



Urban Land
Institute

Idaho

Nampa Development Corporation



Wednesday June 8, 2011

Introduction – Bob Taunton, ULI Idaho Chair

**Technical Assistance Report – George Iliff, Scott Schoenherr ,
Stan Cole, and Bob Taunton**

- **Current market conditions and the potential for private investment**
- **Focus on the historic core**
- **Energize downtown**
- **Maximize the value of the library project**
- **Creating energized open space**
- **Improving the traffic patterns**

Next Steps- Ed Miller, ULI Incoming Chair

□ About ULI – the Urban Land Institute

□ About ULI Idaho's Community Outreach



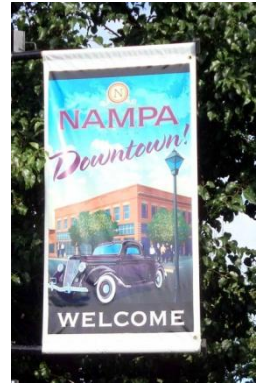
- Current State of Development
- Financing Difficulties
- Public/Private
- Private Development



- Current state of core
 - Structures
 - Businesses
- Why focus here?
- Why density?



- Place making
- Increase activities
- Programming
- Need a strong Downtown Association



- Find the right location
- Partner with NNU/CWI
- Design the library for more than books
- Programming the library

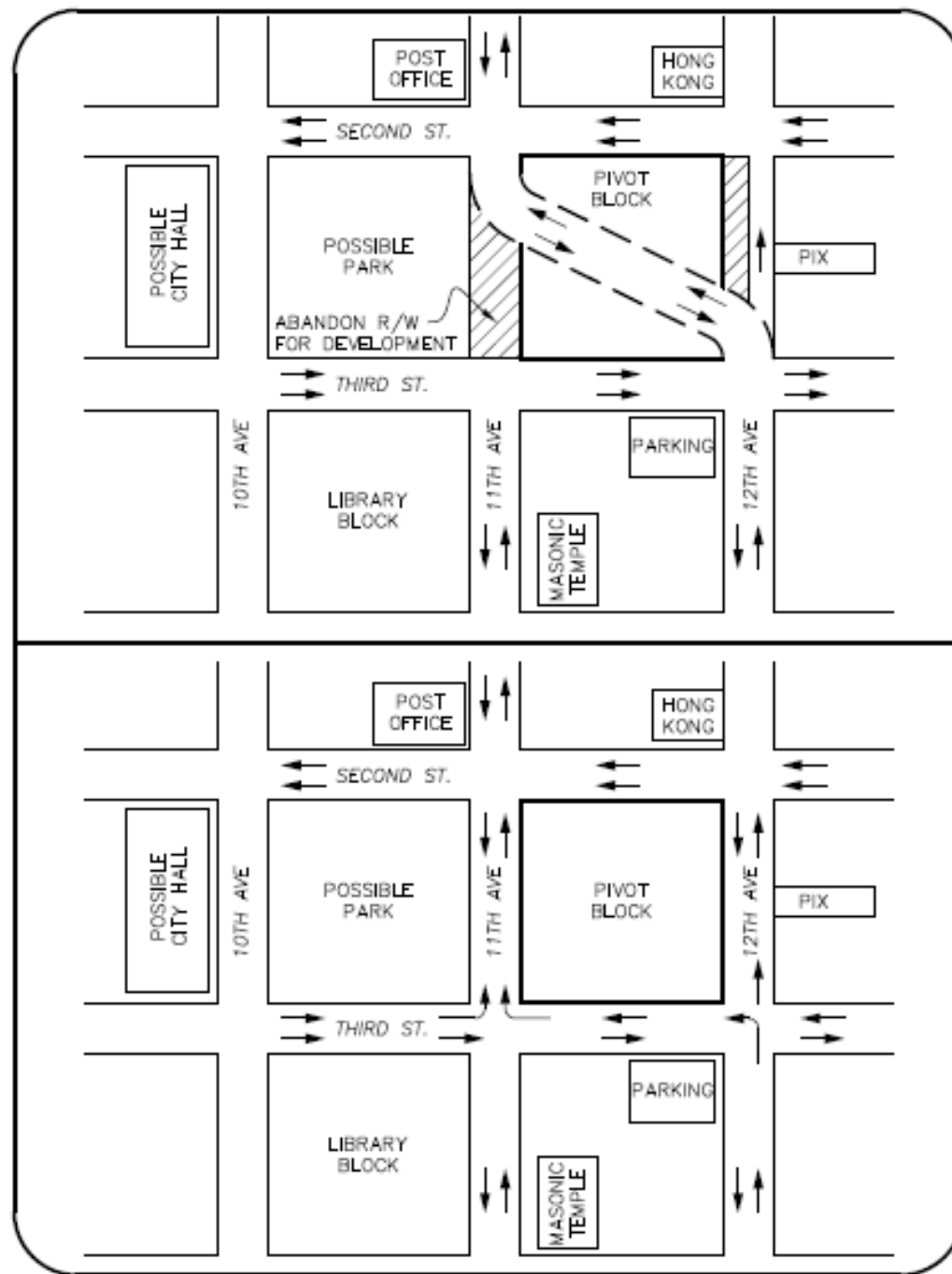


- Consider activities, not just space
- Greenscape/hardscape
- Water features, public art, seating, playground activities
- Positive economic impact on surrounding property and business owners
- Make unique to Nampa



- Traffic's impact on Downtown Nampa
- Truck Traffic
- Through traffic
- Alternatives
- Street Naming





Summary of Recommendations

- Create Density
- Leverage the Historic Core
- Energize
- Library Location/Design
- Traffic
 - Truck traffic
 - Through traffic



Next Steps

- ULI Commitment
- What's next?

