

HIVE CAMPUS

TEN MILE LAND PROPOSAL

BENEFITS FOR CITY & COUNTY:

Increased Public Appreciation to fix needs.

WHAT Seller WILL DO:

Purchase the 103 Acres to Donate to Upgrade Idaho Task Force (UITF).

WHAT UPGRADE IDAHO TASK FORCE WILL DO:

Will handle responsibilities that come w/ land by working with [Ada County Our Path Home Program](#). We can work with Seller or others to develop the property.

DONATION TAX DETAILS:

Your accountant & tax lawyers will need to verify the following estimated amounts using IRS form 1031.

MIN. TAX DONATION AMOUNT:

According to our estimates a fair market value writeoff should net AT LEAST \$30,000,000

MAX. TAX DONATION AMOUNT:

Can be up to full purchase price. See IRS Form 1031 for rules regarding Real Estate Donation

TASK FORCE CAMPUS GOALS

EXTERIOR DESIGN THEME:

Inspired by Biophilic Designs; Modeled after gaming & Pop Culture; Provides Small City feeling

INTERIOR DESIGN FEATURES:

Pop-Culture based w/ recycled furniture & space saving modular facilities

ECO-FRIENDLY FEATURES:

Solar panel Window Shades; Biophilic Gardens; [Retuna & IKEA facility](#)

GOVERNMENT SERVICES OBJECTIVE:

- Provides an Interagency Hub in the Middle of Treasure Valley for coordinating Government Services, all state, local, county, and federal departments can have an office space at the campus for all Ada, Canyon & Gem County residents.

NONPROFIT CO-OP SERVICES

OBJECTIVE:

- Provides many nonprofit organizations in the area or nationwide with a custom space to expand/relocate/operate that otherwise may not be able to afford.

HOUSING OBJECTIVE:

- Features HIGH-DENSITY Low-Income Housing FOR: Section 8, Veterans, Families, DD Waiver, Youth, College Students, Senior Citizens, & Singles.
- Requires 75% of housing residents to work or study on site.

TRAFFIC OBJECTIVES:

- Designed to reduce residential traffic by having workers live on campus.
- Redirect traffic from other areas to Ten Mile while building multi-story complexes to address increased growth.
- Have multiple drop-off/pick-up stations along with parking garages and a transit hub. Provide shipping area for truckers.

ENTERTAINMENT OBJECTIVES:

- Geek Themed Entertainment Options for All Valley Residents
- Indoor & Outdoor Social Interaction Activities-
 - including Augmented Reality outdoor Park & Trails Prototype.

EDUCATIONAL OBJECTIVE

- Educational opportunities through Community Center, multiple Museums, Memorials, and local art sculptures.
- 3 onsite Schools (1 Elementary, 1 Middle, 1 High).

LINKS FOR REFERENCE

****JUST A FEW OF THE HUNDREDS OF GROUPS WE
WILL WORK WITH****

- **TASK FORCE:** www.upgradeidaho.com

- **BIOPHILIC DESIGN INSPIRATION:**

Benefits of Biophilic Design & Principles: <https://www.thermoryusa.com/the-benefits-of-biophilic-design/>

Documentary: <http://www.biophilicdesign.net/film-trailer.html> or <https://vimeo.com/ondemand/biophilicdesign>

- **AGRICULTURE FACILITIES:**

Vertical Farm from Utah Company:

<https://www.agritecture.com/blog/2020/11/12/this-vertical-farm-is-growing-foodbut-its-for-cows>

- **ECO-FRIENDLY COMPANIES:**

PLASTIC RECYCLE BUILDING MATERIALS: <https://www.byfusion.com>

Orange Peel Recycling: <https://www.facebook.com/watch/?ref=saved&v=790240398339909>

Steel made without Coal:

<https://www.independent.co.uk/climate-change/green-steel-coal-hybrid-volvo-b1905043.html?fbclid=IwAR3cxQZZMd3OFSzsNeZPEwSBRxGcWo66l81cUIh8nQ1pggWvrkobchgiDpM>

Eco-Friendly Concrete: <https://www.facebook.com/watch/?ref=saved&v=2986632721554997>

Air to water Tower: <https://www.facebook.com/watch/?ref=saved&v=2923458261232825>

KITCHEN ROBOT:

https://invest.misorobotics.com/facebook?fbclid=IwAR2aRoTiLN7IK-XUQHmFmgkLaxx3DtKDjcxUka2jXXI_UUbFMvpiWppztSk

- **MEMORIALS WE WANT OR ARE INSPIRED BY:**

LAST MAN STANDING: <https://www.facebook.com/FallenYetNotForgotten/posts/1031252277691017>