



SOUTHWEST IDAHO TREATMENT CENTER

CONCEPTUAL MASTER PLAN FINAL REPORT



SUBMITTED TO:

STATE OF IDAHO
DEPARTMENT OF ADMINISTRATION
DIVISION OF PUBLIC WORKS
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01 EXECUTIVE SUMMARY

The Land Group, Inc. (TLG) in concert with Erstad Architects (EA), Druzisky Golf (DG), Idaho Economics (IE) and Conger Management Group (CMG) is pleased to present this Master Planning document for the Southwest Idaho Treatment Center (SWITC) site which is comprised of approximately 615 acres. This document is based on the needs and requirements of the Idaho Department of Health and Welfare (IDHW) as directed by the Idaho Division of Public Works (DPW).

As requested by IDHW, our team has provided a conceptual master plan based on economic and demographic data, research of existing site conditions and infrastructure development. It is intended that this plan will be used by IDHW as a planning tool in their efforts to explore development opportunities for the SWITC facility. This concept is conceptual in nature and explores various alternatives and phasing possibilities. Additionally, this document explores the order of magnitude for costs associated with the implementation of this concept.

The team analyzed and researched the following items as a first step in conceptual development:

- *Base maps created through the utilization of aerial photography, an existing boundary survey, and topographic survey data obtained through the City of Nampa.*
- *A review of entitlement and zoning within the City of Nampa to gain a basic understanding of regional and local land use policies and ensure synergistic relationships with surrounding land uses.*
- *An evaluation of existing transportation facilities to better understand needs for future development including improved access points, road connections to adjacent uses, potential re-routes, and potential utilization of the adjacent rail line.*
- *A review of the existing golf facilities to better understand the physical and financial aspects of the Centennial and Ridgecrest Golf Courses.*
- *Observation of critical site features including but not limited to topography, vegetation, views, sensitive habitat, and existing buildings.*
- *Discussions with IDHW, Job Corps, Corrections and Juvenile Corrections Facility Staff to understand current user needs, future expansion opportunities as well as organizational backgrounds and mission statements.*
- *A review of neighboring properties along with their uses and compatibility.*

- *An analysis of existing economic factors that could shape development strategies for the SWITC site. This included a general review of existing lease agreements and their profitability, adjacent vacancy rates and lease values, economic potential for land contained within the SWITC site, possible lease rate adjustments that may be warranted, and implementation costs.*
- *A comprehensive study of the future economic and demographic factors that will guide prospective development at the SWITC site, including population and employment forecasts for the Nampa area, and potential tax revenues from future development.*
- *Further investigation of existing utility provisions to the site, including sewer capacity and provision of electrical power to potential users with very high rates of consumption.*
- *Review of the City of Nampa Bike and Pedestrian master plan and consideration of its findings into the SWITC concepts.*
- *Discussion with the City of Nampa Economic Development Department regarding future industrial, commercial and recreational needs for Nampa.*
- *Discussion with the Federal Highways Administration regarding potential additional access from I-84 to the SWITC site.*

Development of the conceptual master plan was completed through the utilization of data gathered from the analysis process, and through the schematic designs developed during multiple



Site Aerial

design team workshops. Concept development explored different alternatives and phasing schemes for development of the SWITC lands. The final conceptual master plan proposes extreme modifications to the existing golf courses to allow for extensive development of the site.

We are excited about the opportunities presented by this option and are hopeful that through the utilization of these design tools IDHW will be better equipped to achieve their long range goals of capturing the highest and best use for this property contributing to fiscal success for IDHW and for the taxpayers of Idaho.



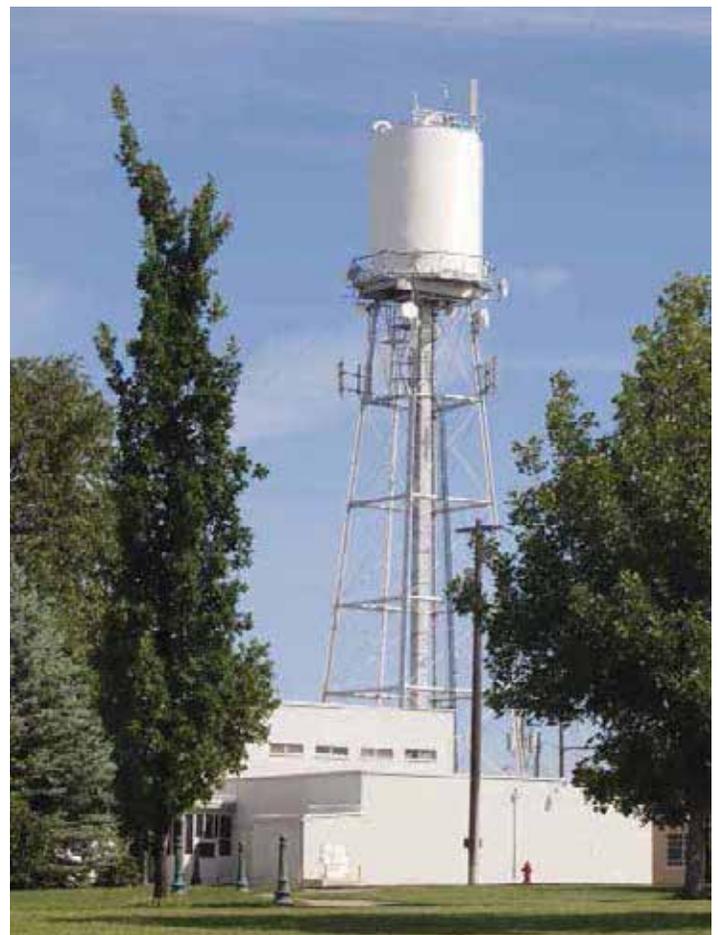
Existing Buildings



Old Barn



Existing Infrastructure



Water Tower

02 PROJECT OVERVIEW

02.1 OVERVIEW

02.1.1 Site Overview

The Southwest Idaho Treatment Center Master Plan is comprised of roughly 615 acres of land in the City of Nampa, currently zoned as Agricultural use. The Master Plan identifies specific use districts based on conventional planning and economic analysis. These areas include designated residential, civic, educational, commercial, mixed use, public and transit districts.

02.1.2 Location

The Southwest Idaho Treatment Center Master Plan includes the Centennial and Ridgecrest Golf Courses and several state facilities. The area is bounded by Interstate 84 to the south and the Union Pacific Railroad to the west and north, and commercial development along N. Idaho Center Boulevard to the east.

Current access to the SWITC lands is from 11th Avenue North from the north and south, and Ridgecrest Drive from the east. 11th Avenue will accommodate local traffic within the site as well as through traffic from north and south Nampa.

A future interchange at 11th Avenue is proposed as part of this master plan. Approvals of the interchange by ITD will be required prior to implementation.

02.1.3 Historical Character

The SWITC site has been utilized as a care facility for people with physical and learning disabilities since the early 20th Century. In 1911, 80 acres of the land that the South West Idaho Treatment Center now occupies was purchased to establish the Idaho State Sanitarium, although it was not until 1918 that the facility started accepting patients.

By 1935, through land purchases and gifts, the site had grown to its current size of just over 600 acres, and was renamed the Idaho State School and Colony. When the original land was purchased, Governor Hawley had stated that “an institution of this kind must be made self-sustaining as near as possible”. The School was almost self-sustaining for food, with cattle, pigs, chickens, orchards, vegetable crops, and a cannery keeping the residents busy as well as learning a trade and reducing the cost of care.

In 1956 the patient population peaked at about 1,000 residents, at which time the facility was renamed Nampa State School. In the late 1960's and early 1970's, farming as a practice by the patients was discontinued although the land continued in agricultural use, through private leases. The farm land continued to be leased for several years, but eventually proved unprofitable.



Site Location and Proposed 11th Avenue Interchange

In the 1980's the State explored various possibilities of using the land for different purposes, and in 1984 design work began for Centennial Golf Course. A year later the Department of Corrections work release center was built. In 1991 the idea of an additional golf course was proposed, and three years later the lease for Ridgecrest Golf Course was signed. In 1995, a 30 year lease was signed with Department of Labor Job Corps for a new campus, and by 1996 Juvenile Corrections began building a new facility, which now houses 60 inmates. These existing uses coupled with the State School are what exist on the site today.



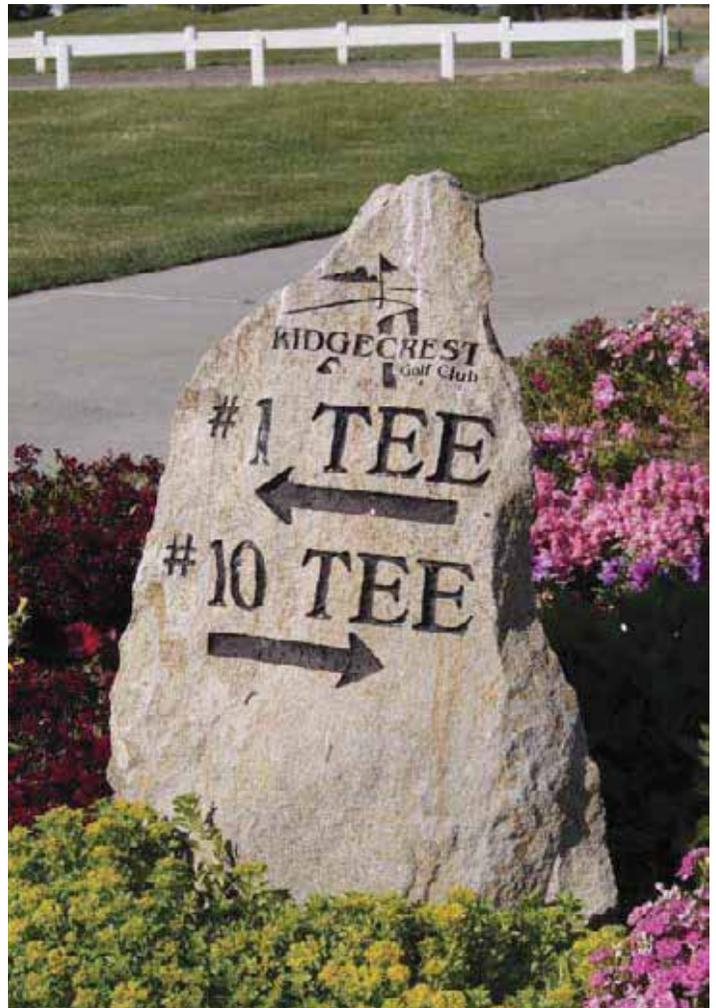
Historic Hospital



Centennial Golf Course



Jobs Corp Campus



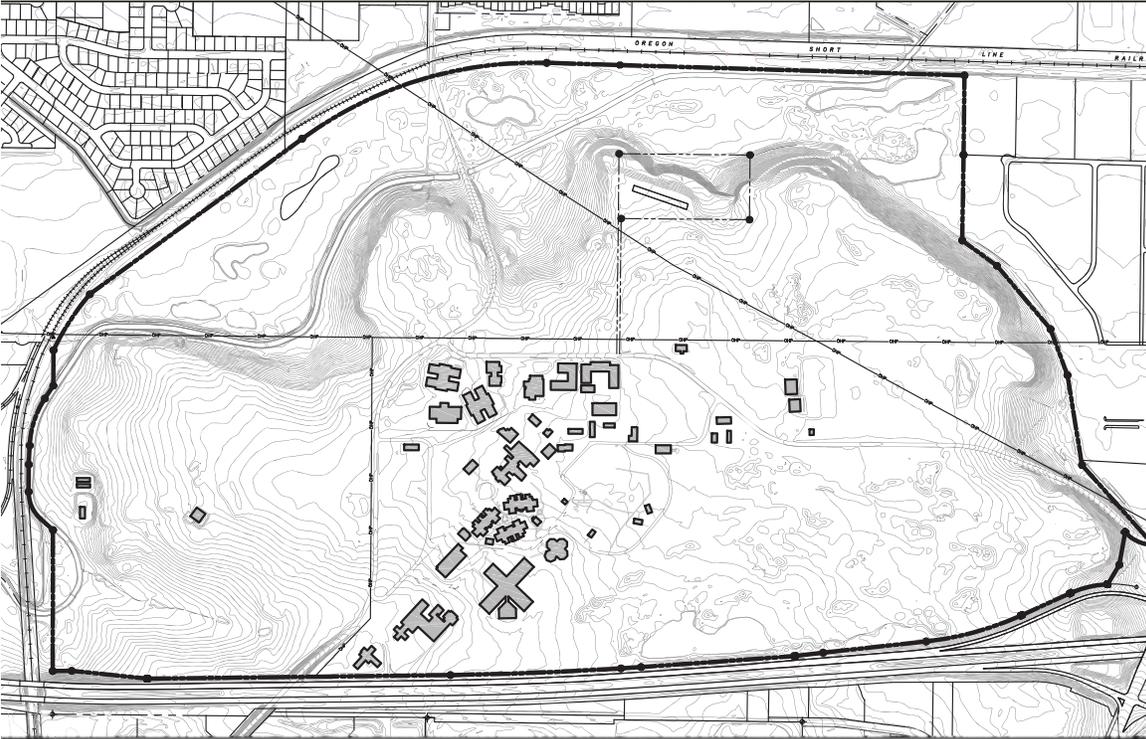
Ridgecrest Golf Course

02 PROJECT OVERVIEW

02.2 ANALYSIS



02.2.1 Site Aerial Map



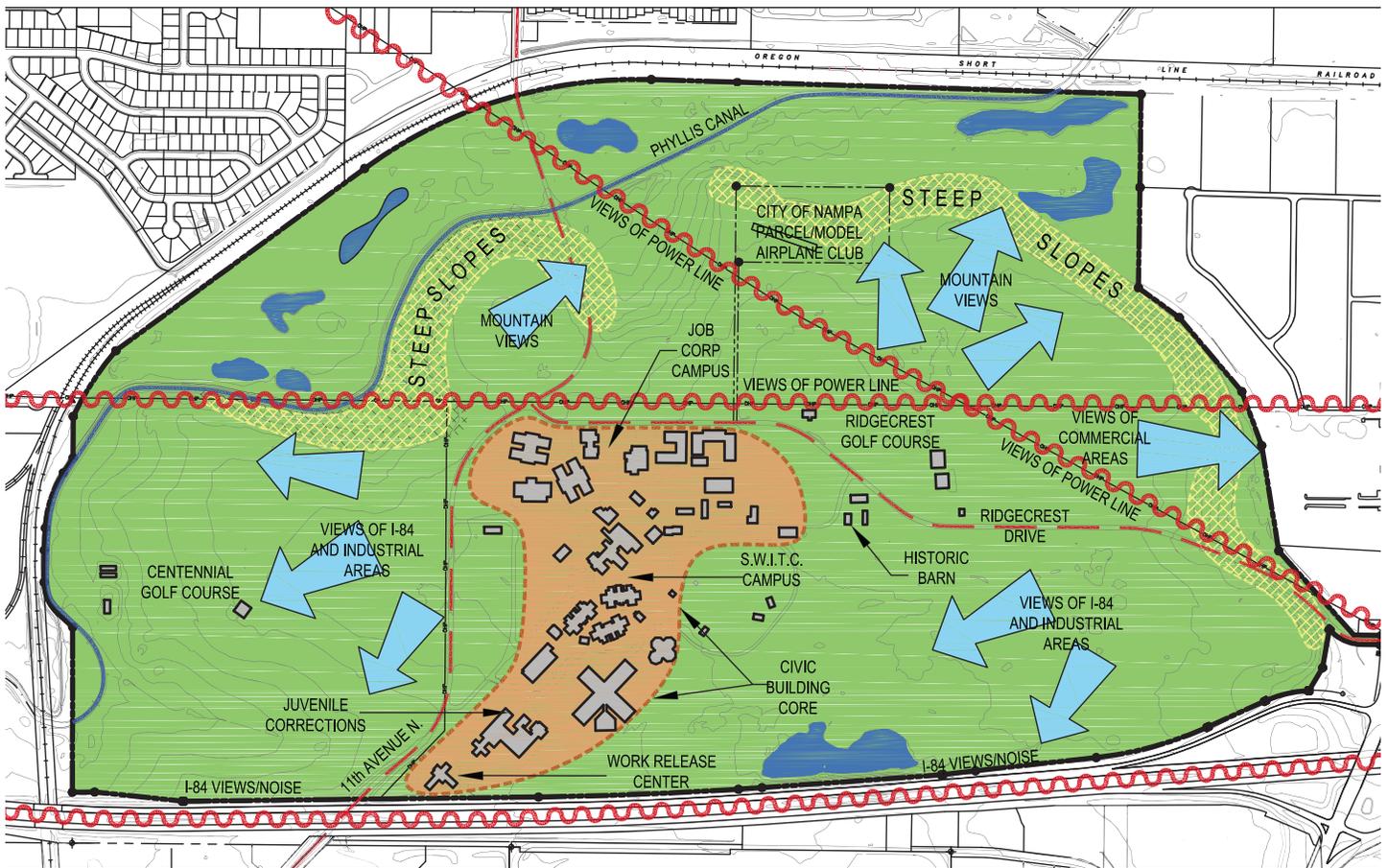
02.2.2 Topographic Survey



Views to the Foothills



Irrigation Canal Empty in Winter



02.2.3 Site Analysis Map



Centennial Golf Course with Industrial Use in Background



Power Lines

02 PROJECT OVERVIEW

02.2 ANALYSIS

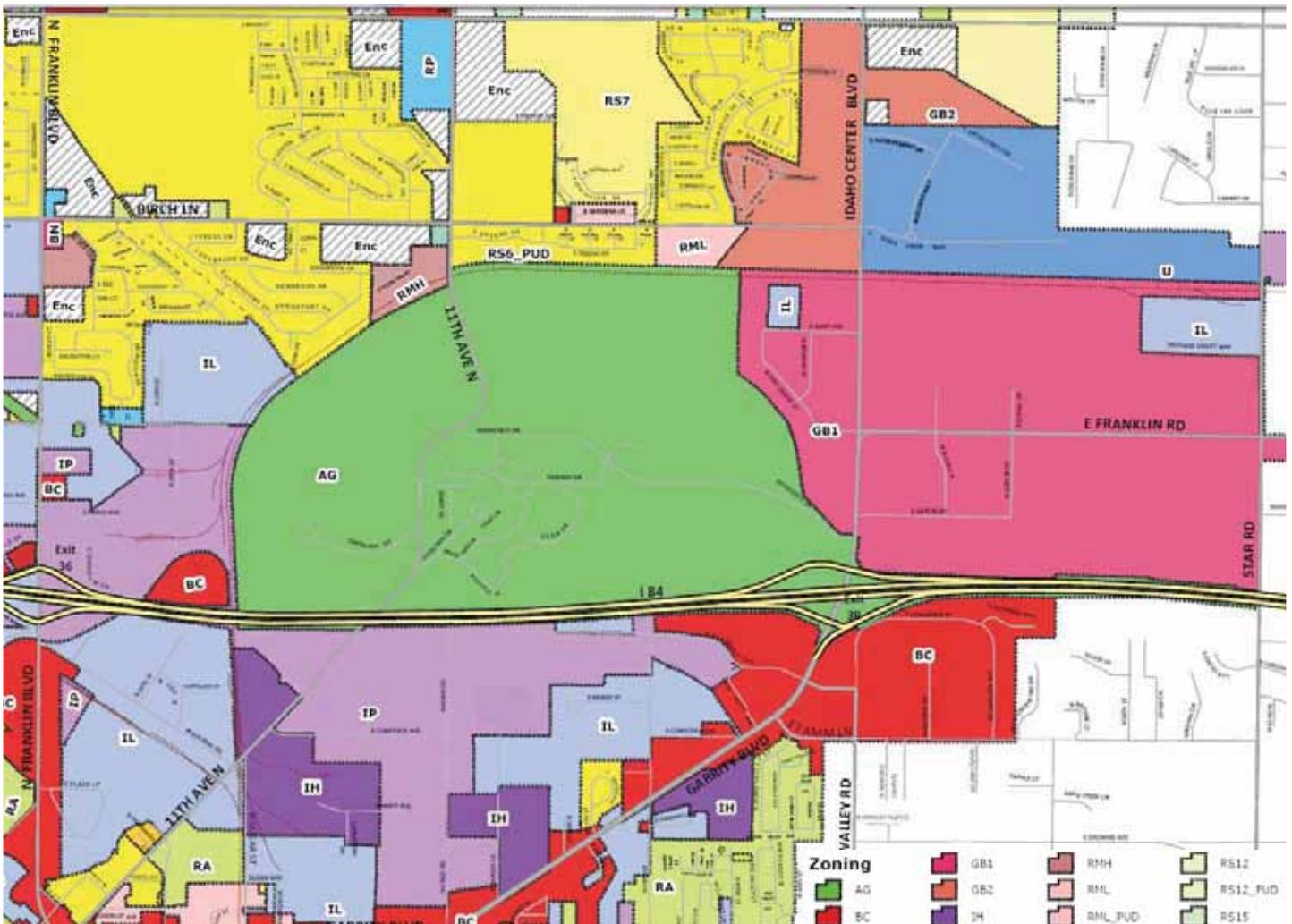
02.2.4 Zoning and Land Use Review

The following information provides a written and graphical depiction of the current zoning (Jun. 2013) and proposed comprehensive land use (Feb. 2012) as defined by current City of Nampa planning documents and ordinances.

LAND USE CHARACTERISTICS

The Land Use Designations and Zoning of SWITC and the surrounding properties are shown in Table 01.3.2A with descriptions in Table 01.3.2B.

Generally, Residential uses are on the northern and northwestern boundary. All other boundaries can be described as Industrial, General Commercial and Business Commercial.



City of Nampa Zoning Map

Property	2035 Comprehensive Plan Land Use	Zoning
SWITC	Parks; Public	AG
East	Highway Commercial	GB1; IL; U; BC
North	MD – Res; HD – Res; Highway Commercial	RS6; RMH; RML; GB2
West	Light Industrial; Parks; General Commercial	IL; IP; BC
South	Freeway; Light Industrial; General Commercial	IL; IH; IP; BC

Table 01.3.2A Land Use Characteristics

Use	Name	Description
GB	Gateway Business	Development of areas surrounding community gateways or entryways.
U	University	Development of a university campus
AG	Agricultural	Establishment of agricultural operations within the City.
RA	Suburban Residential	Semirural environment with limited agricultural pursuits
RS	Single-family Residential	Low density, urban single-family residential
RD	Two-family (duplex) Residential	Residential allowing two, three and four attached units
RML	Limited Multiple-family Residential	Multiple-family residential.
RMH	Multiple-family Residential	Multiple-family residential. High density.
RP	Residential Professional	Medium density multiple family, mixing residential with commercial land uses.
BN	Neighborhood Business	Retail serving recurring needs in convenient locations near residential uses.
D	Downtown	Downtown uses with a mix of office, retail, residential, park, etc.
BC	Community Business	Wide range of retail sales and service for both long and short terms needs
BF	Freeway Business	Freeway commercial facilities.
IP	Industrial Park	Manufacturing and related establishments.
IL	Light Industrial	Manufacturing and related establishments
IH	Heavy Industrial	Heavy manufacturing

Table 01.3.2B Zoning Descriptions

02 PROJECT OVERVIEW

02.2 ANALYSIS

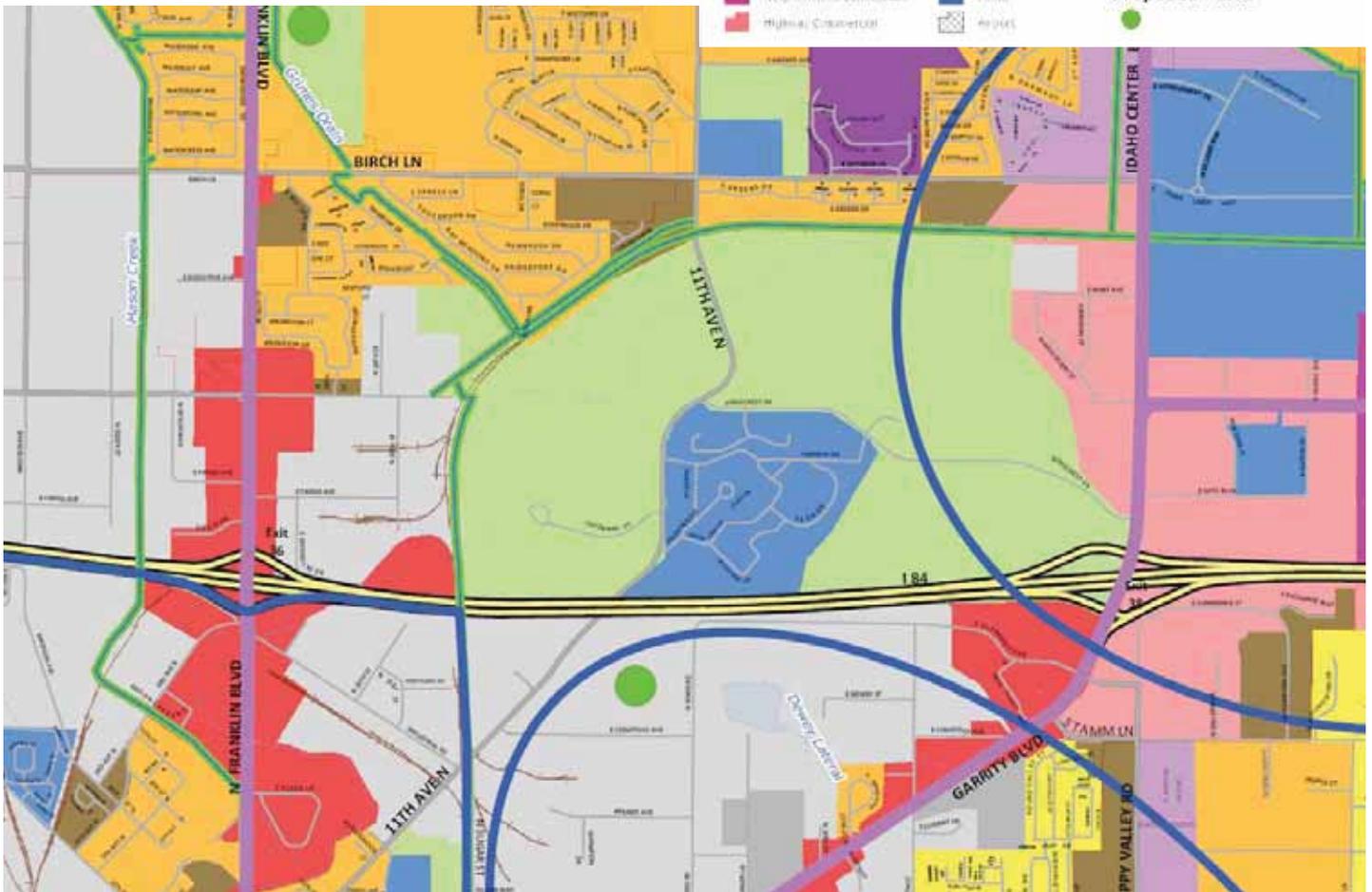
NAMPA 2035 COMPREHENSIVE PLAN

On February 6, 2012 the Nampa City Council adopted an extensive update to the city's Comprehensive Plan. This updated plan is the result of two years of gathering public input, analyzing the community, and developing goals and strategies to achieve the community vision for the year 2035. Key points of the update include:

- Significant changes to the future land uses in areas where Nampa is projected to grow.
- Designation of a greater degree of mixed use development.
- Encouragement of a variety of complimentary land uses in key areas.
- Recognition that creating incentives for business friendly land uses encourages Nampa's economic growth.

- Recognition that creating community atmosphere and infrastructure that promotes economic expansion is critical to attracting employers who improve the quality of life in Nampa.
- Connecting people to destinations and to major transportation routes.

A review of the proposed Nampa 2035 Comprehensive Plan has found the following policies or specific references to SWITC.



City of Nampa Comprehensive Plan

1. Chapter 3. Section 3.10 – Nampa Group Housing. “As stated by the Nampa Community Development Department, the future will require an increase in group homes as it is anticipated the Idaho State School and Hospital may close operations by 2015. There has been a national movement to de-institutionalize people and reintroduce them into society.”

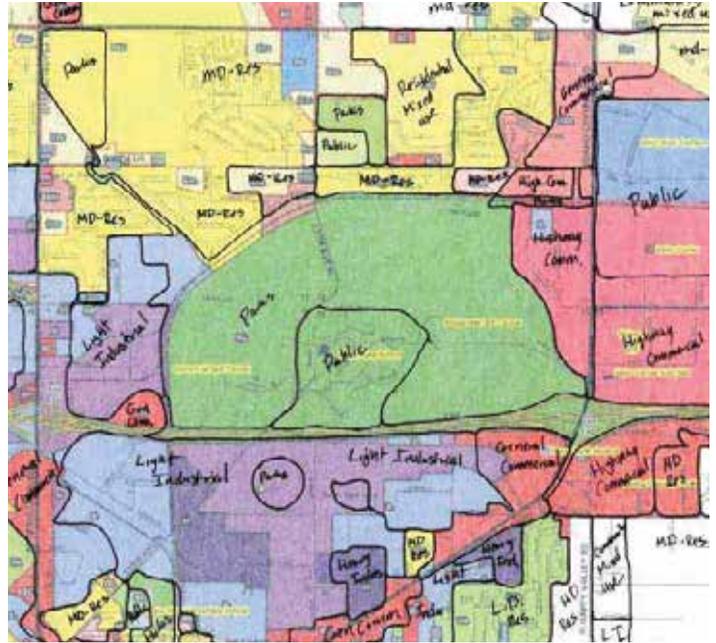
2. Golf. The maps all show the Centennial and Ridgecrest Golf Courses as large “City” Parks. The City of Nampa did survey residents on different recreational opportunities that the City should offer. It should be noted that golf is not identified as a key recreational component of the City. Possible reasons for its exclusion may be that: (1) there is sufficient golf and no more is needed; or (2) it is not viewed as a City recreation component because it is only accessible through a fee. Only a couple of references to golf exist in this section:

a. Section 9.5.2- Golf, page 219: Centennial Golf Course (18 holes), built in 1986, and Ridgecrest Golf Club (27 holes), built in 1996 are located near Interstate 84 on leased land owned by the State of Idaho.

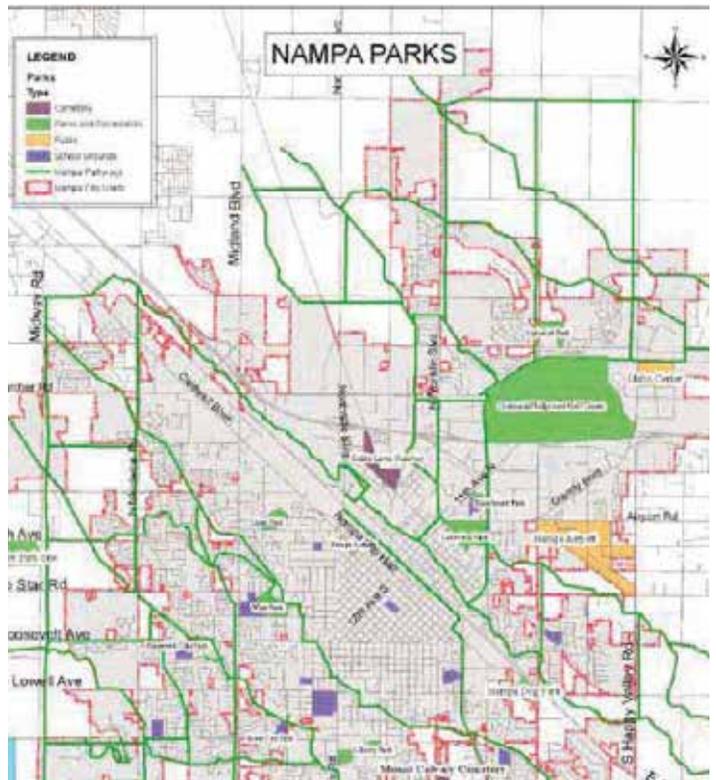
b. Exhibit 9-2 – See Existing Park Map

3. Chapter 9, Objective 4, Strategy 1, Page 232. Parks Needed North of I-84. The City notes a huge deficiency of parks north of I-84.

4. Chapter 11.5.1. Architectural Sites. The City has identified the Idaho State School and Hospital as a Historical Site. It is called out as Site 81, on Exhibit 11-2 on page 254. Upon closer review of the City’s Exhibit 11-2, it is more likely depicted as reference No. 80, which is the Horse Barn currently being utilized as the Ridgecrest golf course maintenance facility. The 2035 Comp Plan identifies it as being included on the National Register.



Superimposed Zoning and Land Use Map



City of Nampa Existing Parks Map-Exhibit 9-2

LAND USE AND ZONING

The current zoning for SWITC is “AG – Agricultural,” and the 2035 Comprehensive Land Use Map depicts the site as “Parks” and “Public.” Any proposed land use changes would require a Comprehensive Plan Amendment and Rezoning of the property.

Application	Fees	Time Frame
Rezone	\$811	16 weeks
Comp Plan Amendment – Map	\$842	(assumes Rezone & Comp Plan Amendments run concurrent)
Comp Plan Amendment – Text	\$213	
TOTAL FEES*	\$1,440	

Table 01.3.2 Zoning Application Fees

02 PROJECT OVERVIEW

02.2 ANALYSIS

02.2.5 Union Pacific Railroad

The Oregon Short Line Railroad, a subsidiary of Union Pacific, creates the western and northern border of the property. The conceptual master plan does not propose the implementation of rail spurs or additional crossings, however, these are possible should they be required by future land uses. Currently, only two freight train journeys are scheduled on this line per day.

The line has been identified on the City of Nampa Bicycle and Pedestrian Master Plan as a Rails-with-Trails opportunity. This envisions shared use of the 200' railroad right-of-way including continued use of the rail corridor for freight, and also adding a bicycle/pedestrian pathway that connects with the overall Nampa Bicycle and Pedestrian master plan.

Additionally, this rail line has been identified by COMPASS, the regional transportation planning authority, as a potential corridor for high capacity transit in the form of a light rail system. The rail corridor runs from Boise To Nampa-Caldwell. The SWITC site provides a good opportunity for development of a transit stop and park and ride facility, to provide additional transportation options for those who may live or work at the SWITC site or within adjacent neighborhoods.



Union Pacific Railroad



Phyllis Canal

02.2.6 Pioneer Irrigation District

The Phyllis Canal runs through the north of the site and down the west property boundary. The easement for the canal extends from the toe of the bank to 20' from the top of bank for the length of canal. The District Superintendent is not aware of any other restrictions or considerations that would impact any development proposals.

We are not recommending that this ditch be modified as part of the proposed master plans; however, the City of Nampa Comprehensive Plan (2004) states as its Objective 3: "Emphasize the establishment of trails and open space corridors. Support the establishment and maintenance of Nampa Greenways, including the preservation of trail greenways and multi-use irrigation corridors". There is currently an unpaved maintenance road along the canal which, with the agreement and cooperation of the irrigation district, provides an opportunity for a shared use pathway in this location if required.

02.2.7 Idaho Power

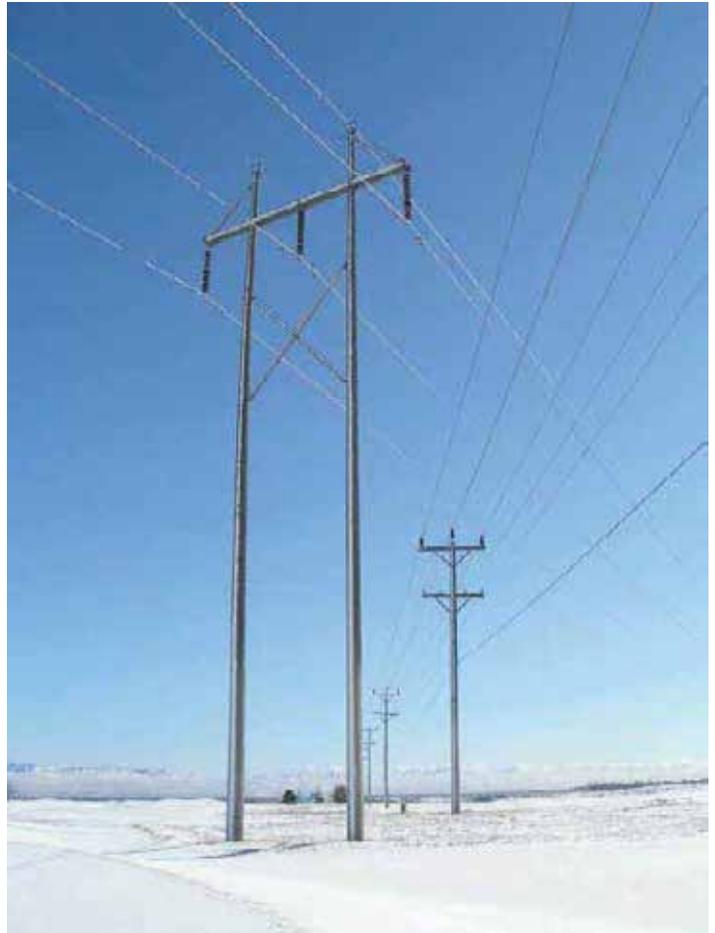
There are three major power lines running through the site. Land records for easements associated with these lines are extensive and date back to 1921. Idaho Power has recently engaged an outside surveying contractor to create a more detailed map of this area, which shows the existing power lines and easement information.

The line that runs diagonally across the subject property from SE to NW is the Mora-Caldwell 230kV Line 711. This line is comprised of two-pole, H-frame structures. The easement is currently 50' total; however, current standards for this type of transmission line require 150' easement centered along the line. Idaho Power has stated that while the current easement is only 50' wide, existing safety codes require buildings be at least 45' from the center line of power lines. Idaho Power indicated that they are interested in acquiring the full 150' easement from the owner prior to development.

There are two other lines on the property. The Karcher-Zilog 138kV Line 465 comes in from the west side and then turns south along 11th Avenue North. The Zilog-Blackcat 69kV Line 202 comes in from the east and runs due west across the property to 11th Avenue North, where it terminates. Both Line 465 and Line 202 are comprised of single, wood-pole structures. In the next 6 to 8 years, Idaho Power has plans to rebuild line 202 along the existing alignment in a single-pole configuration, providing an increased 138kV. The easements for lines 465 and 202 are 50' centered on the line.

The State Utilities Commission requires that Idaho Power relocate power if the owner requests relocation; however, all costs for relocation shall be covered by the owner. Preliminary costs for placing the lines underground range from \$1million to \$3million per mile. Relocation costs for power lines above ground may be in the hundreds of thousands of dollars per mile, but is dependent on site conditions.

The Community Relations Department at Idaho Power advises that for major development at the SWITC site a substation would be required. It is anticipated that a substation will occupy up to 2 acres. A second substation may be required if development included one or more large power users, such as for technology based industries that sometimes can consume upwards of 25 megawatts of power. While some may consider these transmission lines to be both a visual and spatial nuisance, it is apparent that these lines are a major advantage for recruitment of companies that require large amounts of power to be readily available.



Powerline through the Golf Course

02 PROJECT OVERVIEW

02.2 ANALYSIS

02.2.8 City of Nampa Public Works

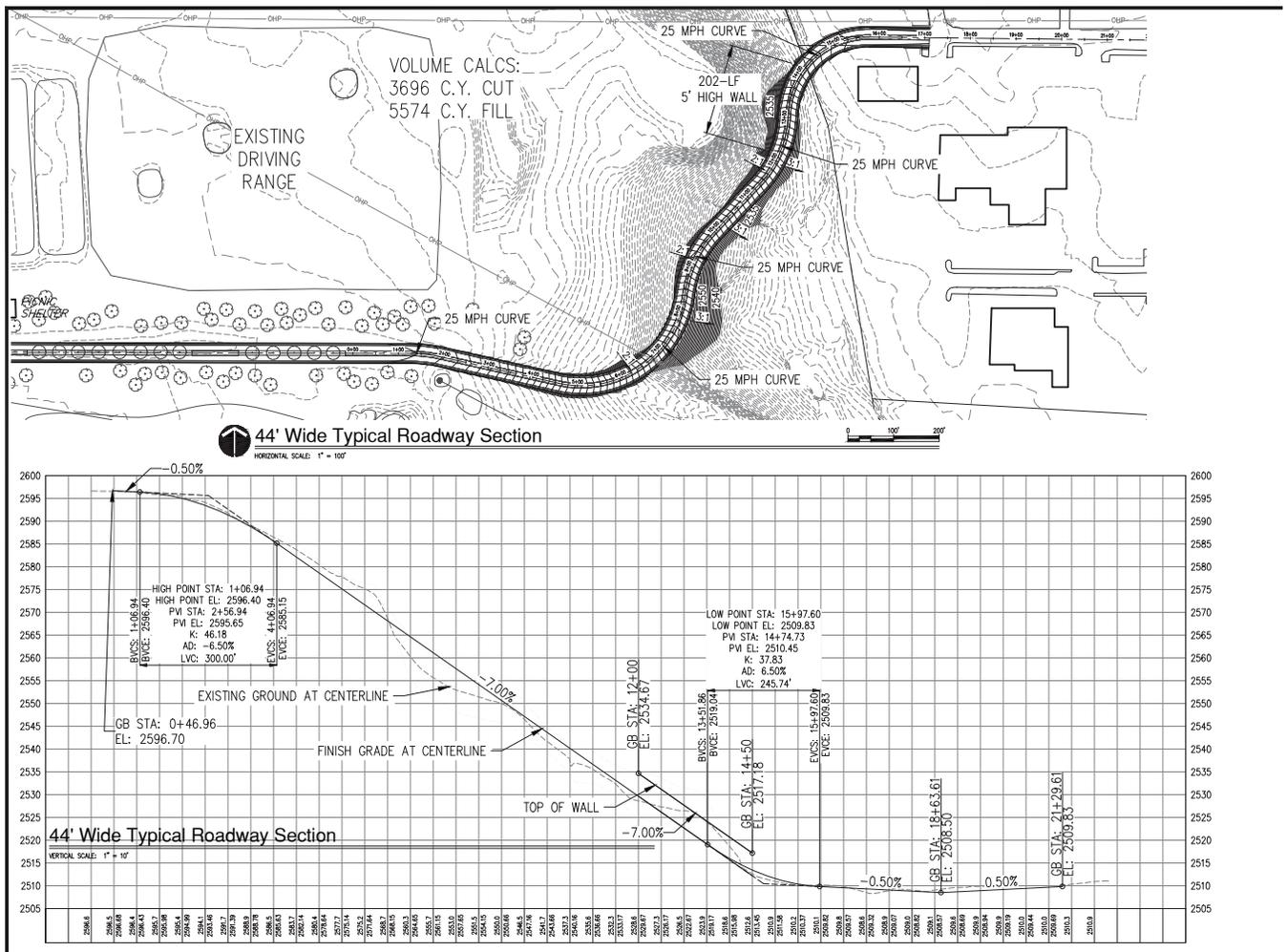
ROADS

The City of Nampa is the highway district responsible for the existing roadways on site. At present, they have identified four potential re-routes for Ridgecrest Drive from Idaho Center Boulevard. The route that is most preferred is very similar to the one proposed on the master plan drawings. The City expects this road to be a two lane road, although with future possible development of the SWITC site, it may be necessary for the road to be wider. A traffic study would be required to confirm the final roadway design.

The City would like all roads within the project boundary to be

dedicated to them with a total of 80' right-of-way along 11th Avenue North and Ridgecrest Drive, and 60' along minor roads. City road standards for new collector streets are 48' from back of curb to back of curb and includes center turn lane, landscape island, one drive lane in either direction and bike lanes on both sides of the road. Adjacent to each side of the road will be an 8' landscape strip and 5' detached sidewalk. See Streetscape standards in the Landscape Design Guidelines of this text.

As this master plan is proposing significant development, it is recommended that a traffic study be performed for all areas within a one and half mile radius to ensure adequate facilities exist or will be implemented.



Preferred Ridgecrest Drive Road Alignment

SEWER

The current sewer main line from the south side of the site to the City of Nampa treatment plant currently has an extra capacity of approximately 1 c.f.s., which equates to approximately 2,000 Equivalent Residential Units (ERUs). 1 ERU is considered by the City to be equivalent to 9000 square feet of commercial space. It is anticipated that current infrastructure is sufficient to accommodate the development illustrated in the southern portion of the SWITC site in both master plan concepts. The main line sewer along Birch Lane north of the site is a 21" diameter pipe and has significant extra capacity that could accommodate development in the north (lower) end of the site. This pipe is large enough that it could potentially receive sewage from the southern portion of the site, if the City chose to reroute flows to this pipe. However, the City would need to evaluate the capacity of the Birch Lane lift station and determine the effects of significant development at the SWITC site.

The Centennial Golf Course club house is currently on a septic system while Ridgecrest is connected to City sewer.

WATER

The SWITC site currently utilizes a private looped system which is supplied by 3 wells existing on site. City facilities exist that are available for back up purposes as needed. The requirement for additional water facilities is dependent on the type and intensity of development proposed. High industrial needs, or increased fire flow may require upgrades to the City system as well as potential new water sources to contribute to the city system. In this scenario the City may require dedication of the existing wells to the City with oversight from Idaho Department of Water Resources, or to shift the current water rights to the City for City well improvements elsewhere.

PRESSURE IRRIGATION

Pressurized irrigation is available on the site and the City of Nampa would require that it be utilized for all landscape irrigation associated with any new development.

02.2.9 City of Nampa Entitlement Process

As the SWITC site is owned by the State, development may be exempt from typical entitlement processes. However, in recognition of past, present, and future partnerships, the State may wish to follow the typical process as a way to expand options for development.

The City of Nampa's code provides processes to undergo a planned unit development approval specific to commercial/ residential/ industrial use, but not a combination of these uses. Additional collaboration with the City would be required to implement a PUD with a mixture of uses.

ENTITLEMENT PROCESS BASICS

- *All development shall follow the City subdivision ordinance.*
- *All commercial development is to go through the City Design Review process.*
- *Comprehensive Plan/Rezone would take 57 days minimum.*
- *Preliminary and final plats take a minimum of 101 days.*
- *No neighborhood meetings are required.*

02.2.10 Federal Highway Administration

Primary access to the SWITC site from I-84 is currently from the interchange at Idaho Center Boulevard. The proposal by the City of Nampa for a new road connection from Idaho Center Boulevard to Ridgecrest Drive will improve access to the eastern part of SWITC, but with significant development, additional direct access between the core of the SWITC site and I-84 would be both desirable and favorable for development. This would enable immediate, more direct access to the SWITC site from I-84 which could better accommodate higher traffic volumes.

The Federal Highway Administration (FHWA) provides stewardship over the construction, maintenance and preservation of the nation's highways, bridges and tunnels. The FHWA provides the requirements for the justification and documentation necessary to substantiate any proposed changes in access to the Interstate System through its Policy on Access document. This policy also facilitates decision-making regarding proposed changes in access to the Interstate System in a manner that



Pressure Irrigation

02 PROJECT OVERVIEW

02.2 ANALYSIS

considers and is consistent with the vision, goals, and long-range transportation plans of a metropolitan area, region, and State. All new or modified points of access must be approved by FHWA and developed in accordance with federal laws and regulations. FHWA's decision to approve new or revised access points to the Interstate System must be supported by substantiated information justifying and documenting that decision. The FHWA's decision to approve a request is dependent on the proposal satisfying and documenting the requirements from its "Policy on Access" document, a basic outline of which follows:

- *The need being addressed by the request cannot be adequately satisfied by existing interchanges to the Interstate, and/or local roads and streets.*
- *The need being addressed by the request cannot be adequately satisfied by alternative improvements to the Interstate without the proposed change in access.*
- *An operational and safety analysis has concluded that the proposed change in access does not have a significant adverse impact on the safety and operation of the Interstate facility and the local street network.*
- *The proposed access connects to a public road only and will provide for all traffic movements. Less than "full interchanges" may be considered on a case-by-case basis for applications requiring special access for managed lanes (e.g., transit, HOVs, HOT lanes) or park and ride lots.*
- *The proposal considers and is consistent with local and regional land use and transportation plans. In corridors where the potential exists for future multiple interchange additions, a comprehensive corridor or network study must be completed.*
- *When a new or revised access point is due to a new or substantial change in current or planned future development, requests must demonstrate appropriate coordination has occurred between the development and any proposed transportation system improvements. The request must assure adequate collection and dispersion of the traffic resulting from the development with the adjoining local street network and Interstate access point.*
- *The proposal can be expected to be included as an alternative in the required environmental evaluation, review and processing. The FHWA approval constitutes a Federal action and, as such, requires that the transportation planning, conformity, congestion management process, and the National Environmental Policy Act procedures be followed and their requirements satisfied.*

The FHWA has adopted the American Association of State Highway and Transportation Officials (AASHTO) publication "A Policy on Design Standards--Interstate System" as the standard for projects on the Interstate System, and interchange design must comply with this document. Full service interchanges (on/off ramps on both sides of the freeway) must be located a mile apart, which would suggest that a future interchange at the SWITC site would align with Kings Road to the south, and require re-routing of 11th Avenue North. A new freeway interchange is shown on the Conceptual Master Plan, and would be dependent on satisfying FHWA requirements as outlined above.

02.2.11 City of Nampa's Office of Economic Development OVERVIEW

Our team met with representatives of the City of Nampa's Office of Economic Development to discuss the existing land use in Nampa, and to understand their vision for economic development within the City both short and long term. The following summarizes current and future needs for economic development as discussed.

INDUSTRIAL LAND USE

The City already has a good concentration of land for industrial use. There is no foreseeable demand for additional heavy industrial use as the city becomes more urbanized. The City anticipates it will maintain existing heavy industry, such as food processing, but sees little need for more land to accommodate facilities of this type, particularly with the constraints of environmental legislation that exist.

MIXED-USE/COMMERCIAL/OFFICE LAND USE

The City stated that they are short on corporate office/business park developments similar to those in Boise such as El Dorado, Silverstone or the Boise Research Center. Nampa has missed opportunities in the recent past to attract businesses that desire or require corporate campus type developments. Locations for advanced manufacturing (high tech) are also desirable.



Nampa Industrial Factory



Silverstone Business Park- Boise

RESIDENTIAL LAND USE

Currently there is a shortage in Nampa of rental properties and multi-family facilities, including townhomes, apartments and senior living. Several properties adjacent to SWITC have been approved for 4-plexes and apartments recently. The City of Nampa 2035 Comprehensive Plan includes the goal of “providing an adequate supply and mix of housing that meets the needs of present and future residents in terms of cost, location, accessibility, housing type, lot size, design and neighborhood character”. This includes the following objectives:

- Fostering diversity in housing types within the community.
- Recognizing the need for affordable housing to buy.
- Increasing the amount of medium and high-density land use and development opportunities.
- Locating housing in areas that promote employment opportunities.
- Support of mixed use developments.
- Promote choice and affordability in housing options.
- Provide housing for seniors.

PARKS AND RECREATION LAND USE

City staff expressed its desire for golf to remain as a major component of this site. Many capital improvements have been implemented over the years with a long range vision for both golf courses. Current plans include a budget of approximately \$400,000 for irrigation improvements slated for implementation Summer 2013. They see the golf courses providing a valuable open space component which could serve as an attractive amenity for any commercial or office development. Parks and sports facilities, particularly soccer and baseball fields, are another need the City has at this time. The current ratio is 3.85 acres of parks per 1000 residents compared to a national standard of 10 acres per 1000 residents. Nampa has a very young average age of around 30, and is home to many young families; making sports facilities, parks, playground, and trail systems a welcome feature for any development within the city limits.

02 PROJECT OVERVIEW

02.2 ANALYSIS

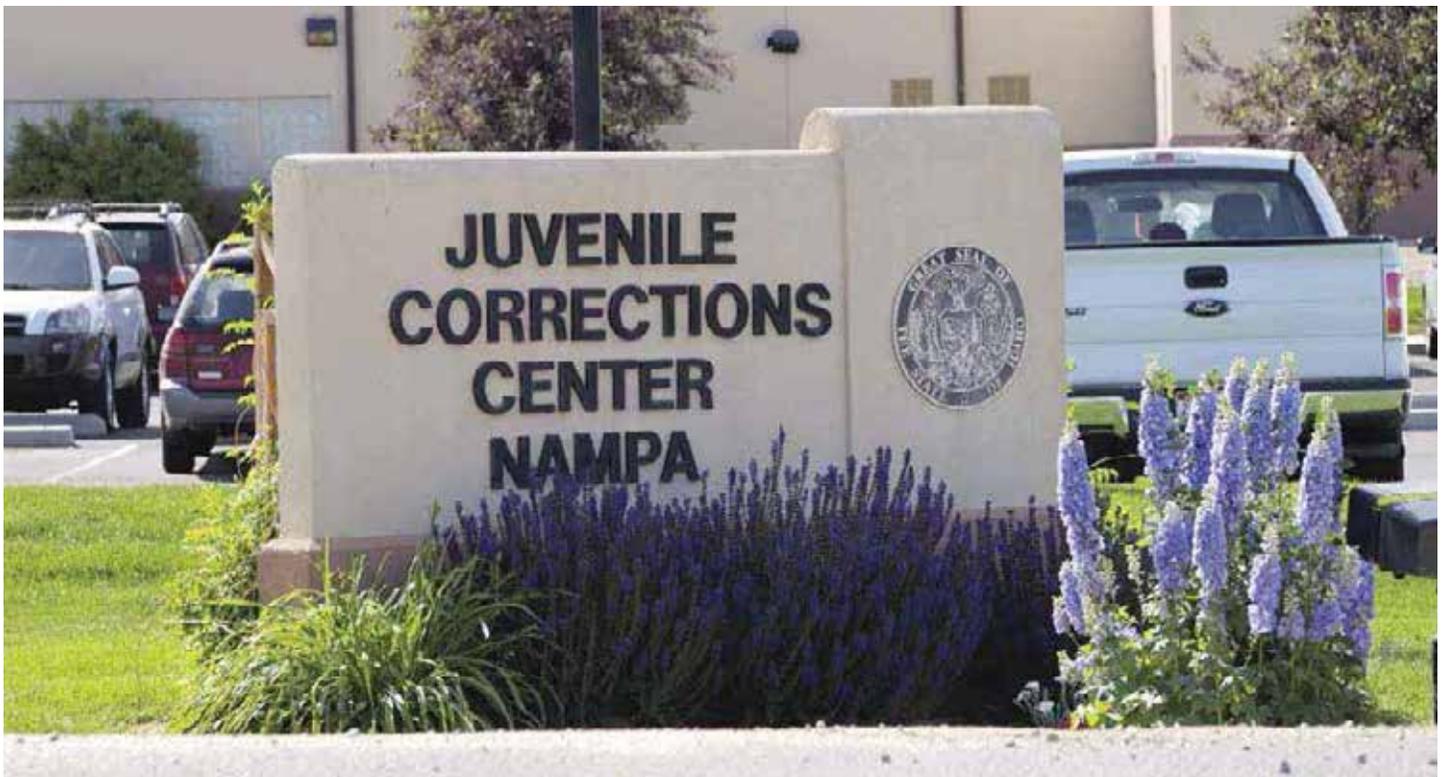
02.2.12 Existing Lease Agreements

DEPARTMENT OF JUVENILE CORRECTIONS (DJC)

- Original lease is dated 1st February 1996 for a period of 20 years. Parties may negotiate and agree upon further extensions to said lease.
- Lease may be terminated upon 6 months notice by either party.
- Upon expiration or termination of the lease, all buildings, fixtures and improvements on the leased property become the property of IDHW.
- Lease amendments were made December 30, 1996 providing the DJC access to the Idaho State School and Hospital (ISSH) potable water pump.
- Lease amendments were made January 24, 2000 to allow construction of a 36 bed facility for the treatment and detention of high and medium security juveniles This amendment was in addition to the existing 24 bed Juvenile Management Center.

IDAHO DEPARTMENT OF CORRECTION (IDOP)

- Original lease agreement from September 1, 2004 to August 31, 2009.
- 2.5 acres of land including Cottage House for a Community Work Release Center.
- Agreed payment was 1800 hours per month of workforce services for grounds and building maintenance.
- Lease may be terminated upon 6 months notice to either party.
- Lease may be renewed 60 days in advance of expiration of existing lease.
- 17th July 2009 lease is amended to extend from 1st September 2009 to 31st August 2011. Payment and other terms remain the same.
- 24th June 2011 lease is amended to extend from 1st September 2011 to 31st August 2013. Payment and other terms remain the same.
- A recent lease amendment further extended the lease through August 31, 2015.



Juvenile Corrections facility

JOB CORPS (U.S. DEPT. OF LABOR)

- Original lease for 16.66 acres is dated January 6, 1995.
 - The lease may be renewed at the option of Job Corp for 29 consecutive one year terms.
 - Notice not to renew the lease by Job Corp must be received by IDHW 60 days prior to expiration of the then applicable lease period.
 - Job Corp can terminate the lease at any time with 90 days notice.
 - Lease agreement allows use of site for Job Corps programs which provides eligible enrollees with a supervised course of education, vocational training, work experience, planned vocational and recreational activities, physical rehabilitation and development, and counseling at residential centers.
 - Upon expiration or termination of the lease, all buildings, fixtures and other improvements located on the leased premises shall become the property of IDHW.
- Memorandum of Understanding dated January 6, 1995 agrees to additional rental payments of \$1,500 per month for first 24 months of lease, rising to \$3,000 per month thereafter. Payment provisions allow additional payments to be made in like kind of labor and materials calculated at \$11/hour. A memorandum of understanding was signed in recognition of this agreement.
 - April 17, 2001 the lease was amended to allow construction of a ball field on the site. Job Corp agreed to allow use of the field by ISSH.
 - October 10, 2001 the lease is amended to allow Job Corp access to water distributed by a pump located on the premises leased by Job Corps.
 - Memorandum of Agreement dated January 1, 2010 acknowledges that \$3,000 monthly lease payments are due to IDHW. Payment provisions allowed these payments to be made through like kind of labor and materials calculated at \$11/hour.



Job Corps Building

02 PROJECT OVERVIEW

02.2 ANALYSIS

CENTENNIAL GOLF COURSE

- January 1, 1985- Original lease agreement between ISSH and City of Nampa for a period of 25 years.
- Yearly rental fee agreed to be \$12,000 or 1% of gross revenue from the golf course, whichever is greater.
- It was agreed that the base rental fee could be adjusted at the end of 1992, 1997, 2002, and 2007 to reflect any increases in comparable cash rent for comparable farm ground in Canyon County.
- Use of premises to be for general public including a golf course, pro shop, cart storage building, equipment building along with associated roadways, bridges and utilities. Additional allowed recreational facilities included club house, tennis courts, racket ball courts, running paths, bike paths and swimming pool.
- The lease agreement included irrigation water rights.
- Latest lease amendment extended lease to December 31st 2014. Annual payment revised to \$21,710 or 1% of annual gross, whichever is greater.
- See Golf Course Lease Assessment by Touchstone Golf at the end of this section.

RIDGECREST GOLF COURSE

- January 1, 1994- Original lease agreement between ISSH and City of Nampa for a period of 20 years.
- Yearly rental fee agreed to be \$16,000 or 2% of gross revenue from the golf course, whichever is greater.
- Use of premises to be for general public including a golf course, golf instruction, golf equipment sale and rentals, food and beverage concessions. It was agreed that clubhouse/pro shop and parking were to be built
- City agreed to pay annual irrigation assessments.
- Historic barn and outbuildings were included as part of the lease with the city taking on responsibility for maintenance of these buildings.
- See Golf Course Lease Assessment by Touchstone Golf at the end of this section.



Centennial Golf Course



Ridgecrest Golf Course

WATER TOWER LEASES

- Speedy Quick Networks
 - *Lease for communications operations beginning May 1, 2004. Renewable annually for up to 5 years.*
 - *Rent is \$2,278.64 annually paid in monthly installments. Adjusted every year for inflation based on CPI.*
 - *Either party may terminate lease with 360 days notice.*
 - *May 24, 2005, lease extended to May 3, 2010 for a yearly fee of \$2,353.83 to be paid in monthly installments.*
 - *June 29, 2010, lease extended to 3rd May 3, 2015 for a yearly fee of \$2,674.59 to be paid in monthly installments.*
- Digis Networks
 - *Lease for communication operations beginning August 11, 2009 for a term of 5 years. Renewable annually for up to 5 years.*
 - *Rent is \$2,400 annually paid in monthly installments. Adjusted every year for inflation based on CPI.*
 - *Either party may terminate lease with 180 days notice.*
 - *Ubiquitel Leasing Company*
 - *Lease for communications operations beginning 1st August 2010 for 5 years. Shall renew automatically for 5 years for a total of three 5 year terms.*
 - *Rent is \$6,000 annually paid in monthly installments. A 2% escalator takes effect annually on August 1, 2011 until expiration of the lease.*
 - *Either party may terminate lease with 360 days notice.*
- Ubiquitel Leasing Company
 - *Lease for communications operations beginning 1st August 2010 for 5 years. Shall renew automatically for 5 years for a total of three 5 year terms.*
 - *Rent is \$6,000 annually paid in monthly installments. A 2% escalator takes effect annually on August 1, 2011 until expiration of the lease.*
 - *Either party may terminate lease with 360 days notice.*



Water Tower with Communications Equipment

02 PROJECT OVERVIEW

02.3 GOLF COURSE ANALYSIS

02.3.1 Overview

David Druzisky of Druzisky Golf Design performed an analysis of the opportunities and the constraints for both Centennial and Ridgecrest Golf Courses. While the property includes other users (Juvenile Corrections, Idaho Job Corps, and SWITC), a majority of the land is currently leased to the City of Nampa for these two municipal golf facilities. The existing courses consist of 45 holes including the 18 holes of Centennial, 18 holes of Ridgecrest and a “Wee 9” short course which is operated as part of the Ridgecrest facility. Each course includes its own clubhouse, practice range facilities and maintenance facilities. The current leases for the golf properties are set to expire at the end of the 2014 season.

Because golf currently occupies a majority of the property, it was important to explore options for golf which establish levels of sustainability and value for the golf operations. This golf analysis is a cursory assessment of existing golf facilities from a design and asset perspective, including revenue generation.

To provide additional expertise in golf operations and marketability, Druzisky Golf Design retained Touchstone Golf to review the round and revenue data that was obtained through the operator. A full market feasibility study was not included as part of this effort, but could be performed if more detailed data is required. Revenue and round data collected from the existing course managers during the analysis has been assessed by Touchstone Golf and should be considered to help qualify any repurposing of existing golf property to other uses.



Golfer with Views of the Foothills in the Background

02.3.2 Centennial Golf Course

Originally opened in 1985, Centennial Golf Course, a City of Nampa municipal golf course, occupies 165 acres of leased land within the SWITC property. It is a “core” course that occupies the western portion of the SWITC property, extending from the southern property line to the north property line. It stretches out to 6,590 yards from the “championship” or back tees to a par of 72 (36/36). The course is operated from an approximately 4,500 sf clubhouse located within the golf course and accessed by an independent entry drive from 11th Avenue North. The facility includes a modest driving range, along with putting and chipping greens.

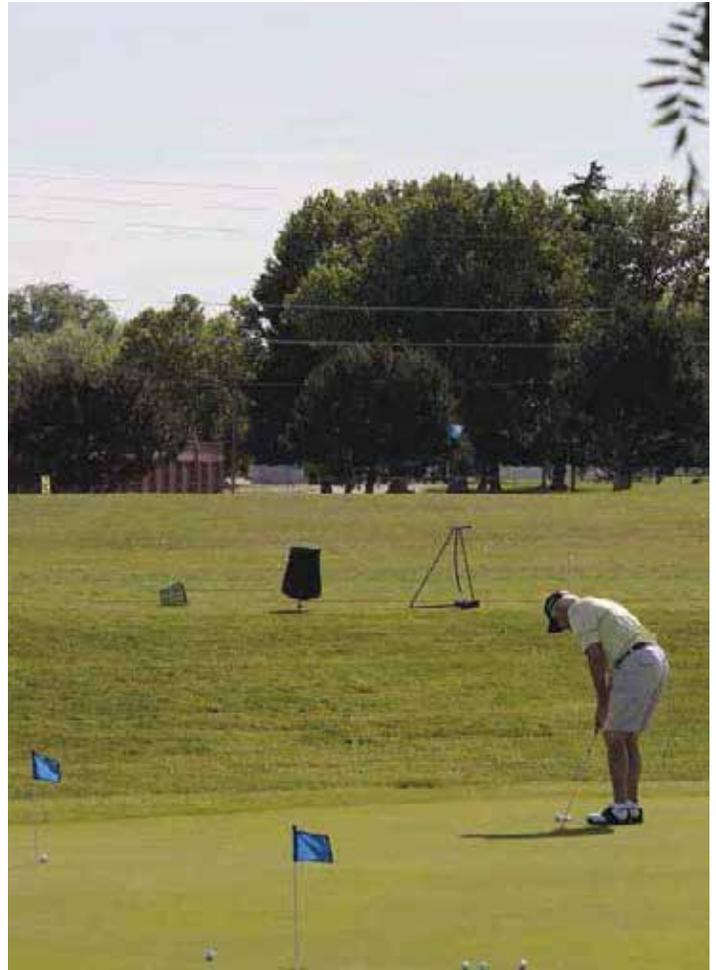
The course is bordered along the southern edge by Interstate 84 and along the western and northern edges by the Oregon Short Line Railroad. Beyond each on the south and west are industrial buildings. Residential neighborhoods are found beyond the railway to the north. Situated on a rise, views from the central portion of the course and clubhouse are to the west out over industrial uses. A recent widening of Interstate 84 has pushed the highway closer to the 3rd hole creating an awkward relationship.

The central portion of the golf property (holes 1, 6, 9, 10, 18 and the practice range) is situated on a bluff. The high elevation is 2,572 at #1 green. The low point is hole 13 fairway at 2,383. A canal traverses the lower portion of the course at the north along holes 15 – 17.

The majority of the golf maintenance operations are carried out from an older maintenance facility located west of the clubhouse. There is also a golf cart storage facility on the site that is rented out for private cart storage.

Data provided by the Golf Manager states the course carried 27,431 rounds in 2011, well off a peak amount of 39,453 in 2007. The market is primarily local residents that prefer a round of golf with minimal challenge at a low cost. The number of season passes sold combined with the amount of personal cart use and related storage suggests a significant “usual” crowd. The course is best suited for senior, beginner and mid to higher handicap players.

The golf course is well maintained and to a level commensurate with the green fee with consideration to the age and general state of the course infrastructure and features. There are few sand or similar high maintenance hazards and the heights of cut are limited to allow efficient maintenance practices. The condition of the course is not a concern at this time with exception to tees and paths that are in need of renovation.



Putting Practice



Golfers on the Green

02 PROJECT OVERVIEW

02.3 GOLF COURSE ANALYSIS



Centennial Clubhouse



Teeing Off



Course Parking with Industrial Views

CENTENNIAL COURSE INFRASTRUCTURE AND FEATURES

- Greens
 - 135,173 SF on 18 holes
 - 18,515 SF practice greens.
 - Push-up style sand profile without sub-grade drainage(non USGA recommendations for putting green construction).
 - Pennncross Bentgrass/Poa surfaces are dated but in suitable condition and provide acceptable putting conditions with standard maintenance practices including poa management.
 - Surfaces are ample in size (7,500 SF average) which helps distribute wear and provides multiple pin positions.
 - Generally nice surface contours and form with good relief from fairway and surrounding grades.
 - Nice compliment the hole routing.
 - The green surfaces and complexes are a strength of the golf course.
 - Age – 27 years
 - Typical Life Cycle – 30 years.
- Tees
 - 81,734 SF total area
 - Constructed of native soils with accumulated topdressing.
 - Bluegrass/Rye grass surfaces.
 - Considerably undersized resulting in poor distribution of hole yardages.
 - Most require leveling and better alignment.
 - Identified as the poorest component of the golf course and renovation is strongly recommended to improve the golfing experience for a greater demographic of customers.
 - Age – 27 years
 - Typical Life Cycle – 15 years maximum on public courses.

	Mon - Thur	Fri- Sun
18 holes	\$22.00	\$25.50
Under 18 years	\$14.50	\$16.50
Twilight	\$14.50	\$16.50
Cart Fee 9/18	\$7.00	\$13.00
Trail Fee	\$12.00	\$12.00
Range Balls per 35	\$3.00	
Club rental	\$10.60	
All rounds sold are 18 hole rounds.		

Centennial Course Fares 2011

- Bunkers

- 17,752 SF total area.
- There is minimal bunkering on the golf course with only 16 greenside bunkers.
- No sub-drainage or sub-grade lining.
- Local sand with adequate playability.
- The addition of a select few bunkers in strategic locations would add interest to the course.
- Additional renovation could result in a consistent style and compliance with current industry standards.
- Age – 27 years with occasional sand addition and various repairs
- Typical life cycle – 7 years

- Fairway and Rough Areas

- 34 acres of fairway area.
- Bluegrass and rye grass turf throughout all areas of play.
- Provides ample area for suitable playability.
- Holes 13 – 17 located in lower area of property are challenged by flat topography creating inadequate drainage during rain events.
- Some non-play areas have been altered to non-mowed tall grasses to reduce maintenance needs.

- Cart Paths

- Minimal throughout course - at tees and greens only.
- Old asphalt with some areas of base material or cinders.
- Most are in need of renovation and extension ahead of tees and out from greens to better contain traffic wear which is highly visible.
- Current Age – various/old
- Typical Life Cycle – 10 years

		Existing Yardages			
Hole	Par	Blue	White	Red	HDCP
1	4	411	394	357	7
2	4	378	365	325	9
3	4	415	386	356	5
4	3	183	145	89	17
5	5	530	466	399	13
6	4	401	372	342	3
7	3	144	130	113	15
8	5	456	456	388	1
9	4	374	374	355	11
Out	36	3292	3088	2724	
10	4	375	375	334	14
11	5	532	468	423	2
12	3	128	128	100	18
13	4	388	388	357	16
14	4	455	410	344	6
15	5	514	472	392	10
16	3	178	161	149	12
17	4	368	368	318	4
18	4	360	350	342	8
In	36	3298	3120	2759	
Total	72	6590	6208	5483	
Rating		69.8/116	m 68.4/111 w 73.7/125	69.7/113	

Centennial Course Card



Golfing at Centennial



Fairway Perimeter Character

02 PROJECT OVERVIEW

02.3 GOLF COURSE ANALYSIS

- Lakes/Water Features
 - A series of shallow lakes are located along holes 13 – 17 and are used to the benefit of those holes strategically and provide interest in an area of limited terrain.
 - The lakes on holes 13-16 are fed directly by water from the Phyllis canal.
 - The ponds on hole 17 are fed by well water which is used to irrigate the golf course.
 - Each of the lakes is fairly primitive in their composition and are not deep enough to facilitate good water quality on a consistent basis.
 - The water elevation of each is too high in relation to the adjacent golf hole.
- Irrigation System
 - Rainbird automated system with Nimbus 2 control.
 - New sprinkler heads, field controllers, wiring and pump station installed in 2010 throughout the course.
 - Mainline and lateral piping remain original from 1985.
 - Mainline distribution piping remains undersized resulting in a limitation on available gpm and operational options.
 - 75' spacing between heads.
 - Irrigation water is provided by a well located adjacent to the irrigation lake and pump station at hole 17 as well as irrigation water from the Phyllis canal.
 - The well generates approximately 300 gpm.
 - Distribution and lateral piping
 - Age- 27 years
 - Typical Life Cycle-30 years
- Sprinkler heads, swing joints and control system
 - Age- 2 years
 - Typical Life Cycle - 15 years
- Pumping Systems
 - Age-2 years
 - Typical Life Cycle -15 years
- Drainage
 - Limited drainage infrastructure located on the golf course.
 - The ditch/creek feature running downhill along the 5th hole conveys run-off and overflow water from the ditch that supplies irrigation water to Ridgecrest as well as any heavy precipitation that occurs.
 - Several locations of the course are occasionally impacted by improper drainage but not in a significant manner.
 - As mentioned above holes 13 – 17 are challenged at times because of the flat grades of the area and limited surface drainage.
- Par and Yardage
 - Par 72 5483/6208/6590
 - The limited tee areas result in minimal yardage variety on most of the holes resulting in limited playability for players of varying ability.
 - The current tees do not allow for a proper forward yardage in the range of 4,700 – 5,100 yards.
 - The distances between the various tees on individual holes do not compliment the playability of the golf hole.
 - There is considerable opportunity to provide additional golfing experiences for beginners, children and those



Centennial Course with I-84 in the Background

desiring a shorter course experience.

- Trees and Landscape

- There are a modest number of trees on the golf course including evergreen conifers as well as broad-leaf deciduous varieties.
- The larger trees are approaching 20" caliper in size and 25' in height.
- Additional tree planting in specific locations would complement the course nicely and help screen some of the unattractive adjacent uses.

- Practice Facilities

- The course includes a modest sized practice range, a chipping/pitching green complex, and a practice putting green, all within close proximity to the clubhouse.
- The practice range extends to the east from the east side of the clubhouse.
- The practice tee will support 24 practice hitting stations comfortably.
- Balls can be hit 300 yards comfortably though the overall width is slightly narrow and is flanked by the 1st and 10th holes.
- Targeting is minimal and the area is high centered.
- The practice chipping green is good but does not facilitate pitching length practice. It includes a large practice bunker.
- The practice putting green is good size at 11,500 SF and contains suitable surface contours. It is located immediately east of the clubhouse and in close proximity to the 1st tee complex and range.

- Clubhouse

- The upper floor of the original clubhouse contains a pro shop, food and beverage services, restrooms and several offices and storage closets.
- Cart storage is below along with additional storage.
- There are approximately 72 golf carts in service with an additional 10 available.
- Parking appears ample.
- Overall the facility is simple and appears to be approaching an age that requires enhancements and upgrades to provide a suitable customer experience.

- Restrooms

- Facilities are located midpoint of each nine holes.
- At the time of the review the men's room at the facility located on hole 5 tees required plumbing fixture renovation and repairs.

- Maintenance Facility

- A modest and old facility is located west of the parking lot.
- It consists of a 2,800 SF small equipment storage building with miscellaneous old pieces of equipment staged through the yard area.
- It is used only for staging of equipment for this course.
- Golf maintenance is managed from the newer facility located at Ridgecrest.



Centennial Course

Hole	Green SF	Tees SF	Bunkers SF	Fairways AC
1	8096	4256	1183	2.3
2	5705	3050	1224	1.94
3	6565	5033	0	1.97
4	8880	6568	0	0.14
5	7017	5877	1426	1.82
6	6145	4875	1841	1.61
7	7405	5720	830	0.12
8	6110	3432	812	2.51
9	6680	1510	1114	1.96
10	7754	2831	812	1.93
11	8170	4624	0	2.06
12	9250	4320	811	0.1
13	7370	3560	791	1.78
14	8990	5105	840	1.92
15	7330	8080	1189	2.33
16	7860	4122	850	0.41
17	9130	4415	762	1.81
18	6716	4356	919	1.69

Centennial Course Calculations

02 PROJECT OVERVIEW

02.3 GOLF COURSE ANALYSIS

02.3.3 Ridgecrest Golf Course

Constructed in 1995 and opened in spring of 1996, Ridgecrest Golf Club is the flagship course of the City of Nampa Golf Department. Also a “core” course, it occupies approximately 322 acres on the eastern border of the SWITC property and extends from the southern property border to the north property line. The SWITC area facilities and Idaho Job Corps separate the course from the Centennial course to the west. Primary access to the clubhouse is on the east via Ridgecrest Road from Idaho Center Blvd with additional access on the west from 11th Avenue North. The course measures 6,918 yards from the back (white) tees and therefore can be considered a “championship” or “full” length course. Par is 72 with four par 3’s and four par 5 holes complimenting the remaining par 4’s.

The course is operated from a 6,000 SF clubhouse. The facility includes food and beverage operations (including area for parties and golf events), pro/golf shop, restrooms, and offices for golf operations. Carts are stored in a separate building directly adjacent to the main clubhouse. Directly outside the clubhouse is an ample size practice range that plays to the east from an extensive teeing area. A large practice putting green is located immediately south of the clubhouse and a pitching and chipping complex with green and bunker is located to the north beyond the cart storage building. Of particular note are the beautiful views of the mountain ranges to the northeast that are experienced from the clubhouse as well as most of the golf holes.

The two nines are divided north and south by Ridgecrest Road. The front nine is located south of the road and clubhouse and is bordered along the southern property line by Interstate 84. The SWITC facilities are immediately to the west of the front nine. The entire front nine is located on the higher ground of the property.

From the clubhouse, the back nine plays out to the east over higher ground before dropping down to the lower portion of the property along the northern border adjacent to the Oregon Short Line Railroad. Two sets of transmission lines have a considerable presence on the back nine holes. Large transmission towers run along holes 17 and 18 and through the driving range while a second transmission line extends west to east and divides the 10th hole from the practice range. The clubhouse is positioned at the highest point at elevation 2,600’. The lowest point of 2,490’ is located at hole 15.

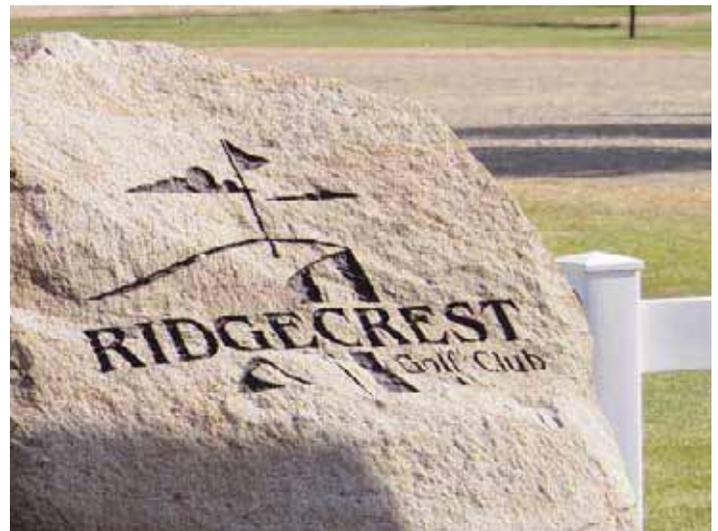
The data of rounds provided by the course managers states that there were 14,399 paid rounds and 5,951 player pass rounds played on Ridgecrest in 2011. Similar to the numbers at Centennial, rounds have been declining since the recent peak

rounds played in 2007. The customer/player market appears to be broader at Ridgecrest than at Centennial as the course is of higher caliber and provides a quality experience that draws players from greater distances. Local and usual customers still provide the greatest number of rounds, including the 5,951 season pass rounds. Personal carts are allowed on Ridgecrest for a trail fee but there is no rental storage facility.

The course was professionally designed by John Harbottle, ASGCA. As designed, the course suits players of all skill levels which prefer a modest challenge and good length. No group would be overly challenged in a round at Ridgecrest.

Consistent with conditions found at Centennial, Ridgecrest is well maintained and to a level commensurate with greens fees and rounds. The course contains few sand bunkers as hazards in the fairways, but many are located strategically at the greens. Large sandy “waste areas” were created and used within the design to provide interest primarily off the tee and to reduce overall grass areas which require mowing and irrigation. Most existing surface infrastructure appears to be in quality condition and there are no pressing issues or concerns other than timely irrigation system upgrades currently under consideration. At 16 years of age many of the course elements will be facing life cycle based upgrades, refurbishment or renovation within the next several years.

A 9 hole short course is operated from the Ridgecrest clubhouse. The “Wee Course” extends to the west from the clubhouse and occupies some area across 11th Ave. North. The Wee Nine course was also constructed in 1995/96 at the tail end of the Ridgecrest construction and shares property included in the Ridgecrest Golf Course land lease agreement.



Ridgecrest Signage



Overlooking Ridgecrest Ponds



Bench Overlooking the Fairway

02 PROJECT OVERVIEW

02.3 GOLF COURSE ANALYSIS



View to the Foothills

RIDGECREST COURSE INFRASTRUCTURE AND FEATURES

- Greens
 - 104,491 square feet on 18 holes
 - 5,800 SF ave.
 - 20,800 SF at Practice Areas.
 - Well constructed in 1995 to USGA recommendations for Putting Green Construction including a prepared sub-grade, herringbone sub-drainage, a 4" gravel layer and 12" of approved sand with blended organic content.
 - Crenshaw Bentgrass surfaces originally seeded now includes approximately 50 % Poa annua.
 - Surfaces provide a quality putting surface and are well managed.
 - Similar to Centennial, the greens are ample in size (though smaller than Centennial on average) and contain good contouring.
 - Combined with the bunkering and forms within the green surrounds, the greens are a highlight of the golf course.
 - It is apparent that a high percentage of resources made available in the development of the golf course were used in this area.
 - Typical life Cycle – Sub-profile – 30 years
 - Current Age - 16 years
 - Anticipated remaining - 14 years
- Tees
 - 127,605 SF over 18 holes.
 - 65,125 SF practice tee.
 - Bluegrass/Rye grass mix turf.
- Bunkers
 - 50,036 SF total sand bunker surface area.
 - Bunkers were used at greens to provide interest.
 - Fairway bunkering was used sparingly and is found on only 5 holes.
 - Styling is general with modest flashed slopes and concave bottoms allowing efficient maintenance and care.
 - Depths are also modest to ensure playability.
 - Sand is a local source of washed mortar sand and is not of highest quality for golf use but does not appear to have an overriding negative influence on playability.
 - Each bunker contains sub-drainage lines and the sub-grades are not lined with bunker liner materials.
 - Edges appear to be generally intact, but might differ in some areas from original lines based on age.
 - All are suitably maintained but replacement of sand and
- Unlike the tees at Centennial, the tees at Ridgecrest generally provide adequate usable teeing area as well as a good distribution of yardage and distances on each hole.
- Specific individual holes would benefit from new shorter tees to provide an overall yardage of approximately 4,800 as an option.
- Some tee boxes exhibit settling and wear and may be in need of leveling and resurfacing before a wholesale re-leveling effort in the near future.
- The free-form shapes discount any alignment problems.
- Typical life cycle - 16-20 years
- Current age - 16 years
- Anticipated remaining - 4 years

re-edging should be considered.

- Structure/Edges -
 - Typical life cycle- 10-15 years
 - Current age - 16 years
- Sand and sub-drainage
 - Typical life cycle -8-10 years
 - Current age - 16 years
- Fairway and Rough
 - 30.04 acres of fairway.
 - All fairway and rough areas consist of Bluegrass/Rye grass mix grass types.
 - Fairway area is ample and conducive to fair and playable conditions.
 - Turf is generally in fine condition throughout the course though newer varieties of grasses would be used today within the fairways to provide superior playing conditions.
 - The consistency in grass types also reduces contrast between fairway and rough at times but allows each to be adjusted easily on an as-desired basis.
 - Suitable surface slope percentages are found throughout all fairway areas and allow positive drainage patterns in most areas.
- Cart Paths
 - Concrete paths extend from green approach through the tees of the next hole plus par 3 in their entirety.
 - Most sections of path appear to be adequate and in good condition at this time.
 - Several wear areas would benefit from extending the paths

	Mon - Thur	Fri- Sun
18 holes	\$28	\$35
Senior 18 holes	\$25	\$35
Child 18	\$19	\$21
Twilight	\$18	\$18
Cart/person	\$13	\$13
Range Balls	\$4	\$6
Club rental	\$10	\$10
All rounds sold on Ridgcrest are 18 holes		

Hole	Green SF	Tees SF	Bunkers SF	Fairways AC
1	5935	6110	2165	1.75
2	5800	5660	2340	1.56
3	5387	6720	1125	1.28
4	5820	9500	1070	2.75
5	6657	7720	2590	0.45
6	6422	8475	3135	1.97
7	5000	9985	6880	2.79
8	6178	7075	3150	0.81
9	5746	8750	4080	2.23
10	4491	5700	1140	2.23
11	6260	5210	0	2.41
12	6585	5770	2650	0.36
13	5671	9470	1775	1.2
14	5312	6700	1985	2.75
15	5756	4725	1110	1.12
16	6662	7860	1960	0.23
17	5057	6965	1625	1.37
18	5752	5210	7335	2.78
PA	20792	65125	3920	
Total	125283	192730	50035	30.04

Ridgcrest Course Card

		Existing Yardages				
Hole	Par	White	Black	Gold	Blue	HDCP
1	4	411	378	347	306	12
2	4	377	350	314	288	16
3	4	346	323	292	258	18
4	5	515	497	461	420	8
5	3	188	178	153	132	14
6	4	435	410	378	318	6
7	5	566	501	466	444	10
8	3	199	172	151	123	4
9	4	455	420	388	348	2
Out	36	3492	3229	2950	2637	
10	4	425	391	359	334	7
11	4	460	433	392	369	3
12	3	227	169	161	134	9
13	4	352	318	275	244	11
14	5	547	522	494	447	5
15	4	316	261	248	233	15
16	3	192	145	131	111	13
17	4	417	398	371	286	1
18	5	490	443	426	398	17
In	36	3426	3080	2857	2556	
Total	72	6918	6309	5807	5193	
Rating		71.2/125	68.6/117	m 66.2/109	68.4/117	
				w72.0/125		

Ridgcrest Area Calculations

02 PROJECT OVERVIEW

02.3 GOLF COURSE ANALYSIS

an additional length ahead of tees.

- *Good access is provided to each feature and generally located in safe proximity to adjacent play areas.*
- *Additional sections may be prudent for maintenance vehicle access and use around course.*
- *The path from the 11 green to 12 fairway should be relocated and improved.*
- Lakes and Water Features
 - *4.3 acre surface area at holes 4/5.*
 - *2.55 acre surface area at hole 12.*
 - *2.9 acre surface area at hole 13.*
 - *1.6 acre surface area hole 15/16.*
 - *Constructed in 1995, each of the lakes complement their accompanying hole nicely and are positioned specifically to require strategic shots at holes 4, 13 and 15.*
 - *They can be considered penal hazard elements and provide aesthetic interest at the par 3 holes 5, 12 and 16.*
 - *None reach a suggested depth of 10 feet and occasional algae blooms result in the hotter months.*
 - *No PVC membranes were used to seal the lakes, but it is uncertain if they were sealed with clay or other sealant materials.*
 - *Edges are not protected and do exhibit some erosion.*
 - *The lake at hole 5 is the irrigation storage reservoir and receives its water from an irrigation ditch source.*
 - *All other lakes are filled with irrigation water fed from the irrigation mainline.*
- Irrigation System
 - *Rainbird control system, new in 1995. Nimbus II control and PAR satellites.*
 - *Toro series 750 heads are found throughout most of the course with some newer models used as replacements.*
 - *Head spacing is approximately 75' which is less than ideal for the windy conditions of the golf course location.*
 - *A Flowtronics pump station is located at the far west end of hole 5 lake and is properly housed in a small building.*
 - *Irrigation water is supplied by ditch irrigation supply at no unit cost.*
 - *Distribution and lateral piping*
 - *Age- 16 years*
 - *Typical Life Cycle-30 years*
 - *Sprinkler heads, swing joints and control system*
 - *Age- 16 years*
 - *Typical Life Cycle - 15 years*
 - *Pumping Systems*
 - *Age-16 years*
 - *Typical Life Cycle -15-20 years*
- Drainage
 - *The original course design incorporated perforated sub-drainage piping at all greens and bunkers as identified in those categories above.*
 - *Drainage within each feature was piped to nearest points of discharge in out of play areas such as the sandy waste areas and other low points.*
 - *Many drainage lines also extend to constructed gravel sumps.*
 - *Inlets are found in constructed low points to help pick up surface drainage.*
 - *Drainage is not currently an issue on the golf course.*
- Miscellaneous
 - *Sandy waste areas (6.4 acres) were created at various locations on the course per the original design.*
 - *The large in-play hazards were intended to add strategic interest to holes in otherwise nondescript locations while having the added benefit of reducing mow-able area.*
 - *With a generally flat surface each are set slightly below adjacent fairway and rough grades and also collect run-off in the form of detention.*
 - *Each requires timely weed prevention and occasional finish grading to smooth and fine grade the gravel/sand material to maintain suitable playability and appearance.*
- Par and Yardage
 - *The course was designed with 4 teeing markers per hole to provide suitable distance for varying levels of players.*
 - *Unlike the tee distribution at Centennial, this is particularly suited to a public golf facility.*
 - *At overall yardages of 6918, 6309, 5807, and 5193 each demographic is provided an adequate challenge. (New equipment and standards are continuously pushing the limits of the game and golf hole lengths. While some courses feel the need to adapt to those changes over time, recent trends suggest a return to suitable lengths similar to those currently found at Ridgecrest. The exception is forward yardages. As a means to provide a suitable challenge to juniors, seniors and beginners or those with time constraints, new trends in forward yardages are suggesting 4,800 yards or less. This distance could easily be integrated into the existing course during the next tee refurbishment and renovation effort. Greater market share will result.*
- Trees and Landscape
 - *The original property was devoid of any naturally occurring landscape prior to the construction of the golf course. Trees were planted throughout the rough areas to help provide separation between holes and to create screening and framing.*
 - *The small trees planted at the time of construction and*



Old Red Barn

shortly thereafter are now reaching the larger sizes appropriate for their intended purpose, but they do not have a significant presence on the golf course.

- *Additional trees could be added in select areas only, but would be of low priority as compared to other aspects requiring funding.*
- *Grass limits should be studied for adjustment and potential reduction of maintained turf during the next irrigation system upgrade or renovation.*
- *Non-play areas could be transitioned to tall grasses with complimentary irrigation adjustments, resulting in additional character for the course.*
- Practice Facilities
 - *Ridgecrest has a full service practice range located on the east side of the clubhouse.*
 - *Balls are hit to the east and therefore sun angles are a challenge at early hours at certain times of the year.*
 - *The teeing area is considerable in size at roughly 60,000 SF and at 380' wide can facilitate 40-45 teeing stations.*
 - *The tee is in need of leveling and could be better defined to be more efficient.*
- *There are no all-weather facilities or concrete or artificial turf strip along the rear of the tee which would be recommended.*
- *Cart access to the tee area is awkward and limited.*
- *Balls are provided by token machine located at the rear of the tee.*
- *There are 4 modest target greens within the range at various distances that provide little interest but serve a purpose.*
- *Large transmission towers cut diagonally across the range area but do not pose a problem.*
- *Balls hit longer than 275 yards may go beyond the far end of the range where additional non-maintained open space exists.*
- *There does not appear to be any safety issues related to the range and adjacent areas.*
- *Immediately south of the clubhouse and proshop is a 15,650 SF practice putting green.*
- *The surface contains various contours and slopes conducive to effective practice routines.*
- *A nice chipping and pitching green is located north of the clubhouse prior to hole 10 tees.*

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Practice Range

- The area contains a 5,150 SF green and large sand bunker.
- The bunker is in need of renovation but still in usable condition.
- Fairway cut areas and bays surround the green on all sides and facilitate pitch shots of up to 45 yards.
- Clubhouse
 - A majority of the 6,000 SF clubhouse is dedicated to open dining space served by grill and food prep areas.
 - Dining areas extend outside on the east side of the building onto the open patio with excellent views of the mountains to the northeast with the practice range immediately in the foreground.
 - Outside events are rare though possible.
 - A dedicated 1,000 SF outdoor covered pavilion for event use is located south of the range tee and east of the practice green.
 - Events are typically catered.
 - Overall, the design and configuration falls short of taking advantage of the great distant views with event opportunities.
 - The pro shop is approximately 500 SF of merchandise floor area and 100 SF of behind counter space.
 - Restrooms are ample and do not include lockers.
- 3,000 SF of basement area is used primarily for storage.
- Cart storage is within a separate building immediately north of the clubhouse. It holds the available 91 electric carts.
- Defined paved parking includes spaces for 145 cars. Additional overflow parking area is provided and could hold an additional 80 cars or more.
- Restrooms
 - There are two restrooms on the golf course. The front nine facility is located between the 5th green and 6th tees. The second is located at the 13th tee. Each is in good condition
- Maintenance Facility
 - Golf Maintenance is managed for both facilities from the Ridgecrest facility.
 - The use of an old historic red barn, that was previously used as part of the farming operations once conducted on the property by the SWITC facility, was included as part of the golf course lease.
 - This barn is used for equipment and tool storage. Management offices, a mechanic shop, employee restrooms, lunch room and small equipment storage are located in a newer 4,500 SF steel building.
 - A third 2,500 SF building houses additional equipment as well as fertilizers and chemicals.
 - The maintenance area includes an equipment fueling



Ridgecrest Clubhouse

station and wash pad. Its location provides good access to both nines and to deliveries.

02.3.4 Wee Nine Golf Course

In addition to the 18 hole championship course there is a “short course” or “executive nine” that is also managed from the Ridgecrest clubhouse. Constructed in tandem with the Ridgecrest golf club, the Wee nine is located west of the clubhouse on land included in the Ridgecrest lease.

The course consists of 9 golf holes of par 3 and par 4 variety and measure out to a total yardage of just over 2,000 yards. There is only one bunker on the course located at the ninth green. The holes are routed over the natural terrain with built up tees and greens. The green areas are nicely shaped and provide a quality short course experience.

The Wee nine is used specifically for 9 hole rounds and had a total of 10, 951 rounds played on it in 2011.

The course is simple in nature with limited materials and components. The smaller greens and tees are push-up style built with a modified sand mixture sub profile only. Each of the features are slightly smaller scale than those found on the other cours-

es. There is no drainage on the course. Crenshaw Bentgrass/ Poa grasses make up the greens and bluegrass/Rye make up the remainder of the course. The conditions are good.

The course is tied into the Ridgecrest irrigation system.

Hole	Green SF	Tees SF	Bunkers SF	Fairways AC
1	3750	3385	0	1.15
2	3830	4035	0	0.89
3	5540	1892	0	0.13
4	5382	1666	0	0.83
5	4870	4590	0	0.32
6	4768	2261	0	0.88
7	5515	4220	0	0.27
8	4097	1954	0	1.37
9	4517	4563	918	1.61
Total	42269	28566	918	7.45

Wee Nine Calculations

02 PROJECT OVERVIEW

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02.3.4 Touchstone Golf Round and Revenue Review

OVERVIEW

Touchstone Golf completed its review of the leases by and between the City of Nampa, Idaho ("Lessee") and the State of Idaho Department of Health and Welfare ("Lessor") for Ridgecrest Golf Club ("Ridgecrest") and Centennial Golf Course ("Centennial"), both in the City of Nampa. The objective of our reviews was to render an expert opinion on the terms of the leases relative to similar leases for golf course properties.

FINDINGS

1. The leases for Ridgecrest and Centennial are fairly unique in the golf industry, as they: a) originated as land leases of agricultural land for the development of golf courses by the Lessee and b) were written as agreements between two government agencies. More typical in the industry are leases written for golf courses already developed, financed, and owned by the lessor, with the lessee being a private business entity and the lessor a private business entity or a governmental agency.

While a typical lease generally conforms to market norms and thereby assures equity for both the lessee and lessor, the Ridgecrest and Centennial leases, because they are struck between two government agencies, may contain provisions that, while favoring either the Lessee or Lessor, may be acceptable due to their advancing the public good. Indeed, the cooperative/collaborative nature of the

Ridgecrest and Centennial leases reflect positively on the Lessee and Lessor and their attention to advancing that public good.

It is our view, and one generally shared throughout the industry, that a private entity as lessee, with oversight provided by a governmental agency, is typically better suited than the governmental agency to manage a golf course operation and optimize the golfer's experience and the business entity's profitability contribution to the governmental agency's funds.

2. The original leases were written as leases of "unimproved land" or "farm ground" with the agreement that the Lessee, in the case of each lease, would develop, finance and operate a golf course on the land. Subsequent to the execution of each lease, the Lessee did, indeed, develop, finance and operate a golf course on the land. Under the terms of the original lease for Ridgecrest and the original lease plus amendments and extensions for Centennial, the Lessee continues to operate a golf course on each leased parcel.
3. The remainder of this analysis focuses on the terms of the Centennial lease; however, the points detailed relative to the Centennial lease generally apply to the Ridgecrest lease as well.
4. Under the terms of the Centennial lease, which originated

Golf Course	Oceanside GC	Glenbrook GC	Victoria GC	Hermann Park GC	Spring Valley GC	Totem Creek GC
Lessor	Oceanside, CA	Houston, TX	Carson, CA	Houston, TX	Santa Clara Co., CA	Juneau, AK
Lessee	Priv. Mgt. Co.	Priv. Mgt. Co.	Priv. Mgt. Co.	Priv. Mgt. Co.	Priv. Mgt. Co.	Priv. Mgt. Co.
Date of Lease	2007	2003	1999	1997	1993	2004
Lease Term (years)	30	12	40	17	30	35
Options (years)	1 10-year	None	None	None	None	20
Holes	18	18	18	18	18	18
Golf Season (months)	12	12	12	12	12	5
Annual Rounds (est.)	48,000	37,000	80,000	47,000	50,000	15,000
Annual Revenue (est.)	\$ 1,800,000	\$ 990,000	\$ 2,300,000	\$ 1,700,000	\$ 2,200,000	\$ 600,000
Minimum Rent	\$ 0	\$ 75,000	\$ 550,000	\$ 100,000	\$ 250,000	\$ 0
CPI Adjustments	NA	No	No	Yes	No	No
Percentage Rent (Golf)	20.0%	9.0%	40.0%	7.0%	10.5%	5.0%
Percentage Rent (Merch.)	20.0%	9.0%	5.0%	3.5%	10.5%	5.0%
Percentage Rent (F&B)	20.0%	9.0%	10.0%	3.5%	10.5%	5.0%
Required CIPs	\$ 0	\$ 0	\$ 4,250,000	\$ 3,650,000	\$ 2,500,000	"as required"
Cost of Water	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee

Exhibit A: Select Municipal/Government Agency Lease Terms

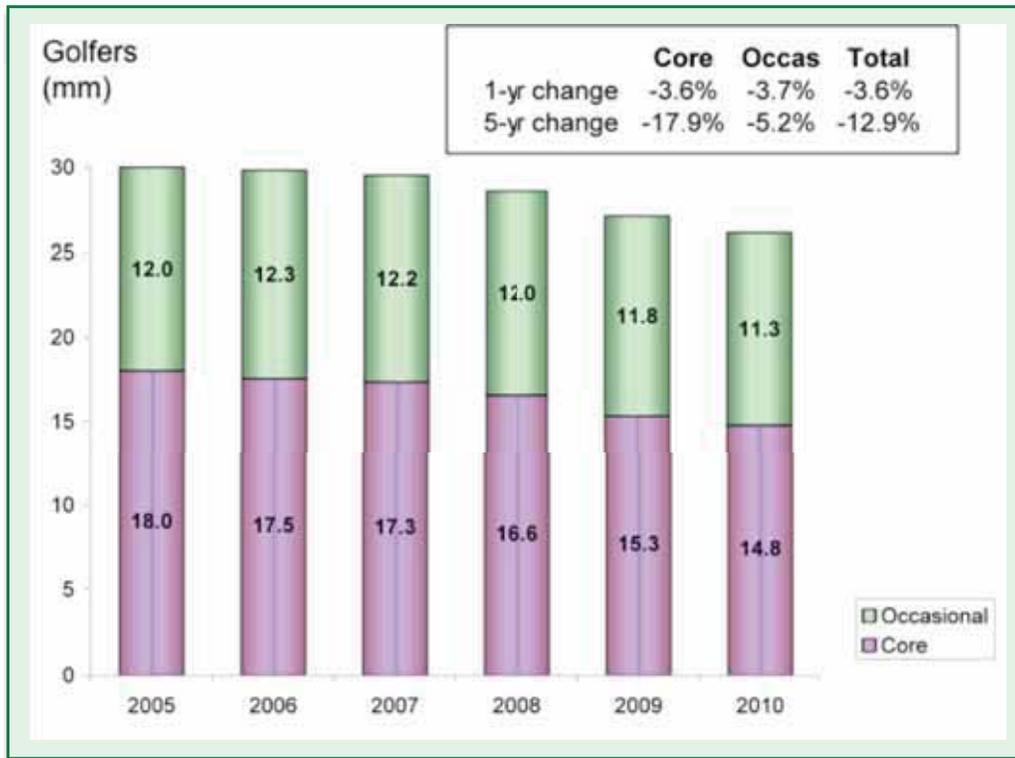


Exhibit B1: National Golf Foundation - Number of Golfers

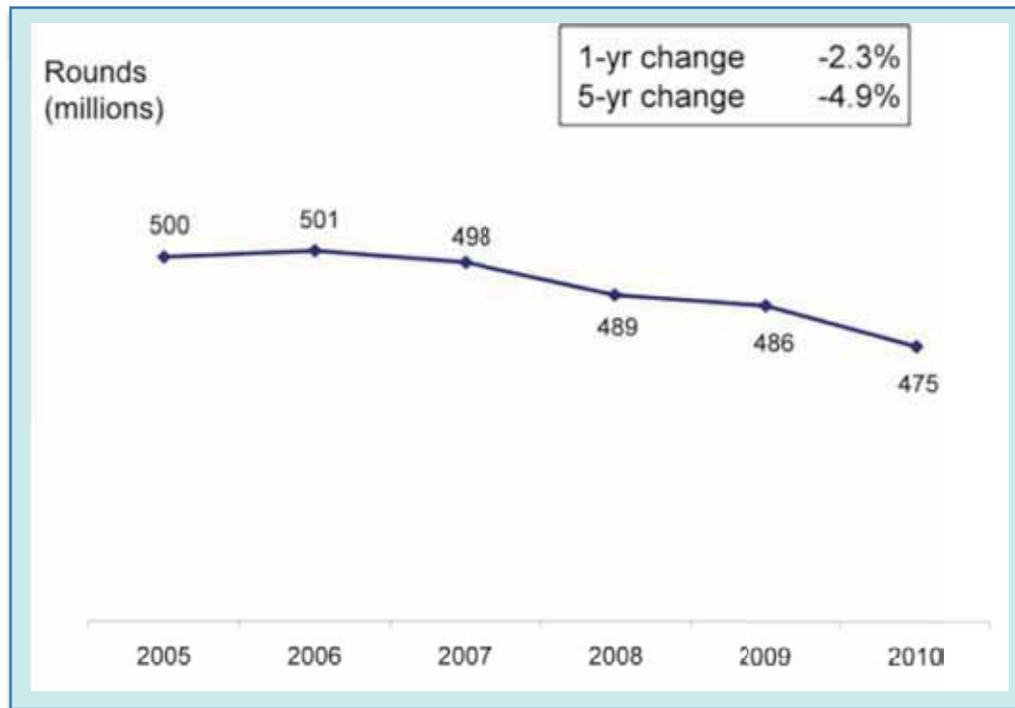


Exhibit B2: National Golf Foundation - Rounds

02 PROJECT OVERVIEW

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in 1985 and was extended in 2009 and 2010 (twice) through 2014, the current rent structure specifies annual rent equal to the greater or twenty-one-thousand-seven-hundred-ten dollars (\$21,710.00) (the "minimum rent") or one percent (1.0%) of gross revenue from the operation of the golf course and related amenities (golf shop, driving range, food and beverage)(the "percentage rent"). Under the terms of the original lease, minimum rent was twelve thousand dollars (\$12,000.00) and percentage rent was one percent (1.0%).

REVIEW NOTES:

Given the requirement that the Lessee develop and finance Centennial, the rent as set forth in the original lease appears to have been reasonable, albeit on the low end relative to typical golf course leases, for the initial lease term of twenty-five (25) years.

To assure that rent was periodically marked-to-market, the parties could have included a provision in the lease for an annual adjustment of rent based on inflation and often calculated relative to the annual change in the consumer price index ("CPI"). Were such a provision in the original lease, minimum rent, given an average increase of two-and-a-half percent (2.5%) in the CPI, would have risen, in annual increments, to approximately twenty-one-thousand-seven-hundred dollars (\$21,700.00) by year twenty-five (25) of the lease. When the lease was extended in 2009 and 2010, the increase in minimum rent to twenty-one-thousand-seven-hundred-ten dollars (\$21,710.00) essentially reflected a one-time adjustment for inflation; however, the Lessor did not receive the cumulative benefit of annual adjustments for inflation, which would have totaled approximately one-hundred-ten thousand dollars (\$110,000.00) over the 25-year initial term of the lease.

The original lease and amendment contain no provision for ongoing expenditures by the Lessee for capital improvements ("CIP") to the property. Annual provisions for CIPs generally run in the range of three percent (3.0%) to seven percent (7.0%) of gross golf revenue and are used to fund projects such as upgrading the irrigation system, reconditioning tee boxes, greens and bunkers, repairing cart paths and making (small) renovations to the clubhouse and/or other structures. These CIPs help assure the ongoing quality and playability of the golf course and often are essential to the golf course's maintaining its visibility, market position and pricing.

When the original leases were written, and in light of the

requirement that the Lessee finance and develop the golf course, the 20- and 25-year terms of the leases were acceptable and conformed to the standards in the industry. Now, however, with the uncertainty in the economy rippling through as negative impacts on the golf industry, and "flexibility" being the watchword, many golf course leases are being written for much shorter terms-as short as five (5) years- with mutual (lessee/lessor) options to extend the leases. In light of the state of the current economy and the golf industry, it is fortuitous that the leases being examined herein are approaching their termini, affording the parties the opportunity to make the same assessment as they would have under the terms of shorter leases.

To provide checks-and-balances, for a representative sample of current golf course leases, please see Exhibit A. While many of the golf course properties shown in Exhibit A operated year-round and generated greater revenue than Ridgecrest and Centennial, the terms of the leases present a very good view of the overall golf course leasing market.

5. The recent U.S. recession has impacted golf. According to the Nation Golf Foundation, since 2005, the U.S. has lost four million (4.0M) golfers (-12.9%) and twenty-five million (25.0M) annual rounds (-10.0%). For a snapshot of those trends, please see Exhibit B.

The Nampa courses have felt the effects: rounds and revenue for the two golf courses have declined, impacting rents, with Centennial's rent remaining flat at the minimum rent level and Ridgecrest's rent- percentage rent- declining. For a summary of the past three (3) fiscal years' operating results , including summary profit and loss statements for fiscal year 2011, please see Exhibit C.

The preceding represent Touchstone's findings, based on a high-level review, for the Ridgecrest and Centennial leases. While Touchstone focused on the terms and structure of the leases as stand-alone instruments, they believe this project warrants more comprehensive data and analysis, including:

- *The outlook for the local economy (both short- and long-term) and its projected impacts on the golf course and/or alternative uses of the land,*
- *The state of the local golf course business (supply of golf courses, demand from golfers, quality of the golfing experience, pricing, expectations for growth, etc.),*
- *The optimal management structure of the golf courses (city-operated, 3rd-party lease, 3rd-party management agreement),*

Item	Ridgecrest Golf Club			Centennial Golf Course			Combined
	2009	2010	2011	2009	2010	2011	2011
Annual Rounds	40,135	35,927	31,301	34,464	31,137	27,431	58,732
Percent Change		-10.5%	-12.9%		-9.7%	-11.9%	-12.4%
Annual Revenue	\$ 1,311,543	\$ 1,137,724	\$ 1,063,727	\$ 973,063	\$ 884,438	\$ 844,879	\$ 1,908,606
Percent Change		-13.3%	-6.5%		-9.1%	-4.5%	-5.6%
Revenue per Round	\$ 32.68	\$ 31.67	\$ 33.98	\$ 28.23	\$ 28.40	\$ 30.80	\$ 32.50
Percent Change		-3.1%	+7.3%		+0.6%	+8.4%	
Minimum Rent	\$ 16,000	\$ 16,000	\$ 16,000	\$ 21,710	\$ 21,710	\$ 21,710	\$ 37,710
Percentage Rent Rate	2.0%	2.0%	2.0%	1.0%	1.0%	1.0%	
Percentage Rent	\$ 26,231	\$ 22,754	\$ 21,275	\$ 9,731	\$ 8,844	\$ 8,449	\$ 29,723
Rent Payable	\$ 26,231	\$ 22,754	\$ 21,275	\$ 21,710	\$ 21,710	\$ 21,710	\$ 42,985
Percent Change		-13.3%	-6.5%		+0.0%	+0.0%	-3.3%
Effective Percentage Rent Rate	2.0%	2.0%	2.0%	2.2%	2.5%	2.6%	2.3%
Summary P&L							
Revenue			\$ 1,063,727			\$ 844,879	\$ 1,908,606
Maint. Expenses			641,239			363,132	1,004,371
Clubhouse Expenses +COGS			432,996			370,283	803,279
Rent			21,275			21,710	42,985
Debt Service			0			0	0
NOI			(\$ 31,783)			\$ 89,754	\$ 57,971

Exhibit C: Summary of Past three (3) Years' Results

- The most advantageous configuration/layout of the golf courses and
- A justification for the overall highest-and -best use of the parcels in question.

With this additional analysis and understanding in hand, the Idaho Department of Health and Welfare should have the information needed to complete and execute a sound plan for its lands.

*See Appendix C for full text report.

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02.4 ECONOMIC AND FISCAL IMPACT ANALYSIS

02.4.1 Overview

John Church has nearly 15 years experience in regional economic forecasting. Mr. Church developed a Regional Economic Model of the state of Idaho. The model, a simultaneous equation Economic-Demographic model, provides projections of output and employment for the major industries in Idaho, population, households, industry average wages and salaries and personal income for the state of Idaho and its forty-four counties. Mr. Church's forecasting model was used in the planning process for SWITC to analyze the fiscal and economic implications associated with the development of the SWITC site.

02.4.2 Population and Household Growth

At the time of the 2010 US Census there were 96,300 persons residing within a 5-mile radius of the SWITC site. Over the period 1990 to 2010 population within a 5-mile radius of the SWITC site increased at an annual average pace of 4.5% per year. This is a faster pace of population growth than that experienced in either Ada or Canyon counties and faster than the 4.1% annual average rate of population growth experienced in Nampa City over the 1990 to 2010 period. (See Appendix A for a complete demographic profile of the population with 1, 3, and 5-mile rings of the SWITC site with comparison to Ada and Canyon counties and the City of Nampa.)

The Community Planning Association of Southwest Idaho (COMPASS) predicts that the population, number of households, and employment within a 5-mile radius of the SWITC site will increase by 69,800 persons, 24,650 households, and 35,180 jobs between 2010 and 2035. Population and households within a 5-mile radius are projected to increase at an annual average rate of 3.1% per year over the 2010 to 2035 period. See Table 1 below.

Table 1
COMPASS Community Choices Forecast of Population , Households, and Employment

Forecasted Population	2010	2015	2020	2025	2030	2035	Change 2010-2035
3-Mile Radius from SWITC Site	31,014	34,994	38,092	41,718	44,781	48,909	17,895
Absolute Change.....		3,980	3,098	3,626	3,063	4,128	
Annual Average Percent Change.....		2.4%	1.7%	1.8%	1.4%	1.8%	1.8%
5-Mile Radius from SWITC Site	61,096	76,109	88,781	103,033	115,191	130,894	69,798
Absolute Change.....		15,013	12,672	14,252	12,158	15,703	
Annual Average Percent Change.....		4.5%	3.1%	3.0%	2.3%	2.6%	3.1%
Forecasted Households	2010	2015	2020	2025	2030	2035	Change 2010-2035
3-Mile Radius from SWITC Site	10,892	12,200	13,508	14,816	16,122	17,436	6,544
Absolute Change.....		1,308	1,308	1,308	1,306	1,314	
Annual Average Percent Change.....		2.3%	2.1%	1.9%	1.7%	1.6%	1.9%
5-Mile Radius from SWITC Site	21,191	26,113	31,039	35,965	40,887	45,845	24,654
Absolute Change.....		4,922	4,926	4,926	4,922	4,958	
Annual Average Percent Change.....		4.3%	3.5%	3.0%	2.6%	2.3%	3.1%
Forecasted Employment	2010	2015	2020	2025	2030	2035	Change 2010-2035
3-Mile Radius from SWITC Site	14,673	18,766	22,871	26,929	31,059	35,172	20,499
Absolute Change.....		4,093	4,105	4,058	4,130	4,113	
Annual Average Percent Change.....		5.0%	4.0%	3.3%	2.9%	2.5%	3.6%
5-Mile Radius from SWITC Site	19,844	26,869	33,907	40,881	47,961	55,024	35,180
Absolute Change.....		7,025	7,038	6,974	7,080	7,063	
Annual Average Percent Change.....		6.2%	4.8%	3.8%	3.2%	2.8%	4.2%

02.4.3 Commercial Development near the SWITC Site

The effects of the national recession seem to have eased. Office lease rates in Nampa have been on an upward trend since early 2011 and retail lease rates appear to have bottomed out. Refer to Figures 1 and 2: Current Lease Rates for Office and Retail in Nampa, Idaho.

In addition, the recession induced slowdown in single family housing additions has boosted the sales price of multi-family housing units and multi-family housing construction is on the upswing throughout Ada and Canyon counties. Refer to Figure 3: Current Prices for Multi-family Housing Units for Sale Nampa, Idaho

Recent excess supply in the market place had limited the demand for commercial and retail space; however, an updated lot at the absorption of commercial and retail space in the valley indicates that commercial office and retail space may be limited within the next five to ten years.

The area surrounding the SWITC Site has been attractive for new commercial/retail development.

The Nampa Gateway retail development, a Developers Diversified Realty (DDR) project at the southeast corner of Garrity Boulevard and I-84, has seen the addition of Macy's, JC Penney, Sports Authority, Edwards Theatres, and the Idaho Athletic Club. Currently the Nampa Gateway development has approximately 921,000 square feet of commercial floor space with nearly 452,000 square feet currently under lease.

Currently, St Alphonsus hospital owns nearly all of the undeveloped land in the southwest quadrant close to the intersection of I-84 and Garrity Boulevard. St Alphonsus Hospital is in the process of expanding their presence south of I-84 at Garrity. St Alphonsus is currently constructing a second medical building of 54,000 square feet on their existing campus and has two additional contiguous sites. Their future vision for the campus is a greatly expanded health care facility to serve the Western Valley.

Retail development north of I-84 at Garrity Boulevard is strong. The area has attracted a Hampton Inn Hotel, a Wal-Mart store, and additional automobile dealerships. The Idaho Center Automall location there has become a regional center for automobile sales. The last 18 months have seen the addition of another automobile dealership and three casual dining/fast food outlets. In the future we can expect that additional retail development will continue northward on Idaho Center Boulevard/Can-Ada Road.

Along Franklin Road we can expect that currently vacant lands both to the north and south of Franklin Roads will continue to be zoned as mixed use with an emphasis on commercial/industrial development.

Average daily traffic counts point to continued future commercial and retail growth at I-84, N. Idaho Boulevard and Garrity Boulevard.



The Nampa Gateway Center



St Alphonsus Facility Under Construction

02 PROJECT OVERVIEW

02.4 ECONOMIC AND FISCAL IMPACT ANALYSIS

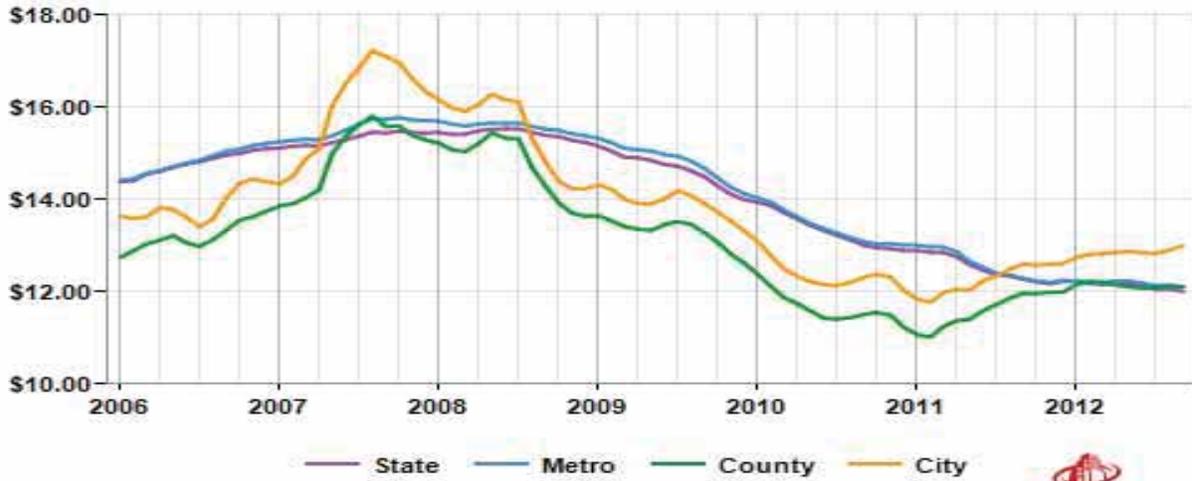


Figure 1: Current Office Lease Rates Nampa, Idaho (\$/SF/YR)

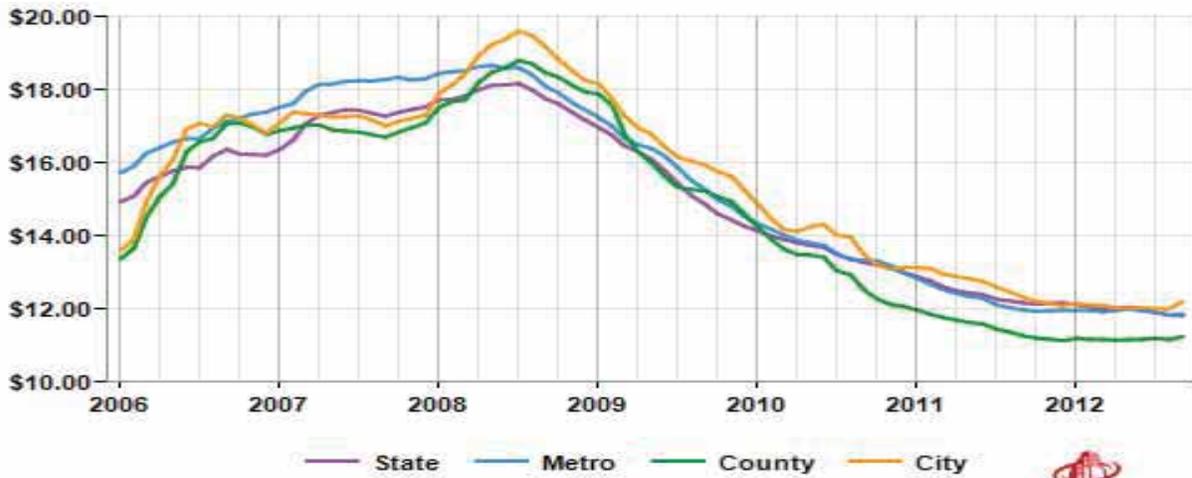


Figure 2: Current Retail Lease Rates Nampa, Idaho (\$/SF/YR)

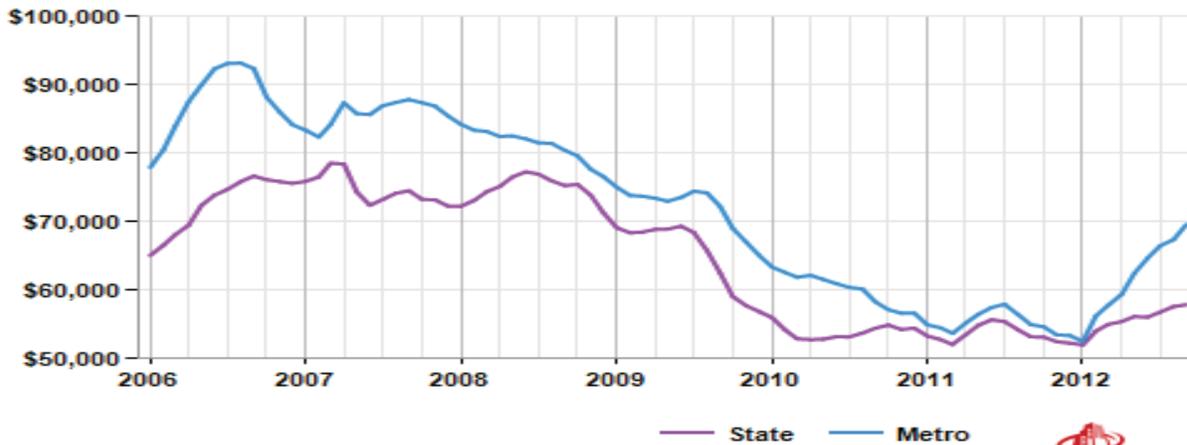


Figure 3: Current Prices Multi-Family For Sale Nampa, ID (\$/sf/YR)



02.4.4 Selling Prices of Undeveloped Commercial Lands Near SWITC Site

Current sales prices for immediate areas reinforce the attractiveness of this area for commercial and retail development. A review of available undeveloped commercial properties near the SWITC site finds that the average asking price for 11 properties in the area was \$284,000 per acre. (See Table 2)

A review of the asking prices for the undeveloped lands provides a possible strategy for the State to maximize its returns in the development of the SWITC site. In the above sample those properties in the midst of or adjacent to currently developed properties command the highest asking prices (#5, #7, and #10). The largest undeveloped parcel in the above sample is 62.0 acres at the NW corner of Franklin and Star Roads (#9). The asking price for this parcel is \$242,000 per acre. Strategic phasing and development of the SWITC site may allow the State to realize higher asking prices per acre after the initial release and development of phase 1.

02.4.5 Development of SWITC Can Benefit the City of Nampa

The envisioned commercial and residential development at the SWITC site has the potential to increase the property tax base (at full build-out) for the City of Nampa and Canyon County by potentially \$660.5 million for the proposed concept.

Under the proposed concept development plan, using 2012 property tax levy rates it is estimated that at full build-out of the SWITC site the City of Nampa would realize an additional \$6.95 million per year in property tax revenues. Similarly, it is estimated that Canyon County would experience an additional \$3.43 million in additional property tax revenues. The school districts affected by the potential development of a portion of the SWITC site would also realize an increase in property tax revenues. At full build-out it is estimated that the Nampa School district would additional \$2.76 million per year and the Vallivue School District would gain an additional \$3.27 million in property taxes annually. (See Table 4)

**Table 2
Asking Prices
for Commercial Undeveloped Land
near the SWITC Site in Nampa Idaho**

	Asking Price (\$/Acre)
#1 4.84 Acres North of Garrity Blvd and South of I-84	\$283,060
#2 38.25 Acres on Idaho Center Blvd. North of Franklin Rd.	\$263,300
#3 5.83 Acres on North Happy Valley Rd. near Nampa Gateway	\$102,744
#4 2.53 Acres on Roosevelt Ave. in Nampa, ID	\$217,391
#5 1.78 Acres Commercial Land on Midland Blvd.	\$567,501
#6 1.37 Acres Shannon Dr. near I-84	\$255,474
#7 2.78 Acres Idaho Center Business Park	\$370,603
#8 0.72 Acres - 16743 Idaho Center Blvd.	\$208,333
#9 62.0 Acres NW Corner of Franklin Rd & Star Road	\$241,935
#10 0.95 Acres on Garrity Blvd South of I-84	\$400,000
#11 0.48 Acres Corner of Idaho Center Blvd. & Franklin Rd.	\$215,625
<hr/>	
Average Asking Price per Acre.....	\$284,000

* Undeveloped commercial land offered through commercial real estate firms.
Asking prices availability updated on June 5, 2013.

02 PROJECT OVERVIEW

02.4 ECONOMIC AND FISCAL IMPACT ANALYSIS

Table 3
SWITC Development
Estimated Annual Property Tax Revenues (as Received)
with Assumed Private Land Ownership

	City of <u>Nampa</u>	Nampa School <u>District</u>	Canyon <u>County</u>	Nampa Highway <u>District</u>	Vallivue School <u>District</u>
Year 1	\$305,100	\$121,100	\$150,400	\$39,900	\$124,800
Year 2	\$952,300	\$378,100	\$469,300	\$124,400	\$392,000
Year 3	\$1,636,600	\$649,700	\$806,600	\$213,800	\$695,300
Year 4	\$2,378,900	\$944,500	\$1,172,500	\$310,800	\$1,044,900
Year 5	\$3,232,800	\$1,283,500	\$1,593,400	\$422,400	\$1,446,900
Year 6	\$4,103,200	\$1,629,000	\$2,022,300	\$536,100	\$1,856,600
Year 7	\$4,857,300	\$1,928,400	\$2,394,000	\$634,600	\$2,230,500
Year 8	\$5,457,700	\$2,166,800	\$2,690,000	\$713,100	\$2,550,800
Year 9	\$6,000,100	\$2,382,100	\$2,957,300	\$783,900	\$2,824,900
Year 10	\$6,617,000	\$2,627,100	\$3,261,300	\$864,500	\$3,115,400
Year 11+	\$6,954,600	\$2,761,100	\$3,427,700	\$908,600	\$3,274,300

Table 3: Estimated Annual Tax Revenues for Private Land Ownership

Table 4
SWITC Development
Estimated Annual Property Tax Revenues (as Received)
with Assumed State Land Ownership

	City of <u>Nampa</u>	Nampa School <u>District</u>	Canyon <u>County</u>	Nampa Highway <u>District</u>	Vallivue School <u>District</u>
Year 1	\$285,400	\$113,300	\$140,700	\$37,300	\$115,600
Year 2	\$886,700	\$352,000	\$437,000	\$115,800	\$361,100
Year 3	\$1,518,600	\$602,900	\$748,500	\$198,400	\$639,800
Year 4	\$2,203,200	\$874,700	\$1,085,900	\$287,900	\$962,100
Year 5	\$2,982,200	\$1,184,000	\$1,469,800	\$389,600	\$1,328,900
Year 6	\$3,772,400	\$1,497,700	\$1,859,300	\$492,900	\$1,700,900
Year 7	\$4,459,100	\$1,770,300	\$2,197,700	\$582,600	\$2,043,000
Year 8	\$4,998,700	\$1,984,600	\$2,463,700	\$653,100	\$2,334,700
Year 9	\$5,485,700	\$2,177,900	\$2,703,700	\$716,700	\$2,582,700
Year 10	\$6,046,900	\$2,400,700	\$2,980,300	\$790,000	\$2,846,900
Year 11+	\$6,353,800	\$2,522,500	\$3,131,600	\$830,100	\$2,991,400

Table 4: Estimated Annual Tax Revenues for State Land Ownership

**Supplemental tables attached as Appendix B1 and B2 provide detail of the estimated taxable value of the envisioned SWITC development and the assumed phasing of the property's development over 10 years.*

02.4.6 Significant Findings

A proposed commercial development on the state owned SWITC lands has the potential to provide the State of Idaho with a significant financial gain.

The Concept A vision for development includes:

- 649,730 square feet of office space.
- The addition of 51,632 square feet to the existing Juvenile Corrections/Work Release facility.
- The addition of 27,650 square feet to the Job Corps facility.
- The addition of a 9,600 square foot golf course maintenance facility.

The additional square footage added to the Juvenile Corrections/Work Release facility, the Job Corp facility, and the golf course maintenance facility will not generate additional property taxes.

The Concept B vision for development includes:

- 258 single family residences.
- 200 units of multi-family housing (245,150 square feet).
- 232,250 square feet of mixed-use/retail space.
- 283,350 square feet of retirement/assisted living housing.
- 148,410 square feet in 3 future hotels.
- 782,650 square feet of office space.
- A 128,000 square foot community/civic building.
- 1,231,160 square feet of corporate campus office space.
- The development of a new transit center.
- Maintaining the existing Juvenile Corrections / Work Release and Job Corp facilities.

The Juvenile Corrections/Work Release facility, the Job Corp facility, and the transit facility will not generate additional property taxes.

In Concept A the estimated construction costs for full-build out (including an estimated market value of the SWITC land underlying the development) is nearly \$129.6 million.

Using current property tax levy rates. It is estimated that Concept A at full-build out will generate annual property tax revenues of the following:

- The City of Nampa -- \$1,500,600.

- Canyon County -- \$739,600.
- The Nampa School District -- \$595,800.
- The Vallivue School District -- \$706,500.
- The Nampa Highway District -- \$196,100.

In Concept B the estimated construction cost for full-build out (including an estimated market value of the SWITC land underlying the development) is nearly \$600.5 million.

Using current property tax levy rates, it is estimated that Concept B at full-build out will generate annual property tax revenues of the following:

- The City of Nampa -- \$6,954,600.
- Canyon County -- \$3,427,700.
- The Nampa School District -- \$2,761,100.
- The Vallivue School District -- \$3,274,300.
- The Nampa Highway District -- \$908,600.

The current asking sale price for undeveloped commercial/office/retail properties within a 3-mile radius of the SWITC site averages \$284,000 per acre.

The 2010 US Census determined that nearly 96,300 persons residing in 33,050 households were within a 5-mile radius of the SWITC site.

The SWITC site is situated in the path of projected strong future population and household growth. The total population and the number of households with a 5-mile radius of the SWITC site is projected to increase by 69,800 people and 24,650 households, respectively, between 2010 and 2035.

It is projected that nearly 35,180 new jobs will be created between 2010 and 2035 within a 5-mile radius of the SWITC site.

03 DESIGN DOCUMENTS

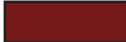
03.1 CONCEPTUAL MASTER PLAN

03.1.1 Concept Overview

The conceptual master plan includes comprehensive redevelopment of the entire site, with provision for multiple land uses and a re-designed golf course. The main features include:

- **Commercial Office** – 113 acres with 1,983,110 square feet of building facilities proposed. This includes not only individual office buildings, but potential self-contained campuses for large companies, and direct views of the new golf course.
- **Mixed Use/Retail/Restaurant** - 22.9 acres with 245,650 square feet of building facilities proposed including central community hub for retail, restaurants and live/work spaces, plaza spaces, 2 gas stations and a storage facility.
- **Multi Family Residential**- 15.8 acres with 200 units and community recreation facilities proposed.
- **Single Family Residential**- 63.1 acres with 258 proposed lots and associated open space and community recreation facilities. Includes lots with mountain and golf course views.
- 19 acres for open space/soccer fields.
- Retirement community on 14.1 acres with up to 160 independent living units with mountain and golf course views, plus assisted living and skilled nursing facilities.
- 3 hotels with +/- 400 room capacity.
- Transit center on 2.5 acres at rail line and 11th Avenue North intersection to capitalize on potential future regional light rail system.
- Design reduces golf to 18 holes. Course is newly designed and operated from a new clubhouse facility with event center and a new practice range. Course location interacts with adjacent mixed use, commercial and residential developments.
- Existing 191,000 square feet of Job Corps facilities to remain with additional parking and the option of re-purposing as commercial or educational use.
- Existing SWITC buildings, juvenile corrections and work release facilities to be removed to allow comprehensive redevelopment opportunities including a new interchange on Interstate 84 to take place.

Legend

Commercial/Office		Single Family Residential	
Hotel		Multi-Family Residential	
Commercial Campus		Retirement	
Mixed-Use		Storage	
Civic		Golf Fairway and Greens	
Retail/Restaurant		Existing Transmission Line	



Conceptual Master Plan

03 DESIGN DOCUMENTS

03.1 CONCEPTUAL MASTER PLAN

03.1.2 Phasing Strategy

This phasing plan is one possible scenario for the phased construction of the conceptual master plan. It prioritizes construction of commercial and office zones primarily, leading to the development of a new interchange at I-84, followed by full build out of additional retail, housing and commercial zones, and the construction of the new 18 hole golf course. Depending on potential future land ownership, economic conditions and demand for different land uses, the phasing may vary considerably.

PHASE 1

- New road connection to Idaho Center Boulevard.
- New office/campus/hotel construction.
- New residential retirement community constructed.
- Ridgecrest front 9 holes removed from course.
- Executive 9 or "Wee 9" course removed.
- Centennial golf course and remaining Ridgecrest holes combined to a 27 hole facility with minor hole routing modifications.
- All other functions remain the same.

PHASE 2

- Extend new road to 11th Avenue North.
- New office/campus construction.
- New mixed use development.
- Partial removal of SWITC facilities.
- All other functions remain the same.

PHASE 3

- New office/commercial construction.
- Repurposing of Job Corps.
- Extension of collector road to 11th Avenue North.
- Removal of all remaining SWITC facilities.
- All other functions remain the same.

PHASE 4

- Addition of I-84 interchange.
- Retail/restaurant/hotel construction.
- Office/civic building construction.
- Multi-family residential construction.
- New open space and soccer fields.
- Single family housing construction.
- Removal of Juvenile Corrections and Work Center.
- Potential temporary re-working of remaining golf holes into one 18 hole course.

PHASE 5

- Single family housing construction.
- New 18 hole golf course, clubhouse, practice range, and associated facility construction.
- New transit facility.
- Land exchange/purchase of City of Nampa parcel at model airplane location.



Conceptual Phasing Plan

Scale: 1"=600'

Southwest Idaho Treatment Center

03 DESIGN DOCUMENTS

03.2 DESIGN GUIDELINES

03.2.1 Introduction

These Design Guidelines have been created to provide an aesthetic road map in support of the Southwest Idaho Treatment Center (SWITC) Master Plan. Zoning Classifications set forth reference the Master Planning Summary discussing zoning and land use review per adjacent land uses. Ideally the SWITC property would eventually be rezoned with appropriate overlays in support of identified land uses. With this approach, the design guidelines defer to the Nampa City Zoning Ordinance guidelines for building setbacks, heights, and general zone uses. Throughout the document references to the Nampa City Zoning Ordinance anticipate a coordinated rezoning of the SWITC property for planned uses.

The guidelines include sections for site design guidelines, landscape design, golf course design, architectural design and signage. Each of the sections is specific to the building type described. A Design Review process shall be put in place so that all proposed work will be reviewed and approved according to development parameters, and maintained by the various owner associations within the development areas.



Site Design

03.2.2 Intent

The Design Guidelines are intended to be a timeless and flexible document with the understanding that development will occur over an extended time period. The goal is to ensure the development is harmonious, resulting in complimentary relationships between architectural forms and common site amenities.

All improvements within the Southwest Idaho Treatment Center Master Plan will conform to the zoning and development established under a new Southwest Idaho Treatment Center Master Plan Ordinance. In addition to the Southwest Idaho Treatment Center zoning criteria and these design guidelines, projects will also be required to adhere to development covenants, conditions and restrictions (CC&R's). All future facilities must submit design documents to appropriate local jurisdictions and owner's association for review and approval. Further submissions as required by ordinance will follow City approval processes.



Architectural Design



Landscape Design



Golf Course Design

03 DESIGN DOCUMENTS

03.3 SITE DESIGN GUIDELINES

03.3.1 Introduction

The site design guidelines establish the framework with which to approach the design and planning of the various development areas within the SWITC Master Plan area. Included in this text are both planning components as well as implementation components. Placement of buildings is as important as the development of amenities throughout the development areas to ensure a consistent level of quality.

The objectives of the site development guidelines are:

- *To support and amplify the goals of the Southwest Idaho Treatment Center Master Plan*
- *To recognize the unique nature and location of the property within the local context as well as within the context of the entire Treasure Valley.*
- *Responding to the area's uniqueness through the enhancement and creation of an interesting and aesthetically pleasing environment.*
- *To encourage development that is visually understandable and meaningful to the users.*
- *To encourage planning and buildings of a high quality and appropriate character while maintaining a variety of expression and creativity within various areas of the development.*
- *To promote pedestrian accessibility throughout the development and connectivity to adjacent uses.*
- *To create a pedestrian scale in the design of streets, spaces between buildings, and the buildings themselves.*
- *To enhance the appearance of buildings and structures through site design.*
- *To create visual unity and continuity among parcels, neighborhoods, and adjacent properties.*

03.3.2 Land Use

The SWITC Master Plan includes a design approach which responds to the site's terrain, views, amenities, and access. Those land use zones identified below shall be translated into zone overlays through the City of Nampa. The overlay zones within the areas include commercial, mixed-use, professional office, and residential.

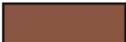
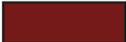
The land uses with the SWITC Master Plan include:

- *Residential – to range from low density single-family residential to high density multi-family residential*
- *Commercial – include dense mixed use urban core with a variety of uses including commercial retail, office and residential. The intent of higher density is to create greater access to shopping, recreating and working through a pedestrian friendly community. Other commercial uses within the plan include a lower density business community, and commercial retail (banks, restaurants, shops, etc.).*
- *Job Corp Campus - Existing*
- *Institutional (Educational)– campus with open space*
- *Civic*
- *Public – Golf course and clubhouse, recreational park*
- *Transit Hub – connecting the surrounding communities to the SWITC property and providing alternate modes of transportation.*



Conceptual Land Use Plan

Legend

Commercial/Office		Single Family Residential	
Hotel		Multi-Family Residential	
Commercial Campus		Retirement	
Mixed-Use		Storage	
Civic		Golf Fairway and Greens	
Retail/Restaurant			

03 DESIGN DOCUMENTS

03.3 SITE DESIGN GUIDELINES

03.3.3 Site Development

The site development of areas within SWITC will provide a visually distinctive and memorable experience to its users and residents. The overall concept for the site planning is to capitalize on the site's existing amenities, its accessible location, its visibility from travel corridors, its mountain views, and reconfiguration of the public courses to continue the tradition of quality golf experience while allowing inclusion of a planned development with diverse uses from residential to commercial, creating a vibrant addition to Nampa and its surrounding areas.

Related site improvements include but are not limited to parking, a transit hub, walkways, street networks and associated amenities including lighting, as well as pedestrian amenities. Open space amenities includes public gathering areas, plaza and parks, and golf course connectivity. The resulting site configurations create a series of large outdoor spaces connected by structure

placements, roads, and walkways throughout the Southwest Idaho Treatment Center Master Plan areas.

The land use designations are a deliberate mix of commercial office, commercial retail (including banks, restaurants, and shops), mixed-use, multi-family housing hospitality, civic, and single family residential. The mix is designed to create a vibrancy and livability with multiple opportunities for each. The Master Plan also responds to establishing appropriate buffers and adjacencies for these residential districts providing support for the residents with working, shopping, and recreating opportunities

Distinct residential districts will provide opportunities to accommodate multiple living styles depending on future residences' necessities. The following images demonstrate some of the required characteristics of site development at SWITC including spatial relationships between building, public open space, architectural styles and landscape. (See Images 1-8)



1. Commercial Campus Aerial



2. Commercial Campus Perspective



3. Transit Hub

03 DESIGN DOCUMENTS

3.3 SITE DESIGN GUIDELINES



4. *Mixed-Use Perspective*



5. *Mixed-Use Aerial*



6. *Single Family Residential Aerial*



7. Multi-family Residential Aerial



8. Multi-Family Residential Perspective

03 DESIGN DOCUMENTS

03.4 LANDSCAPE DESIGN GUIDELINES

03.4.1 Introduction

The term landscape as used in this section refers to those elements that give form and character to the physical and natural environment of the Southwest Idaho Treatment Center (SWITC) project site. Those elements include but are not limited to the placement of trees, shrubs and other vegetation, sidewalks, paths and trails, drainage swales, lighting, screening, entry features, open space, plazas and patios. The goal of this section of the design guidelines is to provide design standards that create aesthetically pleasing outdoor spaces, with functional and safe circulation systems for pedestrians and vehicles.

The landscape design for the SWITC project area should respond to the character of the site and create places with different spatial characteristics. Soft and hard landscape materials shall be selected that relate to the urban nature of commercial and mixed use development, or park-like feel of recreational facilities, or the natural character of the areas that buffer the golf course facilities. The landscape design guidelines for public right of way and for vehicular and pedestrian corridors within the SWITC project area reflect several important objectives:

- *To establish consistency in the design of streets within the SWITC project area.*
- *To create a strong visual identity through street design that provides unity to the project and a framework for individual expression in the design of specific project areas and parcels.*
- *To create a pleasant pedestrian environment with universal accessibility and safety throughout the project area.*
- *To improve traffic flow and safety in the entire SWITC area.*



Color and Texture of Plant Materials

03.4.2 General Landscape Requirements

The following are general requirements that apply to landscape design for all development within the SWITC project area:

- Provide year-round interest in the selection of plant material, through varied use of color, texture and form and deciduous and evergreen plants.
- A landscape plan is required for all parcels and shall be prepared by a licensed landscape architect/designer. Plans should identify all plant material including names, sizes and quantities, hardscape improvements, proposed and existing structures, grading and drainage, and irrigation plans.
- Planning for water wise landscaping is encouraged through plant selection, irrigation design, water harvesting, and utilization of alternative water sources beyond municipal systems.
- All plant material shall meet minimum standards of ANSI Z60.1, American Standard for Nursery Stock, and shall be warranted for 1 year from the date of substantial completion.
- All plant material shall be planted in accordance with the

latest version of the standards by the American Nursery and Landscape Association.

- Bark mulch and weed barrier fabric shall be applied to a depth of 3" in all planter beds for weed control and moisture retention. Rock mulch will be allowed on a case by case basis where the mulch is part of the aesthetic design.
- Landscape areas may not have slopes greater than 3:1, and lawn areas shall be on a slope of 4:1 maximum.
- Primary pedestrian pathways through open space shall be 8' width and paved. Secondary pathways from the primary pathways to building entrances, parking lots etc may be 5' width.
- All trees shall be planted outside of utility easements provided for municipal water mains, sewer mains or storm water facilities. Trees shall also be located outside of all Idaho Power easements.
- Landscaping within or adjacent to road intersections, driveway intersections and roundabouts shall comply with landscape guidelines while maintaining clear vision triangles for both pedestrians and vehicle traffic. Local codes should also be referenced in regard to vision triangles to ensure that all safety requirements are achieved.



Year-round Interest



Bark Mulch in Landscape

03 DESIGN DOCUMENTS

03.4 LANDSCAPE DESIGN GUIDELINES

03.4.3 Landscape Standards for Streets

A coherent and organized streetscape is important in providing beauty and order within this development. The purpose of this section is to provide a clear basis for selecting the appropriate type of trees and landscaping for each type of street within the SWITC Master Plan area. The visual importance of street trees is critical to the identity of the area, as they provide visual coherence between streets, buildings and open space. Tree form, foliage, color and fragrance create identities along with uniqueness. The following guidelines build upon the existing local codes by offering some variation to enable the creation of distinctive spaces through careful selection and placement of trees, shrubs and groundcovers.

01 COLLECTOR AND ARTERIAL STREETS

- Construction standards and dimensions of right-of-way, drive lanes, bike lanes, center islands, sidewalks and landscape strips shall be in accordance with standards shown for Collector and Arterial Streets and shall comply with the local highway district.
- Class II deciduous shade trees are to be planted within the landscape strip between the back of curb and sidewalk along all collector or arterial streets. Tree spacing shall be 35 feet on center. (See figure 01.)
- Species should remain the same along each road until reaching intersections or landscape features where transitions to another species may be appropriate.
- All street trees shall be minimum 2" caliper at the time of installation.
- Buffers outside of the streetscape-planting strips shall comply with local jurisdictional requirements for landscape buffers and shall consist of lawn, shrubs, groundcover and trees. Properties fronting any street shall provide the minimum required landscape buffer between the back edge of the sidewalk and edge of any site development (parking lot, building, etc.). (See figure 01.)
- Landscape buffers shall consist of a combination of planting, berms, walls, or fences that provide a minimum 36-inch and maximum 42-inch visual screen between adjacent parking areas and public streets. (See Parking Screening section of in Landscape Guidelines.)
- Pedestrian crosswalks, which cross streets or major driveways, shall consist of a material other than asphalt. Approved materials include concrete and concrete pavers. Where concrete crosswalks abut asphalt streets or

driveways, a proper transition, such as a concrete apron, is required between the concrete and asphalt to avoid excessive wear and damage. (See figure 01.1)

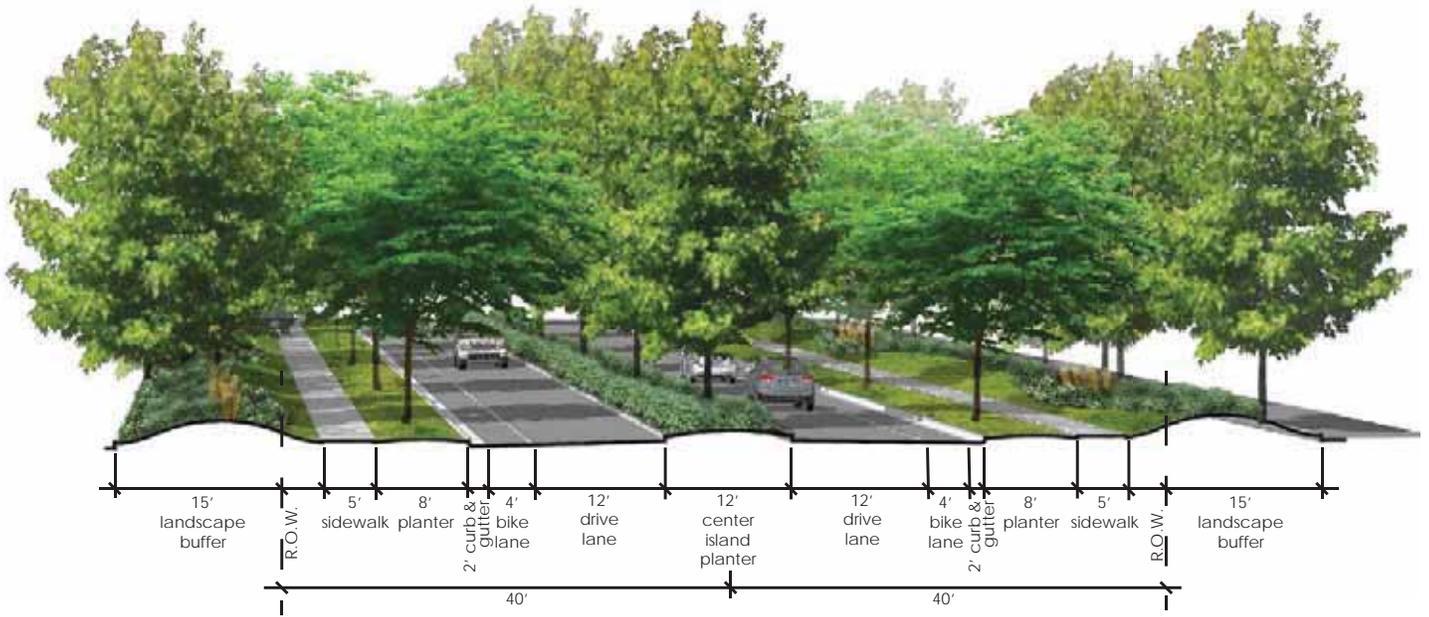
- Maintenance within the public right of way including street trees, groundcover areas, irrigation and sidewalks will be paid for by funds supplied by HOA dues.
- Trees adjacent to public pedestrian walkways in the landscape buffer can be class I, II, or III provided that they do not interfere with pedestrian circulation. Class I and II trees shall be a minimum of 4' from the edge of sidewalk or curbs, and class III trees shall be a minimum of 8' from the edge of sidewalk or curbs.
- Center planter islands shall be placed to avoid creating sight line obstructions. Refer to local codes for requirements of sight lines at controlled and uncontrolled intersections.

02 MIXED-USE AREA STREETS

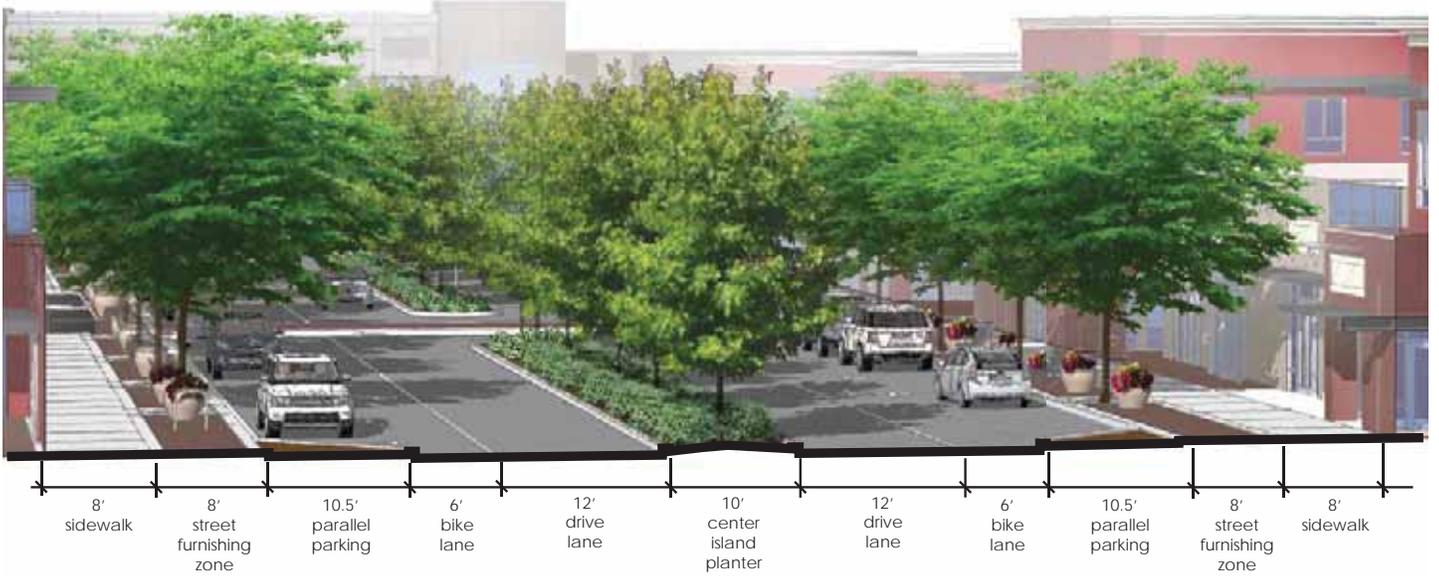
- Construction dimensions of drive lanes, bike lanes, center islands, sidewalks and parking lanes shall be in accordance with the standards Mixed-Use Area Street Section identified in the guidelines. (See Figure 02)
- Class II deciduous shade trees are to be planted along all streets through the mixed-use zone at approximately 35-foot intervals in the street-furnishing zone between the curb and sidewalk. Trees shall be planted within tree grates.
- Species should remain the same along each road until reaching intersections or landscape features where



01.1 Pavers Crosswalk with Concrete Apron



01 Collector and Arterial Streets Section



02 Mixed-Use Area Streets Section

03 DESIGN DOCUMENTS

03.4 LANDSCAPE DESIGN GUIDELINES

transitions to another species may be appropriate.

- All trees shall be minimum 2" caliper at the time of installation.
- All benches, trash cans, bike racks and planter pots shall be placed in the 8' wide street furnishings zone. Configuration of street furnishings shall be similar to image below (See Street Tree Planting and Site Furnishing illustration below.) See site furniture portion in this document for further details.
- The 8' wide street furnishings zone shall be comprised of a material other than standard concrete. Alternative solutions include brick or concrete pavers or colored and stamped concrete. Once a style is established, it shall remain consistent. See site furniture and paving sections in this document for further details.
- Pedestrian crosswalks within this zone shall be paved with

colored/stamped concrete or concrete pavers. Where concrete crosswalks abut asphalt streets or driveways, a proper transition such as a concrete apron is required to avoid excessive wear or damage.

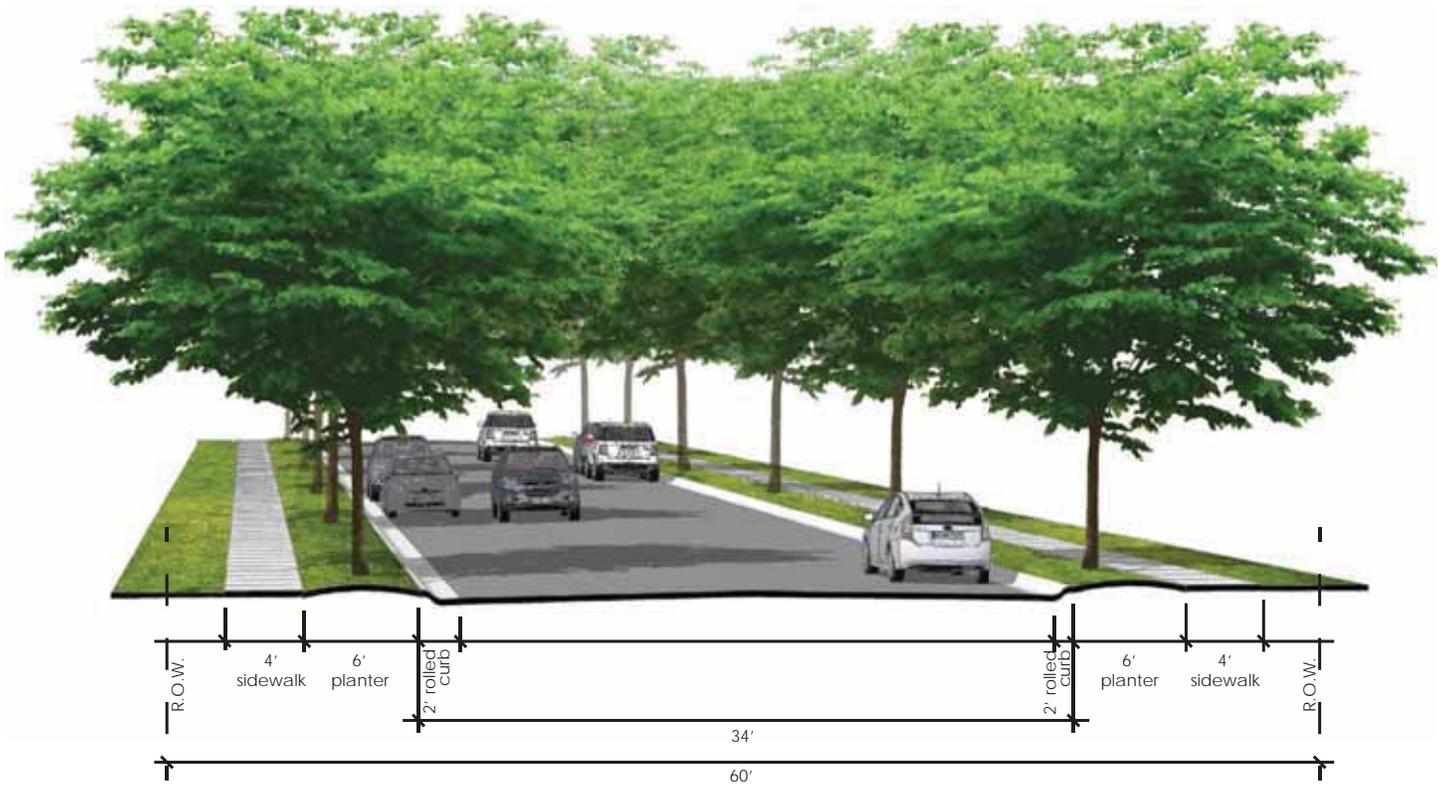
- Maintenance within the public right of way including street trees, groundcover areas, irrigation and sidewalks will be paid for by funds supplied by HOA dues.

03 RESIDENTIAL STREETS

- Construction standards and dimensions of right-of-way, drive lanes, parking lanes, sidewalks and landscape strips shall be in accordance with local jurisdictional standards for Residential Streets.
- Class II deciduous shade trees are to be planted along all streets in Residential zones at approximately 35 foot intervals in the planter between the curb and sidewalk.



Street Tree Planting and Site Furnishing



03 Residential Streets Section

- *Species should remain consistent along each road until reaching intersections or landscape features where transitions to another species may be appropriate.*
- *All trees shall be minimum 2" caliper at the time of installation.*
- *The homeowners association is responsible for maintaining the improvements within the public right of way from the property line to the edge of the curb. This includes street trees, turf, irrigation and sidewalks.*
- *The entrances to residential areas are to be defined with appropriate decorative entries which may include planting, signage, water features, masonry structures or other elements of interest.*

03 DESIGN DOCUMENTS

03.4 LANDSCAPE DESIGN GUIDELINES

03.4.4 Landscape and Planting Design

The SWITC site encompasses a large geographical space and several different proposed uses. Within each zone of development, there is a requirement for the landscape design to create spaces that are aesthetically pleasing while providing safe and unique gathering places that transition well from one space to the next. Success of this approach will depend greatly on the appropriate placement of landscape features, with an intent focus on the relationship of these elements and proposed or existing structures.

Landscape themes typically have relationships with certain plant types. Whether it is urban, residential, ornamental, natural, or transitional type themes; the types of trees, shrubs, groundcovers and grasses should reflect the desired context. Several landscape types are identified within these general guidelines along with planting schemes that promote the creation or enhancement of place. The use of semi-mature plant materials is encouraged to establish the character of the development.

Similarly, hardscapes such as plazas, patios and pathways help define specific themes. Materials, shapes, furnishings and size are just a few characteristics that help achieve thematic success. Public spaces should contain seating, sunny and shady areas, and places for social interaction or quiet respite. Circulation systems should be accessible, safe and provide access to all parts of the site through a hierarchy of paths that accommodate expected traffic. Building plazas should provide a clear sense of arrival and entry, and pathways between buildings should satisfy desired travel paths.

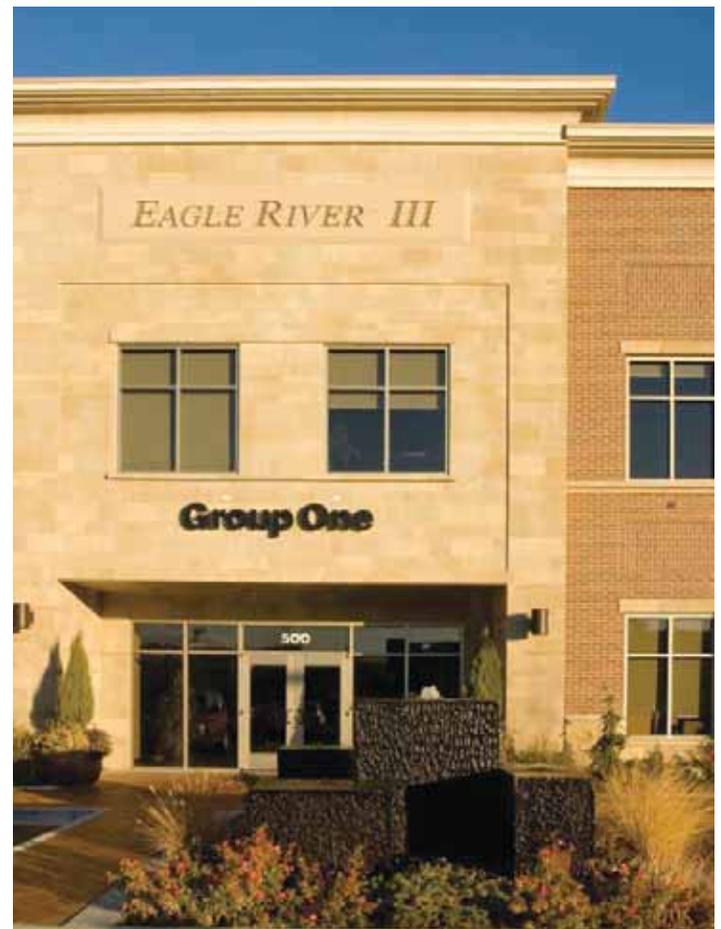


01 Foundation Plantings

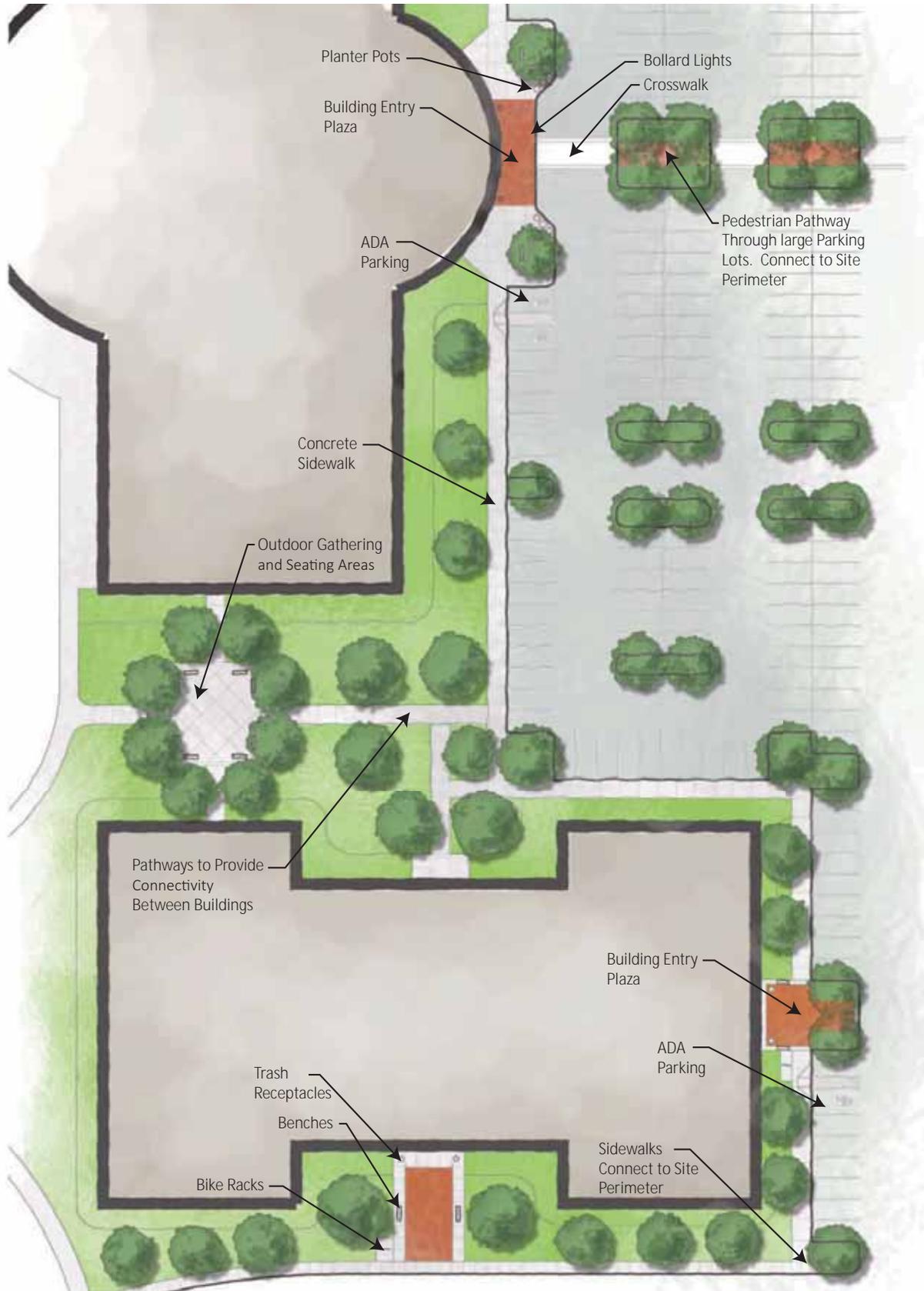
03.4.5 Landscape Guidelines for Use Zones

01 CAMPUS, OFFICE AND COMMERCIAL

Landscape planting around the campus, commercial and office buildings helps to blend different architectural styles, provide color and texture in the environment, soften the hard edges between structures and the ground plane, and accent the visual appeal of architectural style. Buildings within these zones shall have foundation plantings around the majority of building perimeters at a width not less than 6'-0", but proportionally adapted to vertical building heights. Plant material utilized for foundational planting should be easy to maintain, should thrive both visually and physically in large massing scenarios, and shall adapt to sun angles created by the vertical building walls. Large massing's of plant species are recommended for foundation planting scenarios; however, building entries shall be accentuated through the use of perennials, specimen plants, art features, water features or plaza spaces. Building corners and architectural features shall



01 Entry Planting



Conceptual Example of Design and Layout of the Site Furniture, Walkways and Paving in Commercial Development

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also be accented through the use of specimen trees or shrubs.

To ensure that design intent is effective, all shrubs, perennials and groundcover in mixed use and urban areas should be maintained in their natural state, to the sizes and shapes identified in the species selection list. (See Appendix E) Maintenance, specifically pruning practice, plays an important role in the long-term success of a landscape. Except for in rare instances where bonsai or shaping practices are being implemented, plants shall be pruned and maintained in their natural forms.

Hardscape shall be implemented at main and secondary entryways to buildings. Main entry points shall promote a sense of arrival and provide for small gatherings through the use of varying paving materials and site furnishings. Site furnishings shall include items such as benches, trash containers, and bike racks. Decorative and functional bollards, landscape lighting and planter pots should be considered to enhance paved areas in terms of function and aesthetic appearance, but should not clutter or impede entrances or pathways. See guidelines for Site Furniture, Walkways and Paving in this document for further details.

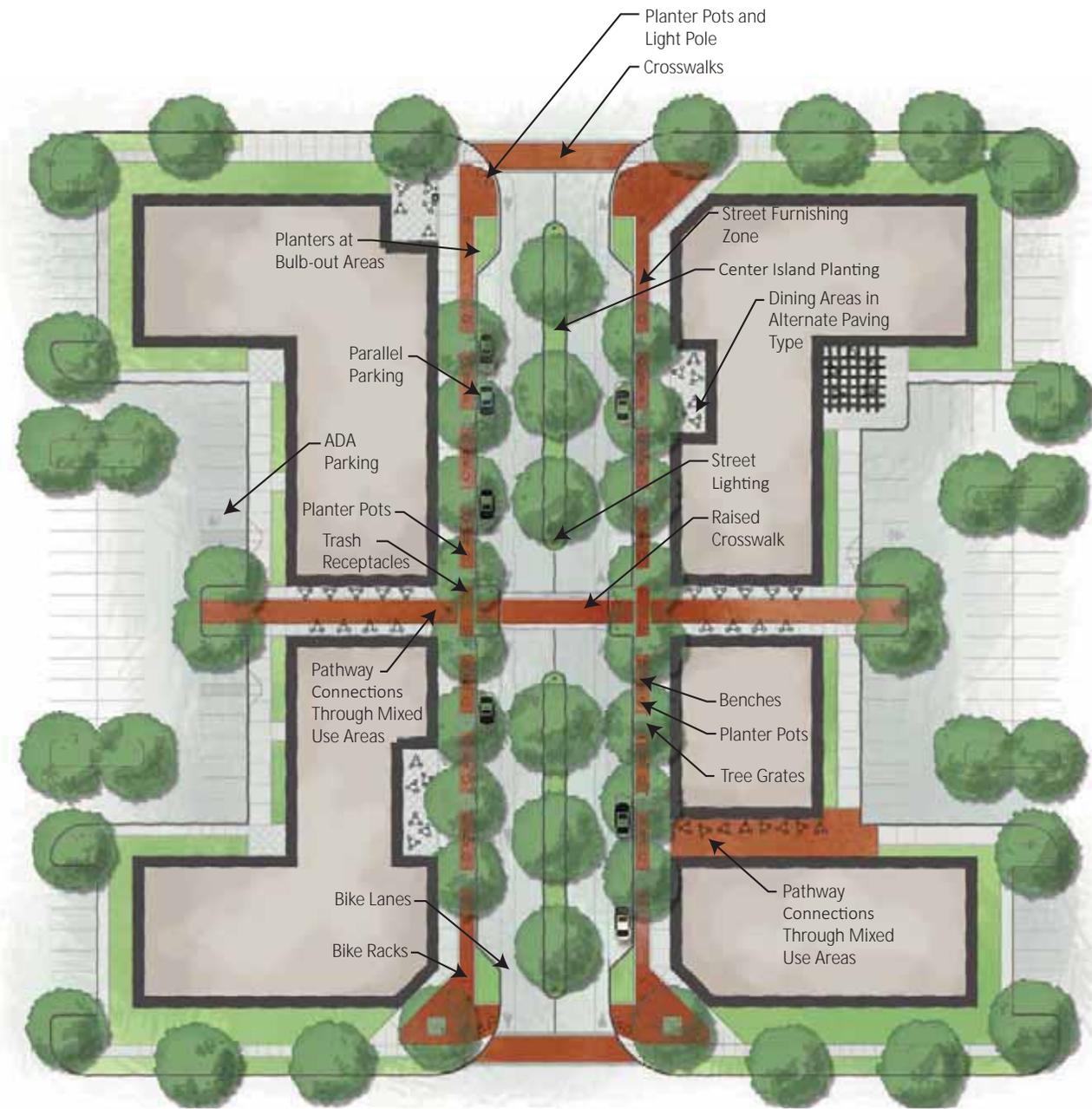
02 MIXED-USE AND URBAN

The mixed use areas of the SWITC Master Plan are intended to provide an urban lifestyle center centrally located within the development. Landscape design within this area will focus primarily on hardscapes and site furnishings. Paving design shall delineate between primary walkways which allow unimpeded pedestrian travel ways and access to entries, and the site furnishings zone adjacent to the street. Other elements to be provided in the mixed use and urban zone include outdoor dining areas, bike lanes and parallel on-street parking.

The general approach to all planting should be to select species that contribute to the visual experience of the public as they use this area, whether street trees, planters, hanging baskets, or containers. Planting schemes should provide diversity through color, form, texture, and fragrance. Softening of the built landscape, such as buildings and pavement, is encouraged. Plants that provide year-round interest with changing foliage, color or spring flowering should be provided, as well as sufficient evergreen plant material. To ensure the design intent is effective, all shrubs, perennials and groundcover in mixed use and urban areas should be maintained to the height and width as specified in the *Plant Species Selection List*. (See Appendix E)



02 Urban Site Furnishings



Mixed-Use Area Showing Conceptual Planning, Paving, Street Furnishings Zone and Pathway Connections

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03 COMMUNITY PARKS, OPEN SPACE, AND TRANSIT CENTER

Higher pedestrian use areas of a park may require selection of plant material that is more robust and functional, particularly if placed adjacent to paved or high use areas. Areas of lesser use such as small gardens, may include a higher proportion of specimen plant material. In all areas, planting schemes should provide diversity of color, texture and form, and shall accent adjacent hardscapes or structures

Concepts of Crime Prevention Through Environmental Design (CPTED) should be employed to ensure that design in these areas deters potential criminal activity. This shall be accomplished by promoting natural surveillance, controlling access points, creating a sense of ownership, and through routine and consistent maintenance. CPTED landscaping guidelines shall be used, including planting shrubs with a maximum height of three feet and trees with a proper ground clearance of eight feet above walkways, vehicular travel and parking lanes. To ensure the design intent is effective, all shrubs, perennials and groundcover in these areas shall be maintained to maximize beauty and minimize hiding areas.

04 GOLF PERIMETERS

The areas around the fairways, tees and greens, and the steep slopes of the escarpment to the north of the site, are maintained minimally with little or no irrigation, and contain both native and non-native grasses and shrubs. Design proposals for these areas are limited, or are intended to remain undisturbed. Planting in developments bordering these naturalistic areas should blend from ornamental to native to maintain the existing condition and character of these areas. Shape of planter beds should be organic in nature and tree spacing should be irregular. Species selection should be from *Plant Species Selection List*. (See Appendix E, pg. 132) All landscaping adjacent to tees, fairways and greens shall be approved by the Golf Course Architect.



03 Planting at High Pedestrian Use Areas



04 Planting at golf Perimeter

05 RESIDENTIAL

The SWITC Master Plan project includes residential development of varying densities and diverse architectural forms, including single family residences, apartments, townhomes, and a retirement community. Landscape design in these areas should respond to the context of each residential area. High density areas may be more urban in feel and so may borrow more from the guidelines in the section for urban landscape design, whereas low density areas may relate more to adjacent natural landscapes and employ the use of perennials or native planting on a greater scale. Groups of plants may be smaller creating more of a garden feel although this does not preclude larger concentrations of ornamental grasses or perennials for example. Gathering or sitting areas should include a good diversity of plants that provide year round color, shade, separation from roadways, and contrast of shape and texture. Residential developments should be designed with unique characteristics to create places that foster a feeling of individual identity for the local residents. Species selection should be from *Plant Species Selection List*. (See Appendix E, pg. 132)

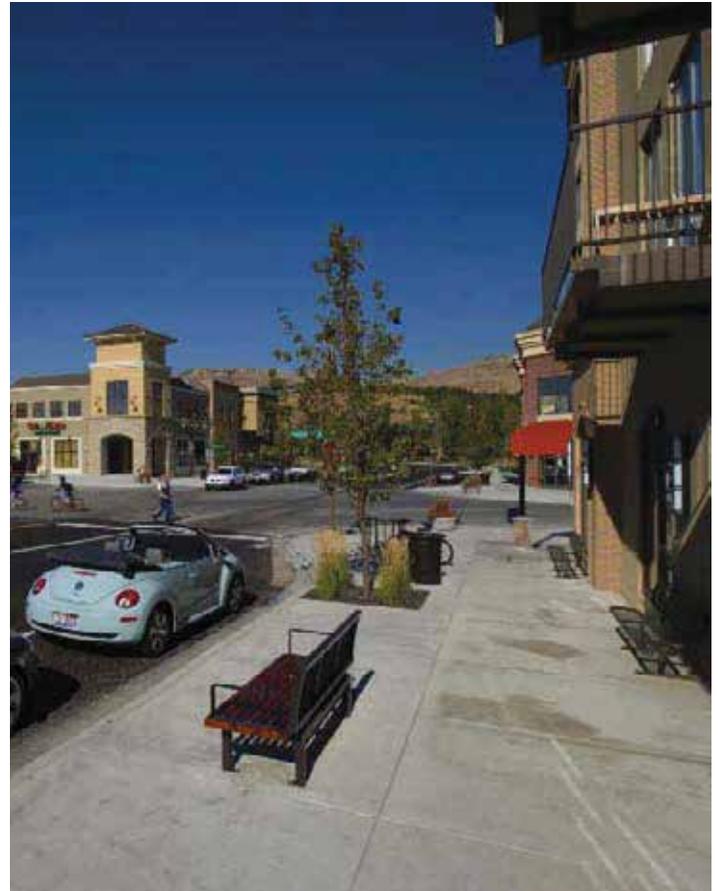
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03.4.6 Site Furniture

Site furniture shall be provided to increase the aesthetic quality, enjoyment and safety of plazas, walkways and public open spaces. These include, but are not limited to: benches, planter boxes and pots, trash receptacles, bollards, bollard lighting, bike racks, picnic tables, shelters, overhead shade structures and tree grates. While product manufacturers, materials or colors are not specified in these guidelines, the design and selection of these components of the landscape should be complimentary to other site furniture in the development, to the buildings to which they relate in terms of their material, color, form etc., and to the context of the surroundings, whether it be an urban hardscape or park or trail location. Particular attention shall be paid to site furniture in the direct vicinity of core areas such as the mixed use development, where materials, colors etc. shall be consistent and complimentary with the design standards already in place. Numbers of bike racks provided shall meet the requirements of local ordinances for the appropriate zoning category.

Site furniture should be placed appropriately, taking care to minimize visual clutter. Placement within plazas or other gathering spaces, along walkways and outside of buildings should be based on the use of the space and the anticipated flow of pedestrian or vehicular traffic, and to ensure safety of the space being used. Furnishings should be placed to anticipate requirement for both sun and shade, and other climatic conditions that affect use of outdoor spaces. The mixed use zone streets are required to have a street furnishings zone where all benches, trash receptacles, bike racks etc should be located. (See adjacent image)



Site furnishings

03.4.7 Walkways and Paving

One of the overall aims of the site design guidelines is to create a walkway and path system that will connect all parcels and buildings within the SWITC Master Plan project area. Parcel development shall include:

- *Provision for paved entry areas or plazas at building entrances. Sized to accommodate expected pedestrian traffic and to relate to scale of buildings. Include street furniture as required.*
 - *Provision of paved gathering spaces adjacent to and between buildings for gathering or socializing opportunities for employees etc.*
 - *Provision of one or more walkways that directly links the pedestrian entrances of businesses within the commercial development to public pathways adjacent to streets.*
 - *Interconnection of development parcels and buildings*
- *by providing pathways along direct desire lines to other buildings, plazas, open space or walkways.*
 - *Delineation of walkways within the commercial development from parking area paving by using a contrasting paving material. The material shall be complimentary in terms of color, texture and material to the surrounding buildings and context.*
 - *Walkway surface patterns and scoring depth that are compatible with the comfort and safety needs of pedestrians, especially the elderly and the handicapped.*
 - *Particular attention shall be paid to paving design and layout in the direct vicinity of core areas, where materials, patterns etc. shall be consistent and complimentary with the design standards already in place.*
 - *Interconnection of adjacent buildings by providing clearly*



Contrasting Paving Material

marked pathways both to the primary pedestrian pathway and from building to building.

- *Walking trails through the SWITC development should connect different parcels and land uses to promote connectivity throughout the project area. All trails should be paved and be a minimum of 5' width, and provide seating at appropriate resting areas.*



Gathering Space and Entry Area



Walkways Connecting SWITC

03 DESIGN DOCUMENTS

03.4 LANDSCAPE DESIGN GUIDELINES

03.4.8 Parking Lot Design

01 LAYOUT

Layout of parking lots should meet the requirements of the local ordinance. Minimum standards for SWITC include:

- All standard parking spaces to be 9'x20'.
- All accessible parking spaces and access routes must meet requirements of A.D.A. Accessibility Guidelines for Buildings and Facilities (ADAAG).
- Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.
- Rows of parking spaces should not exceed (12) stalls before the placement of a landscape planter. Parking lot planter islands shall be a minimum width of 9' including curbs.
- A minimum 5' width concrete sidewalk shall be provided along the edge of all parking lots where adjacent to a building façade.

02 PLANTING

Planting in parking lots is required to soften the visual impact of large expanses of paving, to provide shade for cars and buildings, and for other positive environmental effects such as mitigation of storm water run-off. Minimum landscape planting requirements for parking lots shall be as described in local ordinances. Specific requirements include:

- Provide class II sized trees within all islands at the density described in the Nampa City Code. No Class I trees will be allowed within parking lot planters.
- Class III trees may be located in parking lot planters where the planter size allows the trunk to be at least 8' from the edge of curb.
- Use a species of tree that will permit initial limbing of seven (7) feet height. Prune trees regularly to achieve an ultimate limb height of twelve (12) feet.
- Locate the trees to frame building entryways and signage.
- Protect trees from overhanging bumpers with concrete curbs and allow for a minimum of four (4) feet between the curb and the center of the tree trunk.
- Use one tree species in parking lot areas that are defined by a group of buildings or separated by drive aisles. For variety, vary tree species between parcels.

- Islands shall be planted with shrubs, perennials or ground-cover to match the species type for Campus/Office/Commercial/Residential etc.

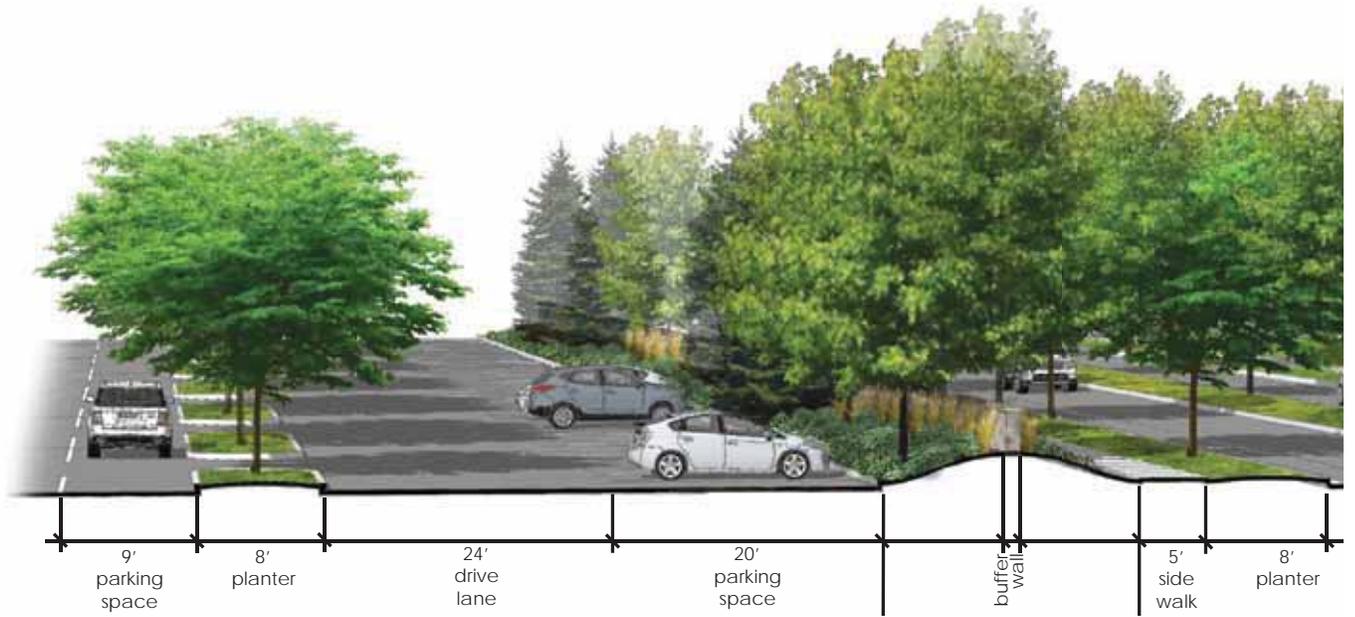
03 SCREENING

To reduce the visual impact of rows of parked cars, parking lots are to be screened from view where they border public streets. This includes roads within the multi-family and retirement community areas that access off-street parking lots. Maximum screen height shall be 42 inches. The following requirements pertain to screen design:

- Screens may consist of all plant material or a combination of low walls, earth berms, and supplementary plant material.
- The plant material in all-plant screens should be of such a type and number to reach a height of 42 inches within three years and to be approximately 75% opaque year round.
- Designs for wall screens shall include some low foundation plant material to visually soften the wall.
- Walls may be constructed of wood, masonry, or concrete, but must be complimentary to any adjacent buildings and in context with the surrounding landscape.

Drive thru lanes can also be visually intrusive and require the following considerations:

- Wherever feasible, orient the drive through lane to be perpendicular to public streets to reduce headlight glare into oncoming traffic.
- Visually screen drive through lanes from view along public streets. Screening may be accomplished using plant material or a combination of low walls or earth berms and supplementary plant material as described for parking lot screening.



Parking Lot Screening Section



Drive Thru Screening



Drive Thru Screening

03 DESIGN DOCUMENTS

03.4 LANDSCAPE DESIGN GUIDELINES



Storm Water Bioswale

03.4.9 Storm Water Treatment

Storm water treatment should meet the minimum design standards of the City of Nampa code, complying with the City Engineering Development Process and Policy Manual, and Standard Construction Specifications documents. All storm water generated on parcels of the SWITC development shall be retained on site, directed into appropriate permanent storm drainage facilities such as seepage beds and swales.

Swales should be designed to blend into landscape areas avoiding geometric shapes and steeply graded sides (maximum 4:1). They should be planted with grasses and shrubs to reflect both the growth conditions likely to be present and the character of naturally wet areas, while not impeding the capacity of the swale to dissipate storm water. Boulders and cobble rock may also be used as elements of the design of swales. Swales shall be designed to be free-draining with no standing water within 24 hours of the end of a storm water event. The use of permeable paving is also encouraged for plazas, walkways and parking lots where appropriate.



Service Area Screening

03.4.10 Service Areas

All service areas are required to be screened from public view. This is to be achieved as follows:

- Screen dumpsters, trash cans and recycling bin locations from public view with a combination of screen walls and plant material. Walls should be of a material that is complimentary to adjacent buildings.
- The height of plant materials and walls should fully screen the dumpsters, trash cans and recycling bins at the time of installation.
- Loading dock areas should also be screened from public view with landscaping and/or walls.
- See architectural guidelines for additional information.

03.4.11 Water Use and Irrigation

All landscape areas shall have an automatic underground irrigation system. An irrigation plan is required for all parcels to be developed prior to construction with information that shows at minimum:

- Irrigation performance specifications including design requirements, materials and construction methods.
- Head layout, sleeve, pipe, and valve sizing and locations.
- Backflow preventer and controller types and location.
- Available gallons per minute, water pressure and point of connection.

The performance specifications shall address the following requirements:



Screening Dumpsters



Automatic Underground Irrigation

- *Specify an appropriate backflow prevention device.*
- *The irrigation shall be designed to provide 100% coverage with head to head spacing.*
- *Sprinkler heads shall have matched precipitation rates within each control valve circuit.*
- *Lawn areas and shrub areas shall be on separate irrigation zones.*
- *Use water management principles to irrigate efficiently with properly designed systems and by applying the right amount of water at the right time.*
- *Maintain the landscape appropriately by mowing, pruning and fertilizing properly.*
- *Utilize smart controllers and weather stations to maintain efficient watering times.*

Water-Wise landscapes promote conservation of water, use of indigenous plant species and reduced water costs associated with landscape irrigation. The following design considerations should be employed as practicable:

- *Group plants of similar water needs together to reduce overall requirement for water.*
- *Use native plants or drought tolerant species, where appropriate.*
- *Use soil amendments such as compost or manure for moisture retention.*
- *Ensure bark mulch is maintained to a sufficient depth.*

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03.4 LANDSCAPE DESIGN GUIDELINES

03.4.12 Fences and Walls

Fences or walls may be used to provide privacy, control circulation, provide security etc. The following guidelines for fencing shall be followed:

- *Fences located adjacent to public streets must be visually transparent, such as wrought iron railings or tubular steel fencing, and powder coated an appropriate color to complement adjacent buildings.*
- *Fences shall be stepped down rather than sloping with the grade.*
- *Wire fences constructed of industrial type materials such as chain link fencing are not permitted when located adjacent to public streets or parking areas.*
- *Walls shall be detailed with reveals, caps, overhangs, or other added visual interest.*
- *Walls shall be level or stepped rather than sloped with the grade. Walls with a finished face of flat poured concrete or CMU are not allowed when located adjacent to public streets, and shall have a veneer complimentary to adjacent buildings.*
- *Colors, design and materials of all fencing shall be complimentary to adjacent buildings and the landscape context.*
- *Refer to the section on Service Areas for further guidelines.*
- *Fence materials shall consist of vinyl, cedar, redwood, stone, etc., and shall comply with local ordinances.*

03.4.13 Maintenance

The property owner, homeowner or business association shall be responsible for the maintenance of all landscape areas. Landscaping shall be continually maintained including irrigation, weeding, pruning and replacing plant material or irrigation components as approved in the original design. The following standards shall apply to all landscape areas and materials:

- *Any replacement or alteration of plant material must be approved according to SWITC development protocol.*
- *Non-living ground covers, such as rock or organic mulch, must have 100% ground surface coverage and be maintained at the required depth.*
- *All plant material including trees, shrubs, groundcovers, vines and turf must have a 100% ongoing survival rate.*
- *Any dead or severely damaged plant material shall be replaced by the owner within six months of notification by the appropriate entity administering SWITC development guidelines.*
- *Pruning of plant materials shall not drastically alter the natural growth pattern and maturing size. To ensure the design intent is effective, all shrubs, perennials and groundcover should be maintained to the height and width as specified in the species selection lists for SWITC.*
- *Tree pruning within the right-of-way is allowed by permit*



Transparent Fence with Detailed Wall



Cedar Fencing

only and must be performed by a City approved contractor. Topping is expressly prohibited. If the City determines that pruning has occurred that violates this requirement, the owner will be required to replace the affected plant with an equal plant within six months of notification by the City. This requirement also applies to plant material affected by storm damage.

- *Plants infected with insects or disease must be treated appropriately or removed from the property, as required by the City. Plants removed must be replaced with equal plant materials.*
- *Weeds must be abated and removed.*
- *Tree grates in sidewalks and plazas shall be widened to accommodate the growing tree trunk and prevent girdling of any trees planted in tree wells.*
- *Turf areas shall be mowed, aerated, de-thatched, fertilized, and have weeds removed to ensure they are kept in a healthy condition.*
- *Irrigation is discouraged in the heat of the day (between the hours of 10 a.m. and 6 p.m.) in order to reduce evaporation. Excessive water runoff onto paved areas is not permitted.*
- *Irrigation systems shall be maintained and periodically adjusted to assure watering is efficient and conservation methods are effective. Replacement parts shall match or be compatible with the system requirements.*



Redwood Fencing



Vinyl Fencing

03 DESIGN DOCUMENTS

03.5 GOLF COURSE DESIGN GUIDELINES

03.5.1 Centennial Ridge Golf Course Overview

As an integral part of the SWITC Conceptual Master Plan, goals and objectives of the new golf course routing and design include:

- Provide a dynamic public recreational use amenity within the development.
 - While data supports a reduction in the amount of golf on the property, it is intended to remain a key component of the new master plan.
- Compliment the quality of the other development components.
 - The golf course must be designed, constructed and maintained at a level that compliments the quality of the proposed development.
- Take advantage of existing natural features or areas of the property that lend itself to the design of the golf holes.
 - Areas of the property that are particularly suited for golf hole design will be used to create a unique golfing experience. Areas are sought out and used within the routing of the golf course to provide the greatest possible value. This will result in a fun and memorable golfing experience.
- Add premium values to adjacent properties.
 - Golf will be used to increase premiums on adjacent uses including housing, commercial, and retail/entertainment uses where possible. This will add considerable value to the development by adding premiums where they may not otherwise exist.
- Use the golf course as a buffer.
 - Golf can be used to separate the various uses on the property or to buffer against existing constraints or elements such as transmission lines, railways, and neighboring industrial uses.
- Route golf holes in areas that are not necessarily suited for other uses.
 - Areas of significant terrain and slope, within easements and adjacent to industrial uses are best suited for golf.
- Create a superior customer experience and amenities.
 - Additional customer amenities include an extensive and dynamic practice facility with sheltered and

heated hitting bays, pitching and chipping areas, an area at the clubhouse for outside group and catered events overlooking golf and mountain views, and a dedicated entry.

- Take advantage of the views and vistas to the north and west.
 - The Clubhouse will be positioned on high ground overlooking holes routed on the lower areas of the property with unobstructed views of the foothills and mountains to the north and west.
- Consider phased development of the new master plan.

03.5.2 Components of the New Facility

- New 18 hole championship caliber golf course routed over portions of the existing golf courses.
- Extensive golf academy practice facility including:
 - A range tee to accommodate up to 42 golfer stations with a portion covered and climate controlled.
 - An artificial turf strip along the back.
 - Realistic target greens within the range at various yardages.
 - 300+ yard length
 - Cart and ADA access
 - Pitching and Chipping complex
 - Practice putting green
 - Area for teaching facility building
 - No required netting for ball containment
- Relocated and improved clubhouse facility
- Relocated turf management facility
- Potential 6 hole academy/short course

03.5.3 Traits of the Golf Course Design

- A wide range of course set up and yardage options ranging from 4,800 yards to 6,900 yards on 5 sets of tees and an additional championship/tournament tee configuration of 7,200 yards for designated use only.
- A good distribution of hole lengths, direction and shape.
- Strategically positioned bunkering throughout the holes that

will provide interest to the round for all players and an appropriate challenge for better players.

- Wide and accommodating fairways for maximum playability.
- Large green surfaces for multiple pin locations and spreading of wear built to USGA specifications.
- Maintain walkability.
- Existing steep slope is incorporated into the design of several of the golf holes for added drama and interest.
- Areas outside of maintained turf improved to contain low water use grasses and plant materials.
- Concrete cart paths at all greens and tees only.
- Re-use of existing lakes, expansion and addition of two additional lakes.
- ADA access to all areas.
- Course developed to Audubon certification guidelines.

<i>Yardages and Par</i>						
Hole	Par	Black	Blue	White	Green	Red
1	4	400	385	370	335	295
2	5	530	510	490	453	415
3	4	370	346	315	290	240
4	4	405	380	352	328	285
5	3	162	152	135	128	112
6	4	465	425	406	380	348
7	5	515	500	486	452	400
8	3	150	138	132	108	98
9	4	428	406	378	340	318
Out	36	3425	3242	3064	2814	2511
10	4	356	342	323	300	265
11	4	368	350	332	305	275
12	3	216	196	175	160	138
13	5	505	475	450	420	375
14	3	200	178	160	151	126
15	4	432	410	395	358	325
16	5	561	528	500	478	430
17	4	385	360	340	290	262
18	4	435	392	368	325	310
In	36	3458	3231	3043	2787	2506
Total	72	6883	6473	6107	5601	5017

Centennial Ridge Score Card

03 DESIGN DOCUMENTS

03.5 GOLF COURSE DESIGN GUIDELINES

03.5.4 Hole-by-Hole Description of the Conceptual Routing

- *Hole 1 - A mid length par 4 with a dramatic tee shot down the hill to starts the round. An option to carry the hazards on the inside will provide the desired approach position for the 2nd.*
- *Hole 2 - Par 5 that plays backwards over the existing 14th hole of the Centennial course. The existing unattractive ponds are re-built into one large water hazard along the 2nd and 3rd legs that also buffers and adds premium to the new housing to the south. This results in a memorable risk reward 2nd shot to a green perched out over the water.*
- *Hole 3 - The tee shot on the short par 4 is played over the water with an optional tee location having a more challenging angle and longer carry to the fairway. The green is position between the canal and railway near the green of existing hole 12.*
- *Hole 4 - A par 4 that is routed over previous hole 9 newly graded for improved sight lines and a new green location back and right above the area of the removed old maintenance facility. The hole adds premium to the new development along the east side of the hole.*
- *Hole 5- The par 3 7th hole of Centennial is redesigned to maintain the dramatic shot over the canal but to an improved green complex suited for the shot. A larger tee complex provides more variety in set-up and angles to the green.*
- *Hole 6 - The awkward 8th hole of Centennial is used to create this dynamic par 4 with a split fairway option off the tee. Golfers can choose to play to the high ground on the right away from the canal where a more challenging 2nd awaits or down the lower left side which is guarded by the canal. Removal of the existing tee complex above allows for an improved green here which greatly enhances playability for all.*
- *Hole 7 - To take advantage of the existing dramatic slope this par 5 is routed beautifully along the top over the alignment of the existing 11th hole in reverse fashion. The green is perched along the edge creating a risk reward option on the 2nd shot. Conservative play is along the right.*
- *Hole 8 - The shortest par 3 on the course plays due north with a green situated along the top of the slope that drops down along the left. Bunkers flanking the long green establish interesting pin positions that will create different shot values on a daily basis.*
- *Hole 9 - Returning to the clubhouse this par 4 doglegs left along the sweeping ground to a green situated in the location of the Ridgecrest existing 18th tees. Fairway and greenside bunkering creates strategic and visual interest to the hole while the wide fairway maintains playability.*
- *Hole 10 - This shorter par 4 runs to the east between the new practice range on the left and future commercial or retail development on the right. A well contoured green surface provides interest to the hole that can be watched from the development.*
- *Hole 11 - The par 4 sweeps around a large lake on the inside to a cape green. Golfers are faced with a fun choice in determining their angle of carry over the water on their drive. Commercial development across the lake is afforded an intimate view of the hole for added premium.*
- *Hole 12 - The existing terrain along the top of the slope is taken advantage of here to create a dramatic par 3. The longest of the par 3's the hole can extend out to 230 yards for championship play where the carry over the slope is also greater to the green that is perched on the peninsula beyond. Uninterrupted views of the mountain ranges beyond will help make this a memorable golf hole.*
- *Hole 13 - The existing Ridgecrest 11th hole is enhanced at the green and fairway bunkering is added to compliment the fairway which is routed along the top of the slope. Housing added along the left is situated at a safe distance away from the hole.*
- *Hole 14 - The existing Ridgecrest 12th hole is enhanced with improved tee configuration and cart path that safely traverses the slope down to the green below. The area surrounding the green is also enhanced.*
- *Hole 15 - The existing Ridgecrest 13th hole is extended to a long par 4. The tee shot is played along the existing lake on the right as the hole dog-legs around the water.*
- *Hole 16 - This par 5 starts off with a split fairway option on the drive where players can choose to play across the canal where an easier 2nd shot awaits. Choices*

abound on this hole but playability is maintained with the wide areas of play and conservative routes maintained. The canal comes into play again with the green situated along its bank near existing hole 16 green.

- Hole 17 - Routed over currently unused ground this mid length par 4 plays from elevated tees positioned on the hillside to a wide fairway guarded only at the farthest end. The green is designed to require a well placed approach to post a low score.
- Hole 18 - This dramatic par 4 finishing hole plays over beautiful natural terrain that is particularly suited for golf. Perched along the slope golfers will pick their angle of carry off the various tees to gain the greatest advantage. Approach shots are played to a green that is perched out on the tip of the peninsula.
- Clubhouse - Arrival to the Clubhouse extends beyond the existing transmission and power lines which then no longer interrupt the beautiful vistas and views from the setting. The building is situated to overlook the dramatic finishing hole as well as play down the 1st hole.



Conceptual Master Plan Showing the Proposed Centennial Ridge Golf Course

03 DESIGN DOCUMENTS

03.6 ARCHITECTURAL DESIGN GUIDELINES

03.6.1 Introduction

The architectural character acknowledges that all ground in the Southwest Idaho Treatment Center Master Plan represents an important master planned development within the city of Nampa. Within the planned area the intended character varies relative to the identified uses. It is important that the architectural character of each different building type be interesting, diverse, innovative, thoughtful, and compatible within the property boundaries, and that it meet the provisions contained in these design guidelines. The architectural character encourages variations of form, massing, and scale of the buildings, and the incorporation of high quality and appropriate building materials such as stone, brick, stucco, window and storefront glass systems, roofing, canopies, and building lighting. In addition, all structures will be responsive to the site location and amenities. Ultimately, the design intent of the guidelines is to foster creative, interesting, cohesive and timeless architectural and landscape designs throughout the Southwest Idaho Treatment Center.

The architectural design guidelines provide an aesthetic framework under which physical structures are designed and incorporated into the site. The guidelines address site placement in conjunction with the Site Design Guidelines, building form, materials, and finishes. The Architectural Design Guidelines include specific provisions for the building types identified below:

- Commercial Buildings including office, technology and medical campus development
- Mixed-use Commercial Buildings with a mix of commercial retail, commercial office, and multi-family residential.
- Residential Buildings including single family detached, single family attached, multi-family condominiums, townhouses, and apartments.

03.6.2 Commercial Buildings

This section represents commercial buildings allowed in specific zones independent of mixed-use and or residential zones as defined by City code, and the Southwest Idaho Treatment Center Master Plan. Commercial buildings are intentionally located on the master plan concepts to inform the desired site character, and may include one, two, three, and four story structures that are commercially oriented in uses. Allowable Commercial uses will be identified.

These design guidelines will address the opportunities of form, building height, imagery, proportion, and elements of building structures. The building elements include entrances and storefronts, windows and doors, roofs, materials and colors, exterior lighting, building signage, and site relationship among others.

FORM

Architectural form in commercial building types should be varied based on location use, and the uses of the physical adjacencies. Buildings identified as strictly commercial office are most likely located within low density business communities, and will be stand alone structures exposed on all elevations. These buildings may be two to four stories, with articulation of facades and rooflines.

HEIGHT

Building height within the Southwest Idaho Treatment Center Master Plan area will be limited by the Master Plan and shall reference Nampa City Code. All of the commercial structures shall comply with height limits specific to the zoning area. Commercial zone maximum height limits may vary from thirty feet to fifty feet.

Measurement of building height is per the Nampa City Zoning Ordinance Business Districts:

Height, Building:

The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or the average height of the highest gable of a pitch or hip roof.

The ordinance recognizes the challenge with mechanical screening and has exempted it from the height measurement when determining the building height.



Measurement Diagram for 1-4 Story Buildings

IMAGERY

The aesthetic imagery of commercial structures in the SWITC Master Plan project are based on building size, height, form, materiality, and composition of all visual building elements. All of these components are expected to develop the imagery of the structure as a three dimensional form within the environment. The design guidelines are written such that the building designer is motivated to use all the tools available to create a structure of interesting design, using high quality materials, and in a fashion that speaks to permanence, longevity, lasting quality, and is contextually responsive to the surrounding development and structures.



1-Story Commercial/Retail Building



2-Story Commercial/Retail Building



3-Story Commercial/Retail Building



2-Story Commercial/Retail Building



Hotel



4-Story Commercial/Retail Building



Bank



Bank

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Proportion Diagram

PROPORTIONS

Buildings may be of a scale and proportion that relates well to adjacent buildings without dominating, overwhelming or appearing insubstantial in relationship. Long walls may be relieved with offsets, balconies, projections, recesses, or other architectural features. The façade of buildings shall be articulated into architecturally-distinct sections. Articulation can be achieved by change in plane, material, color, or a combination thereof.

The composition of elements should recognize the human scale through material changes, and or articulation within the composition, and building form modulations. Facades are encouraged to incorporate visually continuous details. These may be interrupted by windows and doors, as well as form modulations.

ARCHITECTURAL ELEMENTS, COMPONENTS AND DETAILS

01 Entrances and Storefronts

Entrances and storefronts typically identify the entrance to a building and define major from minor elevations. They represent a dynamic tool and element in defining primary and secondary access points as well as set the tone for a structure. Similar to windows, they are infinitely flexible in configuration giving the designer limitless opportunities in composition. Designed to be welcoming and at a human scale, while lending proportion and size to a building's composition. They can enhance building modulation by integration in a design at all levels and applications.

Storefronts shall include the following elements:

- *Large storefront windows.*
- *Doors easily identifiable.*
- *Visually attractive.*
- *Visually strong within composition.*
- *Awning or canopy at entrance.*



Entry Imagery



- *Horizontal human scale element(s).*

Other pedestrian friendly elements are encouraged:

- *Pedestrian scale signage.*
- *Planter boxes and hanging baskets.*
- *Public art such as sculpture, murals, or water features.*
- *Seating such as chairs or benches.*

Entries to office or reception areas for individual uses shall be on the front or approach side of the building, shall be easily visible and distinguishable from adjacent parking areas through the use of architectural elements, and shall not rely on disproportionately scaled signage.

02 Canopies, Trellises and Awnings

Canopies, trellises, and awnings serve a number of purposes both functionally and aesthetically. They provide coverage from inclement weather, shade from sun, and if done well, can enhance the compositional aesthetics of a building. They can be constructed of permanent materials or temporary fabrics. In addition to protection they can be transparent or translucent, enhancing the experience of the pedestrian as they engage the canopies.

Trellises are also an element that provide protection from the sun, create a framework on which to grow plants and vines, and are another tool to enhance a building's aesthetic. Trellises can also be used as a landscape element fully independent of any building. Material can be metal, wood, or vinyl. Finishes can vary depending upon the desired look. Trellises can be placed at the ground level or on upper floors, decks, and walls.

03 Windows and Doors

Windows and doors – similar to storefronts and entrances, provide a strong design element that when applied properly reinforces the building composition and aesthetic. Both doors and windows can establish a patterned rhythm within a building. Placement within a wall can create the impression of depth and solidity. Placed at the face of a building's surface material, the imagery is much different. Placement is very important in the composition.

Doors identify commerce and entry, and should be highly visible and easily legible by the public. The sense of entrance should be reinforced by the composition of an entry system, placement of the doors, specific style and material.

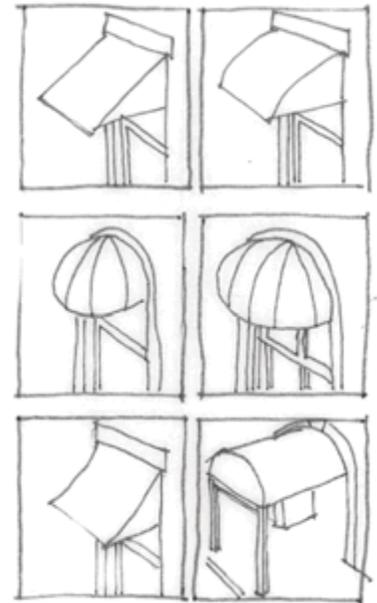
Windows come in all sizes and shapes, materials, and colors,



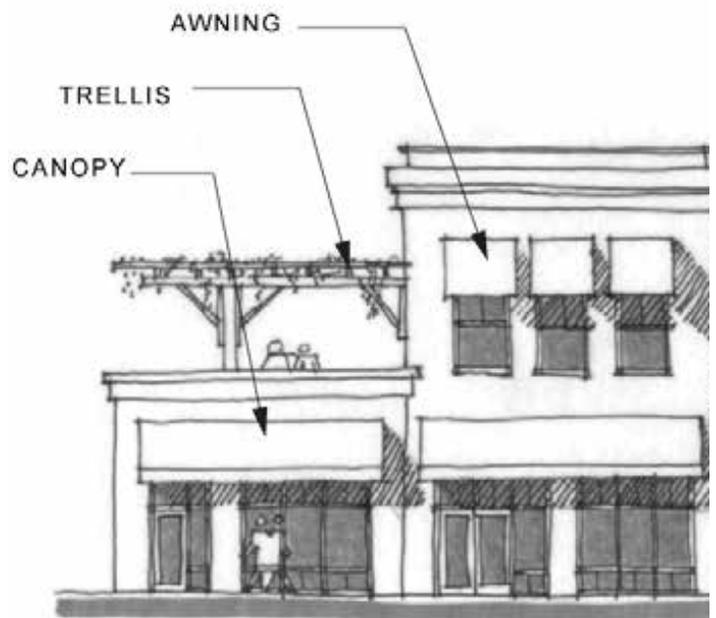
Canopy



Trellis



Awning Diagram



03 DESIGN DOCUMENTS

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as well as operability, transparency, and ability to join in configurations limited by design. Shapes include ribbon windows in aluminum frames, simple divided windows in single openings, to ganged groupings of two or more windows "mulled" together to create a larger assembly. Selection of window type and style, as well as material must enhance the overall composition of the building.

Openings shall be appropriate to the general aesthetic of the office building, and may include individual 'punched' windows, or groups of openings, ribbon windows or storefronts.

Entry doors may be recessed to create a modulated 'street wall' and create an interesting contrast of shade and shadow.

Entry assemblies and doors may be celebrated with contrasting colors, high quality materials, and surrounds to call attention to building entrances.

Windows shall be of differing sizes reflecting the various public or private rooms within.

Ground level windows shall extend above an 18 to 24 inch base.

Recessing and trimming of doors and windows is highly encouraged to create shade and shadow across the face of the building.

Doors and windows should be consistent throughout comparable locations on/in the building.

To create activity on the sidewalk special attention should be given to windows and doors as they offer activity and visual excitement to the commercial areas. Doors are encouraged every 30' along storefront buildings

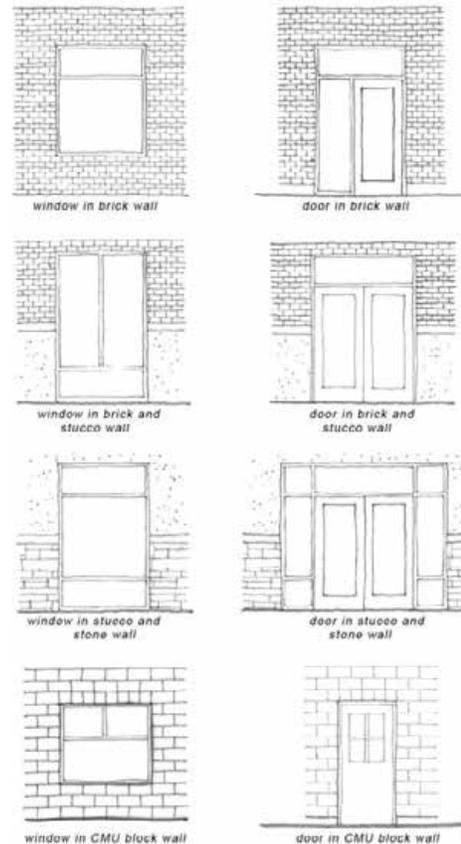
Window shading devices are highly encouraged for summer sun protection.

Door / window compositions should be compatible with all other opening installations in a building design.

04 Exterior Lighting

Exterior lighting is intended to serve three purposes-enhance safety, conserve the 'dark sky,' and enhance the building aesthetic.

- *Low intensity light sources shall be used with frosted or translucent lenses and 'cut-off' fixtures.*
- *Light sources shall not be visible off-site.*
- *Up lighting of trees, vegetation, buildings, outbuildings, and landscape structures is allowed.*



Window Details

- *Holiday lights are allowed for seasonal celebrations.*

05 Materials and Colors

Materials for buildings at SWITC should reflect the heritage of the site and include local materials found in the vicinity. These include a combination of enduring materials such as limestone, sandstone, granite, basalt, stucco and brick as the dominant exterior wall material.

Accent materials such as wood and fiber cement paneling, stucco, and formed metal can be integrated into the overall design to add visual interest, enhance scale, and support the overall design composition. Where material changes happen, they must occur at a clear break in the surface plane of the building. Materials shall be consistently applied to all elevations and shall generally wrap corners prior to a transition.

Undersides of decks, balconies, bay windows, soffits, and other elements, if visible from below, shall be finished consistently with adjacent level of finish. Similarly, topsides of such elements shall also be finished with consistent high level finishes.

Large areas of color shall mimic tones which exist in the natural landscape. Deep colors may be used as accents. Colors should celebrate and differentiate commercial buildings from each other and be consistently applied.

06 Signage

Building signage is important for the identity of the buildings and should be integrated into the design and order of all structures. To create an interesting pedestrian street scene, creative and lively signs are highly encouraged.

All signage must be submitted for review with the building design review submission.

07 Roofs

The integration of visible roofs as part of a building design and composition provides the opportunity to enhance a structure's design through additional visual interest, modulation, and articulation. On high bay buildings, the use of sloping roofs around the perimeter, within or exceeding the depth of the structural and mechanical systems, are encouraged as a means of visually reducing the scale when appropriate.

Roofs may be either flat or sloped, and must be made of durable, quality materials consistent with first class commercial construction. Sloped roofs must use long lasting materials such as natural slates, ceramic tile, concrete tile, architectural grade composition shingles, or seamed metal roofing materials. Other products will be considered upon full review of the material and its proposed integration into the design.

Roof terraces and gardens are encouraged and may include pavilions, pergolas, trellises and other enlivening structures made of compatible materials.

Parapets and cornices are required for flat roofs. Parapets must be capped and may be stepped. Decorative elements of parapets

may exceed height limits by 4 feet maximum.

Gutters are required where roofs are exposed to view. In such case, downspouts and rain water leaders will be required to contain the flow of runoff from the roofs down to a grade collection system. Water will not be allowed to flow across patios, sidewalks, ramps, parking areas or roads. Downspouts should be handled as a component of the design composition and be located in logical locations relative to the overall building design, and site storm water facilities.

08 Miscellaneous (Dumpsters, Satellite Dishes, Mechanical Equipment, Etc.)

Dumpsters, trash disposal equipment, mechanical equipment, meters, satellite dishes and exterior work areas remain necessary components of most structures and should be considered with the same standard and care as the main structures. These support elements must be completely screened from view within enclosed yards responding to the design of the adjacent structure they are supporting.

Elements such as dumpsters must have hinged tops to prevent unsightliness, blowing of trash around the site, and wildlife access. Satellite dishes and other communication equipment must also be screened from public view. Screening can be addressed by on ground enclosures or roof area enclosures. Satellite dishes may be no larger than 36" in diameter to avoid the necessity of disproportionately tall enclosures.

Loading docks and areas supporting buildings shall be located such that the function is well screened from view of adjacent structures and pedestrians. Truck parking in support of commercial buildings, large doors and loading/unloading areas shall be located within walled courts, wings of the building, or a combination of both to substantially conceal the activity. Such structures including gates, grilles and fencing, must be designed to tie into the aesthetic of the building they are connected with.



Lighting Details and Imagery

03 DESIGN DOCUMENTS

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03.6.3 Mixed-Use Buildings

Mixed-Use commercial buildings may include one, two, three, and four story structures that are a mix of commercial and residential oriented uses. These uses include office, retail, banks, shops, and restaurants. Within the guidelines we address the opportunities of form, building height, imagery, proportion, and elements of building structures. The elements include entrances and storefronts, windows and doors, roofs, materials and colors, exterior lighting, building signage, and site relationship.

FORM

Architectural form in the mixed-use commercial building type is varied based on location within the SWITC plan area, the intended tenant uses, and the adjacencies on site. Buildings identified as mixed-use buildings are most likely located adjacent to the central access road and will commonly be multi-building structures with exposure on two or three elevations. These buildings are intended to be one to three stories, with articulation of facades that may include stepping in plan and elevation.

The goal of the mixed-use commercial is to create an urban feel by the establishment of a vibrant street façade with variation in architectural style and tenant use.

Buildings shall be of a scale and proportion that relates well to adjacent buildings without dominating, overwhelming or appearing insubstantial in relationship. Long walls shall be relieved with offsets, balconies, projections, recesses, or other architectural features.

To maintain pedestrian friendliness, building forms must be articulated with a base, middle, and top.

- *Top elements define roof or parapet with a distinct three dimensional outline or profile achieved with projections such as cornices, canopies, parapets, or pitched roof eaves with changes in materials and colors.*
- *Middle elements must be distinct in material and color from the top and base. Window articulation may vary from the base and top in support of the composition.*
- *Base elements must be 5' tall at a minimum, (preferably closer to a full story in height), and must be made with an enduring material such as stone or brick, or combination thereof.*
- *Corner elements may be celebrated in forms such as towers, projecting bays, and balconies. Balconies, step backs, and other forms are encouraged for visual variety.*

HEIGHT

Building heights will be limited by the Southwest Idaho Treatment Center Master Plan Zoning Ordinance. All of the mixed-use commercial structures will be held to the height limits specific to the zoning area.

Measurement of building height is per the Nampa City Zoning Ordinance:

Height, Building:

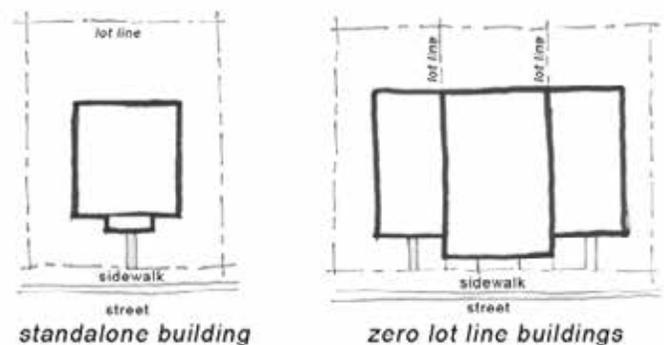
The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or the average height of the highest gable of a pitch or hip roof.

The ordinance recognizes the challenge with mechanical screening and has exempted it from the height measurement when determining the building height.

PROPORTIONS

Buildings shall be of a scale and proportion that relate well to adjacent buildings without dominating, overwhelming or appearing unrelated. Long walls shall be relieved with offsets, balconies, projections, recesses, or other architectural features. The façade of buildings shall be articulated into architecturally-distinct sections with each section taller than it is wide. Articulation must be by change in plane, material or color.

To create a human scale, facades are encouraged to incorporate visually continuous details, these may be interrupted by windows and doors. *Note: Building Proportions Diagram references proportional distances at the elevation plane.*



Footprint Articulation

IMAGERY

The imagery for mixed-use commercial structures in the Southwest Idaho Treatment Center Master Plan project is not defined as a prescriptive requirement. Building size, height and form are expected to inform the imagery of the structure as a three dimensional form in the environment. Additional imagery components include building materials, architectural elements, and the composition of these features. The Southwest Idaho Treatment Center Master Plan is written such that the building designer is motivated to use all the tools available to create a structure of interesting design; with high quality materials; in a fashion that speaks to permanence, longevity, lasting quality; and is contextually responsive to the surrounding development and structures.



2-Story Commercial/Retail Building



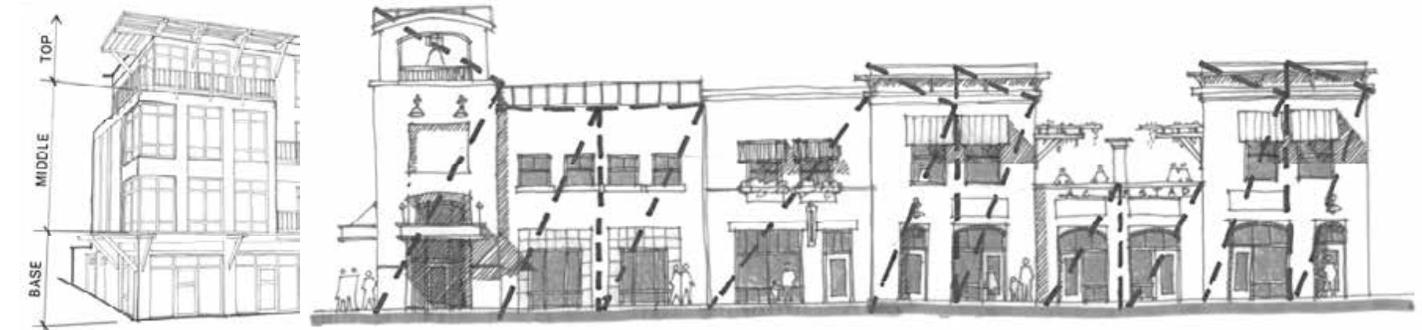
3-Story Commercial/Retail Building



1-Story Commercial/Retail Building



Measurement Diagram for 1-4 Story Buildings: ...



Form Articulation

Building Proportions Diagram

03 DESIGN DOCUMENTS

03.6 ARCHITECTURAL DESIGN GUIDELINES

ARCHITECTURAL ELEMENTS, COMPONENTS AND DETAILS 01 Entrances and Storefronts

In mixed-use building design, entrances and storefront are critical to the success of creating a space that meets the necessities of the tenant relative to identification, ease of discovery, and in the case of retail, visual access to the space. Entries must be oriented to the street, and easily identifiable. A protective covering is encouraged such as a canopy, trellis, or portico. Other additional enhancement should be provided near the entrance such as lighting, seating, ornamental potted plantings, and possibly a special paving pattern announcing the entry.

Storefronts should further enhance the retail function of the space behind and may include the following elements:

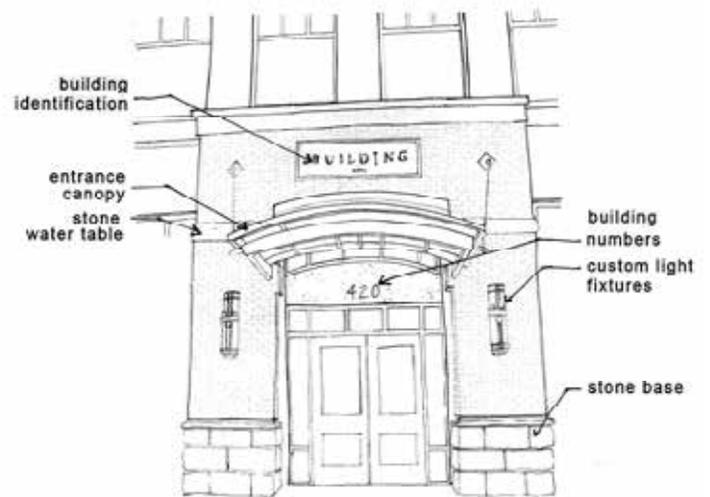
- *Large, raised storefront windows with projecting sills.*
- *Mullions that provide for ease of visual access to displays.*
- *Storefront compositions that provide flexibility for varying types of retail tenants beyond.*
- *Storefront configurations that enhance the architectural design of the building while addressing proportion, pedestrian scale, and comfort when standing adjacent to it.*
- *Horizontal human scale element (see Proportion guidelines).*

Other pedestrian friendly elements are encouraged:

- *Planter boxes and hanging baskets.*
- *Awning or canopy at entrance and along the storefront openings.*
- *Structural and architectural articulation between storefronts.*
- *Public art such as sculpture or murals.*
- *Seating such as chairs or benches.*



Entrances and Storefronts



Entry Detailing

02 Canopies, Trellises and Awnings

Canopies, trellises, and awnings serve a number of purposes both functionally and aesthetically. They provide coverage from inclement weather, shade from sun, and if done well, can enhance the compositional aesthetic of a building.

They can be constructed of permanent materials or temporary fabrics. In addition to protection they can be transparent or translucent, enhancing the experience of the pedestrian as they engage the canopies.

Trellises are also an element that provide protection from the sun, create a framework from which to grow plants and vines, and is another tool to enhance a building's aesthetic. Trellises can also be used as a landscape element fully independent of any building. Material can be metal to wood to vinyl. Finishes can vary depending upon the aesthetic desired. Trellises can be placed at the ground level or on upper floors, decks, and walls.



Trellis



Canopy

03 Windows and Doors

Windows and doors – similar to storefronts and entrances, provide a strong design element that applied properly reinforces the building composition and aesthetic. Both doors and windows can establish a patterned rhythm within a building. Placement within a wall can create the impression of depth and solidity. Placed at the face of a building's surface material, the imagery is much different. Placement is very important in the composition.

Doors identify commerce and entry, and should be highly visible and easily legible by the public. The sense of entrance should be reinforced by the composition of an entry system, placement of the doors, specific style and material.

Windows come in all sizes and shapes, materials, and colors, as well as operability, transparency, and ability to join in configurations limited by design. Shapes include ribbon windows in aluminum frames, simple divided windows in single openings, to ganged groupings of two or more windows "mulled" together to create a larger assembly. Selection of window type and style, as well as material must enhance the overall composition of the building.

Openings shall be appropriate to the general aesthetic of the building, and may include individual 'punched' windows, or groups of openings, ribbon windows or storefronts.

Entry doors may be recessed to create a modulated 'street wall' and create an interesting contrast of shade and shadow.

Doors shall be celebrated with contrasting colors, materials, and surrounds to call attention to building entrances.

Windows shall be of differing sizes reflecting the various public or private rooms within.

Recessing and trimming of doors and windows is highly encouraged to create shade and shadow across the face of the building.

Doors and windows should be consistent throughout the building.

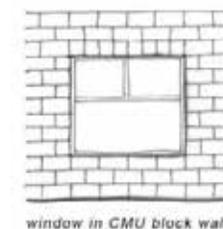
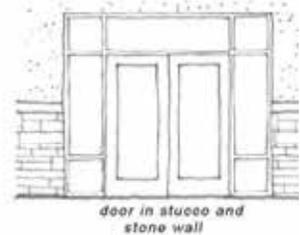
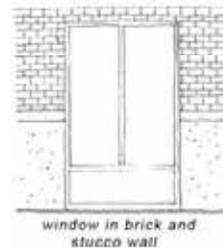
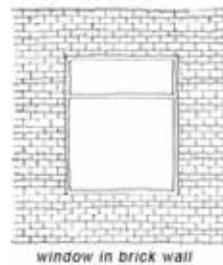
To create activity on the sidewalk, special attention should be given to windows and doors as they offer activity and visual excitement to the commercial areas of the Southwest Idaho Treatment Center Master Plan area, and are highly encouraged to have active doors every 30' along storefront buildings

Window shading devices are highly encouraged for summer sun protection.

Vertically rectangular windows should dominate. Shallow arched windows are allowed in masonry openings.

Ground level windows shall extend above an 18 to 24 inch base.

Glazing may extend from the head to the ground or paving surface.



Window Details

03 DESIGN DOCUMENTS

03.6 ARCHITECTURAL DESIGN GUIDELINES

04 Exterior Lighting

Exterior lighting is intended to serve three purposes—enhance safety, conserve the ‘dark sky,’ and create a cohesive pedestrian identity. Within the mixed-use commercial area of the SWITC development, lighting is also important to promote the businesses. Tenant spaces should be marked with interesting lighting complimentary to the building composition. Where buildings are combined, lighting should be evaluated and the appropriate fixtures and type should respond to the architecture. It is not necessary that one single fixture be used on all buildings.

Lighting should be treated as a design element within the overall building composition. Items to consider when selecting exterior building lighting include:

- *Light sources shall not be visible off-site nor distracting at the source.*
- *Low intensity light sources shall be used with frosted or translucent lenses and ‘cut-off’ fixtures.*
- *Up lighting of canopies, trees, and building elements to be done in a fashion not distracting of other aspects of the design.*
- *Average lighting levels shall not exceed 15 foot candles measured at the frontage of buildings.*
- *Holiday lights are allowed for seasonal celebrations.*

05 Materials and Colors

Materials for buildings at Southwest Idaho Treatment Center Master Plan should reflect the heritage of the site and include local materials found in the vicinity. These include a combination of enduring materials such as limestone, sandstone, granite, basalt, stucco, and brick as the dominant exterior wall material.

Accent materials include wood and fiber cement paneling, stucco, and formed metal can be integrated into the overall design to add visual interest, enhance scale, and support the overall design composition. Where material changes happen, they must occur at a clear break in the surface plane of the building. Materials shall be consistently applied to all elevations and shall generally wrap corners prior to a transition.

Undersides of decks, balconies, bay windows, etc. if visible from below, shall be finished consistently with adjacent level of finish. Similarly, topsides of such elements shall also be finished with consistent high level finishes.

Large areas of color shall reflect the neighboring natural landscape and natural materials. Deep colors may be used as accents. Colors should celebrate and differentiate homes and commercial buildings from each other and be consistently applied.

06 Signage

Building signage is important for the identity of tenants within the mixed use core of the SWITC plan and should be integrated into the design of the building. To create an interesting pedestrian street scene, creative and lively signs are highly encouraged. Refer to the guidelines for project and building signage later in this document.

All signage must be submitted for review with the building design review submission.

07 Roofs

The integration of visible roofs as part of a building design and composition provides the opportunity to enhance the structures design through additional visual interest, modulation, and articulation. On high bay buildings, the use of sloping roofs around the perimeter, within or exceeding the depth of the structural and mechanical systems, are encouraged as a means of visually reducing the scale when appropriate.

Roofs may be either flat or sloped, and must be made of durable, quality materials consistent with first class commercial construction. Sloped roofs must use long lasting materials such as natural slates, ceramic tile, concrete tile, architectural grade composition shingles, or seamed metal roofing materials. Other products will be considered upon full review of the material and its proposed integration into the design.

Roof terraces and gardens are encouraged and may include pavilions, pergolas, trellises and other enlivening structures made of compatible materials.

Parapets and cornices are required for flat roofs. Parapets must be capped and may be stepped. Decorative elements of parapets may exceed height limits by four (4) feet maximum.

Gutters are required where roofs are exposed to view. In such case, downspouts and rain water leaders will be required to contain the flow of runoff from the roofs down to a grade collection system. Water will not be allowed to flow across patios,

sidewalks, ramps, parking areas or roads. Downspouts should be handled as a component of the design composition and be located in logical locations relative to the overall building design.

08 Parking

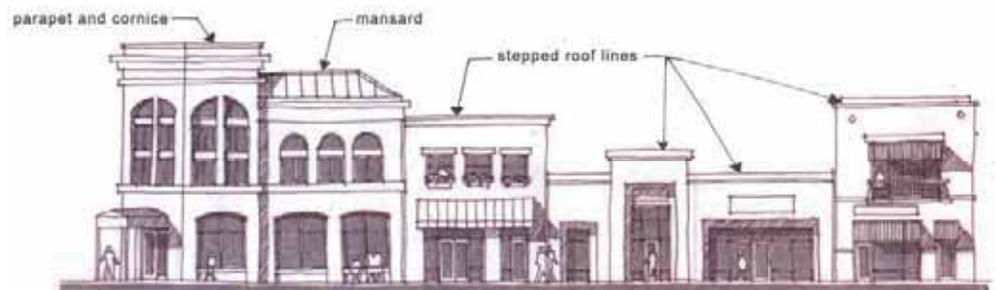
Refer to landscape guidelines for parking design.

09 Miscellaneous (Dumpster, Satellite Dishes, Mechanical Equipment, Etc.)

Dumpsters, trash disposal equipment, mechanical equipment, meters, satellite dishes and exterior work areas remain necessary components of most structures and should be considered with the same standard and care as the main structures. These support elements must be completely screened from view within enclosed yards responding to the design of the adjacent structure they are supporting.

Elements such as dumpsters must have hinged tops to prevent unsightliness, blowing of trash around the site, as well as wildlife access. Satellite dishes along with other communication paraphernalia must also be screened from public view. Such screening can be within on ground enclosures or roof area enclosures. Satellite dishes may be no larger than 36" in diameter to avoid the necessity of disproportionately tall enclosures.

Loading docks and areas supporting buildings shall be located such that the function is well screened from view of adjacent structures and pedestrians. Truck parking in support of commercial buildings, large doors and loading/unloading areas shall be located within walled courts, wings of the building, or a combination of both to substantially conceal the activity. Such structures, including gates, grilles and fencing, must be designed to tie into the aesthetic of the building with which they are connected.



Roof Detail Diagram

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03.6 ARCHITECTURAL DESIGN GUIDELINES

03.6.4 Residential Buildings

The residential land use designations within the Southwest Idaho Treatment Center Master Plan offer numerous residential building opportunities ranging from single family structures and town-house residences to high density condominium living. The mix of residential product is anticipated to be varied in size, configuration, type, form, and aesthetic. As mentioned, the design guidelines anticipate structures ranging from traditional detached single family dwellings to multi storied condominium structures, with variations between including attached single family town-houses, twins, and quads, depending on the specific residential area. The important aspect of design and aesthetic within each residential planning area is a consistent push toward compatible imagery and quality, as well as a respect of existing context when it exists.

The residential designations within the Southwest Idaho Treatment Center Master Plan are defined relative to the ordinance criteria of density, type (single family / multi family), and massing including structure height and structure setbacks from property lines.

FORM

The variations of form within the different residential areas can be expressed as single residence structures, combined residential structures with similar elements to single structures, and larger structures expressing individual units within a greater composition. Generally, form for residential buildings is intended to be more intimate in character from that of commercial structures. In support of this approach, higher density dwelling structures may appear as large homes with a single entrance. In which case, individual units should be expressed with window groupings, porches, balconies, bay windows and other three dimensional articulation to break up mass. Town homes should be articulated to be different from each other by using bays, varying roof lines, and porches. The same can be said for detached single family residences when creating a residential community. Structures can be individual in character and imagery, while being a strong element in the fabric of the community.

HEIGHT

Designated within the Southwest Idaho Treatment Center Master Plan Zoning Ordinance, height is stated in terms of the maximum limits. Up to that point residential structures can set the building height at a constant, or vary through interesting forms and volumes.

As the residential unit density decreases, the height of residential

structures is reduced to be compatible with adjacent properties. Higher density structures will be placed in areas where additional height should incorporate varying roof lines and heights to maintain the sense of residential design.

Measurement of building height is per the Nampa City Zoning Ordinance:

Height, Building:

The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or the average height of the highest gable of a pitch or hip roof.

The ordinance recognizes the challenge with mechanical screening in higher density residential units and has exempted it from the height measurement when determining the building height. Mechanical equipment screening and mechanical penthouses may exceed parapet heights by no more than five (5) feet in unoccupied spaces.



Building Height Diagram

TYPES AND STYLES

01 Single Family Detached and Attached

Generally, all houses should reflect the building traditions of the region, which are based on Idaho's climate, indigenous materials, and craftsmanship, as well as historic periods of settlement and development.

Some examples of common design elements are buildings with deep overhangs, wall offsets, recessed windows and doors, dormers, and the use of straightforward natural materials.

Particular architectural vernaculars lending themselves to residential design include adaptations of the following styles:

- *Craftsman*
- *Prairie Style*
- *Shingle*
- *Modern*
- *Victorian*

While the design guidelines anticipate the adaptation of specific architectural vernaculars, it is the intent that single family structures be designed to blend into the specific planning areas with interest in design and materials.

02 Multi-Family- Medium Density

Medium density multifamily residential design provides opportunities to create the density within structures that look like larger residences. The adjacent image combines multiple units in a composition that is very residential in scale, provides the identity of individual entries, while affording the aesthetic of residential looking structures. Through the variation of roof forms, building height, window fenestration, and residential scale detailing, the building establishes a residential quality.

03 Multi-Family- High Density

High density residential structures embody many of the characteristics of a commercial building in response to the needs of the program. This building type can integrate into the Southwest Idaho Treatment Center Master Plan by establishing a residential feel in a structure that is considerably larger than single family homes or low to medium density residential design.

The integration of materials, the overall building design, and the detailing of elements within the composition can reinforce the residential nature of the building while supporting an aesthetic appropriate to the size and scale of the structure. As structures become larger in mass it is important that the pedestrian experience along the base of the building be a residential scale.

BUILDING MASSING AND FORM

In general, building mass shall be residential in scale and should respond to the surrounding block, lot type and size in which the residence is located within the Southwest Idaho Treatment Center Master Plan areas. Building design shall incorporate varied projections and recesses, including bay windows, dormers, porches, etc. Elements such as these will create visual interest



Single Family, Detached



Single Family, Attached



Multi-Family-Medium Density



Multi-Family-High Density

03 DESIGN DOCUMENTS

03.6 ARCHITECTURAL DESIGN GUIDELINES

and should respond to existing site conditions on each particular home site as well as the surrounding built and natural environment.

All residential buildings are to be designed and built with a similar material palette on all elevations, giving equal attention to the sides and rear elevations as is given to the street side elevation.

All residential buildings should be particularly sensitive to their street frontage. Design elements that create a play of light and shadow and reduce the perceived bulk such as deep porches, decks, overhangs, multi-paned windows and deep offsets should be used.

The use of detached garages and breezeways connecting to the main house are encouraged where block design permits.

Houses located on sloped sites shall respond to the topography and shall integrate the building into the existing landform through the integration of elements including day lighted basements, stepped plans and responsive landscape.

Asymmetrical compositions of residential building forms are preferred.

WINDOWS, DOORS AND ENTRIES

The use of recessed doors (entrances as well as garage doors) and window openings is encouraged. This use will create shadow lines to give the house a more substantial appearance.

Entry elements shall be in scale with the relative proportions of the house and streetscape. Dominating and over stylized entries will not be accepted.

All openings shall appear as individual 'punched' windows, or groups of openings. Horizontal as well as vertical mullions are encouraged to reinforce residential scale; true divide lights are desired.

The shape and detail of all openings are to be appropriate to the style of architecture. Window styles are to be consistent throughout the entire building.

Glass and glazing may be coated or tinted to control solar heat gain. Mirrored glass is not permitted in any instance.

Double or triple pane windows are required.

Exterior finishes of all windows shall be wood, colorfast vinyl or bronze anodized (or other appropriate color) finish. Unfinished aluminum is not allowed.



Building Massing and Form Imagery

ROOFS

From many viewpoints in and around the Southwest Idaho Treatment Center Master Plan community, roofs are a dominant element of the landscape and must create a harmonious relationship with the surrounding block, street, site and adjacent structures. All roofs shall be carefully designed in form, materials, and color so that they integrate the structure with its landscape, setting, and neighboring buildings. All roof materials shall be class 'A' fire rated and non-reflective.

Materials for roofs include, without limitation:

- Unglazed tile
- Slate
- Concrete tile
- Architectural shingles
- Non reflective metals.

Flat roofs for mechanical equipment shall be concealed by sloping roofs or portions of the building. Dormers for windows, louvers and vents are encouraged on large expanses of roof, and parapets, cornices, and other detailing is desirable. Rooftop equipment and large vents are to be grouped and fully concealed in chimney-like structures as integral parts of the roof and/or wall design and shall match the roof in color. Ridge vents are encouraged.

All skylights, solar equipment, antennas, dishes and other roof appurtenances will be reviewed on an individual basis by the Southwest Idaho Treatment Center Master Plan Design Review protocol.

Roof dormers and other three-dimensional elements should be used to add large-scale texture to roof forms, avoiding the

appearance of wide, unbroken roof planes. The use of large roof overhangs is strongly encouraged.

CHIMNEYS AND ROOF PROJECTIONS

All roof projections, including chimneys, flues and vents shall be compatible in scale, height, and material with the structure from which they project. Where possible, large vents are to be grouped and concealed in chimney-like structures as integral parts of the roof or wall design. All rooftop hardware shall be painted to match the roof color.

Chimney hardware must be fully screened within an architectural feature.

Chimneys on exterior walls must be integrated into the building design in order to anchor the building to the site.

PORCHES AND DECKS

The use of porches, patios, terraces and decks in building design is encouraged to create a strong relationship between indoor and outdoor areas, encouraging the creation of a sense of community.

Porches, verandas, colonnades, terraces, and patios for climate control, circulation, and outdoor living shall be designed as integral elements of the building and site.

Houses on corner lots shall incorporate front and side elements in the building design.

Minimum depth of porches shall be six feet.

Materials of these elements shall match or compliment those of the main structure.

RAILINGS

The use of railings on porches, balconies and upper level windows or door openings should be carefully considered as a component of an architectural style. When properly applied, well-designed and properly detailed railings are an opportunity to reinforce specific characteristics of the selected architectural style. The materials used for railings should be part of an appropriate palette of materials for the architectural style of the building.

MATERIALS AND COLORS

Exterior use of materials and colors provide the opportunity to create individual identity for each residence while also being responsive to the context of the community and adjacent structures. Following are a number of items that the designer may incorporate to enhance the residential unit designs be it single family or multi-family structures:

- *Exterior walls and finishes should reflect a logical and appropriate combination of colors, textures and forms to compliment the context of the surrounding built and natural environment.*
- *Exterior walls of all residential buildings may use a maximum of three materials with one being dominant over the others in a logical, structural relationship.*
- *When a change in the materials occurs, a clear break in the surface plane should be seen. Materials should be consistently applied to all elevations of the structure.*
- *All building facades must include a significant degree of texture such as that provided by the use of wood (or cement panel) shingles, shiplap, board and batten applied sidings, stone, and brick. No vinyl siding is allowed.*
- *Stucco may be used in small amounts and must be used in conjunction with at least one other material. Frequent control joints, significant textural qualities and color variations are required.*
- *A palette of acceptable colors is available from the Design Review Board. Color application should be used consistently throughout each home site for all the buildings and secondary structures.*
- *Colors for large field application shall be recessive in value, while accent colors should be used in limited areas.*



Porch Diagram

03 DESIGN DOCUMENTS

03.6 ARCHITECTURAL DESIGN GUIDELINES

03.6.5 Project and Building Signage

Project and building signage is defined to respond to the various identification needs throughout the Southwest Idaho Treatment Center Master Plan and to ensure that there is continuity of overall signage while allowing for specific individualization. All signage will be reviewed and approved by the Development Ownership Team and an Architectural Control Committee established by the development parameters. All development signage will be maintained by the various owner associations within the development areas. All individual tenant signage maintenance will be the responsibility of the tenant and or the specific building owner.

In addition, the following components are included as part of the Southwest Idaho Treatment Center Master Plan design guidelines:

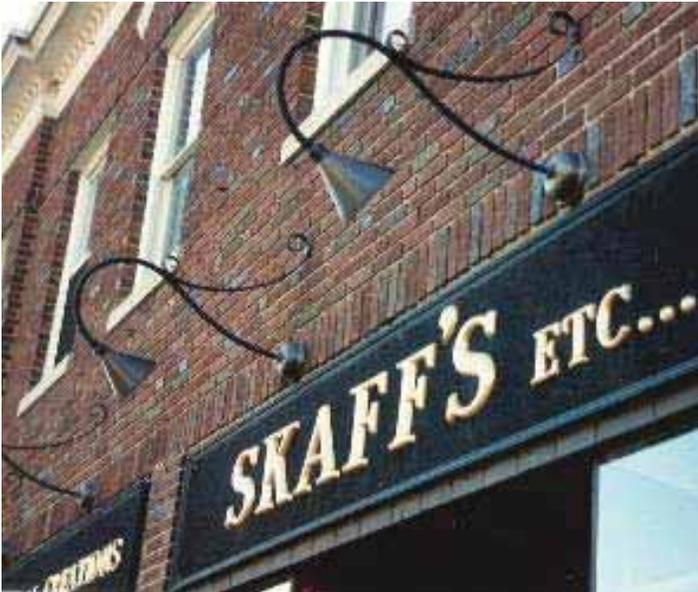
- *Each tenant shall be required to submit signage plans to the building's managing entity for written approval. A design review sign application, accompanied by the written approval of the managing entity, shall be submitted to the City for any proposed signs for City staff review and approval. All signs shall be in compliance with the criteria stated herein as well as Nampa City Code. In cases of any conflict between Nampa City Code and the criteria specified herein, the more restrictive requirements shall apply.*
- *Building wall signs shall be placed within the approved sign areas as designated on individual project elevations. Signage may not exceed the standards in the Nampa City Zoning Ordinance signage standards.*
- *All building wall signs shall be constructed of a hi-density urethane material or aluminum ½" thick (minimum). The face of the wall signs shall have dimension by routing or extrusion, with a minimum of ¼" variation. Individual letter signs shall meet the following:*
 - *Letters shall not be interconnected and a maximum of 12" in height.*
 - *Letters taller than 6" shall be a minimum of 1 ½" in thickness.*
 - *Letters shall be stud mounted 1" off the face of the building.*
 - *Letters shall be flat or matte black or other approved earth tone colors. No glossy.*
 - *Paints, vinyl or Plexiglas is permitted.*
- *All elements shall be painted with an color palette sensitive to its context and land use district. If, in the opinion of City staff, a proposed color varies significantly from the colors depicted on the colored rendering submitted to the City for the monument signs or for the building, staff may choose to have the Design Review Committee review the color for appropriateness.*
- *There will be development specific monument signs identifying each development area in the Southwest Idaho Treatment Center Master Plan. Those locations will be identified on the final plat maps of each section.*
- *Buildings will be allowed a monument sign on each street frontage. The sign must conform to the Nampa City Zoning Ordinance signage standards in effect at the time a sign permit is submitted for.*
 - *Individual tenant identification is allowed on monument signs.*
- *Exterior illumination for the monument signs shall be recessed in the ground and shall be shielded with landscape materials.*
- *If exterior illumination is proposed for building wall signs, gooseneck light fixtures shall be used and shall be located as not to shine onto the roadway or onto any nearby property.*
- *Any free-hanging signboards proposed under the covered porch shall be a maximum of 8 square feet each. A maximum of one free-hanging signboard per tenant shall be permitted. If any such sign overhangs a walkway a minimum of 7-feet 6-inches shall be maintained between the bottom of the sign and the walkway.*
- *One neon sign per business shall be permitted and may not exceed in any dimension the designated signage area per Elevations.*
- *Any other signage such as temporary, grand opening, etc. shall comply with Nampa City Code.*
- *Any signage on doors or windows shall comply with Nampa City Code.*



Letters Mounted 1" Off Face of Wall



Flat Black Letters



Goosneck Light Fixtures

04 CONSTRUCTION BUDGET

04.1 CONCEPTUAL CONSTRUCTION BUDGET

SWITC						
Use (Description)	SQ FT	Acreage	Construction Estimates			Total Cost
			Type	Qty.	Cost per Qty.	
Single Family Residential						
Total Site	2,748,636	63.10				0
Roads / Parking (costs included in lot dev.)	430,781	9.89				0
Landscape / open space	420,160	9.65	Landscape	420,160	1.35	567,216
(1) Clubhouse/pool, (1) play structure, (2) picnic shelt	54,600	1.25	Clubhouse, Pool, Play	1	860,000.00	860,000
Total Lots	258	0.00	Single Family Lots	258	28,200.00	7,275,600
<i>TOTAL - Single Family (Lots)</i>	<i>258</i>					<i>8,702,816</i>
Multi Family Residential						
Total Site	688,250	15.80				0
Buildings (ave. sq. ft. per unit: 1025)	245,150	5.63	Multi-family	245,150	81.00	19,857,150
Roads / Parking (costs included in building)	130,460	2.99				0
Landscape (costs included in building)	418,358	9.60				0
Clubhouse / Pool (costs included in building)	16,707	0.38				0
<i>TOTAL - Multi Family (Units)</i>	<i>200</i>					<i>19,857,150</i>
Park / Soccer Fields						
Existing	0	0.00				0
Parking Lot	82,691	1.90	Roads / Parking	82,691	3.05	252,208
New - Open Space	858,046	19.70	Park / Fields	858,046	3.00	2,574,138
<i>TOTAL - Parks (Acres)</i>	<i>19.70</i>					<i>2,826,346</i>
Job Corps						
Existing Site	712,700	16.36				0
Existing Buildings	191,000	4.38				0
New - Site						0
New - Buildings						0
New - Roads / Parking	80,202	1.84	Roads / Parking	80,202	3.05	244,616
New - Landscape	20,000	0.46	Landscape	20,000	1.35	27,000
<i>TOTAL - Buildings: Job Corps (Sq. Ft.)</i>	<i>191,000</i>					<i>271,616</i>
Juvenile Corrections / Work Release Center						
<i>No Juvenile Corrections / Work Release Center Expansion in Concept B</i>						
Existing Site	504,300	11.58				0
Existing Buildings	70,500	1.62				0
New - Site						0
New - Buildings						0
New - Roads / Parking						0
New - Landscape						0
<i>TOTAL - Buildings: JVC / WRC (Sq. Ft.)</i>	<i>70,500</i>					<i>0</i>
Campus						
Total Site	3,289,431	75.51				0
Existing Buildings	15,500	0.36				0
New - Buildings 2 Story	1,231,160		Office - 2 or more	1,231,160	75.00	92,337,000
New - Roads / Parking	1,198,954	27.52	Roads / Parking	1,198,954	3.05	3,656,810
New - Underground parking garage (135 spaces)	42,750	0.98	Underground Parking	135	15,000.00	2,025,000
New - Landscape	688,700	15.81	Landscape	688,700	1.35	929,745
<i>TOTAL - Buildings: Campus (Sq. Ft.)</i>	<i>1,246,660</i>					<i>98,948,555</i>
Mixed Use / Retail						
Existing Site	0	0.00				0
Existing Buildings	0	0.00				0
New - Site	728,144	16.72				0
New - Buildings (2 story)	232,250	5.33	Mixed Use / Retail	232,250	62.00	14,399,500
New - Roads / parking / hardscape	373,871	8.58	Roads / Parking	373,871	3.05	1,140,307
New - Landscape	209,373	4.81	Landscape	209,373	1.35	282,654
<i>TOTAL - Buildings: Mixed Use / Retail (Sq. Ft.)</i>	<i>232,250</i>					<i>15,822,460</i>
Commercial / Office						
Existing Site	0	0.00				0
Existing Buildings	0	0.00				0
New - Site	1,925,971	44.21				0
New - Buildings (2 story)	502,300	11.53	Office - 2 or more	502,300	75.00	37,672,500
New - Buildings (1 story)	280,350	6.44	Office - 1 Level	280,350	58.00	16,260,300
New - Roads / Parking	678,015	15.57	Roads / Parking	678,015	3.05	2,067,946
New - Landscape	716,456	16.45	Landscape	716,456	1.35	967,216
<i>TOTAL - Buildings: Commercial / Office (Sq. Ft.)</i>	<i>782,650</i>					<i>56,967,961</i>

SWITC						
Use (Description)	SQ FT	Acreage	Construction Estimates			
			Type	Qty.	Cost per Qty.	Total Cost
Civic						
Existing Site	0	0.00				0
Existing Buildings	0	0.00				0
New - Site	231,819	5.32				0
New - Buildings (2 story)	128,000	2.94	Office - 2 or more	128,000	75.00	9,600,000
New - Roads / parking / hardscape	148,760	3.42	Roads / Parking	148,760	3.05	453,718
New - Landscape	51,059	1.17	Landscape	51,059	1.35	68,930
<i>TOTAL - Buildings: Civic (Sq. Ft.)</i>	<i>128,000</i>					<i>10,122,648</i>
Hotels						
Existing Site	0	0.00				0
Existing Buildings	0	0.00				0
New - Site	430,746	9.89				0
New - Hotel	148,410	3.41	Hotel	148,410	150.00	22,261,500
New - Conference Center	4,400	0.10	Conference Center	4,400	150.00	660,000
New - Roads / parking / hardscape	198,432	4.56	Roads / Parking	198,432	3.05	605,218
New - Landscape	167,144	3.84	Landscape	167,144	1.35	225,644
<i>TOTAL - Buildings: Hotel (Sq. Ft.)</i>	<i>152,810</i>					<i>23,752,362</i>
Fuel Stations						
Existing Site						
Existing Buildings						
New - Site	122,374	2.81				
New - 2 Gas Stations and 1 car wash	7,011	0.16	Mixed Use / Retail	7,011	62.00	434,682
New - Roads / parking / hardscape	85,145	1.95	Roads / Parking	85,145	3.05	259,692
New - Landscape	30,218	0.69	Landscape	30,218	1.35	40,794
<i>TOTAL - Buildings: Fuel Stations (Sq. Ft.)</i>	<i>7,011</i>					<i>735,169</i>
Storage Unit Facility						
Existing Site						
Existing Buildings						
New - Site	155,136	3.56				
New - Buildings	38,150	0.88	Light Industrial	38,150	43.00	1,640,450
New - Roads / parking	98,170	2.25	Roads / Parking	98,170	3.05	299,419
New - Landscape	18,819	0.43	Landscape	18,819	1.35	25,406
<i>TOTAL - Buildings: Storage Unit (Sq. Ft.)</i>	<i>38,150</i>					<i>1,965,274</i>
Retirement Community						
Existing Site	0	0.00				0
Existing Buildings	0	0.00				0
New - Site	612,018	14.05				0
New - Buildings (160 ind. Units, asst. and skilled nursi	283,350	6.50	Retirement Communit	283,350	190.00	53,836,500
New - Roads / parking / hardscape	152,428	3.50	Roads / Parking	152,428	3.05	464,905
New - Landscape	318,640	7.31	Landscape	318,640	1.35	430,164
New - Underground Parking (180 spaces)	21,210	0.49	Underground Parking	180	15,000.00	2,700,000
<i>TOTAL - Buildings: Retirement Community (Sq. Ft.)</i>	<i>283,350</i>					<i>57,431,569</i>
Golf						
Existing	0					
New - Holes	18		Golf - Concept B	1	-	0
New - Driving Range / Academy			Golf - Concept B		-	0
New - Clubhouse and Facilities	3750	0.09	Golf Clubhouse	3750	150.00	562,500
New - Clubhouse Parking / Roads	74100	1.7	Roads / Parking	74100	3.05	226,005
New - Maintenance Facility	9000	0.21	Light Industrial	9000	43.00	387,000
<i>TOTAL - Golf (Holes)</i>	<i>18</i>					<i>1,175,505</i>
Transit Center						
Existing Site	0	0.00				0
Existing Buildings	0	0.00				0
New - Site	104,110	2.39				0
New - Station / Building (by others)	0	0.00				0
New - Roads / parking / hardscape	82,900	1.90	Roads / Parking	82,900	3.05	252,845
New - Landscape	21,210	0.49	Landscape	21,210	1.35	28,634
<i>TOTAL - Buildings: Transit Center (Sq. Ft.)</i>	<i>0</i>					<i>281,479</i>

04 CONSTRUCTION BUDGET

04.1 CONCEPTUAL CONSTRUCTION BUDGET

SWITC							
Use (Description)	SQ FT	Acreage	Construction Estimates			Total Cost	
			Type	Qty.	Cost per Qty.		
Road Construction							
New Connection to Idaho Center Boulevard	by City of Nampa					by City of Nampa	
New 1-84 Interchange	by ITD					by ITD	
New east west road - hotel to M/F housing	268,806	6.17	Road Construction	268,806	5.40	1,451,552	
New east west road - south of job corps	116,340	2.67	Road Construction	116,340	5.40	628,236	
New north south road from interchange	156,976	3.60	Road Construction	156,976	5.40	847,670	
New road adjacent to storage units/retail	24,518	0.56	Road Construction	24,518	5.40	132,397	
New Road to golf clubhouse	61,197	1.40	Road Construction	61,197	5.40	330,464	
Widening 11th Ave. North paving, add sidewalk	86,140	1.98	Road Construction	86,140	5.40	465,156	
Landscape Islands and Roundabouts	73,062	1.68	Islands - Landscape	73,062	1.95	142,471	
TOTAL - Road Construction						3,997,947	
Infrastructure - Cost Scenarios							
Water (2 looped system, 2 new wells, no bedrock)						1,300,000	
Sewer (trunk line, sewer mains, tunnels under canal / railroad, no bedrock)						850,000	
Substation	by Idaho Power					by Idaho Power	
Bury - Mora / Caldwell 230kV Line 711						4,350,000	
Bury - Zilog / Blackcat 69kV Line 202						5,000,000	
TOTAL - Infrastructure						11,500,000	
TOTALS SUMMARY COSTS							
Existing Buildings (Sq. Ft.)	277,000					0	
New Buildings (Sq. Ft.)	2,339,781					208,867,523	
Single Family Residential (Lots)	258					8,702,816	
Multi-Family Residential (Units)	200					19,857,150	
Retirement Communit (Units)	160					57,431,569	
Parks (Acres)	19.70					2,826,346	
Golf (Holes)	18					1,175,505	
Road Construction						3,997,947	
Infrastructure - Scenarios						11,500,000	
TOTAL						314,358,856	

Construction Cost Assumptions

Type	Per Quantity Cost	Notes
Clubhouse, Pool, Play Structure	\$ 860,000.00	Per sq. ft. finished cost, which includes all finishes. 3000 s.f. building \$140 per sf for building, \$200K for pool, \$240K playground, tennis courts, site work
Conference Center	\$ 150.00	Per sq. ft. finished cost, which includes all finishes
Golf - Concept B	\$ 11,390,000.00	Lump Sum Estimate - Complete Rebuild for Concept B
Golf Clubhouse	\$ 150.00	Per sq. ft. finished cost, which includes all finishes
Hotel	\$ 150.00	Per sq. ft. finished cost, which includes all finishes
Islands - Landscape	\$ 1.95	Per s.f.; For small planter islands
Islands - Road	\$ -	Included in Road Construction
Landscape	\$ 1.35	Per s.f.; Range from \$1 for low end and / or large areas; \$1.50 for medium end and / or small areas
Light Industrial	\$ 43.00	Range of \$40 to \$45 per s.f. for shell and core improvements only. Tenant Improvements would be an additional \$30 to \$40 per sq. f
Mixed Use / Retail	\$ 62.00	Range of \$55 to \$65 per s.f. for shell and core improvements. Tenant Improvements would be an additional \$45 to \$60 per sq. f
Multi-family	\$ 81.00	Range of \$70 to \$85 per sq. ft. This include common area, hardscape areas and parking.
Office - 1 Level	\$ 58.00	Range of \$55 to \$60 per s.f. for shell and core improvements only. Tenant Improvements would be an additional \$45 to \$60 per sq. f
Office - 2 or more	\$ 75.00	Range of \$70 to \$78 per s.f. for shell and core improvements only. Tenant improvements would be an additional \$45 to \$60 per sq. f
Park / Fields	\$ 3.00	For public parks, ball fields, baseball fields etc.
Park Equipment Concept A	\$ 450,000.00	Softball Field, 2 Basketball Courts, Sand Volleyball Court, 3 Tennis Courts
Retirement Community	\$ 190.00	Per sq. ft. finished cost, which includes all finishes; also includes all onsite work
Road Construction	\$ 5.40	Per s.f.; Assumes curb, gutter, sidewalk, storm drain, but no water or sewer. Also calculated as \$200 per lineal foot. No Roc
Roads / Parking	\$ 3.05	Per s.f.; includes water and sewer services, and storm drain. No Rock
Single Family Lots	\$ 28,200.00	Per Lot development costs includes, roads, sewer, water, storm drain, irrigation. No Rock
Underground Parking Garage	\$ 15,000.00	Per parking space. \$15,000

* See Appendix D for detail Golf Course Construction Costs.

04.1.1 Note

All estimates contained within this document are based on the conceptual master plans included within this document. These cost estimates only provide a general order of magnitude for costs associated with the proposed concepts. These estimates are intended for budgetary purposes only and shall not be construed as final.

05 APPENDICES

05.1 APPENDIX A

2010 Census Demographic Profile of Population and Household Characteristics within 1, 3, and 5 Miles of the SWITC Site With Comparisons to Canyon County, Ada County, and Nampa City

Description	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>Canyon County</u>	<u>Ada County</u>	<u>Nampa City</u>
Square Miles	0.33	28.26	61.38	587.37	1,052.58	31.19
Population Density	3,654	1,058	1,569	322	373	2,615
POPULATION BY YEAR						
Population (4/1/1990)	354	13,964	39,747	90,092	205,808	36,294
Population (4/1/2000)	692	22,730	67,399	131,443	300,900	56,393
Population (4/1/2010)	1,205	29,905	96,326	188,923	392,365	81,557
Population (1/1/2012)	1,241	30,544	98,268	192,895	404,458	82,978
HOUSEHOLDS BY YEAR						
Households (4/1/1990)	122	5,025	13,969	31,281	77,503	12,790
Households (4/1/2000)	239	7,691	23,152	45,020	113,405	19,557
Households (4/1/2010)	437	10,066	33,051	63,604	148,445	28,025
Households (1/1/2012)	449	10,273	33,671	64,842	152,857	28,477
GENERAL FAMILY AND POPULATION TOTALS						
Population (1/1/2012)	1,241	30,544	98,268	192,895	404,458	82,978
Family Population	1,035	25,630	83,288	165,027	317,651	70,046
Non-Family Population	170	3,673	11,274	20,561	65,000	9,922
Total Group Quarters Population	0	602	1,764	3,335	9,714	1,589
HOUSEHOLDS BY FAMILY TYPE						
Households (1/1/2012)	449	10,273	33,671	64,842	152,857	28,477
Total Families	298	7,271	24,256	47,481	99,282	20,269
Total Non Family Households	139	2,795	8,795	16,123	49,163	7,756
FAMILIES BY FAMILY TYPE						
Total Families	298	7,271	24,256	47,481	99,282	20,269
Total Married Families	198	5,251	18,230	36,074	77,808	14,947
Total Other Families	100	2,020	6,026	11,407	21,474	5,322
MARRIED FAMILIES BY FAMILY TYPE						
Total Married Families	198	5,251	18,230	36,074	77,808	14,947
Married Families Children < 18	109	2,896	9,561	18,590	37,594	7,926
Married Families No Children < 18	89	2,355	8,669	17,484	40,214	7,021

**2010 Census Demographic Profile of Population and Household Characteristics within 1, 3, and 5 Miles of the SWITC Site
With Comparisons to Canyon County, Ada County, and Nampa City** *Continued

Description	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>Canyon County</u>	<u>Ada County</u>	<u>Nampa City</u>
OTHER FAMILIES BY FAMILY TYPE						
Total Other Families	100	2,020	6,026	11,407	21,474	5,322
Male Hshlder, No Wife Present	25	637	1,897	3,600	6,603	1,628
Female Hshlder, No Husband Present	75	1,383	4,129	7,807	14,871	3,694
OTHER MALE FAMILIES BY FAMILY TYPE						
Male Hshlder, No Wife Present	25	637	1,897	3,600	6,603	1,628
Male Hshlder, No Wife w Children < 18	17	459	1,377	2,538	4,374	1,169
Male Hshlder, No Wife w No Children < 18	8	178	520	1,062	2,229	459
OTHER FEMALE FAMILIES BY FAMILY TYPE						
Female Hshlder, No Husband Present	75	1,383	4,129	7,807	14,871	3,694
Female Hshlder, No Husband w Children < 18	48	1,025	3,032	5,734	10,281	2,716
Female Hshlder, No Husband w No Children < 18	27	358	1,097	2,073	4,590	978
NON FAMILY HOUSEHOLDS BY GENDER						
Total Non Family Households	139	2,795	8,795	16,123	49,163	7,756
Non Fam. Male Hshlder, People < 18 Present	0	27	109	211	455	98
Non Fam. Male Hshlder, No People < 18 Present	67	1,374	3,844	7,327	22,882	3,379
Non Fam. Female Hshlder, People < 18 Present	0	17	47	68	139	42
Non Fam. Female Hshlder, No People < 18 Present	72	1,377	4,795	8,517	25,687	4,237
DETAILED POPULATION CHARACTERISTICS						
Male	604	15,058	47,320	93,506	196,501	39,983
Female	601	14,847	49,006	95,417	195,864	41,574
Age						
Median Age	32	30	31	32	35	31
Aged 0 to 5 Years	142	3,553	10,610	20,541	34,282	9,221
Aged 6 to 11 Years	123	3,253	10,398	20,151	35,551	8,802
Aged 12 to 17 Years	107	2,865	9,245	18,800	33,873	7,717
Aged 18 to 24 Years	95	2,924	9,072	17,700	35,776	7,974
Aged 25 to 34 Years	187	4,754	14,036	26,246	57,613	12,257
Aged 35 to 44 Years	161	4,081	12,814	24,339	55,825	10,583
Aged 45 to 54 Years	160	3,411	10,814	22,386	55,081	8,923
Aged 55 to 64 Years	111	2,617	8,749	18,364	43,316	7,166
Aged 65 to 74 Years	82	1,493	5,694	11,575	22,789	4,726
Aged 75 to 84 Years	28	694	3,280	6,069	12,414	2,771
Aged 85 Years and Older	9	260	1,614	2,752	5,845	1,417

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05.1 APPENDIX A

2010 Census Demographic Profile of Population and Household Characteristics within 1, 3, and 5 Miles of the SWITC Site With Comparisons to Canyon County, Ada County, and Nampa City **Continued*

Description	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>Canyon County</u>	<u>Ada County</u>	<u>Nampa City</u>
Male Population By Age						
Median Age	31	29	31	31	34	30
Aged 0 to 5 Years	73	1,798	5,378	10,504	17,464	4,703
Aged 6 to 11 Years	69	1,686	5,244	10,293	18,100	4,472
Aged 12 to 17 Years	58	1,536	4,777	9,598	17,482	3,976
Aged 18 to 24 Years	46	1,530	4,521	8,860	18,087	3,911
Aged 25 to 34 Years	92	2,346	6,852	12,952	29,667	6,008
Aged 35 to 44 Years	87	2,126	6,487	12,298	28,636	5,378
Aged 45 to 54 Years	72	1,683	5,333	11,006	27,570	4,364
Aged 55 to 64 Years	54	1,279	4,155	8,870	21,409	3,377
Aged 65 to 74 Years	35	686	2,623	5,544	10,818	2,175
Aged 75 to 84 Years	16	302	1,385	2,628	5,271	1,139
Aged 85 Years and Older	2	86	565	953	1,997	480
Female Population By Age						
Median Age	33	31	32	32	36	32
Aged 0 to 5 Years	69	1,755	5,232	10,037	16,818	4,518
Aged 6 to 11 Years	54	1,567	5,154	9,858	17,451	4,330
Aged 12 to 17 Years	49	1,329	4,468	9,202	16,391	3,741
Aged 18 to 24 Years	49	1,394	4,551	8,840	17,689	4,063
Aged 25 to 34 Years	95	2,408	7,184	13,294	27,946	6,249
Aged 35 to 44 Years	74	1,955	6,327	12,041	27,189	5,205
Aged 45 to 54 Years	88	1,728	5,481	11,380	27,511	4,559
Aged 55 to 64 Years	57	1,338	4,594	9,494	21,907	3,789
Aged 65 to 74 Years	47	807	3,071	6,031	11,971	2,551
Aged 75 to 84 Years	12	392	1,895	3,441	7,143	1,632
Aged 85 Years and Older	7	174	1,049	1,799	3,848	937
POPULATION BY RACE						
White Alone	890	24,628	81,591	156,750	354,347	67,847
Black Alone	9	212	640	1,077	4,441	571
Asian Alone	5	361	1,157	1,921	10,268	991
American Indian and Alaska Native Alone	16	410	1,056	2,028	2,610	941
Other Race Alone	243	3,294	8,969	21,469	9,529	8,592
Two or More Races	42	1,000	2,913	5,678	11,170	2,615

**2010 Census Demographic Profile of Population and Household Characteristics within 1, 3, and 5 Miles of the SWITC Site
With Comparisons to Canyon County, Ada County, and Nampa City** *Continued

Description	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>Canyon County</u>	<u>Ada County</u>	<u>Nampa City</u>
Marital Status (Pop 15+)						
Males Never Married	92	3,194	9,441	18,301	44,478	8,214
Males Married	249	5,897	20,011	40,217	88,810	16,341
Males Widowed	16	113	408	965	2,955	409
Males Divorced	75	1,569	4,290	8,226	15,809	3,699
Females Never Married	26	2,700	8,068	16,040	35,709	7,402
Females Married	276	6,060	21,284	41,677	87,081	17,421
Females Widowed	40	533	2,356	4,547	10,225	2,052
Females Divorced	111	1,542	4,494	8,499	20,031	3,835
Males Currently Married (Pop 15+)						
Males Married	249	5,897	20,011	40,217	88,810	16,341
Males Married and Together	225	5,336	18,907	37,656	83,057	15,427
Males Married and Separated	24	367	685	1,244	2,257	568
Males Married and Absent	0	194	419	1,317	3,496	346
Females Currently Married (Pop 15+)						
Females Married	276	6,060	21,284	41,677	87,081	17,421
Females Married and Together	276	5,551	19,853	38,533	81,840	16,096
Females Married and Separated	0	275	803	1,731	2,019	781
Females Married and Absent	0	234	628	1,413	3,222	544
Group Quarters						
Total Group Quarters	0	602	1,764	3,335	9,714	1,589
Institutional Group Quarters	0	183	540	1,466	7,536	485
Non-Institutional Group Quarters	0	419	1,224	1,869	2,178	1,104
DETAILED HOUSEHOLD CHARACTERISTICS						
Household, Average Size	2.76	2.91	2.86	2.92	2.58	2.85
HOUSEHOLDS BY RACE						
White	354	8,687	29,249	55,443	137,900	24,497
Black	2	53	173	268	1,259	152
Asian	1	99	319	584	3,201	284
American Indian and Alaska Native	7	132	331	630	937	286
Other Race	64	856	2,315	5,408	2,561	2,210
Two or More Races	9	239	664	1,271	2,587	596

05 APPENDICES

05.1 APPENDIX A

2010 Census Demographic Profile of Population and Household Characteristics within 1, 3, and 5 Miles of the SWITC Site With Comparisons to Canyon County, Ada County, and Nampa City *Continued

Description	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>Canyon County</u>	<u>Ada County</u>	<u>Nampa City</u>
HOUSEHOLD CHARACTERISTICS						
Household by Age of Head						
Median Age	48.10	45.20	47.10	48.20	47.90	46.70
Aged Under 25 Years	19	602	1,826	3,325	8,546	1,687
Aged 25 to 34 Years	86	2,208	6,536	11,838	26,788	5,777
Aged 35 to 44 Years	84	2,182	6,890	12,748	29,980	5,716
Aged 45 to 54 Years	94	1,900	5,990	12,172	30,903	4,955
Aged 55 to 64 Years	70	1,538	5,018	10,467	25,569	4,133
Aged 65 to 74 Years	55	969	3,530	7,124	14,360	2,953
Aged 75 to 84 Years	23	485	2,171	4,050	8,343	1,840
Aged 85 Years and Over	6	182	1,090	1,880	3,956	964
Household by Size						
Median Size	2.89	2.98	2.92	2.94	2.73	2.91
1 Person	110	2,134	6,958	12,815	37,175	6,147
2 Person	122	2,973	10,363	20,192	50,898	8,603
3 Person	73	1,667	5,267	9,908	23,807	4,459
4 Person	65	1,580	5,107	9,549	20,687	4,233
5 Person	43	931	3,028	6,094	9,504	2,547
6 Person	16	462	1,445	2,996	4,106	1,248
7 or More Person	8	319	883	2,050	2,268	788
Household by Vehicles						
Median Vehicles	2.50	2.40	2.50	2.50	2.40	2.40
No Vehicles	1	480	1,261	2,621	6,326	1,192
1 Vehicle	117	2,842	8,940	16,856	42,941	8,012
2 Vehicles	195	3,994	13,438	24,533	64,389	11,052
3 Vehicles	84	1,810	6,357	12,997	25,469	5,222
4+ Vehicles	40	940	3,055	6,597	9,320	2,547
HOUSING UNITS BY OCCUPANCY						
Total Units	467	11,148	36,020	69,409	159,471	30,774
Occupied Units	437	10,066	33,051	63,604	148,445	28,025
Vacant Units	30	1,082	2,969	5,805	11,026	2,749
HOUSING UNITS BY TENURE						
Housing, Occupied Units	437	10,066	33,051	63,604	148,445	28,025
Housing, Owner Occupied	308	6,559	22,644	44,846	101,639	18,618
Housing, Renter Occupied	129	3,507	10,407	18,758	46,806	9,407

**2010 Census Demographic Profile of Population and Household Characteristics within 1, 3, and 5 Miles of the SWITC Site
With Comparisons to Canyon County, Ada County, and Nampa City**Continued***

Description	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>Canyon County</u>	<u>Ada County</u>	<u>Nampa City</u>
Industry (Pop 16+)						
Total Civilian Employment	535	12,299	40,253	78,524	188,382	33,549
Empl., Ag., Forestry, Fishing	31	249	640	3,129	1,998	587
Empl., Mining, Quarrying	0	44	98	313	423	92
Empl., Construction	35	1,487	4,020	7,705	12,319	3,346
Empl., Manufacturing	70	1,629	4,749	9,916	18,393	4,269
Empl., Wholesale Trade	20	443	1,360	2,849	5,675	1,173
Empl., Retail Trade(Pop 16+)	143	1,625	5,544	9,960	23,031	4,457
Empl., Transportation and Warehousing	0	527	1,780	3,532	6,571	1,304
Empl., Utilities	0	97	458	826	1,956	375
Empl., Information	0	261	906	1,678	5,536	742
Empl., Finance and Insurance	25	497	1,669	2,770	10,477	1,371
Empl., Real Estate & Rental & Leasing	0	242	531	1,142	3,811	452
Empl., Professional, Scientific, & Technical Svcs	0	321	1,680	3,017	14,841	1,193
Empl., Management of Companies	0	0	51	54	237	0
Empl., Admin. & Support & Waste Mgt. Svcs	0	807	1,638	3,591	7,825	1,327
Empl., Educational Services	32	647	3,414	6,405	14,821	2,914
Empl., Health Care and Social Assistance	59	1,587	4,909	9,722	24,505	4,400
Empl., Arts, Entertainment, and Recreation	0	146	514	934	3,625	412
Empl., Arts, Ent., Accom. & Food Services	61	612	2,141	3,187	13,392	1,611
Empl., Other Services	34	544	2,126	4,056	7,899	1,952
Empl., Public Administration	25	534	2,025	3,738	11,047	1,572
Occupation (Pop 16+)						
Management, Business, & Financial Op.	84	1,472	4,786	9,084	34,738	3,594
Professional and Related	0	1,967	7,171	13,615	46,404	6,037
Service	104	2,037	6,545	13,305	28,666	5,789
Sales and Office	205	3,188	10,805	19,192	47,976	8,459
Farming, Fishing, & Forestry	34	283	583	2,185	907	525
Construction, Extraction, & Maintenance	38	1,540	4,751	8,975	14,068	3,928
Production, Transportation, & Material Moving	70	1,812	5,612	12,168	15,623	5,217
General Employment Characteristics (Pop 16+)						
Total Civilian Potential	535	12,299	40,253	78,524	188,382	33,549
White Collar	289	6,627	22,762	41,891	129,118	18,090
Blue Collar	108	3,352	10,363	21,143	29,691	9,145

05 APPENDICES

05.1 APPENDIX A

2010 Census Demographic Profile of Population and Household Characteristics within 1, 3, and 5 Miles of the SWITC Site With Comparisons to Canyon County, Ada County, and Nampa City *Continued

Description	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>Canyon County</u>	<u>Ada County</u>	<u>Nampa City</u>
Private for-Profit WS Workers, Employee	392	9,083	28,688	55,240	126,079	23,972
Private for-Profit WS Workers, Self	27	355	1,338	2,867	9,698	984
Private Not-for-Profit WS Workers	0	571	2,042	4,353	13,665	1,926
Self-Employed Workers in Own Not Inc. Business	23	868	2,652	5,725	12,391	2,254
Unpaid Family Workers	0	5	19	76	305	12
Local Government Workers	0	596	2,547	5,334	10,012	2,059
State Government Workers	93	585	2,024	3,405	11,188	1,594
Federal Government Workers	0	236	943	1,524	5,044	748
Transportation to Work (Empl 16+)						
Car, Truck, Van	498	11,117	36,747	70,626	165,036	30,436
Car, Truck, Van to Work Alone	498	9,499	32,547	61,945	149,886	26,557
Car, Truck, Van to Work Carpool	0	1,618	4,200	8,681	15,150	3,879
Public Transportation	0	44	123	295	1,066	99
Bus or Trolley Bus	0	44	123	295	928	99
Motorcycle	37	82	209	445	1,351	182
Bicycle	0	0	98	110	4,716	46
Walked	0	163	649	1,405	4,036	618
Other Transportation	0	445	826	1,764	1,074	756
Travel Time to Work (Empl 16+)						
Less than 15 Min	154	3,484	11,679	22,165	57,343	9,971
15-29 Min	115	4,462	13,354	24,179	84,252	10,081
30-59 Min	266	3,384	12,051	24,394	31,775	10,550
60-89 Min	0	323	1,273	3,104	2,608	1,209
90+ Min	0	198	377	903	1,439	389
Work at Home	0	448	1,519	3,779	10,965	1,349
DETAILED EDUCATION CHARACTERISTICS						
Education Attainment (Pop 25+)						
Less Than High School	181	2,874	7,780	18,837	16,564	7,335
High School	255	5,411	17,423	34,815	55,404	14,472
Some College	257	4,849	16,949	30,107	67,823	13,997
Associate's Degree	45	1,628	4,616	8,617	21,390	3,818
Bachelor's Degree	0	1,814	7,095	13,517	62,634	5,564
Master's Degree	0	667	2,550	4,339	19,673	2,086
Professional Degree	0	40	352	854	6,033	309
Doctorate Degree	0	27	236	645	3,362	262

05 APPENDICES

05.2 APPENDIX B1 ESTABLISHED TAXABLE VALUES INCLUDING LAND VALUES AND ESTIMATED ANNUAL PROPERTY TAX REVENUES FOR CONCEPTUAL MASTER PLAN

SWITC Development: Estimated Taxable Values Including Land Values and Estimated Annual Property Tax Revenues

Estimated Additional Taxable Value at Year End:											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Single Family Residential	\$6,893,700	\$6,893,700	\$13,787,400	\$13,787,400	\$6,893,700	\$6,893,700	\$6,893,700	\$6,893,700	\$0	\$0	\$68,937,000
Multi-Family Residential	\$0	\$6,403,900	\$6,403,900	\$6,403,900	\$6,403,900	\$0	\$0	\$0	\$0	\$0	\$25,615,600
Retirement	\$0	\$0	\$0	\$0	\$16,795,000	\$16,795,000	\$0	\$0	\$0	\$0	\$33,590,000
Commercial/Office	\$38,895,100	\$38,895,100	\$38,895,100	\$38,895,100	\$38,895,100	\$38,895,100	\$38,895,100	\$38,895,100	\$38,895,100	\$38,895,100	\$388,951,000
Hotels	\$0	\$0	\$0	\$10,028,900	\$0	\$0	\$10,028,900	\$0	\$0	\$10,028,900	\$30,086,700
Mixed Use/Retail	\$0	\$0	\$0	\$0	\$9,363,000	\$9,363,000	\$9,363,000	\$0	\$9,363,000	\$9,363,000	\$46,815,000
Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,883,814	\$0	\$0	\$4,883,814
Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,624,352	\$0	\$0	\$1,624,352
											\$600,503,466
Estimated Cumulative Year-End Taxable Value:											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11+
Single Family Residential	\$6,893,700	\$13,787,400	\$27,574,800	\$41,362,200	\$48,255,900	\$55,149,600	\$62,043,300	\$68,937,000	\$68,937,000	\$68,937,000	\$68,937,000
Multi-Family Residential	\$0	\$6,403,900	\$12,807,800	\$19,211,700	\$25,615,600	\$25,615,600	\$25,615,600	\$25,615,600	\$25,615,600	\$25,615,600	\$25,615,600
Retirement	\$0	\$0	\$0	\$0	\$16,795,000	\$33,590,000	\$33,590,000	\$33,590,000	\$33,590,000	\$33,590,000	\$33,590,000
Commercial/Office	\$38,895,100	\$77,790,200	\$116,685,300	\$155,580,400	\$194,475,500	\$233,370,600	\$272,265,700	\$311,160,800	\$350,055,900	\$388,951,000	\$388,951,000
Hotels	\$0	\$0	\$0	\$10,028,900	\$10,028,900	\$10,028,900	\$20,057,800	\$20,057,800	\$20,057,800	\$30,086,700	\$30,086,700
Mixed Use/Retail	\$0	\$0	\$0	\$0	\$9,363,000	\$18,726,000	\$28,089,000	\$28,089,000	\$37,452,000	\$46,815,000	\$46,815,000
Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,883,814	\$4,883,814	\$4,883,814	\$4,883,814
Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,624,352	\$1,624,352	\$1,624,352	\$1,624,352
											\$600,503,466
Estimated Cumulative Effective Taxable Value at Year End:											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11+
Single Family Residential	\$3,446,850	\$10,340,550	\$20,681,100	\$34,468,500	\$44,809,050	\$51,702,750	\$58,596,450	\$65,490,150	\$68,937,000	\$68,937,000	\$68,937,000
Multi-Family Residential	\$0	\$3,201,950	\$9,605,850	\$16,009,750	\$22,413,650	\$25,615,600	\$25,615,600	\$25,615,600	\$25,615,600	\$25,615,600	\$25,615,600
Retirement	\$0	\$0	\$0	\$0	\$8,397,500	\$25,192,500	\$33,590,000	\$33,590,000	\$33,590,000	\$33,590,000	\$33,590,000
Commercial/Office	\$19,447,550	\$58,342,650	\$97,237,750	\$136,132,850	\$175,027,950	\$213,923,050	\$252,818,150	\$291,713,250	\$330,608,350	\$369,503,450	\$388,951,000
Hotels	\$0	\$0	\$0	\$5,014,450	\$10,028,900	\$10,028,900	\$15,043,350	\$20,057,800	\$20,057,800	\$25,072,250	\$30,086,700
Mixed Use/Retail	\$0	\$0	\$0	\$0	\$4,681,500	\$14,044,500	\$23,407,500	\$28,089,000	\$32,770,500	\$42,133,500	\$46,815,000
Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,441,907	\$4,883,814	\$4,883,814	\$4,883,814
Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$812,176	\$1,624,352	\$1,624,352	\$1,624,352
	\$22,894,400	\$71,885,150	\$127,524,700	\$191,625,550	\$265,358,550	\$340,507,300	\$409,071,050	\$467,809,883	\$518,087,416	\$571,359,966	\$600,503,466
Estimated Property Tax Revenues (as Received) by Year:											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11+
City of Nampa.....	\$265,100	\$832,500	\$1,476,900	\$2,219,300	\$3,073,200	\$3,943,500	\$4,737,500	\$5,417,800	\$6,000,100	\$6,617,000	\$6,954,600
Nampa School District.....	\$105,300	\$330,500	\$586,300	\$881,100	\$1,220,100	\$1,565,600	\$1,880,900	\$2,150,900	\$2,382,100	\$2,627,100	\$2,761,100
Canyon County.....	\$130,700	\$410,300	\$727,900	\$1,093,800	\$1,514,700	\$1,943,600	\$2,335,000	\$2,670,300	\$2,957,300	\$3,261,300	\$3,427,700
Nampa Highway District.....	\$34,600	\$108,800	\$193,000	\$289,900	\$401,500	\$515,200	\$619,000	\$707,800	\$783,900	\$864,500	\$908,600
Vallivue School District.....	\$124,800	\$392,000	\$695,300	\$1,044,900	\$1,446,900	\$1,856,600	\$2,230,500	\$2,550,800	\$2,824,900	\$3,115,400	\$3,274,300

SWITC Development: Estimated Taxable Value (with Land Values) and Estimated Annual Property Tax Revenues at Full Build-Out

	<u>Sq. Footage</u>	<u>Acreage</u>	<u>Type</u>	<u>Quantity Square ft.</u>	<u>Const. Cost per Sq. Ft.</u>	<u>Total Const. Cost</u>	<u>Est. TI Cost</u>	<u>Est. Taxable Value</u>
<u>Storage</u>								
Total Site	155,136	3.56	Land Value					\$1,011,040
Buildings	38,150		Storage	38,150	43.00	\$1,640,450	50.00	\$3,547,950
Roads/Parking	98,170		Roads / Parking	98,170	3.05	\$299,419	0.00	\$299,419
Landscape	18,819		Landscape	18,819	1.35	\$25,406	0.00	\$25,406
Total - Buildings: Light Industrial (Sq. Ft.)	38,150					\$1,965,274		\$4,883,814
<u>Single Family Residential</u>								
Total Site	2,748,636					\$0		
Roads / Parking	430,781			430,781	3.05	\$1,313,882		\$0
Landscape	420,160			420,160	1.35	\$567,216		\$567,216
Total Lots	258			258		\$51,600,000		\$68,370,000
Total - Single Family (Lots)	258					\$53,481,098		\$68,937,216
<u>Multi Family Residential</u>								
Total Site	688,250	15.80	Land Value					\$4,487,200
Buildings (ave. sq. ft. per unit: 1025)	232,250		Multi-family	232,250	81.00	\$18,812,250	0.00	\$18,812,250
Roads / Parking	130,460			130,460	3.05	\$397,903		\$397,903
Landscape	418,358			418,358	1.35	\$564,783		\$564,783
Clubhouse / Pool (costs included in building)	16,707			16,707	81.00	\$1,353,267		\$1,353,267
Total - Multi Family (Lots)	200					\$21,128,203		\$25,615,403
Park/Soccer/field	460,300		Park/Fields	460,300	3.00	\$1,380,900		\$0
<u>Retirement Community</u>								
Total Site	612,018	14.15	Land Value					\$4,018,600
Buildings (ave. sq. ft. per unit: 1025)	283,350		Retirement	283,350	81.00	\$22,951,350	0.00	\$22,951,350
Roads / Parking (costs included in building)	152,428		Roads / Parking	152,428	3.05	\$464,905	0.00	\$464,905
Landscape (costs included in building)	318,640		Landscape	318,640	1.35	\$430,164	0.00	\$430,164
Underground Parking	57,250		Parking	57,250	100.00	\$5,725,000	0.00	\$5,725,000
Total - Retirement Community (Sq. Ft.)	283,350					\$29,571,419		\$33,590,019
<u>Hotels</u>								
Total Site	430,746	9.89	Land Value					\$2,808,760
Buildings (up to 2 story)	148,410		Hotel - 2 or more	148,410	100.00	\$14,841,000	75.00	\$25,971,750
Buildings (1 story)	4,400		Hotel - 1 Level	4,400	58.00	\$255,200	50.00	\$475,200
Roads/Parking	198,432		Roads / Parking	198,432	3.05	\$605,218	0.00	\$605,218
Landscape/Plazas	167,144		Landscape	167,144	1.35	\$225,644	0.00	\$225,644
Total - Buildings: Hotels (Sq. Ft.)	152,810					\$15,927,062		\$30,086,572

05 APPENDICES

05.2 APPENDIX B1 ESTABLISHED TAXABLE VALUES INCLUDING LAND VALUES AND ESTIMATED ANNUAL PROPERTY TAX REVENUES FOR CONCEPTUAL MASTER PLAN

SWITC Development: Estimated Taxable Value (with Land Values) and Estimated Annual Property Tax Revenues at Full Build-Out

	<u>Sq. Footage</u>	<u>Acreage</u>	<u>Type</u>	<u>Quantity Square ft.</u>	<u>Const. Cost per Sq. Ft.</u>	<u>Total Const. Cost</u>	<u>Est. TI Cost</u>	<u>Est. Taxable Value</u>
<u>Fuel Facilities</u>								
Total Site	122,374	2.81	Land Value					\$798,040
Buildings	7,011			7,011	75.00	\$525,825	50.00	\$525,825
New - Roads /Parking	85,145		Roads / Parking	85,145	3.05	\$259,692	0.00	\$259,692
New - Landscape	30,218		Landscape	30,218	1.35	\$40,794	0.00	\$40,794
Total - Buildings: Campus (Sq. Ft.)	7,011					\$300,487		\$1,624,352
<u>Commercial/Office/Business Campus</u>								
Total Site	5,215,402	119.73	Land Value					\$34,003,320
Buildings (up to 2 story)	1,402,300		Office - 2 or more	1,402,300	75.00	\$105,172,500	100.00	\$245,402,500
Buildings (1 story)	611,510		Office - 1 Level	611,510	58.00	\$35,467,580	100.00	\$96,618,580
Parking	1,876,969		Roads / Parking	1,876,969	3.05	\$5,724,755	0.00	\$5,724,755
Underground Parking	42,750		Parking	42,750	100.00	\$4,275,000	1.00	\$4,275,000
Landscape/Plazas	2,168,355		Landscape	2,168,355	1.35	\$2,927,279	0.00	\$2,927,279
Total - Buildings: Commercial / Office (Sq. Ft.)	2,013,810					\$153,567,115		\$388,951,435
<u>Mixed Use/Retail</u>								
Total Site	728,144	16.72	Land Value					\$4,748,480
Buildings (up to 2 story)	232,250		Retail	232,250	75.00	\$17,418,750	100.00	\$40,643,750
Buildings (1 story)			Retail	0	58.00	\$0	100.00	\$0
Parking	373,871		Roads / Parking	373,871	3.05	\$1,140,307	0.00	\$1,140,307
Landscape/Plazas	209,373		Landscape	209,373	1.35	\$282,654	0.00	\$282,654
Total - Buildings: Commercial / Office (Sq. Ft.)	232,250					\$18,841,710		\$46,815,190

Total Taxable Value..... \$600,504,001

At Full Build-out Annual Property Tax Revenues to:

City of Nampa.....	\$6,954,600
Nampa School District.....	\$2,761,100
Canyon County.....	\$3,427,700
Nampa Highway District.....	\$908,600
Vallivue School District.....	\$3,274,300
College of Western Idaho.....	\$114,400

05 APPENDICES

05.3 APPENDIX B2 ESTABLISHED TAXABLE VALUES WITHOUT LAND VALUES AND ESTIMATED ANNUAL PROPERTY TAX REVENUES FOR CONCEPTUAL MASTER PLAN

SWITC Development: Estimated Annual Taxable Values (without Land Values) and Estimated Annual Property Tax Revenues

Estimated Additional Taxable Value at Year End:											
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Total</u>
Single Family Residential	\$6,893,700	\$6,893,700	\$13,787,400	\$13,787,400	\$6,893,700	\$6,893,700	\$6,893,700	\$6,893,700	\$0	\$0	\$68,937,000
Multi-Family Residential	\$0	\$5,282,100	\$5,282,100	\$5,282,100	\$5,282,100	\$0	\$0	\$0	\$0	\$0	\$21,128,400
Retirement	\$0	\$0	\$0	\$0	\$14,785,700	\$14,785,700	\$0	\$0	\$0	\$0	\$29,571,400
Commercial/Office	\$35,494,800	\$35,494,800	\$35,494,800	\$35,494,800	\$35,494,800	\$35,494,800	\$35,494,800	\$35,494,800	\$35,494,800	\$35,494,800	\$354,948,000
Hotels	\$0	\$0	\$0	\$9,092,600	\$0	\$0	\$9,092,600	\$0	\$0	\$0	\$27,277,800
Mixed Use/Retail	\$0	\$0	\$0	\$0	\$8,413,300	\$8,413,300	\$8,413,300	\$0	\$8,413,300	\$8,413,300	\$42,066,500
Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,872,800	\$0	\$0	\$3,872,800
Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$826,300	\$0	\$0	\$826,300
											\$548,628,200
Estimated Cumulative Year-End Taxable Value:											
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Year 11+</u>
Single Family Residential	\$6,893,700	\$13,787,400	\$27,574,800	\$41,362,200	\$48,255,900	\$55,149,600	\$62,043,300	\$68,937,000	\$68,937,000	\$68,937,000	\$68,937,000
Multi-Family Residential	\$0	\$5,282,100	\$10,564,200	\$15,846,300	\$21,128,400	\$21,128,400	\$21,128,400	\$21,128,400	\$21,128,400	\$21,128,400	\$21,128,400
Retirement	\$0	\$0	\$0	\$0	\$14,785,700	\$29,571,400	\$29,571,400	\$29,571,400	\$29,571,400	\$29,571,400	\$29,571,400
Commercial/Office	\$35,494,800	\$70,989,600	\$106,484,400	\$141,979,200	\$177,474,000	\$212,968,800	\$248,463,600	\$283,958,400	\$319,453,200	\$354,948,000	\$354,948,000
Hotels	\$0	\$0	\$0	\$9,092,600	\$9,092,600	\$9,092,600	\$18,185,200	\$18,185,200	\$18,185,200	\$27,277,800	\$27,277,800
Mixed Use/Retail	\$0	\$0	\$0	\$0	\$8,413,300	\$16,826,600	\$25,239,900	\$25,239,900	\$33,653,200	\$42,066,500	\$42,066,500
Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,872,800	\$3,872,800	\$3,872,800	\$3,872,800
Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$826,300	\$826,300	\$826,300	\$826,300
											\$548,628,200
Estimated Cumulative Effective Taxable Value at Year End:											
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Year 11+</u>
Single Family Residential	\$3,446,850	\$10,340,550	\$20,681,100	\$34,468,500	\$44,809,050	\$51,702,750	\$58,596,450	\$65,490,150	\$68,937,000	\$68,937,000	\$68,937,000
Multi-Family Residential	\$0	\$2,641,050	\$7,923,150	\$13,205,250	\$18,487,350	\$21,128,400	\$21,128,400	\$21,128,400	\$21,128,400	\$21,128,400	\$21,128,400
Retirement	\$0	\$0	\$0	\$0	\$7,392,850	\$22,178,550	\$29,571,400	\$29,571,400	\$29,571,400	\$29,571,400	\$29,571,400
Commercial/Office	\$17,747,400	\$53,242,200	\$88,737,000	\$124,231,800	\$159,726,600	\$195,221,400	\$230,716,200	\$266,211,000	\$301,705,800	\$337,200,600	\$354,948,000
Hotels	\$0	\$0	\$0	\$4,546,300	\$9,092,600	\$9,092,600	\$13,638,900	\$18,185,200	\$18,185,200	\$22,731,500	\$27,277,800
Mixed Use/Retail	\$0	\$0	\$0	\$0	\$4,206,650	\$12,619,950	\$21,033,250	\$25,239,900	\$29,446,550	\$37,859,850	\$42,066,500
Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,936,400	\$3,872,800	\$3,872,800	\$3,872,800
Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$413,150	\$826,300	\$826,300	\$826,300
	\$21,194,250	\$66,223,800	\$117,341,250	\$176,451,850	\$243,715,100	\$311,943,650	\$374,684,600	\$428,175,600	\$473,673,450	\$522,127,850	\$548,628,200
Estimated Property Tax Revenues (as Received) by Year:											
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Year 11+</u>
City of Nampa.....	\$245,500	\$767,000	\$1,359,000	\$2,043,500	\$2,822,500	\$3,612,700	\$4,339,300	\$4,958,800	\$5,485,700	\$6,046,900	\$6,353,800
Nampa School District.....	\$97,400	\$304,500	\$539,500	\$811,300	\$1,120,600	\$1,434,300	\$1,722,800	\$1,968,700	\$2,177,900	\$2,400,700	\$2,522,500
Canyon County.....	\$121,000	\$378,000	\$669,800	\$1,007,200	\$1,391,100	\$1,780,600	\$2,138,700	\$2,444,000	\$2,703,700	\$2,980,300	\$3,131,600
Nampa Highway District.....	\$32,100	\$100,200	\$177,500	\$267,000	\$368,800	\$472,000	\$566,900	\$647,900	\$716,700	\$790,000	\$830,100
Vallivue School District.....	\$115,600	\$361,100	\$639,800	\$962,100	\$1,328,900	\$1,700,900	\$2,043,000	\$2,334,700	\$2,582,700	\$2,846,900	\$2,991,400

SWITC Development: Estimated Taxable Value (without Land Values) and Estimated Property Tax Revenues at Full Build-Out

	<u>Sq. Footage</u>	<u>Acreage</u>	<u>Type</u>	<u>Quantity Square ft.</u>	<u>Const. Cost per Sq. Ft.</u>	<u>Total Const. Cost</u>	<u>Est. TI Cost</u>	<u>Est. Taxable Value</u>
<u>Storage</u>								
Total Site	155,136	3.56	Land Value					\$0
Buildings	38,150		Storage	38,150	43.00	\$1,640,450	50.00	\$3,547,950
Roads/Parking	98,170		Roads / Parking	98,170	3.05	\$299,419	0.00	\$299,419
Landscape	18,819		Landscape	18,819	1.35	\$25,406	0.00	\$25,406
Total - Buildings: Light Industrial (Sq. Ft.)	38,150					\$1,965,274		\$3,872,774
<u>Single Family Residential</u>								
Total Site	2,748,636					\$0		
Roads / Parking	430,781			430,781	3.05	\$1,313,882		\$0
Landscape	420,160			420,160	1.35	\$567,216		\$567,216
Total Lots	258			258		\$51,600,000		\$68,370,000
Total - Single Family (Lots)	258					\$53,481,098		\$68,937,216
<u>Multi Family Residential</u>								
Total Site	688,250	15.80	Land Value					\$0
Buildings (ave. sq. ft. per unit: 1025)	232,250		Multi-family	232,250	81.00	\$18,812,250	0.00	\$18,812,250
Roads / Parking	130,460			130,460	3.05	\$397,903		\$397,903
Landscape	418,358			418,358	1.35	\$564,783		\$564,783
Clubhouse / Pool (costs included in building)	16,707			16,707	81.00	\$1,353,267		\$1,353,267
Total - Multi Family (Lots)	200					\$21,128,203		\$21,128,203
Park/Soccer/field	460,300		Park/Fields	460,300	3.00	\$1,380,900		\$0
<u>Retirement Community</u>								
Total Site	612,018	14.15	Land Value					\$0
Buildings (ave. sq. ft. per unit: 1025)	283,350		Retirement	283,350	81.00	\$22,951,350	0.00	\$22,951,350
Roads / Parking (costs included in building)	152,428		Roads / Parking	152,428	3.05	\$464,905	0.00	\$464,905
Landscape (costs included in building)	318,640		Landscape	318,640	1.35	\$430,164	0.00	\$430,164
Underground Parking	57,250		Parking	57,250	100.00	\$5,725,000	0.00	\$5,725,000
Total - Retirement Community (Sq. Ft.)	283,350					\$29,571,419		\$29,571,419
<u>Hotels</u>								
Total Site	430,746	9.89	Land Value					\$0
Buildings (up to 2 story)	148,410		Hotel - 2 or more	148,410	100.00	\$14,841,000	75.00	\$25,971,750
Buildings (1 story)	4,400		Hotel - 1 Level	4,400	58.00	\$255,200	50.00	\$475,200
Roads/Parking	198,432		Roads / Parking	198,432	3.05	\$605,218	0.00	\$605,218
Landscape/Plazas	167,144		Landscape	167,144	1.35	\$225,644	0.00	\$225,644
Total - Buildings: Hotels (Sq. Ft.)	152,810					\$15,927,062		\$27,277,812

05 APPENDICES

05.4 APPENDIX C: TOUCHSTONE GOLF ROUND AND REVENUE REVIEW



February 13, 2012

The State of Idaho
Department of Health and Welfare
Idaho State School and Hospital
Nampa, Idaho 83651
c/o Mr. David Druzisky
Druzisky Golf Design

Dear David:

Touchstone Golf has completed its review of the leases by and between the City of Nampa, Idaho ("Lessee") and the State of Idaho Department of Health and Welfare ("Lessor") for Ridgecrest Golf Club ("Ridgecrest") and Centennial Golf Course ("Centennial"), both in the City of Nampa. The objective of our review was to render an expert opinion on the terms of the leases relative to similar leases for golf course properties.

Findings

1. The leases for Ridgecrest and Centennial are fairly unique in the golf industry, as they:
a) originated as land leases of agricultural land for the development of golf courses by the Lessee and b) were written as agreements between two governmental agencies. More typical in the industry are leases written for golf courses already developed, financed and owned by the lessor, with the lessee being a private business entity and the lessor a private business entity or a governmental agency.

While a typical lease generally conforms to market norms and thereby assures equity for both the lessee and the lessor, the Ridgecrest and Centennial leases, because they are struck between two governmental agencies, may contain provisions that, while favoring either the Lessee or the Lessor, may be acceptable due to their advancing the public good. Indeed, the cooperative/collaborative nature of the Ridgecrest and Centennial leases reflect positively on the Lessee and Lessor and their attention to advancing that public good.

It is our view, and one generally shared throughout the industry, that a private entity as lessee, with oversight provided by a governmental agency, is typically better suited than the governmental agency to manage a golf course operation and optimize the golfer's experience and the business entity's profitability (contribution to the governmental agency's fund).

2. The original leases were written as leases of "unimproved land" or "farm ground" with the agreement that the Lessee, in the case of each lease, would develop, finance and operate a golf course on the land. Subsequent to the execution of each lease, the Lessee did, indeed, develop, finance and operate a golf course on the land. Under the terms of the original lease for Ridgecrest and the original lease plus amendments and extensions for Centennial, the Lessee continues to operate a golf course on each leased parcel.

3. The remainder of this analysis focuses on the terms of the Centennial lease; however, the points detailed relative to the Centennial lease generally apply to the Ridgecrest lease as well.
4. Under the terms of the Centennial lease, which originated in 1985 and was extended in 2009 and 2010 (twice) through 2014, the current rent structure specifies annual rent equal to the greater of twenty-one-thousand-seven-hundred-ten dollars (\$21,710.00) (the “minimum rent”) or one percent (1.0%) of gross revenue from the operation of the golf course and related amenities (golf shop, driving range, food and beverage) (the “percentage rent”). Under the terms of the original lease, minimum rent was twelve thousand dollars (\$12,000.00) and percentage rent was one percent (1.0%).

Review notes:

Given the requirement that the Lessee develop and finance Centennial, the rent as set forth in the original lease appears to have been reasonable, albeit on the low end relative to typical golf course leases, for the initial lease term of twenty-five (25) years.

To assure that rent was periodically marked-to-market, the parties could have included a provision in the lease for an annual adjustment of rent based on inflation and often calculated relative to the annual change in the consumer price index (“CPI”). Were such a provision in the original lease, minimum rent, given an average annual increase of two-and-a-half percent (2.5%) in the CPI, would have risen, in annual increments, to approximately twenty-one-thousand-seven-hundred dollars (\$21,700.00) by year twenty-five (25) of the lease. When the lease was extended in 2009 and 2010, the increase in minimum rent to twenty-one-thousand-seven-hundred-ten dollars (\$21,710.00) essentially reflected a one-time adjustment for inflation; however, the Lessor did not receive the cumulative benefit of annual adjustments for inflation, which would have totaled approximately one-hundred-ten thousand dollars (\$110,000.00) over the 25-year initial term of the lease.

The original lease and amendments contain no provisions for ongoing expenditures by the Lessee for capital improvements (“CIPs”) to the property. Annual provisions for CIPs generally run in the range of three percent (3.0%) to seven percent (7.0%) of gross golf revenue and are used to fund projects such as upgrading the irrigation system, re-conditioning tee boxes, greens and bunkers, repairing cart paths and making (small) renovations to the clubhouse and/or other structures. These CIPs help assure the ongoing quality and playability of the golf course and often are essential to the golf course’s maintaining its viability, market position and pricing.

When the original leases were written, and in light of the requirement that the Lessee finance and develop the golf courses, the 20- and 25-year terms of the leases were acceptable and conformed to the standards in the industry. Now, however, with the uncertainty in the economy rippling through as negative impacts on the golf industry, and “flexibility” being the watchword, many golf course leases are being written for much shorter terms – as short as five (5) years – with mutual (lessee/lessor) options to extend the leases. In light of the state of the current economy and the golf industry, it is fortuitous that the leases being examined herein are approaching their termini, affording the parties the opportunity to make the same assessment as they would have under the terms of shorter leases.

05 APPENDICES

05.4 APPENDIX C: TOUCHSTONE GOLF ROUND AND REVENUE REVIEW

To provide checks-and-balances, for a representative sample of current golf course leases, please see Exhibit A. While many of the golf course properties shown Exhibit A operate year-round and generate greater revenue than Ridgecrest and Centennial, the terms of the leases present a very good view of the overall golf course leasing market.

5. The recent U.S. recession has impacted golf. According to the National Golf Foundation, since 2005, the U.S. has lost four million (4.0M) golfers (-12.9%) and twenty-five million (25.0M) annual rounds (-10.0%). For a snapshot of those trends, please see Exhibit B.

The Nampa courses have felt the effects: rounds and revenue for the two golf courses have declined, impacting rents, with Centennial's rent remaining flat at the minimum rent level and Ridgecrest's rent – percentage rent – declining. For a summary of the past three (3) fiscal years' operating results, including summary profit and loss statements for fiscal year 2011, please see Exhibit C.

The preceding represents our findings, based on a high-level review, for the Ridgecrest and Centennial leases. While we focused on the terms and structure of the leases as stand-alone instruments, we believe this project warrants more comprehensive data and analysis, including:

- The outlook for the local economy (both short- and long-term) and its projected impacts on the golf courses and/or alternative uses of the land,
- The state of the local golf course business (supply of golf courses, demand from golfers, quality of the golfing experience, pricing, expectations for growth, etc.),
- The optimal management structure for the golf courses (city-operated, 3rd-party lease, 3rd-party management agreement),
- The most advantageous configuration/layout of the golf courses and
- A justification for the overall highest-and-best use of the parcels in question.

With this additional analysis and understanding in hand, the Idaho Department of Health and Welfare should have the information needed to complete and execute a sound plan for its land.

Respectfully submitted,



Wally Morgus
Vice President
Touchstone Golf Consulting Services

05 APPENDICES

05.5 APPENDIX D: GOLF COURSE CONSTRUCTION COST

Centennial Ridge Golf Course		
Project Development Budget		
June 2013		
Item	Quantity	Description
Pre-Development Costs		
Fees		\$850,000
Planning and Design Fees		Golf Course Architect, Irrigation Designer, Clubhouse Architect, Civil Engineer, Landscape Architect, Lake Engineer, Mechanical Engineer. \$750,000
Approval, Permitting and Bid Process		\$100,000
Development Costs		
Golf Course		6,565,000
Overhead and mobilization	Percentage	\$80,000
Demolition and Site Preparation	Lump Sum	\$65,000
Topsoil Management	80,000 CY	\$165,000
Excavation and Grading	350,000 CY	\$750,000
Shaping	Lump Sum	\$185,000
Green Construction	155,000 SF	\$850,000
Tee Construction	175000	\$145,000
Bunker Construction	72500	\$325,000
Lake Construction	475,000 SF Surface Area	\$800,000
Drainage	Allowance	\$85,000
Cart Paths	185,000 SF	\$500,000

Irrigation	Lump Sum	Full coverage automated branded irrigation system with 65' head spacing.	\$1,850,000	
Miscellaneous	Allowance	Retaining walls, cart and walk bridges etc.	\$200,000	
Finish Grading and Seed Bed Preparation	135 ac	Preparation of all areas and fine grading to achieve conditions suitable for planting. Pre plant fertilization.	\$165,000	
Landscape and Trees	Allowance	New Trees and accent landscape in select areas only.	\$150,000	
Grassing	135 AC	Sodding of select features areas and slopes. Seeding of Rye/Blue/Bent grasses throughout all remaining areas. Fecue and native grasses at perimeter - non-play areas.	\$250,000	
Maintenance Facility				1,050,000
Civil Improvements	Lump Sum	Site grading, paving, wash pad, waste management, utilities.	\$150,000	
Buildings	Allowance	4,200 SF Maintenance building with management offices, employee facilities lunch room, mechanic shop, small equipment and materials storage. 3800 SF Enclosed maintenance equipment storage building.	\$600,000	
FF&E	Allowance	Miscellaneous finishes and equipment, fuel station, safety and environmental controls etc.	\$300,000	
Facilities				\$1,550,000
Civil Improvements		Site Development, parking, utilities, lighting.	\$300,000	
Clubhouse	4,000 SF	Proshop, offices, storage, restrooms, grill, dining area.	\$800,000	
On Course Restrooms	2 ea	Restrooms on the course - one per side.	\$70,000	
Practice Facility		All-weather hitting bays, artificial turf strip.	\$65,000	
FF&E	Allowance	Proshop fixtures, kitchen/dining, tables, chairs, televisions, artwork patio furniture etc	\$200,000	
Cart Storage		Subterranean cart storage below clubhouse and staging area 95 cart capacity		
Outside services and Staging	Allowance	Cart and event staging, bag drop, scoreboard, walkways	\$50,000	
Outside Event Area Improvements	Allowance	Area for large event staging and catering, lawn, utilities, landscape, pathways.	\$65,000	
Post Development Costs				
				\$1,375,000
Golf Course Grow-in		Establishment of sodded and seeded areas.	\$225,000	
Maintenance Equipment		Turf Maintenance Equipment	\$450,000	
Course Accessories		Flags, markers, yardage markers, signage, ball washers, drinking water, range accessories etc.	\$85,000	
Golf Cart Fleet		90 carts	\$430,000	
Operatons Start-up		Staffing, softgoods, advertizing promotions.	\$185,000	
Total Development Budget Estimate				\$11,390,000

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05.6 APPENDIX E: PLANT SPECIES SELECTION LIST

BOTANICAL NAME	COMMON NAME	SIZE	WATER WISE
DECIDUOUS SHADE TREES - CLASS III			
<i>Liriodendron tulipifera</i>	Tulip Tree	90' x 50'w	
<i>Platanus x acerifolia</i> 'Bloodgood'	Bloodgood London Planetree	50' x 40'w	
DECIDUOUS SHADE TREES - CLASS II			
<i>Acer Freemanii</i> 'Armstrong'	Armstrong Maple	50' x 15'w	
<i>Acer platanoides</i> 'Columnarbroad'	Parkway Maple	40' x 20'w	
<i>Acer platanoides</i> 'Emerald Queen'	Emerald Queen Norway Maple	50' x 40'w	
<i>Acer rubrum</i> 'October Glory'	October Glory Maple	40' x 35'w	Yes
<i>Acer x freemanii</i>	Autumn Blaze Maple	50' x 40'w	Yes
<i>Betula nigra</i> 'Heritage'	Heritage River Birch	50' x 40'w	Yes
<i>Carpinus betulus</i> 'Fastigiata'	Tallhedge European Hornbeam	40'x30'w	
<i>Celtis occidentalis</i>	Common Hackberry	45'x 30'w	Yes
<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple White Ash	50' x 30'w	Yes
<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Green Ash	50' x 40'w	
<i>Ginkgo biloba</i>	Maidenhair Tree	50' x 35'w	Yes
<i>Gleditsia triacanthos inermis</i> 'Imperial'	Imperial Honeylocust	40' x 30'w	
<i>Liquidamber styraciflua</i>	American Sweetgum	60' x 50'w	
<i>Parrotia persica</i>	Persian Parrotia	35' x 35'	Yes
<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	40' x 30'w	
<i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova	50' x 40'w	
ORNAMENTAL FLOWERING TREES - CLASS I			
<i>Acer ginnala</i>	Amur Maple	18' x 18'w	Yes
<i>Cercis canadensis</i>	Eastern Redbud	25' x 30'w	Yes
<i>Crataegus phanenopyrum</i> (cordata)	Washington Hawthorn	30' x 25'w	
<i>Magnolia Stellata</i>	Star Magnolia	15' x10'w	
<i>Magnolia stellata</i> 'Royal Star'	Royal Star Magnolia	15'x 12'w	
<i>Malus x 'Prairiefire'</i>	Prairiefire Crabapple	20' x 20'w	
<i>Malus x 'Snowdrift'</i>	Snowdrift Crabapple	20' x 25'w	
<i>Malus x 'Spring Snow'</i>	Spring Snow Crabapple	20' x 25'w	
<i>Prunus cerasifera</i> 'Krauter Vesuvius'	Krauter Vesuvius Plum	20' x 20'w	
<i>Prunus virginiana</i> 'Canada Red'	Canada Red Chokecherry	25' x 20'w	Yes
<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Flowering Pear	35' x 20'w	Yes
<i>Pyrus calleryana</i> 'Capital'	Capital Ornamental Pear	40' x 12'w	Yes
<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	35' x 15'w	Yes
CONIFEROUS TREES			
<i>Cedrus deodara</i> 'Aurea'	Golden Deodar Cedar	35' x 15'w	

BOTANICAL NAME	COMMON NAME	SIZE	WATER WISE
<i>Picea abies</i>	Norway Spruce	75' x 40'w	
<i>Picea engelmannii</i>	Engelmann Spruce	75' x 30'w	
<i>Picea glauca</i> 'Densata'	Black Hills Spruce	75' x 40'w	
<i>Picea omorika</i>	Serbian Spruce	60' x 25'w	Yes
<i>Picea pungens</i>	Colorado Spruce	70' x 20'w	
<i>Picea pungens</i> 'Glauca'	Colorado Blue Spruce	70' x 20'w	
<i>Pinus flexilis</i> 'Vanderwolf'	Vanderwolf's Limber Pine	25' x 15'w	Yes
<i>Pinus monticola</i>	Western White Pine	100' x 20'w	
<i>Pinus nigra</i>	Austrian Black Pine	55' x 30'w	Yes
<i>Pinus ponderosa</i>	Ponderosa Pine	85' x 25'w	Yes
<i>Pinus sylvestris</i>	Scotch Pine	70' x 30'w	Yes
<i>Pseudotsuga menzeisii</i>	Douglas Fir	90' x 30'w	
SHRUBS			
<i>Arctostaphylos uva-ursi</i> 'Wood's Compacta'	Wood's Compacta' Kinnikinnick	4' x 4'	
<i>Azalea</i> x 'Lemon Lights'	Lemon Lights Azalea	6' x 4' w	
<i>Berberis thunbergii</i> 'Kobold'	Kobold Japanese Barberry	18' x 30'w	Yes
<i>Berberis thunbergii atropurpurea</i> 'Nana'	Crimson Pygmy Barberry	18' x 30'w	Yes
<i>Berberis thunbergii</i> 'Grhozam'	Green Hornet Barberry	18" x 3'	
<i>Berberis thunbergii</i> 'Lime Glow'	Lime Glow Barberry	4' x 4'	
<i>Buddleia davidii</i> sp.	Butterfly Bush	10' x 6'	Yes
<i>Buxus microphylla</i> 'Green Beauty'	Green Beauty Boxwood	4' x 4'w	
<i>Buxus microphylla</i> 'Winter Gem'	Winter Gem Boxwood	4' x 4'w	
<i>Buxus sempervirens</i> 'Variegata'	Variegated English Boxwood	5' x 5'	
<i>Cornus alba</i> 'Ivory Halo'	Ivory Halo Dogwood	5' x 5' w	
<i>Cornus sericea</i> (stolonifera)	Redosier (Red Twig) Dogwood	8' x 10' w	
<i>Cornus sericea</i> 'Flaviramea'	Yellow Stem Dogwood	8' x 8' w	
<i>Cornus sericea</i> 'Kelsey'	Kelsey Dogwood	30" x 30"w	
<i>Cotoneaster dammeri</i> 'Coral Beauty'	Coral Beauty Cotoneaster	18" x 6' w	
<i>Daphne burkwoodii</i> 'Carol Mackie'	Carol Mackie Daphne	3' x 4' w	
<i>Erica</i> x <i>darleyensis</i> 'Mediterranean Pink'	Mediterranean Heather	2' x 3' w	
<i>Euonymus alatus</i> 'Compactus'	Dwarf Winged Burning Bush	5' x 5' w	
<i>Euonymus fortunei</i> 'Emerald Gaeity'	Emerald Gaeity Wintercreeper	2' x 3'	
<i>Euonymus fortunei</i> 'Moonshadow'	Moonshadow Euonymus	3' x 5'	
<i>Euonymus japonica</i> 'Microphylla Variegatus'	Variegated Box-leaf Euonymus	12" x 18"	
<i>Euonymus japonicus</i> 'Silver King'	Silver King Euonymus	6' x 3'w	
<i>Euonymus kiautschovicus</i> 'Manhattan'	Manhattan Euonymus	7' x 5' w	
<i>Hibiscus syriacus</i> 'Blushing Bride'	Rose of Sharon	10' x 6' w	

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05.6 APPENDIX E: PLANT SPECIES SELECTION LIST

BOTANICAL NAME	COMMON NAME	SIZE	WATER WISE
Hydrangea species	Hydrangea		
Ilex x meserveae 'Blue Boy'	Blue Boy Holly	7' x 5' w	
Ilex x meserveae 'Blue Girl'	Blue Girl Holly	7' x 5' w	
Juniperus chinensis 'Sea Green'	Sea Green Juniper	4' x 4' w	Yes
Juniperus chinensis 'Spartan'	Skyrocket Juniper	15' x 4'w	Yes
Juniperus chinensis 'Armstrong'	Armstrong Chinese Juniper	3' x 6' w	Yes
Juniperus chinensis 'Monlep'	Mint Julep Juniper	5' x 6' w	Yes
Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	10" x 6'w	Yes
Juniperus sabina 'Monna'	Calgary Carpet Juniper	1'x 6'w	Yes
Ligustrum vulgare 'Lodense'	Lodense Privet	4' x 4'	Yes
Mahonia aquifolium 'Compacta'	Compact Oregon Grape	3' x 3'w	Yes
Mahonia repens	Creeping Oregon Grape	18" x 3'	Yes
Pachysandra Terminalis 'Green Sheen'	Green Sheen Japanese Spurge	8" x 5'w	
Photinia x Fraseri	Fraser's Photinia	8' x 8'	
Physocarpus opulifolius	Diablo Ninebark	6' x 5'w	Yes
Physocarpus opulifolius 'Dart's Gold'	Dwarf Dart's Gold Ninebark	5' x 5'w	
Pinus mugo 'Slowmound'	Slowmound Mugo Pine	4' x 4' w	Yes
Pinus strobus 'Nana'	Dwarf Eastern White pine	4' x 6' w	
Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	2' x 3' w	Yes
Potentilla fruticosa 'Red Ace'	Red Ace Potentilla	3' x 4'w	Yes
Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	4' x 5'w	
Prunus x cistena	Dwarf Red Leaf Plum	8' x 8' w	Yes
Rhamnus frangula 'Asplenifolia'	Narrow Leaf Buckthorn	9' x 6'w	
Rhododendron x 'English Roseum'	English Roseum Rhododendron	7' x 7'w	
Rhododendron x 'P.J.M.'	P.J.M. Rhododendron	4' x 5' w	
Rhus aromatica 'grow-low'	Grow-low Fragrant Sumac	3' x 6'w	
Ribes alpinum	Alpine Currant	6' x 6' w	Yes
Ribes aureum	Golden Currant	6' x 6'w	Yes
Rosa woodsii	Pear Hip Rose	4' x 3'w	Yes
Rosa x 'Noala'	Coral Flower Carpet Rose	2' x 3' w	
Rosa x 'Noalesa'	Yellow Flower Carpet Rose	2' x 3' w	
Rosa x 'Noare'	Red Flower Carpet Rose	2' x 3' w	
Rosa x 'Noaschnee'	White Flower Carpet Rose	2' x 3' w	
Rosa x 'Noatraum'	Pink Flower Carpet Rose	2' x 3' w	
Salix purpurea 'Nana'	Arctic Blue Leaf Willow	5' x 5' w	
Sambucus nigra 'Black Beauty'	Black Beauty Elderberry	8' x 8'w	
Spiraea japonica 'Gold Mound'	Gold Mound Spiraea	2' x 3'w	

BOTANICAL NAME	COMMON NAME	SIZE	WATER WISE
<i>Spirea japonica</i> 'Neon Flash'	Neon Flash Spirea	3' x 3' w	
<i>Spirea x bumalda</i> 'Gold Flame'	Gold Flame Spirea	2' x 3' w	
<i>Spirea x bumalda</i> 'Limemound'	Limemound Spirea	4' x 4' w	
<i>Spirea x bumalda</i> 'Little Princess'	Little Princess Spirea	2' x 3' w	
<i>Syringa vulgaris</i> 'Sensation'	Sensation Lilac	10' x 6' w	
<i>Taxus baccata</i> 'Repandens'	Spreading English (Repandens) Yew	5' x 6' w	
<i>Thuja occidentalis</i> 'Degroot's Spire'	Degroot's Spire Arborvitae	20' x 5'	
<i>Thuja occidentalis</i> 'Emerald'	Emerald Green Arborvitae	15' x 3' w	
<i>Thuja occidentalis</i> 'Rheingold'	Rheingold Arborvitae	5' x 5' w	
<i>Viburnum x Bodnantense</i> 'Pink Dawn'	Pink Dawn Viburnum	9' x 7' w	
<i>Viburnum x burkwoodii</i>	Burkwood Viburnum	8' x 5'	Yes
<i>Viburnum opulus</i> 'Nanum'	Dwarf Cranberry Bush Viburnum	2' x 2' w	
<i>Viburnum trilobum</i>	American Cranberry Bush Viburnum	6' x 6' w	
<i>Vinca minor</i>	Periwinkle	6" x 2' w	
<i>Yucca filamentosa</i> 'Golden Sword'	Golden Sword Yucca	3' x 3' w	Yes
<i>Yucca filamentosa</i> 'Ivory Tower'	Ivory Tower Yucca	3' x 3' w	Yes
PERENNIALS			
<i>Achillea</i> 'Coronation Gold'	Coronation Gold Yarrow	3' x 2' w	Yes
<i>Achillea millefolium</i> 'Summerwine'	Summerwine Yarrow	3' x 3' w	Yes
<i>Achillea</i> 'Moonshine'	Moonshine Yarrow	3' x 3' w	Yes
<i>Armeria maritima</i> 'Bloodstone'	Bloodstone Thrift	8" x 1' w	
<i>Armeria maritima</i> 'Cotton Tail'	Cotton Tail Thrift	8" x 1' w	
<i>Aster x frikartii</i> 'Moench'	Moench Aster	3' x 3' w	
<i>Caryopteris x clandonensis</i>	Blue Mist	2' x 2' w	Yes
<i>Cerastium tomentosum</i>	Snow in Summer	6" x 18" w	
<i>Chrysanthemum x superbum</i> 'Snowcap'	Snowcap Shasta Daisy	18" x 2' w	
<i>Coreopsis rosea</i> 'Sweet Dreams'	Sweet Dreams Coreopsis	1' x 1' w	
<i>Echinacea pupurea</i> 'Magnus'	Cone Flower	3' x 2' w	
<i>Hemerocallis</i> 'Mini Pearl'	Mini Pearl Dwarf Daylily	18" o.c.	Yes
<i>Hemerocallis</i> 'Pardon Me'	Pardon Me Daylily	18" o.c.	Yes
<i>Hemerocallis</i> 'Stella d' Oro'	Stella d' Oro Daylily	2' x 2' w	Yes
<i>Heuchera micrantha</i> 'Palace Purple'	Coral Bells	2' x 18" w	
<i>Heuchera</i> 'Midnight Rose'	Midnight Rose Coral Bells	1' x 1' w	
<i>Hosta x 'Blue Angel'</i>	Blue Angel Plantain Lily	2' x 2' w	
<i>Hosta x 'Fire and Ice'</i>	Fire and Ice Plantain Lily	2' x 2' w	
<i>Hosta x 'Sagae'</i>	Variegated Plantain Lily	2' x 2' w	
<i>Iris sibirica</i> 'Caesar's Brother'	Caesar's Brother Siberian Iris	2' x 1' w	

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05.6 APPENDIX E: PLANT SPECIES SELECTION LIST

BOTANICAL NAME	COMMON NAME	SIZE	WATER WISE
Iris sibirica 'Lights of Paris'	Lights of Paris Siberian Iris	18" x 1' w	
Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	2' x 2' w	Yes
Lavandula angustifolia 'Munstead'	Munstead English Lavender	18" x 30"w	Yes
Liatris Spicata 'Kobald'	Kobald Liatris	2' x 2' w	
Monarda didyma 'Petite Delight'	Bee Balm	18" x 2' w	
Penstemon eatonii	Firecracker Penstemon	2' x 2' w	
Perovskia atriplicifolia	Russian Sage	3' x 3' w	
Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black Eyed Susan	2' x 18"	
Salvia greggii 'Furman's Red'	Furmans Red Salvia	30" x 2'w	Yes
Salvia nemorosa 'Caradonna'	Caradonna Meadow Sage	18" x 2' w	
Sedum x 'Autumn Joy'	Autumn Joy Sedum	18" x 2' w	
GRASSES			
Calamagrostis x acutiflora `Overdam	Overdam Feather Reed Grass	5' x 2'w	Yes
Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass	5' x 2'w	Yes
Carex buchananii	Fox Red Curly (Leatherleaf) Sedge	2' x 2' w	
Helictotrichon sempervirens	Blue Oat Grass	2' x 2' w	Yes
Miscanthus sinensis 'Graziella'	Graziella Maiden Grass	5' x 2'w	
Miscanthus sinensis 'Little Kitten'	Little Kitten Maiden Grass	3' x 2'w	
Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	5' x 2'w	
Miscanthus sinensis 'Purpurascens'	Purple Silver Grass	4' x 4' w	Yes
Miscanthus sinensis 'variegatus'	Variegated Japanese Silver Grass	6' x 4' w	Yes
Miscanthus sinensis 'Zebrinus'	Zebra Grass	5' x 3'w	Yes
Panicum virgatum 'Cloud Nine'	Tall Switch Grass	6' x 3' w	
Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	3' x 3'w	
Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2' x 2'w	Yes
Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	1' x 1'w	Yes
All plant material to be maintained at a height/width that allows it to reach the sizes shown above.			
<p>Minimum sizes installed: Deciduous and flowering trees: 2" caliper or 9'-10' clump Coniferous trees: 7'-8' Shrubs: 2 gallon Perennials: 1 gallon Grasses: 1 gallon</p>			

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05.6 APPENDIX E: PLANT SPECIES SELECTION LIST (NATIVE)

BOTANICAL NAME	COMMON NAME
TREES	
<i>Acer grandidentatum</i>	Big-tooth Maple
<i>Betula occidentalis</i>	Water Birch
<i>Celtis reticulata</i>	Netleaf Hackberry
<i>Juniperus occidentalis</i>	Western Juniper
<i>Larix occidentalis</i>	Western Larch
<i>Piceapungens</i>	Blue Spruce
<i>Pinus edulis</i>	Pinyon Pine
<i>Pinus monticola</i>	Western White Pine
<i>Pinus ponderosa</i>	Ponderosa Pine
<i>Populus tremuloides</i>	Quaking Aspen
<i>Populus trichocarpa</i>	Black Cottonwood
<i>Pseudotsuga menziesii</i>	Douglas Fir
<i>Sorbus scopulina</i>	Rocky Mountain Ash
SHRUBS	
<i>Acer glabrum</i>	Rocky Mountain Maple
<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick
<i>Artemisia cana</i>	Silver Sagebrush
<i>Artemisia frigida</i>	Fringed Sagebrush
<i>Artemisia ludoviciana</i>	Louisiana Sage
<i>Artemisia tridentata</i>	Big Sagebrush
<i>Atriplex canescens</i>	Four-wing Saltbush
<i>Cercocarpus ledifolius</i>	Curl-leaf Mountain Mahogany
<i>Cercocarpus montanus</i>	Birch-leaf Mountain Mahogany
<i>Chamaebatiaria millefolium</i>	Fern Bush
<i>Chrysothamnus nauseosus</i>	Rubber Rabbitbrush
<i>Chrysothamnus viscidiflorus</i>	Green Rabbitbrush
<i>Cornus stolonifera</i>	Red-osier Dogwood
<i>Crataegus douglasii</i>	Douglas Hawthorn
<i>Ephedra viridis</i>	Mormon Tea
<i>Fallugia paradoxa</i>	Apache Plume
<i>Krascheninnikovia lanata</i>	Winterfat
<i>Mahonia repens</i>	Creeping Oregon Grape
<i>Philadelphica lewisii</i>	Mockorange, Syringa

BOTANICAL NAME	COMMON NAME
Physocarpus malvaceus	Ninebark
Potentilla fruticosa	Shrubby Cinquefoil
Prunus emarginata	Bitter Cherry
Primus virginiana	Chokecherry
Purshia tridentata	Antelope Bitterbrush
Rhus glabra	Smooth Sumac
Rhus trilobata	Oakleaf Sumac
Ribes aureum	Golden Currant
Ribes sanguineum	Red-flowering Currant
Rosa woodsii	Woods' Rose
Sambucus caerulea	Blue Elderberry
Shepherdia argentea	Silver Buffaloberry
Shepherdia canadensis	Russet Buffaloberry
Symphocarpus albus	Common Snowberry
PERENNIALS	
Achillea millefolium	Western Yarrow
Agave parryi	Parry's Agave
Anaphalis margaritacea	Pearly Everlasting
Antennaria spp	Pussytoes
Aquilegia caerulea	Colorado Blue Columbine
Aquilegia formosa	Western Columbine
Aster spp	Wild Aster
Balsamorhiza sagittata	Arrowleaf Balsamroot
Camassia quamash	Blue Camas
Echinacea purpurea	Purple Coneflower
Erigeron compositus	Cut-leaf Daisy
Eriogonum heracleoides	Wyeth Buckwheat
Eriogonum niveum	Snow Buckwheat
Eriogonum umbellatum	Sulfur Buckwheat
Eriophyllum lanatum	Woolly Sunflower
Gaillardia aristata	Blanket Flower
Geranium viscosissimum	Sticky Geranium
Geum triflorum	Prairie Smoke
Hesperaloe parviflora	Texas Red Yucca
Ipomopsis aggregata	Scarlet Gilia

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05.6 APPENDIX E: PLANT SPECIES SELECTION LIST (NATIVE)

BOTANICAL NAME	COMMON NAME
<i>Linum perenne</i>	Wild Blue Flax
<i>Lupinus argenteus</i>	Silver Lupine
<i>Oenothera missouriensis</i>	Missouri Evening Primrose
<i>Opuntia</i> spp	Prickly Pear Cactus
<i>Penstemon angustifolius</i>	Pagoda Penstemon
<i>Penstemon barbatus</i>	Scarlet Bugler
<i>Penstemon cyaneus</i>	Dark Blue Penstemon
<i>Penstemon deustus</i>	Hot Rock Penstemon
<i>Penstemon eatonii</i>	Firecracker Penstemon
<i>Penstemon fruticosus.</i>	Shrubby Penstemon
<i>Penstemon palmed</i>	Palmer Penstemon
<i>Penstemon pinifolius</i>	Pine-leaf Penstemon
<i>Penstemon rydbergii</i>	Rydberg's Penstemon
<i>Penstemon speciosus</i>	Showy Penstemon
<i>Penstemon strictus</i>	Rocky Mountain Penstemon
<i>Penstemon venustus</i>	Lovely Penstemon
<i>Penstemon whippleanus</i>	Whipple's Penstemon
<i>Petalostemon purpureum</i>	Prairie Clover
<i>Solidago</i> spp	Goldenrod
<i>Sphaeralcea ambigua</i>	Desert Globemallow
<i>Sphaeralcea grossulariifolia</i>	Gooseberry-leaf Globemallow
<i>Sphaeralcea munwana</i>	Orange Globemallow
<i>Stanleya pinnata</i>	Prince's Plume
<i>Yucca glauca</i>	Narrow leaf Yucca
GRASSES	
<i>Achnatherum hymenoides</i>	Indian Ricegrass
<i>Andropogon scoparium</i>	Little Bluestem
<i>Bouteloua gracilis</i>	Blue Grama
<i>Buchloe dactyloides.</i>	Buffalograss
<i>Elymus elymoides</i>	Bottlebrush Squirreltail
<i>Festuca idahoensis</i>	Idaho Fescue
<i>Festuca ovina</i>	Sheep Fescue
<i>Leymus cinereus</i>	Great Basin Wildrye
<i>Pseudowegneria spicata</i>	Bluebunch Wheatgrass
<i>Sporobolus cryptandrus</i>	Sand Dropseed

*All plant material to be maintained minimally so that height/width reaches the normal mature size for local conditions.
Size of installed plant material shall be the largest available commercially, up to the size stated for the ornamental plant material.*