



# BIG IDEAS GROW HERE.

CALDWELL OVERVIEW





## Big ideas grow here.

We welcome you to the City of Caldwell! Packed with an incredible history dating back to our founding and tremendous and continued growth in residential, commercial, and industrial developments, Caldwell is a place that can't be beaten. In Caldwell, we pride ourselves on being driven by quality customer service, being a business-friendly community, and providing our residents with the best place to live and raise their families. If you haven't been yet, you are missing out! Come visit Caldwell—trust us when we say you won't want to go back.

—Mayor Jarom Wagoner

# Live well...



## HEALTHCARE AND SAFETY SERVICES

### West Valley Medical Center:

One of only two hospitals in Idaho named among the nation's 100 Top Hospitals® by Truven Health Analytics™, West Valley Medical Center's 150-bed, nationally accredited facility provides high-quality healthcare to Treasure Valley residents.

### Caldwell Fire & Rescue:

Our first responders serve 22 square miles within the City and 120 square miles in rural areas.

### Caldwell Police Department:

With 73 sworn officers, the police department includes bicycle and canine officers.

## EDUCATION

### The College of Idaho:

The state's oldest private college, the campus with an average enrollment of 1,000 boasts seven Rhodes Scholars, 12 Truman & Goldwater Scholars, three Governors, and is ranked No. 1 among Idaho's colleges and universities on Forbes list of "America's Top Colleges." 18 percent of students are international, representing 93 countries.

### Treasure Valley Community College (TVCC)-Caldwell:

A satellite campus of Oregon's TVCC has provided a progressively diverse range of courses to southwest Idaho residents since 2003. Students at the Caldwell Center are typically enrolled in courses leading to a degree, with the majority of students planning to transfer to a four-year college or university in Idaho or Oregon.

### College of Western Idaho:

Also, 10 miles away from Caldwell is the College of Western Idaho (CWI). One of the fastest-growing community colleges in the nation, CWI offers a 4-year track as well as professional and technical programs.

### Caldwell School District:

Six elementary schools, two middle schools, one high school, and one alternative high school serve the children of Caldwell. The current enrollment of Caldwell High School is approximately 1,656 students. The total enrollment is 5,584 within the school district.

### Vallivue School District:

The surrounding unincorporated areas are served by the six elementary schools, three middle schools, two high schools, one alternative school and two online academies. The current enrollment of Vallivue High School is approximately 1,256 students and Ridgevue High School houses over 1,618.

### Elevate Academy:

Elevate Academy, a year-round 6th-12th grade Career Technical Charter School, resides in a state of the art 55,000 square foot building that was built to fit the needs of all students and staff. Career Technical Education spaces have been designed by professionals in the areas of culinary arts, construction, welding/manufacturing, medical arts, criminal justice, firefighting, business/marketing and graphic design.

CALDWELL'S COLLEGE OF IDAHO RANKED  
**NUMBER ONE**  
AMONG IDAHO COLLEGES & UNIVERSITIES





*Indian Creek Plaza is located in the core area of downtown Caldwell, Idaho's retail district, adjacent to the newly restored Indian Creek, on the corner of Kimball Avenue and Arthur Street. The Plaza is equipped with an ice rink and ribbon; the Idaho Central Credit Union Stage for concerts, live entertainment and movies; outdoor seating and a splash pad for outdoor water play.*

# Play well...

## RECREATION AND ATTRACTIONS

### Sunnyslope Wine Trail:

Sunnyslope is the most picturesque area of the nationally recognized Snake River Wine Region and home to the state's oldest wineries and vineyards.

### Lake Lowell:

Home to U.S. Fish and Wildlife's Deer Flat National Refuge, the lake is a popular recreation destination for boating, swimming, fishing, hiking and hunting.

### Snake River Canyon Scenic Byway:

This 53-mile drive along the Snake River provides scenic vistas and photo opportunities of wineries, vineyards, orchards,

CALDWELL EVENTS ATTRACT  
**NEARLY 200,000**  
VISITORS ANNUALLY

NOTABLE ANNUAL EVENTS:  
Caldwell Night Rodeo • Buckaroo Breakfast  
Fiesta De Mayo • Caldwell Fourth of July Celebration  
Indian Creek Festival • Christmas at Sunny Slope  
Winter Wonderland • Treasure Valley Night Light Parade

petroglyphs, the Deer Flat Wildlife Refuge, and farmland.

### Caldwell City Parks:

Residents and visitors alike enjoy 14 parks totaling over 330 acres including approximately six miles of trails that weave through parks, schools, and other attractions.

### Canyon County Fair:

You might guess that Canyon County—one of the nation's premier agriculture areas—has

one of the best fairs around, and you would be right. For more than 125 years, the Caldwell tradition has entertained visitors from around the state with concerts, carnivals and home-grown goodness.

# Work well...

## DOING BUSINESS IN CALDWELL

### City of Caldwell Red Carpet Team:

The City of Caldwell Development Services departments prioritize basic-sector projects and expedite all permits and inspections. The plan review team also closely scrutinizes plans to assure the most cost-efficient building and site available.

### Destination Caldwell:

Destination Caldwell is a 501(c)(3) non-profit organization whose mission is to reclaim and rebrand Caldwell as Idaho's premier gathering place with a focus on locally produced wines along the Sunnyslope Wine Trail, market fresh goods, and farm to fork dining.

### Caldwell Urban Renewal Agency:

The Caldwell Urban Renewal Agency (CURA) promotes development and redevelopment efforts throughout the North Caldwell district to create desirable locations for homeowners, small businesses, and corporate development.

### Foreign-Trade Zone 280:

U.S. Department of Commerce has granted the Idaho Manufacturing Alliance (IMA) the authority to establish and administer Foreign-Trade Zone (FTZ) 280 under the Alternative Site Framework. With the magnet site located in Caldwell, the new FTZ provides significant benefits to both business and the community at large and has a major impact on the commerce and development of southwest Idaho.

### Idaho Manufacturing Alliance (IMA):

This 501(c)6 corporation is a grassroots effort developed to support a competitive manufacturing region. IMA provides a forum for plant managers from various industry sectors to address issues impacting their operational competitiveness. As of fall 2022, the organization boasted a 193-member roster.

## BUSINESS AMENITIES

### Business Parks:

**Sky Ranch Business Center:** Mixed use commercial/industrial development in East Caldwell with easy access to Highway 20/26 and Interstate 84, this 300+ acre park is immediately north of the Caldwell Industrial Airport and is the magnet site for FTZ 280.

More than a million square feet of industrial business operates in Sky Ranch, bringing hundreds of jobs to Caldwell. As a result, manufacturing has added more jobs than any other sector and is growing at three times the rate of economic development in the city as a whole.

**North Ranch Business Park:** A 115-acre mixed use development featuring more than 1.5 million square feet of space, split between office, retail, medical office, industrial, and flex office spaces. Located at Highway 20-26 and Smeed Parkway, North Ranch Business Park caters to those in Caldwell, Middleton, and Nampa as a fantastic central location.

**Industrial Way Business Center:** Industrial Park visible from I-84, providing land and infrastructure suitable for small and medium sized industrial development.

**Highway 19 Manufacturing Corridor:** West of Caldwell along Highway 19, large lots, with rail, to accommodate light and heavy manufacturing.

### University of Idaho Food Technology Center and Business Incubator:

The Food Tech Center is a 7,000 square foot licensed food processing facility located adjacent to the 22,000 square foot University of Idaho Business and Technology Incubator. The Center specializes in smallscale food processing for food entrepreneurs, and also provides expertise and facilities to accommodate large companies' pilot plant Research and development needs.

### Department of Labor Office in Sky Ranch:

Located in Caldwell's Sky Ranch Business Center, this State agency offers workforce development training, job placement, and numerous other opportunities for business employment.





## LOCAL INCENTIVES

In addition to the state of Idaho business incentive programs, the City of Caldwell offers a number of local incentives to provide opportunity for basic-sector employers, including:

- Capital Investment Property Tax Exemption (through the Canyon County Commission)
- Industrial Revenue Bonds (through the Caldwell Industrial Development Corporation)
- Foreign-Trade Zone (through the Idaho Manufacturing Alliance)
- Caldwell Urban Renewal Agency (Caldwell North Urban Renewal Area)
- Tax Increment Financing (TIF) program

## PARTNERSHIPS

The following are key partners in Caldwell's efforts to provide superior service and opportunity for business development and growth:

### ■ Educational Institutions:

- The College of Idaho
- Boise State University
- University of Idaho Food Tech Center and Business Incubator
- Treasure Valley Community College
- College of Western Idaho
- Caldwell School District
- Vallivue School District

### ■ Commercial Associations:

- Idaho Manufacturers Alliance
- Idaho Wine Commission

### ■ Civic Organizations:

- Caldwell Chamber of Commerce
- Boise Valley Economic Partnership
- Destination Caldwell

### ■ Government Offices:

- Idaho Department of Labor
- Idaho Department of Commerce
- Caldwell Urban Renewal Agency

### ■ Utilities:

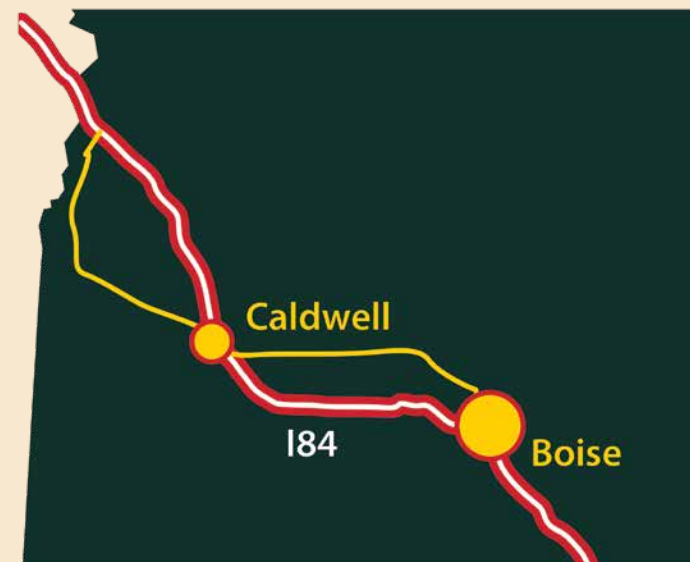
- Idaho Power Company
- Intermountain Gas
- Syringa Networks
- CenturyLink/Lumen

## Caldwell Executive Airport:

The busiest airport in Idaho, the Caldwell Industrial Airport runway is 5,500 feet long by 100 feet wide. The FAA Master Plan for the Airport calls for an extension that will extend the runway length to 6,800 feet. Caldwell also serves as the designated reliever for the Boise Airport, providing additional capacity to base general aviation aircraft.

Businesses operating at the airport include: flight training, aircraft maintenance, restoration, aircraft rental, charters, aviation fuel, sky-diving, aerial photography, and a café.

Caldwell Executive Airport's Hubler Terminal Building is a 9,000 square foot facility consisting of a manager's office, two leasable offices, two conference rooms, a large lobby, and a large pilot's lounge with a flight planning station.



## TRAVEL AND ACCESSIBILITY

The state of Idaho is making a huge investment in transportation infrastructure in the Caldwell community. In 2021, the Idaho Legislature approved the "Leading Idaho" transportation funding solution to fund an expansion of I-84 through Caldwell. Construction is underway with over \$100 million dollars being spent on expanding the interstate between Nampa and eastern Caldwell. This project is expected to be completed in 2023. These improvements are part of a larger, ongoing \$820 million I-84 corridor project that began in 2008 and spans from Boise to Caldwell.

Caldwell has immediate (within 2 miles) access to:

- Interstate 84
- Highway 20/26
- Highway 19
- Union Pacific Railroad
- Treasure Valley Community College-Caldwell Campus
- The College of Idaho
- Idaho Department of Labor
- University of Idaho Food Tech Center

Distance from Caldwell to regional markets:

to Boise	28 Miles
to Portland, OR	430 miles
to Seattle, WA	505 miles
to Salt Lake City, UT	340 miles
to Reno, NV	422 miles
to San Francisco, CA	640 miles
to Denver, CO	830 miles

Caldwell's proximity to:

Boise Airport	28 miles
College of Western Idaho	10 miles
Highway 95	12 miles
SBDC/TECenter	10 miles
Boise State University/TechHelp	28 miles
Treasure Valley Marketplace (major retail center)	5 miles
Downtown Boise	25 miles
SunnySlope Wine Trail	10 miles
Bogus Basin Ski Resort	35 miles

## CALDWELL AT A GLANCE

### Demographics:

- **Population:** 66,460 (5th largest in Idaho)
- **Gender:** 49% male; 51% female
- **Median age:** 30.0 (U.S. median is 37.7)
- **Average household income:** \$58,025
- **Homeownership:** 70%
- **Labor Force:** 28,358

### Infrastructure:

#### Water and Sewer:

- 6-9 million gallons per day average sewer flow
- 18.5 million gallons per day capacity
- 13 active domestic wells
- 8 irrigation wells
- 2 water tanks, combined 2,500,000 gallon capacity

**Power:** Provided by Idaho Power, recognized as one of the top utilities in the U.S. Currently, Idaho ranks sixth lowest cost of electricity in the nation.

**Natural Gas:** Provided by Intermountain Gas Company

**Communication:** Several providers, including Century Link, Syringa Network and CableOne

#### Transportation:

- State Highways 20/26, 44, 19 and 55
- I-84 Business Loop Interstate 84
- Union Pacific Railroad
- Caldwell Executive Airport





*Live well...  
Work well...  
Play well...*



**CALDWELL, IDAHO ECONOMIC DEVELOPMENT**

411 Blaine St., Caldwell ID 83605  
[www.cityofcaldwell.com](http://www.cityofcaldwell.com)  
[econdev@cityofcaldwell.org](mailto:econdev@cityofcaldwell.org)  
208-615-6972

