



Boise Regional Realtors  
May 1, 2018



# Garden City

- 4.04 land square miles
- 6 miles of River
- 12,000 population
- 2,000 businesses
- Average density 2,716 (Average density in Idaho 19.5)
- 3 State Highways
- Average of 160,000 cars/ day



# A River Runs Through It





# So Do Three Major Highways



# A 280 Acre Fairground is located in the Center



# Location! Location! Location!



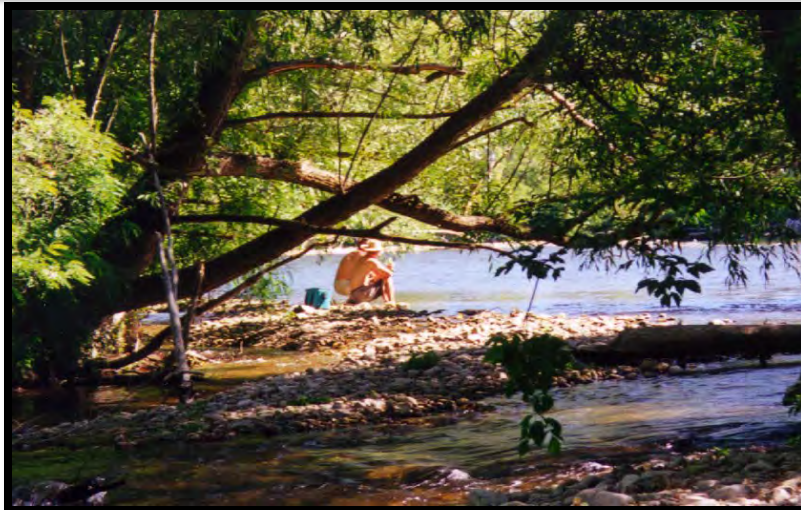


# Vision





# Harness the River





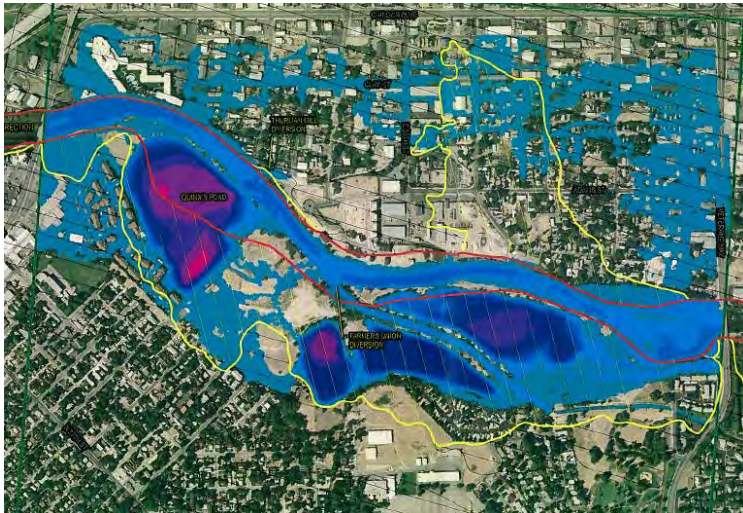
# Greenbelt and Pathways

- 10. Skyline Park
- 11. Nottingham Park
- 12. River Pointe Park
- 13. Riverside Park
- 14. Westmoreland Park





# Parks and Trees





# Sense of History, Place, and Pride



龍飛獅舞慶中秋  
2009  
**DRAGON PARADE  
AND  
MOON FESTIVAL**  
CELEBRATE  
THE COLORFUL  
HISTORY OF  
GARDEN CITY

Authentic  
8-Child  
Chinese Dragon

Korean Dance  
Troupe  
& other performers

Chinese Rubber  
Duckie Races

Lion  
Dancer

Traditional  
Chinese Dance,  
Martial Arts & Food

**SCHEDULE OF EVENTS**  
**BLOCK PARTY**  
12 - 5pm  
Waterfront District  
Vendors, music, food, arts, crafts  
**PARADE**  
Starts at 3pm  
Route: Woman of Steel Gallery  
36th Street  
Waterfront District  
Dance, Music and Fun  
**BLOCK PARTY CONTINUES**  
5 - 9pm  
Alley Arts & Cultural District  
Vendors, live music, food, arts, crafts,  
beer & wine garden, juried art show

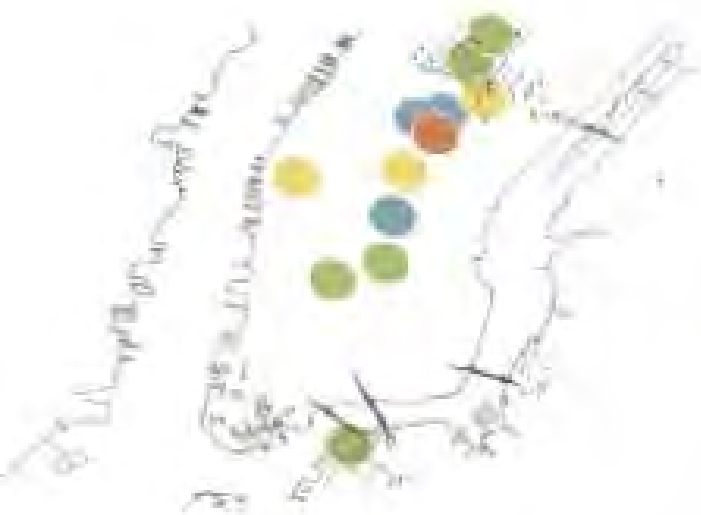
**SATURDAY  
OCTOBER 3  
12PM - 9PM**  
**IN THE ALLEY  
ARTS & CULTURAL  
DISTRICT**

**GARDENCITYDRAGONPARADE.COM**

GO LISTEN BOISE  
United States  
Garden City  
W  
D  
GARDEN CITY  
NESTLED BY THE RIVER

# Place Making: Placemaking at every scale

Project for Public Spaces



City/Region

10+ MAJOR DESTINATIONS



Destination

10+ PLACES IN EACH



Place

10+ THINGS TO DO,  
LAYERED TO CREATE SYNERGY



# Today is Different





# Public Investment



36<sup>th</sup> Street Bridge





West Bridge



Well 3





White Water Park



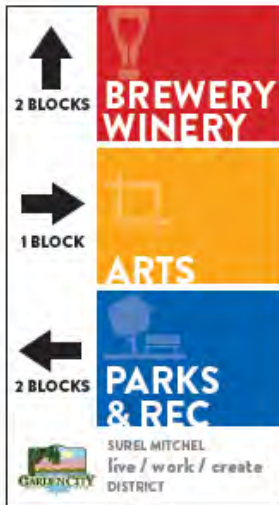
Herron View Park





Public Art





INFOGRAPHIC SIGN  
CONCEPTA

Wayfinding



# Boise River Overlay 2018



Boise River Overlay District Parcels Per Ord. 996-18



Ordinance



# Urban Centers

2016







SITE SECTION, FACING NORTH



PHASING

# Redevelopment

As of April 26<sup>th</sup>: FY 2018 construction  
value added \$12,416,973



















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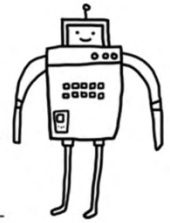


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# FUTURE PUBLIC SCHOOL



























DARK GRAY GRANITE - FLAMED FINISH  
SEALED  
QUARRY CUT PATTERN



CORTEN STEEL PLATES  
RANDOM VERTICAL PANELS  
CONCEALED FASTENERS



MODERN METAL WALL PANEL &  
STANDING SEAM METAL ROOF  
INTERLUFT GROUP - 5' x 6' - 22MC GRAY  
1/2" DRFL - 22MC GRAY



WEST ELEVATION -  
FINISHES





# Reuse





Riverside Hotel















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# DRAGILA VAULT CO.

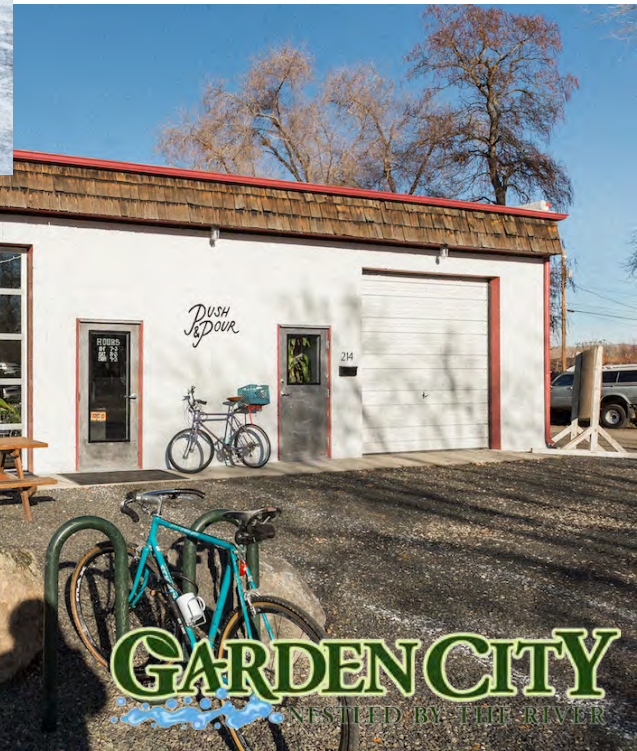














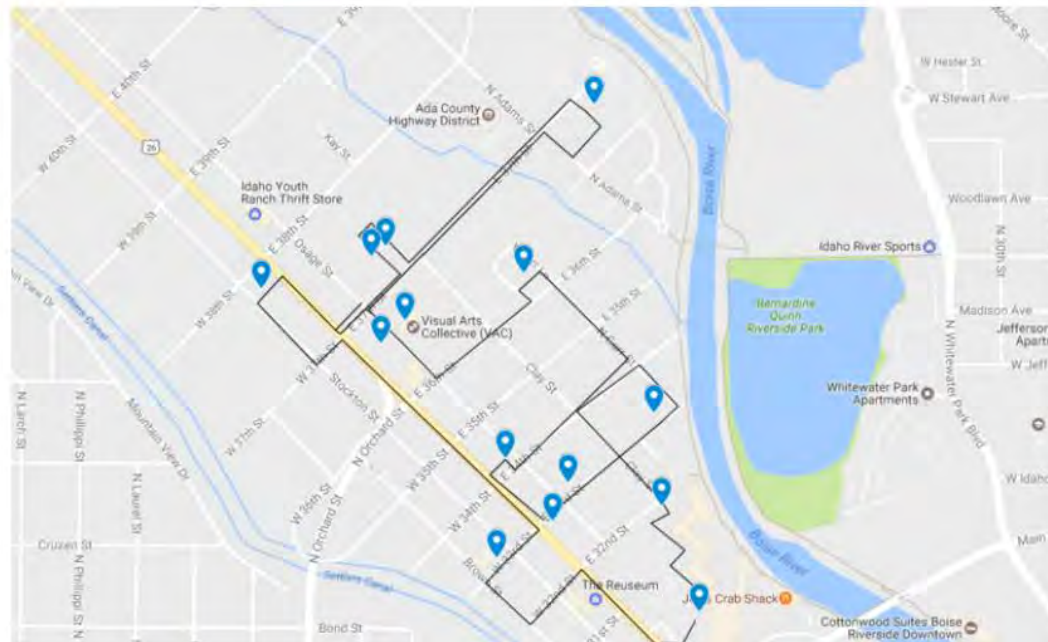




# Trends

# Garden City 'First Friday' Event Launches As Arts District Grows

By FRANKIE BARNHILL • JUN 2, 2017



# Artisans



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**COUNTY LINE BREWING PRESENTS The Summer Concert Series**

DATE	PERFORMER
MAY 6TH	BREAD & CIRCUS
MAY 14TH	OLIPHANTS
MAY 21ST	TRACTORBEAM
MAY 28TH	OUTSIDE THE FRAME
JUNE 11TH	NAOMI PSALM BAND
JUNE 17TH	ENCORE
JUNE 18TH	NOTHING BUT HEROS
JUNE 24TH	OLIPHANTS
JULY 8TH	MATT GAMBRELL FEAT. EMILY TIPTON
JULY 9TH	BREAD & CIRCUS
JULY 15TH	CYMRU

**20** CHECK BACK FOR MORE DATES, PERFORMER START TIMES, AND MORE INFO.

915 W. CAVENDISH AVE., SUITE 102, GARDEN CITY, IDAHO 83714



# GARDEN CITY ARTISANS™ PATHWAY MAP



## TASTE

1. TELATA WINE CO.  
240 E 32nd St.  
telatawine.com
2. COILED WINES  
3400 W. Chinden Blvd.  
coiledwines.com
3. THE WESTERN COLLECTIVE BEER  
111 W 33rd St.  
www.westerncollectivebeer.com
4. WILDFLOUR BAKERY  
304 E 42nd St.  
wildflourbakery.com
5. CRACKED FENCE WINERY  
107 E 44th St.  
crackedsf.com
6. SPLIT RAIL WINERY  
4338 W Chinden Blvd  
splitrailwines.com
7. BELLA BREWING  
3340 W Chinden Blvd.  
bellabrewing.com
8. THE GULCH  
5226 W. Chinden Blvd  
thegulchwinery.com

## CREATE

1. SUREL'S PLACE  
212 E 33rd St.  
suresplace.com
2. STUDIO 1212  
112 E 33rd St.  
studio1212.com
3. ZION WINE GLASS  
3242 W. Chinden Blvd.  
zionwineglass.com
4. THE GARDEN CITY PROJECTS  
108 West 33rd St.  
thegardencityprojects.com
5. SUREL PADER  
440 E Thurman Mill St.  
surelpader.com
6. AUDIO LAB RECORDING  
3540 Osage St.  
audiolabrecording.com
7. VISUAL ARTS COLLECTIVE  
3638 Osage St.  
visualartscollective.com
8. MADACSI STUDIOS  
106 E 38th  
madacsi.com
9. STOVER GLASS  
117 E 41st St.  
stoverglass.com
10. TORCHED GLASSWORKS  
117 E 41st St.  
torchedglassworks.com
11. FIREFLY GARDEN ART  
504 E 45th St. #23  
fierygardenart.com

## PLAY

1. WATERPARK
2. ESTHER SMYLOT PARK
3. WATERBURY PARK
4. HERON PARK
5. BOWEN PARK
6. MYSTIC LOVE PARK
7. WESTMORELAND PARK
8. LUDSON
9. RIVER POINT PARK
10. RIVERSIDE PARK

GARDEN CITY HAS OVER 1200 BUSINESSES.  
HERE ARE SOME GREAT ONES TO VISIT!

- |                           |                           |
|---------------------------|---------------------------|
| North End Organic Nursery | Sofia's Pastry Perfection |
| Nelson's RV               | WestVet                   |
| Hendrickson Jewelry       | Moxie Java                |
| Jackson's Food Stores     | Cobby's                   |
| Twisted Ewe               | Dutch Bros                |
| Sakana                    | Stagecoach Inn            |
| Johnson Floral            | Ranch Club                |
| Quilt Expressions         | Luciano's                 |
| Barrel House              | Eyemore                   |
| Shire Room                |                           |

GARDEN CITY ARTISAN™  
PATHWAY MAP  
brought to you by

**R**  
THE  
RIVERSIDE  
HOTEL  
IDAHO WINE  
COMMISSION

**GARDEN CITY**  
NESTLED BY THE RIVER











# Property Values (Assessor Tax History)

	Residential 65%	Commercial 35%	Total Market Value	% Increase from Prior Year
2015	824,265,540	453,245,860	1,277,511,400	
2016	875,286,329	486,277,071	1,361,563,400	6.58%
2017	951,063,037	533,591,963	1,484,655,000	9.04%



# Thank you!

Mayor, John Evans

Development Services Director, Jenah Thornborrow

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