



GATEWAY EAST DISTRICT

URBAN RENEWAL DEFINED

Urban renewal is an economic development tool used to encourage private development or redevelopment in an area via tax-increment-financed public investment. The renewal process can include repurposing old or run-down buildings, constructing new infrastructure, upgrading utilities, or adding in civic amenities like public plazas, public parking, or other public facilities.



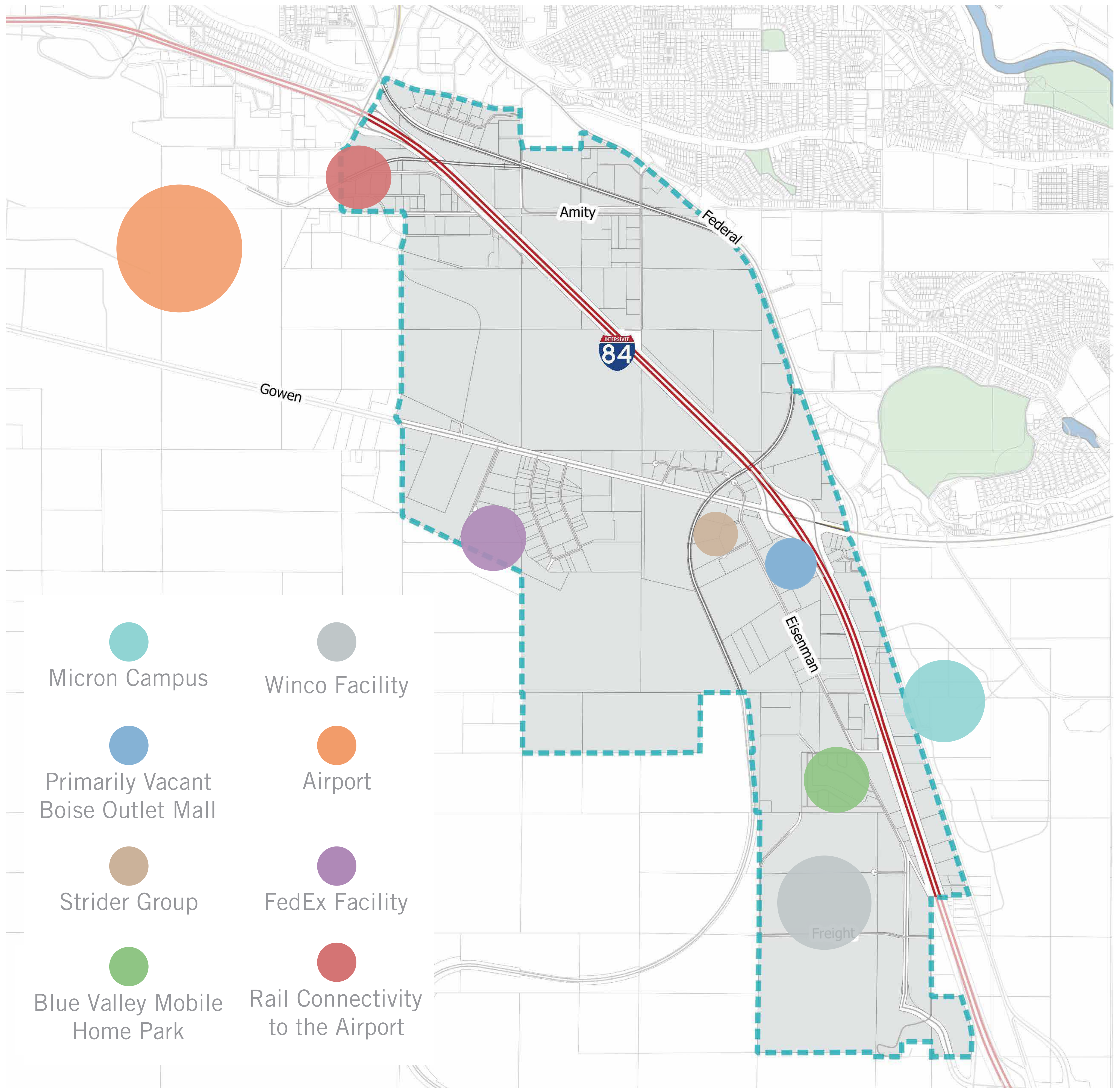
ABOUT CCDC:

Boise's Redevelopment Agency, Capital City Development Corporation (CCDC), catalyzes investment in the city through its own projects and public/private partnerships. CCDC focuses its work on economic development, infrastructure, place making, and mobility in its redevelopment districts. The Agency works hand-in-hand with local partner organizations and companies to redevelop underutilized properties and improve public places.



GATEWAY EAST DISTRICT

GATEWAY EAST STUDY AREA



CHARACTERISTICS

- 3,260 acres
- 244 parcels of land
- 178 buildings

BOUNDARIES

- South Federal Way to the North and East
- The Boise Airport to the West
- Undeveloped land to the South



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ECONOMIC DEVELOPMENT OPPORTUNITIES IN GATEWAY EAST STUDY AREA

NEED FOR INDUSTRIAL DEVELOPMENT

- Boise's industrial vacancy rate is at an all-time low (3.46% per Colliers) and far below national average (5.1% per Colliers)
- Industrial Job Growth in Boise
 - Per the Idaho Department of Labor, the industrial sector has decreased jobs in Boise since 2007
 - Adding new industrial companies and quality jobs will be a primary focus for Gateway East Study Area
 - Good-paying jobs are key to sustainable growth in Boise
- Examples of success in other Idaho Urban Renewal Districts
 - The Twin Falls Urban Renewal Agency has supported industrial projects through infrastructure upgrades.
 - Chobani: 1,000+ jobs
 - Clif Bar: 250+ jobs

URBAN RENEWAL PLANNING

GATEWAY EAST DISTRICT



MARKET STUDY FINDINGS

SITES SUSCEPTIBLE TO CHANGE (SSC)

Vacant or underutilized land that is likely to develop or redevelop over time.

INDUSTRIAL SSC =
1,000 acres

NON-INDUSTRIAL SSC =
50 acres



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GATEWAY EAST FINDINGS

- Deteriorating or deteriorated structures on 30% of parcels
- Deterioration of site or other improvements on 50% of parcels
- Defective or inadequate street layout
 - 26% of the streets lack sidewalks on either side of the road
 - 11% of the roads don't meet ACHD design guidelines for industrial use
 - 15% of the parcels have inadequate street access
- Obsolete platting of open land parcels lacking street connectivity and too large to develop without subdivision
- Need to upgrade utilities for future growth



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PHOTOGRAPH COURTESY COSTAR

GATEWAY EAST OPPORTUNITIES

PLAN FOR GROWTH RESPONSIBLY

An Urban Renewal District provides a tool to plan and prepare for growth in this area responsibly and holistically.

DIVERSIFY BOISE'S ECONOMY

Industrial development can help local businesses expand and attract new businesses adding quality jobs for Boise residents.

LEVERAGE LANDHOLDINGS

Use the 300-acres of city owned property to create a tax base for services in the community.

IMPROVE INFRASTRUCTURE

Projects could include upgrades to utility infrastructure, public safety infrastructure, and other amenities to improve the area.



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PROJECT TIMELINE - 2018

AUGUST

August 15: CCDC submits Eligibility Report to City Council

August 28: City Council accepts Eligibility Report

SEPTEMBER

September 13: Open House #1

September 13-24: Digital Open House + online comment period

WE
ARE
HERE

September 26: Open House #2

OCTOBER

October 8: CCDC will consider Gateway East Urban Renewal Plan

CCDC submits Plan to the City of Boise Planning and Zoning Commission

NOVEMBER

November 5: Planning and Zoning hearing

November 13: City Council Public Hearing + First Reading

November 27: Second Reading at City Council

DECEMBER

December 4: Third Reading at City Council