

CENTURIES PLAZA

PRESENTED BY

LCSG DEVELOPMENT, LLC

Lisa K. Clark and Sean Garretson

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"We Build Communities"

Global Regenerative
Zero Waste
Communities, Inc.
• 501 (C)(3) Public Charity

TO THE MEMBERS OF THE SELECTION COMMITTEE,

We are pleased to present our proposal for a mixed-use development designed to transform The Civic Block into a vibrant, innovative, sustainable, and iconic community that will become a gravitational center of Meridian’s cultural and economic future for decades to come.

Centuries Plaza is, in many ways, the City of Meridian’s forward-thinking Comprehensive Plan come to life. It will provide a breadth of residential opportunities from workforce housing to luxury condominiums, all encompassed by the highest quality of design and architecture. It will enhance and amplify valuable services and support too often left solely to local governments, engaging private- and nonprofit sector partners to ensure the quality of life, educational opportunities and economic vitality of its residents and their neighbors throughout Meridian.

It will offer established and developing businesses flexible ways to grow their operations, and it will provide entrepreneurs and dreamers the space and support they need to realize their visions. It will celebrate and sustain Meridian’s proud agricultural past.

Our partnership and the team of experts and innovative thinkers we have brought together on this project speak to the values, the ideals, the quality of work, and the trailblazing attitude that guides us.



Our team includes experts in design, development, and sustainability. The majority of the development team is based in the Treasure Valley, as is the lead developer and sustainability expert, Lisa Clark, with grøw communities. Pegasus's President also knows your community well - having done a significant amount of work for the City of Meridian and the MDC in addition to his mixed-use development work in Austin.

Your request seeks a "creative proposal that will result in an iconic, signature mixed-use development that enhances the character and economic vitality of Downtown Meridian" as well as "stimulate economic growth, private investment, development, and redevelopment in the downtown area."

Centuries Plaza is more than a cutting-edge, regenerative complex that will become a signature part of the Meridian skyline. It is a project that is only beginning when the final bricks are laid. Centuries Plaza centers itself on the community of residents and business owners who will call Downtown Meridian home, while offering features and benefits to the community as a whole.

As we designed this project, we paid special attention to Meridian's Strategic Plan and how this development will directly contribute to these Strategic Themes:

1. Public safety
2. Growing responsibly
3. Addressing transportation concerns
4. Sense of community and place
5. Investing in our employees
6. Downtown revitalization
7. Economic growth and jobs
8. Engaging our key partners
9. Clean and reliable water and wastewater
10. World class parks and amenities
11. Efficient and effective use of tax dollars



At its best, development is like nature – in balance. Those buildings and communities that stand the test of time are thoughtful in their design, but they are also fully engaged with the human behaviors and environmental components that shape our world.

We believe that the community we build matters as much as the materials we build with. That is why our programs continue long after the dust settles around a development. We put community first. We were drawn to this project very early because we saw great potential for what we could offer the City of Meridian and what we could help the community do for itself.

Centuries Plaza will be iconic; it will draw people in, provide homes, space to gather, public art, education facilities, business incubator space and resources, public gardens, and dependent care. There will be open areas for cultural events and food festivals. People from around the Treasure Valley will be able to meet a friend for lunch in the middle of their workday or spend a Saturday afternoon enjoying a pop-up market on the Plaza. Centuries Plaza pays tribute to our history and is designed for the future.

We have identified more than 50 action items, goals, and objectives from Meridian’s Comprehensive Plan that we will address with this project. We have highlighted several throughout this proposal.

Our team has created an exemplary project that will make the citizens of Meridian proud. We look forward to working with city leaders and the Development Commission to take our community boldly into its future.

Sincerely,
LCSG Development, LLC



Lisa K. Clark



Sean Garretson

LCSG DEVELOPMENT, LLC

“We Build Communities”



DEVELOPMENT TEAM

Lead Development Entity and History

LCSG DEVELOPMENT, LLC

LCSG Development was formed in 2021 to leverage two development companies with complementary backgrounds, values, and experience to build socially, economically, and environmentally sustainable communities. Pegasus Planning and Development and grOw communities, inc. purposefully came together to create a solution for Meridian's Civic Block. Our joint urban planning, mixed-use development, Treasure Valley brokerage, and sustainability experiences and expertise make this partnership perfect for building a truly iconic project in Downtown Meridian.

Our lead partners have related work leading a number of entities over the past several years:

- grøw communities, inc. — a Benefit Corporation formed 2020
- Pegasus Planning and Development
- Global Regenerative Zerø Waste Communities, Inc. — a 501(c)(3) public charity formed 2020
- Cameron Investments and CamPur, LLC
- Sustainable Investments, LLC
- 3Swedes, LLC
- Elgin Agrarian, LLC

DEVELOPMENT TEAM

Project Leaders

grøw communities, inc

Lisa K. Clark



A woman-owned regenerative development company that brings together design, economic development, urban farming, real estate development, and forward-thinking policy to deliver vibrant, sustainable and welcoming communities – grøw builds communities, not apartment complexes.

We believe that to build a truly healthy living environment you have to consider healthy indoor spaces, the impact on our planet, the ability for people to support one another and create social capital, social justice, economic stability, climate resilience, and the availability of resources.

Our mission is to provide attainable, desirable, and healthy environments in which to live, work, play, learn, and grow – guided by the United Nations 17 Sustainable Development Goals.

Lisa’s extensive background in social and health sciences, commercial real estate development and asset management, green building, and affordable housing have all led to grøw’s focus on the convergence of the built environment, public health, environmental stewardship, social equity, and community action.

She grew up in Meridian and has built a professional resume that includes Colliers International, Business Psychology Associates, Cameron Investments, and indieDwell, where she refined her vision to address the housing crisis in a more holistic way.

Lisa was selected and is currently participating in the Urban Land Institute’s Health Leaders Network, a global cohort of building experts focused on health and the built environment.

Pegasus Planning and Development

Sean Garretson



Pegasus Planning and Development provides development advising, urban planning and market analysis services to public and private sector clients. Pegasus has helped hundreds of clients over the past fifteen years understand market opportunities, create economic development strategies, revitalize vacant land or underutilized corridors and downtowns, facilitate strategic directions, and achieve visions.

Sean is a national expert in urban and regional planning, revitalization, economic development, labor markets and strategic planning. He has consulted communities, community colleges, and hundreds of Economic Development Organizations across the U.S. He leads a team of planners, analysts and creatives in providing strategic advice and direction to public and private sector clients.

Sean has led the development of a food trailer park, a business incubator, senior housing and mixed-use developments in his hometown of Austin, Texas.

His projects have won the National Urban Land Institute President’s Award and Austin’s Most Innovative Development by the local American Institute of Architects.

Sean helped both the City of Meridian and Meridian Development Corporation by creating an Economic Diversification Strategy, a Housing Market Analysis for Downtown and a Multipurpose Center Feasibility Study for several blocks downtown.



DEVELOPMENT TEAM

Architecture

Platform Architecture Design

Catherine M. Sewell, AIA, LEED AP



Launched in 2005 by Boise architect Catherine M. Sewell, Platform was formed with the goal to produce projects that express the highest aesthetic, environmental and social ideals. Our design approach is simple; to create work that has both meaning and relevance; and appropriate and distinctive response that does not partake in styles, but rather seeks unique site-specific solutions. Platform is a full-service architectural firm, providing planning, design and construction administration services, as well as additional services such as programming, site evaluation, building assessment, interior design, graphics and marketing support.

Urban Design

McKibben + Cooper

Sherry McKibben and Doug Cooper

Sherry McKibben and Doug Cooper, combined more than 80 years of experience when they founded McKibben + Cooper Architects in 1997.

Sherry has completed urban design/design guidelines projects in Boise, Garden City, Meridian, Middleton, Kuna, and Caldwell. She is past president of the Idaho Central Chapter of the AIA, past vice president of Idaho Smart Growth, and is a LEED accredited professional. She is a past winner of the Idaho BetterBricks award for advocacy in sustainable building and received Idaho Smart Growth's President's Award for contributions to smart development and green building.

Doug has particular experience in sustainable and energy-conserving design, including Head Start schools in Garden City and Meridian, the Barber Park Administration building that has the first modern vegetated roof in Idaho and a LEED certification, and three other LEED certified projects. He is licensed to practice architecture in Idaho, holds NCARB certification, is a member of the AIA, is a LEED accredited professional, was a Boise City Planning and Zoning Commissioner and Planning and Zoning Design Review Liaison, and a founding board member of the Idaho Chapter of the United States Green Building Council and 2014 Board Chair. He won the inaugural BetterBricks award for architects, for sustainable building.



DEVELOPMENT TEAM

General Contractor

Anderson Construction

Matt Blandford

Founded in 1950 by Andy Andersen, Andersen Construction's team of over 700 is led by third-generation family member CEO Joel Andersen, President Travis Baker and Executive Vice President Joel Rohrs. Andersen builds throughout the Pacific Northwest with offices operating in Boise, Seattle, Portland, and Eugene. We excel at building technically challenging commercial and industrial projects. Our diverse, award-winning portfolio includes multi-family housing, hospitality, commercial offices, retail, parking, industrial, healthcare, educational, and advanced technology.



Civil Engineer

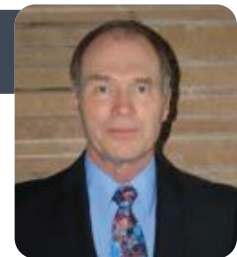
B&A Engineers, Inc.

Joseph D. Canning, PE/PLS, NSPE

In continuous operation in the Northwest since 1921, B&A specializes in the personal care of clients and their projects while enjoying the scale to act quickly, efficiently and accurately. As both a consultant for the private sector and a regulator or a reviewing entity for local government, the company brings a deep understanding of the requirements each job brings.

Joseph has over 40 years' experience in geodetic, cadastral, land and topographic surveying, engineering design, project development and construction administration, and site construction.

He has served private individuals, private companies, large institutional companies and local, county, state and federal government. He strives to understand the critical components of each project's needs, excels in the kind of advance planning that helps even the most complicated projects come together, and brings a genuine appreciation of all team members and how their individual work combines to bring projects to successful completion as seamlessly as possible.



DEVELOPMENT TEAM

Structural Engineering

BHB Structural

Darren Truchot, PE

BHB Structural was established in 2002 and has grown to become one of the largest structural engineering firms in the Intermountain West. With offices in Idaho and Utah, BHB is licensed in all 50 states and has an extensive residential portfolio, having engineered the new construction of over 180 residential projects. Our dedication to the success of our clients and team members is reinforced by our promise of delivering responsive, well-coordinated and creative structural design on every project. With 26 years of structural engineering experience, Darren's projects have taken him from Idaho to all over the world, including Afghanistan and China.



MEP

Musgrove Engineering

Thad Mason

Musgrove Engineering has been providing mechanical and electrical engineering services throughout the West and other parts of the U.S. for 40 years. Thad has vast knowledge and expertise with electrical system designs including, lighting, generator, UPS and data center power distribution, fire alarm, security, and telecommunications distribution designs.



DEVELOPMENT TEAM

Landscape Architecture

RVi

Peter Dufrene

Founded in 1982, RVi has grown into a national firm with a broad range of project experience that inspires our team to think creatively and embrace every opportunity to create memorable and engaging outdoor experiences. The firm has offices in Austin, Houston, Tempe and Orlando. We approach each new opportunity with an adventurous spirit, a collaborative mindset, and a desire to consistently raise the bar for our clients and for the communities we serve.



Project Manager

Gr0w Communities

We have selected an outstanding Project Manager with decades of experience in the world of multi-family and mixed-use development, but cannot initiate the contract until the RFP selection process is complete to avoid any potential conflict of interest.

DEVELOPMENT TEAM

Ongoing Programs

Global Regenerative ZerØ Waste Communities, Inc.

Lisa Clark, President

Nemie Stieha, Programs Coordinator

Our programming methodology is to find those art classes, the gardening lessons, the yoga and meditation practices and others that our community already loves and help them grow with more funding, a greater reach, and access. We want to help those of all ages, stages, abilities, and interests find the topic that makes them feel a connection to the greater global community.

Our guidelines to help us find these programs include the following:

- a) Ensuring funding sources come from nonprofits and companies with green-conscious business practices as well as business practices that are in line with the 17 goals of sustainable development as established by the United Nations,
- b) Monitoring changes within local and national educational partners to ensure we are on the cutting edge of improvements and having available programming for our community members, and
- c) Continuing to work with national and global partners to develop creative programming that falls in line with our mission, vision, and values.

Nemie became program coordinator in June 2020, bringing a diverse background as a 911 emergency dispatcher for Ada County and a music education director and outreach coordinator for the local synagogue. She holds a degree in English Literature with an emphasis in composition from the University of Louisville in Louisville, Kentucky.



Lisa Clark



Nemie Stieha





RELATED WORK EXPERIENCE

CHICON PHASE I

Located in East Austin, the Chicon Phase I is a 2-building mixed-use and affordable housing community. Pegasus President, Sean Garretson, serves as Board President and developer representative for the east Austin non-profit housing developer, Chestnut Neighborhood Revitalization Corporation (CNRC). The CNRC is one of the oldest CHDOs (Community Housing Development Organizations) in Austin. The Chicon was created to help revitalize an important area of East Austin and provide affordable home and commercial ownership.

The development encourages alternative modes of transportation and a decreased dependency on automobiles. This project won the National ULI Jack Kemp Excellence in Affordable and Workforce Housing Chairman's Award in 2019 for the most impactful project of the year

Videos:

1. [CNRC - Amalia Litsa cut 07.mp4 \(vimeo.com\)](#)
2. [CNRC - Veronica Maier cut 07.mp4 \(vimeo.com\)](#)

Project Type: Mixed Use Affordable Housing Development

Cost: \$10M

Financing Sources: Public/Private Partnership (bond funding) with traditional bank financing

Timeline: 2015-2020

Team Members: Sean Garretson, Development Representative

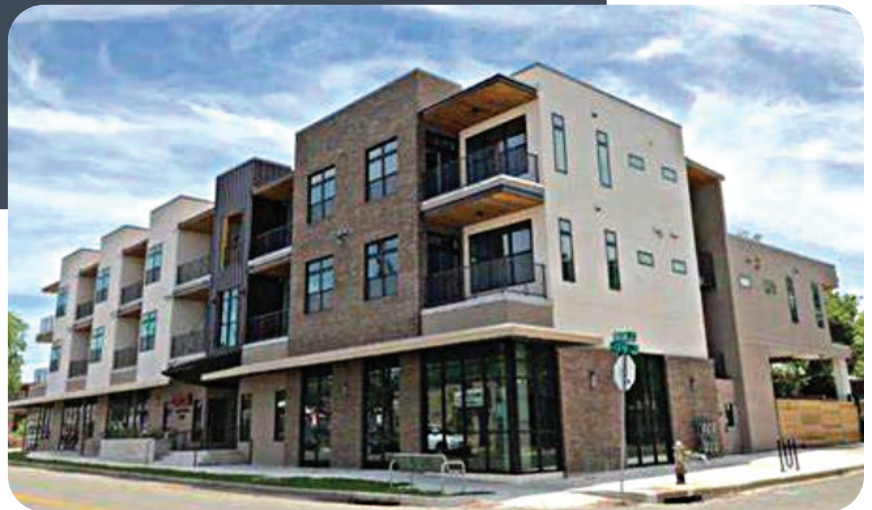
References: City councilwoman Natasha Harper Madison

c 1-512-970-7579 Greenthumbnatasha@gmail.com

Willis Hunt - community leader, realtor

c 1-512-228-2900

wghuntco@sbcglobal.net



RELATED WORK EXPERIENCE

CHICON PHASE II

Located in East Austin, the Chicon Phase II, like phase 1, will be a mixed-use and affordable housing community. Pegasus President, Sean Garretson, continues to serve as Board President and developer representative for the east Austin non-profit housing developer, Chestnut Neighborhood Revitalization Corporation (CNRC). The CNRC is one of the oldest CHDOs (Community Housing Development Organizations) in Austin. Phase II will be a carless development with a transportation hub where residents can rent a communal car to use and have access to a bike share program in front of the building. The project will consist of 53 residential units and 3 commercial units (all locally-owned).

The project will also feature a roof-top community garden and solar panels intended to significantly reduce the resident's electricity bills (by up to 90%).

Project Type: Mixed Use Affordable Housing Development

Cost: \$8M

Financing Sources: Capital Impact Partners (CIP) social enterprise bank

Timeline: 2020 - 2022

Team Members: Sean Garretson, Development Representative

References: City councilwoman Natasha Harper Madison c 1-512-970-7579, Greenthumbnatasha@gmail.com

And Willis Hunt - community leader, realtor 1-512-228-2900, wghuntco@sbcglibal.net



RELATED WORK EXPERIENCE

FRANKLIN GARDENS

Franklin Gardens opened in 2011 in Austin, Texas. The development is a 22-unit senior housing community (62 years or older), with an affordability level of 50% median family income or less. Franklin Gardens serves low-income communities in Austin to provide housing for an historically marginalized community. Franklin Gardens offers assisted living, such as daily chores, but provides an opportunity for independent living as well.

Project Type: Senior Housing Community

Cost: \$2.5M

Financing Sources: HUD Section 202 funds

Timeline: Pre-construction began 2015; last units closed spring 2019

Team Members: Sean Garretson, Development Representative

References: Brad Prak, cOmmunity Manager at Franklin Gardens,
1-512-785-3432

Bdprak@prakproperty.com

Gina Copic, City of Austin

1-512-974-3100

Regina.copic@aystintexas.gov



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RELATED WORK EXPERIENCE

OTHER MERIDIAN PROJECT EXAMPLES

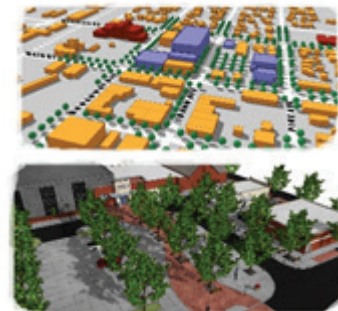
FIELDS DISTRICT STUDY & ECONOMIC DEVELOPMENT STRATEGY

Pegasus created an Economic Development Strategy, a Downtown Multi-use Plan and a Multifamily Feasibility Study for the City of Meridian. Pegasus provided market analysis and feasibility analysis for an Ag-Tech Innovation Campus in Meridian. As the city continues to grow economically and expand geographically into surrounding greenfield areas, the City is seeking a creative, harmonious balance between development and agricultural land preservation. They turned to Pegasus for their expertise in 2013.

MULTIUSE CENTER FEASIBILITY ANALYSIS

The City of Meridian asked Pegasus to develop project plans for multiuse public spaces in their downtown. We conducted a range of interviews and surveys with civic leaders, local business owners, and arts groups to determine local needs for community meeting and performance facilities. We also compiled and analyzed information about current meeting and performance space in the City to help form effective space plans. We looked at local hotel data to determine feasibility and revenue projections for new hotel development. As a result, we recommended two major "lean" retrofitting projects: a new Downtown Conference Center (that may be built with an attached 150-room hotel) using land owned by the City and Meridian Development Corporation; & a Performing Arts Center using a retrofitted church property.

We developed implementation plans for these projects and worked with the City to make concept designs and renderings of our proposals. We then used public data to develop rough estimates of employment and economic impacts of each project and evaluated potential tax revenue streams for financing them. These plans will guide the implementation of two major catalyst projects for revitalizing the Downtown.



DOWNTOWN MERIDIAN MULTIFAMILY & CONDOMINIUM MARKET FEASIBILITY STUDY

Pegasus conducted a study for the Meridian Development Corporation to determine the feasibility of new multifamily and condominium construction in the Downtown. Meridian is a fast-growing community in the Boise-Meridian-Nampa MSA, and community leaders are interested in developing a more urban, pedestrian-oriented Downtown with moderate density housing. The Meridian Development Corporation owns land and has redevelopment authority in the Downtown and may be able to promote catalyst residential projects.

Pegasus analyzed existing housing stock, quality, and growth rates in Meridian. Using growth rates of population and housing size, Pegasus estimated the 20-year potential for new rental and condominium housing demand in the Downtown. We also performed a zoning analysis to determine buildout capacity of the area. This quantitative and geospatial analysis was combined with extensive interviews with local developers to determine opportunities and threats for Downtown redevelopment. This provided a solid economic foundation for guiding future projects of suburban retrofitting in Meridian's core.

CONCEPT PLAN

CENTURIES PLAZA: An Iconic Anchor Community That Celebrates Meridian's People and Future

As Meridian's leaders, you have envisioned a bold future.

At the helm of one of the fastest-growing cities in the country, you know that shaping what comes next isn't just about buildings and infrastructure. It's about people, quality of life, and sustainable practices that will help generations thrive. That's why the city's forward-thinking Strategic and Comprehensive Plans are explicit in their commitment to promoting the kind of responsible growth that enhances this long-term vision, prioritizes smart infill, encourages diverse workforce housing options, and leads to high-quality communities.

Meridian's plans make clear the need for new developments to help enhance and amplify city infrastructure and services. They call specifically for new developments to provide a mix of housing options and costs and to adhere to top-quality design standards to ensure the creation of vibrant communities with a rich array of amenities.

Centuries Plaza embodies these goals and ideals.

Designed for the people of Meridian and their brilliant future, Centuries Plaza will create a welcoming and vibrant community that will boost the local economy, steward the environment, support its own and other Meridian residents and business tenants, and foster their health and well-being.

Centuries Plaza won't simply house Meridian's Community Center (though that is integral to our proposal) – it will become a true center of the community.

This project will offer more than 130 living spaces that address all stages of life providing efficiency suites to 4-bedroom working family homes and luxury condos – but just as importantly, it will provide accessible and convenient health services, child and dependent care, and other essential support that ensures working parents can keep working and contributing to the local economy.

Centuries Plaza won't displace "old Meridian" and its agricultural roots – it will celebrate and incorporate this rich and vital history within a state-of-the-art urban agricultural environment that will provide food and activity for residents, drastically reduce waste, and maintain a verdant natural environment in Meridian's downtown core even as the city grows in size and density. Regenerative agriculture and food production on-site will provide educational opportunities for local schools, offer fresh and healthy food for the people of the community. Plus, it's an environmental-stewardship slam dunk.

CONCEPT PLAN



LIVING

- 82 apartments
- 50 condos
- 100% ADA accessible



COMMERCE

- More than 14,000 square feet of commercial space
- Includes space for programmed support services such as telehealth suites, cooperative retail and incubator space
- Includes commercial space available to entrepreneurs and businesses as condos for sale or lease

The public plaza will draw families to Meridian's expanding downtown from around the Treasure Valley and beyond for festivals, art performances and other community gatherings. It will become the living, beating heart of a vibrant city — a great place to meet a colleague for coffee on a weekday or to spend a Saturday afternoon with your family at a cultural food festival.

The Community Center's grand entrance on 2nd Street will open to a magnificent lobby boasting a vaulted art gallery featuring Idaho artists. Public-facing art throughout Centuries Plaza will highlight Meridian's history and bright future.

It is essential to Meridian's vision and its future that new growth and development "pays for itself." But is that really enough? What if a development did more than pay for itself, but actually supported residential and business community members in new ways that leveraged the nonprofit and private sectors instead of just adding new costs and commitments to already strapped local governments?

Centuries Plaza is designed to do far more than generate tax dollars to help keep up with the costs of new city services. The contributions this development will devote to the economic vitality of Meridian are multifaceted. In addition to providing and supporting family wage jobs, business incubator space and the services necessary for parents to keep working, Centuries Plaza will support Meridian public works, Meridian Parks and Recreation, local nonprofits, and Valley Regional Transit. Centuries Plaza, in partnership with Global Regenerative Zero Waste Communities, will also focus on health and well being, our role in building healthy places, and how we can contribute to better health outcomes for the whole community.

CONCEPT PLAN

Our 200,000 square foot building will capture solar power on exterior shading devices, vertical and horizontal surfaces, as well as traditional and translucent panels – helping to ensure that power can flow affordably and efficiently to manufacturing and other key business sectors when they need it. The development will recycle greywater for all irrigation – helping keep Idaho’s most vital natural resource available for agriculture and other economic uses.

Our financial plan integrates community investment, traditional financing, grant funding, an opportunity fund, revolving loan funds, and bond financing. This creative approach not only diversifies the investment and mitigates risk, it opens opportunities for wealth-building for the local community.

Centuries Plaza will implement a recycling program that makes it easy to not only separate and recycle standard materials – a boon for the city’s waste management efforts – but also electronics, batteries, ink cartridges, and more. Our nonprofit partner, Global Regenerative Zer0 Waste Communities, will maintain a compost program for the entire project, again saving waste and demand on city services.

We are committed to providing and supporting many forms of alternative transportation, including the new Meridian electric bus system, a community-based electric ride share program and electric bikes – yet another way this private-sector project can enhance and expand needed services without further relying on tax dollars.

You have a bold vision for Meridian’s future. To realize it, you will need bold partners and bold community projects. We look forward to showing you how we can deliver on both.



PARKING

- 256 mechanical stacking spaces
- 21 standard spaces
- 25% of the subterranean parking structure will be equipped to charge electric vehicles, with the pre-planned capacity for charging in every spot
- A rampless design and other structural considerations will allow the structure to be converted into additional housing, commercial space, or just about anything else when the need for parking declines



COMMUNITY CENTER

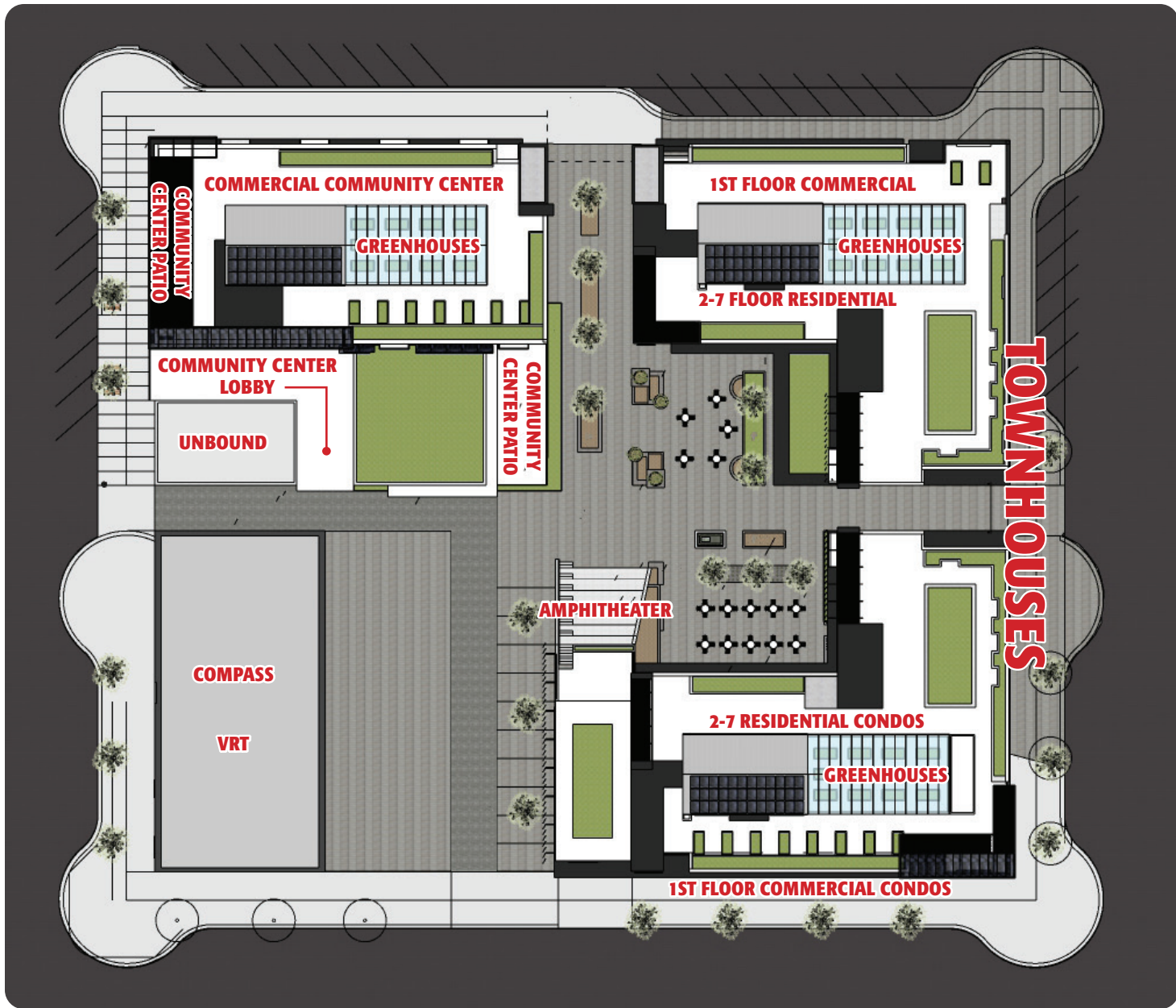
- More than 20,000 square feet will be dedicated to Meridian’s Community Center
- Our 501 (c)(3) non-profit partner, Global Regenerative Zer0 Waste Communities, Inc., will provide ongoing programming to support and supplement existing programming provided by Meridian Parks and Recreation – and work with other non-profit partners to bring additional funding and programs to the community, such as dependent care, business incubators, health and wellness and more

“We Build Communities”



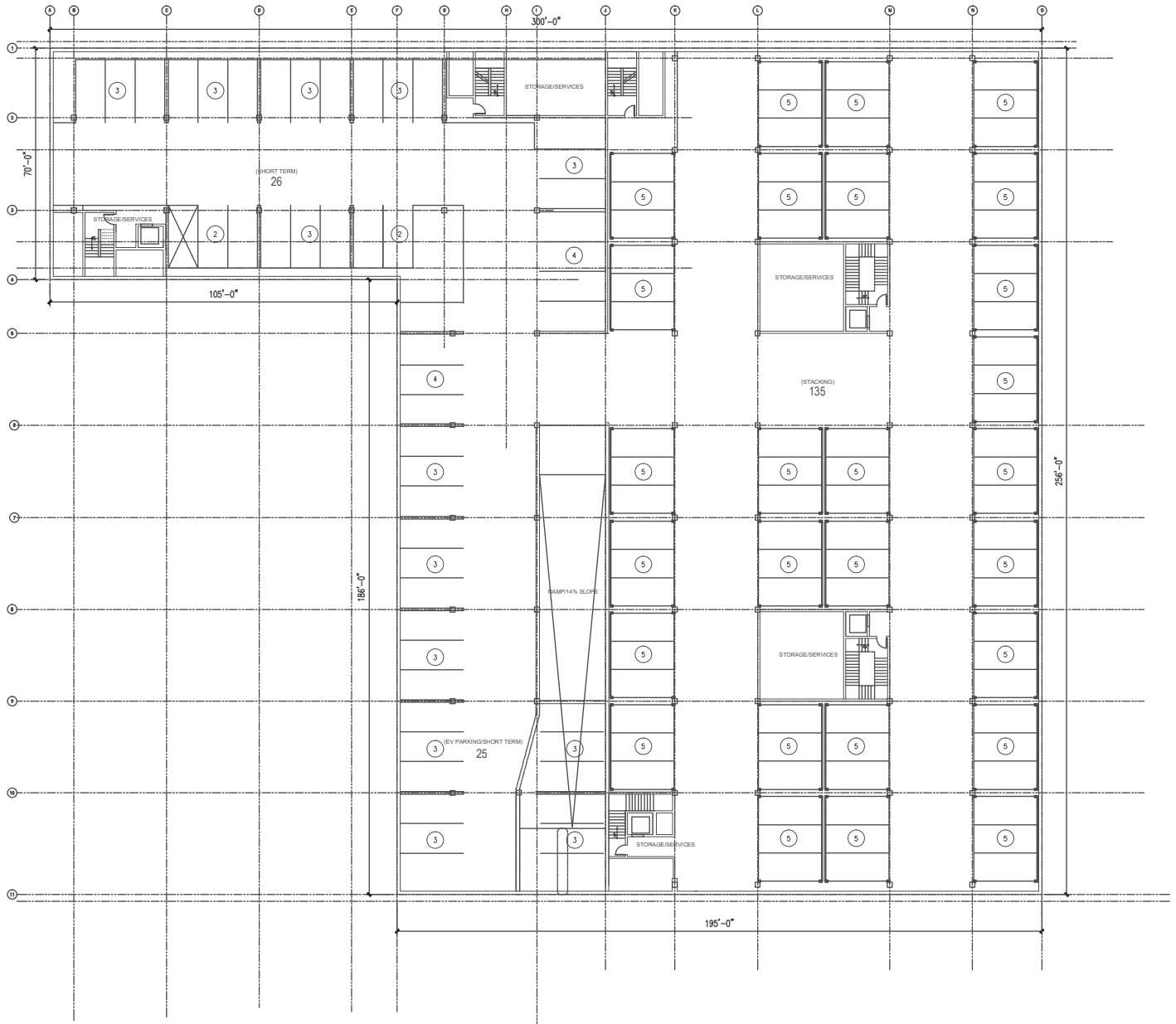
CONCEPT PLAN

Site Plan



CONCEPT PLAN

Parking Plan



CONCEPT PLAN

Parking Plan

PUZZLE



33 SECONDS
TIME AVERAGE RETRIEVAL

UP TO 7 LEVELS
2 - 7 LEVEL CONFIGURATIONS

40,000
SPACES INSTALLED

Our most popular and versatile mechanical parking solution is the Puzzle. It comes in 2, 3, 4, 5, 6, and 7-level configurations; with or without pits and is ideal for new construction or retrofits. This mechanical parking lift also works in a tandem configuration without impacting retrieval time. They are widely used in residential, mixed use, and public garages in impacted urban areas. Replacing traditional stackers with the Puzzle can drastically reduce valet costs since each space is independently accessed. The Puzzle can be used indoors or outdoors and requires a minimum clear height of 11' 7 3/4" beginning with the 2 level system.

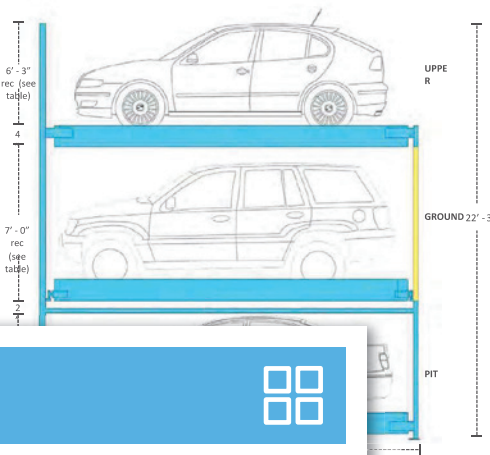


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844.388.0424

THREE-LEVEL W/PIT



MODEL NO 3LPWP



CAR SIZES

	LENGTH	WIDTH
UPPER	17'-0 1/2"	6'-10"
GROUND	17'-0 1/2"	6'-6 1/2"
PIT	17'-0 1/2"	6'-6 1/2"

HEIGHT OPTIONS

	RECOMMENDED	MINIMUM
UPPER	6'-3"	5'-5"
GROUND	7'-0"	6'-3"
PIT	8'-6"	7'-0"

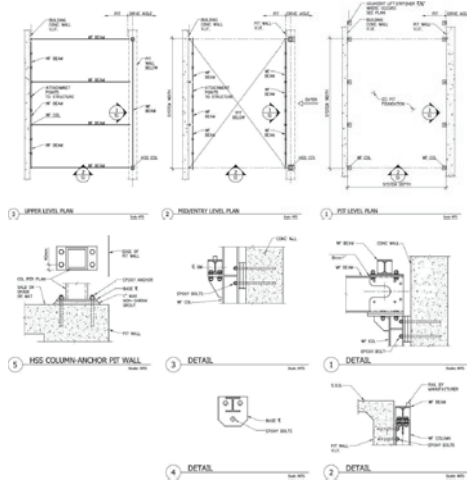
NOTES:

- Recommended and minimum car heights:
- SUV: 6' - 3"
- Sedan: 5' - 5"
- Additional sizes can be customized. See *Car Sizes* page.
- Each dimension has a tolerance of: 6" for length, 6" for width, and 3" for height
- Recommend 4" depressed slab if doing ground level installation for flat driving onto platform
- Usable space dimensions will not change for flat pallets
- 6" needed from back of rear column to face of wall

g | www.cityliftparking.com |



THREE-LEVEL W/PIT



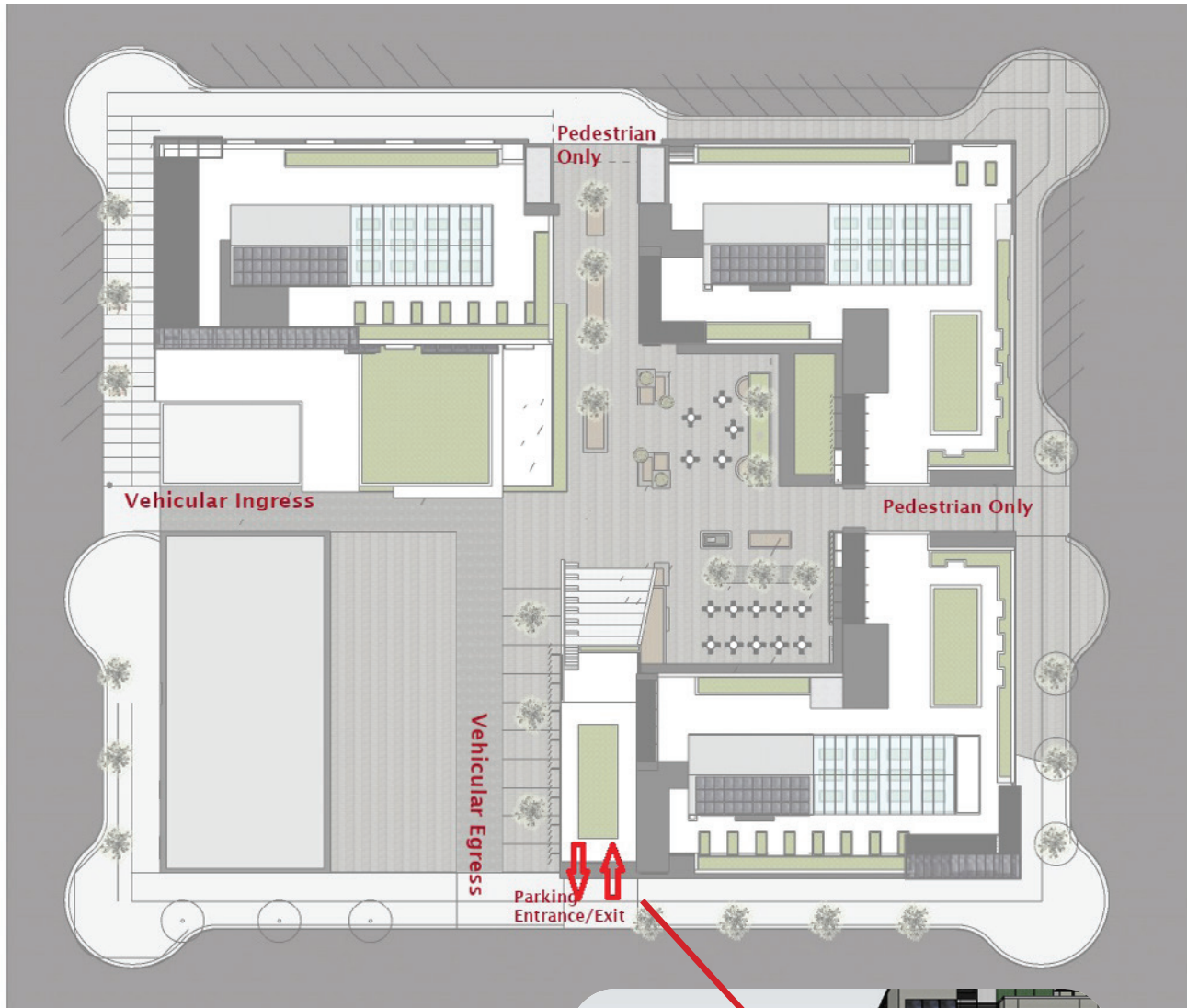
- NOTES:
- Rod inbedment and size varies on structural wall design

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CONCEPT PLAN

Circulation Plan



CONCEPT PLAN

Architectural Renderings



The view from the plaza looking north west toward the community center and residential apartments. Activated public space juxtaposed against residential patios with privacy screens.



View from 2nd Street. Active pedestrian Plaza and grand community center entrance. The modern style and amenities complement the existing buildings and we look forward to working with the neighbors to create mutually beneficial relationships.

CONCEPT PLAN

Architectural Renderings



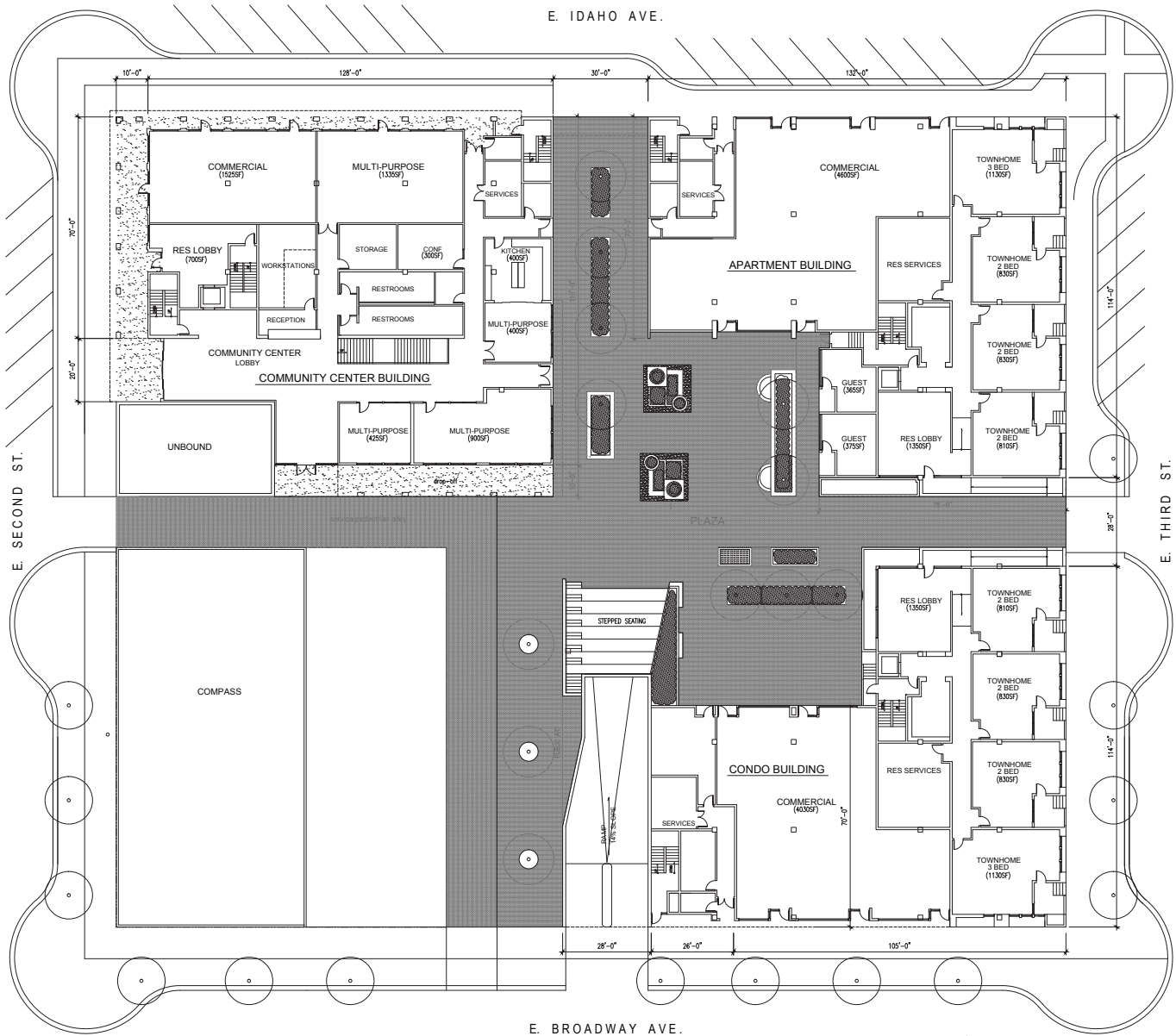
View of the Plaza, the outdoor public amphitheater, and the first few floors of the condominium building showing a glimpse of both commercial condos opening onto the plaza and residential condos with generous patios.



A bird's eye view of the entire project reveals the vast green space, the multiple public and private gathering spaces, and the rooftop greenhouses.

CONCEPT PLAN

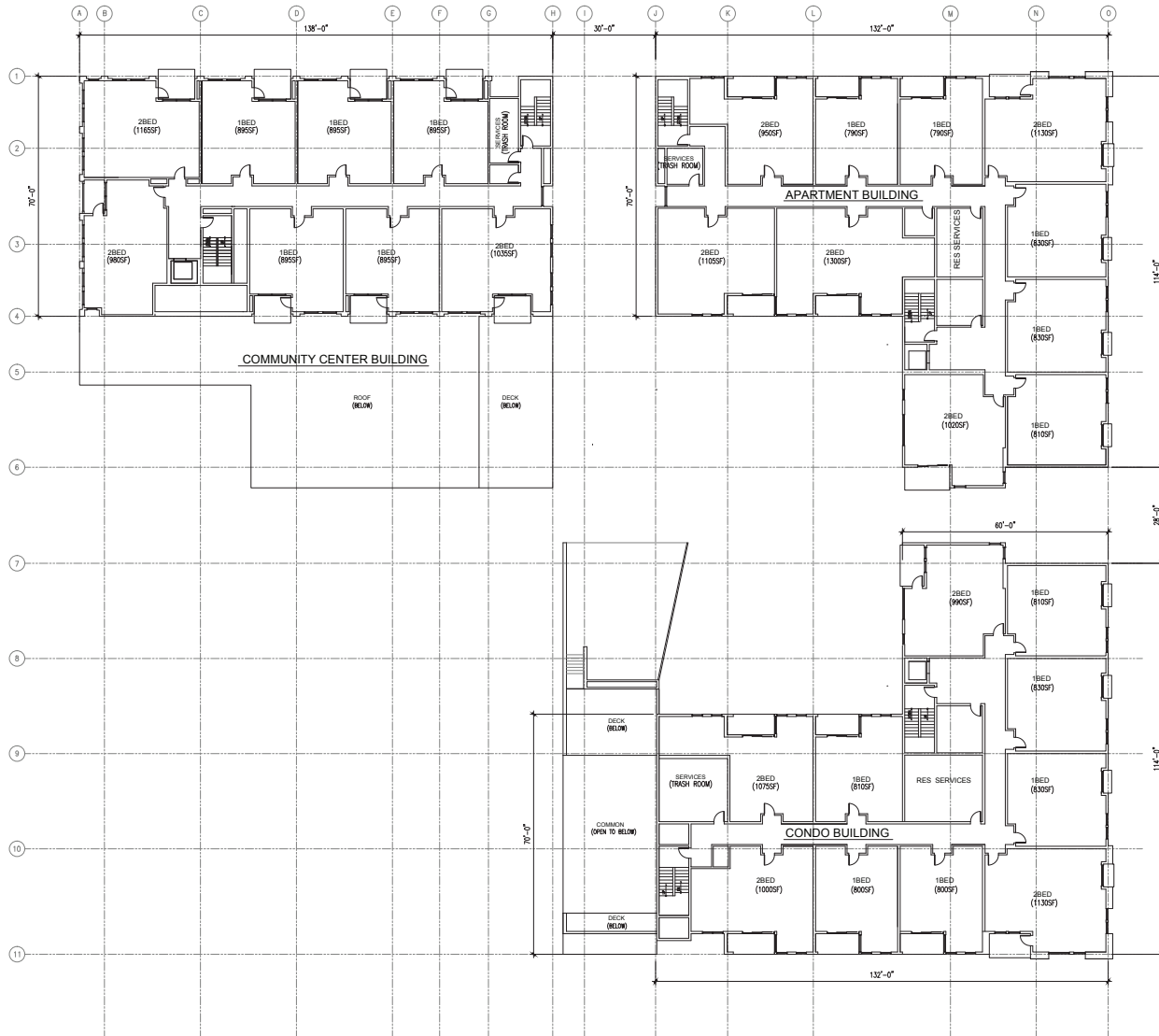
Architectural Renderings



First Floor – The ground floor of the project includes townhomes along 3rd street, commercial spaces for rent along Idaho Avenue, and commercial condos for sale fronting Broadway. The community center first floor includes a commercial kitchen and daycare in addition to other multi-use spaces. The center of everything is an open and activated pedestrian friendly plaza.

CONCEPT PLAN

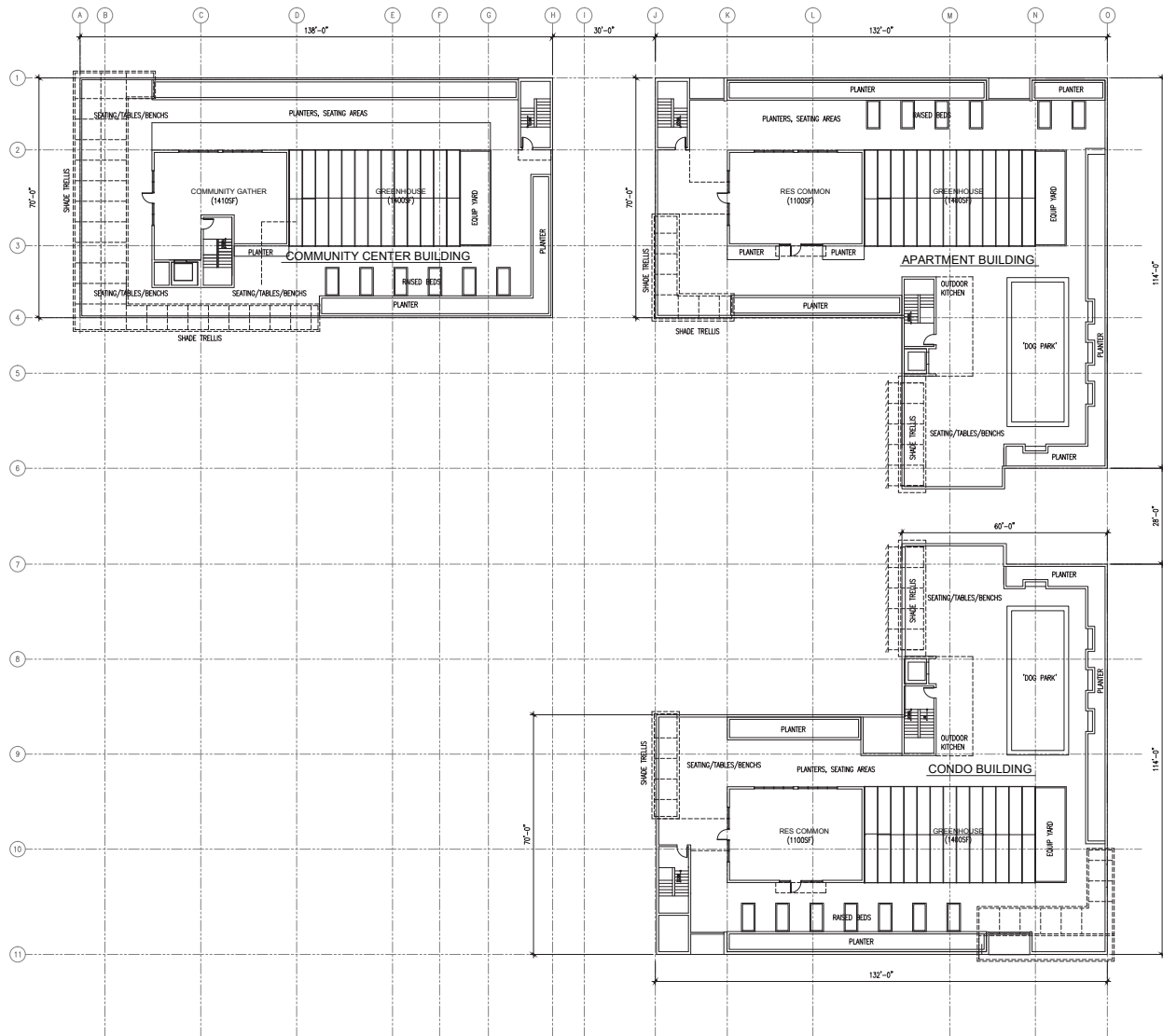
Architectural Renderings



A sample floor plate shows the smaller residential units in each building.

CONCEPT PLAN

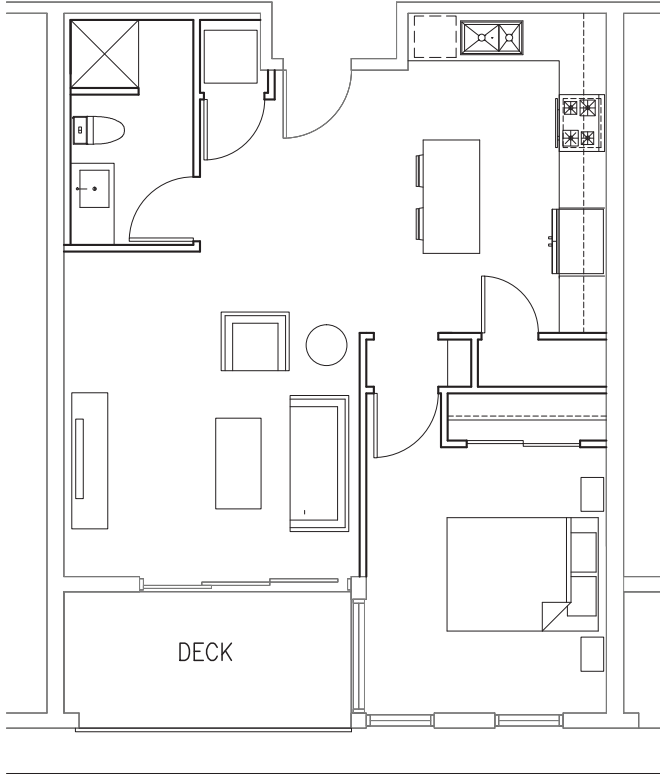
Architectural Renderings



The rooftop provides some of the most munificent amenities. A production greenhouse, indoor/outdoor gathering space with flexible seating options, and additional planters for gardening as well as a small dog park will sit atop each building. Educational, social, and experiential opportunities abound.

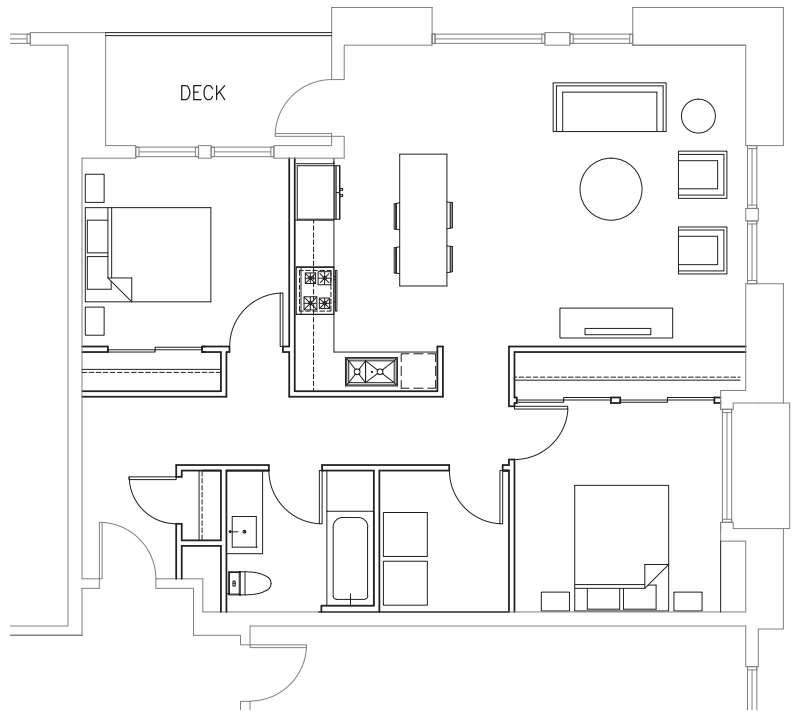
CONCEPT PLAN

Architectural Renderings



Sample One Bedroom Unit

Sample Two Bedroom Unit



CONCEPT PLAN

BRINGING MERIDIAN'S GUIDING PRINCIPLES TO LIFE: Our Approach to Achieve Your Goals

The goals in Meridian's Strategic and Comprehensive Plans are as ambitious as they are essential to the future of this city. Centuries Plaza directly addresses these lofty goals and ideals in every aspect of the project.

HOUSING FOR ALL PHASES OF LIFE

2.01.01E: Encourage development of universally accessible home designs within new developments and home retrofits, allowing residents to age in place and creating full accessibility for all residents of varying levels of physical ability.

All units will be ADA visitable with a bathroom, bedroom, and common areas wheelchair accessible/ADA compliant. We will incorporate flexibility to add guest suites or studios to existing leases for expanding families on a long- or short-term basis, as well as flexibility within leases to move within the Plaza to accommodate changing family size or space needs without default (subject to availability).



2.01.02D: Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian's present and future residents.

Centuries Plaza includes units both for sale and for rent — all at a mix of market rate, affordable, subsidized and unsubsidized. The project includes small footprint micro-units, studios, larger townhomes, up to 4-bedroom and luxury units.

EMPOWERING THE ECONOMY

2.07.00: Create a business-friendly environment that supports and expands existing business opportunities by developing a diverse and qualified workforce through educational partnerships.

Centuries Plaza will include a business incubator called the GreenHouse that will provide support services for small local businesses including training for fundraising, project management, human resources, and other business management skills — as well as office, retail, greenhouse, and kitchen space. By bringing entrepreneurs together we will increase buying power and efficiencies and create networking opportunities to connect new businesses to existing businesses in the community.

3.06.02B: Encourage and support mixed-use areas that provide the benefits of being able to live, shop, dine, play, and work in close proximity, thereby reducing vehicle trips, and enhancing overall livability and sustainability.

Centuries Plaza will create a balanced ecosystem by combining housing with services that are necessary near home, such as childcare, healthcare, business services, and education. We also will support complimentary commercial tenants, such as fresh food markets, local restaurants, and other local small businesses. We aim to work with local agencies to improve transportation options when needs aren't met within walking distance.

CONCEPT PLAN

Guiding Principles

A HUB OF ACTIVITY, EDUCATION, AND COMMUNITY

2.09.03: Cultivate unique and diverse destination-type activities within Meridian’s centers.

2.09.03C: Support public-private partnerships that provide plazas and public areas within activity centers.

The vibrant center of Centuries Plaza will be a gathering place for cultural events, food festivals, art performances — or just lunch with friends. The Community Center Lobby will boast a rotating gallery featuring Idaho artists. The rooftop of the community center will house a large public greenhouse with classroom space, demonstration gardens, and a community garden space.



4.03.01A: Explore opportunities for additional indoor recreation space through partnerships, agreements, and the construction of a new Community Center.

4.03.01E: Support symbiotic uses of facilities through programs that encourage community interactions.

We envision the efficient use of a new Community Center space with sliding wall designs for extensive programs and public use, as well as a variety of indoor and outdoor spaces of all sizes, and both fixed outdoor seating and an open and flexible plaza. We are thrilled to have the chance to be a partner in providing community services to the people of Meridian. We believe we can create some amazing programs together.

4.07.01C : Partner with other entities to expand opportunities for energy conservation outreach and education, such as schools, utility providers, and other public places.

The nonprofit that will run our ongoing programs will work with Parks and Recreation, local schools, and other local nonprofits to create educational programs — especially around sustainable agriculture, renewable energy, and regenerative design. Learning to grow, harvest, prepare, and preserve your own food is a powerful health and wellness lesson. All educational facilities will be fully accessible, and we plan to develop a breadth of resources, programs, and classes based on the needs and desires of the community.

5.01.01C : Provide, partner, and preserve public and private indoor and outdoor recreation amenities for a diverse range of physical activities.

5.01.01D: Plan for and encourage neighborhoods that provide reasonable pedestrian and bicycle access to services like healthcare, daycare, grocery stores, and recreational areas.



CONCEPT PLAN

Guiding Principles

4.04.03: Facilitate accessibility of pathway system for people of all abilities, pedestrians, bicyclists, and other non-motorized pathway users.

Our indoor and outdoor recreation facilities will provide for a diverse range of physical activities, and the entire grounds — all pathways, gardens, and amenities — will be walkable, bikeable, and wheelchair accessible for residents and community members alike.

5.04.01D : Identify opportunities to partner with existing organizations and businesses to make their facilities available for civic and cultural purposes.

This is at the very heart of our project — we will make the most efficient use of the facilities at Centuries Plaza to serve the citizens of Meridian.

2.07.02C: Encourage developers to engage with the public early in the development proposal process.

We look forward to engaging with the community and getting their input. We can't wait to learn more from the people of Meridian.

SUSTAINABLE AT THE CORE

4.07.01B: Support construction projects that demonstrate an innovative and effective approach to stormwater management and Low Impact Development.

4.07.01D Seek opportunities for public-private partnerships to develop and showcase alternative electricity-generating facilities or to enhance the capacity and reliability of renewable energy resources.

4.07.01G: Partner with regional stakeholders to increase public awareness of the benefits of sustainable design and constructing high-performance built environments.

4.07.01H: Collaborate with stakeholders to develop demonstration projects incorporating water and energy conservation; and energy efficient construction methods and materials.

4.09.03B Reduce reliance on City potable water for landscape irrigation purposes by educating the public, encouraging the use of recycled water, and adoption of water conserving landscape guidelines.

Centuries Plaza will be built with permeable hardscapes and green rooftops — and incorporate a greywater recycling program for irrigation. Our project maximizes solar power generation on a variety of surfaces and we plan an adaptable approach to all available renewable energy sources.

3.09.01C: Develop and implement public education and outreach activities to raise awareness on waste reduction, reuse, recycling, and hazardous waste reduction.

The infrastructure for composting and recycling will be integrated into the development of Centuries Plaza and include receptacles in public spaces and a full education program for tenants, residents, and the community at large that will encourage the use of compostable packaging and reusable items.



CONCEPT PLAN

Guiding Principles

4.07.01E: Build public facilities that utilize energy conservation technologies.

4.07.01I: Integrate new technologies and advancements in building science to promote a whole-building approach to sustainability. Recognize performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

4.09.03C: Maintain a public outreach program on water conservation.

The Community Center and the whole of Centuries Plaza will be a demonstration project for energy and water conservation technologies, human and environmental health, sustainable development, and indoor environmental quality with educational opportunities and multi-sensory demonstration vignettes throughout the development.

4.06.01B : Promote transportation choices, facilities, and alternatives such as car and van pooling, public transit, alternative fleet vehicles, bicycle racks/storage and telecommuting.

6.01.04: Encourage new and alternative transportation systems that reflect changes in technology and lifestyles.

6.01.04E: Integrate new technologies (e.g., connected and automated vehicle technology, micro-mobility options) to increase efficiency, safety, and opportunities of transportation users.

We plan to maintain an alternative transportation hub with a secure bike barn and accessible workshop and options such as an electric vehicle fleet providing ride share and delivery services to residential and business tenants. The underground parking garage will be built to accommodate charging stations in a full quarter of parking spots, with the infrastructure to expand that to 100% of the lot.

EMBRACING THE ARTS

4.03.02: Add destination park amenities that uniquely blend arts, entertainment, and culture.

5.02.00: Celebrate Meridian's historical, cultural, and agricultural heritage.

5.03.00: Create opportunities for all Meridian residents and visitors to experience public art.

5.03.01A: Exhibit both permanent and rotating works of art in City Hall and other public places.

5.03.01B Encourage the integration of public art as an integrated component with new development.

5.03.01D Provide local artists with opportunities to showcase their work.

Centuries Plaza will house an outdoor amphitheater for concerts and community events, as well as a collaborative and place-based approach to public art that celebrates the community. We plan a public art gallery of rotating Idaho artists curated by the community in the lobby of the Community Center.

5.04.00: Support hands-on experiences in the arts.

5.04.01: Provide a diversity of education and art experiences for all residents.

5.04.01B Strengthen partnerships with community organizations, schools, and institutions to support and encourage arts programs and education for adults and seniors.

5.04.01C Sponsor a variety of musical and performing arts in partnership with community organizations.

We plan to create a community art program for all ages and ability levels that includes art therapy and adaptive art skills. An inability to pay will never be a barrier to entry for any program produced by Global Regenerative Zer0 Waste Communities. A sliding fee scale and grant subsidies will be the standard, not the exception.



CONCEPT PLAN

Guiding Principles

THE FINER POINTS

In the interest of clarity, we have included some specific ways Century Plaza will address the requirements in the MDC's request for proposals.

C. Preferred projects should feature a mixed-use development with active street level uses that will bring visitors to the area, service downtown residents and workers, and contribute to the vitality of Downtown Meridian.

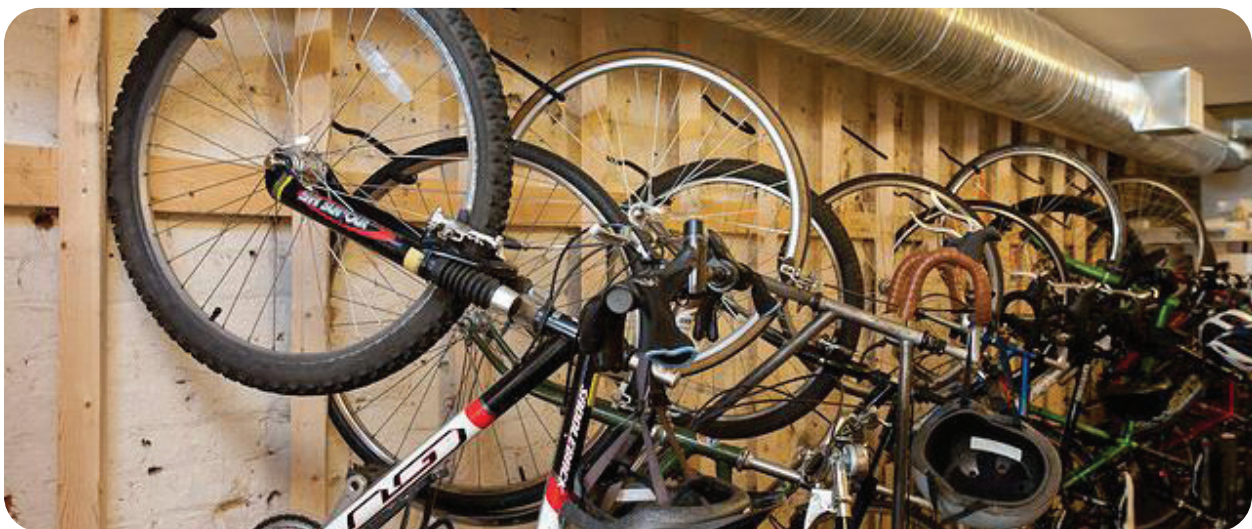
Centuries Plaza is a state-of-the-art project featuring public gathering spaces such as an outdoor amphitheater, an open plaza, a rooftop garden, a community kitchen, and a variety of indoor and outdoor Community Center spaces. Residents will have private space and communal space that is reserved for residents only. And the public will be drawn to the art, food, and entertainment of Centuries Plaza.

D. Projects must be a minimum of 35 feet in height. The City, at the time of this publication, is currently undergoing the public hearing process to consider an increase in the maximum height in the Old Town core from 75 feet to 100 feet in order to maximize development. A greater maximum height may be considered through a Conditional Use Permit process. This process is expected to be finalized in Summer 2021.

The current design tops out at 75 feet including the occupiable rooftop space. Our design could add two floors of residential to the full design with enough parking to support it, should the maximum height in the Old Town core increase to 100 feet.

E. Off-street parking for all proposed uses should be included, either on the Subject Property or on adjacent or nearby sites. Respondents will be expected to have approvals for off-street parking at secondary locations in place before the Subject Property will be transferred for development.

Our project will include a below-grade puzzle structure CityLift mechanical parking system for residents and employees, as well as 21 underground visitor spaces and 10 surface EV charging spots. The subterranean parking system is built to accommodate the evolution of transportation in the future, with infrastructure to expand electric vehicle charging ability to 100% of the parking area. It can even be completely reallocated to non-parking use, thanks to its design and the near elimination of concrete ramping.



CONCEPT PLAN

Guiding Principles

H. To the extent possible, the Parties will support the vacation of the eastern half of the public alley. The proposed project must include one-way vehicular access from East 2nd Street, with an exit south to Broadway Avenue, and adequate access for deliveries and trash enclosures to serve the unBound and COMPASS/VRT buildings.

Vehicular ingress/egress from 2nd to Broadway is included for drop off and deliveries. We propose moving trash and recycling service to the exterior of the project for everyone on the block. We will increase recycling infrastructure on-site and create a compost program in partnership with COMPASS, VRT, UnBound and all tenants of Centuries Plaza. We propose a centralized delivery area to move vehicular traffic away from the major pedestrian path on 2nd Street. Moving the trash and recycling receptacles will have the added benefit of reducing noise and odor.

J. MDC seeks a Respondent willing to accept the Subject Property “as-is” and will consider proposals for a public-private partnership regarding portions of public improvements necessary for the development.

We are happy to work through the minute details with the City and MDC to create a place where the citizens of Meridian can gather, learn, shop, work, eat, explore, play, and live.

K. The Parks and Recreation Department has outlined the general programming needs for a Community Center along with approximate space sizes for its uses. Respondents who choose to include a Community Center can propose a stand-alone facility or an incorporated (possibly condominiumized) facility in a larger mixed-use development.

We look forward to working side by side with the Meridian Parks and Recreation Department to create a space that is efficient and fulfills all the needs of the community. We will work with them to extend access to the existing building as long as possible. We have also taken the programming requests and integrated each of them into our design as well as expanding them slightly to include a daycare center, a full commercial kitchen with classroom space, an outdoor amphitheater, year-round community gardens, and cooperative retail space for start-up companies supported by the GreenHouse Incubator.





DEVELOPMENT TIMELINE

PHASE	2021		2022				2023			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
RFP Submittal - August 24, 2021										
Selection as Developer - October 2021										
Finalize terms and partnerships - December 2021										
Design, Engineering and Permitting										
Construction										
Marketing, Sales and Lease-up										
Move-In										



"We Build Communities"

Global Regenerative
 Zero Waste
 Communities, Inc.
a 501 (c)(3) Public Charity



FINANCIAL CAPACITY

As the proformas illustrate on the following pages, each of the three projects are designed and funded separate from each other. Developer is also seeking grants and public-private partners for various aspects of the construction and operations (see Funding and Programming Partners below). The following summarizes how each project will be funded (see the Sources & Uses tables for details):

PROJECT A: COMMUNITY CENTER / APARTMENTS/ COMMERCIAL RENTAL (\$23.9M DEVELOPMENT COST):

- With the entirety of the \$3.8M from the Parks and Recreation Department plus one-third of the appraised value of the land devoted to this project, we anticipate and have budgeted for the remainder of the development budget to be funded through a construction loan (using the equity in the Parks and Recreation funding and land value as sufficient equity to secure a 75% LTV loan).

PROJECT B: PARKING GARAGE / SOLAR (\$17.2M DEVELOPMENT COST):

- This project will be funded using Opportunity Zone (OZ) funding. A third of the equity of the land value is also factored in to the proforma for this. Federal tax credits for solar will come back to this project as well. Both the garage parking revenue and the monthly utility revenue for the solar (coming from the on-site users) will be sufficient to maintain this asset for the required OZ timeline and payoff ongoing outstanding debt.

PROJECT C: CONDOMINIUM (RESIDENTIAL AND COMMERCIAL - \$16.9M DEVELOPMENT COST):

- This project will be funded with a construction loan and a CDFI gap financing loan. A third of the equity of the land value is factored in to the proforma for this. These will be paid off with sales of both the residential and commercial units.

ADDITIONAL FINANCING NOTES:

- We are requesting the land be sold at \$1 for the entire site, and that MDC pay any taxes on property until all buildings are nearly leased up or sold.
- We are requesting waiving permitting and impact fees for all aspects of the project.
- At this time, we are not requesting TIF reimbursement for qualified infrastructure improvements but would like to keep this financing tool on the table during final discussions and negotiations.
- Term Sheets and Letters of Intent. We have decided to not seek term sheets or letters of intent from financial institutions at this time. If selected for an interview, we will demonstrate this support at the interview. We have verbal commitments from banks and investors at this time, but all wish to wait to submit terms and commitments based on more realistic/refined costs.

FINANCIAL CAPACITY

Funding And Programming Partners

LCSG and our nonprofit partner Global Regenerative Zero Waste Communities, Inc are positioned to leverage public and private partners and funding sources to build a long-lasting, sustainable, and vibrant suite of services and programs to serve Centuries Plaza and its Downtown Meridian community.

The project is perfectly timed to take advantage of the \$1 billion American Rescue Plan Act Build Back Better Regional Challenge, which will provide 20 to 30 projects across the country designed to relaunch local economies after the pandemic.

Plus, we have identified some 60 potential partners engaged in the seven key areas of the ongoing programs plan for Centuries Plaza — most in areas you will recognize from the city's Strategic Plan. Our early work suggests that between start-up funds and ongoing commitments, these programs could attract more than \$2 million in total programmatic grants.

EDUCATION

\$279,500

- Community Education
- Energy Conservation Education
- Water Conservation Education
- Sustainable Development Education
- Horticulture Education
- Environmental Education



FINANCIAL CAPACITY

TRANSPORTATION AND ACCESSIBILITY

\$50,000

- ADA Accessible Buildings
- ADA Accessible Pathways
- Advanced Parking Systems
- Alternative Transportation and Electric Vehicles
- Alternate Transportation Transportation Hub



HEALTH AND COMMUNITY CARE

\$743,000

- Childcare Access
- Healthcare Access
- Food Security and Access
- Year-Round Food Production and Access



POTENTIAL FUNDING PARTNERS

EDUCATION

**E2 Energy to Educate • Clean Water State Revolving Fund • ITC Holdings • Kettering Family Foundation
Rocky Mountain Power • Gladys Brooks Foundation • Bill Graham Foundation
William E Dean III Charitable Foundation • Robert W Knox, Sr. And Pearl Wallis Knox Charitable Foundation
RRF Foundation for Aging • Edward N. & Della Thorne Memorial Foundation**

TRANSPORTATION AND ACCESSIBILITY

**US Department of Energy • Federal Transit Administration First Interstate Bank
Exelon Local Grants • Partnership with Valley Regional Transit**

FINANCIAL CAPACITY

COMMUNITY HEALTH \$106,000

- Community Gardens
- Recreational Programming
- Business Incubator
- Stormwater and Waste Stream Management



ARTS AND CULTURE \$620,000

- Arts Education and Public Art Experiences
- Music and Performing Arts
- Local Art
- Gallery Space
- Public Art Installations



POTENTIAL FUNDING PARTNERS HEALTH AND COMMUNITY CARE

Trico POWER Grant • Union Pacific Building America • Together Women Rise
Robert Wood Johnson Foundation • Cigna Foundation • Blue Cross of Idaho Foundation
RRF Foundation for Aging • Sodexo Stop Hunger Foundation • Whole Kids Foundation
Cliff Family Foundation • Home Instead Senior Care Foundation: GIVE 65

COMMUNITY HEALTH

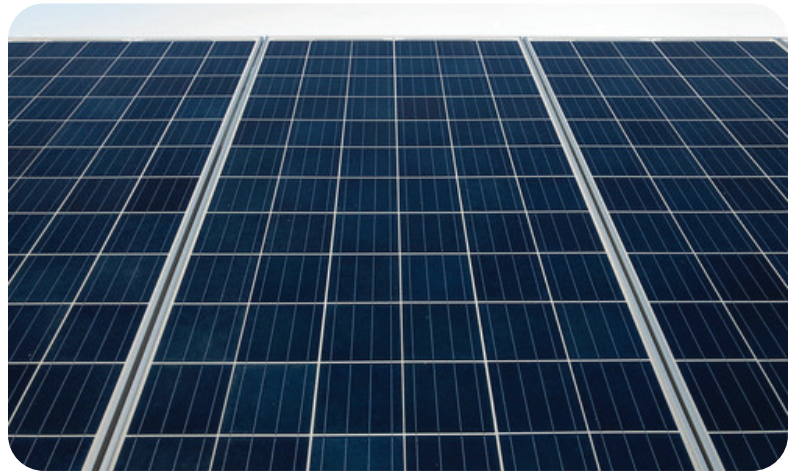
Union Pacific Building America • Umpqua Bank Charitable Foundation
Home Depot Community Impact Grant • KidsGardening.org • Cliff Family Foundation
Project Learning Tree • Whole Kids Foundation • Partnerships with local greenhouses and garden stores
Partnership with Meridian Parks and Recreation

FINANCIAL CAPACITY

RENEWABLE ENERGY

\$115,000

- Energy Conservation
- Sustainable Development
- Solar Power
- Water Conservation



OUTDOOR SPACES

\$150,000

- Performance Spaces
- Destination Park Amenities
- Streetscape Enhancements
- Public Spaces



POTENTIAL FUNDING PARTNERS

ARTS AND CULTURE

**Idaho Commission on the Arts • Andy Warhol Foundation for the Visual Arts • Bill Graham Foundation
National Endowment for the Arts • National Endowment for the Humanities • Sparkplug • Trico POWER Grant
Zions Bank Charitable Giving Rocky Mountain Power • Exelon Local Grants • Kettering Family Foundation**

RENEWABLE ENERGY

**RaiseGreen • Clean Water State Revolving Fund Rocky Mountain Power • Packard Foundation
Duke Energy Foundation • Entergy • WaterSMART Grant**

OUTDOOR SPACES

**Home Depot Community Impact Grants • Umpqua Bank Charitable Foundation First Interstate Bank
Exelon Local Grants • Zions Bank Charitable Giving • Entergy • Sparkplug
Max and Victoria Dreyfus Foundation • Partnership with ACHD**

FINANCIAL CAPACITY

Letters of Support

On the following pages: Our team continues to secure support from potential partners in our community collaboration efforts, and you can see two of the letters of support for our project here. We look forward to sharing more during an interview with the Selection Committee.





August 16, 2021

Dear City of Meridian Review Committee Members:

Saint Alphonsus Health System (SAHS) is deeply committed to addressing the social influencers of health on behalf of the patients and communities we serve across southern Idaho and eastern Oregon. Saint Alphonsus recently completed a 2020 Community Health Needs Assessment, which included Ada County, that identified safe, affordable housing and homelessness as the top significant health need in the region. Additionally, SAHS stood up a Social Care Hub in March 2020 to better understand and address the basic needs of patients, colleagues, and community members during the COVID-19 pandemic. Since its inception, the top requested need for referral has been housing assistance- both rental assistance, and help searching for housing as individuals and families are rapidly being displaced from their existing homes. As such, SAHS has been committing resources in terms of staffing resources, funding, and data collection to the advancement of safe, affordable housing developments across our system footprint.

Saint Alphonsus is pleased to offer our support for the Grow Communities, Inc proposal. This development is a mission-match for SAHS in that it provides a sustainable alternative to single-family homes for Meridian residents in need of mixed-income and mixed-use development solutions. Additionally, because of its inclusion of onsite telehealth, early childhood education and after school programming, health education, and other critical community services, SAHS believes that the Grow Communities, Inc proposal is well-positioned to meet the health and social needs of its residents and will be happy to explore partnership opportunities with Grow Communities, Inc should this proposal be selected.

It cannot be understated that Meridian, Ada County, and the Treasure Valley region-at large was experiencing a shortage of affordable and mixed-income housing pre-COVID. The proposed development will not only meet the need established well before the pandemic but will serve to assist the community in its recovery.

Thank you for your consideration.

Sincerely,

Rebecca Lemmons

Rebecca Lemmons, MHS
Director, Community Health & Well-Being
Saint Alphonsus Health System (Idaho-Oregon)



PROJECT VALUATION

MERIDIAN

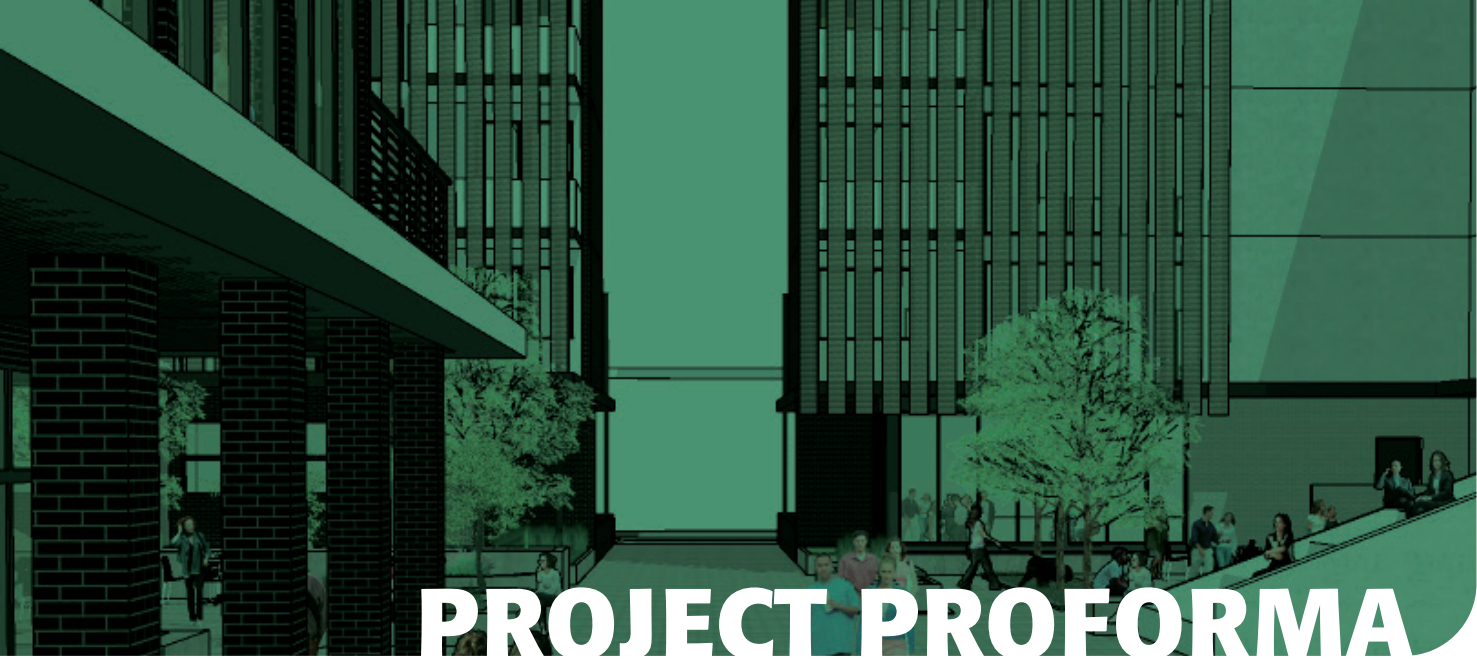
Centennial Plaza will consist of three (3) projects:

- I. Community Center / Multifamily / Commercial – This is entirely a rental project
- II. Parking Garage – This is entirely a rental project
- III. Residential and Commercial Condominiums – This will all be sold and Developer will have zero ownership upon final sale

H. PROJECT VALUATION –

The following is based on the market value of the land (\$2.2M) spread over the following three projects plus the overall Cost of The Community Center/Rental Project, plus the overall Cost of the Garage plus the Sales of the Condominiums. The combined valuation of these three assets will be approximately \$63M by 2023.

- a. Community Center / Apartments / Commercial – The total cost of construction is \$23.9M. **The taxable value would be approximately \$24M** (including the Community Center since they would be paying rent and not owning the building).
- b. Parking Garage – The total cost of construction is \$17.2M. **The taxable value would be approximately \$19M.**
- c. Condominiums – The total cost of construction is \$16.9M. The total Sales is approximately \$18M. **Taxable value would be approximately \$20M.**



PROJECT PROFORMA

I. PROJECT PROFORMA

Development Budgets and Sources & Uses tables for each of the three projects are found on the next few pages.

- Offering price for Subject Property
 - i. Developer proposes a \$1 sales price for the entire site, subject to claw back provisions by the MDC should development not fulfill proposed buildout plan.
 - ii. MDC would pay taxes on the property until all three projects have received certificate of occupancy and leases and sales are at least 75% complete.

Development Budgets and Sources and Uses for or each of these three projects are on the following pages.

PROJECT PROFORMA

Centuries Plaza Apartments Meridian, Idaho SCENARIO #: Parking Garage and Solar	
Item	Total Cost
Acquisition	
Purchase Price	\$ 1
Transfer Tax	\$ 0
Recordation Tax	\$ 0
Legal Fees	\$ -
Due Diligence	\$ -
Title Insurance	\$ -
Brokers Commission	\$ 0
Total Acquisition Costs	\$ 1
Hard Costs (Construction)	
Building Costs - \$200/sf	\$ 12,731,200
Contingency	\$ 1,273,120
Total Hard Costs	\$ 14,004,320
Soft Costs (Construction)	
Tenant Allowance	\$ 100
Architectural/MEP Fees	\$ 300,000
Engineering Consultant Fees	\$ 100,000
Development Fees/Bonds	\$ 10,000
Legal - Construction	\$ 75,000
Legal - Leasing	\$ 25,000
Legal - Land Use	\$ 25,000
Initial Leasing Commissions	\$ 7,680
Insurance (during construction)	\$ 100,000
Property Taxes During Construction	\$ 100,000
Contingency	\$ 37,139
Total Soft Costs	\$ 779,919
Site Costs (Hard/Soft)	
Site Costs	\$ 403,860
Courtyard	\$ 1,202,550
	\$ -
	\$ -
	\$ -
Contingency	\$ 80,321
Total Site Costs	\$ 1,686,731
Financing Costs	
Appraisal	\$ 5,000
Legal - Loan	\$ 10,000
Interest on Construction Loan	\$ -
Points (construction loan)	\$ 67,920
Points (seller financing/permanent loan)	\$ -
Contingency	\$ 4,146
Total Financing Costs	\$ 87,066
Development Fee	\$ 494,129.09
Total Acquisition & Development Costs	\$ 17,076,464

PROJECT PROFORMA

Centennial Plaza - Meridian		
Meridian,	CONDOMINIUMS	
ACQUISITION & DEVELOPMENT COSTS		
	Item	Total Cost
Acquisition		
	Purchase Price	\$5,000
	Transfer Tax	\$750
	Recordation Tax	\$500
	Legal Fees	\$ -
	Due Diligence	\$ -
	Title Insurance	\$ -
	Brokers Commission	\$300
	Total Acquisition Costs	\$6,550
Hard Costs (Construction)		
	Construction Cost - Residential - 45,000 sf	\$9,450,000
	Construction Cost - Commercial - 4300 sf	\$817,000
	Construction Cost - Other - 15,000 sf	\$2,475,000
	Contingency - 10% of hard costs	\$1,274,200
	Total Hard Costs	\$14,016,200
Soft Costs (Construction)		
	Architectural/MEP Fees	\$175,000
	MEP	\$40,000
	Engineering Consultant Fees	\$125,000
	Structural Engineer	\$50,000
	Landscape Architect	\$50,000
	Permit / Impact Fees (waived)	\$0
	Pre-construction Advising	\$40,000
	Legal - Construction	\$25,000
	Legal - Condo docs	\$25,000
	Legal - Contract	\$15,000
	Insurance (during construction)	\$25,000
	Property Taxes During Construction - own land upon C.O.	\$0
	Contingency	\$50,000
	Total Soft Costs	\$620,000
Site Costs (Hard/Soft)		
	Site Costs	\$134,620
	Courtyard	\$400,850
	Contingency	\$50,000
	Total Site Costs	\$1,686,731
Financing Costs		
	Appraisal - as built	\$5,000
	Legal - Loan	\$10,000
	Interest on CDFI Fund	\$64,000
	Contingency - 2% of all costs	\$360,000
	Total Financing Costs	\$439,000
	Development Fee - 3%	\$439,086
	Total Acquisition & Development Costs	\$16,768,567

PROJECT PROFORMA

b. Sources and Uses Table – With Detailed Costs

Each of the three projects has a separate financing and ownership strategy. The Sources & Uses tables below detail how each of these three projects will be financed. The Financial Capacity section above also describes important elements of our financial assumptions and strategies.

Centuries Plaza - Sources and Uses for Rental Project			
Uses			
	<i>Construction</i>		
Acquisition	\$		1
Construction/Site	\$	22,404,131	
Professional Fees	\$	777,938	
Soft and Carrying Costs	\$	353,105	
Developer Fee	\$	347,731	
TOTAL	\$	23,882,906	
Sources			
	<i>Phase of Project</i>		
	<i>Construction</i>		
Grants	\$	976,000	
Equity (Parks Dept)	\$	3,800,000	
Construction Financing	\$	19,106,324	
TOTAL	\$	23,882,324	
		(+/-)	\$ 581

Centuries Plaza - Sources and Uses for Garage and Solar Project			
Uses			
	<i>Construction</i>		
Acquisition	\$		1
Construction/Site	\$	15,691,051	
Professional Fees	\$	866,985	
Soft and Carrying Costs	\$	439,000	
Developer Fee	\$	247,065	
TOTAL	\$	17,244,101	
Sources			
	<i>Phase of Project</i>		
	<i>Construction</i>		
Grants	\$	88,605	
Equity (OZ and other)	\$	3,361,000	
Construction Financing	\$	13,795,281	
TOTAL	\$	17,244,886	
		(+/-)	\$ (785)

Centuries Plaza - Sources and Uses for Condo Project			
Uses			
	<i>Construction</i>		
Acquisition	\$	6,550	
Construction/Site	\$	15,702,931	
Professional Fees	\$	620,000	
Soft and Carrying Costs	\$	439,000	
Developer Fee	\$	219,543	
TOTAL	\$	16,988,024	
Sources			
	<i>Phase of Project</i>		
	<i>Construction</i>		
Grants	\$	88,605	
CDFI Fund	\$	3,200,000	
Construction Financing	\$	13,590,419	
Home Buyer - Net Proceeds	\$	100,000	Realtor Fees 5% Deducted
Commercial Sales - Net Proceeds	\$	9,000	Realtor Fees 5% Deducted
TOTAL	\$	16,988,024	
		(+/-)	\$ (0)

PROJECT PROFORMA

c. Project income – Proposed rents and/or sales prices.

See below for details on Project Income for each project and the relative lease rates and sales prices that were used in the proformas.

- i. Commercial Rents (including Community Center): \$19/sf
- ii. Apartment Rents : \$1.1 - 0.6/sf
- iii. Garage Spaces : \$100-200/mo (depending on owner, tenant or visitor)
- iv. Residential Condo sales price - \$400/sf
- v. Commercial Condo sales (white box finish) price - \$350/sf

d. Infrastructure for which reimbursement is requested – Items and estimated costs

- i. At this time, no infrastructure reimbursement is requested. Yet, Developer is requesting permit and fee waivers in addition to any connection fees for water and wastewater also waived.
- ii. In addition, Developer requests closing on the sale of the land within 3 months of C.O. of each building. During this time, Owner (MDC) will pay all taxes on properties.

J. PROJECTED THREE- AND FIVE-YEAR OPERATING STATEMENT

As discussed earlier in this proposal, Centennial Plaza will consist of three (3) projects two rental and one condo/owner building:

- I. Community Center / Multifamily / Commercial – This is entirely a rental project
- II. Parking Garage – This is entirely a rental project
- III. Residential and Commercial Condominiums – This will all be sold and Developer will have zero interest upon final sale

Project I & II will be retained by Developer and operating statements are found below:

“We Build Communities”

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PROJECT PROFORMA

Centuries Plaza Apartments						
Meridian, Idaho						
SCENARIO #: Commercial / Apartment Rentals (including Community Center Space)						
CASH FLOW ANALYSIS						
	Year	Year	Year	Year	Year	Year
	0	1	2	3	4	5
Transaction Costs						
Acquisition Costs	\$ (1)					
Hard/Soft Costs	\$ (23,941,531)					
Sales Price in Yr 10						
Less: Transaction costs in Yr 10						
Historic Tax Credits	\$ -					
Total Transaction Costs	\$ (23,941,532)	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Rental Income						
Apartments		\$ 884,198	\$ 901,882	\$ 919,920	\$ 938,318	\$ 957,085
Retail/Office		\$ 356,625	\$ 367,324	\$ 378,343	\$ 389,694	\$ 401,385
Total Gross Rental Income		\$ 1,240,823	\$ 1,269,206	\$ 1,298,263	\$ 1,328,012	\$ 1,358,469
Less: Adjustments to GRI						
Apartment - Vacancy/Bad Debt		\$ (44,210)	\$ (45,094)	\$ (45,996)	\$ (46,916)	\$ (47,854)
Apt - Model and Employee Units/Rent Concessions		\$ 21,566	\$ 21,997	\$ 22,437	\$ 22,886	\$ 23,344
Retail/Office - Vacancy		\$ -	\$ -	\$ -	\$ -	\$ -
Total Adjustments to GRI		\$ (22,644)	\$ (23,097)	\$ (23,559)	\$ (24,030)	\$ (24,511)
Net Rental Income		\$ 1,218,179	\$ 1,246,109	\$ 1,274,705	\$ 1,303,982	\$ 1,333,959
Apartment Other Income		\$ -	\$ -	\$ -	\$ -	\$ -
Retail/Office Other Income:						
Recoveries (CAM, RE Taxes, Mgmt Fee)		\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ 356,625	\$ 367,324	\$ 378,343	\$ 389,694	\$ 401,385
Total Retail/Office Other Income:		\$ 356,625	\$ 367,324	\$ 378,343	\$ 389,694	\$ 401,385
Total Income		\$ 1,574,804	\$ 1,613,433	\$ 1,653,048	\$ 1,693,676	\$ 1,735,343
Operating Expenses						
Apartment Operating Expenses		\$ 325,392	\$ 325,392	\$ 325,392	\$ 325,392	\$ 325,392
Retail/Office Operating Expenses		\$ 45,173	\$ 46,254	\$ 47,363	\$ 48,499	\$ 49,664
Total Operating Expenses		\$ 370,564	\$ 371,646	\$ 372,755	\$ 373,891	\$ 375,056
Net Operating Income		\$ 1,204,240	\$ 1,241,787	\$ 1,280,293	\$ 1,319,785	\$ 1,360,287
Reserves						
Apartment Reserves		\$ 3,271	\$ 3,271	\$ 3,271	\$ 3,271	\$ 3,271
Retail/Office Reserves		\$ 3,566	\$ 3,638	\$ 3,710	\$ 3,785	\$ 3,860
Total Reserves		\$ 6,837	\$ 6,909	\$ 6,981	\$ 7,056	\$ 7,131
Pretax Cash Flow Before Financing	\$ (23,941,532)	\$ 1,197,403	\$ 1,234,878	\$ 1,273,312	\$ 1,312,729	\$ 1,353,156
Return on Investment	Cap Rate --->	5.0%	5.2%	5.3%	5.5%	5.7%
Internal Rate of Return (IRR)	3.9%					
NPV Calculations						
@ Following Rates -->	6.0%	7.0%	8.0%			
Net Present Value	\$ (3,221,577)	\$ (4,521,194)	\$ (5,680,298)			
Financing						
Proceeds from Seller Financing	\$ -					
Proceeds from Permanent Loan	\$ 19,153,226					
Seller Financing Debt Service		\$ (5,000)	\$ -	\$ -	\$ -	\$ -
Permanent Loan Debt Service		\$ (1,097,285)	\$ (1,097,285)	\$ (1,097,285)	\$ (1,097,285)	\$ (1,097,285)
Loan Balance in Yr 10						
Pretax Cash Flow After Financing	\$ (4,788,306)	\$ 95,118	\$ 137,593	\$ 176,027	\$ 215,444	\$ 255,871

RESPONDENT STATEMENT

Respondent accepts and agrees with all the terms and provisions of the RFP and any addendum(s) and specifically acknowledges receipt of the following addendum, if any, to the Request for Proposals which addendum have been considered by Respondent in submitting this proposal (if none, state "NONE"):

Addendum No. 1 X Addendum No. 2 X
Addendum No. 3 _____ Addendum No. 4 _____

Submitted by:

RESPONDENT'S BUSINESS NAME (type or print)

 LCSG Development, LLC

By: Lisa K. Clark
(Signature in ink)

Date: 8/22/2021

Name: Lisa K. Clark
(Print)

Title: Managing Member

Bus. Address: 1902 S. Empire Way
 Boise, ID 83709

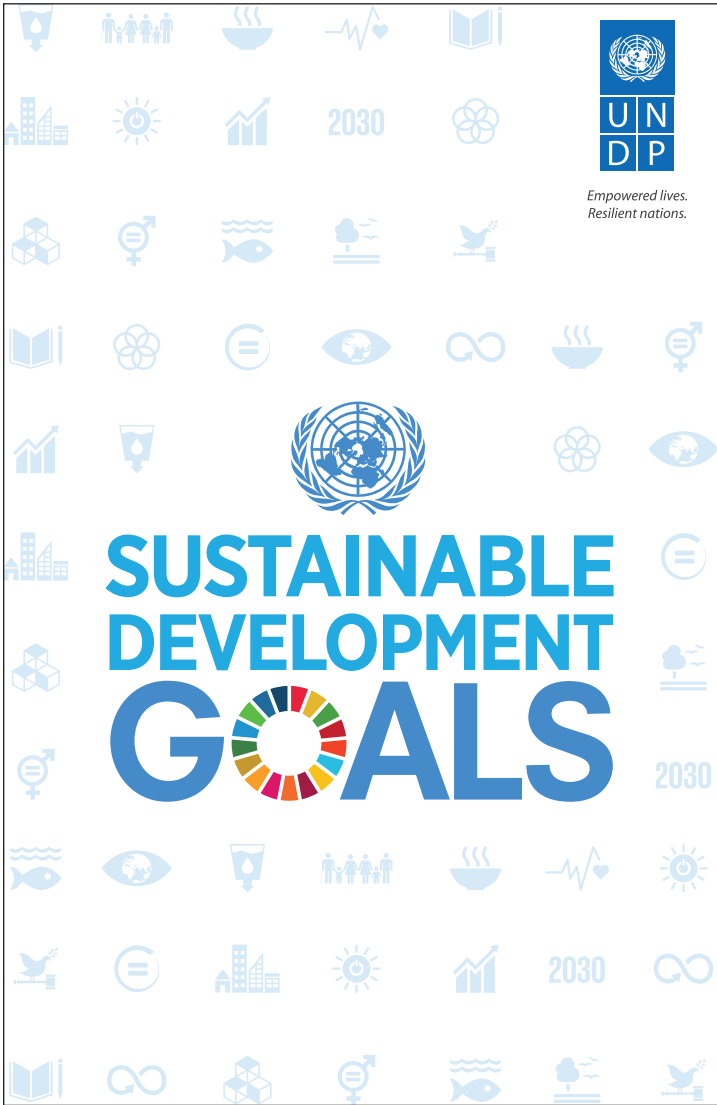
Phone: 208-331-0888

Email: lisa@grow.org

Note: If Respondent is a corporation, give state of incorporation. If a partnership or joint venture, give full names of all joint venture partners and/or other partners.

 Sean Garretson

Respondent declares under penalty of perjury that the foregoing is true and correct.



APPENDIX

IN 2000, 189 COUNTRIES OF THE WORLD CAME TOGETHER TO FACE THE FUTURE.

And what they saw was daunting. Famines. Drought. Wars. Plagues. Poverty. The perennial problems of the world. Not just in some faraway place, but in their own cities and towns and villages.

They knew things didn't have to be this way. They knew we had enough food to feed the world, but that it wasn't getting shared. They knew there were medicines for HIV and other diseases, but that they cost a lot. They knew that earthquakes and floods were inevitable, but that the high death tolls were not.

They also knew that billions of people worldwide shared their hope for a better future.

So leaders from these countries created a plan called the Millennium Development Goals (MDGs). This set of 8 goals imagined a future just 15 years off that would be rid of poverty and hunger. It was an ambitious plan.

The United Nations Development Programme (UNDP) has been one of the leading organizations working to achieve the MDGs. Present in more than 170 countries and territories, we funded projects that helped fulfil the Goals. We championed the Goals so that people everywhere would know how to do their part. And we acted as "scorekeeper," helping countries track their progress.

And the progress in those 15 years has been tremendous. Hunger has been cut in half. Extreme poverty is down nearly by half. More kids are going to school and fewer are dying.

Now these countries want to build on the many successes of the past 15 years, and go further. The new set of goals, the Sustainable Development Goals (SDGs), aims to end poverty and hunger by 2030. World leaders, recognizing the connection between people and planet, have set goals for the land, the oceans and the waterways. The world is also better connected now than it was in 2000, and is building a consensus about the future we want.

That future is one where everybody has enough food, and can work, and where living on less than \$1.25 a day is a thing of the past.

UNDP is proud to continue as a leader in this global movement.

Introducing the new Sustainable Development Goals. What's your Goal?

1 NO POVERTY



END POVERTY IN ALL ITS FORMS EVERYWHERE

End extreme poverty in all forms by 2030. Yes, it's an ambitious goal—but we believe it can be done. In 2000, the world committed to cutting the number of people living in extreme poverty by half in 15 years and we met this goal. However, more than 800 million people around the world still live on less than \$1.25 a day—that's about the equivalent of the entire population of Europe living in extreme poverty. Now it's time to build on what we learned and end poverty altogether.

2 ZERO HUNGER



END HUNGER, ACHIEVE FOOD SECURITY AND IMPROVED NUTRITION AND PROMOTE SUSTAINABLE AGRICULTURE

In the past 20 years, hunger has dropped by almost half. Many countries that used to suffer from famine and hunger can now meet the nutritional needs of their most vulnerable people. It's an incredible accomplishment. Now we can go further and end hunger and malnutrition once and for all. That means doing things such as promoting sustainable agriculture and supporting small farmers. It's a tall order. But for the sake of the nearly 1 out of every 9 people on earth who go to bed hungry every night, we've got to try. Imagine a world where everyone has access to sufficient and nutritious food all year round. Together, we can make that a reality by 2030.

3 GOOD HEALTH AND WELL-BEING



ENSURE HEALTHY LIVES AND PROMOTE WELL-BEING FOR ALL AT ALL AGES

We all know how important it is to be in good health. Our health affects everything from how much we enjoy life to what work we can perform. That's why there's a Goal to make sure everyone has health coverage and access to safe and effective medicines and vaccines. Since 1990, we've made big strides—preventable child deaths are down by more than half, and maternal mortality is down by almost as much. And yet some other numbers remain tragically high, like the fact that every year 6 million children die before their fifth birthday, or that AIDS is the leading cause of death for adolescents in sub-Saharan Africa. We have the means to turn that around and make good health more than just a wish.

4 QUALITY EDUCATION



ENSURE INCLUSIVE AND EQUITABLE QUALITY EDUCATION AND PROMOTE LIFE-LONG LEARNING OPPORTUNITIES FOR ALL

First, the bad news on education. Poverty, armed conflict and other emergencies keep many, many kids around the world out of school. In fact, in developing regions, kids from the poorest households are four times more likely to be out of school than those of the richest households. Now for some good news. Since 2000, there has been enormous progress on the goal to provide primary education to all children worldwide. The primary school enrolment rate in developing regions reached 91%. By measures in any school, that's a good grade. Now, let's get an even better grade for all kids and achieve the goal of universal primary and secondary education, affordable vocational training, access to higher education and more.

5 GENDER EQUALITY



ACHIEVE GENDER EQUALITY AND EMPOWER ALL WOMEN AND GIRLS

The great progress the world has made in becoming more prosperous and fair is worth celebrating. And yet, in just about every way, women and girls lag behind. There are still gross inequalities in work and wages, lots of unpaid "women's work" such as child care and domestic work and discrimination in public decision-making. But there are grounds for hope. More girls are in school now compared to in 2000. Most regions have reached gender parity in primary education. The percentage of women getting paid for their work is on the rise. The Sustainable Development Goals aim to build on these achievements to ensure that there is an end to discrimination against women and girls everywhere. It's a basic human right.

6 CLEAN WATER AND SANITATION



ENSURE AVAILABILITY AND SUSTAINABLE MANAGEMENT OF WATER AND SANITATION FOR ALL

Everyone on earth should have access to safe and affordable drinking water. That's the goal for 2030. While many people around the world take clean drinking water and sanitation for granted, many others don't. Water scarcity affects more than 40 percent of people around the world, and that number is projected to go even higher as a result of climate change. If we continue the path we're on, by 2050 at least one in four people are likely to be affected by recurring water shortages. But we can take a new path—more international cooperation, protecting wetlands and rivers, sharing water-treatment technologies and more—that leads to accomplishing this Goal.

7 AFFORDABLE AND CLEAN ENERGY



ENSURE ACCESS TO AFFORDABLE, RELIABLE, SUSTAINABLE AND MODERN ENERGY FOR ALL

Between 1990 and 2010, the number of people with access to electricity increased by 1.7 billion. That's progress to be proud of. And yet, as the world's population continues to rise, still more people will need cheap energy to light their homes and streets, use phones and computers and do their everyday business. The way we get that energy is at issue; fossil fuels and greenhouse gas emissions are making drastic changes in the climate, leading to big problems on every continent. Instead, we can become more energy-efficient and invest in clean energy sources such as solar and wind. That way we'll meet electricity needs and protect the environment. How's that for a balancing act?

8 DECENT WORK AND ECONOMIC GROWTH



PROMOTE SUSTAINED, INCLUSIVE AND SUSTAINABLE ECONOMIC GROWTH, FULL AND PRODUCTIVE EMPLOYMENT AND DECENT WORK FOR ALL

An important part of economic growth is that people have jobs that pay enough to support themselves and their families. The good news is that the middle class is growing worldwide—almost tripling in size in developing countries in the last 25 years, to more than a third of the population. But in 2015, we also have widening inequalities, and job growth is not keeping pace with the growing labour force—over 200 million people don't have jobs. That's the equivalent of the entire population of Brazil. Things don't have to be that way. We can promote policies that encourage entrepreneurship and job creation. We can eradicate forced labour, slavery and human trafficking. And in the end we can achieve the goal of decent work for all women and men by 2030.

9 INDUSTRY, INNOVATION AND INFRASTRUCTURE



BUILD RESILIENT INFRASTRUCTURE, PROMOTE INCLUSIVE AND SUSTAINABLE INDUSTRIALIZATION AND FOSTER INNOVATION

Technological progress helps us address big global challenges such as creating jobs and becoming more energy efficient. The world is becoming ever more interconnected and prosperous thanks to the internet. The more connected we are, the more we can all benefit from the wisdom and contributions of people everywhere on earth. And yet four billion people have no way of getting online, the vast majority of them in developing countries. The more we invest in innovation and infrastructure, the better off we'll all be. Bridging the digital divide, promoting sustainable industries, and investing in scientific research and innovation are all important ways to facilitate sustainable development.

10 REDUCED INEQUALITIES



REDUCE INEQUALITY WITHIN AND AMONG COUNTRIES

It's an old story: the rich get richer, and the poor get poorer. The divide has never been starker. We can and must adopt policies that create opportunity for everyone, regardless of who they are or where they come from. Income inequality is a global problem that requires global solutions. That means improving the regulation of financial markets and institutions, sending development aid where it is most needed and helping people migrate safely so they can pursue opportunities. We've made so much progress on poverty in the last 15 years, and now we can change the direction of the old story of inequality.

11 SUSTAINABLE CITIES AND COMMUNITIES



MAKE CITIES AND HUMAN SETTLEMENTS INCLUSIVE, SAFE, RESILIENT AND SUSTAINABLE

If you're like most people, you live in a city. More than half the world's population now lives in cities, and that figure will go to about two-thirds of humanity by the year 2050. Cities are getting bigger. In 1990 there were ten "mega-cities" with 10 million inhabitants or more. In 2014, there were 28 mega-cities, home to 453 million people. Incredible, huh? A lot of people love cities; they're centers of culture and business and life. The thing is, they're also often centers of extreme poverty. To make cities sustainable for all, we can create good, affordable public housing. We can upgrade slum settlements. We can invest in public transport, create green spaces and get a broader range of people involved in urban planning decisions. That way, we can keep the things we love about cities and change the things we don't.

12 RESPONSIBLE CONSUMPTION AND PRODUCTION



ENSURE SUSTAINABLE CONSUMPTION AND PRODUCTION PATTERNS

Some people use a lot of stuff, and some people use very little—in fact, a big share of the world population is consuming too little to meet even their basic needs. It doesn't have to be this way. We can have a world where everybody gets what they need to survive and thrive. And we can consume in a way that preserves our natural resources so that our children can enjoy them, and their children and their children after that. The hard part is how to achieve that goal. We can manage our natural resources more efficiently and dispose of toxic waste better. Cut per capita food waste in half globally. Get businesses and consumers to reduce and recycle waste. And help countries that have typically not consumed a lot to move towards more responsible consumption patterns.

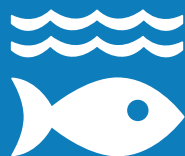
13 CLIMATE ACTION



TAKE URGENT ACTION TO COMBAT CLIMATE CHANGE AND ITS IMPACTS

Every country in the world is seeing the drastic effects of climate change, some more than others. On average, the annual losses just from earthquakes, tsunamis, tropical cyclones and flooding count in the hundreds of billions of dollars. We can reduce the loss of life and property by helping more vulnerable regions—such as land-locked countries and island states—become more resilient. The impact of global warming is getting worse. We're seeing more storms, more droughts and more extremes than ever before. It is still possible, with political will and technological measures, to limit the increase in global mean temperature to two degrees Celsius above pre-industrial levels—and thus avoid the worst effects of climate change. The Sustainable Development Goals lay out a way for countries to work together to meet this urgent challenge.

14 LIFE BELOW WATER



CONSERVE AND SUSTAINABLY USE THE OCEANS, SEAS AND MARINE RESOURCES FOR SUSTAINABLE DEVELOPMENT

The oceans make human life possible. Their temperature, their chemistry, their currents, their life forms. For one thing, more than 3 billion people depend on marine and coastal diversity for their livelihoods. But today we are seeing nearly a third of the world's fish stocks overexploited. That's not a sustainable way of life. Even people who live nowhere near the ocean can't live without it. Oceans absorb about 30 percent of the carbon dioxide that humans produce; but we're producing more carbon dioxide than ever before and that makes the oceans more acidic—26% more, since the start of the industrial revolution. Our trash doesn't help either—13,000 pieces of plastic litter on every square kilometer of ocean. Sounds bad, right? Don't despair! The Sustainable Development Goals indicate targets for managing and protecting life below water.

15 LIFE ON LAND



PROTECT, RESTORE AND PROMOTE SUSTAINABLE USE OF TERRESTRIAL ECOSYSTEMS, SUSTAINABLY MANAGE FORESTS, COMBAT DESERTIFICATION, AND HALT AND REVERSE LAND DEGRADATION AND HALT BIODIVERSITY LOSS

Humans and other animals rely on other forms of life on land for food, clean air, clean water, and as a means of combatting climate change. Plant life makes up 80% of the human diet. Forests, which cover 30% of the Earth's surface, help keep the air and water clean and the Earth's climate in balance. That's not to mention they're home to millions of animal species. But the land and life on it are in trouble. Arable land is disappearing 30 to 35 times faster than it has historically. Deserts are spreading. Animal breeds are going extinct. We can turn these trends around. Fortunately, the Sustainable Development Goals aim to conserve and restore the use of terrestrial ecosystems such as forests, wetlands, drylands and mountains by 2020.

16 PEACE, JUSTICE AND STRONG INSTITUTIONS



PROMOTE PEACEFUL AND INCLUSIVE SOCIETIES FOR SUSTAINABLE DEVELOPMENT, PROVIDE ACCESS TO JUSTICE FOR ALL AND BUILD EFFECTIVE, ACCOUNTABLE AND INCLUSIVE INSTITUTIONS AT ALL LEVELS

How can a country develop—how can people eat and teach and learn and work and raise families—without peace? And how can a country have peace without justice, without human rights, without government based on the rule of law? Some regions of the world enjoy relative peace and justice, and may come to take it for granted. Other regions seem to be plagued by armed conflict, crime, torture and exploitation, all of which hinders their development. The goal of peace and justice is one for all countries to strive towards. The Sustainable Development Goals aim to reduce all forms of violence and propose that governments and communities find lasting solutions to conflict and insecurity. That means strengthening the rule of law, reducing the flow of illicit arms and bringing developing countries more into the center of institutions of global governance.

17 PARTNERSHIPS FOR THE GOALS



STRENGTHEN THE MEANS OF IMPLEMENTATION AND REVITALIZE THE GLOBAL PARTNERSHIP FOR SUSTAINABLE DEVELOPMENT

The Sustainable Development Goals are pretty big to-do list, don't you think? In fact, it's so big, you may just want to throw your hands up in the air. "Forget it! Can't be done! Why even try!" But we've got a lot going for us. The world is more interconnected today than ever before, thanks to the internet, travel and global institutions. There's a growing consensus about the need to work together to stop climate change. And the Sustainable Development Goals are no small matter either. 193 countries agreed on these Goals. Pretty incredible, isn't it? 193 countries agreeing on anything? The final Goal lays out a way for nations to work together to achieve all the other Goals.

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