



BOISE, IDAHO

CREATING A CITY FOR EVERYONE

WELCOME TO BOISE

A City For Everyone

- Growing, diverse, inclusive community
- Third most-populous metro area in the PNW region
- Unparalleled quality of life
- Thriving economy
- Vibrant downtown

<https://www.youtube.com/watch?v=Pbc-1GWTyOc>



CITY OF BOISE STRATEGIC PRIORITIES

“A City for Everyone”

- A **Home** for Everyone
- **Movement** for Everyone
- **Opportunity** for Everyone
- A **Clean** City for Everyone
- A **Safe and Healthy** City for Everyone
- **Engaging** Everyone



CITY OF BOISE ECONOMIC DEVELOPMENT

Four Strategic Pillars

- Regional Leadership
- Quality of Life
- Strategic Economic Development
- Workforce and Talent



CITY OF BOISE + CCDC

Strong, essential partnership

- CCDC serves as the city's redevelopment agency
- 8-member, independent board
- Funded by TIF
- Focus on catalytic development through partnerships
- Key focus areas:
 - Economic Development
 - Infrastructure
 - Placemaking
 - Mobility
 - Special Projects
- Alignment with City of Boise strategic priorities



HISTORY OF URBAN RENEWAL IN BOISE

- Not what it is today
- State statute born in the mid-1960's
- Federal funding model
- Led to unintended consequences

"Boise at Night" ca. mid-1970's

HARPER'S

HARPER'S MAGAZINE NOVEMBER 1974



TEARING DOWN BOISE
L.J. Davis

HARPER'S MAGAZINE, 1974: "TEARING DOWN BOISE"

- Brooklyn-based, Boise-bred novelist L. J. Davis
- Lamented the loss of key historic buildings, including many in Boise's Chinatown
- Many torn down long after cities around the U.S. had, in his estimation, already learned the mistakes of urban renewal
- *"If things go on as they are, Boise stands an excellent chance of becoming the first American city to have deliberately eradicated itself" (!)*

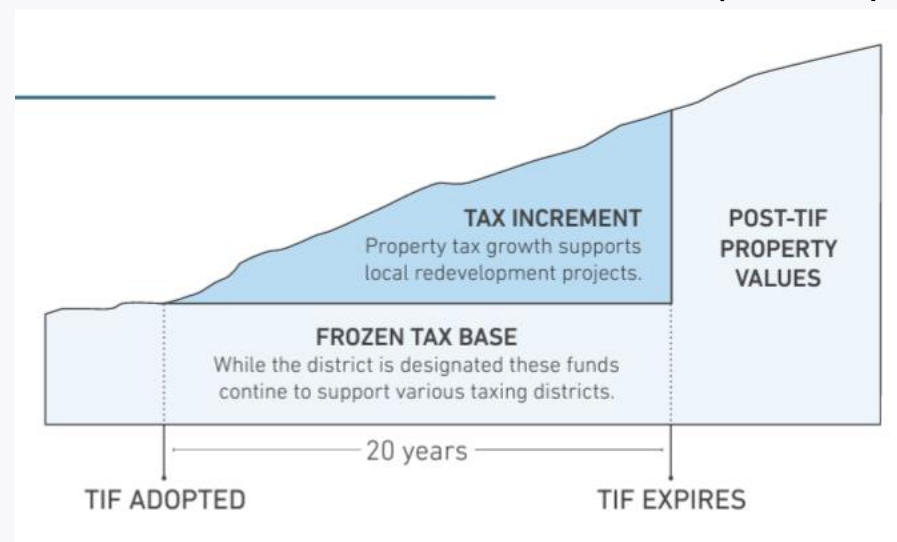
1985: A RADICAL NEW VISION FOR DOWNTOWN



- *“Boise is a city in search of its identity, sense of place, and purpose. It is a city with parking lots where a vibrant business, entertainment and residential core – its ‘heart’ – should be.”*
- 8th Street envisioned as a pedestrian corridor
- Housing, mix of uses + buildings
- Public / private partnerships
- Lots of smaller ideas vs. one big idea

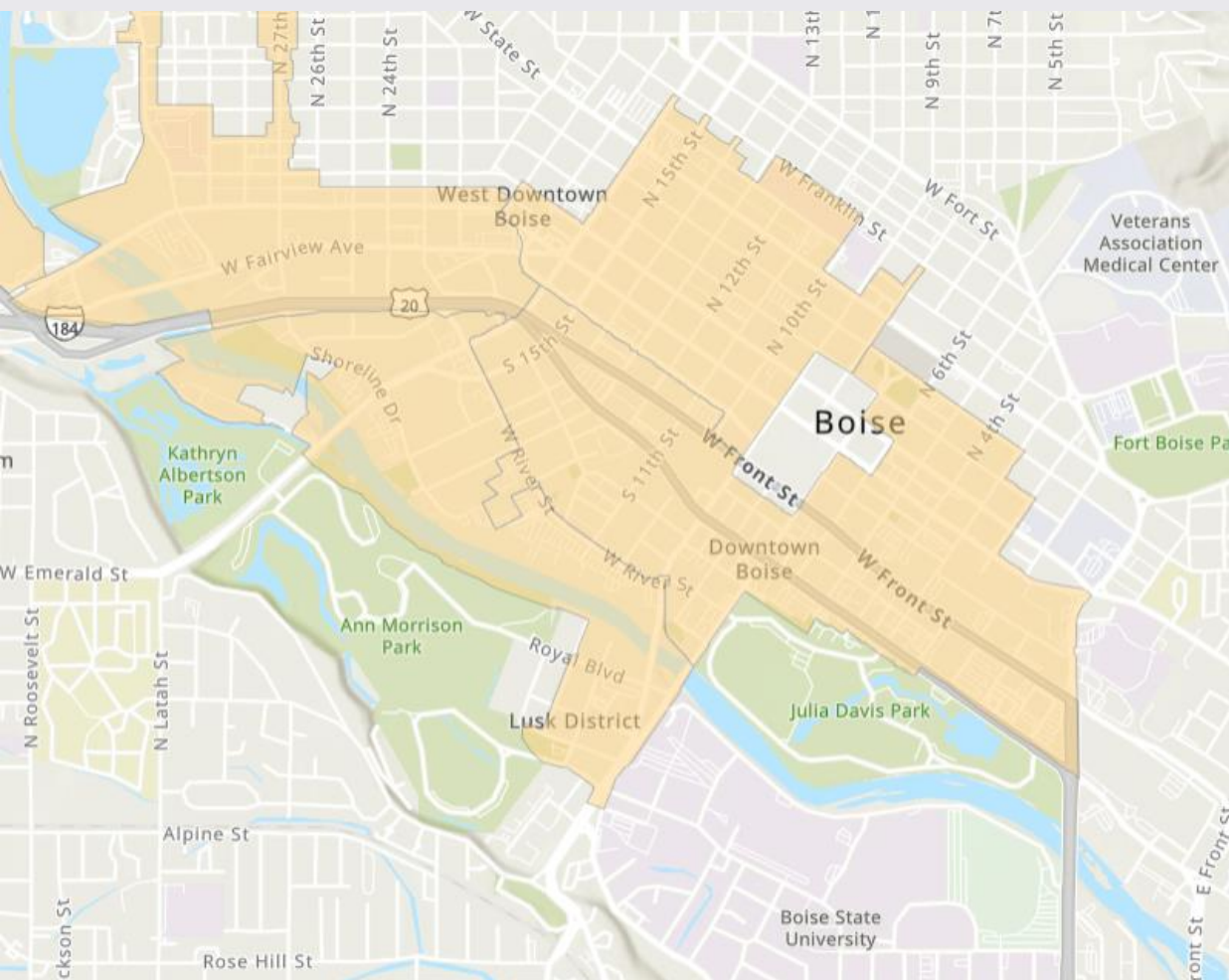
URBAN RENEWAL: A NEW ERA

- Mid-1980's marked beginning of new local funding mechanism (now TIF)
- New improvements focused on Grove Plaza area, 8th Street over next 10 years
- \$65M new transit center (2016)



URBAN RENEWAL NOW + FUTURE

- Most of downtown currently within URDs
- Two districts sunseting in 2025/26
- Shift in focus to west and south downtown areas
- Highly-aligned City/CCDC priorities





URBAN RENEWAL NOW + FUTURE

- Alignment with City of Boise strategic priorities, including:
 - Housing
 - Mobility
 - Economic Development
 - Arts and Cultural Investments
 - Clean Energy (E.g., Geothermal)
- What's next?



CCDC PARTICIPATION PROGRAMS

- Participation Program policy
- Board of Commissioner approval
- Five “Types”
- \$110 million leveraging \$2.5 billion
- Public-private and public-public
- Reimbursement

Type 1: KDP Headquarters, 101 S. 27th St.





TYPE 2: 11TH & IDAHO



TYPE 3: HOME2SUITES



TYPE 4: WEST END WATER RENEWAL



TYPE 5: THE AFTON

CCDC+HOUSING

- 2015 Housing Study
- Ash + River Townhomes
- 2018, 2021, and 2024 revisions to Participation Program policy
- MOU with City of Boise Housing and Community Development

Type 3: The Fowler





TYPE 5: ASH + RIVER



TYPE 5: THE MARTHA

THANK YOU!

QUESTIONS?