

# IDAHO DEPARTMENT OF HEALTH AND WELFARE SOUTHWEST IDAHO TREATMENT CENTER

DPW PN 12361 | Conceptual Master Plan and Economic Impact Analysis | December 15, 2014



THE LAND GROUP, INC.



Idaho Economics



THE LAND GROUP, INC.



PROJECT TEAM



THE LAND GROUP, INC.

## PROJECT OVERVIEW



Our team was tasked with leading an analysis and planning process with an end goal of developing a conceptual master plan which captures the highest and best use for these important state lands comprised of +/-607 acres.



## Our Process Included:

- Site Analysis
- Zoning and Land Use Review
- Infrastructure
  - Railroad, Power, Water, Sewer*
- Federal Highway Administration Guidelines
  - New Interchange at I-84*
- Nampa Economic Development Long Range Vision
- Existing Lease Agreements
  - Department of Juvenile Corrections, Idaho*
  - Department of Corrections, Job Corps*
  - Centennial Golf Course, Ridgecrest Golf Course, Water Tower Leases*
- Golf Course Analysis
- Economic and Fiscal Impact Analysis
- Conceptual Master Planning
- Design Guidelines
  - Site, Landscape, Golf Course, Architectural*



## Process Results

The development of multiple ideas and approaches which ultimately were incorporated into this Conceptual Master Plan to be utilized by IDHW as a planning tool for their efforts in exploring development opportunities which capture the highest and best use for these Idaho lands.



# CONCEPTUAL MASTER PLAN







- *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 R&D and technology facilities.*





- Mixed Use/Retail/Restaurant - 22.9 acres with 245,650 square feet of building facilities proposed. Includes a 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.*





- *Single Family Residential- 63.1 acres with 258 proposed lots, associated open space and community recreation facilities. Includes lots with mountain and golf course views.*





- 19 acres for open space/soccer fields.





Southwest Idaho Treatment Center Conceptual Master Plan

- Retirement community on 14.1 acres with +/- 160 independent living units, assisted living, and skilled nursing facilities with mountain and golf course views.





Southwest Idaho Treatment Center

Conceptual Master Plan

- 3 hotels with +/- 400 room capacity.





Southwest Idaho Treatment Center

Conceptual Master Plan

- *Transit center on 2.5 acres, located at rail line and 11th Avenue North intersection, to capitalize on future regional light rail system.*





- 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.



- Design reduces golf to 18 holes. Proposed 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.



## DESIGN FEATURES- CONTINUED

- Existing SWITC buildings, juvenile corrections and work release facilities to be removed to allow comprehensive redevelopment opportunities including a new interchange on Interstate 84.



Aerial View

# ARCHITECTURE



TECHNICAL CAMPUS / MIXED USE





MIXED USE / TRANSIT



THE LAND GROUP, INC.



# DEMOGRAPHIC FORECASTING AND ECONOMIC ANALYSIS



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

<b>Forecasted Population</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>Change 2010-2035</b>
<b>3-Mile Radius from SWITC Site</b>	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%
<b>5-Mile Radius from SWITC Site</b>	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%
<b>Forecasted Households</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>Change 2010-2035</b>
<b>3-Mile Radius from SWITC Site</b>	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%
<b>5-Mile Radius from SWITC Site</b>	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%
<b>Forecasted Employment</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>Change 2010-2035</b>
<b>3-Mile Radius from SWITC Site</b>	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%
<b>5-Mile Radius from SWITC Site</b>	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%



**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
Average Asking Price per Acre.....	
	\$284,000

\* Undeveloped commercial land offered through commercial real estate firms.

Asking prices availability updated on June 5, 2013.



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

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



Current Average Revenues Generated from Golf Course Leases  
**\$43,000**

Potential Return from Sale of Golf Courses using average land prices:  
**\$66,944,000**

Potential Return from Sale of entire 607 acres using average land prices:  
**\$126,864,000**



## NEXT STEPS



*Initiate a planning and entitlement process with the City of Nampa and other stakeholders which focuses on design of a planned mixed use development that complements the city and the region while achieving a highest and best use for the property.*



## City Process:

- Comprehensive Plan Amendment
  - Change from Ag/Public to Community Mixed Use
- Rezone
  - Change from AG to Gateway Business (GB1)
- Planned Unit Development
- Preliminary Plat



## QUESTIONS/ DISCUSSION

Thank you!



THE LAND GROUP, INC.



THE LAND GROUP, INC.

Idaho  
Economics

