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STATE OF DOWNTOWN

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Cover photo by Joshua Roper

STATE OF DOWNTOWN ANNUAL MEETING HOSTED BY



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Downtown Boise: Endings and Beginnings

BY DAVID H. BIETER, MAYOR

What a difference 25 years makes.



Mayor David H. Bieter

Consider:

Twenty-five years ago, in 1987, Bronco football had just completed its first year on blue turf – and its first losing season in 40 years.

In 1987, downtown sustained a direct body blow when the historic Eastman Building burned to the ground, leaving a gap that was soon to become infamous.

In 1987, construction was under way on Boise Towne Square mall, a project widely predicted to turn downtown (the parts of it that hadn't burned down) into a ghost town.

In every case, apparent adversity gave rise to greater fortunes. Today the Broncos are nationally ranked year after year. The Eighth and Main project is finally going to fill the hole in the ground.

And the Downtown Boise Association is celebrating its silver anniversary – a

quarter-century of success even in the face of suburban competition and Internet retailing and, most recently, a Great Recession.

Over the past 25 years, DBA has played a crucial role in building one of the great downtowns of any city our size in the nation. I've said this before: As Mayor of Boise over the past eight years, I've had the chance to see and experience metro centers across the nation. And I wouldn't trade any of them – not a single one – for our own.

And downtown Boise is no island: Much of what has gone right in our urban core over the last two and a half decades is both a product of and a contributor to the positive trends throughout our city. Rates of serious crime have generally dropped year after year, and more people know that downtown is a safe, vibrant



PHOTOS COURTESY OF CCDC

Top left to right: Eighth Street before and after. Bottom left to right: Alexander building before and after the redevelopment of downtown Boise.

and fun place. We've experienced a true golden age in the performing arts in Boise, and much of that creative renaissance has unfolded in spaces from the Grove Plaza to the Cultural District. As people have grown less tolerant of high gas prices and traffic congestion, downtown has become an attractive place not just to work or shop or eat, but to live.

By virtually any measure, downtown Boise is better than it was 25 years ago. In fact, I've been around more than twice that long, and in my experience, downtown has never been better.

Which isn't to suggest we don't have lots of work left to do. Despite the great gains we've made at City Hall to our permitting and inspection process, doing business downtown can still be more challenging than it ought to be. For all the talk over the years about the "hole in the ground," other underutilized properties continue to demand our attention. And parking continues to be a challenge, a situation that would be helped greatly if only the state of Idaho allowed (you knew I was going to mention this) local-option financing.

But these are good challenges to have. And if Boise's past has taught us anything, it's that no

single event determines our future. Every setback is a prelude to moving forward; hard-fought victories are always the sweetest. The loss of the Eastman Building 25 years ago was indeed a horrible ending – but also a new beginning.

On behalf of the people of Boise, I want to thank the Downtown Boise Association for helping make it so.



PHOTOS COURTESY OF CCDC

The Union Block in downtown Boise after redevelopment.

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Good news for downtown

Experience new faces, new places, improvements and more

BY KÅREN SANDER

There are many good reasons to create great community places. As defined by Project for Public Spaces: "Great public spaces are where celebrations are held, social and economic exchanges take place, friends run into each other and cultures mix. They are the 'front porches' of our public institutions – libraries, field houses, neighborhood schools – where we interact with each other and government. When the spaces work well, they serve as a stage for our public lives."

There were many "good news" announcements over the past year that bode well for our own front porch in downtown Boise. These projects will enhance the many great places already part of our urban fabric.

The Gardner Group announced that the infamous "hole in the ground" at Eighth and Main will finally be developed. Their plans for their Eighth and Main development include approximately 16 floors with 268,000 square feet of retail and office space. The building will become the Idaho headquarters for Zions Bank and will house a Ruth's Chris Steak House.

The CC Anderson building which housed Macy's sold, and new owner Northwest Real Estate Capital Group is planning on 64 affordable housing units, along with retail on the ground floor. Building improvements already have begun.

The Whole Foods and Walgreens project at Front and Broadway is under construction and is scheduled to open in early 2013. Jack's Urban Meeting Place, "JUMP," has started development at Ninth and Front. The project will be done in phases, with the first phase to build the underground parking structure and community park.

Concordia University School of Law completed construction at its new downtown location and classes will start this fall. The building, including remodeling and an addition, totals 53,000 square feet.

Interest in urban housing is increasing, and two near-to-downtown housing projects were announced recently including the River Edge Apartments on Royal Boulevard (175 Units) and 916 Park Blvd. (68 Units). In addition, Mercy

Housing has broken ground on its senior housing project at 12th and River Streets. Developer Steve Hosac announced the River 8 lofts, a seven-story mixed used project at Ninth and River. And as mentioned above, the affordable housing project in the former Macy's building will add housing units to the core of downtown.

In addition, Capital City Development Corporation streetscape improvements done in 2011 added to the attractiveness of our environment, with a total of four block faces on Ninth and 10th streets, at Main Street near Jefferson Street. Two new mini-plazas were added on the south side of Main Street and at the northwest corner of 10th and Main Street.

Adding to the livability of downtown Boise and in an effort to support alternative transportation options, we partnered with Enterprise Holdings to introduce WeCar, a car sharing program. Two WeCar cars are located in parking lots managed by The Car Park, at Eighth and Jefferson and 11th and Bannock. The program currently has 50+ members and is growing every month.

2011 numbers also presented a

positive outlook. We saw good indications of increased activity with 27 new retail business openings, a net increase of 10, which is the fourth year in a row with more openings than closings, and a vacancy rate of four percent. Vacancy rates for office space in the Business Improvement District continue to decline, with an average holding at approximately 12 percent. Parking numbers for visitors saw a slight increase over 2010, an 11 percent increase over 2009 and 5 percent over 2008.

All of these new developments are essential to enhance the heart of the city, creating an urban area that offers a high quality of life, a place for people to work, learn, live and play in. Having a place that is aesthetically pleasing, that provides places of connection to share ideas, that is accessible and vibrant is critical to attract new business and the future workforce who increasingly want to be part of the interaction and activity inherent in an urban area.

KÅREN SANDER IS THE EXECUTIVE DIRECTOR OF
THE DOWNTOWN BOISE ASSOCIATION



PHOTO BY KÅREN SANDER

Father's Day Car Show on Idaho Street.

Travel and Convention Indicators

BY PAT RICE

Since 2010, according to reports from Smith Travel Research, the collective local hotel market has continued to see positive growth, first in occupancy and now in average rate. Year on year comparisons each month have shown gains in both rate and occupancy. While at times marginal, there continues to at least be a "plus." A stronger base of mid-week business transient customers is being complemented by a sustained group demand.


Boise Centre continues to see the number of conventions remain consistent, between 28 and 30, per year. Those averages have not deviated, even since the start of economic stress in 2008. Attendance remains strong and groups continue to see a tremendous value in Boise and the great attributes offered by all businesses, hospitality partners and attractions. In addition, the number of local events has increased in 2011 and early 2012, indicating a more positive attitude among attendees of nonprofit and business related banquets and meetings. Discretionary spending is increasing and some fundraisers are actually seeing improvements in financial returns associated with these functions. Events not held in 2009-2010 are again booking events in 2012 and holding space in future years.

The current trends are encouraging, yet those in the hospitality business remain cautiously optimistic. The tourism and travel industry is fragile, and, as has been seen over the past four years,

subject to national trends more than any time in the past. Idaho in general, and Boise specifically, appeared somewhat immune for several years from the typical huge swings in tourism and business demand as compared to primary markets more dependent on international travel. However, the recent depression has left few communities unscathed, and Boise is no different. World affairs will continue to influence those major local employers (Micron, HP, others) that have a major impact on a wide variety of dependent industries within the Treasure Valley. More so than ever, Boise goes as the world goes.

Deepening concerns about both convention and leisure tourism are directly connected to air service in and out of Boise. As a key hub for Idaho and in some cases the northwest, deteriorating service will impact all facets of business and industry. Rising costs and continued limiting of flights will do nothing to offset a growing reputation about the difficulty in getting into/out of the area. One key upside remains and that is the tremendous price/value the community still has in competing for that shrinking tourist dollar. While airfares may continue to rise, ancillary costs associated with meetings, conventions and vacations as to hotels, meals, and attractions remain very attractive. Boise, the Treasure Valley and the state continue to offer the visiting public more than what they bargained for.

PAT RICE IS EXECUTIVE DIRECTOR OF THE BOISE CENTRE



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PHOTO BY KERI ANDERSON

Alive After Five at The Grove Plaza.

Downtown Boise - where you want to be

Be an active participant in the “Second Boise Revolution”

BY ANTHONY LYONS

I have been in Boise for about four months – long enough to know my way around downtown and yet still find something new every day. I have met a lot of people already, including many of the Downtown Boise Association membership and leadership, but I know there are many more people I need to meet. I am looking forward to that, because I am learning great things from the people I’ve been able to spend more than a few minutes with.

One of the interesting things I’m learning is that, while there’s a range of ideas about what the redevelopment agency can and should do here, nearly everyone loves downtown Boise. The credit for the downtown Boise of today is clearly due to a lot of people and institutions. Much of the credit goes to what I’ve heard described as the “Boise Revolution” – brought on by changes in

leadership at the city and the redevelopment agency in the mid-80s, as well as the recommendations of the American Institute of Architects’ Boise Regional/Urban Design Assistance Team (R/UDAT) project here in 1985. The real revolution was the community coming together to overcome downtown’s stagnation, to heed the advice of the R/UDAT team that Boiseans should “submerge their individual agendas and work together in the broader interest of the entire community.”

The work that Capital City Development Corporation (CCDC) and the community have accomplished together in downtown is impressive. I tell my friends who haven’t been here that Boise is surprisingly cool. Its attractive, compact downtown is easy to get around on foot. Street trees, public art and high-quality sidewalk furnishings, mostly free of litter and graffiti, reflect the civic pride and hospitality of Boiseans. Downtown has

many little neighborhoods, each with a distinctive character. Now, as the recession ebbs, several major new redevelopment projects are under way.

There is still much to be done. At CCDC we are looking to put surface parking lots and underperforming buildings to better use. We are rebuilding more sidewalks beyond the core with new trees and streetscape treatments to encourage pedestrians and retail activity. We are expanding on recent gains and helping to create more options for people to live downtown. Most importantly, we are working to build an environment where creative people and businesses want to be, where their innovations are sparked and nurtured. We are reaching out to the universities to build on the many economic development contributions that higher education provides. Downtown is the best place to do that.

We want the agency to be a nimble, can-do organization that can put public

investment to work quickly and visibly. We want to position the agency as a strong partner with the private sector as well as educational and cultural institutions. CCDC can be an active participant in the "Second Boise Revolution" that builds on the assets of the first and launches Boise as the prosperous technology and culture capital of the future.

ANTHONY LYONS IS THE EXECUTIVE DIRECTOR OF THE CAPITAL CITY DEVELOPMENT CORPORATION



PHOTOS BY KERI ANDERSON

Above: View from City Center Garage to Front Street. Left: A thriving downtown Boise today.



8th STREET BEFORE



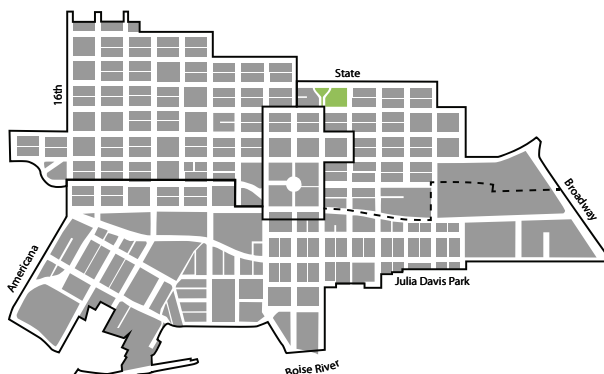
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CCDC / 121 N. 9th St., #501 / Boise / 208.384.4264 / www.ccdcboise.com

Downtown Boise's rebirth

Former Gov. Dirk Kempthorne, keynote speaker for the State of Downtown, recalls a time when he was mayor of Boise and downtown was a shambles. And then, something wonderful happened.

BY SHARON FISHER SPECIAL TO IBR

Few people today remember, but not long ago, Boise had a Christmas tradition. It involved a large group of Idahoans getting on buses — and riding down to Salt Lake City to do all their Christmas shopping, because there was no place to shop in Boise.

"This was a tradition," says former Gov. Dirk Kempthorne, Mayor of Boise from 1986 to 1993. "All our money kept going to Salt Lake."

At the time, Boise's downtown was deserted, full of vacant buildings, massive gravel parking lots, and, in dusty windows, architectural renderings of buildings that were supposed to be but never became, Kempthorne says. "In the name of redevelopment, a lot of buildings had been torn down." In fact, some people wanted him to tear down more, such as the Union Block and the Adelman Building, and he refused. "I said, we've torn enough down. It's time for us to build."

Part of the issue had been a conflict for years about whether to build major retail in Boise's downtown, or in a mall in the suburbs. Meanwhile, everything was at a standstill. "That's what the election of 1985 was all about," Kempthorne says. After that election, some wanted him to abolish the Boise Redevelopment Agency and start over, but he refused. "If I fired everyone, it would have created an immediate new set of critics," he says. "The first thing to build in Boise was cooperation and trust, and from that we built brick and mortar."

So instead, he established the Capital City Development Corporation (CCDC), with two co-chairs, one from each of the dominant opposing groups: Peter O'Neill from the development agency, who wanted to build the mall downtown, and Ron Twilegar, who, like Kempthorne, wanted to open downtown up to free enterprise.

The CCDC started with one of the



Dirk Kempthorne
Former Governor of Idaho
and Mayor of Boise

massive gravel parking lots, creating what is now the Grove Plaza and fountain that

children play in today. "With a backhoe, I dug the first symbolic scoop of dirt," Kempthorne says.

An important factor in the urban renewal district's success was tax increment financing, where new tax revenues produced by development would all be plowed back into the downtown district to stimulate further development. Kempthorne says he went to the legislature and worked with legislators such as now-Senator Jim Risch and former department of administration chief Mike Gwartney to get it done.

Another part of downtown's success was the development of the business improvement district which first brought in planters, greenery and systems to water them, and then set up events such as Alive After Five and created sidewalk cafes, Kempthorne says. The result is what Cece Gassner, now assistant to the mayor for economic development, says is now the



Aerial view of downtown Boise, holiday season 1986.

PHOTO COURTESY OF CCDC

cleanest and most welcoming downtown in the country. "Even professional site selectors say how welcome they felt walking around," she says, also citing happenings such as Christmas in the City and other holiday events, as well as First Thursday.

The Downtown Boise Association has worked to create a sense of place through factors such as artwork, plantings and community events, says Rachel Winer, executive director of Idaho Smart Growth. "Alive after Five is a great example of success – thousands of people coming together every week, using a variety of transportation options, and supporting local businesses," she says.

Kempthorne also got the "elusive convention center" going by inviting all the jurisdictions – city council, county commissioners, the Auditorium District, Ada County Highway District, CCDC – to a meeting, and told them all to bring their lawyers, too. When everyone was in the room, they politely asked the media to leave, and shut the door to go into closed session. "My intent was that the next time we opened that door, it was to declare victory or failure," he recalls. "And I wasn't going to be the one to open the door. It took hours, but we did it."




While the initial downtown plan was for eight square blocks, the eventual goal was that it would stretch from Broadway to 16th St. and all the way to the river, Kempthorne says — a vision that is now coming to pass. "To this day, I've said to my wife, if I had just driven through downtown, this is the sort of community where I'd call her and say, I've found the place to live," he says. "The joy is, we live there."



Top: Falks building before redevelopment downtown. Bottom: After redevelopment.

PHOTOS COURTESY OF CCDC



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25TH ANNUAL STATE OF DOWNTOWN BOISE ANNUAL MEETING

A PRESENTATION BY KEYNOTE SPEAKER

Governor Dirk Kempthorne

Join us at the 25th state of Downtown Annual Meeting to hear from former Boise City mayor and Idaho State Governor Dirk Kempthorne. In 1987, under the leadership of then-Mayor Kempthorne, the City Council of Boise and many downtown business owners set into motion the revitalization of downtown Boise. We are honored to host Governor Kempthorne as he reflects on the decision to establish the downtown Boise Business Improvement District and the progress made over the past twenty five years.

In 1985, Governor Kempthorne was elected Mayor of the City of Boise, Idaho. After serving seven years as Mayor, he was elected to the United States Senate in 1993. Subsequently, Kempthorne was elected Governor of Idaho in 1998, where he served until 2002. In 2006, Governor Kempthorne returned to Washington, D.C. to serve President George W. Bush as the 49th Secretary of the Interior. Today Dirk Kempthorne is president and CEO of the American Council of Life Insurers.

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Downtown housing

Finally looking up

BY DANI GRIGG SPECIAL TO IBR

After a couple years of foreclosures and deep discounts on downtown condominium projects, many developments have sold out or reached manageable vacancy rates.

Developers are no longer planning the next auction or contemplating a jump to a rental model; they view the bottom of the housing market as a thing of the past.

Downtown apartment complex owners are breathing easier, too.

Ken Howell, who developed and manages a total of just over 100 apartments in the historic Idaho and Idanha buildings, said while vacancies in downtown apartments inched up to around 10 percent a few years ago, the area's vacancy rate is back around five percent now.

"It certainly bounced back, and the rental market is very good now," he said.

A few blocks southeast of Howell's projects, Verity Property Management took over management of the 47 one-bedroom apartments at CW Moore Plaza about a year and a half ago. Since then they've been able to increase rents by 10 percent while keeping vacancy at a consistently low level.



The Royal Plaza, 11th and Main.

PHOTO COURTESY OF CCDC



PHOTO COURTESY OF BRYANT FORRESTER

A balcony room at Boulevard 255 overlooks Boise.

Verity co-owner Steve Fender said the rental market probably hit bottom in spring or summer of 2009, then started to improve that fall. The CW Moore Plaza owners even backed off plans to sell the complex when it recently started to make money again, he said.

Howell and Fender both said there's plenty of room for more apartments, especially affordable and workforce units, and downtown Boise will see at least one addition in that sector in the next couple years.

Plans are moving forward for Boise-based nonprofit Northwest Real Estate Capital Corp. to build 64 apartment units into the old Macy's building, vacant since Macy's pulled out in 2010. The apartments are targeted at average-income workers with early estimates for rents at \$600 to \$1,000 per month, said David Wali of Colliers International, which is representing Northwest for the project.

Preliminary work, including asbestos remediation, has already begun inside the building and heavy-duty renovations won't be too far behind.

A construction company hasn't been announced, but Boise architecture firm CSHQA is finalizing details on the design, which



The Jefferson has 43 condos and a private underground parking garage.

PHOTO COURTESY OF BRYANT FORRESTER

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The Idanha.

PHOTO BY GREG SIMMS

includes retail space at street level and community space in the basement.

Developers applauded Northwest's venture, saying the strong demand for apartments in downtown Boise isn't enough to make rental projects anywhere close to easy. In this area, renters are seldom willing to pay more than \$1,000 a month, and it's difficult to find land and build with that low level of promised income.

Jim Birdsall, manager of Boise's community housing and development department, said if it's difficult now, the future might be formidable.

"Over the years I've talked to my counterparts in larger cities and metro areas, and they all kind of advised me to do anything we can do as a city to keep affordable housing present in downtown," he said. "It's important to do that because over the years, even though there's been a slump lately, real estate values do tend to continue up in the core of the city, so the cost of providing affordable housing can inadvertently get pushed out of the core. We may just be unable to do that if we don't make plans for it now."

He said Boise is in relatively early development phases with room for "much more density" downtown, which to him means room for more housing units.

"I think having a good, diverse mix of available housing is a sign and part of a vital community," he said.

Condominium developers don't have the same affordability problem, and both Scott Kimball of Aspen Lofts and Larry Leasure of the 17 luxury penthouses in the Grove Hotel said future

downtown condo projects are certainly on the table for them.

"There's a big demographic for it," Kimball said. "People really do like to live downtown."

And Steve Hosac, who developed CitySide Lofts, already has a condo project in the planning stages. He's been lining up investors and meeting with Capital City Development Corp. and the City of Boise about building 130 condos in three towers near the library.

"One of the reasons I wanted to do that project is that I honestly cannot think of a better location anywhere in town for a residential condo project," he said.

The site is a block from the library and the greenbelt, with quick access to Julia Davis Park and all of downtown's shops, restaurants and entertainment.

The project has been talked about in different incarnations for several years, but Hosac said the market is at a place where it will soon be able to handle more inventory.

"Condo project sales are not as quick as we'd like, but they're all experiencing some sales, so at some point in time inventory will be down and Boise will be ready for a new project," he said. "Things are going to be improving – at least that's what we all think – and with the location and with inventory significantly reduced, we think it's economically viable to do it."

His current estimate for a construction start date is Spring 2014, depending on the market and presales.



A kitchen in the Gem/Noble Lofts.

PHOTO COURTESY OF BRYANT FORRESTER

Downtown Boise Urban Living Tour

Join the Downtown Boise Association for a tour of some of downtown's current and future housing developments.

Sunday, May 13

Noon to 4 p.m.

More information:

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CONDOS

THE ASPEN LOFTS:

Location: Front Street between Eighth and Ninth streets
Price Range: \$169,900 to \$3.6 million
Built: 2009
Developer: Scott Kimball, Boise
 The new high-rise structure on Front Street "hasn't been doing terribly lately," said developer Scott Kimball. The last four or five sales have been to cash buyers, which tells Kimball people who have been waiting on the sidelines for the market to bottom out are starting to come back in. Forty-five of the 75 units have sold, with equal demand at all price points. Kimball said he hopes to keep up or increase the current sales rate of one unit per month.

BOULEVARD 255

Location: 255 Capitol Blvd. (Grove Hotel)
Price Range: ?
Built: 1998
Developer: White-Leasure Development Co., Boise
 It took two years for the 17 units on the 14th through 17th floors of the Grove Hotel to sell out more than a decade ago, but turnover has been low since then. One medium-sized unit is currently listed for sale at \$1.2 million, substantially lower than what it would have been listed at a few years ago, owner Larry Leasure said. Boulevard 255 came into the market when there were very few condos available downtown, and it targets a high-end clientele with features like room service, a gym and penthouse loft sizes up to 4,500 square feet.

CITY SIDE LOFTS

Location: SE corner of 13th and Myrtle
Price range: \$159,000 to \$300,000
Built: 2007-8
Developer: The Hosac Co., Boise
 Built right as the economy took a dive, sales at CitySide Lofts went slower than expected but have remained steady, developer Steve Hosac said. An auction in 2009 sold seven units, pushing the development past the 50-percent-sold threshold that allowed it to qualify for FHA financing, which spurred things along. Six of the 77 condos are still for sale.

GEM/NOBLE LOFTS

Location: 10th and Main streets
Price range: \$190,000 to \$310,000
Built: 2009
Developer: Christensen Corp., Boise
 Nine contemporary condos emerged after the resolution of the 110-year-old Gem Noble Building's near-foreclosure and bankruptcy restructuring episode. The final home sold about a year ago. Bryant Forrester, who marketed the condos, said it was "a successful project that sold out in the midst of a recession when no one wanted to buy anything."

GRAND AVENUE

Location: 15th Street and Grand Avenue
Price range: \$84,900 to \$148,000
Built: 2008
Developer: Neighborhood Housing Services, Boise
 The recession drove down prices by 50 percent, striking a difficult blow to the nonprofit developer and resulting in the project's foreclosure in March 2011. The 20 units are sold out now, and NHS is moving on to rehabilitation of close-in single-family housing for a while before getting back in the multi-unit game.

THE JEFFERSON

Location: Fourth and Jefferson streets
Price range: \$300,000 to \$600,000
Built: 2009
Developer: Clark Development, Boise
 The luxury condo market is "undoubtedly slower" than other condo markets, said Bryant Forrester, who markets the 43 high-end condos at The Jefferson, so sales are methodical but not fast. One thing that bumps the price up to around \$350 per square foot is a private underground parking garage, which was expensive to build. Forrester said the project is nearing 50 percent sold out.

R. GREY LOFTS

Location: 419 S. Eighth Street
Price range: \$200,000 to \$450,000
Built: 2009
Developer: Christensen Corp., Boise
 Developer Gary Christensen sold the 16-unit project to an out-of-state investor when the recession took hold of the condo market. The new developer finished the last 10 percent of construction then auctioned off five condos for a disappointing 70 percent of market value, Forrester said. At that point, the developer switched to a rental strategy, and seven units rented quickly, followed by the sale of three units at market rate this year. One condo is currently available, and the seven rentals will go back on the market when the leases expire this fall.

ROYAL PLAZA

Location: 11th and Main streets
Price range: \$161,000 to \$409,500
Built: 2008
Developer: RS Hosac, Boise
 After half of the 28 units sold quickly as the project was under construction, the market changed, the project filed for bankruptcy, and the bank foreclosed on the remaining units. The condos are now sold out, but quite a bit of retail space on the ground floor remains available.

THE IMPERIAL PLAZA

Location: Third and Idaho
Price range: \$126,000 to \$425,000+
Built: 1964
Developer: Imperial Plaza Inc.
 Eleven floors of condos geared at those aged 55 and over.

APARTMENTS

CIVIC PLAZA

Location: Front and Third streets
Price range: \$450 to \$630/month
Built: 2004
Developer: Civic Partners, Huntington Beach, Calif.
 The 299 income-qualified units have ranged from 94 to 98 percent occupied since the project opened. The lowest-priced option, three 480-square-foot studio apartments are almost never available, leasing agent Azure Hatton said.

CW MOORE PLAZA

Location: Fifth and Grove streets
Price range: \$745 to \$1,000/month
Built: 1998
Developer: Bob's Properties
 The 47 market-rate units are just about fully occupied, even as rents have gone up by 10 percent or more in the last 18 months, said property manager Steve Fender of Verity Property Management. The owners recently backed off from a plan to sell when the project started making money again.

THE IDAHO BLDG.

Location: Eighth and Bannock streets
Price range: \$575 to \$1,500/month
Built: 1989
Developer: Parklane Co., Boise
 Downtown's first apartment complex started out with about two-thirds of the 50 units in an income-qualified program that made the development eligible for tax credits, but the project's eligibility expired after 15 years. It continues to be successful renting apartments at market rates. "There has always been strong demand for the apartments," said developer and manager Ken Howell.

THE IDANHA

Location: 10th and Main
Price range: \$319 to \$1,000/month
Built: 2001
Developer: Parklane Co., Boise
 Boise's premier hotel for decades after it was built in 1901 is now the setting for 53 apartments, 39 of which are in the income-qualified tax credit program. "As you can imagine some of the rooms are spectacular, particularly the ones in turrets," Howell said. "We tried to maintain as much of the original woodwork and wood floors as we could to preserve the integrity of the building." The project has been easy to keep full, he said.

UNDER DEVELOPMENT

C.C. ANDERSON APARTMENTS (MACY'S)

Location: 10th and Idaho
Price range: \$600-\$1,000/month, tentatively
Developer: Northwest Real Estate Capital Corp., Boise

RIVER8 CONDOS

Location: on River between Eighth and Ninth streets
Price range: ?
Developer: The Hosac Co., Boise

DOWNTOWN LIVING

The cranes are back!

Key building projects in Boise are beginning to take shape

BY PHILIP A. JANQUART SPECIAL TO IBR

The face of downtown Boise is slowly changing and several commercial building projects are leading the charge in adding to the skyline, but more importantly jobs to the community and contributions to the city's economic outlook. What has come to be known as Boise's "hole" is soon going to be filled with a high-rise. Empty lots that had been vacant for years are slated for development and a decades-old building in the Bodo district will be transformed into a center dedicated to the arts, as well as to Treasure Valley's agricultural history. All the projects are Boise-centric, perfectly melding with the city's past and reflecting the direction it is heading in the future. Here is an update on some of those projects that are shaping that future:

Jack's Urban Meeting Place

The anticipated \$70 million Simplot Family Foundation project, located at

Ninth and Front Streets, launched the week of March 5 as crews began taking down the Compton warehouse building at the 7.5-acre site. The project, called "JUMP," will be a community gathering place "creating an environment for inspiring human potential," according to the Foundation. Plans for JUMP include a 57,000-square-foot, six-story building that will house creative work studios, including a Maker's Studio, Multi-Media Studio, Inspiration Studio, Movement Studio and Kitchen Studio. "After all, where do people naturally congregate? In the kitchen!," says Kathy O'Neill, JUMP community programs coordinator. There also will be antique tractor sculptures and will have an underground, 450-space parking garage, in addition to another garage that will be connected to the outside of the building. Also planned is an urban park and outdoor amphitheater.

Hoffman Construction, the project's general contractor, took bids through March 22 for work that includes excavation and shoring in preparation for the parking garage. The parking garage

will be the first phase of construction and the entire project is slated for completion by the summer of 2014.

Whole Foods

The 35,000-square-foot building that will house the natural and organic grocer is well into construction at its location on Broadway Avenue between Front and Myrtle Streets. The project, co-developed by Jim Kissler (Norco), is slated for completion around late January 2013.

"The walls are standing and they should be starting on the roof next week," said Richard Duggan, director of design and construction for Schlosser Development, in mid-March from his office in Austin, Texas. "We've been working on this (development) since 2005. We'll be turning the building over to Whole Foods in June (2012). That's when they start their interior process."

Whole Foods is part of a mixed-used development that includes a 15,000-square-foot Walgreens that is also under



Jack's Urban Meeting Place will consist of a Foundation Building, outdoor amphitheater and 3.5 acre park in downtown Boise.

RENDERING COURTESY OF ADAMSON & ASSOCIATES



Whole Foods is slated to be complete around late January 2013.

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PHOTO BY BRAD CARLSON/IBR

The “Boise Hole” Eighth and Main will finally go away.

construction and scheduled for completion September 1, according to Duggan. Whole Foods and Walgreens comprise the first phase of the development.

“It’ll take months to set their core once the building is turned over to them,” Kissler said of the Whole Foods operation. “It’s been highly publicized for January 2013. What’s unique about this tenant is they take about six months to move in. Usually it’s about two or three months, but they are opening stores in Missouri and Hawaii, so that could be part of it.”

In contrast, construction on the Walgreens building will be completed some time in June and should be operating by early fall.

Eighth and Main

Infamously dubbed “The Hole,” the corner of Eighth and Main Streets – vacant since the Eastman building burned down on the site in 1987 – is set for a transformation that consists of the most anticipated building project Boise’s downtown core has seen in a long time. Construction on the \$60 million project is set to begin this spring, with tenants moving into the 16-story, 268,000-square-foot high-rise in 2014.

On March 15, Zions Bank, the building’s anchor tenant, issued a press release announcing five new tenant commitments: Ruth’s Chris Steak House, the Holland and Hart law firm, the Idaho Technology Council, First American Title and CTA Architects Engineers, which designed the building. In addition, Rob Godsill signed a letter of intent to lease a 4,500-



RENDERING COURTESY OF GARDNER COMPANY

Eighth and Main will soon see new construction as a 16-story high rise takes shape.

square-foot space on the second floor for another restaurant. Over half of the retail and office space is now leased.

"Their commitment allows us to continue our transformation of this storied hole in the ground into the premier destination for Class A office space in Boise," said Tommy Ahlquist, chief operating officer for Meridian-based Gardner Company. (A groundbreaking ceremony set for mid-March was postponed due to scheduling conflicts and a new date had not been set by press time.)

C.C. Anderson Apartments (old Macy's building)

The 118,000-square-foot building has been empty since March 2010, but Northwest Real Estate Capital Corporation is currently working on transforming it into 64 affordable housing units. The company is a nonprofit corporation specializing in creating affordable rental units.

"Right now they are working through the asbestos removal stage," said Colliers International's Dave Wali, who brokered the building. "It's nothing critical, just tiles, but it needs to be done. Overall, there isn't much to report on the progress. They are working on the interior cleanup."

Wali said the \$8 million project also needs to clear a few standard hurdles with the city.

"The final plan review has to be done by the city," he added. "It's a complex design project that has to meet all city codes. They are modifying the building to meet those codes. Every apartment must meet city code."

Wali did add that the exterior of the building will also be different than it is now.

"There are going to be some changes, but they aren't saying what those are yet until they take them to the city. From what I've seen of the schedule, they will be well into the city permit sometime in June."



PHOTO COURTESY OF CCDC

The old Macy's building will soon be transformed into the C.C. Anderson Apartments.

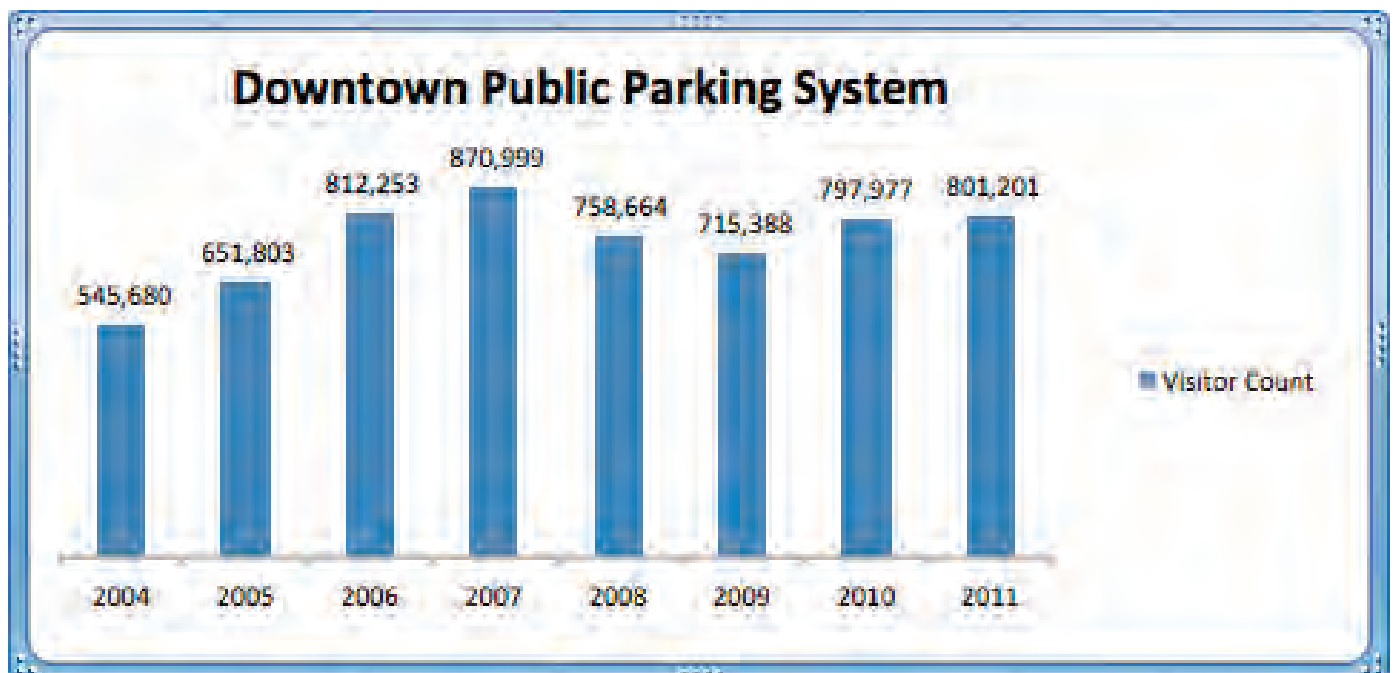


Whole Foods will neighbor with Walgreens. The drugstore is to open in fall 2012.

PHOTO COURTESY OF CSHQA

New businesses downtown 2011-12

| | | | |
|--------------------------------------|-------------------|---------------------------------|-------------------|
| NINTH ST BARBER SHOP..... | 210 N. NINTH ST. | GOLDY'S CORNER..... | 625 W. MAIN ST. |
| ALL ABOUT GAMES!..... | 120 N. EIGHTH ST. | GO LITE..... | 910 W. MAIN ST. |
| THE ART FACTORY..... | 405 S. EIGHTH ST. | HAIR AT THE HOFF..... | 808 BANNOCK ST. |
| ASPEN LEAF YOGURT..... | 800 W. IDAHO ST. | THE HUDDLE..... | 214 N. 10TH ST. |
| BELLE BOUTIQUE..... | 224 N. NINTH ST | IDAHO POSTERS AND PRINTS..... | 280 N. EIGHTH ST. |
| BACON..... | 915 W. IDAHO ST. | ILLUMINATE SALON..... | 205 N. 10TH ST. |
| BRICKYARD RESTAURANT..... | 601 W. MAIN ST. | JAMBA JUICE..... | 120 N. EIGHTH ST. |
| COSTA VIDA..... | 801 W. MAIN ST. | LEE GALLERY..... | 409 S. EIGHTH ST. |
| THE CRUX..... | 1022 W. MAIN ST. | NEIGHBORHOOD ALL STARS..... | 106 N. SIXTH ST |
| D*FINE ATHLETIC CLUB..... | N. CAPITOL BLVD. | NORTH SHORE HOTDOG CO..... | 920 W. MAIN ST. |
| DISTRICT COFFEE HOUSE..... | 110 S. FIFTH ST. | PLAN B..... | 121 N. NINTH ST. |
| EVERMORE PRINTS..... | 280 N. EIGHTH ST. | PORTSCHES JEWELRY BOUTIQUE..... | 206 N. NINTH ST. |
| EXPOSURE A.L.P.H.A. INTERCHANGE..... | 212 N. 10TH ST. | THE PRESS..... | 212 N. NINTH ST. |
| 5 GUYS BURGERS..... | 321 S. EIGHTH ST. | THE ROLLING RACK..... | 405 S. EIGHTH ST. |
| FETE STYLE BAR HAIR SALON..... | 110 N. EIGHTH ST. | UNIQUE PIECES..... | 405 S. EIGHTH ST. |
| FORK..... | 199 N. EIGHTH ST. | WISEGUY PIZZA..... | 106 N. SIXTH ST. |



Pedestrian Count Survey

| | AUG 09 | OCT 09 | DEC 09 | MAY 10 | AUG 10 | OCT 10 | DEC 10 | MAY 11 | AUG 11 | OCT 11 | DEC 11 |
|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| FIFTH AND IDAHO | 1169 | | | | 1269 | 1445 | | | 1624 | 1524 | |
| SIXTH AND IDAHO | | | | | | | 1167 | | 1682 | | 1819 |
| EIGHTH AND IDAHO | 4161 | 3826 | 2882 | 3426 | 3861 | 3878 | 3615 | 5070 | 4052 | 4312 | 3771 |
| EIGHTH AND BROAD | 5924 | 4699 | 3331 | 4423 | 4881 | 4466 | 2281 | 5370 | 4989 | 3625 | 4579 |
| 10TH AND MAIN | 1943 | | | | 1874 | | 1232 | | 2092 | | 1995 |
| 11TH AND BANNOCK | 749 | | | 827 | 751 | | | 897 | 795 | | |
| 12TH AND MAIN | 633 | 524 | | | 476 | | | | 373 | | |
| 14TH AND GROVE | 589 | | | | 333 | 313 | | | 288 | 219 | |

Counts conducted by L2 Data Collection
Full report can be viewed online at
www.ccdcoise.com

| | FIRST THURS 10 | FIRST THURS 11 |
|------------------|----------------|----------------|
| SIXTH AND IDAHO | 117 | 187 |
| EIGHTH AND IDAHO | 523 | 821 |
| EIGHTH AND BROAD | 341 | 707 |
| 10TH AND MAIN | 275 | 451 |

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Downtown Boise wish list

We talked to some people at downtown coffee shops, shopping on the street - we asked what they'd like their downtown to be and here's what they had to say.

BY MICHAEL BOSS SPECIAL TO IBR

I live in a small town called Pinion Hills that's about 40 air miles from L.A. It's very rural, so I come to Boise for my "city fix." I like Boise a lot just the way it is, but I'm sure it will change. I'd hate to see Boise lose its character - it is truly a Western gem. Downtown is very "touchable"...very safe - you don't have people harassing you on the streets too much. It's clean. I'd hate to see it start to look like a lot of other cities that have lost their character to strip malls - there's plenty of that on the outskirts. I'm looking at the design for the building that is going to fill The Hole to see how it will fit. There seems to be a bit of a mishmash between historic and more modern and nondescript architectural styles, so I hope there will be more continuity in design.

— JOE BOSWELL, 55, LIVES IN SOUTHERN CALIFORNIA, JUST OUTSIDE OF LOS ANGELES. HE HAS PROPERTIES IN BOISE AND HIS WIFE IS AN "IDAHO GIRL." HE GRADUATED FROM UNIVERSITY OF IDAHO.



PHOTO BY KERI ANDERSON



PHOTO BY GLENN LANDBERG

Dan Balluff

I'd like to see Boise continue to be an "informal" city. There is a delicate balance between too much and not enough regulation - like the noise ordinance, which can take away the vibe of a town. A city should have a certain sound to it as part of its vitality. It should also be pedestrian friendly and have plenty of parking. I worry that we might be getting too "locked down." We are a lifestyle city, so we should make a statement about who we are. We're a biking town, we're an outdoors recreation town...a lifestyle city. We should market ourselves that way, including wayfinder signs, which I know the Downtown Boise Association is working on. We need more things like the public art, such as Freak Alley. Everyone talks about how clean we are and how nice everyone is, and it takes a conscious effort to stay like that as we continue to grow. I think the city is well managed - we're pretty efficient and things are kept up well. That needs to continue, even as we grow and expand. Space is getting tighter downtown, but it's good to see more businesses open.

— DAN BALLUFF, OWNER OF THE CITY PEANUT SHOP.

It used to be that everyone went downtown - it was the only place to go. We had The Mode, The Bon Marche, Carol's Dress Shop and some very nice restaurants. Everyone went downtown at least two or three times a week to see what was going on. It absolutely was a cultural magnet. We had a period where businesses were having trouble - when businesses weren't growing, and many were moving to the suburbs - but over the last eight years downtown has really revived. I do miss a big department store downtown.

— MARIE BLANCHARD, 80, A REGISTERED NURSE WHO RUNS A FREE HEALTH CLINIC IN BOISE. SHE HAS LIVED IN BOISE FOR NEARLY HALF A CENTURY AND HAS SPENT A LOT OF TIME IN DOWNTOWN BOISE.

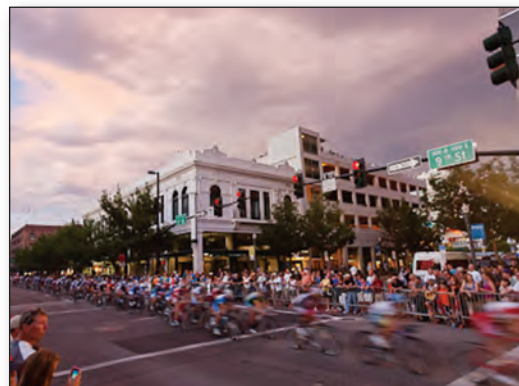


PHOTO BY STEVE CONNER

Twilight Criterium.

I would like to see some better transportation to and from downtown and the outlying communities. One of the ways downtown could improve is from overall transportation improvements in the valley. One of the things I find disappointing is the number of restaurants that were downtown that have moved towards Eagle. In our household we consider Eagle "the other time zone." We won't go out there unless we absolutely have to. I was disappointed when Macy's/The Bon closed. I don't do a lot of shopping, but now we just have a bunch of little specialty shops that I don't think I would go to. I think that filling "The Hole" will be very positive for downtown, although I have enjoyed the art that was on the walls there. I would love to eventually move downtown, but I would have some very specific requirements as to what I would want from a townhouse or condo.

— JUDY LONSDALE, 59, AN INSTRUCTOR IN THE DEPARTMENT OF BIOLOGICAL SCIENCES AT BOISE STATE UNIVERSITY. SHE HAS LIVED IN BOISE FOR NEARLY 30 YEARS.



PHOTO BY KERI ANDERSON

Alive After Five.



PHOTO COURTESY OF DBA

Flower planters from the DBA help beautify downtown Boise.

I'd like to see downtown evolve into a more pedestrian-friendly place. Areas such as Eighth Street, Main, Jefferson and Bannock should be places where people are encouraged to walk more. BoDo is a nice area, except for the "mental barrier" created by Front and Myrtle. We could use a pedestrian walkway over those streets.

— JOHN GOULD HAS BEEN LIVING IN BOISE SINCE 1997. HE CAME HERE FROM SAN FRANCISCO.

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PHOTO BY KERI ANDERSON

The late Rod Kagan, an artist from the Sun Valley area, created "Boise Totems" in 1993.

Cultural Life Important to downtown livability

BY TERRI SCHORZMAN
BOISE CITY DEPARTMENT OF ARTS AND HISTORY

In the 2011 Annual Report for the Department of Arts and History, Mayor Bieter noted, "Cities are sedimentary. They don't spring into being; rather, they're built over years and decades and centuries, layer upon layer, each stratum supported by the accomplishments that came before – and, in turn, feeding the dreams that come later. As one of the most geographically isolated cities in the United States, Boise understands better

than most the many ways that arts and history have defined and shaped our community, level by level. Collectively, we're laying down another layer – and every layer is crucial to our livability, for us and our children and all the dreams we carry."

Many people and organizations throughout the city are committed to enriching our cultural life in Boise, and the result is the layers of history as the mayor observed. The Department of Arts and History is honored to work with these dedicated individuals. Through our

partnerships, grants, sponsorships, collaborations, contracts and overall teamwork – the opportunities for residents to participate in Boise's cultural offerings are significant. In 2011, we developed a new way for people to find out about these offerings. Our new Cultural Resource Guide – available as a printed brochure or accessed via a website and mobile application – provides information on 120+ arts and cultural organizations, museums and interpretive sites, and venues. In addition, the guide lists independent local businesses whose

primary mission are arts or culture based. The guide provides residents and visitors basic information on the breadth and depth of Boise's cultural offerings and encourages exploration of these rich resources. Find it at www.boiseculturalresourceguide.org

Tours continue to play an important role in helping people explore our community. In addition to leading tours when requested, the Public Art and History Location Guide is a handy way to take a self-guided tour of downtown Boise. Also, touring the art traffic boxes is becoming very popular. Brochures for both tours are available at: www.boiseartsandhistory.org/public-art/tours-maps/. More specific history-related tours and maps can be found at: www.boiseartsandhistory.org/history/tours-maps/.

The Department of Arts and History tag line, Create|Engage|Connect, manifests itself in everything we do: offering workshops and presentations; hosting exhibitions and special



PHOTO BY SETH OGILVIE

Local artist Bobby Gayton created this traffic box art.

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events, such as the biennial Mayor's Awards for Excellence in Arts and History; providing grants to community groups and individuals; facilitating programs for local partners – such as the Artist-in-Residence program at Eighth Street Marketplace; placing public art throughout the community; and initiating and supporting awareness and promotional campaigns for

arts and culture. In 2011, the department led the local effort to complete two national studies that will tell us about the state of the arts in Boise. The data will be available by mid-2012.

Please attend events, performances and exhibitions, and invest in local organizations. As I noted last year, everyone plays a part in maintaining the

cultural and economic vitality in our community, particularly in times of economic recession. Arts and cultural activities bring people to downtown Boise, which makes life better for all of us.

For general information, please see www.BoiseArtsAndHistory.org.



April VanDeGrift at the Artist-in-Residence program at Eighth Street Marketplace.

PHOTO BY KAREN BUBB



Tarmo Watia's traffic box art in downtown Boise.

PHOTO BY SETH OGILVIE

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PHOTO BY SEAN POWELL

The 10 Barrel Brewing Company is slated to open in August.

Downtown Boise is pub central

New players add to the craft-beer scene

BY JAMES PATRICK KELLY SPECIAL TO IBR

Quaffing Northwest microbrews and trendy European drafts is hardly a new concept in downtown Boise. The City of Trees has boasted a vibrant pub scene dating back to the late-'80s, when the city underwent its first in a series of major revitalization projects.

Former Idaho Gov. Dirk Kempthorne, who was Boise's mayor at the time, was diligent about giving the downtown core a

serious makeover after some rough years of recession, marked by a patchwork of boarded-up buildings.

In many ways, the pub scene was integral to the success of downtown Boise. The Piper Pub opened in 1989 to rave reviews, offering upscale pub fare and draught beers from around the world. Bittercreek Alehouse followed suit in 1996 when it debuted on Eighth Street.

"We were the first one to go after the craft-beer crowd, by pouring microbrews

from this region," says Dave Krick, owner of Bittercreek Alehouse and Red Feather Lounge.

"That's our thing: being an alehouse, like what you find in Seattle."

Anyone who knows Krick can attest to how passionate he is about serving handcrafted microbrews. His interest in good beer started about 20 years ago when he often visited his brother Dale in Seattle, who owned a popular alehouse in the Fremont District.

"I saw what worked there, and felt the time was right for this kind of thing in Boise," Krick states.

Bittercreek Alehouse is just as serious about dishing up good food as it is about pouring good brew. The gastropub fare, which also draws influences from the Northwest, plays nicely with the local microbrews.

"About 30-40 percent of the beers we sell are made in the Treasure Valley," Krick says.

Not long after Bittercreek Alehouse opened, Old Chicago debuted just around the corner on Idaho Street. The year was 1997, and this Colorado-based chain soon became a hit with the college crowd.

"When I first started working here, Corona in the bottle was probably the best seller," says Tyler Bowling, a longtime bartender at Old Chicago.

"Our clientele eventually changed, and people started asking for seasonal



PHOTO BY DANA HOPPER-KELLY

The Front Door features California, Oregon, Washington and Idaho beers.

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handcrafted brews. They were suddenly interested in becoming more educated about beers being made in this region."

Now Old Chicago sells more craft-style microbrews, mostly from Idaho, Oregon, Colorado and Washington, than any other kind of beer. Imported drafts such as Stella Artois and Guinness Stout continue to be top sellers as well. But long gone are the constant requests for long-necked bottled beers made in far away locales.

The Front Door, downstairs from The Reef, at the corner of Sixth and Main streets, is another local pub that places a strong emphasis on pouring handcrafted microbrews from around the West. This small alehouse, which opened in 2004, is also known for its excellent thin-crust pizzas.

Yet none of the places mentioned above actually brew their own beer, unlike Table Rock Brewery on Capitol Boulevard, a brewpub that has been turning out handcrafted microbrews since 1991.

Here, microbrew fans can sample a tasty



PHOTOS BY DANA HOPPER-KELLY



Old Chicago has 30 rotating draft handles of regional microbrews and imported beers.

variety of seasonal ales, porters and stouts, the latter of which get barrel-aged for up to four months in port wine barrels. The popular brewpub also offers a menu that has beer in mind.

Table Rock will soon have some friendly competition in the downtown area when 10 Barrel Brewing Company opens in August. This Oregon-based microbrewery is currently renovating a 9,000-square-foot space at the corner of Ninth and Bannock streets.

"We were able to find a great building that allows us to really 'open up the wheelhouse' in terms of what we want to accomplish with our second pub," explains Garrett Wales, managing partner of 10 Barrel Brewing Co.

"We are close to the heart of downtown, but still close to the North End neighborhoods."

10 Barrel's Boise location will be much larger than the flagship store in Bend, and it will have the capacity to brew its beer on site. The microbrewery plans to produce around 1,200 barrels of beer annually, thanks to brewmaster Shawn Kelso, formerly of Barley Brown's Brewpub in Baker City, Ore.

"Shawn is a world-class brewer. This is a great opportunity to get his beer in front of a lot of people," Wales says.

The brewpub will offer a full-service menu that includes pizzas, sandwiches and beer-friendly appetizers.

Another newcomer to the downtown Boise beer scene is The Taphouse, an alehouse that recently debuted on Main Street near the Egyptian Theatre. While this pub and eatery doesn't brew its own beer, it does boast a large selection of handcrafted draught beers from around the Northwest.

BOISE WRITER JAMES PATRICK KELLY IS THE AUTHOR OF MOON IDAHO, A TRAVEL GUIDE ABOUT THE GEM STATE.



Bittercreek Ale House has an emphasis on locally handcrafted beer.

PHOTO BY DANA HOPPER-KELLY

Where to quaff good beer in downtown Boise:

| | |
|---|---|
| Bittercreek Alehouse 246 N. Eighth St. 429-6340 www.bcrfl.com 40 rotating draft handles with an emphasis on locally handcrafted brews | Table Rock Brewpub 705 Fulton St. 342-0944 www.tablerockbrewpub.com Around 12 rotating draft handles of in-house handcrafted brews, including "Hophead IPA Version 2.0" and "Copperhead Red" |
| Old Chicago 730 W. Idaho St. 363-0037 www.oldchicago.com/downtown-boise 30 rotating draft handles of regional microbrews and top-notch imported beers | 10 Barrel Brewing Co. 830 W. Bannock St. www.10barrel.com 20 rotating draft handles of in-house handcrafted brews, including "Apocalypse IPA" and "Hop Junkie" |
| The Piper Pub 150 N. Eighth St. 343-2444 www.thepiperpub.com 16 draft handles of beers from around the globe | The Taphouse 760 W. Main St. 44 rotating draft handles of handcrafted brews from around the Northwest |
| The Front Door 105 S. Sixth St. 287-9201 www.thefrontdoorboise.com 15 rotating draft handles of handcrafted brews from California, Oregon, Washington and Idaho | |



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Downtown parking basics

BY JEANNE HUFF IBR

Parking Meters

Just stopping to drop something off or grabbing carryout? Push the blue button. You get 20 minutes of free parking. And use it when you do want to stay – it turns one hour into 80 minutes.

It's illegal to "feed the meter" in Boise. That is, if your time is up, you can't plug coins in to get more time. Instead, if you are not finished shopping, eating or meeting, move your car to another block face. That means across the street or in the next block, not two spaces down. You'll be glad you did: Your penalty for plugging the meter, if caught, is more severe than letting the meter expire. Parking enforcement is taken seriously and these people are good at their jobs. Your tires are marked every hour – they know if you have plugged the meter; they know if you have moved over one slot.

Other good-to-know parking facts:

Meters in Boise are enforced Monday through Friday from 8 a.m. to 6 p.m., excluding holidays. However, accessible parking for people with disabilities and loading zone restrictions are enforced 24/7. With so many one-way streets, getting access to a restaurant for a delivery truck can be exasperating and dangerous.

Pay your fines

If you collect five tickets more than 30 days old or have racked up \$200 worth of fines more than 30 days old, you can be towed – that will put you back another \$150.

It's not like you won't get advance warning – A person gets 15 notifications before being put on the tow list.

Bicycles welcome

You can park them on the street or in a garage. On the downtown streets, there are about 100 bicycle racks. In addition, there are three bicycle corrals (Capitol and Main, Bannock and Eighth and 14th and Idaho) that can hold about 18 bicycles each.

In addition, for a \$50 refundable deposit and \$5 a month, there are 20 bicycle lockers in three garages: Capital

Terrace, Eastman and City Center.

TIP: IT IS ILLEGAL TO CHAIN YOUR BICYCLE TO A TREE OR A PARKING METER.

Parking garages

The Capital City Development Corporation (CCDC) owns six parking garages (2,561 spaces). CCDC contracts with Ampco System Parking to operate the garages. All six public downtown parking garages are open to all. They are

mixed-use garages, meant to serve retail, restaurant and residential. All but one of the six – the Grove Street Garage – offer the first hour of parking for free. (The Grove Street location currently serves mostly monthly business customers and isn't equipped for hourly traffic.) Garages that service Edwards theater patrons offer a second free hour for movie-goers; for long movies the theater often kicks in for another hour.



PHOTO BY HUFF/IBR

It is illegal to chain your bike to a tree or parking meter in Boise.

Whose job is it?

| | | | |
|---|------------------|------------------------------|-----------------------|
| Sidewalk tripping hazards, pavement | (ACHD) | Broken bollard, bricks | (CCDC) |
| Building graffiti | (property owner) | Flower planters | (DBA) |
| Overflowing Dumpster .. | (business owner) | Trash in street | (ACHD) |
| Tree maintenance, replacement | (property owner) | Overflowing trash cans | (DBA) |
| Street benches..... | (CCDC) | Broken parking meter | (City) |
| Broken tree grates | (property owner) | Snow on sidewalk .. | (property owner/DBA) |
| Sidewalk litter | (DBA) | Damaged bus shelter | (VRT) |
| Damaged mailbox | (USPS) | Hazardous sign | (property owner) |
| Broken street lights | (City) | Alleyways | (ACHD/property owner) |
| Damaged traffic box/signal or missing street sign | (ACHD) | | |

from CCDC website: www.ccdcboise.com

For City of Boise parking maps:

Visit the City of Boise website at cityofboise.org and click on "Parking" under the services tab on the left, then click on "FAQs." There you will find 31 questions and answers about parking, including links to: a map of all downtown meters, and additional maps for accessible and motorcycle and scooter parking spaces.

COURTESY OF CAPITAL CITY DEVELOPMENT CORPORATION

BOISE DOWNTOWN PUBLIC PARKING SYSTEM



Boise Downtown Public Parking System

- Public Parking Facility
- Entry Locations
- Indicates direction of one way streets
- * Garage not part of the First Hour Free Program

Garage Map Key

| | |
|--------------------------|------------|
| ① Eastman Garage | 395 Spaces |
| ② Capitol Terrace Garage | 495 Spaces |
| ③ Grove Street Garage | 543 Spaces |
| ④ Boulevard Garage | 216 Spaces |
| ⑤ City Centre Garage | 568 Spaces |
| ⑥ Myrtle St. Garage | 343 Spaces |



THE GROVE HOTEL



Located in the heart of downtown Boise,

The Grove Hotel

is anchor to a dynamic blend of sights and attractions.

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