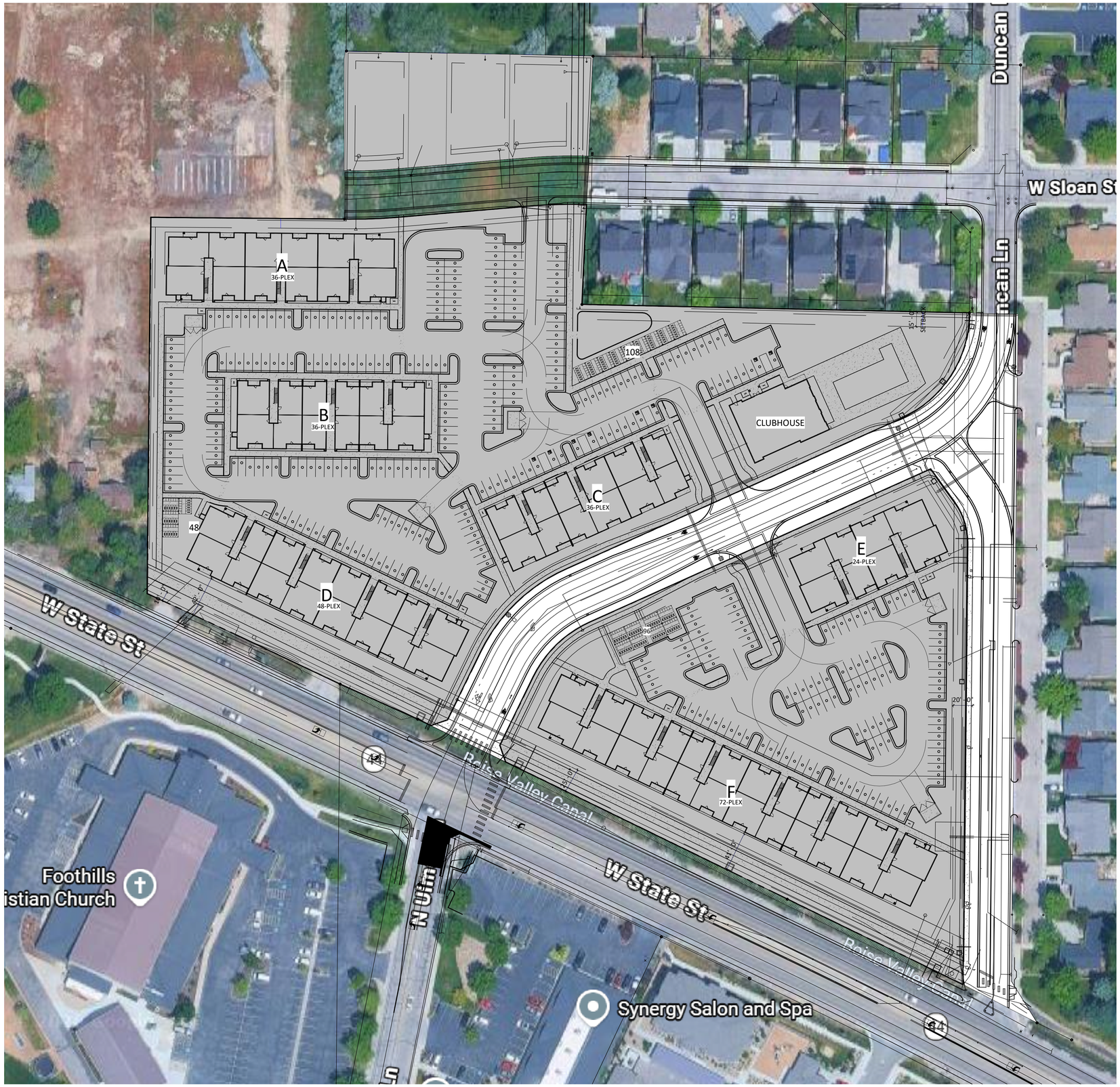
Staff Recommendation:

Designate Westlock Village as eligible for Type 2 General Assistance and direct staff to negotiate a Type 2 Participation Agreement with Sweetwater Acquisitions LLC for future Board approval.

Suggested Motion:

I move to designate Westlock Village as eligible for Type 2 General Assistance and direct staff to negotiate a final Type 2 Participation Agreement with Sweetwater Acquisitions LLC for future Board approval.

Attachment #1 – Site Map



1 **SITE PLAN CONTEXT**
1" = 50'-0"

Marla Carson,
Architect
Eagle, Idaho 83616
208.631.4195

WESTLOCK VILLAGE

9474 W. STATE ST
BOISE, IDAHO 93714

Project No.

Project Number

LICENSED
ARCHITECT
AR 12715
MARLA J. CARSON
STATE OF IDAHO

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Revisions

A 06.18.26 DESIGN REVIEW

Notes

1. -
2. -
3. -

Project North

Scale 1" = 50'-0"

SITE CONTEXT

A-103

Sheet No.

©2021

Attachment #2 – Renderings

DESIGN NARRATIVE:

WESTLOCK VILLAGE IS A PROJECT OF PLACE. SITUATED ALONG STATE STREET AT THE EDGE OF BOISE'S FOOTHILLS, IT DRAWS DIRECTLY FROM ITS LANDSCAPE AND CIVIC CONTEXT TO ESTABLISH A RESIDENTIAL CHARACTER THAT FEELS GROUNDED YET DISTINCT. THE DESIGN REFUSES THE PREDICTABILITY COMMON TO THIS PROJECT TYPOLOGY, INSTEAD LEVERAGING AN ATYPICAL PALETTE OF MATERIAL TEXTURES AND COLOR APPLICATIONS THAT ARE SOPHISTICATED WITHOUT BEING UNFAMILIAR. THE RESULT IS ARCHITECTURE THAT RESONATES RATHER THAN RECEDES.

A SERIES OF GABLE ROOF FORMS ANIMATE THE STREETSCAPE, THEIR VARIED PROFILES ECHOING THE RIDGE LINE OF THE FOOTHILLS TO THE NORTH. THESE FORMS ARE NOT DECORATIVE GESTURES BUT A STRUCTURAL RESPONSE TO PLACE, CREATING RHYTHM AND VERTICALITY THAT SCALES TO THE PEDESTRIAN WHILE REMAINING LEGIBLE AT THE SPEED OF THE STREET. DEEP RECESSED BALCONIES AND SHROUDED WINDOW CONDITIONS WORK IN CONCERT TO COMPOSE A FACADE OF LAYERED SHADOW AND LIGHT, GIVING THE BUILDINGS A TACTILE PRESENCE THAT SHIFTS WITH THE SUN AND INVITES THE EYE TO SLOW DOWN.

THE MATERIAL STRATEGY PAIRS WARM WOOD-TONE CLADDING WITH DARK CHARCOAL SURFACES IN A TWO-TONE COMPOSITION THAT READS AS BOTH CONTEMPORARY AND CONTEXTUAL. THIS IS A PROJECT THAT ASPIRES TO BE FAMILIAR ENOUGH TO BELONG, AND STRIKING ENOUGH TO BE REMEMBERED.



1 TYPICAL ELEVATION
3/32" = 1'-0"

30' FACADE ARTICULATION

4.2.1.2.a: VARYING WINDOW SIZES AND ENTRIES; DEEP RECESS AT ENTRIES

4.2.1.2.b: ROOF LINE VARIES ACROSS FACADE; DIFFERENT RIDGE HEIGHTS AND STYLES

4.2.1.2.c: MATERIAL PATTERN, STYLE AND COLOR DIFFER ACROSS FACADE

4.2.1.2.d: BALCONIES EXTRUDE AND RECEDE ALONG THE FACADE

120' FACADE ARTICULATION

4.2.2.3.a: VARYING MATERIAL ALONG FACADE ALLOWS BUILDING TO FEEL LIKE SEVERAL DISTINCT BUILDINGS

4.2.2.3.b: CONTRASTING WINDOW STYLES AND SIZES ALONG FACADE

ROOFLINE MODULATION

4.2.2.4.1: PARAPETS ARE ADJACENT TO GABLE ROOF TO ENSURE CONTRASTING ROOFLINES

4.2.2.3.2: GABLE ROOFS ARE A MINIMUM OF 5:12 PITCH; DIFFERING ROOF PITCHES ALONG FACADE CREATE CONTRAST AND VISUAL APPEAL

4.2.5: THE MODERN STYLE DOESN'T EMPLOY A DISTINCT CORNICE BUT THE CONTRAST WITH GABLE ROOFS AND FACADE ARTICULATION PLUS MATERIAL TYPES AND COLOR VARIATION GIVES THE BUILDING A DISTINCTIVE ROOF LINE.

4.2.1 **Façade articulation (cont.).**

2. **Multifamily buildings** shall include *articulation* features at intervals that relate to the location/size of individual units within the building (or no more than every 30 feet) to break up the massing of the building and add visual interest and compatibility to the surrounding context. At least three of the following features shall be employed at intervals no greater than the unit interval or 30 feet (whichever is less).
   a. Use of windows and/or entries;
   b. Change in roofline per Provision 4.2.4;
   c. Change in building material, siding style, and/or window *fenestration* pattern;
   d. Providing *vertical building modulation* of at least 12 inches in depth if tied to a change in roofline modulation per Provision 4.2.4 or a change in building material, siding style, or color. Balconies may be used to qualify for this option if they are recessed or projected from the *façade* by at least 18 inches. Juliet balconies or other balconies that appear to be tacked on to the *façade* will not qualify for this option unless they employ high quality materials and effectively meet the intent of the standards;
   e. Vertical elements such as a *trellis* with plants, green wall, art element;
   f. Other design techniques that effectively break up the massing at no more than 30-foot intervals.

➲ *Departures* will be considered provided they meet the intent of the standards and the design criteria set forth in paragraph 3 below.

4.2.1 **Façade articulation (cont.).**

3. ➲ ***Departure* criteria** associated with *articulation* standards. Proposed *departures* must meet the intent of the standards. The following criteria shall be considered in determining whether the proposed *articulation departures* meet the "intent".
   a. Consider the type and width of the proposed *articulation* treatment and how effective it is in meeting the intent given the building's current and desired context (per adopted Downtown plan(s);
   b. Consider the applicable block frontage designation. Undesignated block frontages warrant more flexibility than block frontages designated as Commercial/Mixed-Use or Landscaped.
   c. Consider the size and width of the building. Smaller buildings warrant greater flexibility than larger buildings.
   d. Consider the quality of *façade* materials in concert with doors, windows, and other *façade* features and their ability to add visual interest to the street from a pedestrian scale and more distant observable scales.



Fig. 4-10. Modulation intervals no greater than 30 feet or width of unit.



Fig. 4-11. Continuous roofline and monotonous color provide little façade articulation.

4.2.2 Maximum façade width.
For most buildings, small scale *articulation* techniques (see Provision 4.2.1 above) are sufficient to reduce the perceived scale of buildings, add visual interest, and contribute to the pedestrian environment. Larger buildings need more substantial articulated/modulated features to break up the massing and add visual interest.

Building *facades* wider than 120 feet shall include at least one of the following features to break up the massing of the building and add visual interest:

1. **Provide vertical building modulation** at least 20 feet deep and 30 feet wide. For multi-story buildings, the modulation must extend through more than one-half of the building floors.
2. Use of a contrasting vertical modulated design component featuring all of the following:
   a. Component extends through all floors above the first floor fronting on the street. Exception: upper floors that are set back more than 10 feet horizontally from the *façade* are exempt.
   b. Utilizes a change in building materials that effectively contrast from the rest of the *façade*.
   c. Component is modulated vertically from the rest of the *façade* by an average of six inches.
   d. Component is designed to provide roofline modulation per Provision 4.2.4 below.
3. **Façade employs building walls with contrasting articulation** that make it appear like two distinct buildings. To qualify for this option, these contrasting *façades* must employ all of the following:
   a. Different building materials and/or configuration of building materials; and
   b. Contrasting window design (sizes or configurations).

➲ *Departures* will be considered provide the design meets the intent of the standards. Consideration for approving *departures*:
- Width of the *façade*. The larger the *façade*, the more substantial *articulation*/modulation features need to be.
- Block frontage designation. *Storefront* designated block frontages warrant the most scrutiny while undesignated streets warrant more flexibility.
- The type of *articulation* treatment and how effective it is in meeting the intent given the building's context.

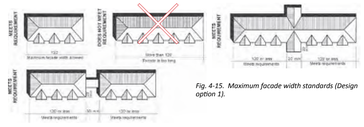


Fig. 4-15. Maximum façade width standards (Design option 1).



Fig. 4-14. Example of a big box store effectively using articulated entries plus other distinctive features to break up the massing and add visual interest. (Employs all three design options).

4.2.4 Roofline modulation.
In order to qualify as a *façade articulation* feature in Provision 4.2.1 above, rooflines must employ one or more of the following:

1. For flat roofs or *façades* with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with *vertical building modulation* techniques described in Provision 4.2.1 above. Otherwise, the minimum vertical dimension of roofline modulation is the greater of four feet or 0.2 multiplied by the wall height.
2. A pitched roofline or gabled roofline segment of at least 12 feet in width. Buildings with pitched roofs must include a minimum slope of 5:12 and feature modulated roofline components at the interval required per the applicable standard above.
3. A combination of the above.



Roofline modulation example using shed roof forms.

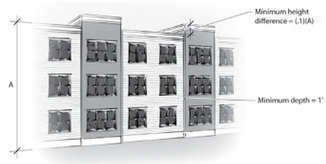


Fig. 4-19. Example proportions for adequate flat roof modulation.

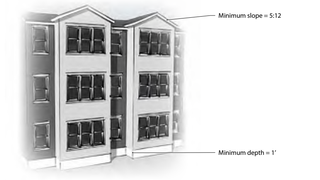


Fig. 4-20. Example proportions for adequate pitched roof modulation.

4.2.5 Cornice/roofline design.
Buildings employing a flat roof shall employ a original and distinctive roofline. Fig. 4-21 through Fig. 4-24 below illustrates acceptable and unacceptable examples.



Fig. 4-21. Acceptable cornice examples.



Fig. 4-22. Although this building does not employ a traditional cornice line, its combination of façade/roofline articulation plus changes in color, texture, and materials lend it an original and distinctive roofline.

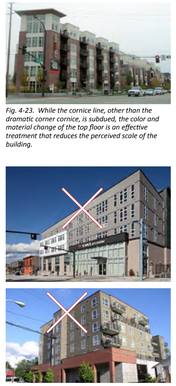


Fig. 4-23. While the cornice line, other than the dramatic corner cornice, is subdued, the color and material change of the top floor is an effective treatment that reduces the perceived scale of the building.

Fig. 4-24. Unacceptable cornice examples.

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km ENGINEERING

WESTLOCK VILLAGE

9474 W. STATE ST.
BOISE, IDAHO 83714

DESIGN CONFORMITY
DESIGN REVIEW

REVISIONS

A	2026.06.23

PROJECT NORTH

SCALE

ZONING REQUIREMENTS

A-200



1 TYPICAL ELEVATION
3/32" = 1'-0"

WINDOW DESIGN

WINDOWS WILL HAVE A PROJECTING FRAME AT ALTERNATING LOCATIONS TO CREATE VISUAL INTEREST

BUILDING MATERIALS

SHINGLE COMPOSITE MATERIAL

BOARD AND BATTEN COMPOSITE MATERIAL

BUILDING LIGHTING

4.5.1: BUILDING ENTRIES WILL BE ILLUMINATED TO HIGHLIGHT THE RECESSED ARCHITECTURAL FEATURE. LIGHTING WILL BE DOWN LIT TO ENSURE DARK SKY REQUIREMENTS

MINIMAL BUILDING LIGHTING USED FOR RESIDENTIAL ARCHITECTURE. BALCONIES WILL BE DOWN LIT TO MINIMIZE LIGHTING POLLUTION

BLANK WALL TREATMENT

4.6.1: BUILDINGS MINIMIZE BLANK WALLS DUE TO UNIT SIZES

ANY SITE WALLS WILL BE PROPERLY LANDSCAPED

4.3 Building Elements & Details

Intent:

- To encourage the incorporation of design details and small-scale elements into building *facades* that are attractive at a pedestrian scale.

4.3.2 Window design.
Buildings shall employ techniques to recess or project individual windows above the ground floor at least two inches from the *façade* or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Glass curtain walls are exempt from this standard.

➲ *Departures* will be considered where buildings employ other distinctive window or *facade* treatment that adds a sense of depth to the *facade* and/or visual interest to the building.

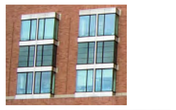




Fig. 4-29. Examples of projecting windows. In the lower right image, although just the framing is projected from the facade, it provides shadows, depth and visual interest to the facade.





Fig. 4-31. Examples of 4" contrasting trim (appropriate for buildings outside of the Downtown Core).

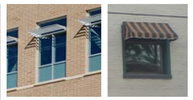


Fig. 4-30. Examples of windows that are recessed from the facade by at least two inches. Notice how this creates shadows on the windows, which lends depth and interest to the facade.



Fig. 4-32. Example of window without sufficient depth or trim.



Fig. 4-33. These windows alone would not meet the intent of the standards, but the use of wide contrasting framing, a small ledge, bay windows, balconies, and brick add variety, depth, and interest, making this an acceptable departure.

4.4 Building Materials

Intent:

- To encourage the use of high-quality building materials that minimize maintenance cost and provide visual interest to the street; and
- To promote the use of locally sourced and sustainable building materials.

Standards/Guidelines:

4.4.1 High quality building materials.
Building applicants are encouraged to use high quality durable materials. This is most important for the base of buildings, particularly in commercial areas where *storefronts* are sited adjacent to sidewalks. Desirable materials include brick, stone, precast concrete, glass, and refined exterior metal panels.







Fig. 4-35. Residential examples.

4.4.2 Conditions for the use of special m

4. **Wood** is acceptable as an accent or trim material. However, wood is not encouraged as a primary siding material for commercial and *multifamily* buildings due to its durability challenges in Boise's climate. A strict maintenance program is recommended for buildings utilizing wood as a primary siding material.

5. **Vinyl siding** is permitted as a secondary material provided it meets the following conditions:
   a. It occupies no more than 50 percent of the *façade*;
   b. It is only used on upper levels;
   c. The warranty on all siding shall be guaranteed to a minimum of three Hunter units of fade resistance; and
   d. It must be at least 0.046 inches of thickness except for the shake shingle siding which must have a minimum thickness of 0.044 inches.

4.5 Building Lighting

Intent:

- Integrate lighting that illuminates distinctive features of the building;
- Provide street level lighting that enhances the pedestrian environment;
- Allow for a greater amount of building lighting in commercial areas and less in residential areas; and
- Employ lighting techniques and materials to conserve energy and light pollution impacts.

Standards/Guidelines:

4.5.1 Street level lighting elements.
1. *Storefronts* are encouraged to install lighting in display windows that spills onto and illuminates the sidewalk;
2. Buildings are encouraged to integrate lighting that highlights the *façade* at street level and accents noteworthy architectural features. Examples include building entries, signage, decorative *cornice* lines, canopies, or other areas of architectural detail and interest; and
3. Site and building lighting should be designed to minimize light pollution and unwanted glare.





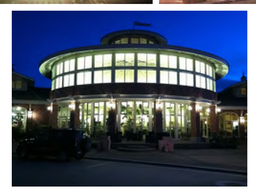


Fig. 4-42. Good internal and external building lighting example.

4.5.2 General lighting design.
1. Buildings in commercial areas should generally be allowed to have a greater amount of external building lighting than within residential areas;
2. Building lighting shall be designed to minimize upward and downward light pollution and unwanted glare. Baffles or shields on the luminaires should be included to direct light onto the building and minimize direct light into the sky;
3. Light sources are encouraged to be integrated into the architectural *fenestration* and design when possible;
4. Lighting treatments should be emphasized on buildings that are located on street intersections, view corridors, designated main and commercial streets and gateways to assist in city way-finding;
5. Up-lighting should be directed toward the building with the minimum amount of energy and light pollution to do the effect;
6. Seasonal lighting: Lighted attachments with color scenarios are encouraged in commercial and active use areas;
7. Projected light art is encouraged in civic and commercial areas; and
8. All conduit and electrical sources should be hidden from public view.

4.6 Blank Wall Treatments

Intent:

- To promote building *facades* that enhance the pedestrian environment and the visual character of Boise.

Standards/Guidelines:

4.6.1 Blank wall definition.
A wall (including building *facades* and retaining walls) is considered a *blank wall* if it is over ten feet in height has a horizontal length greater than 24 feet and does not include a transparent window or door.

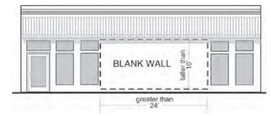


Fig. 4-44. Blank wall definition.



Fig. 4-45. Treatments are too insignificant given size of the wall - which in this example faces both a street and parking lot.



Fig. 4-46. Trees alone aren't enough to mitigate the negative impacts of this blank walls. Shrubs, vines, and architectural features would certainly help.

Nathan Jenkins Studio

SIX RIDGE PARTNERS

SWEETWATER COMPANIES™

km ENGINEERING

WESTLOCK VILLAGE

9474 W. STATE ST.
BOISE, IDAHO 83714

DESIGN CONFORMITY
DESIGN REVIEW

REVISIONS

A 2026.06.23

PROJECT NORTH

SCALE

ZONING REQUIREMENTS

A-201



4 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

- CEMENTITIOUS SHINGLE SIDING - IRON ORE
- CEMENTITIOUS BOARD & VARIEGATED BATTEN - CEDAR
- ACCENT METAL: RAILINGS, DOORS & WINDOWS - CHAMPAGNE BRONZE
- ACCENT METAL: CAP FLASHING, MISC. METAL DETAILS - MATTE BLACK
- STANDING SEAM ROOF - MATTE BLACK
- ASPHALT SHINGLE ROOF - ONYX



2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

Nathan Jenkins Studio

SIX RIDGE PARTNERS

SWEETWATER COMPANIES

km ENGINEERING

WESTLOCK VILLAGE

9471 W STATE ST
BOISE, IDAHO 83714

36 PLEX - A
DESIGN REVIEW

REVISIONS

A	2026.06.23

PROJECT NORTH

SCALE 3/32" = 1'-0"

EXTERIOR ELEVATIONS

A-202



4 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

- CEMENTITIOUS SHINGLE SIDING - IRON ORE
- CEMENTITIOUS BOARD & VARIEGATED BATTEN - CEDAR
- ACCENT METAL: RAILINGS, DOORS & WINDOWS - CHAMPAGNE BRONZE
- ACCENT METAL: CAP FLASHING, MISC. METAL DETAILS - MATTE BLACK
- STANDING SEAM ROOF - MATTE BLACK
- ASPHALT SHINGLE ROOF - ONYX



2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

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SWEETWATER COMPANIES

km ENGINEERING

WESTLOCK VILLAGE

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BOISE, IDAHO 83714

36 PLEX - B
DESIGN REVIEW

REVISIONS
A 2026.06.23

PROJECT NORTH

SCALE 3/32" = 1'-0"

EXTERIOR ELEVATIONS

A-203



4 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

- CEMENTITIOUS SHINGLE SIDING - IRON ORE
- CEMENTITIOUS BOARD & VARIEGATED BATTEN - CEDAR
- ACCENT METAL: RAILINGS, DOORS & WINDOWS - CHAMPAGNE BRONZE
- ACCENT METAL: CAP FLASHING, MISC. METAL DETAILS - MATTE BLACK
- STANDING SEAM ROOF - MATTE BLACK
- ASPHALT SHINGLE ROOF - ONYX



2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

Nathan Jenkins Studio

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SWEETWATER COMPANIES

km ENGINEERING

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BOISE, IDAHO 83714

36 PLEX - C
DESIGN REVIEW

REVISIONS

A	2026.06.23

PROJECT NORTH

SCALE 3/32" = 1'-0"

EXTERIOR ELEVATIONS

A-204



4 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

- CEMENTITIOUS SHINGLE SIDING - IRON ORE
- CEMENTITIOUS BOARD & VARIEGATED BATTEN - CEDAR
- ACCENT METAL: RAILINGS, DOORS & WINDOWS - CHAMPAGNE BRONZE
- ACCENT METAL: CAP FLASHING, MISC. METAL DETAILS - MATTE BLACK
- STANDING SEAM ROOF - MATTE BLACK
- ASPHALT SHINGLE ROOF - ONYX



2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

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WESTLOCK VILLAGE

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48 PLEX - D
DESIGN REVIEW

REVISIONS
A 2026.06.23

PROJECT NORTH

SCALE 3/32" = 1'-0"

EXTERIOR ELEVATIONS

A-205



4 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

- CEMENTITIOUS SHINGLE SIDING - IRON ORE
- CEMENTITIOUS BOARD & VARIEGATED BATTEN - CEDAR
- ACCENT METAL: RAILINGS, DOORS & WINDOWS - CHAMPAGNE BRONZE
- ACCENT METAL: CAP FLASHING, MISC. METAL DETAILS - MATTE BLACK
- STANDING SEAM ROOF - MATTE BLACK
- ASPHALT SHINGLE ROOF - ONYX



2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

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24 PLEX - E
DESIGN REVIEW

REVISIONS

A	2026.06.23

PROJECT NORTH

SCALE 3/32" = 1'-0"

EXTERIOR ELEVATIONS

A-206



4 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

- CEMENTITIOUS SHINGLE SIDING - IRON ORE
- CEMENTITIOUS BOARD & VARIEGATED BATTEN - CEDAR
- ACCENT METAL: RAILINGS, DOORS & WINDOWS - CHAMPAGNE BRONZE
- ACCENT METAL: CAP FLASHING, MISC. METAL DETAILS - MATTE BLACK
- STANDING SEAM ROOF - MATTE BLACK
- ASPHALT SHINGLE ROOF - ONYX



2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

NOTE: BUILDING F ELEVATIONS AT DIFFERENT SCALE TO SHOW ENTIRE BUILDING

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WESTLOCK VILLAGE

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BOISE, IDAHO 83714

72 PLEX - F
DESIGN REVIEW

REVISIONS
A 2026.06.23

PROJECT NORTH

SCALE 1/16" = 1'-0"

EXTERIOR ELEVATIONS

A-207



4 WEST ELEVATION
3/32" = 1'-0"



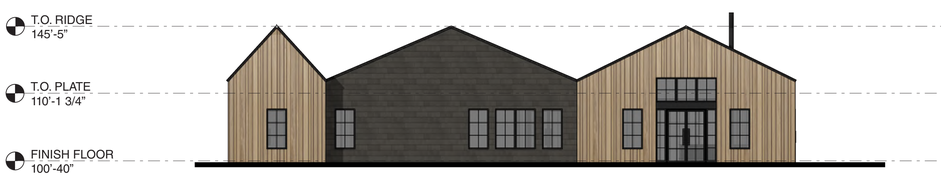
3 EAST ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

- CEMENTITIOUS SHINGLE SIDING - IRON ORE
- CEMENTITIOUS BOARD & VARIEGATED BATTEN - CEDAR
- ACCENT METAL: RAILINGS, DOORS & WINDOWS - CHAMPAGNE BRONZE
- ACCENT METAL: CAP FLASHING, MISC. METAL DETAILS - MATTE BLACK
- STANDING SEAM ROOF - MATTE BLACK
- ASPHALT SHINGLE ROOF - ONYX



2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

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WESTLOCK VILLAGE

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CLUBHOUSE
DESIGN REVIEW

REVISIONS
A 2026.06.23

PROJECT NORTH

SCALE

EXTERIOR ELEVATIONS

A-208



4 AERIAL LOOKING NORTH



2 AERIAL LOOKING NORTHWEST



3 LOOKING NORTH FROM STATE & ULMER



1 LOOKING NORTHWEST FROM STATE & DUNCAN

Nathan Jenkins Studio

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SWEETWATER COMPANIES

km ENGINEERING

WESTLOCK VILLAGE

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SITE PERSPECTIVES
DESIGN REVIEW

REVISIONS

A 2026.06.23

PROJECT NORTH

SCALE

EXTERIOR PERSPECTIVES

A-209



4 STATE STREET FACADE



2 INTERNAL VIEW FROM BIKE STORAGE AND AMENITY



3 LOOKING SOUTHWEST FROM THE POOL & CLUBHOUSE



1 LOOKING WEST FROM ULMER AND DUNCAN

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SWEETWATER COMPANIES

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WESTLOCK VILLAGE

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SITE PERSPECTIVES
DESIGN REVIEW

REVISIONS

A 2026.06.23

PROJECT NORTH

SCALE

EXTERIOR PERSPECTIVES

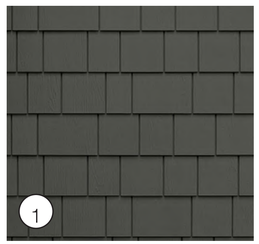
A-210



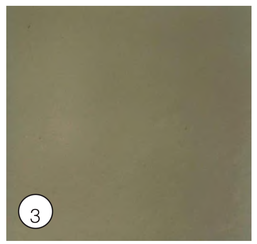
2 **PEDESTRIAN ENTRY PERSPECTIVE**



1 **PEDESTRIAN PERSPECTIVE**



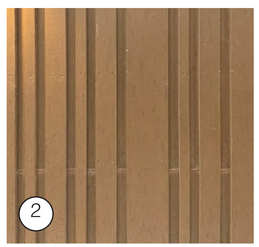
MATERIAL: CEMENTITIOUS SIDING
APPLICATION: SHINGLE
COLOR: IRON ORE



MATERIAL: ACCENT METAL
APPLICATION: BALCONY RAILS, PRIVACY WALLS, ENTRY DOORS, WINDOW SHROUDS
COLOR: CHAMPAGNE BRONZE



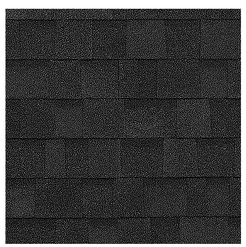
MATERIAL: STANDING SEAM
APPLICATION: GABLE ROOFS ABOVE BOARD & BATTEN MASSES
COLOR: MATTE BLACK



MATERIAL: CEMENTITIOUS SIDING
APPLICATION: BOARD & VARIEGATED BATTEN
COLOR: CEDAR



MATERIAL: ACCENT METAL
APPLICATION: CAP FLASHING, MISC METAL DETAILS
COLOR: MATTE BLACK



MATERIAL: ASPHALT SHINGLE
APPLICATION: GABLE ROOFS ABOVE SHINGLE MASSES
COLOR: ONYX

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SWEETWATER COMPANIES

km ENGINEERING

WESTLOCK VILLAGE

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BOISE, IDAHO 83714

MATERIAL BOARD
DESIGN REVIEW

REVISIONS
A 2026.06.23

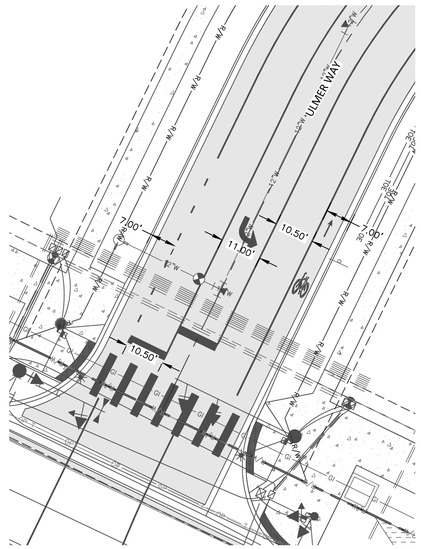
PROJECT NORTH

SCALE

MATERIAL BOARD

A-211

Attachment #3 – Improvement Plans



DETAIL 1

0 20 40 60

Plan Scale: 1" = 20'

STREET LIGHTING, SIGNAGE, AND STRIPING PLAN

0 60 120 180

Plan Scale: 1" = 60'

LIGHTING LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING STREET LIGHT
- 25–FOOT DARK BRONZE 4" STEEL SQUARE POLE BASE MOUNT MINIMUM 11 GAUGE STEEL AND A CLASS "A" RESIDENTIAL BRONZE FIXTURE.

  FOUNDATION TYPE "A" WITH MINIMUM ¾" J–BOLTS THAT ARE 18" IN LENGTH. BASE REQUIREMENTS AS PER DRAWING ISPWC SD–1109.

  THE INSTALLATION SHALL MEET THE REQUIREMENTS OF ISPWC DRAWINGS BC SD–1117, BC SD–1109.

  8" OR 8–1/2" BOLT CIRCLE ONLY
- 30–FOOT BLACK TAPERED STEEL POLE BASE MOUNT WITH A 15–FOOT MINIMUM MAST ARM WITH A CLASS "B" BLACK FIXTURE.

  FOUNDATION TYPE "A" WITH MINIMUM 1" J–BOLTS THAT ARE 24" IN LENGTH. BASE REQUIREMENTS AS PER DRAWING ISPWC SD–1109.

  THE INSTALLATION SHALL MEET THE REQUIREMENTS OF ISPWC DRAWINGS BC SD–1109, BC SD–1117, AND BC SD1127.

SHEET NOTES

1. SEE SHEET C1.1 FOR GENERAL NOTES.
2. CONTRACTOR TO VERIFY STREET LIGHT LOCATIONS PRIOR TO INSTALLATION AND NOTIFY ENGINEER IF UTILITY CONFLICTS EXIST.
3. CONDUIT SLEEVES SHALL BE COORDINATED AND INSTALLED PRIOR TO INSTALLING ASPHALT PAVEMENT.
4. PAINT STRIPING (TYP). PAINT TO BE "WHITE" 4" WIDE STROKES PER ISPWC SECTION 1104 AND MEET ADA MINIMUM REQUIREMENTS, AS REQUIRED.

KEYNOTES

- PBL — INSTALL THERMOPLASTIC BICYCLE SYMBOL PAVEMENT MARKING PER MUTCD AND ACHD STANDARDS.
- PSB — INSTALL 24" THERMOPLASTIC STOP BAR PER MUTCD AND ACHD DETAIL 19.
- STP — INSTALL STOP SIGN (R1–1) PER MUTCD AND ACHD STANDARDS.
- PT1 — 1–8" WIDE SOLID WHITE LINE PER MUTCD AND ACHD DETAIL 15.
- PT2 — 2–4" WIDE SOLID YELLOW PAINT PER MUTCD AND ACHD DETAIL 7.
- LTA — THERMOPLASTIC LEFT TURN ARROW PER ISPWC AND MUTCD AND ACHD STANDARDS.
- XSL — EXISTING STREET LIGHT.
- PBN — INSTALL NO PARKING BIKE LANE (R7–9) 12"X18" 45' FROM ROADWAY
- PLA — STREET LIGHT CLASS "A" PER CITY OF BOISE POLICY AND STANDARD REVISIONS FOR ISPWC.
- PLB — STREET LIGHT CLASS "B" PER CITY OF BOISE POLICY AND STANDARD REVISIONS FOR ISPWC.
- OMR — INSTALL OBJECT MARKER OM–3 AT IRRIGATION STRUCTURE PER MUTCD AND ITD STANDARDS.
- TB — INSTALL TERMINUS BARRICADES PER ACHD SUPPLEMENT SD–1132A & B.
- RBK — INSTALL 18"X24" BIKE LANE (R3–17) PER MUTCD AND ACHD REQUIREMENTS.
- RBE — INSTALL 18"X24" BIKE LANE (R3–17) SIGN WITH 6"X18" BIKE LANE ENDS (R3–17bP) PLAQUE PER MUTCD AND ACHD REQUIREMENTS.
- RSP — INSTALL 24"X30" 35 MPH SPEED LIMIT (R2–1) SIGN PER MUTCD AND ACHD REQUIREMENTS.
- SNS — INSTALL STREET NAME SIGN PER MUTCD AND ACHD STANDARDS.
- WC-R — INSTALL 30"X30" CURVE WARNING (W1–10R) SIGN WITH 18"X18" 20 MPH ADVISORY SPEED PLAQUE (W13–1) PER MUTCD AND ACHD REQUIREMENTS. CONTRACTOR SHALL VERIFY SIGN PLACEMENT IN RIGHT OF WAY PRIOR TO INSTALLATION.
- WC-L — INSTALL 30"X30" CURVE WARNING (W1–10L) SIGN WITH 18"X18" 20 MPH ADVISORY SPEED PLAQUE (W13–1) PER MUTCD AND ACHD REQUIREMENTS.
- WSG — INSTALL SIGNAL AHEAD (W3–3) SIGN WITH (W16–8P) UNDERNEATH "STATE STREET" PER MUTCD AND ACHD REQUIREMENTS.
- WRA — INSTALL LARGE ARROW (ONE DIRECTION) RIGHT (W1–6R) PER MUTCD AND ACHD STANDARDS.

PROFESSIONAL ENGINEER — JEFFREY DOBSON — STATE OF IDAHO — 17670 — 8/17/26 — LICENSED

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	10/26/23
2	ACHD AND ITD COMMENTS	4/28/24
3	ACHD COMMENTS	8/26/24
4	ACHD COMMENTS	5/29/26
5	AGENCY COMMENTS	7/29/26
6	BOISE PUBLIC WORKS COMMENTS	8/17/26

WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

GENERAL IMPROVEMENT PLANS
STREET LIGHTING, SIGNAGE, AND STRIPING PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.

C1.4

P:\26-104\CIVIL\CAD\CONSTRUCTION PLANS\26-104 LIGHTING.DWG, JEFF DOBSON, 8/17/2026, DWG TO PDF.PC3, 22X34 L [PDF]

SHEET NOTES

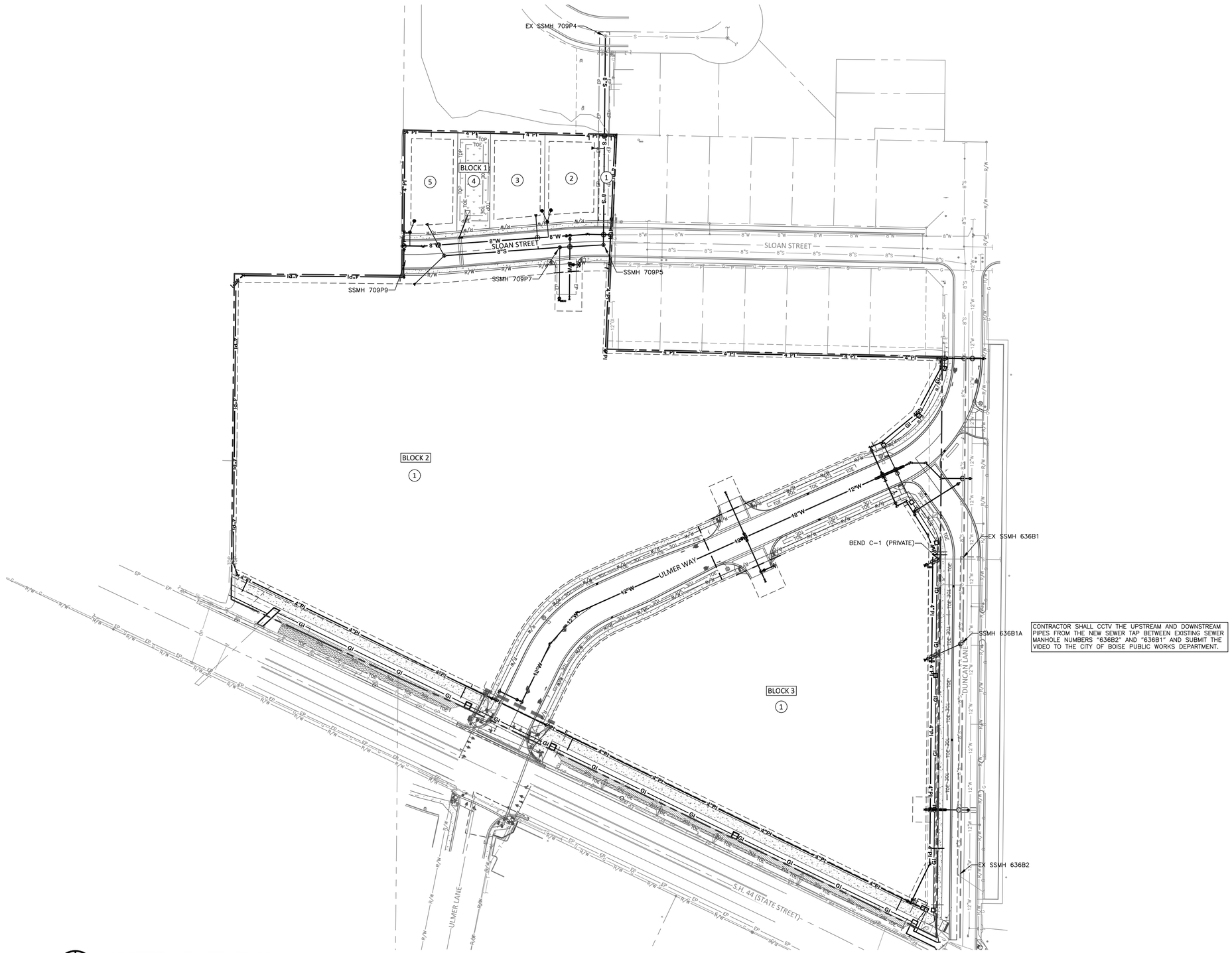
A. SEE SHEET C1.1 FOR GENERAL NOTES.

B. SEE SHEET C1.1 FOR SEWER NOTES.

C. SEE SHEET C1.1 FOR IRRIGATION NOTES.

KEYNOTES

- UTILITY MAIN/MAIN CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF BOISE SEWER STANDARD NOTES. SEE SEWER NOTE 9, SHEET C1.1 FOR MORE INFORMATION.
- UTILITY MAIN/SERVICE CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF BOISE REQUIREMENTS. SEE IRRIGATION NOTE 3, SHEET C1.1 FOR MORE INFORMATION.
- INSTALL STANDARD SERVICE MARKER PER ISPWC STANDARD DRAWING SD-512. PAINT TO BE GREEN.
- INSTALL STANDARD SERVICE MARKER PER ISPWC STANDARD DRAWING SD-512. PAINT TO BE BLUE
- INSTALL STANDARD SERVICE MARKER PER ISPWC STANDARD DRAWING SD-512. PAINT TO BE PURPLE.



MASTER UTILITY PLAN

0 60 120 180

Plan Scale: 1" = 60'

PROFESSIONAL ENGINEER — PRESSED — JEFFREY DOERSCH — STATE OF IDAHO — 17876 — 01/26

REVISIONS

NO.	ITEM	DATE
1	CITY OF BOISE PUBLIC WORKS COMMENTS	10/10/23
2	AGENCY COMMENTS	10/26/23
3	ACHD COMMENTS	8/26/24
4	ACHD COMMENTS	5/29/26
5	AGENCY COMMENTS	7/29/26
6	BOISE PUBLIC WORKS COMMENTS	8/17/26

WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

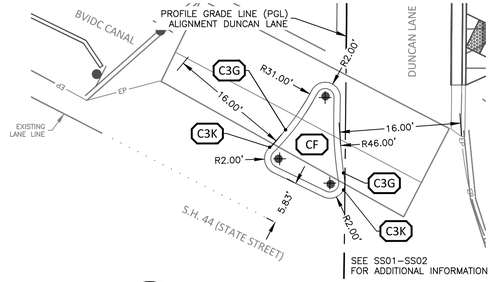
GENERAL IMPROVEMENT PLANS
MASTER UTILITY PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.
C1.5

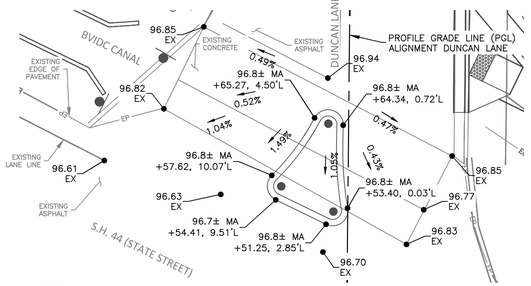
P:\26-104\CIVIL\CAD\CONSTRUCTION PLANS\26-104 MASTER UTILITY DWG, JEFF DOERSCH, 8/17/2026, DWG TO PDF.PC3, 23X34 L (PDF)



PORKCHOP DETAIL PLAN

0 10 20 30

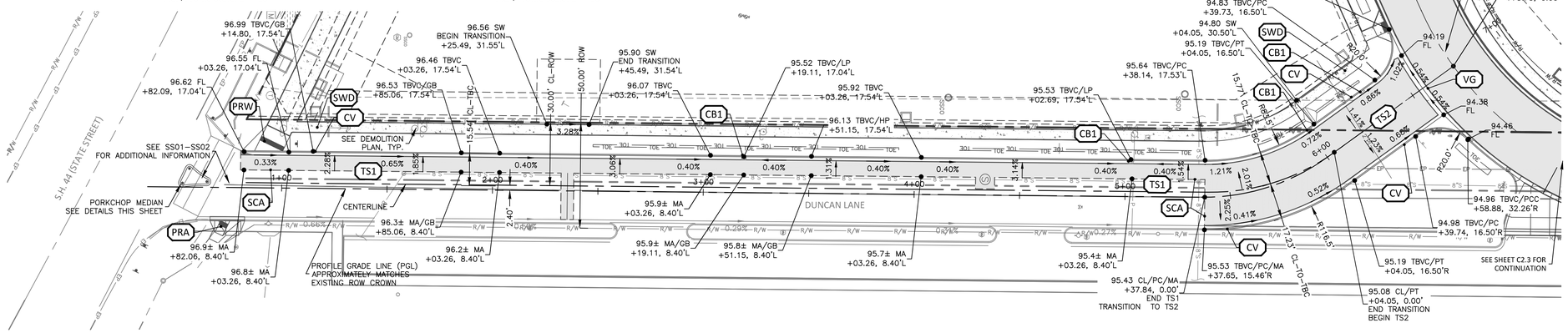
Plan/Profile Scale: 1" = 10'



PORKCHOP DETAIL GRADING

0 10 20 30

Plan/Profile Scale: 1" = 10'



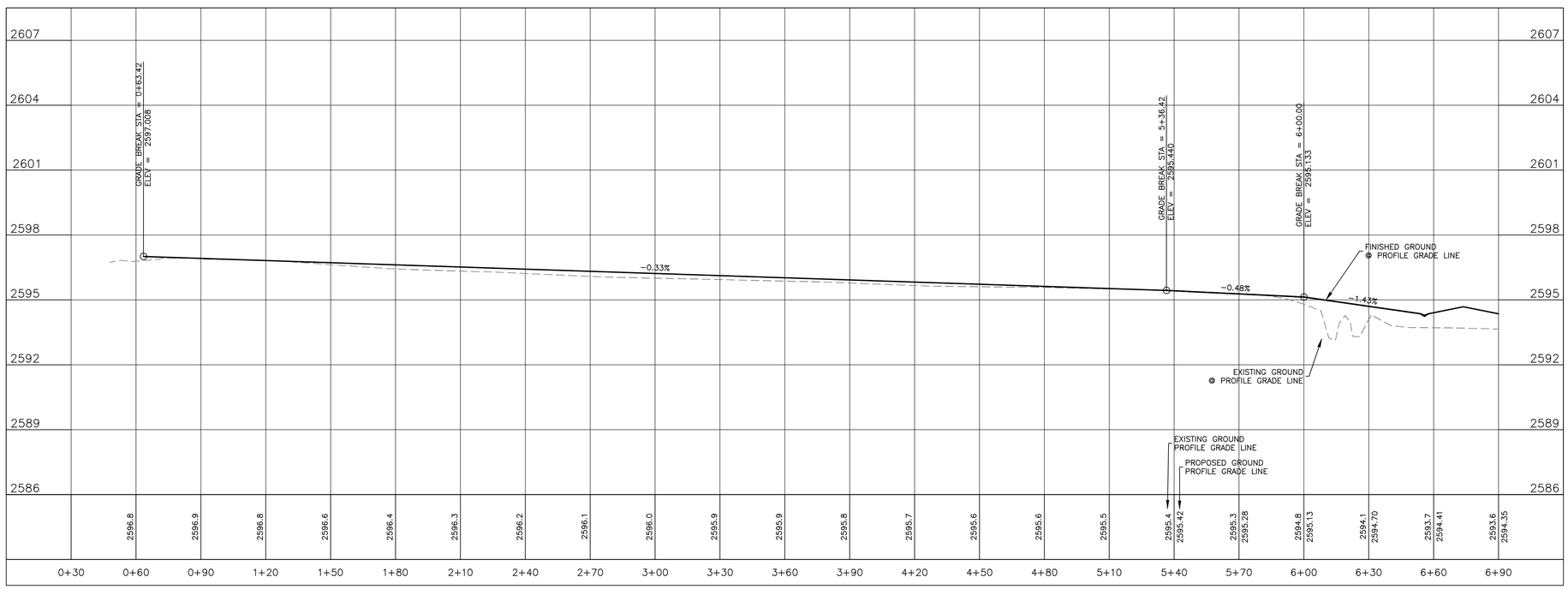
DUNCAN LANE PLAN AND PROFILE

0 30 60 90

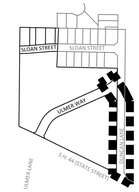
Plan/Profile Scale: 1" = 30'

0 3 6 9

Profile Vertical Scale: 1" = 3'



KEYMAP



SHEET LEGEND

- ELE. & DESCRIPTION STA., OFFSET SIDE — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- GRADE BREAK
- SAWCUT LINE

CIVIL ACRONYMS

ALL GRADES ARE TO FINISH GRADE UNLESS NOTED AS FOLLOWS:

CL	– ROADWAY CENTERLINE
ELE.	– ELEVATION
EP	– EDGE OF PAVEMENT
FL	– FLOW LINE
GB	– GRADE BREAK
HP	– HIGH POINT
INT	– INTERSECTION
L	– STATION OFFSET LEFT
LP	– LOW POINT
LIP	– LIP OF GUTTER
MA	– MATCH EXISTING
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
POC	– POINT ON CURVE
PRC	– POINT OF REVERSE CURVE
R	– STATION OFFSET RIGHT
RIM	– RIM OF STRUCTURE
STA.	– ROADWAY STATION FROM CENTERLINE
SW	– SIDEWALK
TBRC	– TOP BACK OF ROLLED CURB
TBVC	– TOP BACK OF VERTICAL CURB
TOA	– TOP OF ASPHALT
TOC	– TOP OF CONCRETE

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEET SHEET C2.4 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C1.3 FOR STREET LIGHT PLAN.

D. SEE SHEET C3.1 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1 FOR STORMWATER PLANS.

KEYNOTES

- TS1 — CONSTRUCT STREET SECTION PER DETAIL 1 ON SHEET C2.4.
- TS2 — CONSTRUCT STREET SECTION PER DETAIL 2 ON SHEET C2.4.
- CV — CONSTRUCT VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL SPECIFICATIONS STANDARD DRAWING SD–701.
- SWD — CONSTRUCT 5' DETACHED SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–709.
- PRA — INSTALL PEDESTRIAN RAMP TYPE "A" PER ISPWC STANDARD DRAWING SD–712A WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWING SD–712. DOMES SHALL BE RIGID INSERTS WET–SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW'.
- PRW — INSTALL 12' PEDESTRIAN RAMP TYPE "A" PER ISPWC STANDARD DRAWING SD–712A WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWING SD–712. DOMES SHALL BE RIGID INSERTS WET–SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW'.
- VG — CONSTRUCT VALLEY GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–708.
- SCA — SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD–301, SD–303, SD–806, AND ACHD REQUIREMENTS.
- CB1 — CONSTRUCT SHALLOW INLET ATTACHED WALK PER ACHD SUPPLEMENT SD–715. SEE DRAINAGE PLAN SHEET C4.1.
- C3G — CONSTRUCT CURB TYPE 3 WITH EPOXY BONDING AGENT ON EXISTING CONCRETE PER ITD STANDARD DRAWING 615–1.
- C3K — CONSTRUCT CURB TYPE 3 WITH KEY ON EXISTING ASPHALT PER ITD STANDARD DRAWING 615–1.
- CF — INSTALL URBAN CONCRETE PAVEMENT PER ITD STAND ARD DRAWING 411–1 WITHIN LIMITS OF PORKCHOP CURB. CROWN AT 2% TO DRAIN TO DUNCAN LANE.

PROFESSIONAL ENGINEER — JEFFREY DOERSCH — 17876 — STATE OF IDAHO — 5/08 (1) 26

NO.	ITEM	DATE
1	AGENCY COMMENTS	10/26/23
2	ACHD AND ITD COMMENTS	4/28/24
3	ACHD COMMENTS	8/26/24
4	ACHD COMMENTS	5/29/26
5	AGENCY COMMENTS	7/29/26
6	BOISE PUBLIC WORKS COMMENTS	8/17/26

REVISIONS

WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

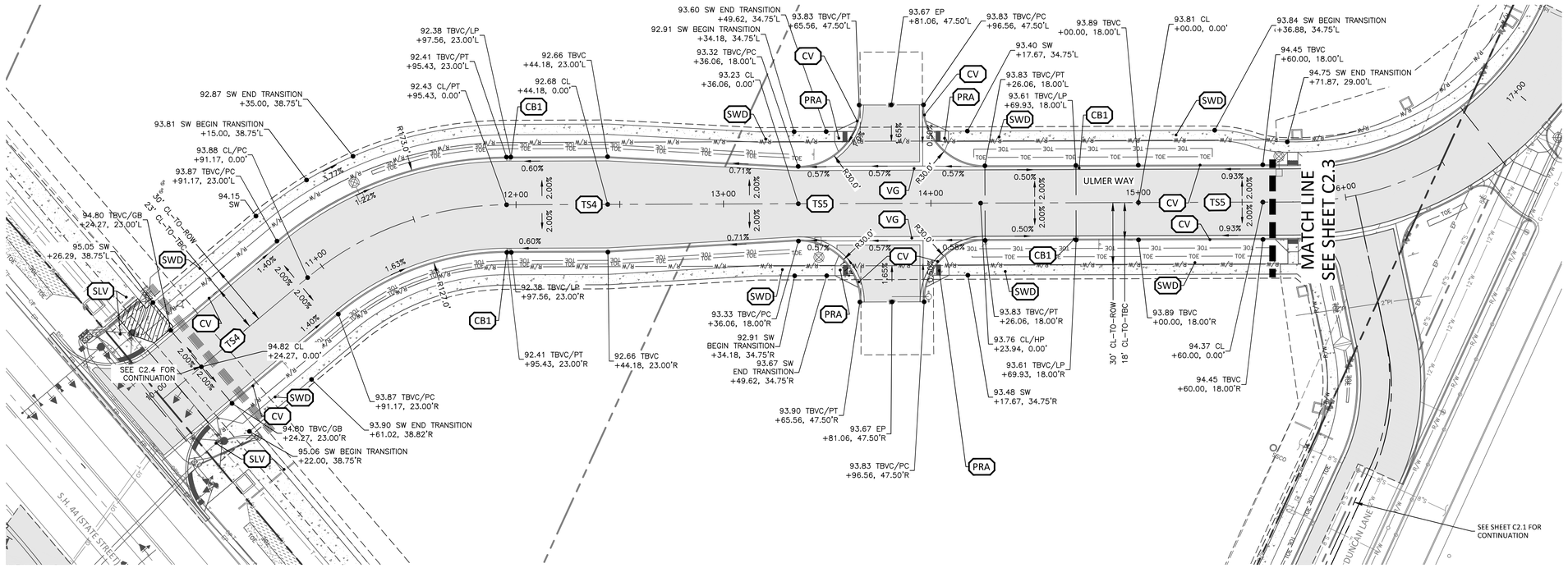
ROADWAY IMPROVEMENT PLANS
DUNCAN LANE PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.
C2.1

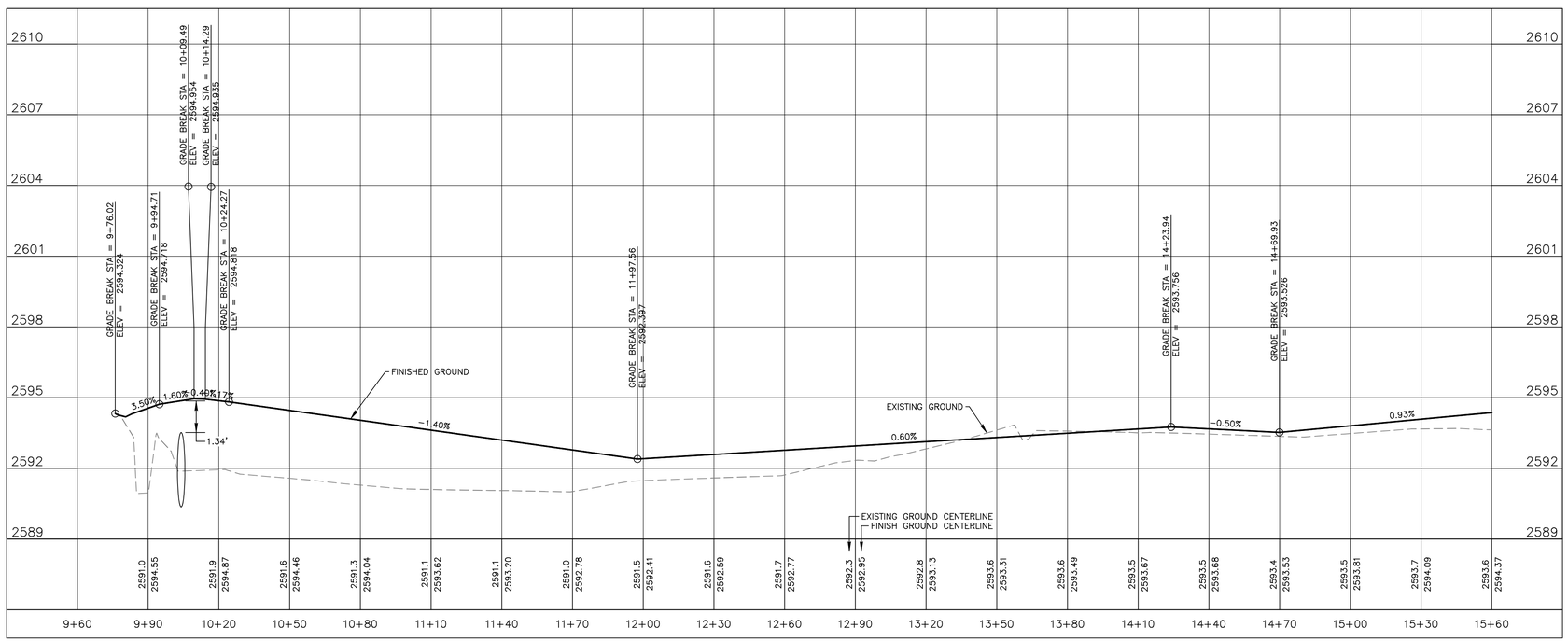
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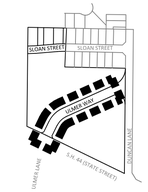
ULMER LANE EXT. PLAN AND PROFILE

0 30 60 90
Plan/Profile Scale: 1" = 30'

0 3 6 9
Profile Vertical Scale: 1" = 3'



KEYMAP



SHEET LEGEND

- ELE. & DESCRIPTION STA., OFFSET SIDE — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- GRADE BREAK
- SAWCUT LINE

CIVIL ACRONYMS

ALL GRADES ARE TO FINISH GRADE UNLESS NOTED AS FOLLOWS:

CL	–	ROADWAY CENTERLINE
ELE.	–	ELEVATION
EP	–	EDGE OF PAVEMENT
FL	–	FLOW LINE
GB	–	GRADE BREAK
HP	–	HIGH POINT
INT	–	INTERSECTION
L	–	STATION OFFSET LEFT
LP	–	LOW POINT
LIP	–	LIP OF GUTTER
MA	–	MATCH EXISTING
PC	–	POINT OF CURVATURE
PT	–	POINT OF TANGENCY
POC	–	POINT ON CURVE
PRC	–	POINT OF REVERSE CURVE
R	–	STATION OFFSET RIGHT
RIM	–	RIM OF STRUCTURE
STA.	–	ROADWAY STATION FROM CENTERLINE
SW	–	SIDEWALK
TBRC	–	TOP BACK OF ROLLED CURB
TBVC	–	TOP BACK OF VERTICAL CURB
TOA	–	TOP OF ASPHALT
TOC	–	TOP OF CONCRETE

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEET SHEET C2.4 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C1.3 FOR STREET LIGHT PLAN.

D. SEE SHEET C3.1 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1 FOR STORMWATER PLANS.

KEYNOTES

- TS4 — CONSTRUCT STREET SECTION PER DETAIL 4 ON SHEET C2.4.
- TS5 — CONSTRUCT STREET SECTION PER DETAIL 5 ON SHEET C2.4.
- CV — CONSTRUCT VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL SPECIFICATIONS STANDARD DRAWING SD-701.
- SWD — CONSTRUCT 5' DETACHED SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-709.
- PRA — INSTALL PEDESTRIAN RAMP TYPE "A" PER ISPWC STANDARD DRAWING SD-712A WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWING SD-712. DOMES SHALL BE RIGID INSERTS WET-SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED "TRAFFIC YELLOW".
- VG — CONSTRUCT VALLEY GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-708.
- CB1 — CONSTRUCT SHALLOW INLET DETACHED WALK PER ACHD SUPPLEMENT SD-715. SEE DRAINAGE PLAN SHEET C4.1.
- SLV — INSTALL PVC SLEEVE PER GRAVITY IRRIGATION IMPROVEMENT PLANS.

PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER
JEFFREY DOERSCH
STATE OF IDAHO
10/26

REVISIONS			
NO.	ITEM	DATE	
1	AGENCY COMMENTS	10/26/23	
2	ACHD AND ITD COMMENTS	4/28/24	
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WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

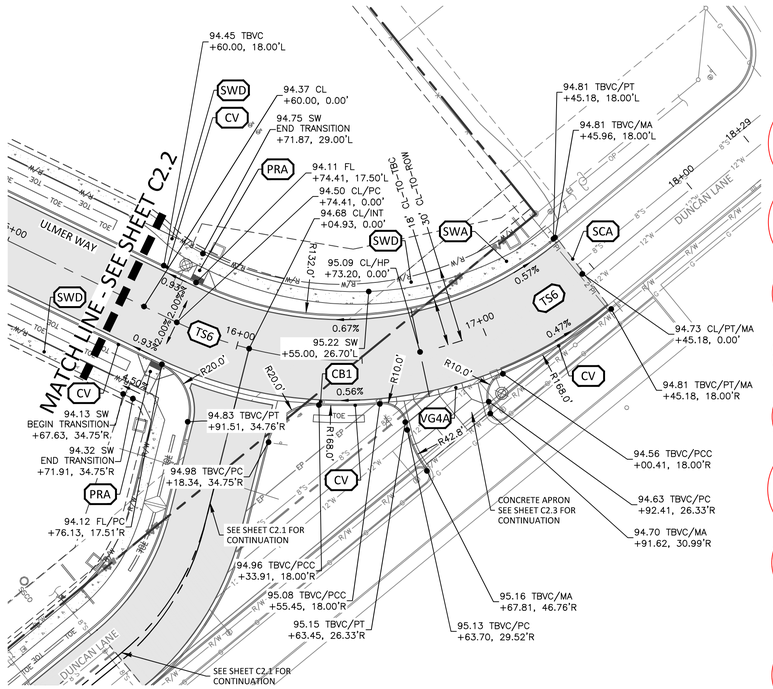
ROADWAY IMPROVEMENT PLANS
ULMER LANE EXT. PLAN AND PROFILE

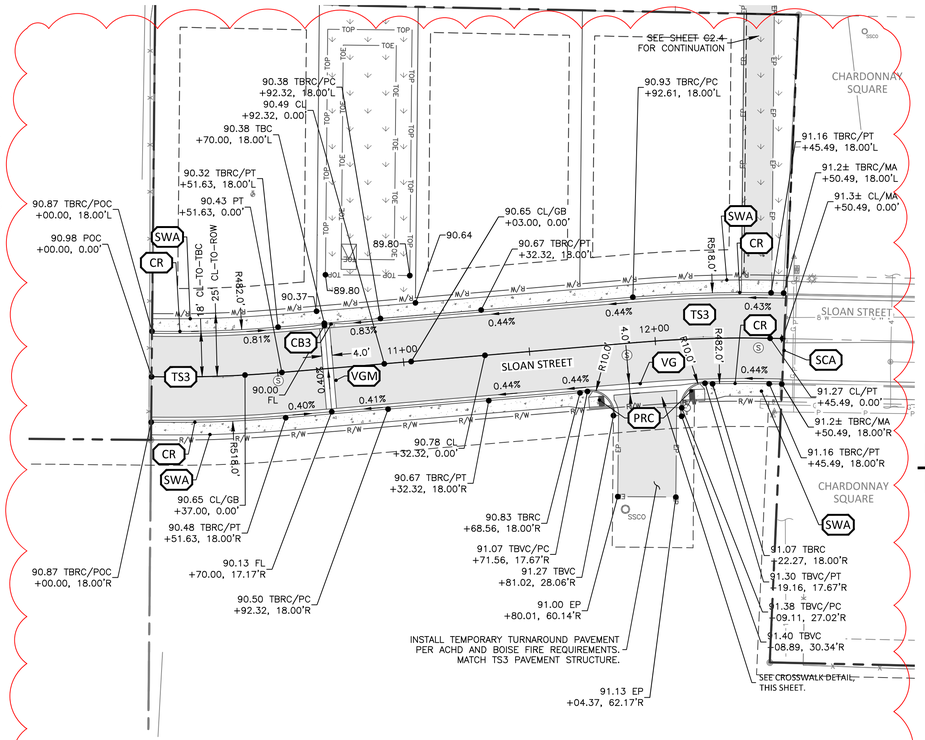
ENGINEERING
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PHONE (208) 639-6939
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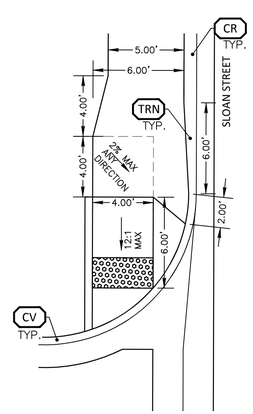
DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.
C2.2

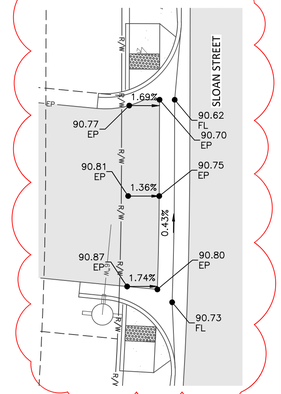
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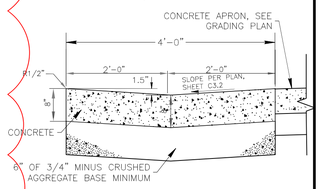




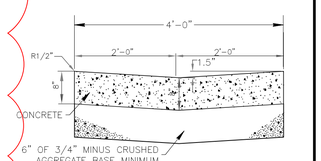
RAMP TYPICAL DETAIL
NTS



CROSSWALK DETAIL
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Plan/Profile Scale: 1" = 10'

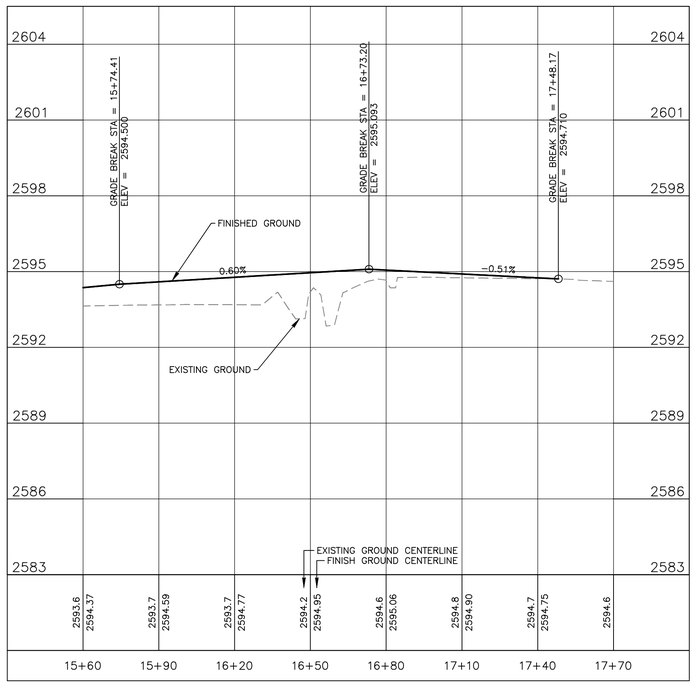


VG4A TYP SECTION
NTS

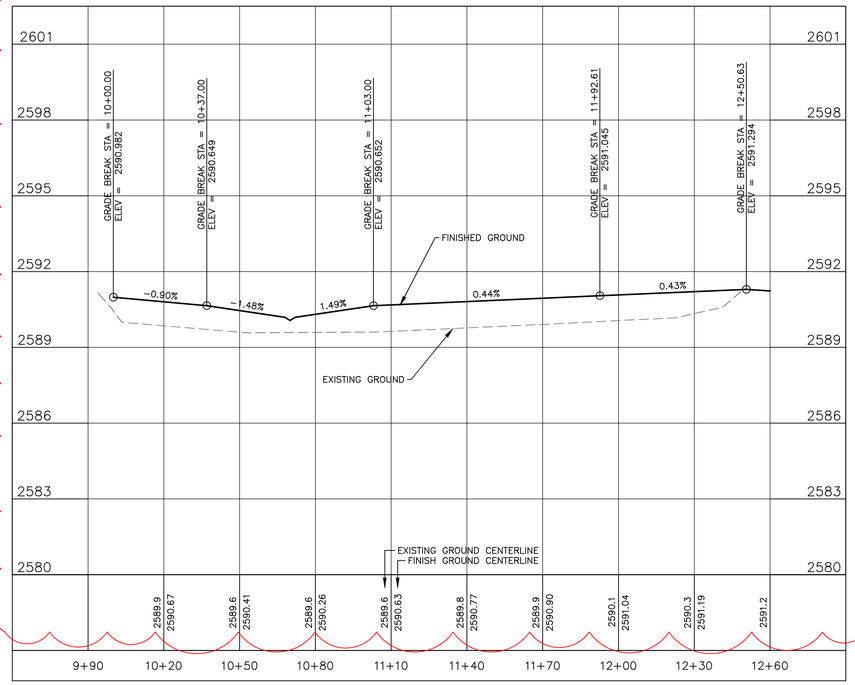


VGM TYP SECTION
NTS

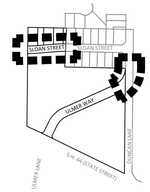
ULMER LANE EXT. PLAN AND PROFILE
0 30 60 90
Plan/Profile Scale: 1" = 30'
0 3 6 9
Profile Vertical Scale: 1" = 3'



SLOAN STREET PLAN AND PROFILE
0 30 60 90
Plan/Profile Scale: 1" = 30'
0 3 6 9
Profile Vertical Scale: 1" = 3'



KEYMAP



SHEET LEGEND

- ELE. & DESCRIPTION / STA., OFFSET SIDE — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- GRADE BREAK
- SAWCUT LINE

CIVIL ACRONYMS

ALL GRADES ARE TO FINISH GRADE UNLESS NOTED AS FOLLOWS:

CL	–	ROADWAY CENTERLINE
ELE.	–	ELEVATION
EP	–	EDGE OF PAVEMENT
FL	–	FLOW LINE
GB	–	GRADE BREAK
HP	–	HIGH POINT
INT	–	INTERSECTION
L	–	STATION OFFSET LEFT
LP	–	LOW POINT
LIP	–	LIP OF GUTTER
MA	–	MATCH EXISTING
PC	–	POINT OF CURVATURE
PT	–	POINT OF TANGENCY
POC	–	POINT ON CURVE
PRC	–	POINT OF REVERSE CURVE
R	–	STATION OFFSET RIGHT
RIM	–	RIM OF STRUCTURE
STA.	–	ROADWAY STATION FROM CENTERLINE
SW	–	SIDEWALK
TBRC	–	TOP BACK OF ROLLED CURB
TBVC	–	TOP BACK OF VERTICAL CURB
TOA	–	TOP OF ASPHALT
TOC	–	TOP OF CONCRETE

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL, GRADING, AND ACHD NOTES.
B. SEE SHEET SHEET C2.4 FOR TYPICAL ROAD SECTIONS.
C. SEE SHEET C1.3 FOR STREET LIGHT PLAN.
D. SEE SHEET C3.1 FOR LOT GRADING.
E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.
F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.
G. SEE SHEETS C4.1 FOR STORMWATER PLANS.

KEYNOTES

- TS3 — CONSTRUCT STREET SECTION PER DETAIL 3 ON SHEET C2.4.
- TS6 — CONSTRUCT STREET SECTION PER DETAIL 6 ON SHEET C2.4.
- CR — CONSTRUCT ROLLED CURB AND GUTTER PER ACHD SUPPLEMENTAL SPECIFICATIONS STANDARD DRAWING SD–702.
- CV — CONSTRUCT VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL SPECIFICATIONS STANDARD DRAWING SD–701.
- SWA — CONSTRUCT 5' ATTACHED SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–709.
- PRA — INSTALL PEDESTRIAN RAMP TYPE "A" PER ISPWC STANDARD DRAWING SD–712A WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWING SD–712. DOMES SHALL BE RIGID INSERTS WET–SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW'.
- PRC — INSTALL PEDESTRIAN RAMP PER DETAIL THIS SHEET. DOMES SHALL BE RIGID INSERTS WET–SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW'. SEE CROSSWALK GRADING DETAIL THIS SHEET.
- VG — CONSTRUCT VALLEY GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–708. WIDTH PER PLAN.
- CB1 — CONSTRUCT SHALLOW INLET DETACHED WALK PER ACHD SUPPLEMENT SD–715. SEE DRAINAGE PLAN SHEET C4.1.
- CB3 — CONSTRUCT A DOUBLE SHALLOW INLET ATTACHED WALK PER ACHD SUPPLEMENT SD–715A. SEE DRAINAGE PLAN SHEET C4.1. TRANSITION CURB TO INLET THROAT FOR A MINIMUM OF 3' ON EACH SIDE TO MAINTAIN ADA COMPLIANCE SIDEWALK SLOPES.
- SCA — SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD–301, SD–303, SD–806, AND ACHD REQUIREMENTS.
- TRN — INSTALL 6' TRANSITION BETWEEN ROLLED CURB & GUTTER AND VERTICAL CURB & GUTTER.
- VGM — CONSTRUCT 4' WIDE MIDBLOCK VALLEY GUTTER PER DETAIL THIS SHEET AND ACHD SPECIFICATIONS.
- VG4A — CONSTRUCT 4' WIDE VALLEY GUTTER PER DETAIL THIS SHEET AND ACHD SPECIFICATIONS. INSTALL CONCRETE APRON DRIVEWAY AS SHOWN IN PLAN AND DETAIL THIS SHEET. INSTALL JOINTING PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–714. APRON SHALL BE 6" MINIMUM THICKNESS WITH 4" MINIMUM 3/4" MINUS AGGREGATE BASE PER ACHD POLICY SECTION 802. CONCRETE SHALL BE CLASS 3000 PER ACHD POLICY SECTION 703. SEE GRADING PLAN.

PROFESSIONAL ENGINEER
JEFFREY DOERSCH
STATE OF IDAHO
11-26-23

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	10/26/23
2	ACHD AND ITD COMMENTS	4/28/24
3	ACHD COMMENTS	8/26/24
4	ACHD COMMENTS	5/29/26
5	AGENCY COMMENTS	7/29/26
6	BOISE PUBLIC WORKS COMMENTS	8/17/26

WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

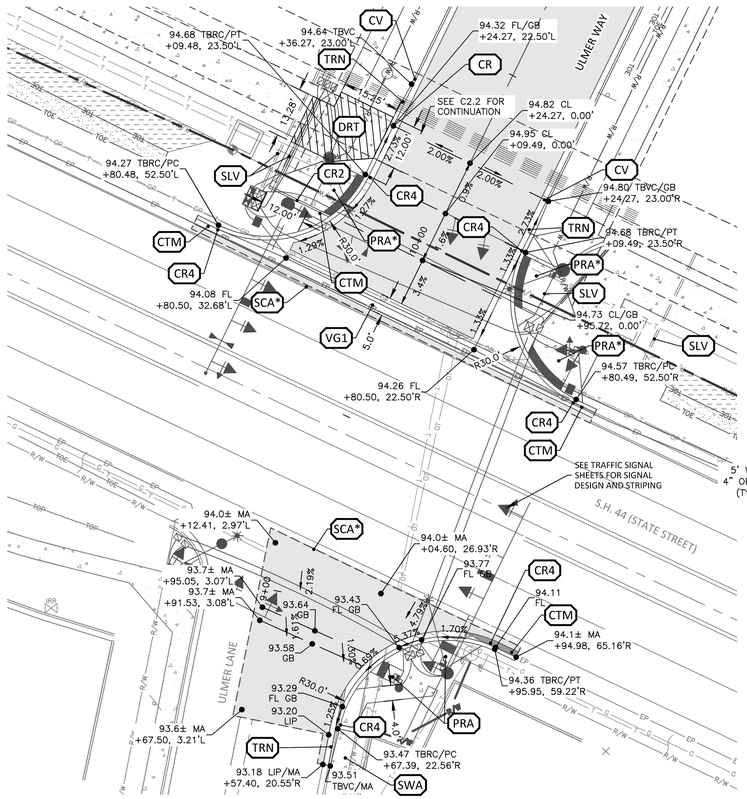
ROADWAY IMPROVEMENT PLANS
ULMER LANE EXT. PLAN AND PROFILE
SLOAN STREET PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.
C2.3

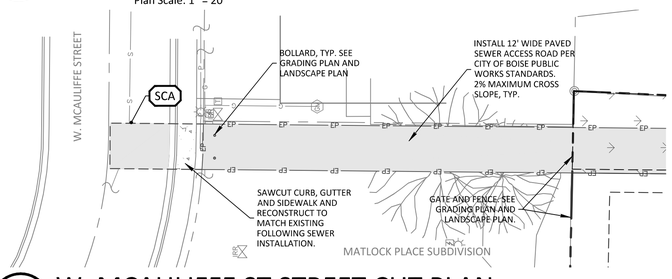
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ULMER LANE IMPROVEMENT PLAN

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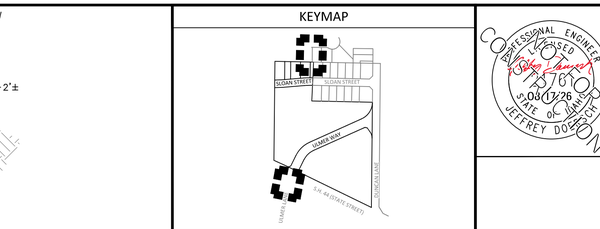
Plan Scale: 1" = 20'



W. MCAULIFFE ST STREET CUT PLAN

0 20 40 60

Plan Scale: 1" = 20'



KEYMAP

SHEET LEGEND

- ELE. & DESCRIPTION / STA., OFFSET SIDE — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- GRADE BREAK
- SAWCUT LINE
- (1) EDGE OF DETACHED SIDEWALK ELEVATION SHALL MATCH ADJACENT STREET FLOWLINE ELEVATION. UNLESS SHOWN OTHERWISE. TRANSITION PER PLAN.

CIVIL ACRONYMS

ALL GRADES ARE TO FINISH GRADE UNLESS NOTED AS FOLLOWS:

CL	– ROADWAY CENTERLINE
ELE.	– ELEVATION
EP	– EDGE OF PAVEMENT
FL	– FLOW LINE
GB	– GRADE BREAK
HP	– HIGH POINT
INT	– INTERSECTION
L	– STATION OFFSET LEFT
LP	– LOW POINT
LIP	– LIP OF GUTTER
MA	– MATCH EXISTING
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
POC	– POINT ON CURVE
PRC	– POINT OF REVERSE CURVE
R	– STATION OFFSET RIGHT
RIM	– RIM OF STRUCTURE
STA.	– ROADWAY STATION FROM CENTERLINE
SW	– SIDEWALK
TBRC	– TOP BACK OF ROLLED CURB
TBVC	– TOP BACK OF VERTICAL CURB
TOA	– TOP OF ASPHALT
TOC	– TOP OF CONCRETE

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEET SHEET C2.4 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C1.3 FOR STREET LIGHT PLAN.

D. SEE SHEET C3.1 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

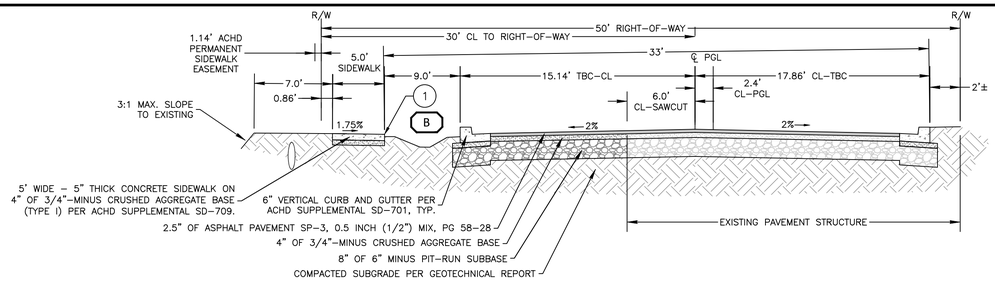
F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1 FOR STORMWATER PLANS.

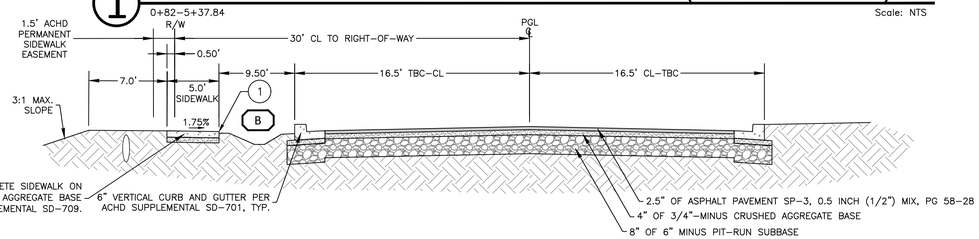
H. ALL WORKING WITHIN ITD RIGHT–OF–WAY SHALL BE DONE IN ACCORDANCE WITH ITD STANDARD DRAWINGS.

KEYNOTES

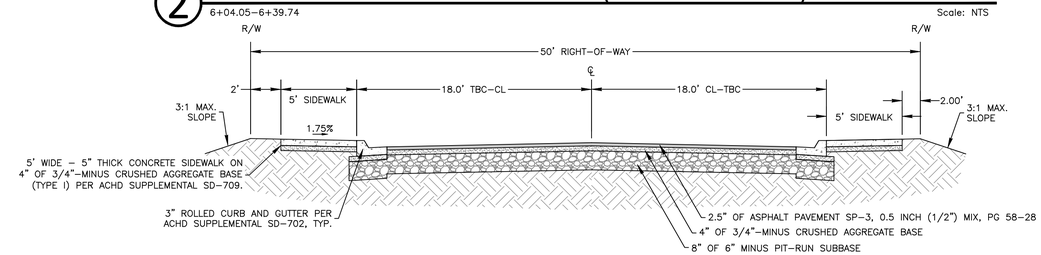
- PRA — INSTALL 5' WIDE PERPENDICULAR CURB RAMP PER ITD STANDARD DRAWING 614–3.
- PRA* — INSTALL 12' WIDE PERPENDICULAR CURB RAMP PER ITD STANDARD DRAWING 614–3.
- SCA* — SAWCUT PER PAVEMENT SECTION 1, SHEET C2.2 AND ITD REQUIREMENTS.
- SCA — SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT OR PER PLAN) AND PAVEMENT PATCH PER ISPWC SD–303 AND ACHD REQUIREMENTS.
- CTM — INSTALL CURB TERMINUS PER ITD STANDARD DRAWING 615–1.
- TRN — INSTALL 10' TRANSITION BETWEEN CURB & GUTTER TYPE 4 AND AND VERTICAL CURB & GUTTER.
- CR2 — CONSTRUCT CURB AND GUTTER TYPE 2 PER ITD STANDARD DRAWING 615–1.
- CR4 — CONSTRUCT CURB AND GUTTER TYPE 4 PER ITD STANDARD DRAWING 615–1.
- CV — CONSTRUCT VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL SPECIFICATIONS STANDARD DRAWING SD–701.
- VG1 — CONSTRUCT GUTTER TYPE 1 PER ITD STANDARD DRAWING 615–1.
- SLV — INSTALL PVC SLEEVE PER GRAVITY IRRIGATION IMPROVEMENT PLANS.
- SWA — CONSTRUCT 5' ATTACHED SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–709.
- B — BIOSWALE PER BMP30 AND DETAIL SHEET C4.1.
- DRT — CONSTRUCT THICKENED SIDEWALK SECTION (6" CONCRETE ON 4" MINIMUM AGGREGATE BASE COURSE). DIMENSIONS PER PLAN.



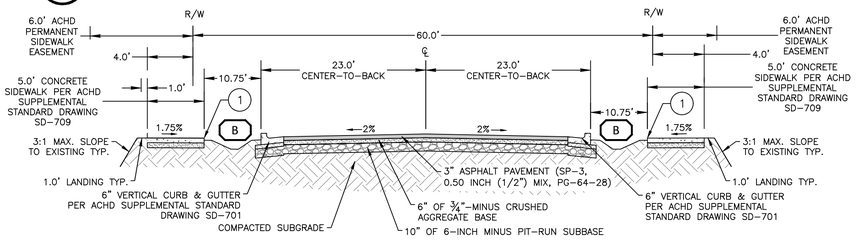
1 DUNCAN LANE WIDENING STREET SECTION (VERTICAL CURB)



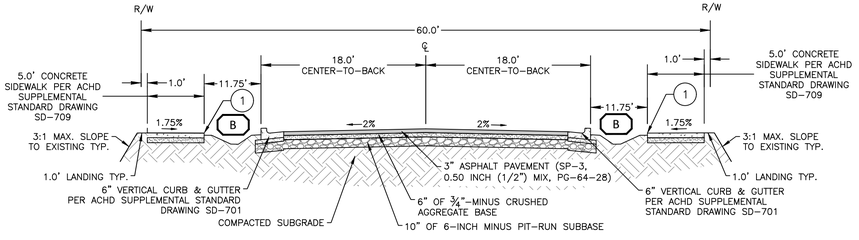
2 DUNCAN LANE STREET SECTION (VERTICAL CURB)



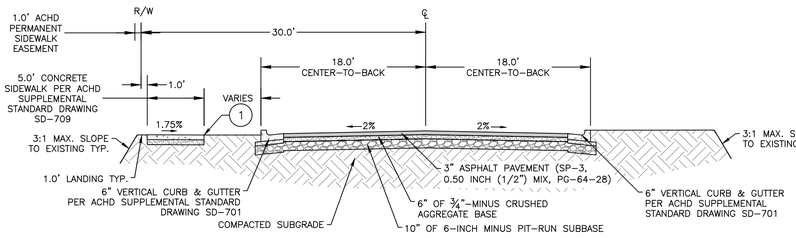
3 SLOAN STREET STREET SECTION (ROLLED CURB)



4 ULMER WAYSTREET SECTION (VERTICAL CURB)



5 ULMER WAY STREET SECTION (VERTICAL CURB)



6 ULMER WAY STREET SECTION (VERTICAL CURB)

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	10/26/23
2	ACHD AND ITD COMMENTS	4/28/24
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PROFESSIONAL ENGINEER — LICENSED — 17610 — STATE OF IDAHO — 8/26 — JEFFREY DORDEIN

WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

ROADWAY IMPROVEMENT PLANS
ULMER LANE IMPROVEMENT PLAN
ROADWAY DETAILS

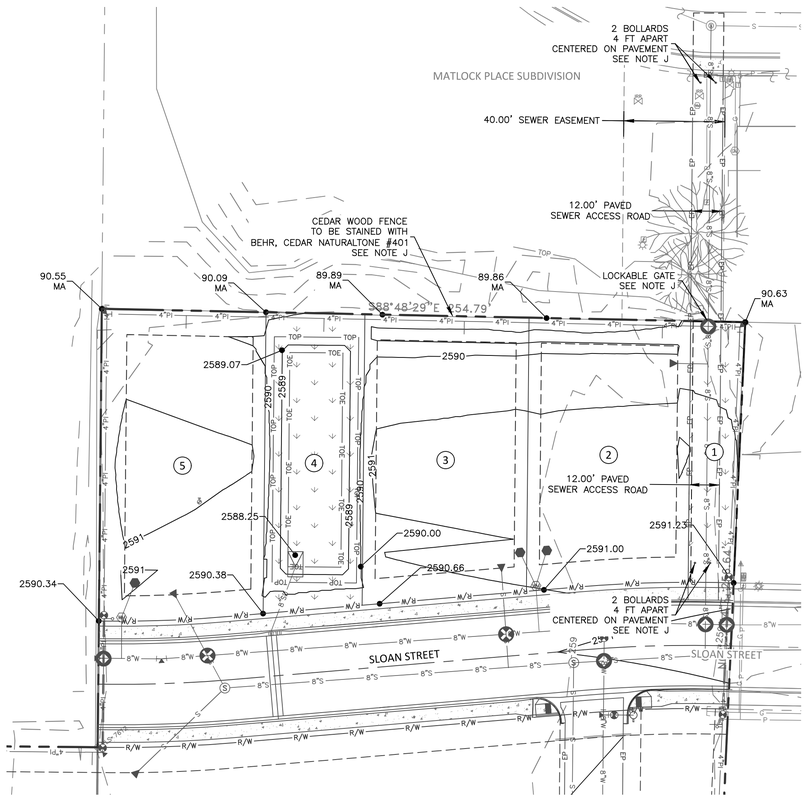
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DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.

C2.4

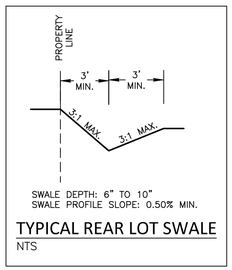
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BLOCK 1 GRADING PLAN

0 30 60 90

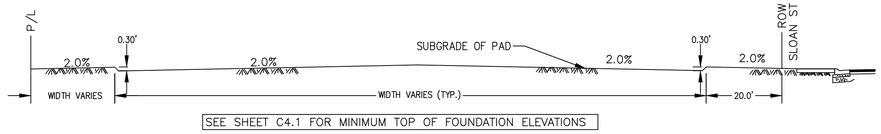
Plan Scale: 1" = 30'



SWALE DEPTH: 6" TO 10"
SWALE PROFILE SLOPE: 0.50% MIN.

TYPICAL REAR LOT SWALE

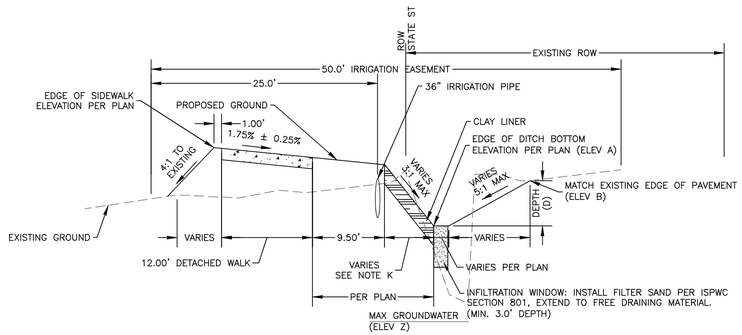
NTS



SEE SHEET C4.1 FOR MINIMUM TOP OF FOUNDATION ELEVATIONS

ROUGH LOT GRADING, TYPICAL "B" LOT SECTION

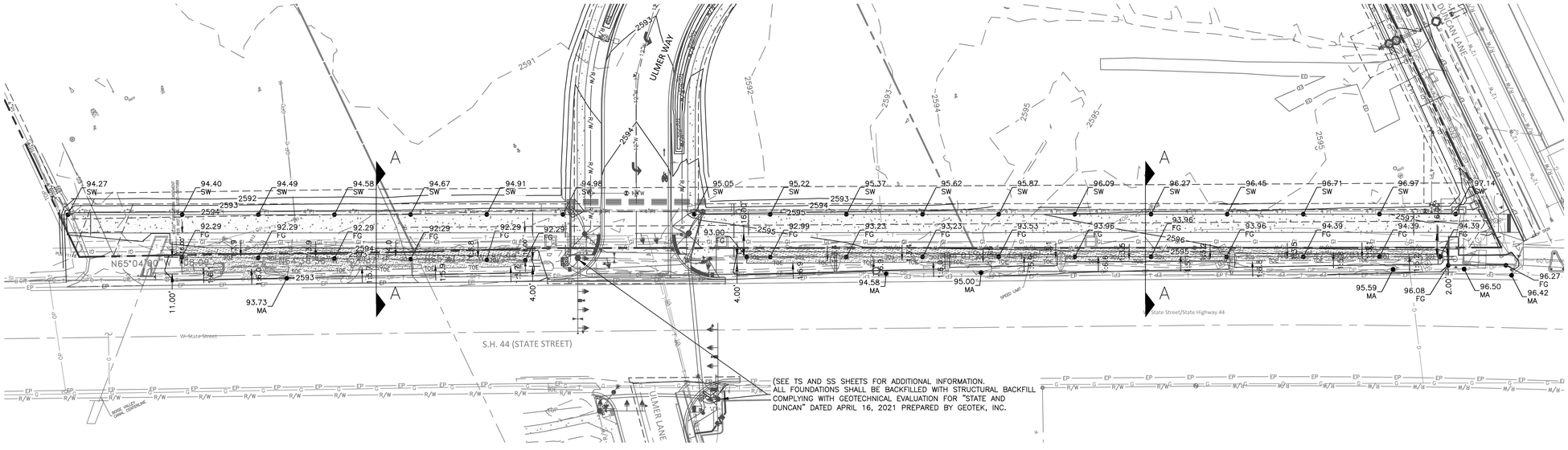
BLOCK 1 LOTS 2, 3, 5
SEE SHEET NOTES FOR FINAL LOT GRADING NOTES FOR SPLIT DRAINING LOT
NOT TO SCALE



A REPRESENTATIVE FROM BOISE VALLEY IRRIGATION DITCH COMPANY SHALL BE PRESENT FOR ALL GRAVITY IRRIGATION CONSTRUCTION ACTIVITIES INCLUDING PLACEMENT OF CLAY LINER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE DITCH COMPANY FOR SAID CONSTRUCTION OBSERVATION.

BORROW DITCH TYPICAL SECTION A-A

S.H. 44 (STATE STREET FRONTAGE)
NOT TO SCALE



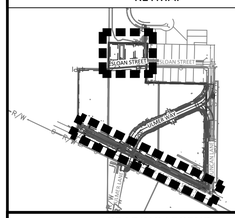
(SEE TS AND SS SHEETS FOR ADDITIONAL INFORMATION.
ALL FOUNDATIONS SHALL BE BACKFILLED WITH STRUCTURAL BACKFILL COMPLYING WITH GEOTECHNICAL EVALUATION FOR "STATE AND DUNCAN" DATED APRIL 16, 2021 PREPARED BY GEOTEK, INC.

S.H. 44 (STATE STREET) FRONTAGE GRADING PLAN

0 40 80 120

Plan Scale: 1" = 40'

KEYMAP



GRADING LEGEND

- 42.50 — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- 2626 — FINISHED GRADE CONTOUR
- 2645 — EXISTING GRADE CONTOUR
- GRADE BREAK
- FLOWLINE

CIVIL ACRONYMS

ALL GRADES ARE TO FINISH GRADE UNLESS NOTED AS FOLLOWS:

CL	–	ROADWAY CENTERLINE
ELE.	–	ELEVATION
EP	–	EDGE OF PAVEMENT
FL	–	FLOW LINE
GB	–	GRADE BREAK
HP	–	HIGH POINT
INT	–	INTERSECTION
L	–	STATION OFFSET LEFT
LP	–	LOW POINT
LIP	–	LIP OF GUTTER
MA	–	MATCH EXISTING
PC	–	POINT OF CURVATURE
PT	–	POINT OF TANGENCY
POC	–	POINT ON CURVE
PRC	–	POINT OF REVERSE CURVE
R	–	STATION OFFSET RIGHT
RIM	–	RIM OF STRUCTURE
STA.	–	ROADWAY STATION FROM CENTERLINE
SW	–	SIDEWALK
TBRC	–	TOP BACK OF ROLLED CURB
TBVC	–	TOP BACK OF VERTICAL CURB
TOA	–	TOP OF ASPHALT
TOC	–	TOP OF CONCRETE

SHEET NOTES

A. SEE SHEET C1.1 FOR GRADING NOTES.

B. SEE SHEET C1.4 FOR ASPHALT PAVEMENT SECTIONS.

C. SEE SHEETS C2.1–C2.4 FOR ROADWAY IMPROVEMENT PLANS.

D. SEE SHEET C2.4 FOR TYPICAL ROAD SECTION.

E. SEE SHEET C4.1 FOR DRAINAGE IMPROVEMENT PLANS.

F. SETBACK LINES SHOWN ARE APPROXIMATE FOR THE PURPOSE OF PROVIDING A REFERENCE FOR THE LOCATION OF THE BUILDING ENVELOPE. SWALE ELEVATIONS ADJACENT TO THE BUILDINGS SHALL BE DETERMINED WITH THE BUILDING DEPT. SUBMITTAL FOR TYPE "B" LOT.

G. SEE DETAIL ON THIS SHEET FOR LOT TYPE AND SWALE GRADING DETAILS.

H. REAR YARD SWALES SHOULD NOT BE CLOSER THAN 10–FEET FROM STRUCTURE.

I. THE DRAINAGE DESIGN FOR INDIVIDUAL LOTS SHOWN HERE IS ENGINEERED WITHIN THIS GRADING PLAN AND NOT DESIGNED BY THE INDIVIDUAL BUILDERS. PROPER DRAINAGE DETAIL AND ADDITIONAL NOTES FOR TYPE "B" LOTS, WHICH INDICATE HOW WATER WILL DRAIN AWAY FROM THE FOUNDATIONS, SHALL BE REQUIRED FOR BUILDING PERMIT. GRADING PLAN FOR INDIVIDUAL BUILDERS SHALL INDICATE REQUIRED SLOPE, DIRECTION OF WATER FLOW, AND ANY SWALES OR DRAINS NEEDED IN ORDER TO ACHIEVE COMPLIANCE AS REQUIRED PER INTERNATIONAL RESIDENTIAL CODE, SECTION 401.3.

J. BOLLARD, FENCE, AND GATE IMPROVEMENTS, FINISHES, AND DETAILS TO BE COORDINATED WITH MATLOCK PLACE HOMEOWNERS ASSOCIATION. BOLLARDS SHALL BE OF TYPE: TRAFFIC GUARD LOCKING ROUND POST LOCK SERIES [RPL4] REMOVABLE BOLLARD OR APPROVED EQUAL. BOLLARDS SHALL BE PAINTED GREEN (RUSTOLEUM, HUNTER GREEN GLOSS). BOLLARDS SHALL BE PLACED 12' BACK FROM ATTACHED SIDEWALK AND CLEAR OF UTILITIES.

K. CONTRACTOR TO INSTALL CLAY LINER ON NORTH SLOPE OF BORROW DITCH ADJACENT TO STATE STREET PER ISPWC STANDARDS.

PROFESSIONAL ENGINEER
JEFFREY DOBROSKI
STATE OF IDAHO
21630
6/16/23

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	10/26/23
2	ACHD AND ITD COMMENTS	4/28/24
3	ACHD COMMENTS	8/26/24
4	ACHD COMMENTS	5/29/26
5	AGENCY COMMENTS	7/29/26
6	BOISE PUBLIC WORKS COMMENTS	8/17/26

WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

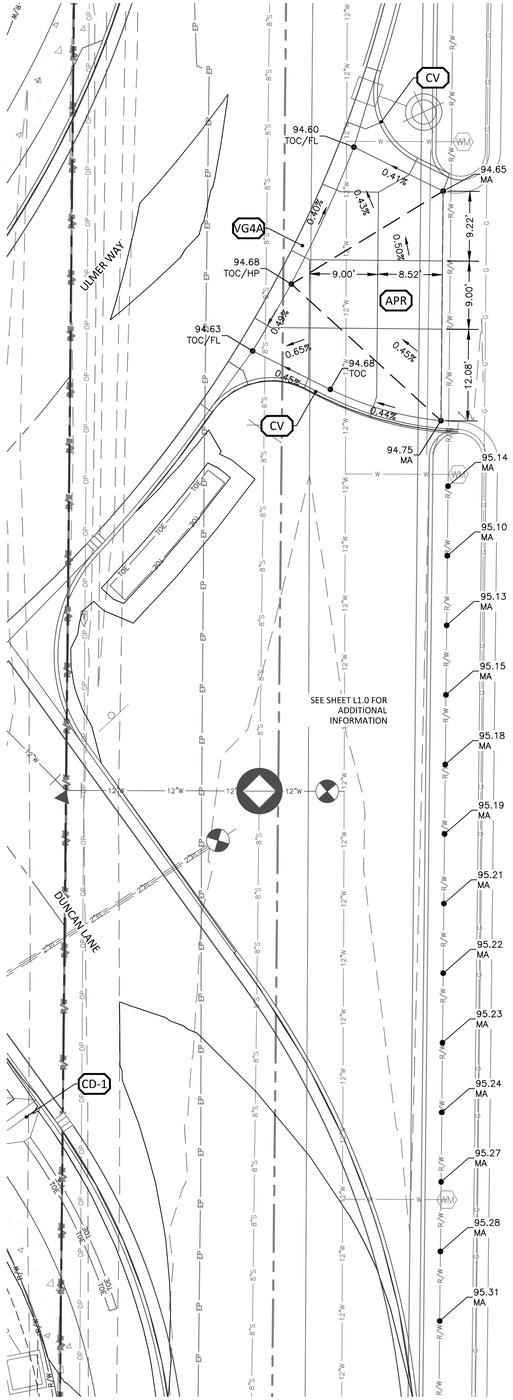
GRADING IMPROVEMENT PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.
C3.1

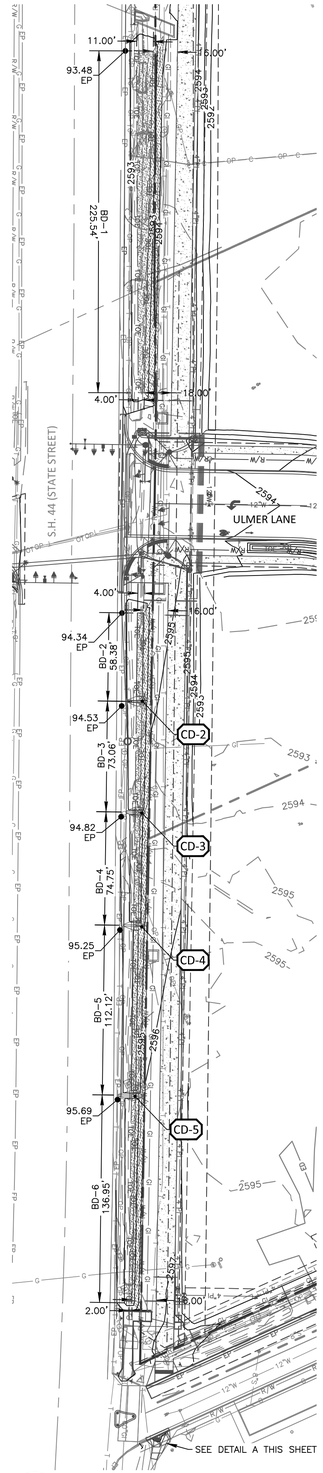
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DUNCAN LN & ULMER WY OPEN SPACE GRADING PLAN

0 10 20 30

Plan Scale: 1" = 10'



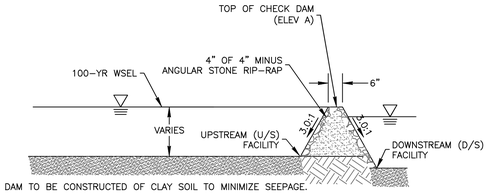
BORROW DITCH PLAN

0 50 100 150

Plan Scale: 1" = 50'

BORROW DITCH TABLE							
BORROW DITCH ID	BOT OF DITCH (A)	TOP OF DITCH & ADJACENT PAVEMENT (B)	DEPTH, FT (D)	GROUNDWATER (Z)	GROUNDWATER CLEARANCE, FT	LENGTH, FT	DESIGN INFILTRATION (IN/HR)
1	2592.29	2593.50	1.20	2587.00	5.29	226	3.5
2	2592.99	2594.30	1.30	2588.50	4.49	59	3.5
3	2593.23	2594.53	1.30	2588.70	4.53	73	3.5
4	2593.53	2594.83	1.30	2588.90	4.63	75	3.5
5	2593.96	2595.30	1.30	2589.30	4.66	113	3.5
6	2594.39	2595.68	1.30	2589.50	4.89	137	3.5

CHECK DAM TABLE			
CHECK DAM ID	U/S FACILITY	TOP OF CHECK DAM (A)	D/S FACILITY
1	BSW-6	2594.70	BSW-5
2	BD-3	2594.03	BD-2
3	BD-4	2594.33	BD-3
4	BD-5	2594.80	BD-4
5	BD-6	2595.64	BD-5

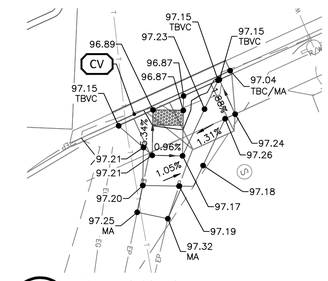


NOTES:

1. CHECK DAM TO BE CONSTRUCTED OF CLAY SOIL TO MINIMIZE SEEPAGE.

CHECK DAM DETAIL

NTS

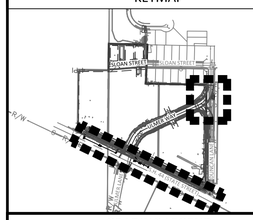


DETAIL A

0 10 20 30

Plan Scale: 1" = 10'

KEYMAP



GRADING LEGEND

- 42.50 — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- 2626 — FINISHED GRADE CONTOUR
- 2645 — EXISTING GRADE CONTOUR
- GRADE BREAK
- FLOWLINE

CIVIL ACRONYMS

ALL GRADES ARE TO FINISH GRADE UNLESS NOTED AS FOLLOWS:

CL	– ROADWAY CENTERLINE
ELE.	– ELEVATION
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FL	– FLOW LINE
GB	– GRADE BREAK
HP	– HIGH POINT
INT	– INTERSECTION
L	– STATION OFFSET LEFT
LP	– LOW POINT
LIP	– LIP OF GUTTER
MA	– MATCH EXISTING
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
POC	– POINT ON CURVE
PRC	– POINT OF REVERSE CURVE
R	– STATION OFFSET RIGHT
RIM	– RIM OF STRUCTURE
STA.	– ROADWAY STATION FROM CENTERLINE
SW	– SIDEWALK
TBRC	– TOP BACK OF ROLLED CURB
TBVC	– TOP BACK OF VERTICAL CURB
TOA	– TOP OF ASPHALT
TOC	– TOP OF CONCRETE

SHEET NOTES

A. SEE SHEET C1.1 FOR GRADING NOTES.

B. SEE SHEET C1.4 FOR ASPHALT PAVEMENT SECTIONS.

C. SEE SHEETS C2.1–C2.4 FOR ROADWAY IMPROVEMENT PLANS.

D. SEE SHEET C2.4 FOR TYPICAL ROAD SECTION.

E. SEE SHEET C4.1 FOR DRAINAGE IMPROVEMENT PLANS.

KEYNOTES

- APR — INSTALL CONCRETE APRON DRIVEWAY PER PLAN, DETAIL SHEET C2.3 AND ACHD SPECIFICATIONS. INSTALL JOINTING PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-714. APRON SHALL BE 6" MINIMUM THICKNESS WITH 4" MINIMUM 3/4" MINUS AGGREGATE BASE PER ACHD POLICY SECTION 802. CONCRETE SHALL BE CLASS 3000 PER ACHD POLICY SECTION 703. SEE ROAD PLAN & PROFILE FOR VALLEY GUTTER DETAIL.
- VG4A — VALLEY GUTTER, SEE SHEET C2.3.
- CV — CONSTRUCT VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL SPECIFICATIONS STANDARD DRAWING SD-701.
- CD-X — CONSTRUCT CHECK DAM AS SHOWN IN PLAN. SEE DETAIL, THIS SHEET. REFERENCE CHECK DAM TABLE, THIS SHEET.

PROFESSIONAL ENGINEER — JEFFREY DOERSCH — STATE OF IDAHO — 17632 — 10/26/23

REVISIONS		
NO.	ITEM	DATE
1	AGENCY COMMENTS	10/26/23
2	ACHD AND ITD COMMENTS	4/28/24
3	ACHD COMMENTS	8/26/24
4	ACHD COMMENTS	5/29/26
5	AGENCY COMMENTS	7/29/26
6	BOISE PUBLIC WORKS COMMENTS	8/17/26

WESTLOCK VILLAGE SUBDIVISION BOISE, IDAHO

GRADING IMPROVEMENT PLAN

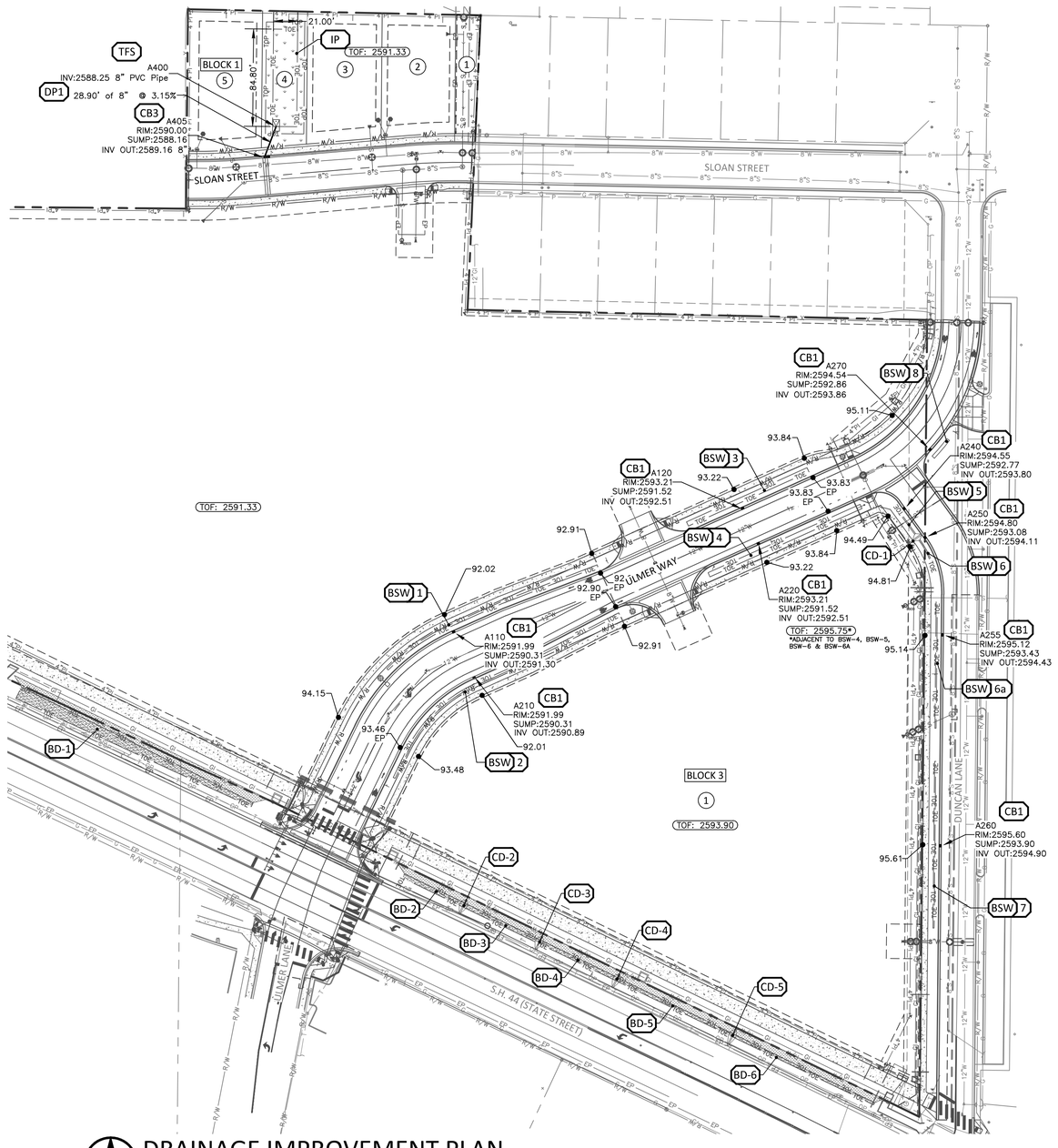
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.

C3.2

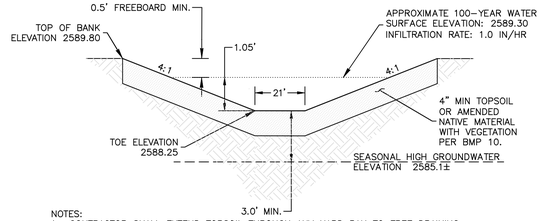
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DRAINAGE IMPROVEMENT PLAN

0 60 120 180

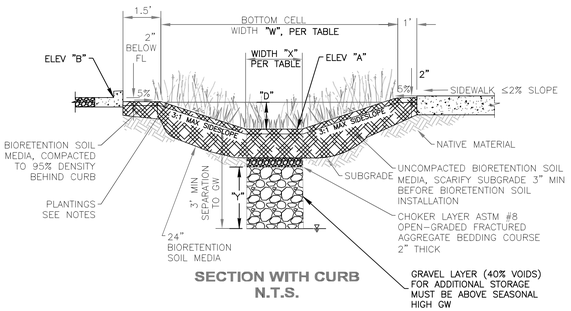
Plan Scale: 1" = 60'



NOTES:
1. CONTRACTOR SHALL EXTEND TOPSOIL THROUGH ANY HARD PAN TO FREE DRAINING MATERIAL. TOPSOIL SHALL BE FREE OF CLAY AND SILT MATERIAL.

INFILTRATION POND

SCALE: NTS

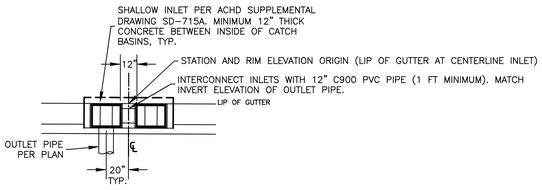


SECTION WITH CURB
N.T.S.

NOTES:
1. CONTRACTOR SHALL EXTEND BIORETENTION SOIL MEDIA THROUGH ANY HARD PAN TO FREE DRAINING MATERIAL.

① TYPICAL BIOSWALE WITH GRAVEL LAYER

NTS



DOUBLE INLET DETAIL

SCALE: NTS

BIOSWALE TABLE													
BIOSWALE	BOT OF SWALE (A)	TOP OF SWALE & INLET RIM (B)	DEPTH TO FLOWLINE INLET, FT	BOTTOM CELL DEPTH, FT (D)	GRAVEL LAYER DEPTH, FT (Y)	BOTTOM CELL TOP WIDTH, FT (W)	BOTTOM WIDTH, FT (X)	GROUNDWATER (Z)	GROUNDWATER CLEARANCE, FT	LENGTH, FT	DESIGN INFILTRATION (IN/HR)	V100 REQUIRED, CF	V100 PROVIDED, CF
1	2590.91	2591.99	1.08	0.83	2.26	8.25	1.75	2587.56	3.35	205	1.0	1027	1046
2	2590.91	2591.99	1.08	0.83	0.86	8.25	1.75	2587.88	3.03	250	1.0	970	1031
3	2592.13	2593.21	1.08	0.83	2.22	9.25	4.00	2587.74	4.39	115	1.0	566	1029
4	2592.13	2593.21	1.08	0.83	1.95	9.25	4.00	2588.01	4.12	145	1.0	1111	1234
5	2593.72	2594.55	0.83	0.59	3.35	6.50	1.00	2588.20	5.52	25	1.0	72	74
6	2593.97	2594.80	0.83	0.59	3.50	6.50	1.00	2588.30	5.67	25	1.0	72	76
6a	2594.29	2595.12	0.83	0.59	3.52	6.50	1.00	2588.60	5.69	110	1.0	320	335
7	2594.77	2595.60	0.83	0.59	3.40	6.50	1.00	2589.20	5.57	145	1.0	421	434
8	2593.46	2594.54	1.08	0.83	3.09	9.25	2.75	2588.20	5.26	20	1.0	103	155

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL, UTILITY, AND STORM DRAIN NOTES.

B. REFER TO THE GEOTECHNICAL REPORT PREPARED BY GEO TEK, INC., DATED APRIL 16, 2021, AND GROUNDWATER MONITORING REPORT REVISED SEPTEMBER 15, 2012. THE MINIMUM DESIGN PERCOLATION RATE RECOMMENDED IN THE GEOTECHNICAL REPORT FOR THE STORM DRAIN FACILITIES RANGES FROM 3.5-7.4 IN/HR, TO MEET THE REQUIREMENT DRAIN TIME REQUIREMENTS AND SHALL BE VERIFIED IN FIELD.

C. ALL STORM PIPE SHALL BE PVC C900 UNLESS OTHERWISE NOTED.

D. CATCH BASIN RIM ELEVATIONS ARE TO INLET GRATE CENTERLINE AT LIP OF GUTTER UNLESS NOTED OTHERWISE.

TOF= TOP OF FOUNDATION FOR FUTURE BUILDING WITHIN LOT. ALL BLOCK 1 FUTURE BUILDINGS SHALL HAVE TOF AS NOTED ON THE PLAN.

KEYNOTES

- UTILITY MAIN/MAIN CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF NAMPA REQUIREMENTS. SEE SEWER NOTE 2, SHEET C1.1 FOR MORE INFORMATION.
- UTILITY MAIN/SERVICE CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF NAMPA REQUIREMENTS. SEE SEWER NOTE 3, SHEET C1.1 FOR MORE INFORMATION.

CB1 CONSTRUCT SHALLOW INLET DETACHED WALK PER ACHD SUPPLEMENT SD-715. INVERT ELEVATION AS SHOWN ON PLANS. SEE NOTE D.

CB3 CONSTRUCT A DOUBLE SHALLOW INLET ATTACHED WALK PER ACHD SUPPLEMENT SD-715A AND DETAIL THIS SHEET. INVERT ELEVATION AS SHOWN ON PLANS. SEE NOTE D.

TFS CONSTRUCT TRASH RACK AND FLOW SPREADER PER ACHD SUPPLEMENT SD-628.

DP1 INSTALL C900 PVC PIPE. SIZE, LENGTH, AND SLOPE AS LISTED ON PLANS.

CD-X CONSTRUCT CHECK DAM AS SHOWN IN PLAN. SEE SHEET C3.2.

BSW # CONSTRUCT BIOSWALE PER DETAIL 1 THIS SHEET AND BMP 30 SHEETS 2 AND 3.

IP CONSTRUCT INFILTRATION POND PER BMP 10 AND DETAIL, THIS SHEET.

BD-X CONSTRUCT BORROW DITCH PER DETAIL SHEET C3.1. REFERENCE BORROW DITCH TABLE SHEET C3.2.

PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER
JEFFREY DORSCH
STATE OF IDAHO
17826
5-08-17
10/26

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	10/26/23
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WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

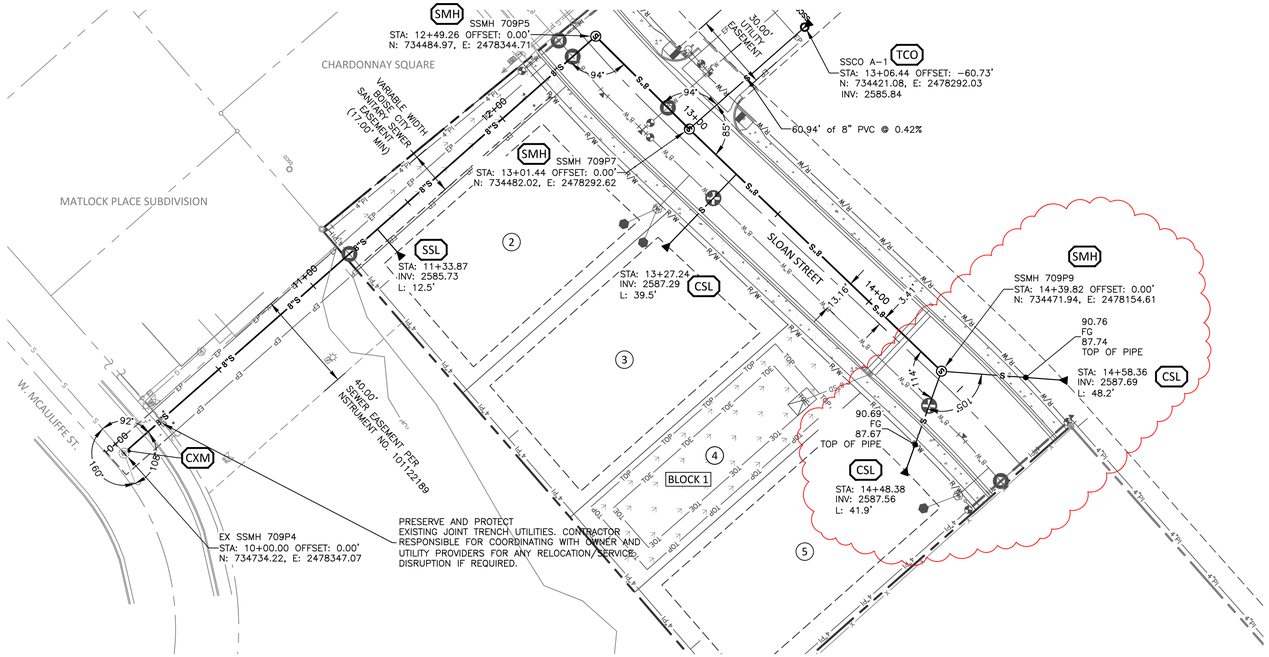
DRAINAGE IMPROVEMENT PLANS
DRAINAGE IMPROVEMENT PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.
C4.1

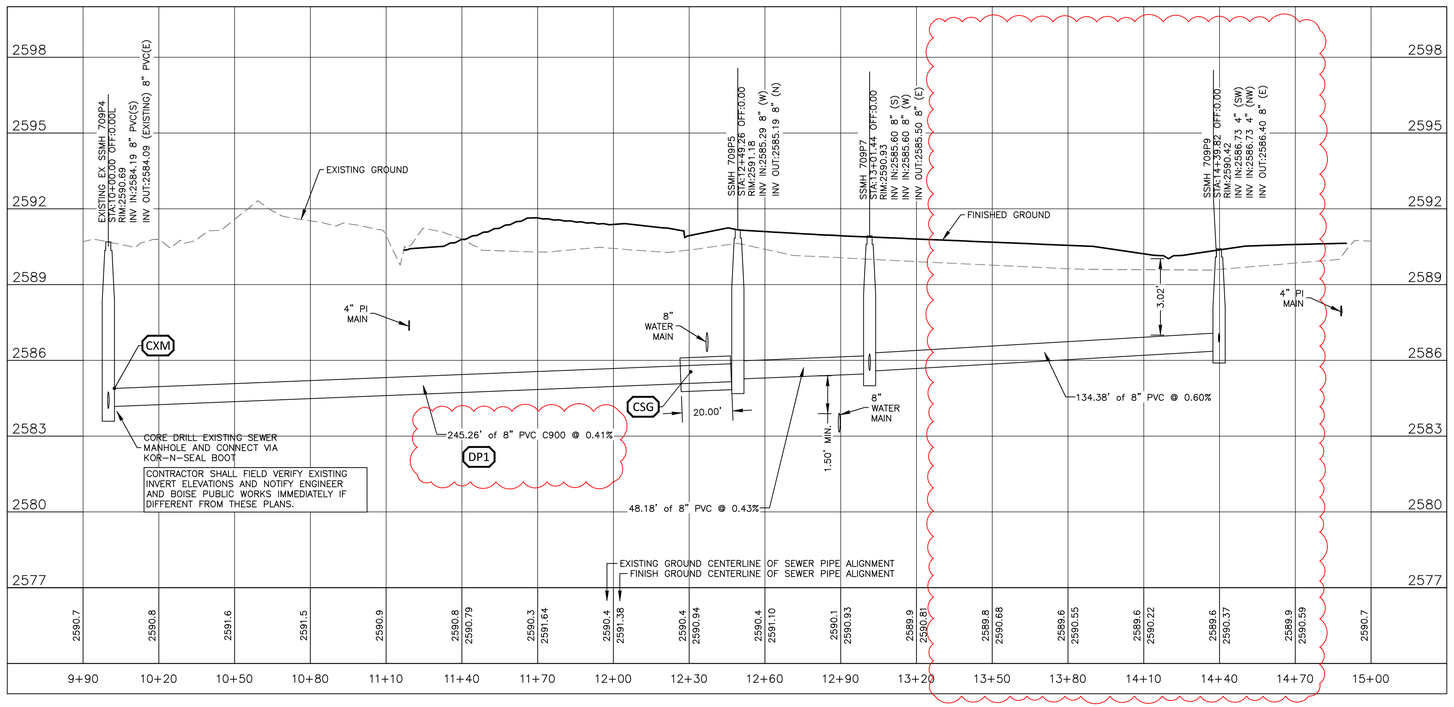
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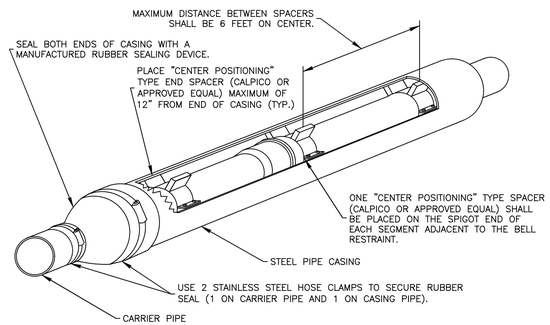


SLOAN ST. SEWER IMPROVEMENT PLAN AND PROFILE

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Plan/Profile Scale: 1" = 30'

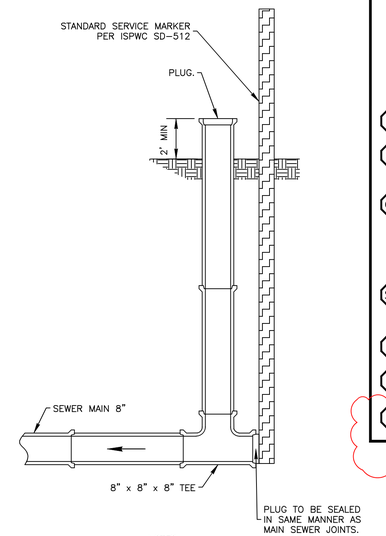
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STEEL CASING INSTALLATION

NTS



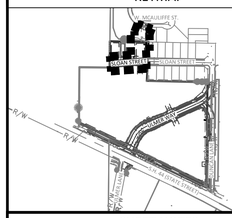
NOTES

1. CLEAN-OUT LIDS MUST BE LABELED WITH THE WORD "SEWER".
2. THE MAXIMUM DISTANCE FROM A MANHOLE TO A PROPOSED CLEAN-OUT IS 150 FEET.
3. NO SERVICES WILL BE CONNECTED TO THE SEWER LINE TERMINATING IN A CLEAN-OUT.

'T' - TYPE CLEAN-OUT

NTS

KEYMAP



SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER SERVICES SHALL BE STUBBED AT LEAST 15' BEYOND PROPERTY BOUNDARY.

D. SEWER MANHOLE SHALL BE 48" DIAMETER STANDARD MANHOLE TYPE A PER CITY OF BOISE SUPPLEMENTAL STANDARD DRAWING SD-501. INSTALL MANHOLE FRAME AND COVER PER ISPWC STANDARD DRAWING SD-507 AND MANHOLE COVER PER ISPWC STANDARD DRAWING SD-508.

E. INSTALL STANDARD SEWER SERVICE LINES PER CITY OF BOISE SUPPLEMENTAL STANDARD DRAWING SD-511. MINIMUM COVER AT ROW FOR SEWER SERVICE SHALL BE 6.5'. ALL SEWER SERVICES SHALL BE 4" PVC SDR-35, ASTM D-3034. SEWER SERVICES WITH LESS THAN 18" VERTICAL CLEARANCE FROM POTABLE WATER SHALL USE 4" PVC C900 WATER CLASS PIPE FOR THE ENTIRE LENGTH OF THE SERVICE.

F. THE LENGTH OF THE SEWER MAIN PIPE IS CALCULATED FROM EDGE OF MANHOLE TO EDGE OF MANHOLE. THE SLOPE OF THE SEWER MAIN PIPE IS CALCULATED FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE.

G. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SEWER SERVICES 5' BEYOND JOINT TRENCH EASEMENT. VERIFY EXACT LOCATION OF SEWER SERVICES WITH OWNER PRIOR TO INSTALLATION. SERVICE LENGTH AND INVERT ARE BASED ON SD-511. STATIONING TAKEN FROM CENTERLINE OF SEWER ALIGNMENT.

H. SERVICES EXTENDING MORE THAN 15 FEET INTO PRIVATE PROPERTY SHALL REQUIRE INSPECTION FROM THE CITY PLUMBING DEPARTMENT. CONTRACTOR SHALL COORDINATE THE INSPECTION OF PRIVATE SEWER SERVICES LINES SEPARATELY FROM PUBLIC SEWER.

I. WHERE CONSTRUCTION IS LOCATED WITHIN A PRIVATE DRIVE, CONTRACTOR SHALL SECURE INDEPENDENT COMPACTION TESTING ON TRENCH BACKFILL AND SUBMIT TEST RESULTS TO BOISE PUBLIC WORKS.

J. SEWER MAIN PIPE MATERIAL SHALL BE PER CITY OF BOISE GENERAL NOTES, SHEET C1.1 UNLESS NOTED OTHERWISE.

KEYNOTES

- UTILITY MAIN/MAIN CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF BOISE SEWER STANDARD NOTES. SEE SEWER NOTE 9, SHEET C1.1 FOR MORE INFORMATION.
- UTILITY MAIN/SERVICE CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF BOISE REQUIREMENTS. SEE IRRIGATION NOTE 3, SHEET C1.1 FOR MORE INFORMATION.

CSL — INSTALL 4" C-900 SANITARY SEWER SERVICE @ 2.0% SLOPE PER THE CITY OF BOISE SUPPLEMENTAL STANDARD DRAWING SD-511.

CSG — INSTALL 16" STEEL CASING (3/8" MINIMUM WALL THICKNESS) PER CITY OF BOISE STANDARDS, IDAPA STANDARDS, AND DETAIL THIS SHEET. CASING LENGTH PER PROFILE THIS SHEET.

CXM — CONTRACTOR TO CORE DRILL EXISTING SEWER MANHOLE AND CONNECT VIA KOR-N-SEAL BOOT. CONTRACTOR SHALL FIELD VERIFY EXISTING INVERT ELEVATIONS AND NOTIFY ENGINEER AND BOISE PUBLIC WORKS IMMEDIATELY IF DIFFERENT FROM THESE PLANS. CONTRACTOR SHALL NOTIFY BOISE PUBLIC WORKS INSPECTOR AND ENGINEER 72 HOURS PRIOR TO CORE.

SMH — INSTALL SANITARY SEWER MANHOLE PER THE CITY OF BOISE SPECIFICATIONS. MANHOLE SHALL BE LINED WITH COAL-TAR-EPOXY.

SSL — INSTALL 4" SANITARY SEWER SERVICE @ 2.0% SLOPE PER THE CITY OF BOISE SUPPLEMENTAL DRAWING SD-511.

TCO — INSTALL 'T'-TYPE CLEAN-OUT PER DETAIL THIS SHEET.

DP1 — INSTALL C900 WATER CLASS PIPE OR APPROVED EQUAL.

REVISIONS

NO.	ITEM	DATE
1	CITY OF BOISE PUBLIC WORKS COMMENTS	10/10/23
2	AGENCY COMMENTS	10/26/23
3	ACHD COMMENTS	8/26/24
4	ACHD COMMENTS	5/29/26
5	AGENCY COMMENTS	7/29/26
6	BOISE PUBLIC WORKS COMMENTS	8/17/26

PROFESSIONAL ENGINEER — LICENSED — JEFFREY DOERSCH — 17632 — STATE OF IDAHO — 11/26

WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

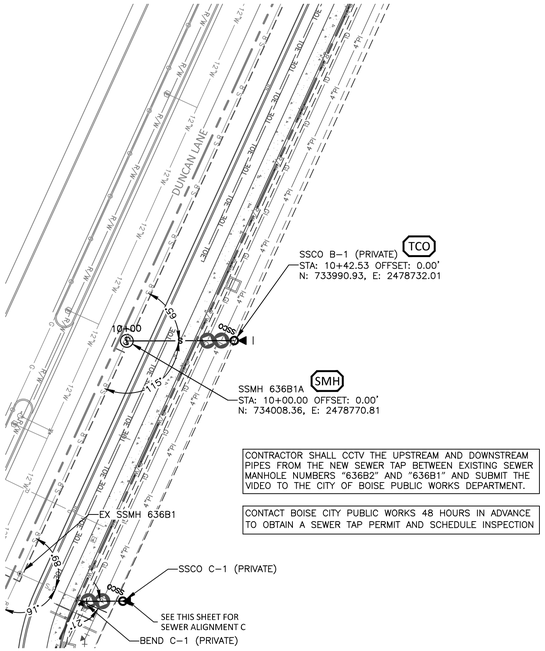
SEWER IMPROVEMENT PLANS
SLOAN ST. SEWER IMPROVEMENT PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.
C5.1

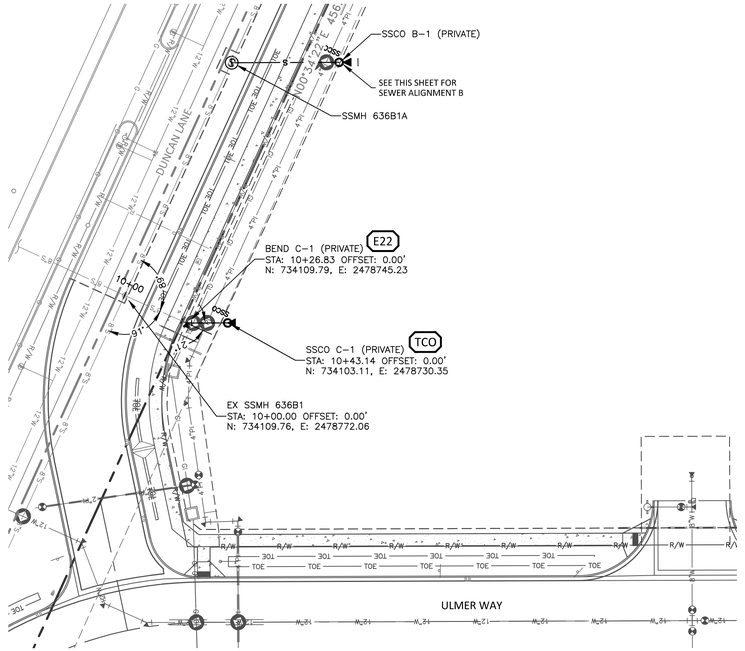
P:\26-104\CIVIL\CAD\CONSTRUCTION PLANS\26-104 SEWER.DWG, JEFF DOERSCH, 8/17/2026, DWG TO PDF.PC3, 22X34 L [PDF]



ALIGNMENT "B" IMPROVEMENT PLAN AND PROFILE

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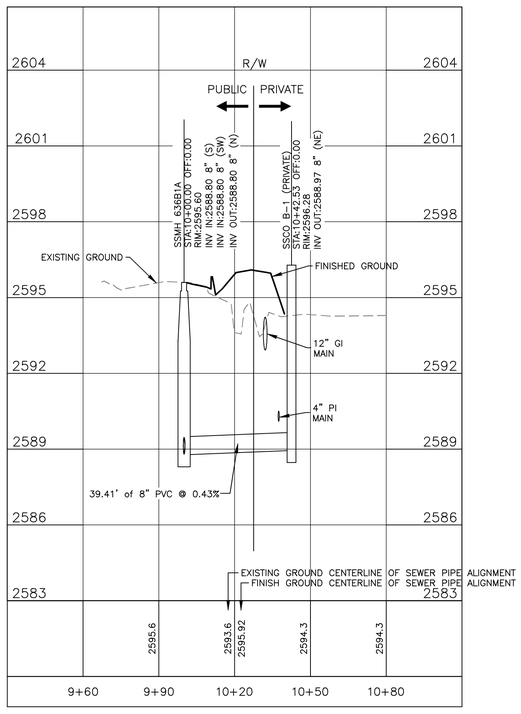
0 3 6 9 — Profile Vertical Scale: 1" = 3'

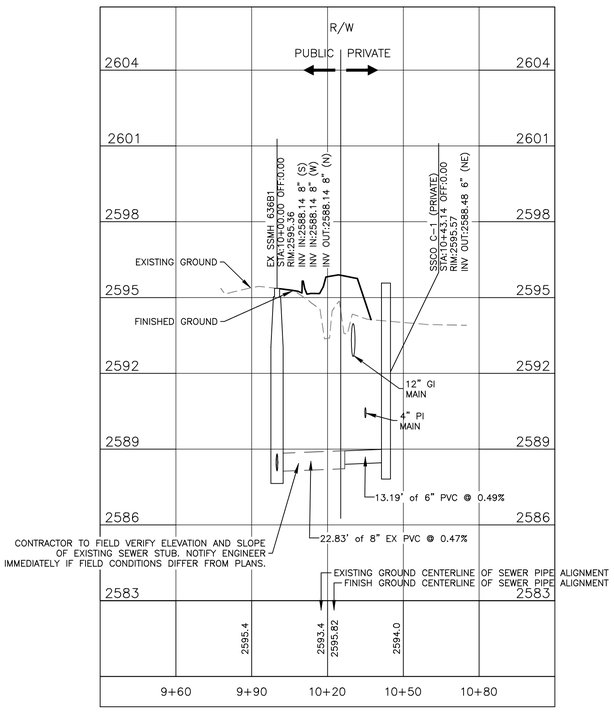


ALIGNMENT "C" IMPROVEMENT PLAN AND PROFILE

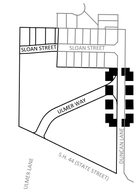
0 30 60 90 — Plan/Profile Scale: 1" = 30'

0 3 6 9 — Profile Vertical Scale: 1" = 3'





KEYMAP



SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER SERVICES SHALL BE STUBBED AT LEAST 15' BEYOND PROPERTY BOUNDARY.

D. SEWER MANHOLE SHALL BE 48" DIAMETER STANDARD MANHOLE TYPE A PER CITY OF BOISE SUPPLEMENTAL STANDARD DRAWING SD-501. INSTALL MANHOLE FRAME AND COVER PER ISPWC STANDARD DRAWING SD-507 AND MANHOLE COVER PER ISPWC STANDARD DRAWING SD-508.

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KEYNOTES

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  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF BOISE SEWER STANDARD NOTES. SEE SEWER NOTE 9, SHEET C1.1 FOR MORE INFORMATION.

- ⊗ UTILITY MAIN/SERVICE CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF BOISE REQUIREMENTS. SEE IRRIGATION NOTE 3, SHEET C1.1 FOR MORE INFORMATION.

- SMH INSTALL SANITARY SEWER MANHOLE PER THE CITY OF BOISE STANDARD SPECIFICATIONS. MANHOLE SHALL BE LINED WITH COAL-TAR-EPOXY. CONTRACTOR SHALL FIELD VERIFY EXISTING INVERT ELEVATIONS AND NOTIFY ENGINEER AND BOISE PUBLIC WORKS IMMEDIATELY IF DIFFERENT FROM PLANS.

- TCO INSTALL 'T'-TYPE CLEAN-OUT PER DETAIL SHEET C5.1.

- E22 INSTALL 22.5 DEGREE 8" ELBOW PER THE CITY OF BOISE SPECIFICATIONS.

PROFESSIONAL ENGINEER — PROFESSIONAL ENGINEER — JEFFREY DOERICH — 8/17/26 — STATE OF IDAHO

REVISIONS

NO.	ITEM	DATE
1	CITY OF BOISE PUBLIC WORKS COMMENTS	10/10/23
2	AGENCY COMMENTS	10/26/23
3	ACHD COMMENTS	8/26/24
4	ACHD COMMENTS	5/29/26
5	AGENCY COMMENTS	7/29/26
6	BOISE PUBLIC WORKS COMMENTS	8/17/26

WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

SEWER IMPROVEMENT PLANS
ALIGNMENT "B" IMPROVEMENT PLAN AND PROFILE
ALIGNMENT "C" IMPROVEMENT PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

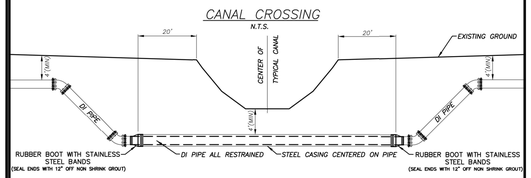
DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.
C5.2

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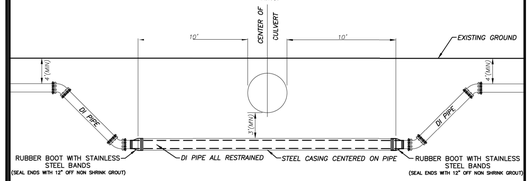
CANAL CROSSING

N.T.S.



CULVERT CROSSING

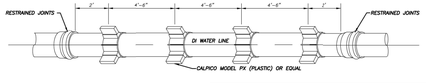
N.T.S.



DI PIPE SIZE	4-INCH	6-INCH	8-INCH	12-INCH	16-INCH	24-INCH
CASING SIZE	10-INCH	16-INCH	16-INCH	24-INCH	30-INCH	36-INCH

PIPE SUPPORT DETAIL

N.T.S.



NOTES:

STEEL CASING SHALL BE ¼" WALL THICKNESS AND DETERMINED BY MAIN SIZE.

LOCATE WIRE TO BE INSTALLED INSIDE STEEL CASING

OFFSET LEGS AND BOTTOM OF VERTICAL OFFSET WITH RETURN ARE TO BE DI PIPE ALL RESTRAINED.

TOP ANGLE POINTS ARE TO BE RESTRAINED PER VEOLIA STANDARD DWG NO. 2B.

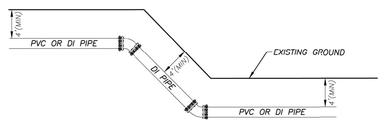
VEOLIA — VEOLIA WATER IDAHO, INC
8248 W VICTORY RD
BOISE, ID 83709

CANAL & IRRIGATION CROSSINGS

DESIGNED BY:	DATE: 1/1/2025
DRAWN BY: SRP	REVISED:
CHECKED BY:	**DWG. NO. 11**
SCALE: NONE	

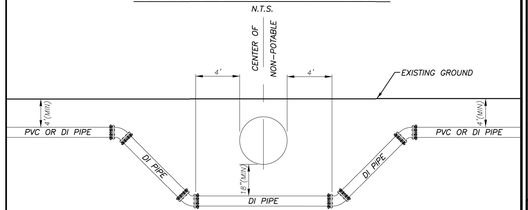
VERTICAL OFFSET

N.T.S.



VERTICAL OFFSET WITH RETURN

N.T.S.



NOTES

OFFSET LEGS AND BOTTOM OF VERTICAL OFFSET WITH RETURN ARE TO BE DI PIPE ALL RESTRAINED.

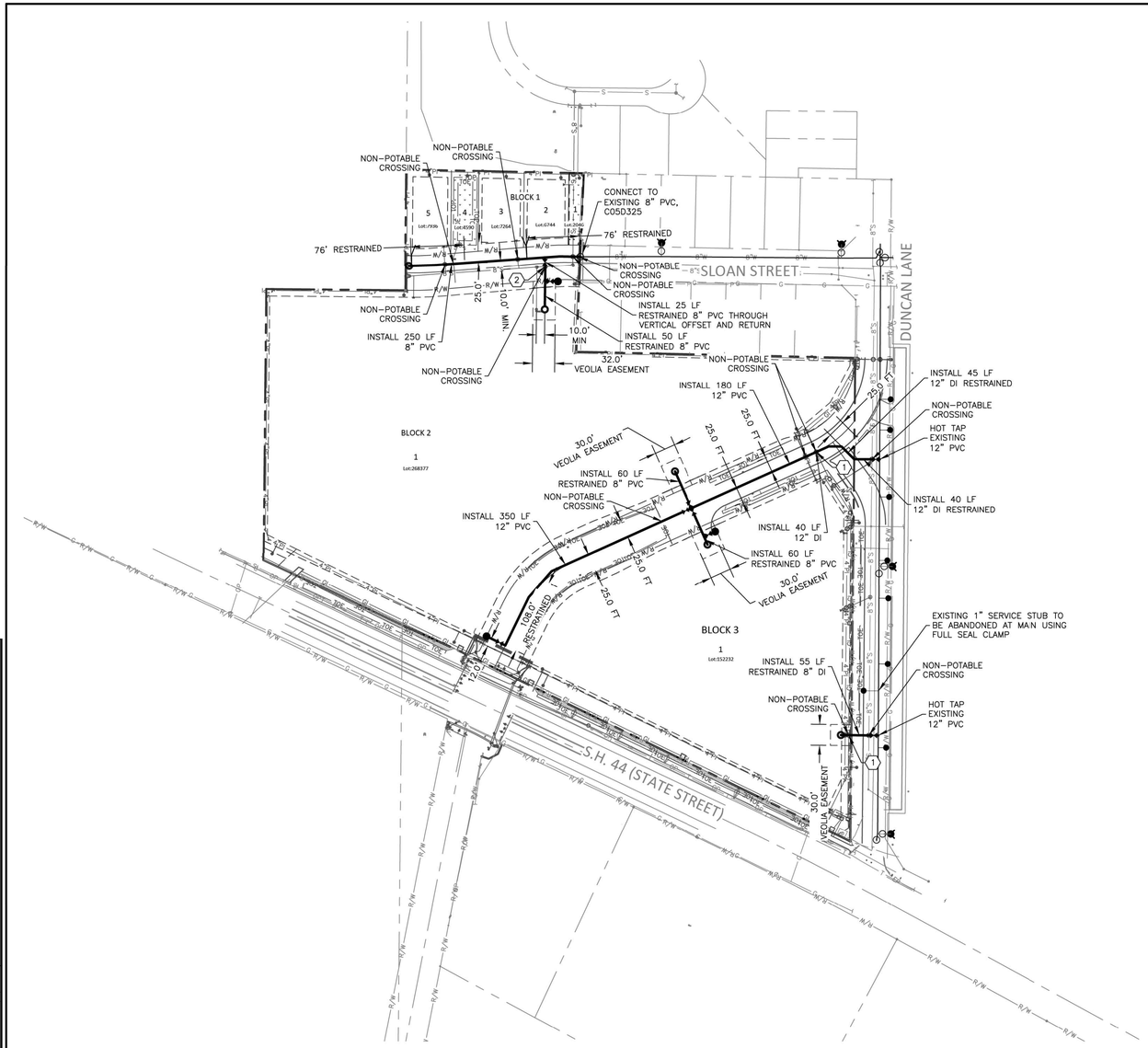
TOP ANGLE POINTS ARE TO BE RESTRAINED PER VEOLIA STANDARD DWG NO. 2B.

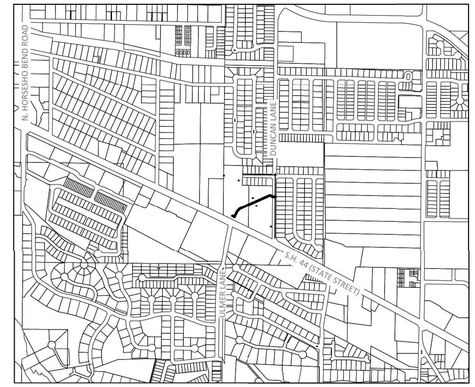
BOTTOM ANGLE POINT OF VERTICAL OFFSET ONLY ARE TO RESTRAINED PER VEOLIA STANDARD DWG NO. 2B.

VEOLIA — VEOLIA WATER IDAHO, INC
8248 W VICTORY RD
BOISE, ID 83709

VERTICAL OFFSETS

DESIGNED BY:	DATE: 1/1/2025
DRAWN BY: SRP	REVISED:
CHECKED BY:	**DWG. NO. 10**
SCALE: NONE	





VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED BLOW-OFF
- PROPOSED GATE VALVE
- PROPOSED SINGLE SERVICE
- PROPOSED COMMON SERVICE
- EXISTING FIRE HYDRANT W/VALVE
- EXISTING GATE VALVE
- EXISTING SERVICE
- EXISTING WATER LINE
- EXISTING BLOW-OFF
- (1) PROPOSED GRAVITY IRRIGATION CULVERT CROSSING PER DWG NO. 11 THIS SHEET
- (2) PROPOSED VERTICAL OFFSET WITH RETURN PER DWG NO. 10 THIS SHEET

NOTES

ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST VERSION OF ISPWC AND VEOLIA SUPPLEMENTAL SPECIFICATIONS TO ISPWC AND STANDARD DRAWINGS.

THE SEAL BELOW RELATES TO THE WATER SYSTEM DESIGN ONLY. ALL OTHER UTILITIES, RIGHTS OF WAY AND RELATED SURVEY DATA ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

THE HORIZONTAL SEPARATION OF THE WATER AND NON-POTABLE MAINS SHALL BE A MINIMUM OF 10 FEET. WHERE IT IS NECESSARY FOR THE WATER AND NON-POTABLE MAINS TO CROSS EACH OTHER AND THE NON-POTABLE MAIN IS LESS THAN 18 INCHES BELOW OR ABOVE THE WATER MAIN, THE NON-POTABLE MAIN SHALL BE CONSTRUCTED WITH 150 PSI CLASS WATER PIPE FOR A DISTANCE OF 10 FEET ON BOTH SIDES OF THE WATER MAIN. ONE FULL LENGTH OF BOTH WATER MAIN AND NON-POTABLE LINE SHALL BE CENTERED AT THE CROSSING POINT SO THAT ALL JOINTS WILL BE AS FAR FROM THE CROSSING AS POSSIBLE. A SEPARATION DISTANCE OF 25 FEET SHALL BE MAINTAINED FROM THE WATER MAIN TO ANY SUBSURFACE DISPOSAL SYSTEM.

CENTER OF FIRE HYDRANT AND METER BOX TO BE LOCATED 32 INCHES BEHIND SIDEWALK.

PLATTED UTILITY EASEMENT ALONG RIGHT-OF-WAY IS 10 FEET WIDE.

ANTICIPATED SITE FIRE FLOW REQUIRED BY JURISDICTIONAL FIRE AGENCY FOR THIS PROJECT IS 1500 GPM.

VEOLIA INSPECTION		
Inspector:	Date of As-built:	PIPE AND SERVICE COUNT:
Contractor:		
Foreman:		
VEOLIA GIS INFORMATION		
Flushing Zone:	CW WO No.:	

N
0 100 200

DEVELOPER INFORMATION	
SWEETWATER COMPANIES NATE MESSNER 2162 E. WILLIAMSFIELD RD., GILBERT, ARIZONA 85295 602-935-9389	
PRESSURIZED IRRIGATION BY: HOME OWNERS ASSOCIATION (HOA)	IRRIGATION DELIVERED BY: BOISE VALLEY IRRIGATION DITCH COMPANY (BVIDC)

ENGINEER INFORMATION
km ENGINEERING KM ENGINEERING, LLP 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE: (208) 639-6939 CONTACT: JEFF DOERSCH, P.E.

VEOLIA — VEOLIA 8248 W. VICTORY ROAD BOISE, IDAHO 83709		
WESTLOCK VILLAGE SUBDIVISION MAIN EXTENSION		
Drawn By: JWD	Map No.: 0514-4	Ref. No.: 23055
Scale: 1"=100'		Sewer Dist.: CITY OF BOISE
Date: 7/29/26	Town,Range,Sec.: 4N, 1E, SEC 14	Fire Dist.: BOISE FIRE DISTRICT
CEA:		SHEET: 1 OF 1

PROFESSIONAL ENGINEER — PROFESSIONAL ENGINEER — JEFFREY DOERSCH — STATE OF IDAHO — 23408 — 11/26

REVISIONS

NO.	ITEM	DATE
1	VEOLIA COMMENTS	10/9/23
2	VEOLIA COMMENTS	10/26/23
3	VEOLIA COMMENTS	11/09/23
4	VEOLIA COMMENTS/AGENCY RESUBMITTAL	11/13/23; 5/29/26
5	AGENCY COMMENTS	7/29/26
6	BOISE PUBLIC WORKS COMMENTS	8/17/26

WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

WATER IMPROVEMENT PLANS
WATER IMPROVEMENT PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.
C6.1

P:\26-104\CIVIL\CAD\CONSTRUCTION PLANS\26-104 WATER.DWG, JEFF DOERSCH, 8/17/2026, DWG TO PDF.PC3, 22X34 (1:PDF)

SHEET NOTES

A. SEE SHEET C1.1 GENERAL, IRRIGATION, AND ACHD NOTES.

B. ALL FITTINGS AND VALVES SHALL BE THE SAME SIZE AS THE LARGEST DIAMETER PIPE COMING INTO THE FITTING OR VALVE.

C. ALL ROAD-CROSSINGS SHALL BE SLEEVED PER TYPICAL SLEEVED ROAD CROSSING DETAIL SHEET C7.2.

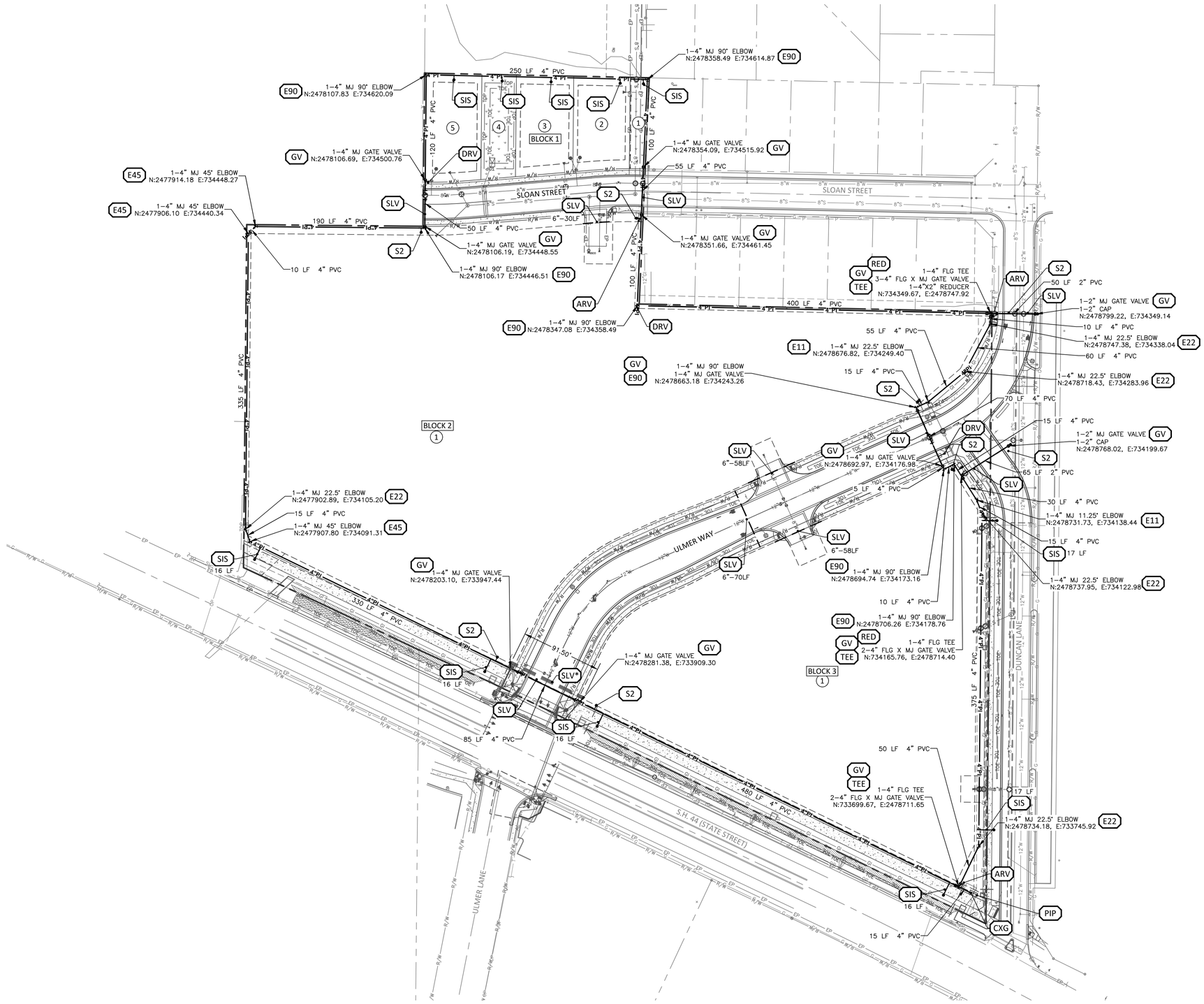
D. THRUST OR ANCHOR BLOCKS ARE REQUIRED AT ALL CHANGES OF DIRECTIONS PER ISPWC STANDARD DRAWING SD-403.

E. PRESSURE IRRIGATION PIPE TO BE CLASS 200, SDR-21 PVC OR APPROVED EQUAL.

F. CONTRACTOR TO COORDINATE INSTALLATION OF PRESSURE IRRIGATION ON NEIGHBORING PROPERTY WITH THE PROPERTY OWNER.

KEYNOTES

○	UTILITY MAIN/MAIN CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF BOISE SEWER STANDARD NOTES. SEE SEWER NOTE 9, SHEET C1.1 FOR MORE INFORMATION.
⊗	UTILITY MAIN/SERVICE CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF BOISE REQUIREMENTS. SEE IRRIGATION NOTE 3, SHEET C1.1 FOR MORE INFORMATION.
ARV	INSTALL PRESSURE IRRIGATION SYSTEM MAIN LINE AIR RELEASE PER BOISE PROJECT BOARD OF CONTROL STANDARD DRAWING IRRIG-01.
CXG	CONNECT TO GRAVITY IRRIGATION MAIN PER WET WELL DETAIL AND GRAVITY IRRIGATION PLANS.
CXM	CONNECT TO 4" WATER METER.
DRV	INSTALL MAIN LINE DRAIN PER BOISE PROJECT BOARD OF CONTROL STANDARD DRAWING IRRIG-03.
E11	INSTALL (MJxMJ) 11.25° BEND SIZE AS INDICATED.
E22	INSTALL (MJxMJ) 22.5° BEND SIZE AS INDICATED.
E45	INSTALL (MJxMJ) 45° BEND SIZE AS INDICATED.
E90	INSTALL (MJxMJ) 90° BEND SIZE AS INDICATED.
GV	INSTALL (MJxMJ) GATE VALVE SIZE AS INDICATED.
PIP	INSTALL WETWELL AND PI PUMP STATION PER DETAIL SHEET C7.2. PUMP STATION DESIGN BY OTHERS.
RED	INSTALL 4"X2" REDUCER.
SIS	INSTALL SINGLE IRRIGATION SERVICE PER ISPWC STANDARD DRAWING SD-903.
S2	INSTALL 2-INCH DIAMETER SINGLE IRRIGATION SERVICE PER ISPWC STANDARD DRAWING SD-903.
SLV	INSTALL PVC SLEEVE PER DETAIL SHEET C7.2. UNLESS SPECIFIED ON PLAN, REFERENCE SHEET C7.2 FOR APPROPRIATE SLEEVE DIAMETER.
SLV*	INSTALL CONDUITS FOR FUTURE DRY UTILITY INSTALLATION (MINIMUM 2 FT BELOW GRAVITY IRRIGATION PIPE). EXTEND 5' MINIMUM ON EITHER SIDE OF CROSSING (AND BEYOND HARDSCAPE IF APPLICABLE) AND INCLUDE (6) 6-INCH CONDUITS AND (1) 8-INCH CONDUIT OR AS SPECIFIED BY THE UTILITY PROVIDER. LENGTH PER PLAN .INSTALL PER ISPWC STANDARDS. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER.
TEE	INSTALL TEE (FLGxMJ) SIZE AS INDICATED.



PRESSSURE IRRIGATION IMPROVEMENT PLAN

0 60 120 180

Plan Scale: 1" = 60'

REVISIONS			
NO.	ITEM	DATE
1	AGENCY COMMENTS	10/26/23
2	ACHD AND ITD COMMENTS	4/28/24
3	ACHD COMMENTS	8/26/24
4	ACHD COMMENTS	5/29/26
5	AGENCY COMMENTS	7/29/26
6	BOISE PUBLIC WORKS COMMENTS	8/17/26

PROFESSIONAL ENGINEER — LICENSED — JEFFREY DOERSCH — STATE OF IDAHO — 17879 — 8/17/26

WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

PRESSURE IRRIGATION IMPROVEMENT PLANS
PRESSSURE IRRIGATION IMPROVEMENT PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

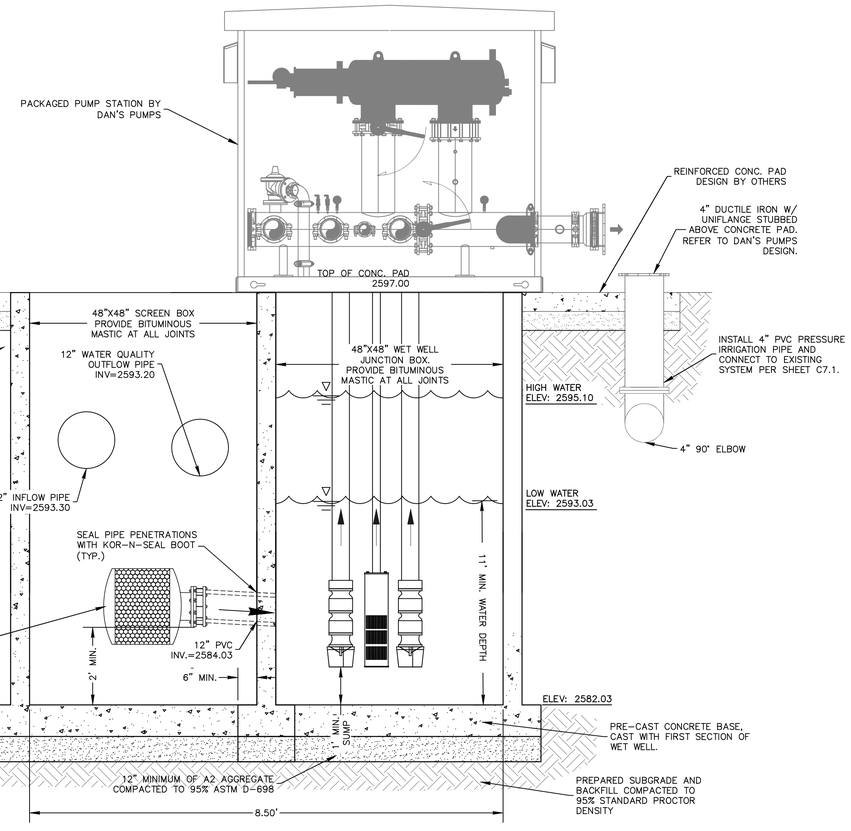
DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.
C7.1

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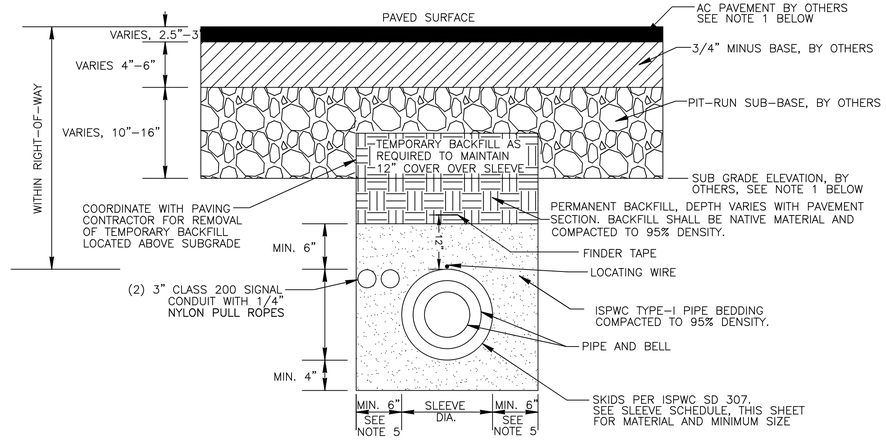
PRESSURE IRRIGATION SYSTEM NOTES:

1. ALL CONSTRUCTION SHALL BE COMPLETED IN CONFORMANCE WITH 2020 ISPWC AND ANY OTHER ELECTRICAL AND/OR PLUMBING CODES THAT ARE APPLICABLE.
2. THE PUMP STATION SHALL BE OWNED, MAINTAINED, AND OPERATED BY THE COMMUNITY HOME OWNERS ASSOCIATION.
3. IRRIGATION SYSTEM, DEMANDS:
   1. MAXIMUM AVAILABLE IRRIGATION WATER – 90 GPM
   2. AVERAGE CALCULATED DEMAND – 28 GPM
   3. MAXIMUM CALCULATED DEMAND – 64 GPM
   4. ESTIMATED TDH – 170 FT
   5. NORMAL OPERATING PRESSURE – 60–75 PSI
4. PUMP CONTRACTOR SHALL PROVIDE THE ENGINEER AN OPERATION AND MAINTENANCE MANUAL FOR THE PUMPS, CONTROL PANEL, AND ALL PUMP STATION APPURTENANCES. THE OPERATION AND MAINTENANCE MANUAL SHALL INCLUDE ALL SERIAL NUMBERS OF ALL PUMP STATION COMPONENTS.
5. PUMP CONTRACTOR SHALL PROVIDE INITIAL START UP AND SHUT DOWN TEST OF PUMP AND PROVIDE ANY TRAINING REQUIRED TO OPERATORS. CONTRACTOR SHALL WARRANTY PUMP STATION THROUGH THE FIRST FULL IRRIGATION SEASON.
6. PUMP CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PUMP CONFIGURATION AND PLUMBING TO ENGINEER TO BE USED IN RECORD DRAWINGS.
7. CONTRACTOR TO PROVIDE AN ENCLOSURE OVER PUMP STATION HARDWARE AND CONTROLS. ENCLOSURE TYPE AND MATERIAL TO BE APPROVED BY OWNER.
8. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, SHUT DOWN, AND START UP LEVELS OF PUMP WITH ENGINEER PRIOR TO CONSTRUCTION.
9. PRESSURE IRRIGATION STATION SHALL MEET IDAHO POWER STANDARDS.



① WET WELL & SCREEN BOX DETAIL

Scale: NTS



SLEEVE SCHEDULE (INCHES)			
PIPE DIA.	PIPE BELL O.D.	SLEEVE MIN. DIA.	SLEEVE I.D.
3"	4.17"	6" PVC C900	6.31"
4"	5.36"	8" PVC C900	8.28"
6"	7.89"	10" PVC C900	10.16"
8"	10.27"	14" PVC C905	14.0"
10"	12.79"	16" PVC C905	15.92"
12"	15.17"	18" PVC C905	17.85"

NOTES:
- A. SLEEVE SCHEDULE BASED ON 1 INCH MINIMUM CLEAR DISTANCE AROUND PIPE BELL.
- B. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ACTUAL DIMENSIONS OF ALL PROPOSED MATERIALS AND SLEEVE SIZES REQUIRED FOR FIELD FIT.

NOTES:

1. COORDINATE WITH PAVING CONTRACTOR TO INSTALL SLEEVE, SIGNAL CONDUIT, FINDER TAPE AND LOCATING WIRE PRIOR TO INSTALLATION OF ROAD SUB-BASE, ROAD BASE AND PAVEMENT.
2. SLEEVED ROAD CROSSING INSTALLATION REQUIREMENTS APPLY WITHIN THE FULL EXTENT OF RIGHT-OF-WAY PLUS SUFFICIENT SLEEVE LENGTH TO CLEAR SIDEWALK.
3. SLEEVED ROAD CROSSINGS SHALL COMPLY WITH ISPWC SD-307 EXCEPT THAT SLEEVE SHALL BE CLASS 200 PVC PIPE, ADS N-12 OR ALUMINIZED CMP PIPE AS SPECIFIED IN SLEEVE SCHEDULE.
4. IN CASE OF CONFLICTS WITH OTHER UTILITIES, IRRIGATION SLEEVE SHALL CROSS BELOW OTHER UTILITIES.
5. INCREASE STATED DISTANCE AS REQUIRED TO MEET COMPACTION.
6. THE CONTRACTOR SHALL CONSTRUCT ALL ROAD CROSSINGS OF THE IRRIGATION PIPE AND POTABLE WATER PIPE IN ACCORDANCE WITH THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND I.S.P.W.C. SD-407.

TYPICAL SLEEVED ROAD CROSSING

NTS

SHEET NOTES

- A. SEE SHEET C1.1 GENERAL, IRRIGATION, AND ACHD NOTES.
- B. ALL FITTINGS AND VALVES SHALL BE THE SAME SIZE AS THE LARGEST DIAMETER PIPE COMING INTO THE FITTING OR VALVE.
- C. ALL ROAD-CROSSINGS SHALL BE SLEEVED PER TYPICAL SLEEVED ROAD CROSSING DETAIL SHEET C7.1.
- D. THRUST OR ANCHOR BLOCKS ARE REQUIRED AT ALL CHANGES OF DIRECTIONS PER ISPWC STANDARD DRAWING SD-403.
- E. PRESSURE IRRIGATION PIPE TO BE CLASS 200, SDR-21 PVC OR APPROVED EQUAL.

PROFESSIONAL ENGINEER – LICENSED – JEFFREY DOERSCH – STATE OF IDAHO – 17876 – 6/16/23

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	10/26/23
2	BVIDC COMMENTS	11/13/23
	ACHD COMMENTS	8/26/24
4		5/29/26
5	AGENCY COMMENTS	7/29/26
6	BOISE PUBLIC WORKS COMMENTS	8/17/26

WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

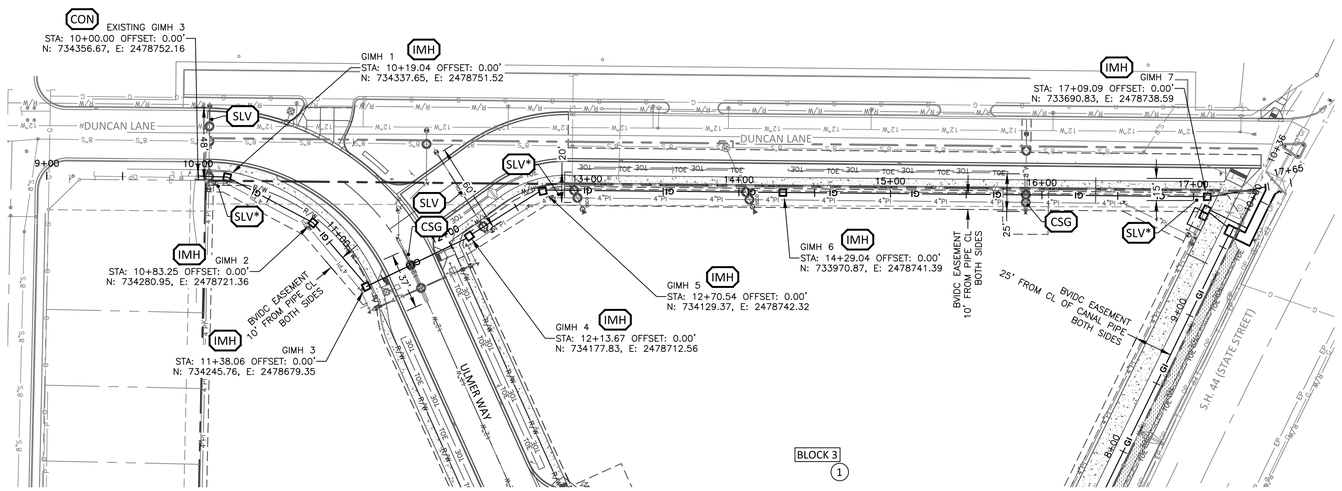
PRESSURE IRRIGATION DETAILS

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DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.
C7.2

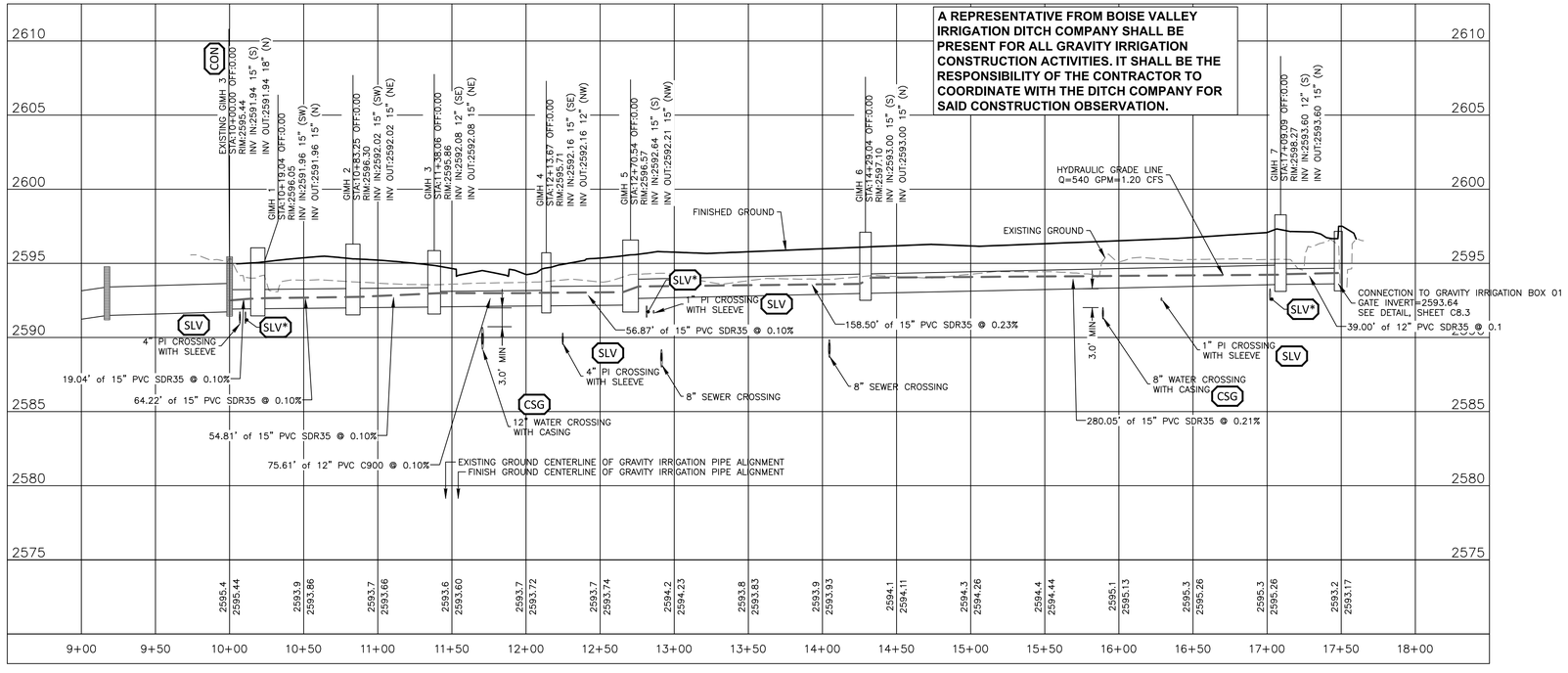
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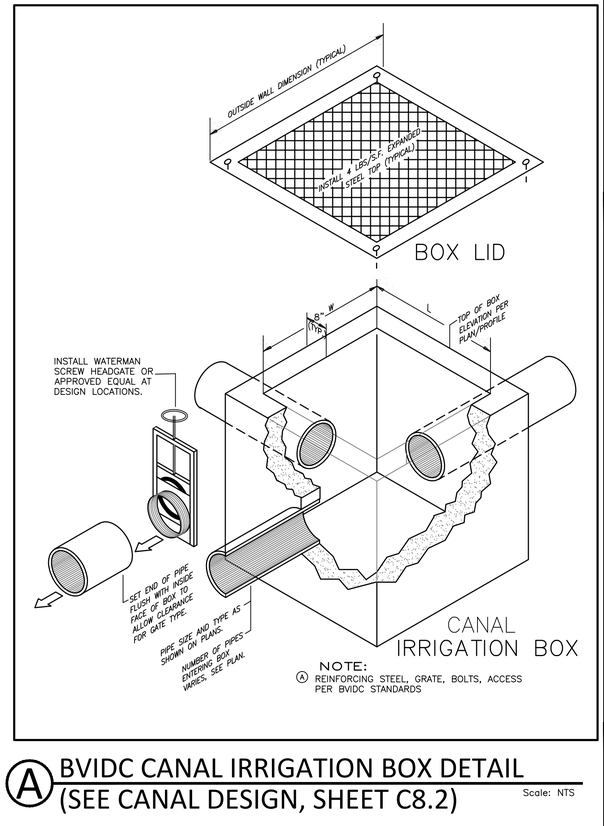


GRAVITY IRRIGATION IMPROVEMENT PLAN - BOISE VALLEY IRRIGATION DITCH CO. LATERAL 36

0 50 100 150 — Plan/Profile Scale: 1" = 50'

0 5 10 15 — Profile Vertical Scale: 1" = 5'

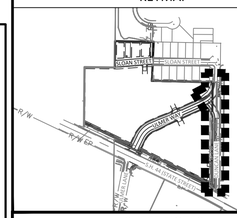




A BVIDC CANAL IRRIGATION BOX DETAIL (SEE CANAL DESIGN, SHEET C8.2)

Scale: NTS

KEYMAP



SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL, IRRIGATION, AND ACHD NOTES.

B. ALL CONSTRUCTION SHALL INCLUDE LOCATING WIRE PER BOISE VALLEY IRRIGATION DITCH COMPANY SPECIFICATIONS.

C. A REPRESENTATIVE FROM BOISE VALLEY IRRIGATION DITCH COMPANY SHALL BE PRESENT FOR ALL GRAVITY IRRIGATION CONSTRUCTION ACTIVITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE DITCH COMPANY FOR SAID CONSTRUCTION OBSERVATION.

D. REINFORCING STEEL: NO. 4 BARS SHALL BE PLACED 12" ON CENTER EACH WAY WITH 3" MINIMUM CLR COVER IN FLOOR AND WALLS OF ALL DITCH COMPANY STRUCTURES. CONTRACTOR TO MAINTAIN 3" MINIMUM COVER AROUND PIPE WALL PENETRATION. DITCH COMPANY REPRESENTATIVE SHALL OBSERVE AND INSPECT ALL WORKMANSHIP PRIOR TO POURING OF CONCRETE.

E. CANAL STRUCTURES SHALL HAVE 5 LB EXPANDED STEEL TOP WITH 2'X2' HINGED MAN-DOOR. COORDINATE BOLT PATTERNS AND HARDWARE WITH DITCH COMPANY.

F. CANAL STRUCTURES SHALL BE 5000 PSI CONCRETE.

G. CANAL PIPE BEDDING SHALL INCLUDE THE FOLLOWING PER BVIDC SPECIFICATIONS: 3/4 MINUS ROCK CHIP FROM OUTSIDE BOTTOM OF PIPE TO 1/2D TO SPRING LINE; MIN. 6" 3/4 MINUS CRUSHED ROCK BELOW OUTSIDE BOTTOM OF PIPE; 6" REJECT SAND ABOVE TOP OUTSIDE TOP OF PIPE & AROUND UPPER HALF OF PIPE.

F. CONTRACTOR TO VISUALLY CONFIRM LOCATION OF COMMUNICATION LINES PRIOR TO CONSTRUCTION WITH POTHOLE LOCATING. CONTRACTOR TO COORDINATE RELOCATION OF COMMUNICATION LINES WITH UTILITY PROVIDER.

G. BVIDC HAS THE RIGHT TO ADJUST PLANS WITHIN THEIR EASEMENT AS NEEDED DURING CONSTRUCTION IF FIELD CONDITIONS DIFFER FROM THAT SHOWN ON THESE CONSTRUCTION PLANS.

I. ALL JUNCTION BOXES SHALL BE CAST-IN-PLACE.

KEYNOTES

- UTILITY MAIN/MAIN CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF BOISE SEWER STANDARD NOTES. SEE SEWER NOTE 9, SHEET C1.1 FOR MORE INFORMATION.
- UTILITY MAIN/SERVICE CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), PER CITY OF BOISE REQUIREMENTS. SEE IRRIGATION NOTE 3, SHEET C1.1 FOR MORE INFORMATION.

IMH — INSTALL 4'W X4'L STANDARD IRRIGATION BOX PER ISPWC STANDARD DRAWING SD-619.

CON — CONNECT TO EXISTING STUB. CONTRACTOR TO VERIFY INVERT ELEVATION OF EXISTING GRAVITY IRRIGATION PRIOR TO ANY CONSTRUCTION AND NOTIFY DESIGN ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM PLANS.

SLV — INSTALL PVC SLEEVE PER DETAIL SHEET C7.2. LENGTH PER PLAN, PIPE SIZE PER PROFILE.

SLV* — INSTALL CONDUITS FOR FUTURE DRY UTILITY INSTALLATION (MINIMUM 2 FT BELOW GRAVITY IRRIGATION PIPE). EXTEND 5' MINIMUM ON EITHER SIDE OF CROSSING (AND BEYOND HARDSCAPE IF APPLICABLE) AND INCLUDE (6) 6-INCH CONDUITS AND (1) 8-INCH CONDUIT OR AS SPECIFIED BY THE UTILITY PROVIDER. LENGTH PER PLAN .INSTALL PER ISPWC STANDARDS. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER.

CSG — INSTALL STEEL CASING PER DETAIL SHEET C6.1. LENGTH PER PLAN, PIPE SIZE PER PROFILE.

PROFESSIONAL ENGINEER — LICENSED — JEFFREY DOERSCH — 5/08/26 — STATE OF IDAHO

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	10/26/23
2	BVIDC COMMENTS	11/13/23
3	ACHD COMMENTS	8/26/24
4	ACHD COMMENTS	5/29/26
5	AGENCY COMMENTS	7/29/26

WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

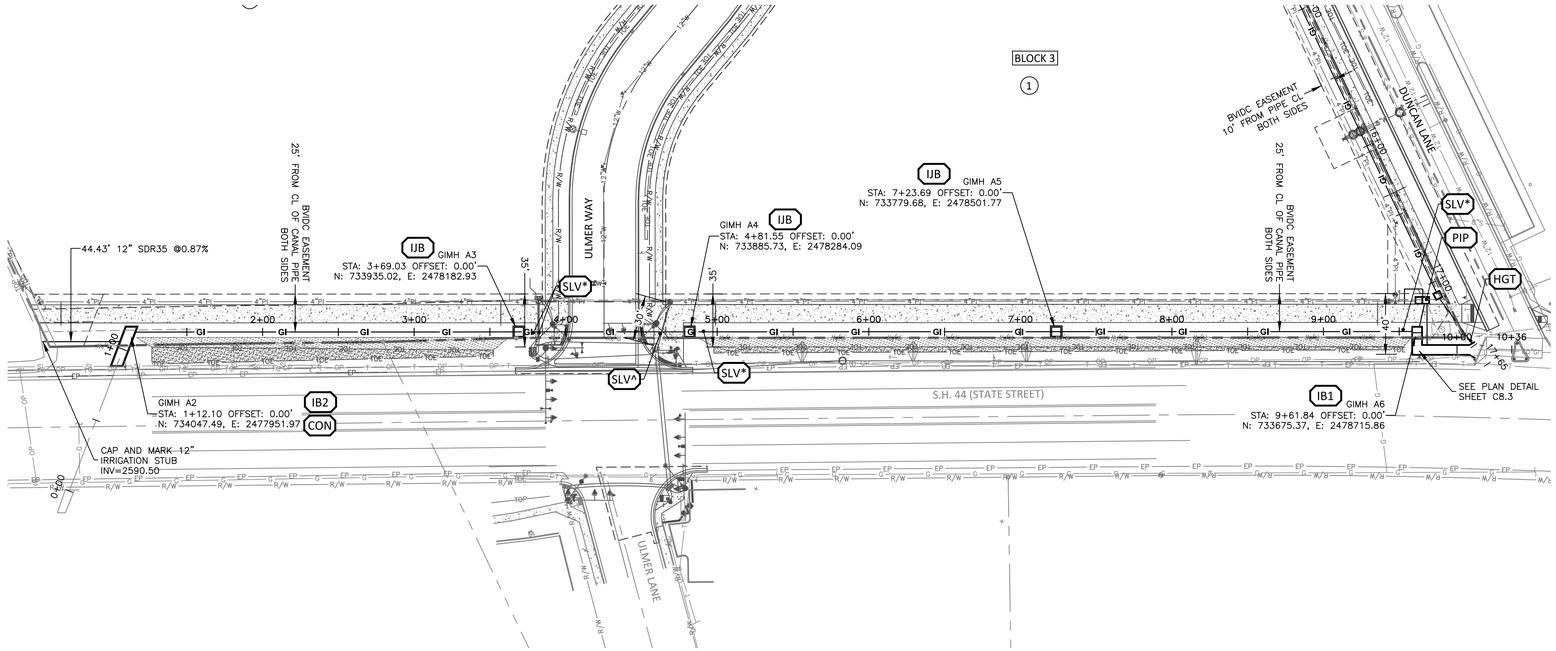
GRAVITY IRRIGATION IMPROVEMENT PLANS
LATERAL 36

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DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.
C8.1

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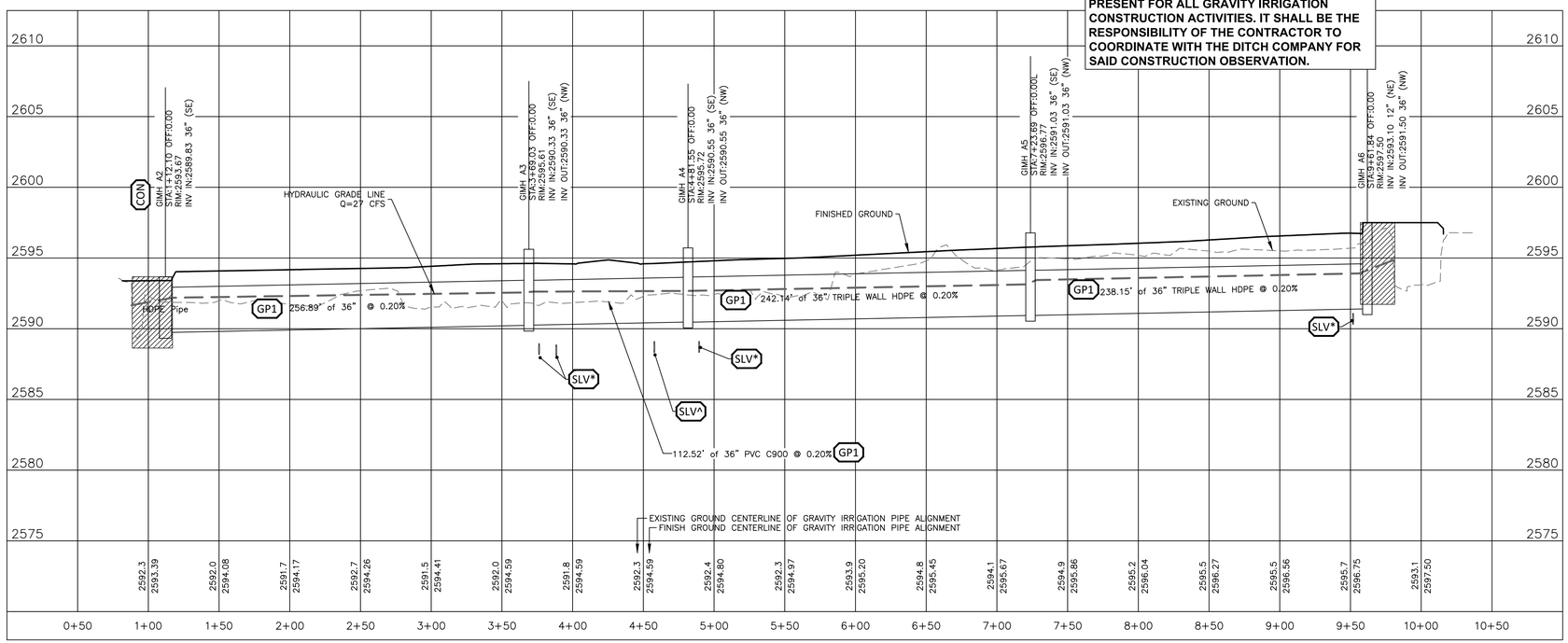


GRAVITY IRRIGATION IMPROVEMENT PLAN - BOISE VALLEY IRRIGATION DITCH CO. CANAL

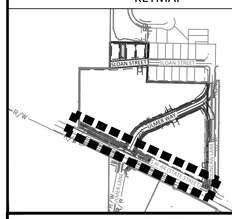
Plan/Profile Scale: 1" = 50'

Profile Vertical Scale: 1" = 5'

A REPRESENTATIVE FROM BOISE VALLEY IRRIGATION DITCH COMPANY SHALL BE PRESENT FOR ALL GRAVITY IRRIGATION CONSTRUCTION ACTIVITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE DITCH COMPANY FOR SAID CONSTRUCTION OBSERVATION.



KEYMAP



SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL, IRRIGATION, AND ACHD NOTES.

B. ALL CONSTRUCTION SHALL INCLUDE LOCATING WIRE PER BOISE VALLEY IRRIGATION DITCH COMPANY SPECIFICATIONS.

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G. CANAL PIPE BEDDING SHALL INCLUDE THE FOLLOWING PER BVIDC SPECIFICATIONS: 3/4 MINUS ROCK CHIP FROM OUTSIDE BOTTOM OF PIPE TO 1/2D TO SPRING LINE; MIN. 6" 3/4 MINUS CRUSHED ROCK BELOW OUTSIDE BOTTOM OF PIPE; 6" REJECT SAND ABOVE TOP OUTSIDE TOP OF PIPE & AROUND UPPER HALF OF PIPE.

F. CONTRACTOR TO VISUALLY CONFIRM LOCATION OF COMMUNICATION LINES PRIOR TO CONSTRUCTION WITH POTHOLE LOCATING. CONTRACTOR TO COORDINATE RELOCATION OF COMMUNICATION LINES WITH UTILITY PROVIDER.

G. BVIDC HAS THE RIGHT TO ADJUST PLANS WITHIN THEIR EASEMENT AS NEEDED DURING CONSTRUCTION IF FIELD CONDITIONS DIFFER FROM THAT SHOWN ON THESE CONSTRUCTION PLANS.

I. ALL JUNCTION BOXES SHALL BE CAST-IN-PLACE.

KEYNOTES

- UTILITY MAIN/MAIN CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.). PER CITY OF BOISE SEWER STANDARD NOTES. SEE SEWER NOTE 9, SHEET C1.1 FOR MORE INFORMATION.
- UTILITY MAIN/SERVICE CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.). PER CITY OF BOISE REQUIREMENTS. SEE IRRIGATION NOTE 3, SHEET C1.1 FOR MORE INFORMATION.
- IJB — INSTALL 6'x6' BVIDC CANAL JUNCTION BOX PER DETAIL A SHEET C8.1.
- IB1 — INSTALL DIVERSION BOX PER DETAIL 1 SHEET C8.3
- IB2 — INSTALL MODIFIED IRRIGATION BOX PER DETAIL 2 SHEET C8.3
- GP1 — INSTALL TRIPLE WALL HDPE GRAVITY IRRIGATION PIPE. SIZE, LENGTH, AND SLOPE AS LISTED ON PLANS.
- CON — CONNECT TO EXISTING HEADWALL PER ITD STANDARDS AND SPECIFICATIONS. CONTRACTOR TO VERIFY INVERT ELEVATION OF EXISTING GRAVITY IRRIGATION STRUCTURE PRIOR TO CONSTRUCTION AND NOTIFY DESIGN ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM PLANS.
- PIP — INSTALL PUMP STATION & WET WELL, SEE PRESSURE IRRIGATION IMPROVEMENT PLANS.
- HGT — INSTALL 12" WATERMAN SCREW HEADGATE PER BOISE VALLEY IRRIGATION DITCH COMPANY STANDARDS & SPECIFICATIONS. EXISTING HEADGATE MAY BE SALVAGED WITH WRITTEN APPROVAL FROM BOISE VALLEY IRRIGATION DITCH COMPANY.
- SLV* — INSTALL CONDUITS FOR FUTURE DRY UTILITY INSTALLATION (MINIMUM 2 FT BELOW GRAVITY IRRIGATION PIPE). EXTEND 5' MINIMUM ON EITHER SIDE OF CROSSING (AND BEYOND HARDSCAPE IF APPLICABLE) AND INCLUDE (6) 6-INCH CONDUITS AND (1) 8-INCH CONDUIT OR AS SPECIFIED BY THE UTILITY PROVIDER. LENGTH PER PLAN .INSTALL PER ISPWC STANDARDS. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER.
- SLV^ — INSTALL 3-4" PVC CONDUIT MINIMUM 2 FT BELOW GRAVITY IRRIGATION PIPE. EXTEND 5' MINIMUM ON EITHER SIDE OF CROSSING AND BEYOND HARDSCAPE IF APPLICABLE. LENGTH PER PLAN. INSTALL PER DETAIL SHEET C7.2.

PROFESSIONAL ENGINEER — LICENSED — JEFFREY DOERSCH — STATE OF IDAHO — 5/08/26

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	10/26/23
2	BVIDC COMMENTS	11/13/23
3	ACHD COMMENTS	8/26/24
4	ACHD COMMENTS	5/29/26
5	AGENCY COMMENTS	7/29/26

WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

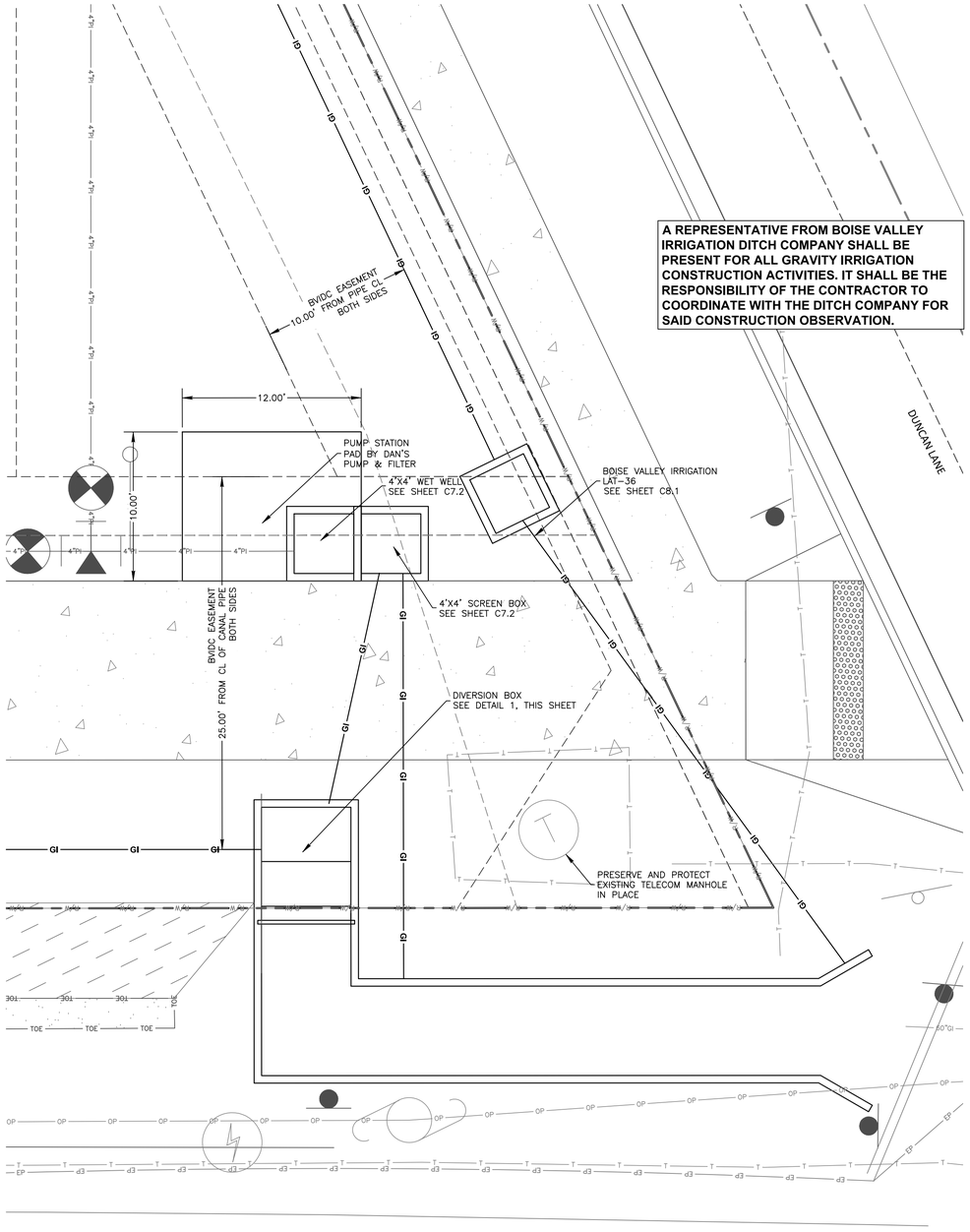
GRAVITY IMPROVEMENT PLANS

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DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.
C8.2

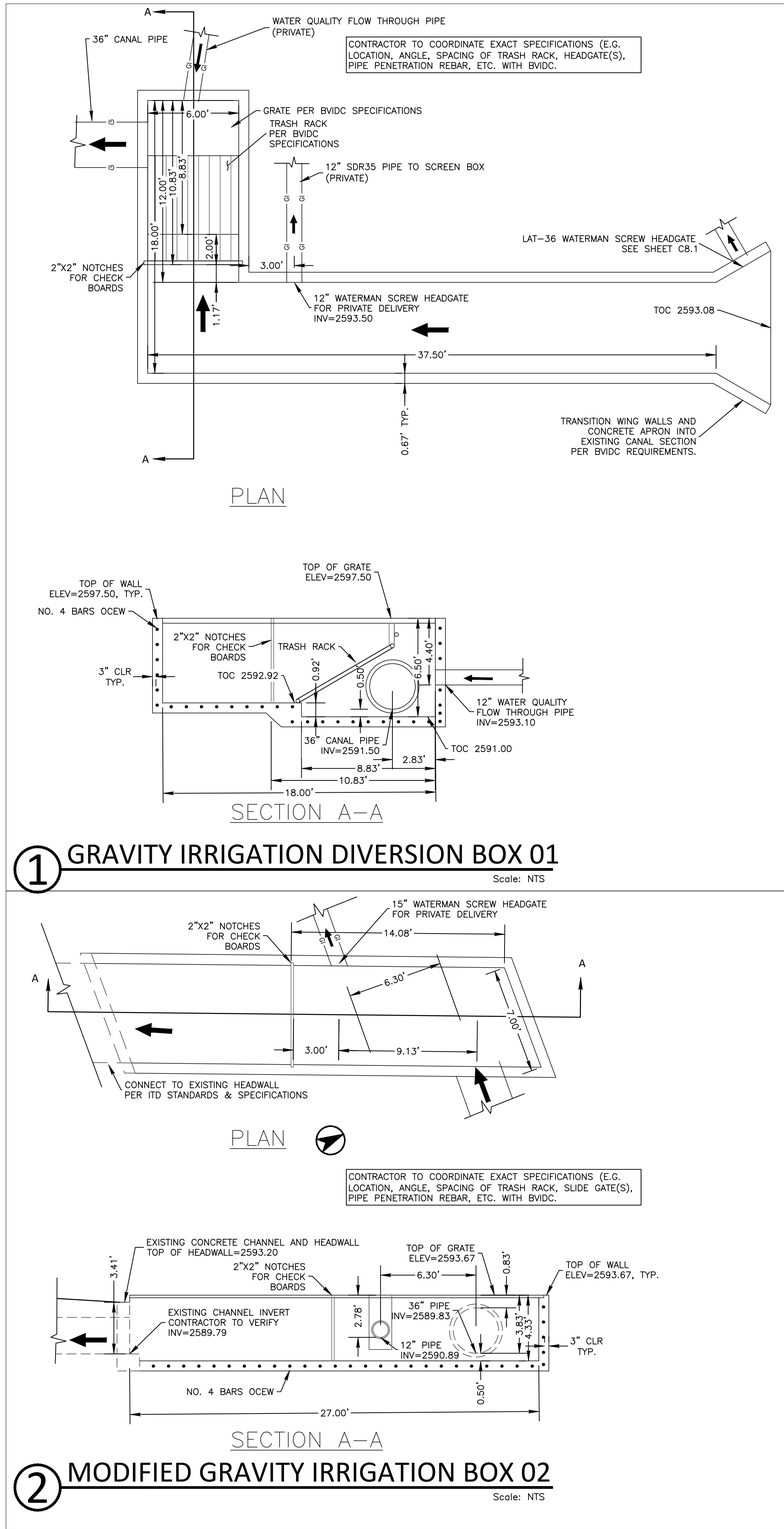
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BOISE VALLEY IRRIGATION DITCH CO. CANAL PLAN DETAIL

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Plan/Profile Scale: 1" = ##'



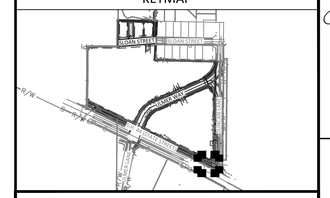
1 GRAVITY IRRIGATION DIVERSION BOX 01

Scale: NTS

2 MODIFIED GRAVITY IRRIGATION BOX 02

Scale: NTS

KEYMAP



SHEET NOTES

A. SEE SHEETS C1.1 AND C1.2 FOR GENERAL, IRRIGATION, AND ACHD NOTES.

B. ALL CONSTRUCTION SHALL INCLUDE LOCATING WIRE PER BOISE VALLEY IRRIGATION DITCH COMPANY SPECIFICATIONS.

C. A REPRESENTATIVE FROM BOISE VALLEY IRRIGATION DITCH COMPANY SHALL BE PRESENT FOR ALL GRAVITY IRRIGATION CONSTRUCTION ACTIVITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE DITCH COMPANY FOR SAID CONSTRUCTION OBSERVATION.

D. REINFORCING STEEL: NO. 4 BARS SHALL BE PLACED 12" ON CENTER EACH WAY WITH 3" MINIMUM CLR COVER IN FLOOR AND WALLS OF ALL DITCH COMPANY STRUCTURES. CONTRACTOR TO MAINTAIN 3" MINIMUM COVER AROUND PIPE WALL PENETRATION. DITCH COMPANY REPRESENTATIVE SHALL OBSERVE AND INSPECT ALL WORKMANSHIP PRIOR TO POURING OF CONCRETE.

E. CANAL STRUCTURES SHALL HAVE 5 LB EXPANDED STEEL TOP WITH 2"X2" HINGED MAN-DOOR. COORDINATE BOLT PATTERNS AND HARDWARE WITH DITCH COMPANY.

F. CANAL STRUCTURES SHALL BE 5000 PSI CONCRETE.

G. CANAL PIPE BEDDING SHALL INCLUDE THE FOLLOWING PER BVIDC SPECIFICATIONS: 3/4 MINUS ROCK CHIP FROM OUTSIDE BOTTOM OF PIPE TO 1/2D TO SPRING LINE; MIN. 6" 3/4 MINUS CRUSHED ROCK BELOW OUTSIDE BOTTOM OF PIPE; 6" REJECT SAND ABOVE TOP OUTSIDE TOP OF PIPE & AROUND UPPER HALF OF PIPE.

F. CONTRACTOR TO VISUALLY CONFIRM LOCATION OF COMMUNICATION LINES PRIOR TO CONSTRUCTION WITH POTHOLE LOCATING. CONTRACTOR TO COORDINATE RELOCATION OF COMMUNICATION LINES WITH UTILITY PROVIDER.

H. BVIDC HAS THE RIGHT TO ADJUST PLANS WITHIN THEIR EASEMENT AS NEEDED DURING CONSTRUCTION IF FIELD CONDITIONS DIFFER FROM THAT SHOWN ON THESE CONSTRUCTION PLANS.

I. ALL JUNCTION BOXES SHALL BE CAST-IN-PLACE.

TOC=TOP OF CONCRETE

PROFESSIONAL ENGINEER
LICENSED
JEFFREY DOBSON
STATE OF IDAHO
5/09/26

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	10/26/23
2	BVIDC COMMENTS	11/13/23
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5	AGENCY COMMENTS	7/29/26

WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

GRAVITY IRRIGATION DETAILS

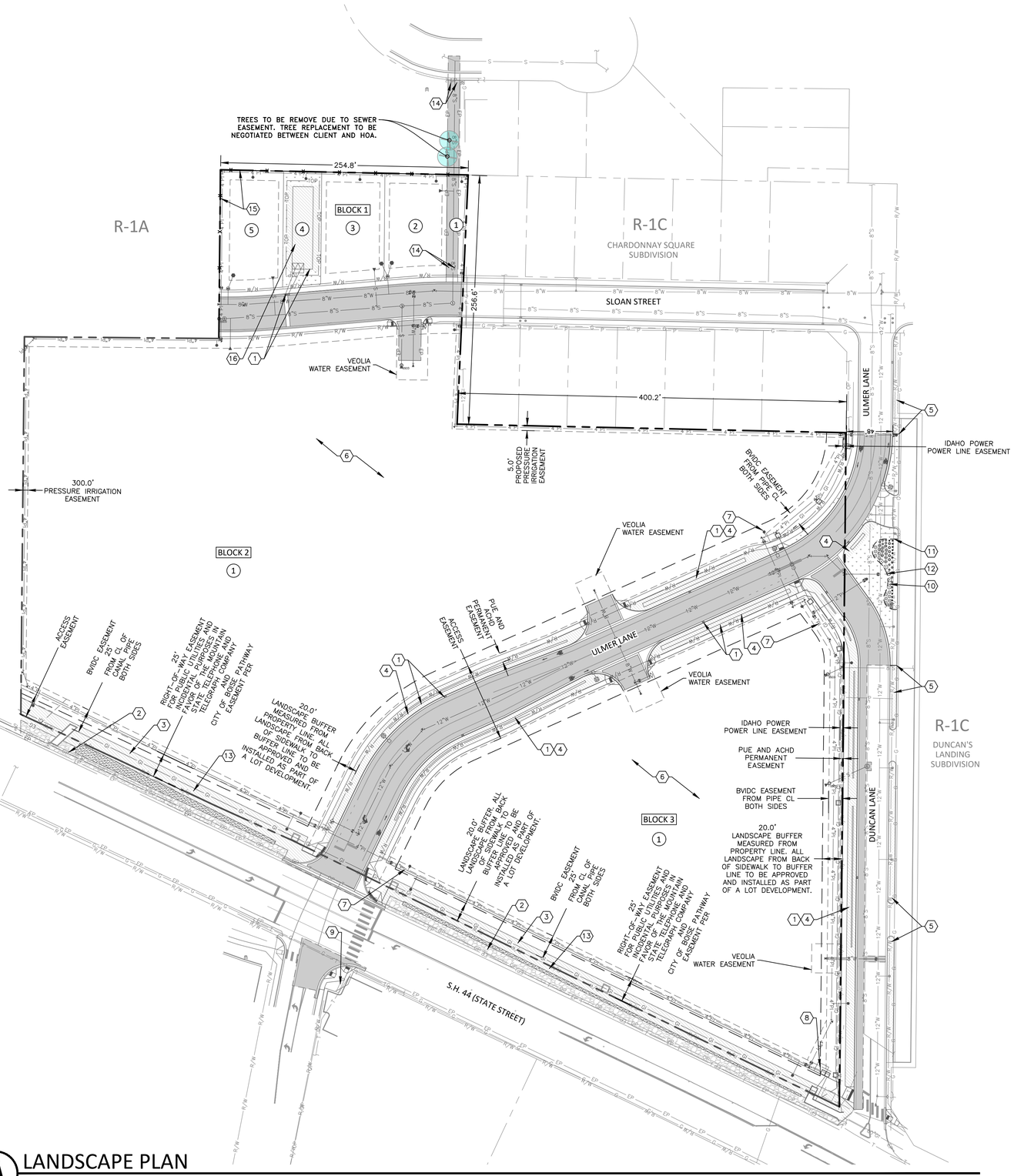
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DESIGN BY:	JWD
DRAWN BY:	JWD
CHECKED BY:	MSD
DATE:	6/16/2023
PROJECT:	26-104

SHEET NO.

C8.3

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LANDSCAPE PLAN

0 60 120 180

Plan Scale: 1" = 60'

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
EXISTING TREES				
	2	EXISTING TREES TO BE REMOVE TREES TO BE REMOVED DUE TO SEWER EASEMENT. TREE REPLACEMENT TO BE NEGOTIATED BETWEEN CLIENT AND HAO	EXISTING	VARIES
SHRUBS				
	5	BUDDLEJA X 'MISS VIOLET' MISS VIOLET BUTTERFLY BUSH	2 GAL.	4'X4'
GRASSES				
	12	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITIONS BLUE GRAMMA GRASS	1 GAL.	3'X3'
	9	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	1 GAL.	2'X2'
PERENNIALS				
	6	COREOPSIS X 'BALUPTGONZ' UPTICK™ GOLD AND BRONZE TICKSEED	1 GAL.	2'X2'
	5	ECHINACEA PURPUREA 'PAS702917' POWWOW WILD BERRY PURPLE CONEFLOWER	1 GAL.	2'X2'
	11	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	1 GAL.	2'X3'
	10	LIATRIS SPICATA 'KOBOLD' KOBOLD BLAZING STAR	2 GAL.	2'X1.5'
	1	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK-EYED SUSAN	1 GAL.	1.5'X1.5'

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SOD/SEED			
	5,233 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
	33,236 SF	WASHED SOD SEE KEY NOTES	SOD
OTHER			
	14,902	EXISTING LANDSCAPE TO REMAIN SEE KEY NOTES	NONE

KEY NOTES (TYPICAL) (#)

1. ACHD FACILITY. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
2. COMPACTED GRAVEL SHOULDER FROM EDGE OF PAVEMENT. WIDTH VARIES. ANY AREAS BETWEEN THE EDGE OF GRAVEL AND THE PATHWAY SHALL CONTAIN MANICURED LAWN.
3. ROADSIDE BORROW DITCH. CONTRACTOR SHALL FURNISH AND INSTALL WASHED BLUEGRASS OR BLUEGRASS/FESCUE SOD (H&E WASHED SOD OR APPROVED EQUAL) AS SHOWN ON PLANS. CONTRACTOR SHALL NOT INSTALL GRASS OVER INFILTRATION SAND WINDOW. SEE CIVIL PLANS FOR BORROW DITCH SOIL MEDIA, GRADING, AND INSTALLATION DETAILS.
4. ACHD BIORETENTION SWALE. CONTRACTOR SHALL FURNISH AND INSTALL WASHED BLUEGRASS OR BLUEGRASS/FESCUE SOD (H&E WASHED SOD OR APPROVED EQUAL) WITHIN BIORETENTION SWALES. SUBMIT PRODUCT SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION. SEE CIVIL PLANS FOR BIORETENTION SOIL MEDIA, GRADING, AND INSTALLATION DETAILS.
5. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
6. FUTURE DEVELOPMENT. PLANS TO BE SUBMITTED AND APPROVED AS PART OF A SEPARATE SUBMITTAL. INCLUDING LANDSCAPE BUFFERS ALONG BACK OF SIDEWALK.
7. DEVELOPMENT'S PRESSURIZED IRRIGATION SYSTEM. SEE CIVIL PLANS FOR POINTS OF CONNECTION. THIS SHALL BE THE PRIMARY SOURCE OF WATER FOR THE COMMON AREA STREET BUFFER IRRIGATION.
8. PUMP SYSTEM AND ASSOCIATED POTABLE BACKUP. THIS SHALL BE THE SECONDARY SOURCE OF WATER FOR THE COMMON AREA STREET BUFFER IRRIGATION.
9. MONUMENT SIGN TO RELOCATED BY OTHERS. LANDSCAPE AND IRRIGATION PATCH BACK BY OTHERS AND SHALL BE TO BE ADDRESSED AS PART OF SEPARATE APPLICATION.
10. POLLINATOR GARDEN WITHIN ACHD RIGHT-OF-WAY TO BE APPROVED THROUGH A LICENSE AGREEMENT WITH ACHD.
11. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
12. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L2.0-01.
13. CLAY LINER. SEE CIVIL PLANS FOR INSTALLATION DETAILS.
14. BOLLARDS. SEE CIVIL PLANS.
15. 6' HEIGHT STAINED CEDAR FENCE. STAIN COLOR BEHR NATURALTONE #401 OR APPROVED EQUAL. SEE L2.0-02.
16. ACHD INFILTRATION POND. CONTRACTOR SHALL FURNISH AND INSTALL WASHED BLUEGRASS OR BLUEGRASS/FESCUE SOD (H&E WASHED SOD OR APPROVED EQUAL) WITHIN INFILTRATION POND AS SHOWN. SUBMIT PRODUCT SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION. SEE CIVIL PLANS FOR INFILTRATION POND MEDIA, GRADING, AND INSTALLATION DETAILS.

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STATE OF IDAHO — ALYSSA YENSEN — LICENSED LANDSCAPE ARCHITECT — LA 12-29-25

REVISIONS

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1	AGENCY COMMENTS	10/26/23
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WESTLOCK VILLAGE SUBDIVISION
BOISE, IDAHO

LANDSCAPE PLAN

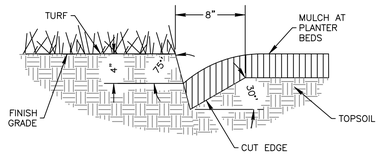
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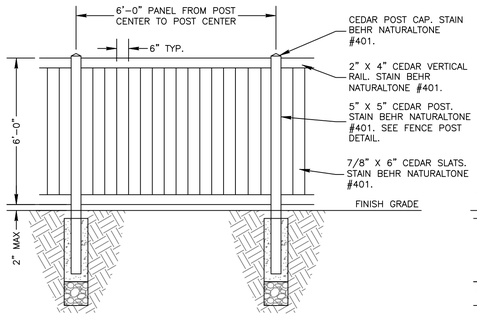
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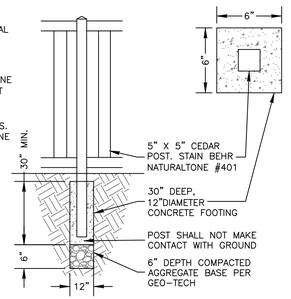


01 SHOVEL CUT EDGE

NTS



POST FOOTING SECTION



POST FOOTING PLAN VIEW

REFERENCE PHOTO



NOTES:
1. 1. REFER TO PLAN FOR FENCE LOCATION.
2. ALL FENCE BOARDS, RAILS, CAPS, AND POSTS SHALL BE WESTERN RED CEDAR –CLEAR GRADE OR BETTER. #2, UTILITY, CONSTRUCTION, OR ECONOMY GRADES ARE NOT PERMITTED.
3. PROVIDE NOMINAL 7/8" X 6" (ACTUAL) CEDAR BOARDS, SUITABLE FOR STAINED EXTERIOR USE.
4. PROVIDE ONE CONSISTENT EXTERIOR STAIN COLOR ON ALL EXPOSED CEDAR (BEHR NATURALTONE #401 OR APPROVED EQUAL).
5. FENCE SHALL BE STEPPED TO FOLLOW GRADE CHANGES. RAKED OR SLOPE PARALLEL INSTALLATION IS NOT PERMITTED.
6. CONTRACTOR SHALL SUBMIT CEDAR GRADE, SUPPLIER INFORMATION, AND PRODUCT DATA TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR INSTALLATION. UNAPPROVED MATERIALS MAY BE REJECTED AND REPLACED AT CONTRACTOR'S EXPENSE.

02 6' HEIGHT STAINED CEDAR FENCE AND POST

NTS

GENERAL IRRIGATION NOTES

1. NO GUARANTEE IS MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN, OR SHOWN CORRECTLY. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. THE CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. THE WORK SHALL CONSIST OF PROVIDING AND INSTALLING ALL MATERIALS NECESSARY FOR A COMPLETE SYSTEM INCLUDING POINT OF CONNECTION, PIPE, VALVES, FITTINGS, HEADS, AUTOMATIC CONTROLS, AND ALL ASSOCIATED LABOR. THE CONTRACTOR SHALL FURNISH THE ARCHITECT WITH A SHOP DRAWING SHOWING THE DESIGN LAYOUT, PIPE SIZE AND TYPE, VALVE LOCATIONS AND TYPE, HEAD LOCATIONS AND TYPE, CONTROLLER LOCATION AND TYPE, WIRE SIZING, ETC... FOR APPROVAL PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK
4. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS.
5. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
6. POINT OF CONNECTION: COMPLY WITH REQUIREMENTS OF UTILITY SUPPLYING WATER FOR PREVENTION OF BACKFLOW AND BACK-SIPHONAGE
7. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
8. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
9. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON SEPARATE ZONES FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
10. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.
11. PRIOR TO COMMENCING WORK, CONTRACTOR TO CONFIRM PSI IS ADEQUATE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. SHOULD THE PSI BE LESS THAN ADEQUATE, NOTIFY THE ARCHITECT IMMEDIATELY. IN THE EVENT THAT THE ARCHITECT IS NOT NOTIFIED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
12. WHERE APPLICABLE, LABEL ALL IRRIGATION RISERS, FAUCETS, VALVE BOXES, AND VAULTS WITH DURABLE TAGS CARRYING THE WARNING "DANGER-UNSAFE WATER OR NON-POTABLE WATER."
13. INSTALL ALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM EDGE OF PAVEMENT FOR EASE OF ACCESS.
14. PROVIDE UNDERGROUND IRRIGATION SYSTEM AS A COMPLETE UNIT PRODUCED BY A SINGLE ACCEPTABLE MANUFACTURER, INCLUDING HEADS, VALVES, CONTROLS, AND ACCESSORIES.
15. A MIN. OF 4" POP-UPS ARE TO BE USED IN ALL LAWN AREAS. DRIP IRRIGATION TO BE USED IN ALL PLANTER BEDS.
16. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO SIZE CIRCUIT PIPING. WATER VELOCITY IN ALL PIPES SHALL NOT EXCEED FIVE FEET PER SECOND. MINIMUM PIPE SIZE TO BE 1".
17. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL ROADWAY, PARKING, AND WALKWAY SURFACES. EXTEND 6" MINIMUM BEYOND SURFACE EDGE. IDENTIFY ENDPOINTS OF SLEEVING.
18. ALL IRRIGATION HEADS LOCATED ADJACENT TO ROAD SURFACES NOT PROTECTED BY A VERTICAL CONCRETE CURB SHALL BE PLACED 18" FROM THE EDGE OF THE ROAD SURFACE.
19. WHERE APPLICABLE, CONTRACTOR IS RESPONSIBLE TO PROVIDE 120 VOLT POWER AND ALL REQUIRED CIRCUITS FROM THE ELECTRICAL PANEL TO THE IRRIGATION CONTROLLER. SIZE WIRE AND CONDUIT AS REQUIRED.
20. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION, INCLUDING ADJACENT PROPERTIES. REPAIR INCLUDES BUT IS NOT LIMITED TO PIPING, VALVES, HEADS, DRIP COMPONENTS, CONTROL WIRES AND EQUIPMENT, AND SLEEVES. IF APPLICABLE, IRRIGATION CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT.
21. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COARSE OF CONSTRUCTION.
22. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES BETWEEN DESIGN DRAWINGS AND ACTUAL SITE CHARACTERISTICS. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PROVIDED ON DRAWINGS. CONTRACTOR SHALL STOP CONSTRUCTION AND CONTACT THE OWNER IMMEDIATELY FOR FURTHER DIRECTION IF DISCREPANCIES OCCUR.
23. UPON COMPLETION, AND PRIOR TO FINAL PAYMENT, THE IRRIGATION CONTRACTOR SHALL PROVIDE A NEAT AND LEGIBLE AS-CONSTRUCTED IRRIGATION PLAN, AN OPERATION AND MAINTENANCE MANUAL, AND UP TO (8) HOURS OF ORIENTATION AND/OR TRAINING FOR THE OWNERS MAINTENANCE AND OPERATIONS STAFF.
24. THE ENTIRE SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF IT'S ACCEPTANCE. REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THAT YEAR SHALL BE COMPLETED PROMPTLY BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
25. CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST TO THE OWNER, SPRING START UP AND WINTERIZATION DURING THE GUARANTEE PERIOD.

GENERAL LANDSCAPE NOTES

1. VERIFICATION OF TOTAL LANDSCAPE MATERIAL QUANTITIES AS SHOWN ON THIS LANDSCAPE PLAN AND IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. IF QUANTITIES LISTED DO NOT CORRELATE WITH WHAT IS SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. THIS INCLUDES, BUT IS NOT LIMITED TO TREE, SHRUB, ROCK, TOPSOIL, MULCH, SEED OR SOD, EDGING, AND DRIP LINE QUANTITIES.
2. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE LANDSCAPE ARCHITECT OF AVAILABLY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. IF A SPECIFIED PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
3. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
4. PROVIDE REQUIRED SOIL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION, NOTIFY THE RESPONSIBLE PERSON IMMEDIATELY. FAILURE TO NOTIFY THE RESPONSIBLE PERSON IMPLIES ACCEPTANCE OF THE SITE IN ITS EXISTING CONDITION.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIAL SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC.., SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FINISH GRADES TO BE SMOOTH AND EVEN, GRADIENTS TO REMOVE LOW AND HIGH POINTS AND TO PROVIDE POSITIVE DRAINAGE.
6. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL, AS PER SPECIFICATIONS. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. REUSE EXISTING SURFACE TOPSOIL IF AVAILABLE.
7. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIALS AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: PROVIDE APPROVED IMPORTED TOPSOIL OR, AMEND THE ON-SITE TOPSOIL.
8. TOPSOIL DEPTHS SHALL BE AS FOLLOWS (WHERE APPLICABLE): LAWN AREAS-6" MIN.; PLANTER BEDS – 12" MIN.; CURB ISLANDS – 18" MIN.ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE.
9. FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 3:1.
10. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN HEALTHY GROWING CONDITION.
12. ALL WRAPPING MATERIAL SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PORTION OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN HEALTHY CONDITION IMMEDIATELY WITH COMPARABLE SIZE AND SPECIES AT NO COST TO THE OWNER.
14. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR'S MAINTENANCE SHALL INCLUDE:

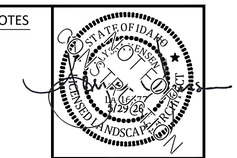
- PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL FINAL ACCEPTANCE BY OWNER.
- RE-SET SETTLED PLANTS TO A PROPER GRADE AND POSITION.
- RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE AND REPLACE DEAD MATERIAL.
- TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED ONLY IF ORIGINALLY NEEDED.
- CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOMES APPARENT AND WEATHER AND SEASON PERMIT.

ITD GENERAL LANDSCAPE AND IRRIGATION NOTES

1. NOT TREES SHALL BE ALLOWED WITHIN 4 FEET OF THE FACE OF CURB AT FULL GROWTH.
2. IRRIGATION COMPONENTS SHALL BE LOCATED A MIN. OF 5 FEET FROM THE PAVEMENT EDGE AND SHALL BE ADJUSTED SO AS NOT TO CAUSE WATER TO COVER ANY PORTION OF THE HIGHWAY PAVEMENT.
3. ALL LANDSCAPING AND IRRIGATION INSTALLED WITHIN ITD RIGHT-OF-WAY SHALL MEET ITD STANDARD SPECIFICATIONS.
4. PROVISIONS FOR THE FOR THE RESPONSIBILITY OF FUTURE MAINTENANCE OF ANY LANDSCAPING WITHIN ITD RIGHT-OF-WAY SHALL BE ESTABLISHED WITH THE PROPERTY OWNER. ITD IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING INSTALLED WITHIN THE ITD RIGHT-OF-WAY.

ACHD LANDSCAPE NOTES

1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
3. ALL TREES SHALL BE PLANTED A MIN. 5' FROM ALL ACHD CURBS AND/OR ATTACHED SIDEWALK, UNLESS PLANTED WITHIN THE PARKSTRIP. ALL TREES PLANTED IN PARKSTRIP SHALL BE CENTERED.



REVISIONS

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WESTLOCK VILLAGE SUBDIVISION
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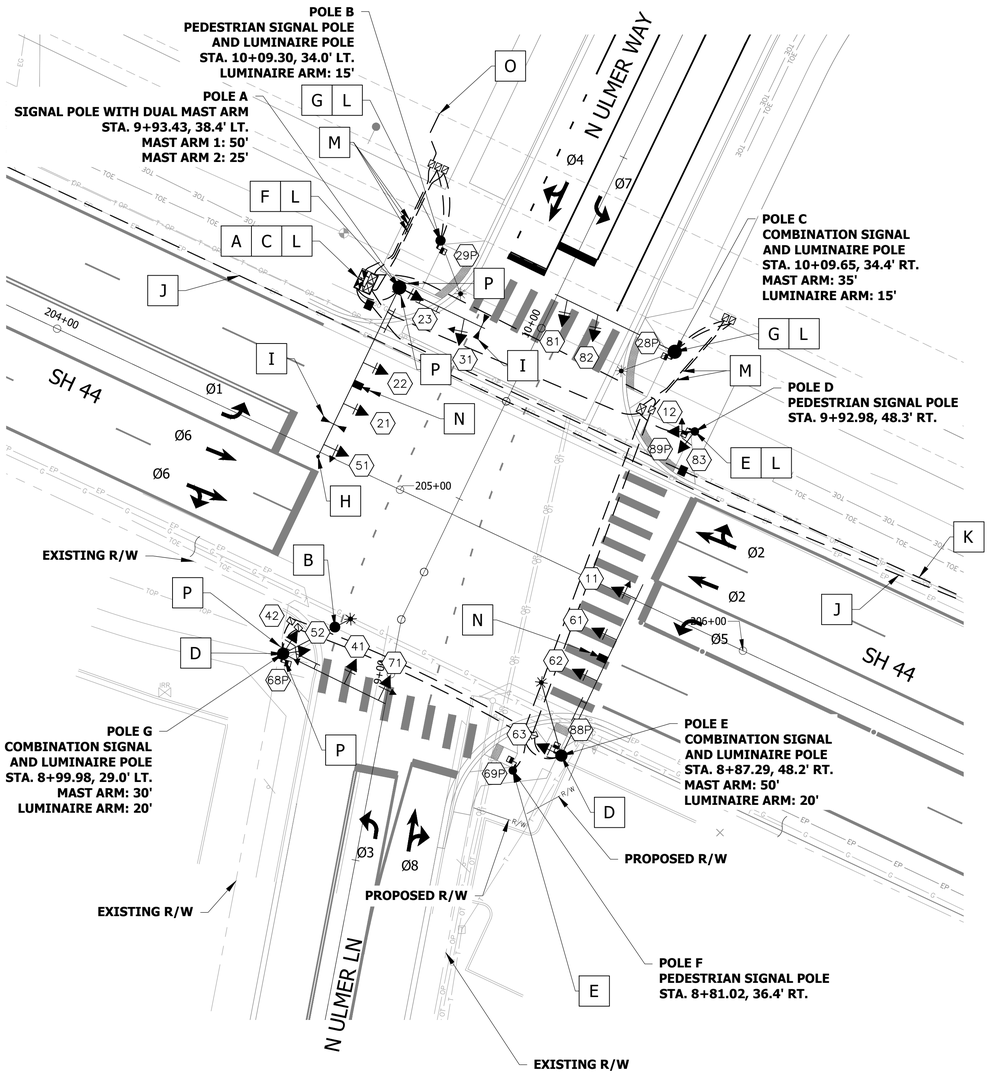
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CONSTRUCTION NOTES

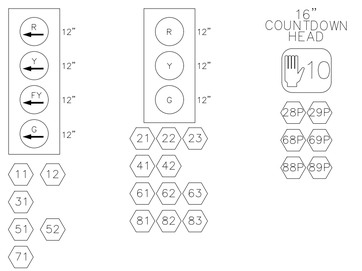
- **A** INSTALL ACHD SUPPLIED SIGNAL, DUAL-METER SERVICE, AND UPS CABINETS AND ALL ASSOCIATED EQUIPMENT ON A TYPE "P" FOUNDATION. UNINTERRUPTED POWER SUPPLY (UPS) BATTERY BACKUP SYSTEM TO BE ATTACHED TO SIGNAL CABINET. TRAFFIC SIGNAL CONTROLLER SHALL BE CUBIC TRAFFICWARE COMMANDER.
- **B** CONTRACTOR TO INSTALL ACHD-SUPPLIED GRIDSMART DETECTION SYSTEM INCLUDING BELL CAMERA TO BE MOUNTED ON THE LUMINAIRE ARM INCLUDING ALL NECESSARY MOUNTING BRACKETS. TERMINATE CABLE AT CAMERA.
- **C** FURNISH AND INSTALL GPS EMERGENCY PRE-EMPTION AND ASSOCIATED EQUIPMENT TO OPERATE GPS AND IR BASED PRE-EMPTION. THIS INCLUDES BUT IS NOT LIMITED TO MODEL 764 PHASE SELECTOR, CARD RACK, AUXILIARY INTERFACE PANEL, AND GPS RECEIVER (CONTRACTOR SUPPLIED).
- **D** INSTALL NEW SIGNAL POLE, MAST ARM, LUMINAIRE ARM, AGPS PUSH BUTTON AND APPURTENANCES.
- **E** INSTALL PEDESTRIAN PEDESTAL WITH AGPS PUSHBUTTON AND COUNTDOWN HEAD. CONTRACTOR TO INSTALL 4-CONDUCTOR FROM AGPS PUSHBUTTON TO PED HEAD.
- **F** INSTALL NEW SIGNAL POLE, MAST ARM, AND APPURTENANCES.
- **G** INSTALL NEW LUMINAIRE POLE WITH AGPS PUSHBUTTON AND COUNTDOWN HEAD. CONTRACTOR TO INSTALL 4-CONDUCTOR FROM AGPS PUSHBUTTON TO PED HEAD.
- **H** FURNISH AND INSTALL GPS RECEIVER ANTENNAS. CONTRACTOR TO PROVIDE.
- **I** INSTALL OPTICOM MODEL 722 IR DETECTOR.
- **J** MAINTAIN AND PROTECT EXISTING ACHD INTERCONNECT CONDUIT AND CABLES.
- **K** EXTEND NEW INTERCONNECT CONDUIT AND FIBER CABLE INTO ACHD INTERCONNECT MANHOLE LOCATED APPROXIMATELY 35' EAST OF THIS LOCATION AND INSTALL NEW 1-12F FIBER TO TRAFFIC SIGNAL CABINET ON THE SOUTHEAST CORNER OF THE SH-44/BOGART LANE INTERSECTION APPROXIMATELY 2,800'. TERMINATE THE 1-12F IN THE BOGART LANE SIGNAL CABINET AS WELL AS THE ULMER LANE CABINET.
- **L** CONTRACTOR SHALL VERIFY THAT THE LOCATIONS OF POLES WITHIN IRRIGATION EASEMENTS HAVE BEEN APPROVED BY IRRIGATION COMPANIES PRIOR TO INSTALLATION OF FOUNDATIONS FOR SIGNAL POLES AND CABINETS.
- **M** UTILIZE 4" CONDUIT SLEEVES INSTALLED 24" UNDER IRRIGATION PIPES APPROXIMATELY 6' DEEP.
- **N** CONTRACTOR TO INSTALL VIDEO DETECTOR FOR ADVANCED DETECTION AND VIDEO DETECTION CABLE FROM CABINET TO THE VIDEO LOCATION. COIL 10' OF CABLE AT EACH LOCATION FOR TERMINATION. CONTRACTOR TO TERMINATE CONDUCTOR AT VIDEO DETECTOR AND IN POLE HAND HOLD. LEAVE 10' IN CABINET FOR TERMINATION BY ACHD. ACHD TO FURNISH (AT CONTRACTOR/DEVELOPER EXPENSE), DETERMINE FINAL LOCATION, INSTALL, AND ORIENT THE VIDEO, ESTABLISH DETECTION ZONES, AND CALIBRATE THE SYSTEM FOR OPERATION. ACHD MUST BE NOTIFIED AT LEAST 5 WORKING DAYS PRIOR TO INSTALLATION.
- **O** TO ELECTRICAL SERVICE. SEE NOTE 8 ON SIGNAL WIRING DIAGRAM.
- **P** INSTALL "NO PEDESTRIAN CROSSING" SIGN.



GENERAL NOTES

1. REFER TO ACHD STANDARD TRAFFIC DETAILS (TS SERIES) FOR CONSTRUCTION DETAILS AND INSTALLATION REQUIREMENTS.
2. INFORMATION SHOWN ON THIS SHEET IS ACCURATE FOR TRAFFIC SIGNAL IMPROVEMENTS ONLY.
3. THE LOCATIONS OF THE SIGNAL CABINET, SERVICE PEDESTAL AND SIGNAL POLE FOUNDATIONS SHALL BE FIELD VERIFIED BY ACHD AT LEAST 2 WORKING DAYS PRIOR TO INSTALLATION.
4. CONTRACTORS TO RE-USE EXISTING PREEMPTION EQUIPMENT AS NOTED ON THE PLAN. IF NEW EQUIPMENT IS NEEDED FOR ANY REASON, CONTRACTOR SHOULD COORDINATE WITH BOISE FIRE DEPARTMENT (208-XXX-XXXX) TO COORDINATE PURCHASE AND PICK-UP OF NEW EQUIPMENT.
5. LOCATIONS OF EXISTING UNDERGROUND STRUCTURES AND UTILITIES ARE APPROXIMATE ONLY. IT IS NOT THE INTENT OF THESE PLANS TO SHOW THE EXACT LOCATION OF UNDERGROUND EQUIPMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITH RESPECTIVE OWNERS. EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.CALL DIG LINE 3 BUSINESS DAYS PRIOR TO EXCAVATION TO REQUEST UNDERGROUND UTILITY LOCATES.
6. ALL REFERENCES TO COORDINATION/APPROVAL BY ACHD SHALL BE FACILITATED THROUGH THE ACHD SIGNAL CONSTRUCTION COORDINATOR (208-387-6287) OR THE DESIGNATED ACHD SIGNAL INSPECTOR.
7. CONTRACTOR TO PURCHASE ALL ACHD SUPPLIED EQUIPMENT FROM ACHD AND PAY THE USE TAX ON THIS EQUIPMENT. CONTRACTOR TO COORDINATE PURCHASE & PICK UP AT LEAST 30 CALENDAR DAYS PRIOR TO ANTICIPATED INSTALLATION. SEE SPECIAL PROVISIONS SECTION 904 FOR A LISTING OF ALL ACHD SUPPLIED EQUIPMENT. COORDINATE PICK UP OF ACHD SUPPLIED EQUIPMENT FROM ACHD AT LEAST 30 CALENDAR DAYS PRIOR TO ANTICIPATED INSTALLATION. SEE SPECIAL PROVISIONS SECTION 1131.01.01 FOR ACHD SUPPLIED EQUIPMENT.
8. TOP OF FOUNDATION ELEVATIONS REPRESENT APPROXIMATE GROUND SURFACE ELEVATIONS. TOP OF FOUNDATION ELEVATIONS FOR ALL POLES ARE TO BE FIELD VERIFIED BY THE CONTRACTOR BASED ON THE ACTUAL GROUND ELEVATIONS PRIOR TO INSTALLATION OF POLE FOUNDATIONS. FOUNDATIONS PARTIALLY OR FULLY WITHIN SIDEWALK SHALL BE INSTALLED 5" BELOW THE FINISHED GROUND SURFACE.
9. ALL EXCAVATION AND BACKFILL FOR INSTALLATION OF NEW POLE FOUNDATIONS SHALL BE PER ACHD SECTION 1131 SPECIFICATIONS (CONTROLLED DENSITY FILL) AND SHALL BE INCIDENTAL TO THIS ITEM.
10. THE CONDUIT AND JUNCTION BOX LAYOUT SHOWN IS SCHEMATIC; THE CONTRACTOR IS ALLOWED FLEXIBILITY IN PLACEMENT OF THIS EQUIPMENT. THE CONTRACTOR SHALL MAINTAIN APPROPRIATE CLEARANCE BETWEEN ADJACENT UTILITIES AND MINIMIZE IMPACTS TO EXISTING INFRASTRUCTURE TO THE EXTENT POSSIBLE.
11. TRENCH AND BACKFILL FOR ALL NEW CONDUIT INSTALLATIONS SHALL BE PER ACHD SECTION 1131 SPECIFICATIONS AND SHALL BE INCIDENTAL TO THIS ITEM.
12. ALL SURFACE REPAIR ASSOCIATED WITH CONDUIT TRENCHING, JUNCTION BOX, AND/OR SIGNAL POLE INSTALLATIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE ISPWC AND SHALL BE INCIDENTAL TO THIS ITEM.
13. COORDINATE WITH IDAHO POWER TO ENSURE ADEQUATE CLEARANCES TO OVERHEAD POWER LINES.
14. ALL CONDUITS INSTALLED ACROSS SH 44 (STATE STREET) ARE TO BE BY DIRECTIONAL BORE. NO TRENCHING ALLOWED ACROSS SH 44.
15. NOTIFY ACHD A MINIMUM OF 5 WORKING DAYS PRIOR TO INSTALLATION OF GRIDSMART CAMERA FOR ACHD TO SETUP IN THE TRAFFIC SIGNAL CABINET.

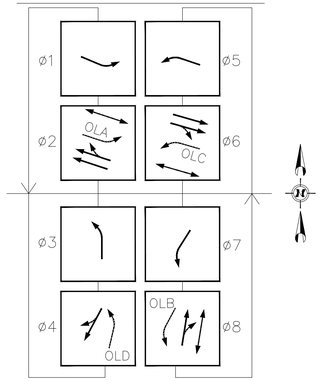
SIGNAL HEAD SCHEDULE



LEGEND

- SIGNAL POLE/MAST ARM
- PEDESTRIAN SIGN HEAD
- VEHICLE SIGNAL HEAD WITH BACKPLATE
- VEHICLE LEFT-TURN SIGNAL HEAD WITH BACKPLATE
- SIGN (MAST ARM MOUNTED)
- STREET NAME SIGN
- EMERGENCY VEHICLE DETECTOR
- SIGNAL CONTROLLER/SERVICE CABINETS
- SIGNAL/LIGHTING CONDUIT
- S40-T/ADA PULL BOX
- S45-T/ADA PULL BOX
- GRIDSMART DETECTION CAMERA
- S45-T/ADA PULL BOX WITH RISER

PHASING DIAGRAM



10 0 10 20
Scale: 1" = 20'

KITTELSON & ASSOCIATES
101 S CAPITOL BOULEVARD, SUITE 600
BOISE, ID 83702
P 208.336.0685 F 208.336.2683

NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER LICENSED 7656 STATE OF IDAHO JOHN F. RINGERT 06.25.2026

#	DATE	REVISION	APPD

Submission Date: 06/24/2026

Drawn: LEN/EMK | Designed: LEN/EMK | Checked: JFR

PROJECT NO. 28276

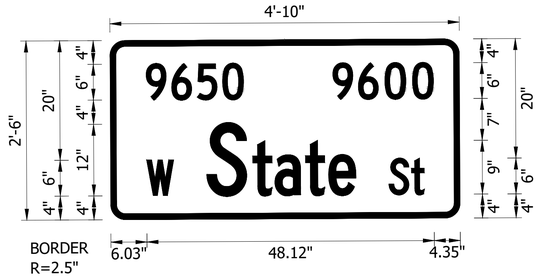
SH 44 / Ulmer Lane Traffic Signal

TRAFFIC SIGNAL PLAN

SHEET NO. TS1 OF 4

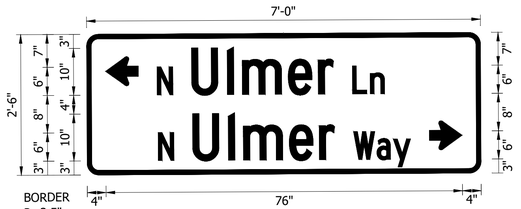
Plot Stamp: 6/24/2026 1:23:06 PM - Liz Kaniecki
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MAST ARM SIGN SCHEDULE



Panel Style: Street name 8-6in.ssi
M.U.T.C.D.: 2009 Edition

(1) MAST ARM MOUNTED STREET NAME SIGN
SEE ACHD TRAFFIC DETAIL TS-1109

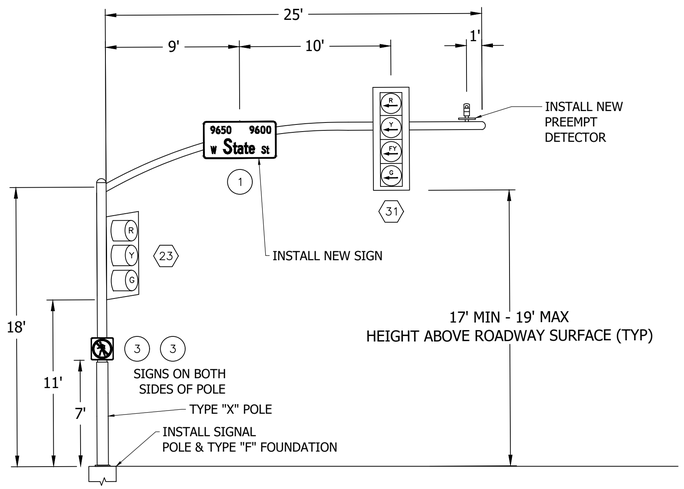


Panel Style: Street name 8-6in.ssi
M.U.T.C.D.: 2009 Edition

(2) MAST ARM MOUNTED STREET NAME SIGN
SEE ACHD TRAFFIC DETAIL TS-1109

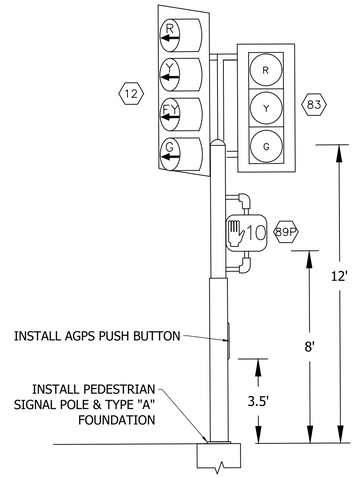


(3) R9-3
18"X18"



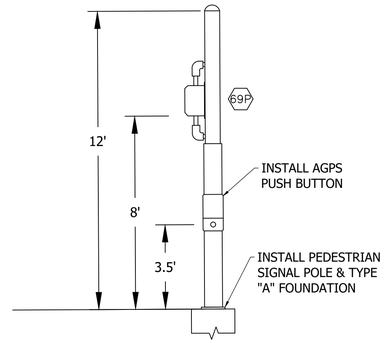
POLE "A" (FACING NORTHBOUND)

(NOT TO SCALE)



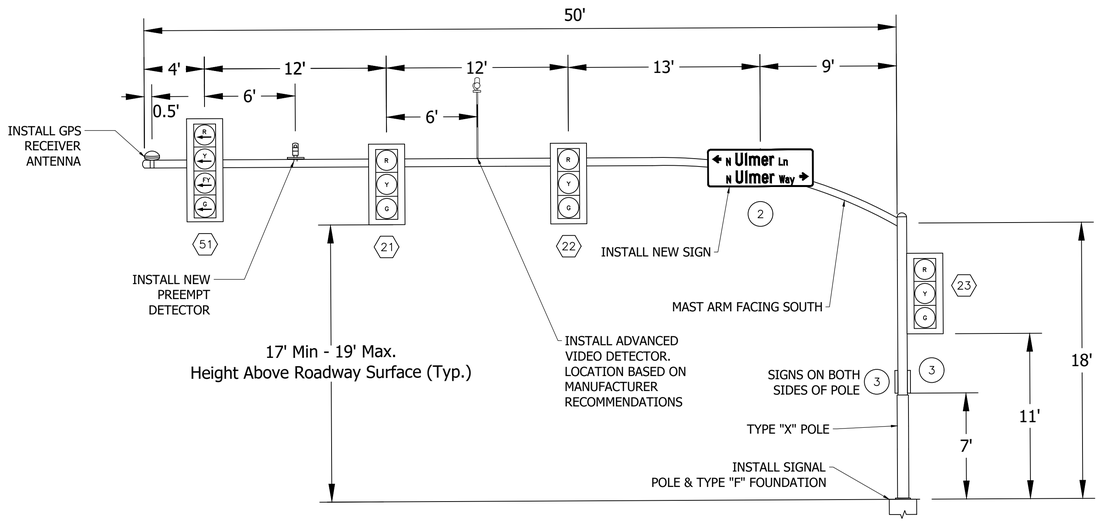
POLE "D"

(NOT TO SCALE)



POLE "F"

(NOT TO SCALE)



POLE "A" (FACING WESTBOUND)

(NOT TO SCALE)

POLE MOUNTING SCHEDULE

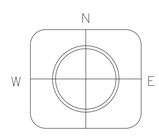
POLE	SIGNAL MAST ARM	LUMINAIRE MAST ARM	PEDESTRIAN PUSH BUTTON*		PEDESTRIAN HEAD		POLE MOUNTED VEHICLE HEADS		TOP OF FOUNDATION ELEVATION*** (FOUNDATION ELEV./FINISHED SURFACE ELEV.)
	QUAD	QUAD	QUAD	EXTENSION	NO.	QUAD**	NO.	QUAD**	
POLE "A"	SW SE	-	-	-	-	-	23	SE	2,594.57 / 2,594.57
POLE "D"	-	-	NW	-	89P	W	83 12	S W	2,594.10 / 2,594.51
POLE "F"	-	-	NE	-	69P	NW	-	-	2,593.48 / 2,593.89

(EX) = EXISTING
* PEDESTRIAN PUSH BUTTONS SHALL BE MOUNTED 3.5' ABOVE THE SURFACE OF THE SIDEWALK OR PEDESTRIAN LANDING AREA, WITH A MAXIMUM MOUNTING HEIGHT OF 4.0'.
** QUADRANT INDICATES ORIENTATION OF PEDESTRIAN OR VEHICLE SIGNAL HEAD FACE.
*** TOP OF FOUNDATION ELEVATION IS THE APPROXIMATE FINISHED SURFACE ELEVATION FOR FOUNDATION. WITHIN SIDEWALK OR RAISED MEDIANS, THE TOP OF FOUNDATION ELEVATION SHALL BE ADJUSTED BY THE CONTRACTOR TO BE 0.41' (APPROX. 5") BELOW SIDEWALK AND/OR FINISHED SURFACE.

NOTES

1. ALL SIGNS SHOWN ON THIS SHEET SHALL BE INCLUDED IN THE S904-05A PAY ITEM AND NO SEPARATE PAYMENT SHALL BE MADE.
2. RADAR PLACEMENT IS APPROXIMATE. CONTRACTOR SHALL MAINTAIN A MINIMUM 6' OFFSET TO NEAREST LANE TO BE DETECTED.
3. TOP OF FOUNDATION ELEVATIONS FOR ALL POLES ARE TO BE FIELD VERIFIED BY THE CONTRACTOR BASED ON THE ACTUAL GROUND ELEVATIONS PRIOR TO INSTALLATION OF POLE FOUNDATIONS.
4. ALL EXCAVATION AND BACKFILL FOR INSTALLATION OF NEW POLE FOUNDATIONS SHALL BE PER ACHD SECTION 1131 SUPPLEMENTAL PROVISIONS (CONTROLLED DENSITY FILL) AND SHALL BE INCIDENTAL TO ITEM S904-05A.
5. REFERENCE ITD STANDARD DRAWING H-2-C FOR PEDESTRIAN PUSH BUTTON PLACEMENT.

QUADRANT DIAGRAM



QUADRANT LOCATOR (QUAD)
POLE TOP VIEW

KITTELSON & ASSOCIATES
101 S CAPITOL BOULEVARD, SUITE 600
BOISE, ID 83702
P 208.336.0585 F 208.336.2683

NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER LICENSED 7656 06.25.2026 STATE OF IDAHO JOHN F. RINGERT

APPD
REVISION
DATE
#

Submission Date: 06/24/2026

Drawn: LEN/EMK | Designed: LEN/EMK | Checked: JFR

PROJECT NO. 28276

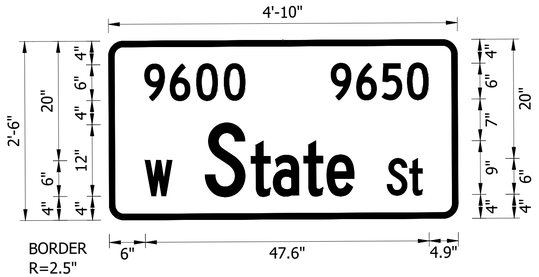
SH 44 / Ulmer Lane Traffic Signal

TRAFFIC SIGNAL DETAILS

SHEET NO. TS2 OF 4

Plot Stamp: 6/24/2026 1:24:12 PM - Liz Kaniecki
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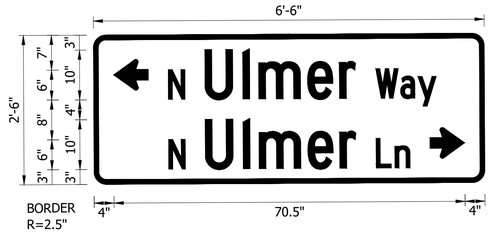
MAST ARM SIGN SCHEDULE



BORDER
R=2.5"
TH=1"

Panel Style: Street name 8-6in.ssi
M.U.T.C.D.: 2009 Edition

(4) MAST ARM MOUNTED STREET NAME SIGN
SEE ACHD TRAFFIC DETAIL TS-1109



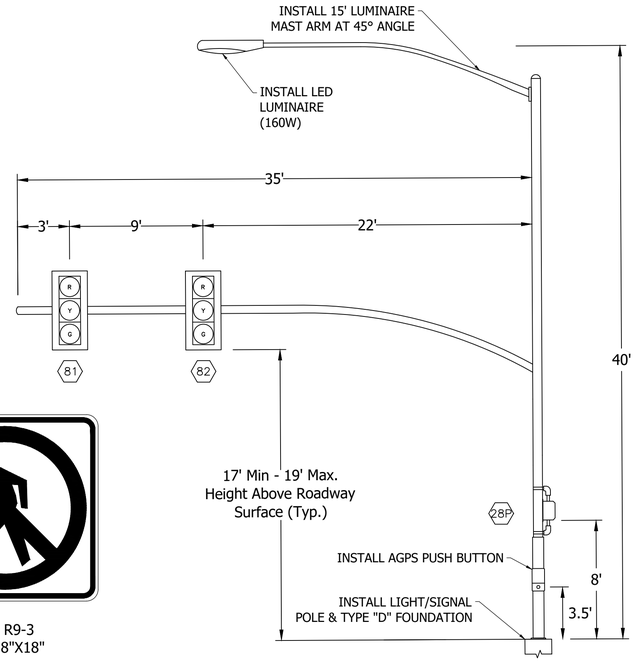
BORDER
R=2.5"
TH=1"

Panel Style: Street name 8-6in.ssi
M.U.T.C.D.: 2009 Edition

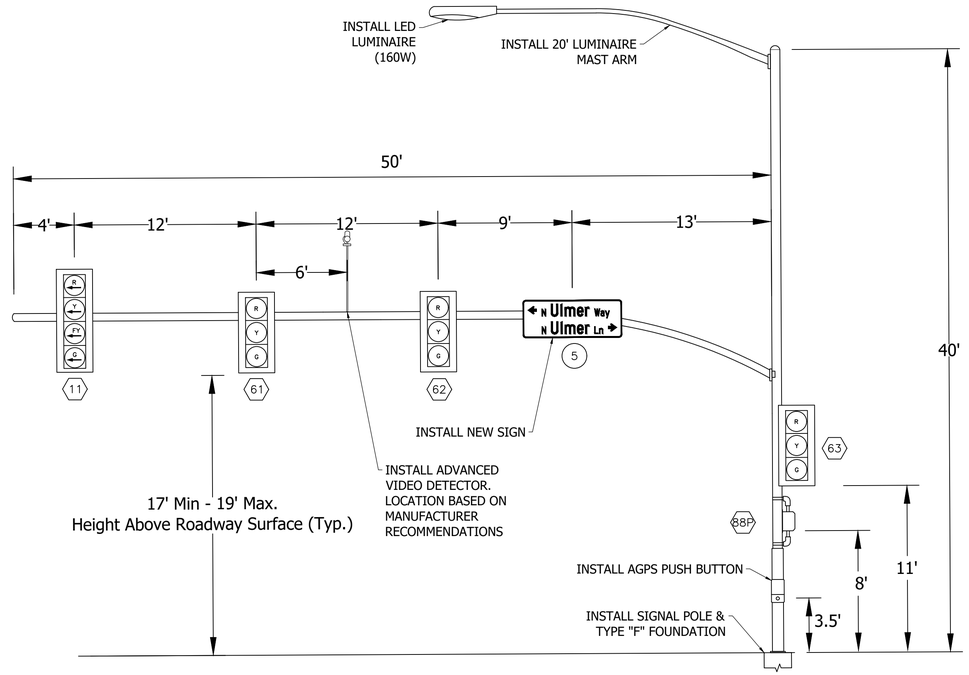
(5) MAST ARM MOUNTED STREET NAME SIGN
SEE ACHD TRAFFIC DETAIL TS-1109



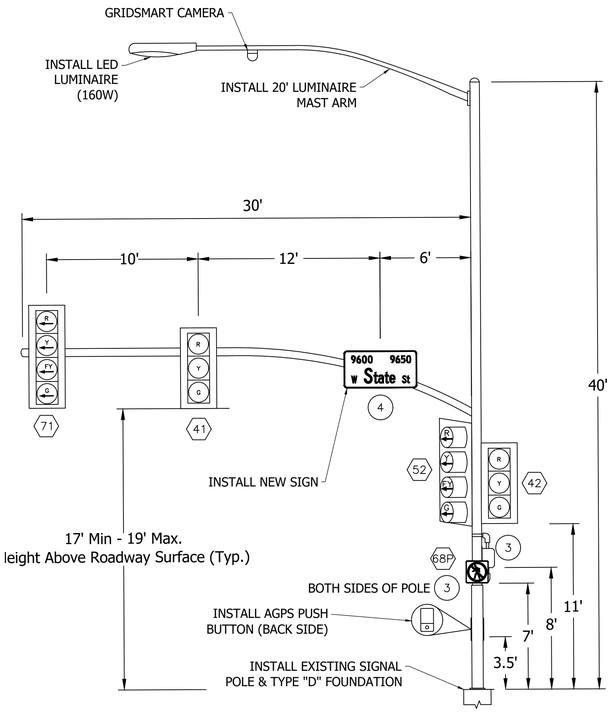
(3) R9-3
18"X18"



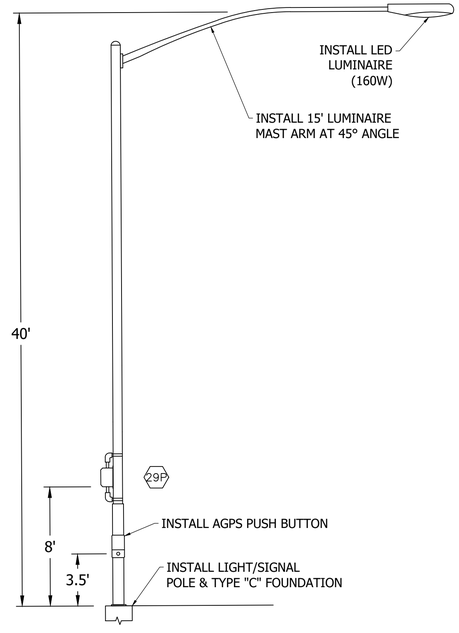
POLE "C"
(NOT TO SCALE)



POLE "E"
(NOT TO SCALE)



POLE "G"
(NOT TO SCALE)



POLE "B"
(NOT TO SCALE)

POLE MOUNTING SCHEDULE

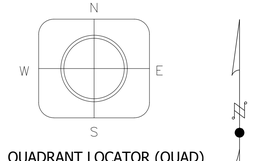
POLE	SIGNAL MAST ARM	LUMINAIRE MAST ARM	PEDESTRIAN PUSH BUTTON*		PEDESTRIAN HEAD		POLE MOUNTED VEHICLE HEADS		TOP OF FOUNDATION ELEVATION*** (FOUNDATION ELEV./FINISHED SURFACE ELEV.)
	QUAD	QUAD	QUAD	EXTENSION	NO.	QUAD**	NO.	QUAD**	
POLE "B"	-	SE	SW	-	29P	SE	-	-	2,594.32 / 2,594.73
POLE "C"	-	SW	SW	-	28P	-	-	-	2,594.35 / 2,594.76
POLE "E"	NE	N	W	-	88P	-	63	W	2,593.37 / 2,593.78
POLE "G"	SE	NE	S	-	68P	E	42	N	MATCH EXISTING
							52	NE	

(EX) = EXISTING
* PEDESTRIAN PUSH BUTTONS SHALL BE MOUNTED 3.5' ABOVE THE SURFACE OF THE SIDEWALK OR PEDESTRIAN LANDING AREA, WITH A MAXIMUM MOUNTING HEIGHT OF 4.0'.
** QUADRANT INDICATES ORIENTATION OF PEDESTRIAN OR VEHICLE SIGNAL HEAD FACE.
*** TOP OF FOUNDATION ELEVATION IS THE APPROXIMATE FINISHED SURFACE ELEVATION FOR FOUNDATION. WITHIN SIDEWALK OR RAISED MEDIANS, THE TOP OF FOUNDATION ELEVATION SHALL BE ADJUSTED BY THE CONTRACTOR TO BE 0.41' (APPROX. 5") BELOW SIDEWALK AND/OR FINISHED SURFACE.

NOTES

1. ALL SIGNS SHOWN ON THIS SHEET SHALL BE INCLUDED IN THE S904-05A PAY ITEM AND NO SEPARATE PAYMENT SHALL BE MADE.
2. RADAR PLACEMENT IS APPROXIMATE. CONTRACTOR SHALL MAINTAIN A MINIMUM 6' OFFSET TO NEAREST LANE TO BE DETECTED.
3. TOP OF FOUNDATION ELEVATIONS FOR ALL POLES ARE TO BE FIELD VERIFIED BY THE CONTRACTOR BASED ON THE ACTUAL GROUND ELEVATIONS PRIOR TO INSTALLATION OF POLE FOUNDATIONS.
4. ALL EXCAVATION AND BACKFILL FOR INSTALLATION OF NEW POLE FOUNDATIONS SHALL BE PER ACHD SECTION 1131 SUPPLEMENTAL PROVISIONS (CONTROLLED DENSITY FILL) AND SHALL BE INCIDENTAL TO ITEM S904-05A.
5. REFERENCE ITD STANDARD DRAWING H-2-C FOR PEDESTRIAN PUSH BUTTON PLACEMENT.

QUADRANT DIAGRAM



QUADRANT LOCATOR (QUAD)
POLE TOP VIEW

KITTELSON & ASSOCIATES
101 S CAPITOL BOULEVARD, SUITE 600
BOISE, ID 83702
P 208.336.2685 F 208.336.2683

NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER LICENSED 7656 06.25.2026 STATE OF IDAHO JOHN F. RINGERT

APP'D
REVISION
DATE
#

Submission Date: 06/24/2026
Drawn: LEN/EMK | Designed: LEN/EMK | Checked: JFR
PROJECT NO. 28276

SH 44 / Ulmer Lane Traffic Signal

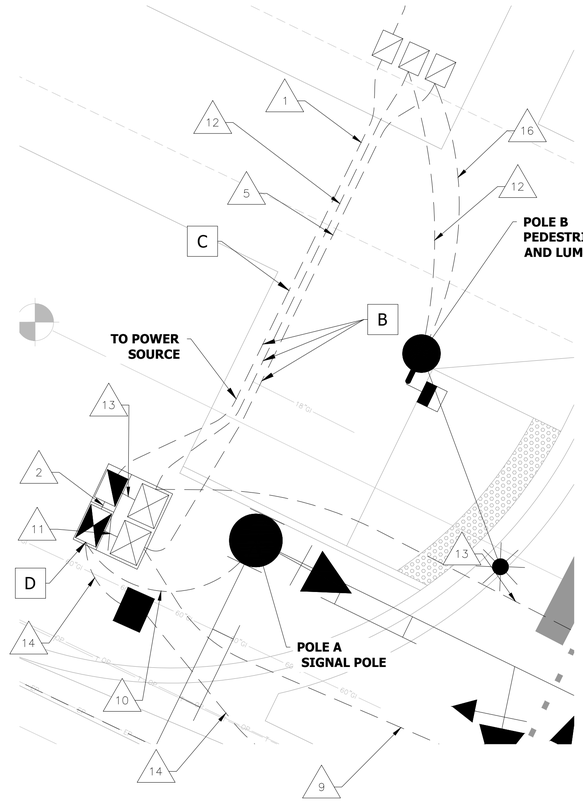
TRAFFIC SIGNAL DETAILS

SHEET NO. TS3 OF 4

Plot Stamp: 6/24/2026 1:25:22 PM - Liz Kaniecki
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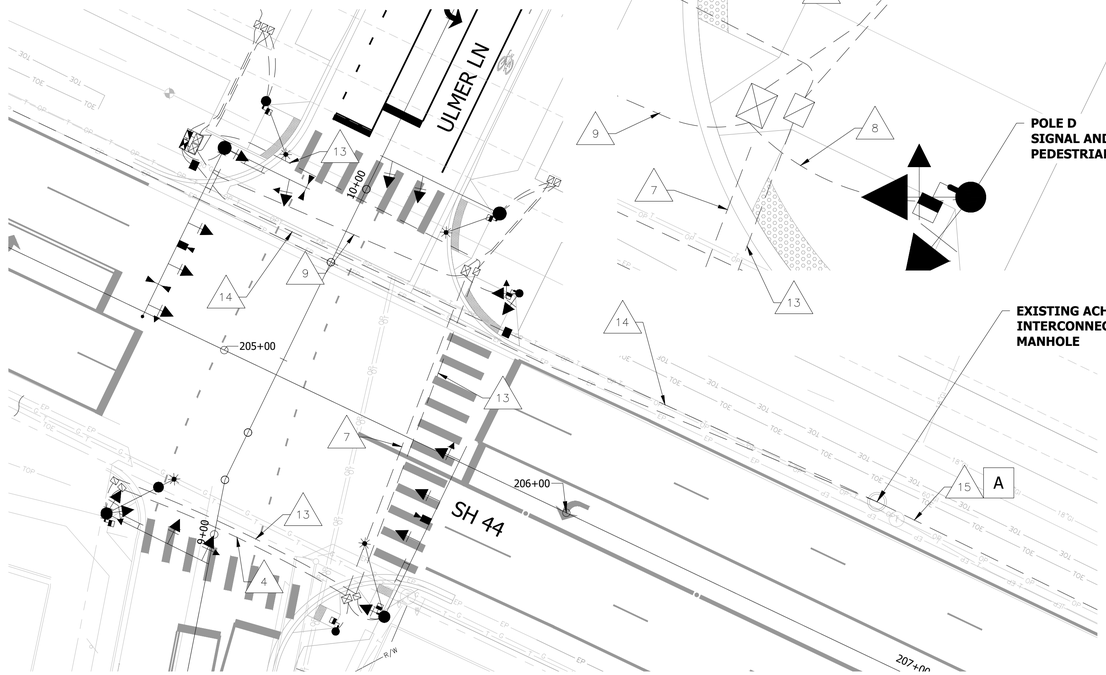
NW CORNER DETAIL

Scale: 1" = 5'



INTERSECTION PLAN

Scale: 1" = 20'

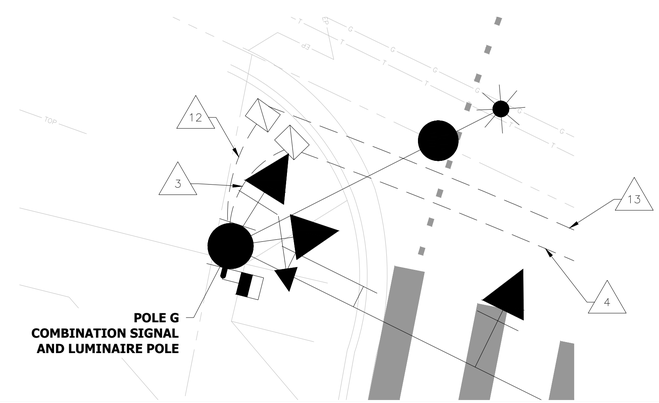


NE CORNER DETAIL

Scale: 1" = 5'

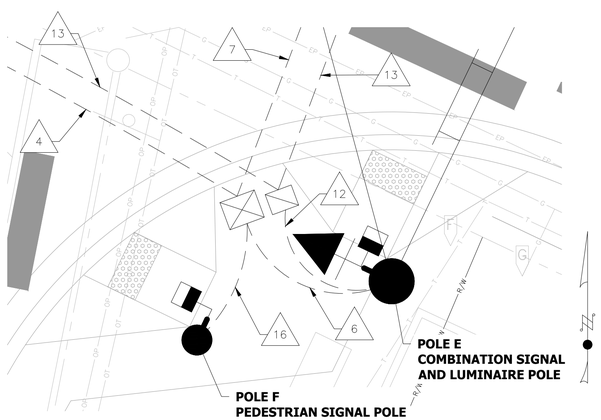
SW CORNER DETAIL

Scale: 1" = 5'



SE CORNER DETAIL

Scale: 1" = 5'



CONDUIT & CONDUCTOR SCHEDULE

CONDUIT RUN NO.	CONDUIT	NEW CONDUCTORS (SEE GENERAL NOTES)
1	1-2"	3-#3/0 (POWER)
2	1-2"	2-#6 BARE (POWER)
3	1-2" 1-2"	2-12C, 1-#6 BARE (VEH AND PED) 1-5C (VEH), 1-GRIDSMART CABLE, 1-#6 BARE
4	1-2" 1-2" 1-2"	2-12C, 1-#6 BARE (VEH AND PED) 1-5C (VEH), 1-GRIDSMART CABLE, 1-#6 BARE SPARE
5	1-2" 1-2"	2-12C, 1-#6 BARE (VEH AND PED) 2-5C*, 1-#6 BARE (VEH AND PED)(TO POLE D)
6	1-2" 1-2"	2-12C, 1-5C*, 1-#6 BARE (VEH AND PED) 1-DET HOMERUN (VIDEO)
7	1-2" 1-2" 1-2" 1-2"	2-12C, 1-#6 BARE (VEH AND PED) 2-12C, 1-#6 BARE (VEH AND PED), 1-5C (VEH), 1-GRIDSMART CABLE, 1-DET HOMERUN (VIDEO) SPARE
8	1-2"	3-5C, 1-#6 BARE (VEH AND PED)
9	1-2" 1-2" 1-2" 1-2" 1-2" 1-2"	2-12C, 1-#6 BARE (VEH AND PED) 2-12C, 1-#6 BARE (VEH AND PED) 2-12C, 1-#6 BARE (VEH AND PED) 2-5C, 1-#6 BARE (VEH) 1-GRIDSMART CABLE, 1-DET HOMERUN (VIDEO) SPARE
10	1-2" 1-2" 1-2"	1-12C, 1-5C, 1-#6 BARE (VEH) 1-GPS ANT CABLE, 2-OPTICOM, 1-DET HOMERUN (VIDEO) SPARE
11	1-2" 1-2" 1-2" 1-2" 1-2" 1-2" 1-2"	2-12C, 1-#6 BARE (VEH AND PED) 2-12C, 1-#6 BARE (VEH AND PED) 2-12C, 1-#6 BARE (VEH AND PED) 1-GRIDSMART CABLE, 1-DET HOMERUN (VIDEO) 3-5C, 1-#6 BARE (VEH AND PED) SPARE
12	1-2"	2-#6, 1-#6 BARE (LIGHTING)
13	1-2" 1-2"	2-#6, 1-#6 BARE (LIGHTING) SPARE
14	1-2" 1-2"	1-12F, 1-#6 BARE (INTERCONNECT) SPARE
15	1-2" (EX) 1-2" (EX)	EXISTING ACHD FIBER 1-12F (INTERCONNECT)
16	1-2"	1-5C, 1-#6 BARE (PED)

* INCLUDES 1-5C TO PEDESTRIAN POLE

GENERAL NOTES

1. GROUND THE SIGNAL AND ILLUMINATION SYSTEM IN ACCORDANCE WITH THE CURRENT EDITION OF THE NEC AND THE ACHD SECTION 1131 SUPPLEMENTAL PROVISIONS.
2. THE LAYOUT OF THE NEW CONDUIT AND JUNCTION BOXES SHOWN IS SCHEMATIC. EXACT PLACEMENT SHALL BE AT THE OPTION OF THE CONTRACTOR, PROVIDED ALL REQUIREMENTS OF THE ACHD SECTION 1131 SUPPLEMENTAL PROVISIONS ARE MET. THE CONTRACTOR SHALL MAINTAIN APPROPRIATE CLEARANCE BETWEEN ADJACENT UTILITIES AND MINIMIZE IMPACTS TO EXISTING INFRASTRUCTURE TO THE EXTENT POSSIBLE.
3. ALL SURFACE REPAIR ASSOCIATED WITH CONDUIT TRENCHING, JUNCTION BOX, AND/OR SIGNAL POLE INSTALLATIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE ISPWC. ALL EXCAVATION, BACKFILL, & SURFACE REPAIR WORK FOR SIGNAL CONSTRUCTION SHALL BE INCIDENTAL TO THE TRAFFIC SIGNAL SYSTEM COMPLETE PAY ITEM.
4. INSTALL SIGNAL POWER INTERFACE (SPI) UNITS IN ALL PEDESTRIAN HEADS AND CONNECT & TERMINATE 1-4C WIRE FROM SPI TO CORRESPONDING AGPS PUSH BUTTON.
5. 1-#12 BARE (GREEN) LOCATE WIRE SHALL BE INSTALLED IN ALL SPARE CONDUIT. ALL LOCATE WIRES SHALL BE INSULATED FROM ALL METALLIC ITEMS.
6. CONTRACTOR SHALL COORDINATE WITH IDAHO POWER TO RELOCATE THE SERVICE CONNECTION AS NEEDED.
7. ABBREVIATIONS: EX = EXISTING; PWR = POWER; ILLUM = ILLUMINATION; CKT = CIRCUIT # (ILLUMINATION); VEH = VEHICLE; PED = PEDESTRIAN; DET = DETECTION; RPC = RIGID PLASTIC CONDUIT; NW = NORTHWEST; NE = NORTHEAST; SW = SOUTHWEST; SE = SOUTHEAST
8. IF INDICATED ON THE PLANS OR DIRECTED BY ACHD, THE CONTRACTOR SHALL INSTALL A THREE-WIRE ELECTRICAL SERVICE TO BE USED AT 120/240 VOLTS, SINGLE PHASE, 60 HERTZ AC BETWEEN THE POWER SUPPLY AND THE SERVICE CABINET. THE CONTRACTOR SHALL INSTALL A JUNCTION BOX AT A MAXIMUM OF TWO (2) FEET FROM THE POWER SUPPLY. THE DISTANCE FROM THE POWER SOURCE TO THE SERVICE CABINET SHALL NOT EXCEED 300' WITHOUT APPROVAL FROM THE ACHD SIGNAL COORDINATOR. THE CONTRACTOR SHALL COORDINATE WITH IDAHO POWER FOR THE POWER CONNECTION LOCATION. THE DISTRICT SHALL BE RESPONSIBLE FOR ALL IDAHO POWER FEES RELATED TO POWER SUPPLY AND CONNECTION. THE CONTRACTOR SHALL HAVE IDAHO POWER SUBMIT PAPERWORK TO ACHD UTILITY COORDINATOR FOR THE CONNECTION A MINIMUM OF SIXTY (60) WORKING DAYS PRIOR TO ACTIVATING THE NEW POWER SUPPLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL PERMIT FEES.
9. INTERRUPTION TO ACHD'S FIBER OPTIC NETWORK SHALL ONLY BE PERMITTED AS WEEKEND WORK. DISRUPTION SHALL OCCUR NO EARLIER THAN FRIDAY AT 10PM AND SHALL BE RETURNED TO SERVICE NO LATER THAN MONDAY AT 5AM. THE CONTRACTOR SHALL PROVIDE A MINIMUM TWO (2) WEEK NOTICE PRIOR TO THE START OF ANY WORK THAT MAY IMPACT ACHD'S NETWORK FOR REVIEW. DEPENDING ON THE IMPACT TO THE DISTRICT OR PARTNERING AGENCIES, ACHD RESERVES THE RIGHT TO MODIFY THE REQUESTED DATES FOR THE SCHEDULED OUTAGE. CONTACT BRIAN FROBERG AT 208.941.9132 OR BRIAN THIES AT 208.484.3926 TO SCHEDULE WORK.

CONSTRUCTION NOTES

- A — INSTALL NEW 1-12F FIBER TO TRAFFIC SIGNAL CABINET ON THE SE CORNER OF THE SH-44/BOGART INTERSECTION APPROXIMATELY 2,800 FEET EAST PER ACHD SPECIFICATIONS.TERMINATE THE 1-12F IN THE BOGART LANE SIGNAL CABINET AS WELL AS THE ULMER LANE CABINET.
- B — UTILIZE EXISTING CONDUIT SLEEVES UNDER NEW IRRIGATION PIPE.
- C — TO ELECTRICAL SERVICE. SEE NOTE 8.
- D — INSTALL NEW ACHD SUPPLIED UNINTERRUPTED POWER SUPPLY (UPS) CABINET WITH ALL ASSOCIATED EQUIPMENT ON TYPE "P" FOUNDATION. REFER TO ACHD TS-1111 STANDARD DETAIL.

KITTELSON & ASSOCIATES
101 S CAPITOL BOULEVARD, SUITE 600
BOISE, ID 83702
P 208.336.0585 F 208.336.2683

NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER LICENSED 7656 STATE OF IDAHO JOHN F. RINGERT 06.25.2026

#	DATE	REVISION	APP'D

Submission Date: 06/24/2026

Drawn: LEN/EMK | Designed: LEN/EMK | Checked: JFR

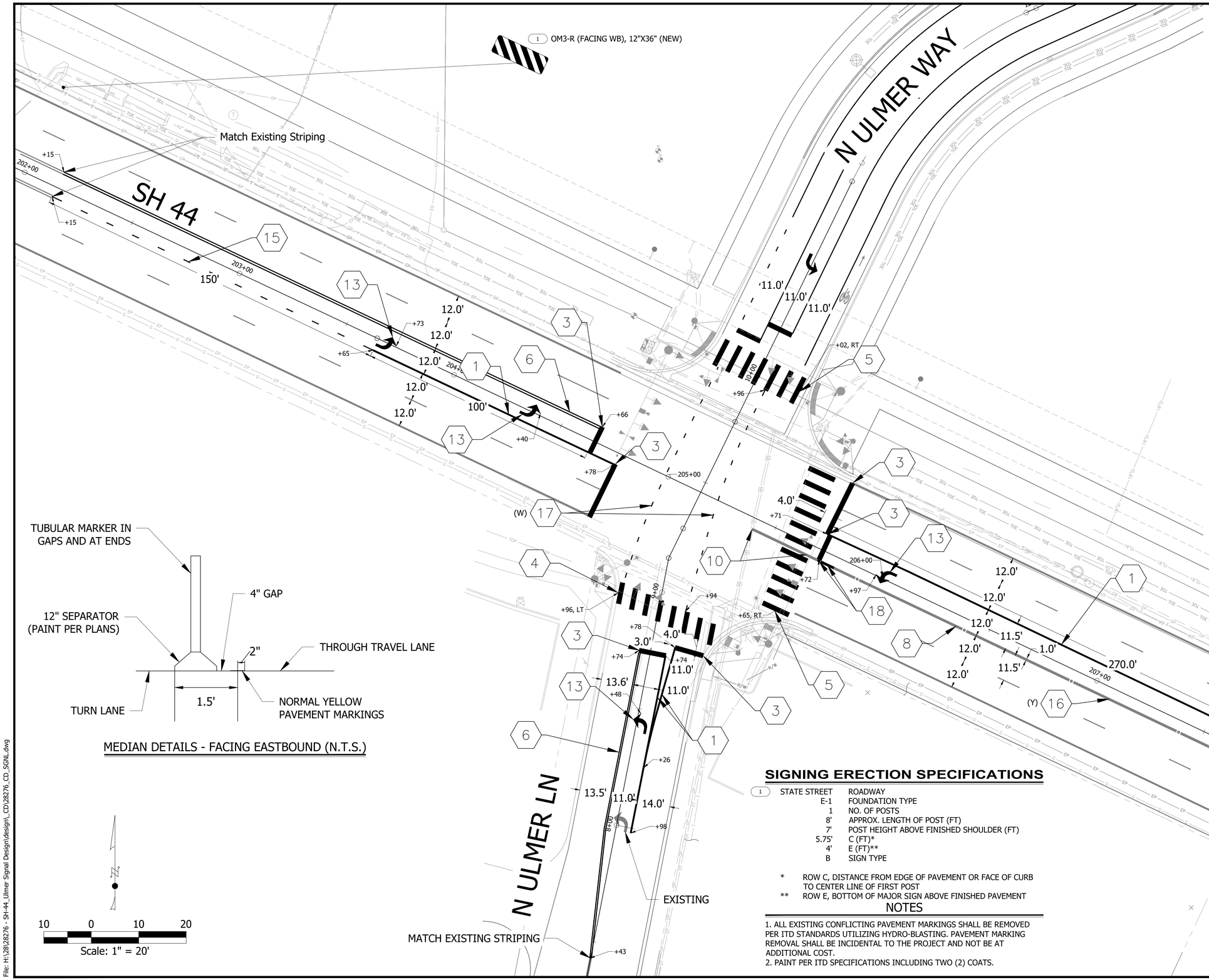
PROJECT NO. 28276

SH 44 / Ulmer Lane Traffic Signal

TRAFFIC SIGNAL WIRING DIAGRAM

SHEET NO. TS4 OF 4

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MEDIAN DETAILS - FACING EASTBOUND (N.T.S.)

CONSTRUCTION NOTES

1. WIDE 8" WHITE SOLID LINE
2. NORMAL 4" WHITE SOLID LINE
3. 24" WHITE THERMOPLASTIC STOP LINE
4. 24" WHITE THERMOPLASTIC CROSS WALK (CENTERED ON RAMP) (9' WIDE)
5. 24" WHITE THERMOPLASTIC CROSS WALK (CENTERED ON RAMP) (12' WIDE)
6. NORMAL 4" DOUBLE YELLOW SOLID LINE
7. NORMAL 4" YELLOW SOLID LINE
8. RETAIN AND PROTECT EXISTING ITD TYPE 1 SEPARATOR
9. INSTALL ITD TYP 1 SEPARATOR IN 20' SECTIONS WITH BREAKS AND 28" YELLOW (Y) BOLT DOWN TUBULAR MARKERS BETWEEN SECTIONS. SEE MEDIAN DETAIL.
10. REMOVE EXISTING ITD TYP 1 SEPARATOR
13. WHITE THERMOPLASTIC ARROW
15. 3'X9' 4" WHITE DOTTED EXTENSION
16. PAINT MEDIAN WHITE (W) OR YELLOW (Y)
17. 2'X6' 4" WHITE (W) THERMOPLASTIC DOTTED EXTENSION
18. INSTALL 6' ITD CURB TERMINUS (ITD DETAIL 615-1) AND 28" BOLT DOWN YELLOW TUBULAR MARKER AT END

SIGNING ERECTION SPECIFICATIONS

1	STATE STREET	ROADWAY
	E-1	FOUNDATION TYPE
	1	NO. OF POSTS
	8'	APPROX. LENGTH OF POST (FT)
	7'	POST HEIGHT ABOVE FINISHED SHOULDER (FT)
	5.75'	C (FT)*
	4'	E (FT)**
	B	SIGN TYPE

* ROW C, DISTANCE FROM EDGE OF PAVEMENT OR FACE OF CURB TO CENTER LINE OF FIRST POST

** ROW E, BOTTOM OF MAJOR SIGN ABOVE FINISHED PAVEMENT

NOTES

1. ALL EXISTING CONFLICTING PAVEMENT MARKINGS SHALL BE REMOVED PER ITD STANDARDS UTILIZING HYDRO-BLASTING. PAVEMENT MARKING REMOVAL SHALL BE INCIDENTAL TO THE PROJECT AND NOT BE AT ADDITIONAL COST.
2. PAINT PER ITD SPECIFICATIONS INCLUDING TWO (2) COATS.

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NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER LICENSED 7656 06.25.2026 STATE OF IDAHO JOHN F. RINGERT

APP'D

REVISION

DATE

#

Submission Date: 06/24/2026

Drawn: LEN/EMK | Designed: LEN/EMK | Checked: JFR

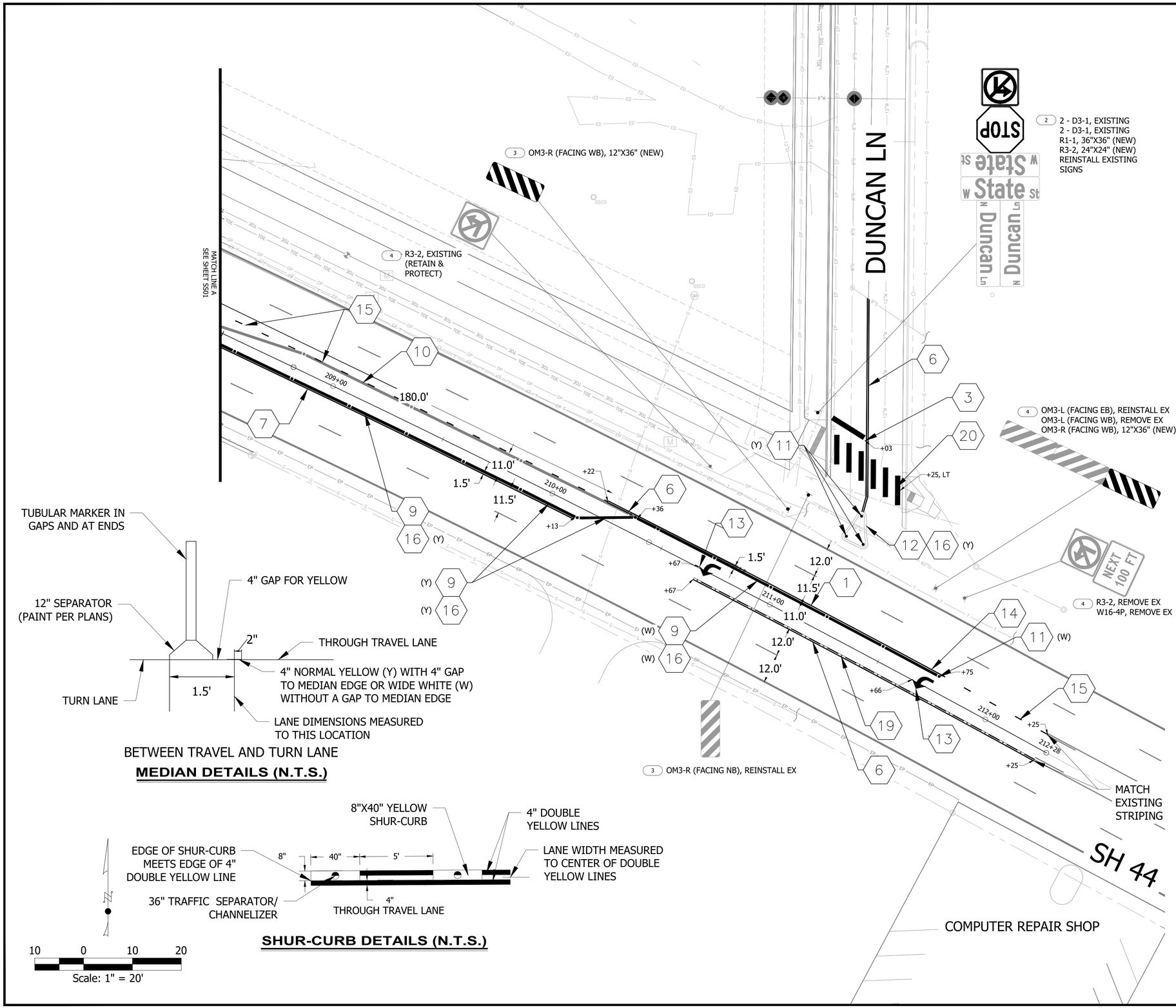
PROJECT NO. 28276

SH 44 / Ulmer Lane Traffic Signal

SIGNING & PAVEMENT MARKING PLAN

SHEET NO. SS01

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MEDIAN DETAILS (N.T.S.)

SHUR-CURB DETAILS (N.T.S.)

10 0 10 20
Scale: 1" = 20'

CONSTRUCTION NOTES

1. WIDE 8" WHITE SOLID LINE
3. 24" WHITE THERMOPLASTIC STOP LINE
6. NORMAL 4" DOUBLE YELLOW SOLID LINE
7. NORMAL 4" YELLOW SOLID LINE
9. INSTALL ITD TYP 1 SEPARATOR IN 20' SECTIONS WITH BREAKS AND 28" YELLOW (Y) OR WHITE (W) BOLT DOWN TUBULAR MARKERS BETWEEN SECTIONS. SEE MEDIAN DETAIL.
10. REMOVE EXISTING ITD TYP 1 SEPARATOR
11. INSTALL 28" YELLOW (Y) OR WHITE (W) BOLT DOWN TUBULAR MARKER
12. INSTALL 3" CURB 'PORK CHOP' ISLAND. SEE SITE ROADWAY PLANS.
13. WHITE THERMOPLASTIC ARROW
14. ITD 6' CURB TERMINUS (SEE ITD DETAIL 615-1)
15. 3'X9' 4" WHITE DOTTED EXTENSION
16. PAINT MEDIAN YELLOW (Y) OR WHITE (W)
19. INSTALL YELLOW SHUR-CURB 8"X40" PANEL W/ 36" HIGH TRAFFIC SEPARATOR/CHANNELIZERS W/ 5' SPACING BETWEEN SEPARATORS. CONTRACTOR SHALL INSTALL THE PANELS PER THE MANUFACTURER INSTRUCTIONS. SEE SHUR-CURB DETAIL.
20. 24" WHITE THERMOPLASTIC CROSS WALK (CENTERED ON RAMP) (12' WIDE)

SIGNING ERECTION SPECIFICATIONS

2	DUNCAN LANE	ROADWAY
	D-4	FOUNDATION TYPE
	1	NO. OF POSTS
	20.5'	APPROX. LENGTH OF POST (FT)
	14.5'	POST HEIGHT ABOVE FINISHED SHOULDER (FT)
	4'	C (FT)*
	7'	E (FT)**
	B	SIGN TYPE
3	DUNCAN LANE	ROADWAY
	E-1	FOUNDATION TYPE
	1	NO. OF POSTS
	8'	APPROX. LENGTH OF POST (FT)
	7'	POST HEIGHT ABOVE FINISHED SHOULDER (FT)
	3'	C (FT)*
	4'	E (FT)**
	B	SIGN TYPE
4	STATE STREET	ROADWAY
	EXISTING	FOUNDATION TYPE
	EXISTING	NO. OF POSTS
	EXISTING	APPROX. LENGTH OF POST (FT)
	EXISTING	POST HEIGHT ABOVE FINISHED SHOULDER (FT)
	EXISTING	C (FT)*
	EXISTING	E (FT)**
	B	SIGN TYPE

* ROW C, DISTANCE FROM EDGE OF PAVEMENT OR FACE OF CURB TO CENTER LINE OF FIRST POST
** ROW E, BOTTOM OF MAJOR SIGN ABOVE FINISHED PAVEMENT

NOTES

1. ALL EXISTING CONFLICTING PAVEMENT MARKINGS SHALL BE REMOVED PER ITD STANDARDS UTILIZING HYDRO-BLASTING. PAVEMENT MARKING REMOVAL SHALL BE INCIDENTAL TO THE PROJECT AND NOT BE AT ADDITIONAL COST.
2. PAINT PER ITD SPECIFICATIONS INCLUDING TWO (2) COATS.

KITTELSON & ASSOCIATES
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BOISE, ID 83702
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NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER LICENSED 7656 STATE OF IDAHO JOHN F. RINGERT 06.25.2026

#	DATE	REVISION	APP'D

Submission Date: 06/24/2026

Drawn: LEN/EMK | Designed: LEN/EMK | Checked: JFR

PROJECT NO. 28276

SH 44 / Ulmer Lane Traffic Signal

SIGNING & PAVEMENT MARKING PLAN

SHEET NO. SS02

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CAPITAL CITY DEVELOPMENT CORP

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DATE:	**October 12, 2026**
TO:	**Latonia Haney Keith, Chair**
	Board of Commissioners
FROM:	**CCDC Team**
RE:	**CCDC Monthly Report**



FEATURED HIGHLIGHT FOR SEPTEMBER 2026

For nearly 25 years, the Westside District helped shape a more connected, vibrant downtown Boise, leaving a legacy through investments in housing, public spaces, infrastructure, and economic development. Though the district sunset in September 2026, its impact will continue for decades to come, including through 1010 Jefferson, one of CCDC's final investments and a foundation for the Westside's next chapter.

Westside District



Rebuild Bannock Street: 12th to 16th Street is complete. The project improves safety and connectivity for all modes of travel while upgrading streetscapes and critical infrastructure between the West Downtown neighborhood and downtown.

ECONOMIC DEVELOPMENT

1010 Jefferson: The Agency is redeveloping 1010 W. Jefferson St. into a multi-story, mixed-use building with approximately 446 parking stalls and active ground-floor uses. The $30 million parking system revenue bond closed on July 8, and the Agency's trustee, Zion's Bank, has received the bond proceeds, which represent the majority of the project funding. On July 13, the Board approved the final construction contract amendment and Okland Construction commenced work on July 17. Since the start of construction, crews have installed the rammed aggregate pier foundation system, installed various underground utilities, erected the tower crane, and continue to pour footings and grade beams.

The Treasure Valley YMCA will own and occupy one of the ground-floor condominiums for the Kissler Family Early Education Center. In February 2026, the Board approved an Amended and Restated Reservation Agreement with the YMCA. In November 2025, the Board approved a real property disposition policy and authorized a Request for Proposals (RFP) for the remaining five ground-floor commercial condominiums. The RFP was issued on January 7, 2026, with responses due April 7, 2026. One response was received by the deadline but was deemed incomplete. As a result, the RFP process was closed, and the Agency elected to dispose of the condominium spaces through a commercial real estate broker. The Agency issued an RFP for brokerage services on June 10, 2026, and selected Story Commercial LLC to perform those services on August 10. *Project Lead: Alexandra Monjar*

1111 W. State St. (Agency Owned Property): Formerly known as Block 69 North, this half-block parcel was acquired by the Agency through a land exchange with the YMCA in September 2024. Prior to the exchange, the previous owner cleared the property of all improvements. The property is currently vacant, and the Agency is using the property as a construction staging area in support of 1010 Jefferson. *Project Lead: Aaron Nelson*

821 W. State St. – Idaho Wheat Commission – PP Type 1: The Board approved a Type 1 Agreement with the Idaho State Building Authority on August 11, 2025, for a four story, mixed-use building which will replace the Idaho Wheat Commissions existing office building and provide space for additional tenants. Public improvements include new sidewalks, trees, silva cell systems, streetlights, and bike racks. The project is complete and reimbursement has been issued. *Project Lead: Kassi Brown*

INFRASTRUCTURE

Bannock Streetscape Improvements - 12th Street to 16th Street: This project includes streetscape improvements on both sides of Bannock Street between 12th Street and 16th Street to support connectivity for all modes of travel from the West Downtown neighborhood into downtown. The design aligns with ACHD's Bannock Street Neighborhood Concept. To maximize public investment, the Agency entered into an Interagency Agreement with ACHD to include ACHD's planned pavement rehabilitation and the replacement of the underground Boise City Canal crossing under Bannock Street east of 14th Street in the project scope. CSHQA led the design effort, and McAlvain Construction served as the Construction Manager/General Contractor (CM/GC). The improvements on Bannock Street between 13th Street and 16th Street were completed in September 2025 as part of the first phase of the project. The Agency obtained approval of GMP 2 for the final phase of improvements between 12th Street and 13th Street at the March 9 Board meeting. Construction reached final completion in August 2026 and all roadways and pedestrian facilities are open to the public. *Project Lead: Megan Pape*

30th Street District



CCDC team members Doug Woodruff, Jenn Jackson, Corrie Brending, and Alexandra Monjar attended the ribbon cutting ceremony of New Path II. The permanent supportive housing project was supported in part through CCDC's Participation Program, adding 95 homes to community members exiting homelessness.

ECONOMIC DEVELOPMENT

114 N. 23rd St. - New Path 2 - PP Type 3: This second phase of New Path, a permanent supportive housing development, is comprised of 96 multi-family units and space for ancillary support services. This project is being developed by Pacific West Communities, Inc. with Low-Income Housing Tax Credits (LIHTC) and support from the City of Boise. This development will provide housing for individuals and couples exiting homelessness or facing homelessness and earning less than 60% of the area median income for Ada County, though residents will be earning substantially below this. There is an estimated $250,000 in eligible expenses for streetscape and public utility upgrades. This project is now complete, and residents have begun to move in. *Project Lead: Corrie Brending*

170 S. 28th St. - Finch – PP Type 1: Roundhouse: The Agency received an application for Type 1 assistance from Roundhouse Affordable for a 40-unit affordable housing development that consists of two four-story, wood-frame walk-up residential buildings. The Finch is a Low-Income Housing Tax Credit (LIHTC) project that includes a mix of unit types and affordability levels ranging from 30% to 60% AMI, with 10% of units at market rate. Public improvements will include scored concrete sidewalks, silva cells, street trees, and historic streetlights along W. Fairview Avenue and S. 27th Street. The Board designated the project for Type 1 assistance at the August 11, 2025, meeting. The Board approved the final agreement on November 3, 2025. Construction of Phase I of the Finch is now complete, and a second phase is now under construction. *Project Lead: Corrie Brending*

INFRASTRUCTURE

West End Commercial Blocks: The West End Commercial Blocks project is a multi-year strategic investment developed through collaboration with public and private stakeholders. The project focuses on building the public infrastructure and transportation facilities necessary to support the evolving neighborhood's continued growth. The initial phase of this project centers on a comprehensive Investment Study to identify where infrastructure improvements are most needed. Specifically, the study will evaluate opportunities to better support existing commercial businesses and enhance transit and mobility options throughout the area. The Agency published the Request for Qualifications in April to procure a pre-qualified design team and has contracted with HDR Inc. to complete the study. Over the next six months, the team will conduct a structured assessment culminating in a final report that recommends public investment opportunities and helps CCDC prioritize future construction projects within the area. *Project Lead: Megan Pape*

Shoreline District



The Shoreline Park project will reimagine the riverfront through community-driven improvements that enhance recreation, connectivity, and access, while creating opportunities for adjacent private investment and redevelopment.

ECONOMIC DEVELOPMENT

1025 S. Capitol Blvd. – Capitol Campus: J. Fisher Companies plans to construct a mixed-use project on property owned by the City of Boise. The project will include approximately 360 income-restricted housing units at 60% of Area Median Income, 12,000 square feet of Lusk Street retail or light food and beverage space, and a public parking garage with at least 330 stalls. The J. Fisher team has been working with the Agency on a Type 3 Participation Program application. The project was presented to the Board during a work session on April 14, 2025. A letter of intent outlining the proposed partnership was approved by the Board at the February meeting. The letter of intent includes the purchase of a 250-stall parking condominium for $16 million and reimbursement of eligible public improvements up to an estimated $3.4

million. In May, the Board designated the project eligible for Type 3 Transformative Assistance and directed Agency to negotiate a Type 3 agreement. On May 13th, 2026, the project received design review approval from the City of Boise. *Project Lead: Corrie Brending*

860 W. Sherwood Street - The Sherwood - Type 3: The Sherwood is a permanent supportive housing development located in the Shoreline District and is being developed by Northwest Real Estate Capital Corp. on City of Boise property. Phase I includes 48 affordable housing units, supportive services offices, community gathering space, a daycare facility, outdoor resident amenities, and parking, with 30 units reserved for households earning 30% of the area median income (AMI) or less. Future Phase II is anticipated to add 42 additional housing units and micro-retail space. Public improvements eligible for reimbursement include streetscape enhancements and major utility upgrades, with an estimated $747,000 in eligible expenses. The Board designated the project eligible for Type 3 Transformative Assistance at the August Board meeting and directed staff to negotiate the Type 3 agreement. *Project Lead: Corrie Brending*

INFRASTRUCTURE

Shoreline District Streetscape Design Standards. The Agency is partnering with the City of Boise Planning & Development Services Department, through a T4 Participation Agreement, to update the Downtown Boise Streetscape Standards Manual. The City is leading the update to include all streets within the Shoreline District Project Area and establish required streetscape design standards to guide redevelopment within the district. The Agency will reimburse the city up to $80,000 from the Shoreline Urban Renewal District. *Project Lead: Toby Norton*

MOBILITY

Downtown Riverfront Improvements, Greenbelt, 9th St. to Americana Boulevard: This project will construct a second parallel pathway adjacent to the existing greenbelt to spur economic development, increase safety and capacity, and provide separate facilities for pedestrians and cyclists. This project will be a partnership with the City of Boise Parks and Recreation Department and adjacent property owners. The Request for Qualifications (RFQ) was published in April 2026 to hire a design team to develop alignment concepts and conduct community engagement. Two RFQs were received and reviewed, and the Agency contracted with GGLO. Stakeholder meetings with adjacent property owners and the city of Boise have been conducted, and GGLO is developing two concepts that will be presented to the public for review and comment. *Project Lead: Toby Norton*

PLACEMAKING

Shoreline Park Master Plan: This project will include a community-driven reimagining of Shoreline Park, in collaboration with City of Boise Parks and Recreation, that will prioritize transformational upgrades that catalyze private investment through redevelopment of the adjacent underutilized property. The plan will identify enhanced amenities that may include a stabilized boat ramp, retaining walls, revised vehicular connection to Shoreline Drive and Boise Greenbelt improvements, increased neighborhood connectivity, retail opportunities, and better recreational and emergency access into the Boise River. The Request for Qualifications (RFQ) was completed in September 2026 to hire a design team to develop master plan concepts and conduct community engagement. Three RFQ's were received and evaluated, and the Agency is negotiating a contract with GGLO. *Project Lead: Toby Norton*

Gateway East District



The Railroad Multi-Use Pathway will expand mobility and recreation options in Gateway East, with the Agency currently seeking a design team to develop alignment concepts.

ECONOMIC DEVELOPMENT

2392 E. WinCo Ct. - Eastport Logistics - PP Type 4: Eastport Logistics is a 44-acre industrial development project located in the Gateway East District at 2392 East WinCo Court. The planned uses are a mix of warehouse, distribution, and manufacturing for a total of approximately 687,000 square feet between four buildings, and approximately 800 on-site parking stalls with 90 of those stalls for truck/trailer parking. The developer, Lincoln Property Company, estimates total development costs will be $101,500,000. Lincoln Property Company has requested assistance under the Type 4 Program for the nearly $8.7 million of public utility and roadway infrastructure planned for the project. The Board approved the Type 4 Designation in October 2024, and construction is underway. *Project Lead: Corrie Brending*

951 E. Gowen Rd. - Red River Logistics and Commerce Centers - PP Type 2: The Board approved an Agreement to participate in the extension and public dedication of Production Street and associated utility and streetscape improvements. This street extension is included in the Gateway East District Plan and will open opportunities for additional development on adjacent vacant parcels. Construction of the project is now complete, and the Agency is completing cost documentation. *Project Lead: Corrie Brending*

2500 W. Freight St. - Boise Gateway 3 - PP Type 2: In December 2022, the Board designated this Boyer Company project to receive Type 2 Participation assistance for utility and roadway improvements. The project is a 185,000 square foot speculative warehouse building designed to accommodate up to four tenants per lot bound by Eisenman Road, WinCo Court, and Freight Street. The agreement was approved by the Board in February 2024 and includes the option for the developer to construct an additional building on the site within the term of the agreement to further catalyze development in Gateway East. An amendment was approved by the Board in October 2025 to include Building 4. Construction is now complete, and the Agency is completing cost documentation. *Project Lead: Corrie Brending*

6650 S. Eisenman Road - Maverik - Type 1*:* The Maverik project consists of a new 2,659-square-foot convenience store and fuel center located at the corner of S. Eisenman Road and W. Gowen Road. The project is designed to serve both passenger and commercial vehicles and includes surface parking, EV-capable stalls, bicycle parking, and pedestrian connections to future development in the area. Public improvements include streetscape enhancements along S. Eisenman Road, featuring a new 10-foot multi-

use pathway, street trees, and utility upgrades. Total development costs are estimated at approximately $8.6 million, with an estimated $198,796 in eligible public improvement expenses. The Board approved the Type 1 agreement in August and construction is underway. *Project Lead: Corrie Brending*

BUILD Grant: In July, the City of Boise was awarded a $5.6 million federal BUILD grant to advance planning and environmental review for the future Lake Hazel Road extension, a key transportation project within the Gateway East Urban Renewal District. CCDC is contributing $250,000 toward the planning effort as part of a broader public-private partnership. The project will help improve east-west connectivity, support future employment and industrial growth, and position the corridor for future construction funding.

MOBILITY

Railroad Multi-Use Pathway: This project will construct a multi-use pathway parallel to existing railroad tracks to provide mobility alternatives and recreation opportunities for residential and commercial/industrial workforce in accordance with the City of Boise Pathways Master Plan. The Agency is in the pre-development stage working on an RFQ to hire a design team that will develop alignment concepts and conduct community engagement. *Project Lead: Toby Norton*

State Street District



CCDC is partnering with the City of Boise to update downtown streetscape standards, establishing consistent design guidelines to guide future redevelopment throughout the State Street District.

ECONOMIC DEVELOPMENT

8306 W. State St. – Roe Street Multi-Family Homes– PP Type 5: The Agency acquired the property located at 8306 W. State Street in April 2025 to facilitate the redevelopment of the site through the Type 5 Participation Program. Initial site preparation work has been completed, and the Board approved the Roe Street Multi-Family Homes Request for Proposals at its April 2026 meeting. The proposal submission deadline was June 30, 2026, and the Agency received multiple proposals. Agency is conducting a preliminary review of the submissions and is working with the selected review committee as part of the evaluation process. *Project Lead: Corrie Brending*

1711 N. 31 St. - Residential Development – PP Type 1: The Agency received a Type 1 application from Cook Property Management, LLC for an infill residential development at 1711 N. 31 Street. The project consists of three new single-family homes, each with three bedrooms and three and a half bathrooms, and a detached garage with second story ADU. Public improvements include new sidewalks, trees, alleyways, and utility upgrades. Cook Property Management, LLC, will also construct additional sidewalks to the south of their property, on the west side of 31st Street, to connect to the current sidewalks at Bella Street. Making this connection will provide safer pedestrian routes to nearby public transit and businesses along State

Street. The Board approved the Type 1 Agreement at the September 22, 2025, meeting and the townhomes were completed in December 2025, with the additional streetscapes anticipated to be complete in spring 2027. *Project Lead: Kassi Brown*

3108 W. Bella St. – Residential Development – PP Type 1: The Agency received a Type 1 application from Cook Property Management, LLC for a residential development at 3108 W. Bella Street. This development is to the south of 1711 N. 31 Street and includes the construction of four single family homes, with detached garages and additional second story space. Further streetscape and utility improvements are required, beyond the expanded scope of work undertaken by Cook Property Management, LLC as part of the 1711 N. 31 Street project. The Board approved the Type 1 Agreement at the June 8, 2026, meeting and construction is anticipated to begin fall 2026. *Project Lead: Kassi Brown*

INFRASTRUCTURE

State Street District Streetscape Design Standards. The Agency is partnering with the City of Boise Planning & Development Services Department through a T4 Participation Agreement to update the Downtown Boise Streetscape Standards Manual. The City is leading the update to include all streets within the State Street District Project Area and establish required streetscape design standards to guide redevelopment within the district. The Agency will reimburse the City up to $200,000 from the State Street Urban Renewal District. *Project Lead: Toby Norton*

Agency Wide – All Districts



Construction is underway on the 9th & Front ParkBOI garage stair tower enclosure and elevator modernization, with the west stair tower and elevator currently closed and pedestrian access rerouted to the east stair tower on 8th Street.

ECONOMIC DEVELOPMENT

Opportunity Zones

Idaho's Opportunity Zone Advisory Council has submitted its recommended census tracts to Governor Little for consideration under the federal Opportunity Zones 2.0 program, including several tracts within CCDC urban renewal districts. In May, CCDC submitted a letter of support endorsing the City of Boise's recommended nominations, citing the opportunity to leverage existing public investments and attract additional private capital for housing, employment, infrastructure, and redevelopment. The Governor will submit Idaho's final nominations to the U.S. Treasury later this year, with approved designations taking effect in 2027.

PARKING & MOBILITY

ParkBOI Rate and Product Analysis: The Board adopted Resolutions 1963 and 1970, approving adjustments for rates with an effective date of August 1, 2026 and a staggered adjustment for hotel overnight rates and reserved stall rates beginning January 1, 2027 and culminating January 1, 2028. . *Project Lead: Zach Piepmeyer*

ParkBOI Security Camera Upgrades: Current security camera coverage in ParkBOI garages is limited to vehicle gate locations, the BikeBOI storage facility, and select pay-on-foot stations. Existing camera technology is outdated, and the current video management system has limited functionality and relies on on-site video storage. The Agency plans to replace the existing system, expand camera coverage across all facilities, and implement a cloud-based video management system with enhanced video search, access, and sharing capabilities. Cator Ruma has been selected to support development of system specifications, system acquisition, and installation. Services include assessing existing facilities, preparing construction documents, assisting with an Invitation to Bid (ITB) for camera vendors, supporting vendor selection, and supporting installation of the new system. Cator Ruma submitted Preliminary Design documents to the Agency on April 30, 2026 and Final Design document in August 2026. An Invitation to Bid was advertised on August 30, 2026. A pre-bid meeting and site tour was held on September 9 and a bid opening was held on September 30, 2026. Four bids were received by the deadline. Staff will bring a recommendation to the Board at the November 2026 Board meeting. *Project Lead: Zach Piepmeyer*

ParkBOI Marketing Campaign: With the adoption of new and expanded ParkBOI pass products at the April 2026 Board meeting, the Agency is developing a marketing campaign to increase awareness and educate individual parkers, business owners, and prospective downtown commercial tenants about the ParkBOI system parking opportunities and the value that ParkBOI provides to the community. This effort included revisions to the ParkBOI.com website and targeted outreach to various audience groups. Staff will be performing secondary outreach efforts in fall 2026 to reach additional customers. *Project Lead: Zach Piepmeyer & Lana Graybeal*

ParkBOI 2026 Structural Condition Assessment: Every five years, the Agency engages a structural engineer to visually inspect all ParkBOI garages. Under this effort, the engineer evaluates all observable forms of deterioration present in the garage, generates a report of their findings, and prepares a list of recommended repair work. This list of repair work then informs the Agency's parking capital improvements program. The most recent condition assessment was performed in 2021/2022. Out of that effort came numerous projects such as structural concrete repair work at 10th & Front. The Agency prepared a Request for Qualifications (RFQ) for a structural engineer to provide condition assessment services to the agency and distributed the RFQ to two consultant firms from the Agency's On-Call Structural Engineering roster. Both firms submitted responses to the RFQ, which were reviewed and scored by an evaluation committee of ParkBOI and Agency staff. Walker Consultants was selected as the highest-ranked firm. The Agency anticipates the condition assessment being completed in late 2026 timeframe. *Project Lead: Zach Piepmeyer*

ParkBOI Parking Operator Procurement: The parking operator contract expired on September 30, 2026. In anticipation of this, the Agency released a Request for Qualifications for Parking Operator to on May 6, 2026. Statements of Qualifications (SOQ) from prospective operators were due to the Agency on June 16, 2026. Four (4) firms submitted SOQ by the deadline. An evaluation committee consisting of Agency employees, a City of Boise representative, a BSU representative and the ownership partner at the 11th & Front garage evaluated the SOQs and ranked respondents. The Car Park was unanimously identified as the top-ranked firm. The Board approved the RFQ ranking at the August 10, 2026, Board meeting. Staff then negotiated a new Parking Operations Agreement, which took effect October 1, 2026. *Project Lead: Zach Piepmeyer*

9th & Front Stair Tower Enclosure and Elevator Modernization: This two-part project at the 9th & Front ParkBOI parking garage consists of the modernization of three elevators and the enclosure of the two stair towers. An assessment completed in early 2024 determined that the three existing parking garage elevators are approaching the end of their service life and need modernization. The garage also exhibits two external

stair towers with open-air designs that require regular maintenance to ensure the structural integrity and safety of the towers. In 2025, Cushing Terrell was selected as the design professional of record and Andersen Construction as the CM/GC. This project aims to protect and extend the lifespan of CCDC's assets, while improving the functionality of the property and ensuring a safe environment for all users.

Construction is underway on the west stair tower, and the elevator and stairs are closed to pedestrians, with pedestrian access rerouted to the east stair tower on 8th Street. Andersen Construction has completed excavation of the new footings and foundations and is currently preparing to install formwork and reinforcing steel prior to pouring the concrete footings and grade beams that will support the new structural steel frame. The elevator modernization work is also in progress, and the new equipment has been placed in the west mechanical room. *Project Lead: Kassi Brown*

11th & Front Repairs Project: This project includes a series of Tier 1, 2 and 3 repairs originally identified in the 2022 KPFF Structural Condition Assessment of the 11th & Front garage. KPFF has been selected from the On-Call Structural Engineering roster to assess the condition of the garage, perform design services for needed repairs, prepare bid documents, assist with bidding, and perform construction administration of the project. KPFF is currently preparing preliminary design documents. Project is anticipated to be constructed in spring/summer 2027. *Project Lead: Zach Piepmeyer*

Capitol & Main Garage Membrane Project: KPFF is the design engineer for this project and will also provide construction administration services until project completion. In the design, a roof top closure gate is being added to help prevent nighttime vandalism via burnouts on the roof. Level 5 of the garage will receive a full membrane replacement, and new parking line striping as well as structural repairs to the elevator tower walls and roof top columns, as well as water ponding repairs on the roof deck. Five bids were received on July 29, 2026, at 3pm, and Consurco was the lowest responsive bidder. Consent items will be presented at the August board meeting. The project was approved by the board and Consurco was sent a notice to proceed letter August 19,2026 and mobilized September 8. The project has been underway and will be completed in Mid-October 2026. *Project Lead:* Aaron Nelson

CCDC IN THE COMMUNITY

Open Streets Boise

CCDC participated in Open Streets Boise on September 27, 2026 as an opportunity to connect directly with the community and share how the agency's work supports safer, more connected ways to move around Boise. The event aligned with CCDC's key mobility strategy while creating a fun, approachable setting to educate attendees about current projects and investments.



Boise Entrepreneur Week

CCDC served as the presenting sponsor of Boise Entrepreneur Week, supporting Boise's entrepreneurial community and the people and ideas that contribute to a thriving local economy. As part of the event, CCDC Development Director Doug Woodruff joined Trailhead Executive Director Jacob Grinwis for a live session exploring the "CCDC Effect" and how strategic public investment and partnerships have shaped Boise's growth and economic development.



CONDOMINIUM ASSOCIATIONS

Building Eight Condominiums Association CCDC Contact: Aaron Nelson		
Member	**Unit**	**Percent Interest**
CCDC	Capitol & Myrtle Parking Garage (Unit 2)	35%
Raymond Management	Hampton Inn & Suites (Unit 1)	62.5%
Hendricks	Retail Units (Units 3 & 4)	2.5%
Condo Board Meetings		
Last Meeting	**Next Meeting**	**Next Report Due**

December 16, 2025	December 2026	December 31, 2026
Issues/Comments:	A meeting was held, and the main topic of discussion was the current painting project being done by the Hampton Hotel, elevator project and new membrane on roof level and level 2 were completed Fall 2025.	

Front Street Condominium Association CCDC Contact: Aaron Nelson		
Member	**Unit**	**Percent Interest**
CCDC	9th & Front Parking Garage	25.76%
GBAD		2.00%
Aspen Condominiums	Aspen Lofts	52.17%
Hendricks	BoDo Retail Units	20.07%
Condo Board Meetings		
Last Meeting/Report	**Next Meeting**	**Next Report Due**
November 25, 2025	November 2026	November 30, 2026
Issues/Comments:	The meeting was held November 25 at 1pm, ParkBOI provided a parking update, CCDC provided an update for the elevator modernization project and stair tower enclosure.	

U.S. Bank Plaza Condominium Association CCDC Contact: Mary Watson		
Member	**Unit**	**Percent Interest**
LN City Center Plaza/ Clearwater Analytics	A, 1A, 1B, 1C, 1H, 1K, 1L, 2C, 3C, 5A, 6A, 7A, 8A, 9A	77.372%
CCDC	1F, 1G, 1J, 2B, 4B, 5B	6.861%

GBAD	4A	3.040%
Boise State University	1D, 1E, 2A, 3A, 3B	6.131%
Valley Regional Transit	B1, B2, B3	6.429%
Sawtooth Investment Mgmt.	10A	0.167%
Condo Board Meetings		
Last Meeting/Report	**Next Meeting**	**Next Report Due**
October 23, 2025	October 2026	TBD
Issues/Comments:	The condo was under budget this year, and a $2 million dollar project is in the works for fiscal year 2026 to apply protective coatings.	

Capitol Terrace Condominium Association CCDC Contact: Aaron Nelson		
Member	**Unit**	**Percent Interest**
CCDC	Capitol & Main Parking Garage	50%
Hawkins Companies	Main + Marketplace	50%
Condo Board Meetings		
Last Meeting/Report	**Next Meeting**	**Next Report Due**
September 24, 2025	November 12, 2026	February 2026
Issues/Comments:	CCDC is having four fan units replaced on the roof top of the Main Market place; these fans remove CO2 from the garage. Fans were installed February 2026, CO2 censors are being updated to work with new fans, this work will be done in April.	

Downtown Parking Condominiums Association CCDC Contact: Aaron Nelson		
Member	**Unit**	**Percent Interest**
CCDC	9th & Main Parking Garage	93.51%
Les Bois Holdings, LLC	Commercial, Main Street side	2.03%
Eastman Building, LLC	Commercial, Idaho Street side	4.46%
Condo Board Meetings		
Last Meeting/Report	**Next Meeting**	**Next Report Due**
September 30, 2026	September 2027	September 2027
Issues/Comments:	The annual meeting was held on September 30, 2026, at 11am. EE Tech moved out on 10/1/26. This year's project in the garage is a full membrane replacement that will take place in the Summer of 2027.	

ACME Fast Freight Condominium Association CCDC Contact: Zach Piepmeyer		
Member	**Unit**	**Percent Interest**
CCDC	11th & Front Parking Garage, 30.1% (Units 402, 403, 501, 502)	28.485%
Stoddard 1101 Front, LLC (Ahlquist sold their portion of the garage in April 2026)	11th & Front Parking Garage, 69.9% (Units 104, 105, 201, 202, 301, 302, 401)	66.490%
Boise Metro Chamber	Boise Chamber Offices (Units 101, 102, 203)	5.025%
Condo Board Meetings		

Last Meeting/Report	Next Meeting	Next Report Due
Last meeting in 2023; last report filed 12/5/2024	November 2026	TBD
Issues/Comments:		

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