



*Wading into New Territory:  
Waterfront Development*



**Indian Creek Restoration, Caldwell, Idaho  
....the Key to Downtown Redevelopment**

# Indian Creek



Entombed through  
Downtown Caldwell



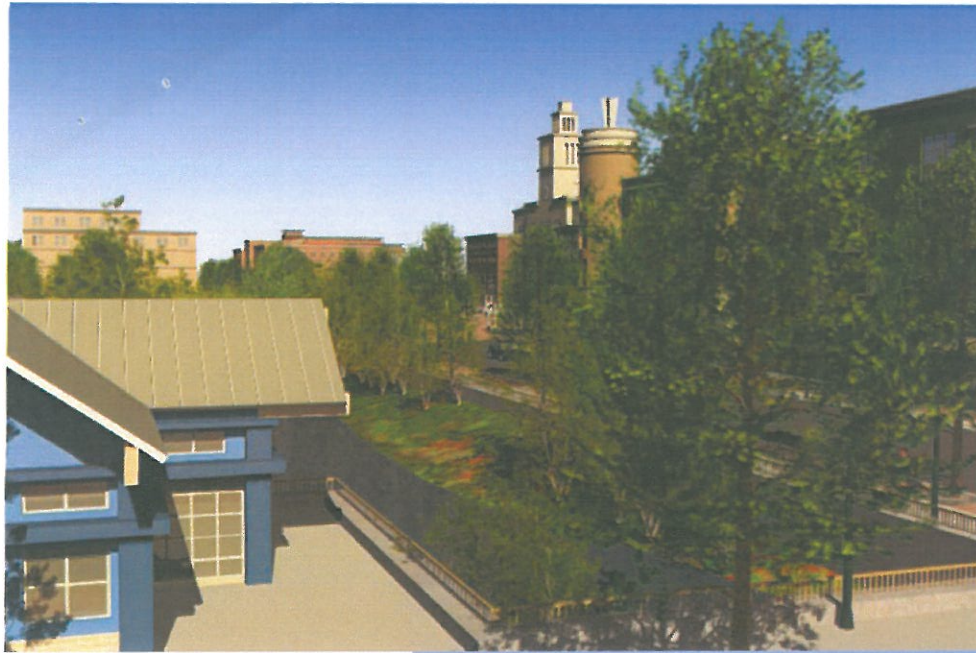
Original Natural Stream

- Promote smart, sustainable growth
- Preserve historic buildings
- Create green areas
- Encourage mixed use in Downtown
- Improve infrastructure
- Improve visual image
- Make it a great place to *live, work, play & shop*

# Redevelopment Partnerships

- Caldwell Urban Renewal - City's source of funding
- National Park Service - Creek restoration design & Biking/Walking Trail Master Plan
- US Army Corps of Engineers - Indian Creek Restoration Project
- County & City - Indian Creek Restoration Demonstration project
- Economic Development Administration - Revitalization Plan Development
- EPA Brownfields – Assessment for petroleum contaminants
- Economic Development Administration - Catalyst Redevelopment Design and Feasibility project
- COMPASS Regional Planning Agency – Traffic circulation analysis
- Idaho Department of Environmental Quality - Stormwater treatment
- Idaho Transportation Department - Train Depot Restoration
- Idaho Department of Commerce - Public Plaza & Parking

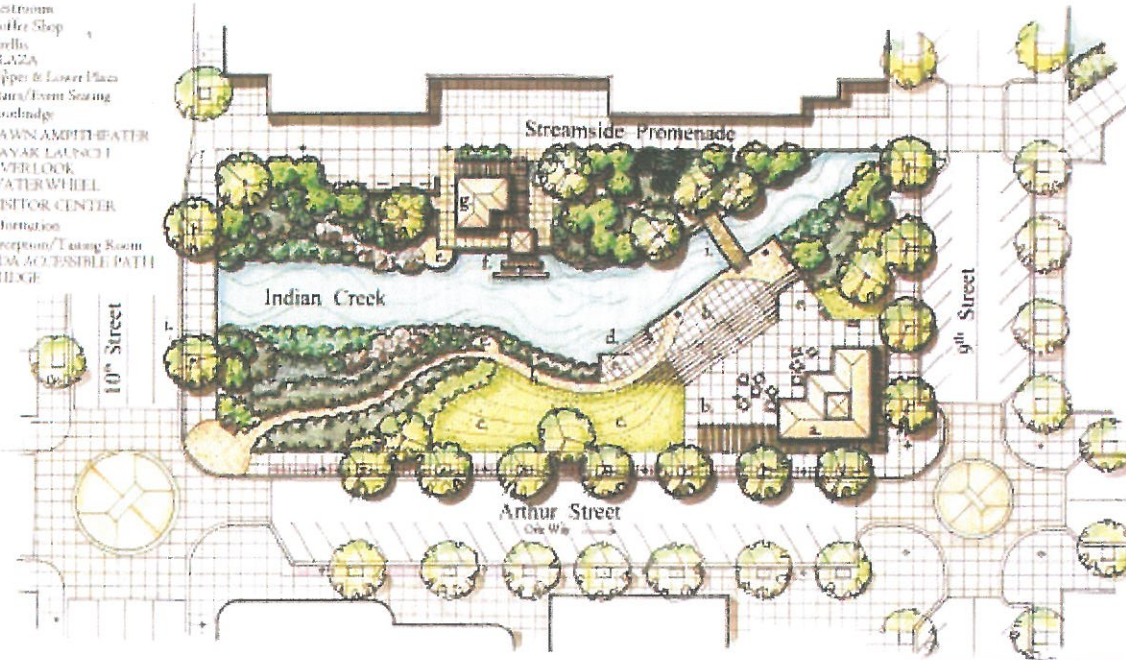
# Caldwell City Center Revitalization Plan



Caldwell, Idaho.....A Creek Runs Through it

## LEGEND

- a. CONCESSION
  - Restroom
  - Coffee Shop
  - Traffic
- b. PLAZA
  - Upper & Lower Plaza
  - Stairs/Escort Seating
  - Foodstage
- c. LAWN AND PLAY WATER
- d. KAYAK LAUNCH
- e. OVERLOOK
- f. WATERWHEEL
- g. VISITOR CENTER
  - Information
  - Reception/Tasting Room
- h. ADA ACCESSIBLE PATH
- i. BRIDGE



# Indian Creek Daylighting





# Catalyst Redevelopment Project



- **Mixed use – retail, housing, professional offices, entertainment complex, City Hall, public plaza, parking garage**



# Catalyst Redevelopment Project

Funded by EDA, Caldwell Economic Development Council & City -- \$250K

- Will be completed by March 2006
- Principal actions:
  - Market analysis – Psychometric profiles
  - Concept Configuration – Mixed use
  - Interactive with investors and developers
  - Final configuration design and funding strategies
  - Marketing package and implementation

# Catalyst Redevelopment Project

- Design development will include interactive input from developers & investors
- Target is a \$30 Million catalyst development
- Investor-developer financing strategy will be orchestrated & implemented by Sage Resources regional economic development agency
- Catalyst will set the design bar for remaining downtown development

