

TREASURE VALLEY

High Capacity Transit Study

Multimodal Transportation Center

Potential Site Evaluations

Candidate Site A

- **Zoning:** C-5DD – Central Business / Downtown Design Review Overlay
- **Site Size:** 1.79 acres / 78,000 sqf.
- **Current Uses:** Commercial, Warehouse & Parking
- **Adjacent Uses:** Commercial, Office & Parking
- **Assessed Value** (Ada County Assessor): \$ 1,786,200
- **Environmental Issues:** Potential Petroleum and Hazmat

Advantages

- Full block
- Front Street frontage

Disadvantages

- Relocation of small business
- HazMat potential
- Front Street access

Candidate Site B

- **Ownership:** Idaho Power Company
- **Zoning:** C-5DD – Central Business / Downtown Design Review Overlay
- **Site Size:** 1.79 acres / 78,000 sqf.
- **Current Uses:** Parking
- **Adjacent Uses:** Commercial, Office & Parking
- **Assessed Value** (Ada County Assessor): N/A
- **Environmental Issues:** Potential Hazmat

Advantages

- Full block
- No relocation/displacement
- Adjacent to preliminary DBMS circulator route

Disadvantages

- Planned for redevelopment by Idaho Power

Candidate Site C

- **Ownership:** Pleasant Valley LTD Partnership
- **Zoning:** C-5DD – Central Business / Downtown Design Review Overlay
- **Site Size:** 1.79 acres / 78,000 sqf.
- **Current Uses:** Parking
- **Adjacent Uses:** Commercial (Hotel), Office & Parking
- **Assessed Value** (Ada County Assessor): \$ 2,209,200
- **Environmental Issues:** Potential Petroleum & Hazmat

Advantages

- Full block
- Potential use of Grove Street ROW
- Adjacent to CCDC Garage
- Front Street frontage

Disadvantages

- Front Street access
- Held in trust

Candidate Site C2

- **Ownership:** Pleasant Valley LTD Partnership & ACHD (ROW)
- **Zoning:** C-5DD – Central Business / Downtown Design Review Overlay
- **Site Size:** 1.45 acres / 63,000 sqf.
- **Current Uses:** Parking, Road Network
- **Adjacent Uses:** Commercial (Hotel), Office & Parking
- **Assessed Value** (Ada County Assessor): \$ 2,209,200
- **Environmental Issues:** None Identified

Advantages

- Use of Grove Street ROW
- Adjacent to CCDC Garage

Disadvantages

- Driveways to hotel north of Grove Street
- Site size