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Cover Photography

Cover photo, top: Photo taken April 2013 at the corner of Ninth and Bannock, facing west. Photo by Pete Grady

Cover photo, bottom: Photo taken early 1900s at the corner of Ninth and Bannock, facing west. No. 72-47-11, Boise Parades, from the collection of the Idaho State Historical Society.



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STATE OF DOWNTOWN ANNUAL MEETING HOSTED BY



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LET'S BUILD A City



By Mayor David H. Bieter

One hundred and fifty years ago this summer, some of the pioneer residents of this valley got together and cast a little seed.

From that seed grew the City of Trees.

Everything that has happened in Boise ever since – every baby born, every business started, every road paved, every purchase made – can be traced back in one way or another to Tom Davis' and William R. Ritchie's cabin, and the simple 20-lot plat that Henry Chiles Riggs drew up there on July 7, 1863.

History fails to note whether, on that fateful day, anyone actually uttered the words, "Let's build a city." But that was the result. And every square foot of this now much-larger community is another root or branch of that vibrant, verdant story.

This year, 2013, the sesquicentennial of Boise's founding, is a perfect opportunity to find our place in that story.

BOISE 150, as our official celebration is called, focuses on the three themes that weave their way throughout our city's history: community, environment, and enterprise. From the very start, Boise's people have come together as a community to advance and enhance the city in every way. Our environment, offering abundant natural resources and a climate favorable for everything from agriculture to snowboarding, has nurtured us in body and spirit. And our relative remoteness means Boiseans have relied on their own ingenuity and enterprise to build a place that strangers want to visit – and visitors want to stay.

Community, environment, and enterprise have been instrumental as well in the continued success of Boise's downtown. What was, for a time, the national poster child for the failures of urban renewal has instead emerged as a national model for an attractive, dynamic, safe mid-size city center – a place not just for living, working, and recreating, but all three and much more.

That success is the product of good planning, strong leadership, a healthy business environment, and lots of hard work at every level. It's also the result of countless decisions – large and small, individual and collective – to invest in this city, its infrastructure, and, most important, its people.

Our commitment to the future must reflect the same determination and vision that was present in that pioneer cabin in 1863. Every day, we must underscore our resolve: Let's build a city – a livable city. Because that's a project that, if done right, can never be completed.

Here's to the seed that was planted all those years ago and to the great city and the great downtown it gave us. And here's to another 150 years – and more – of success for the City of Trees.

Photo taken early 1900s at the corner of Ninth and Bannock, facing east.

Photo courtesy of Idaho State Historical Society



MAKING A Difference

By Kâren Sander

Downtown Boise is, and continues to be, our city's gathering place. It is made more special by the love and caring of so many to make it a great place. While there will always be challenges to overcome, I am personally excited about our bright future and hope that you will continue to support your downtown by spending some time with us shopping, dining or being entertained in downtown Boise.

The Boise Sesquicentennial Celebration has also provided the opportunity to look back in time at the many people who have made a difference in downtown Boise.

And there are many who have made a difference, including just a sampling mentioned here: the Hardys, who saved the Egyptian Theatre; Joan Carley, who stood up to protect Old Boise; Ken Howell, who has invested in grand old buildings like the Idanha, Idaho Building and Union Block; the Oppenheims, who built the iconic Wells Fargo Building; the Boise Cascade company, responsible for developing Boise Plaza, one of downtown's landmark buildings designed by Skidmore, Owings and Merrill; Gary Christensen, the developer of the Banner Bank Building, Idaho's first multi-tenant office building to be



Rendering courtesy of J.R. Simplot Foundation

Top: Artistic rendering of Jack's Urban Meeting Place (JUMP) currently under development in downtown Boise.

Right: A crane's eye view from atop Eighth and Main, which, when finished, will be the new home of Zions Bank, Ruth's Chris Steak House and more.



Photo by Brad Iverson-Long

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A collage of three images. The top image shows a group of people sitting at outdoor tables on a patio, with a large fountain in the background. The bottom left image shows a close-up of a fountain with green plants. The bottom right image shows a plate of food, including a salad and a drink, next to a bottle of beer.

certified with a LEED Platinum Certification; and Jim Tomlinson and partners, who have brought the Empire Building, the Hoff Building and Plaza 121 back to life.

I also consider that everyday actions are no less significant, such as picking up trash, removing stickers and posters, and engaging in recycling and sustainability efforts. It is also about the many business owners who have chosen to be located downtown; or people like Karen Ellis, who started and nurtured the Capital City Public Market to be one of downtown Boise's iconic events; or the organizers of the Treefort Music Festival, bringing a new vibrant music scene to downtown Boise. And I applaud the arts community that adds so much to our cultural offerings.

It is good to look back to get an understanding of our place today but even more exciting to look forward to see the possibilities for the future of our downtown.

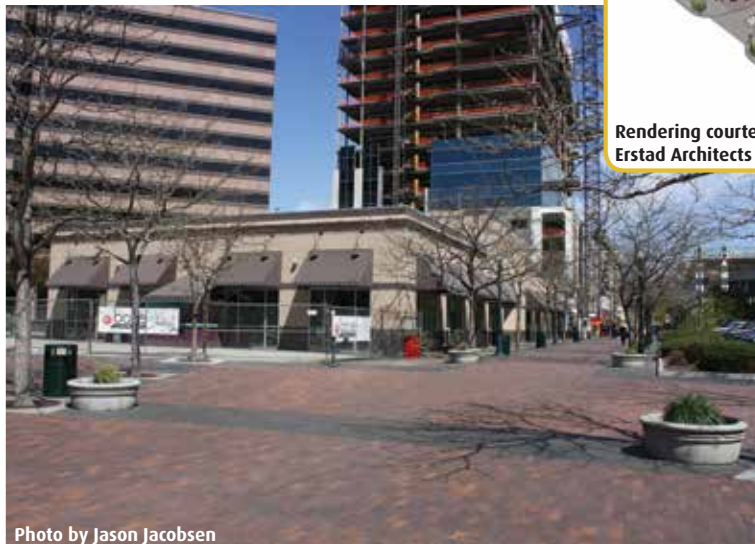


Photo by Jason Jacobsen

There were a number of groundbreaking events during 2012 that changed the landscape of Downtown Boise. The 269,000-square-foot Eighth and Main project which will house Zions Bank's Idaho headquarters and Ruth's Chris Steak House, broke ground, and at press time the concrete core is up through floor 17. Whole Foods at Front and Broadway opened in time for Thanksgiving with large crowds, and Jack's Urban Meeting Place, "JUMP," has started its development at Ninth and Front with the underground parking and parking helix under construction.

There are new urban housing developments planned for the future, including Northwest Real Estate Capital Group, owners of the C.C. Anderson building. The building was previously home to Macy's, and the company is now in the planning stages to develop the property to include 64 affordable housing units. LocalConstruct, an entrepreneurial real estate development company focused on reimagining housing in urban markets, has purchased the property at 15th and Bannock. The Levie Group hopes to break ground on its project at 916 Park Blvd. in 2013. And Clay Carley, with partner LocalConstruct is planning a major remodel to the historic Owyhee Plaza Hotel, including converting 68 hotel rooms into 36 apartments.

Twenty-five new retail businesses opened during 2012, a net increase of 11. This marks the fourth year in a row with more openings than closings. Notable closings were the Brick Oven Bistro on the Grove Plaza, which closed in November 2012 after 28 years, and in January 2013, Angell's Bar and Grill closed its doors after 31 years. We thank you, Jeff Nee and Stephanie Telesco, of Brick Oven Bistro, and Bob and Mickey Angell and Curt Knipe, of Angell's Bar and Grill, for the many years of great food and fond memories.

Lucky Fins announced in early 2013 that it will transform the former Brick Oven Bistro space with an anticipated opening by mid-summer.

Additional exciting news to report: The Hawkins Company announced that it has purchased the block at Front Street and Capitol Boulevard and is planning to bring Trader Joe's to Downtown Boise.

The downtown office market improved during 2012, ending the year with a 10.3 percent vacancy rate, down from 12.4 percent in 2011, according to Colliers International. It was the lowest rate

in the Treasure Valley.

There are many reasons to be excited about the future. We owe a debt of gratitude to those who have made a difference by either building a building, opening a business, creating an event

or arts project, or to those who just love to be downtown. We thank you. It is because of you that downtown is a place to love.

Kären Sander is the executive director of the Downtown Boise Association. ■



Rendering courtesy
Erstad Architects

Left: The site of the former Brick Oven Bistro, a Boise icon for 28 years, is set to make way for Lucky Fins fish restaurant by midsummer.

Above: Artistic rendering of Trader Joe's. It will be located on the Front Street and Capitol Boulevard block.

OFFICE AND Retail

- Downtown in 2013 has approximately 288,625 square feet of direct vacant A, B and C office and 96,357-square-feet of sublease space
- Total inventory is 3,701,536 square feet – 20 percent of the total market
- Class A vacancy is 10 percent with 383,891 square feet of inventory
- Lower vacancy rates than the overall Boise Valley
- Average full service asking rents in 2012 were:
 - Class A – 19.83
 - Class B – 16.12
 - Class C – 11.75
 - Overall – 17.45
- Current retail vacancy rate downtown is 5 percent
- Current office vacancy rate downtown is 10.3 percent
- Total downtown retail inventory is 751,589 square feet
- Hotel room occupancy rate downtown is 65.50 percent

– provided by Colliers International

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DOWNTOWN BOISE – better than ever

By Dana Zuckerman

The Capital City Development Corporation is proud to point out that downtown Boise looks better than ever. Whole Foods and Walgreens are open for business, adding activity and an attractive entrance to downtown from the southeast.

It would be tough to miss the two cranes towering over our skyline, the taller one raising the structure of Eighth and Main higher still. Once completed, that building will bring energy and jobs in place of what was very recently a gaping hole in the center of our downtown. We hope the construction has not caused too much inconvenience and know that we will all be rewarded with a beautiful new building when the work is done.

The other crane is at work bringing the JUMP project out of the group on what was once a barren lot. The addition of cultural and meeting space, with its accompanying park landscape, will nicely bookend the downtown on Front Street, offering a picturesque welcome into downtown from the west and a connection from the heart of business activity to the Pioneer Corridor and beyond to the Boise River.

Our staff has spent much of the past year working hard to prepare for the opening of our newest urban renewal district on the west end of downtown. The 30th Street District will work in concert with the

new Whitewater Park Boulevard to bring development and vitality back to the Main and Fairview corridor and up through the adjacent neighborhoods.

We know that improvements in this area will complement activity in the center of downtown, providing housing for people who work in the city center and additional residents who will be able to walk or bike to enjoy the shopping and dining the nearby central district has to offer. We are excited to see the area take

shape over the coming years and to witness the extension of the downtown to the west.

CCDC recently completed a number of streetscape projects, which included repairing irrigation and installing low-water plantings on Ninth Street, adding amenities and widening sidewalks to support economic development on 10th Street, and improving streetscape on Bannock Street to support the new 10 Barrel Brewery business. These and other CCDC infrastructure projects brought an improved pedestrian experience to shoppers and diners throughout downtown Boise.

We will undertake more streetscape improvements in the 2013 construction season, which include improvements to South Eighth Street, Idaho Street near the Linen District, and improvements to bike and pedestrian

Photo by Jason Jacobsen



Right: The EcoArt Project will bring more public art to downtown Boise. Here, an example of the traffic boxes made unique by local artists that dot the downtown area.

Below: Whole Foods Market, now open, at Broadway and Front Streets.



Photo by Jason Jacobsen

crossings on Front Street and Ninth Street near the Grove.

We continue to support public art with the EcoArt Project, a series of impressive pieces that will dot the landscape down Eighth Street from Main to Broad Street. The EcoArt Project is a series of three standalone artworks that educate the public on Boise-specific ecology and strengthen the pedestrian experience down our main pedestrian thoroughfare: Eighth Street.

Finally, we are proud to work with two workforce housing projects under way, the C.C. Anderson Building at 10th and Idaho, and the Owyhee Place Building at 10th and Main. Each is a remarkable example of adaptive reuse of a historic building, and each will bring much-needed workforce housing into the downtown core for residents who want to live close to the action.

It is going to be an exciting year for our city, and CCDC is proud to be a leader in shaping the future of our vibrant downtown.

Dana Zuckerman is the interim executive director for Capital City Development Corporation. ■



Photo courtesy of Whole Foods Market



THINK YOU LOVE BOISE?

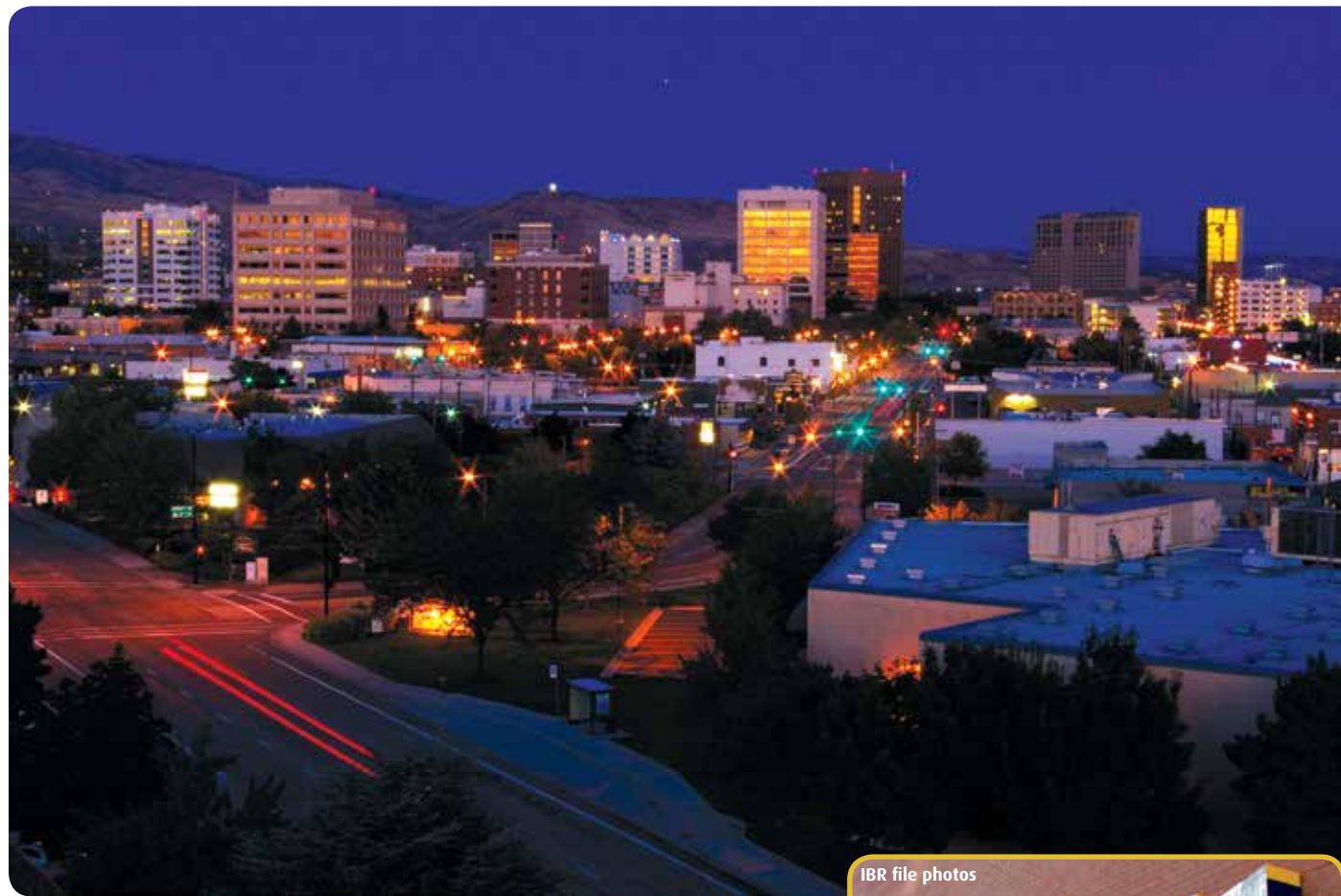
Not like. Love.

By Sharon Fisher special to Idaho Business Review

That's what Peter Kageyama, author of *For the Love of Cities*, wants to know. But this isn't a passing thing. He's looking for a permanent commitment.

"Do you know anyone with any Boise tattoos?" he asks hopefully.

Kageyama has already met Boise Mayor Dave Bieter, on a panel discussion with mayors of Denver and Salt Lake City, and was introduced to him briefly. Bieter is excited about his city, and projects optimism and confidence, Kageyama says. "He seems very intriguing."



Kageyama actually hasn't been to Boise before, and in fact he planned to come in a day early to check it out.

"I've heard it's an up-and-coming city that surprises a lot of folks," he says. "I have a list that's captured my attention, and Boise was definitely on that list."

Cities of the Intermountain region are his idea of the new frontier, retreating from West Coast locations such as California. "In the last decade, places like Denver, Boise and Salt Lake City have become the 'new West,'" he says. "I'm finding new cities that have a lot of new stuff going on."

Above: There's a lot to love in downtown Boise, alive with shopping and restaurants by day and thriving with events, galleries, restaurants, music and more at night.

Right: "Penny PostCard: a Hometown greeting," by Mark Baltes at Boise City Hall.

IBR file photos



There's a saying that on the East Coast, a hundred miles is "far," and on the West Coast, a hundred years is "old." Boise's 150th birthday is just raw adolescence to some places, while most of America seems young to Europe.

"You're a new town in England," Kageyama says. "Congratulations."

On the other hand, youth offers advantages.

"It's all relative," Kageyama says. "Our youth serves us well here in this country. We're not burdened by history. And here's an optimism that goes along with that view that's unique to the American character."

In addition, cities don't just age in one direction, but go through iterative cycles, Kageyama says.

"Great cities figure out how to go through this iterative process," which can take decades to play out, he says. "Cities that have had a rebirth appreciate it the second time around," he says, citing Pittsburgh as an example. "It fell with the steel industry, and people had written it off, but it's a pretty amazing city."

Pittsburgh, in fact, was also cited as an example by Richard Florida, author of *The Rise of the Creative Class*, with whom Kageyama has worked, doing lectures and presentations. And he credits Florida with his current life direction, calling their 2003 meeting a turning point in his life.

Kageyama also uses the concept of "social capital," an idea popularized by Robert Putnam in his book *Bowling Alone*, about the decline in bowling leagues over the past several decades and what it symbolizes about America.

"It's the value of our relationships with other people," Kageyama says. "What I try to make people realize is there are these things that are incredibly valuable, but hard to quantify. Social capital is one. Love is another."

Putnam's book was written before the widespread adoption of the Internet, and it's hard to say what its effect will be on social capital, even in a heavily connected city such as Boise.

"Some people lament the Internet and say it's the death of social capital," Kageyama says. But that's largely a generational view, he says. "Teenagers today are very comfortable with digital relationships. They don't feel like they're missing anything. They've grown up with this stuff. They swim in this stuff. This is the way the world is with them."

What Kageyama likes to point out is that it takes only a small number of people to create a community, and that they don't have to be some of the usual movers and shakers.

"For every person like that, there's going to be a hundred who fly below the radar, and we need to celebrate that," he says. "Here, ordinary citizen, here's what you can do with no money, no resources, no permission in many cases, and they've had a wonderful impact on their places. You go from saying you like

Boise to saying you love it, and 'here's what I'm willing to do for it.'"

Little things can make a difference. "Smart cities are recognizing that maybe we can't afford a new streetscape or new buildings, but there's power in a coat of paint," Kageyama says.

"Color can absolutely change the way people feel."

He also likes farmers markets, with which Boise is



Left: Capital City Public Market has grown with local food vendors and artisans and has been a fair-weather Saturday morning staple for 20 years, recently joined by The Farmers Market.

Below: Peter Kageyama, author of "For the Love of Cities," says ordinary citizens can have an effect. "You go from saying you like Boise to saying you love it, and 'Here's what I'm willing to do for it.'"

Photo courtesy of Peter Kageyama



blessed. "If it's just about buying stuff, the supermarket is more convenient," he says. "It's the communal experience. People love their farmers markets."

So, back to the tattoos. Kageyama has a collection of them. "I always ask, 'Anyone know anybody who has a city-themed tattoo?' It's surprising how often I hear something." In one case, it was a Cleveland woman with a full-sleeve tattoo of her city. "Her best friend saw a guy in a bar with a very similar tattoo and said, 'You have to meet my best friend, Katie,'" he says. "Now they're getting married."

Not that that's a reason to get a tattoo. But who knows? Boise will understand. ■

PRESERVING BOISE'S BIRTHRIGHT: the women behind Boise's preservation movement

By Chereen Langrill special to Idaho Business Review

Imagine Boise without the popular Halls Gulch trails, the Basque Block or historic Old Boise. Those landmarks make up Boise's unique signature, and they still exist today because of dedicated community groups who refused to let them die during a time when development threatened their existence.

Downtown Boise was experiencing an identity crisis in the early 1970s. Banks and office buildings dotted the downtown landscape, but it lacked the kind of draw that exists today with diverse restaurants, shops and special events. A redevelopment plan was announced as part of a revitalization effort, and as part of that plan many historic buildings faced destruction. The plan was loaded with big dreams for the future, including towering hotels, an ice-skating rink and a shopping mall.

Urban renewal at the cost of Boise's historic integrity wasn't met with unbridled enthusiasm.

"The community came unglued," says Charles Hummel, a Boise architect with a longtime interest in the city's historic preservation.

As plans moved forward, many longtime community members worked together to preserve a piece of Boise's past that could disappear forever. Adelia Simplot was one of six women to step

forward in 1972 to form the Historic Preservation Council. That group later became known as Preservation Idaho, but that's not its only lasting legacy. The Historic Preservation Council helped spur a preservation movement within Idaho,

and that led to more victories in the name of preservation.

"You have to give credit to the preservationists for preserving big pieces of what Boiseans consider their birthright," says Dan Everhart, Preservation Idaho spokesman. "The Egyptian was in serious danger of being demolished. If not for that movement it would not be here today."

"The work that Joan Carley did through her own pocketbook to preserve that whole neighborhood near Fifth and Main; that neighborhood would not be visible today." – Dan Everhart



Photo courtesy of Downtown Boise Association

Left, top and bottom: "The Egyptian was in serious danger of being demolished. If not for (the preservation) movement it would not be here today," says Dan Everhart.

Right: Joan Carley, who, along with Adelia Simplot, Mary Hormaechea, Nikki Stillwell, Mary Lesser and Leslie Welsh, led the charge to save Boise's historic buildings. They are credited with the birth of the Historic Preservation Council.



Photo courtesy of Old Boise



Photo courtesy of Clay Carley



Photo courtesy of Downtown Boise Association

Six women came together to save Boise's historic buildings, and the Historic Preservation Council was born.

Above: At the corner of Ninth and Main looking west in Boise's early days.

Right: At the corner of Eighth and Main, facing north.



Photo courtesy of Downtown Boise Association

“(J.R. Simplot) stood up and said, ‘She wants to save that building.’ He told them he would match whatever they raised.”
– Adelia Simplot

Right: The Turnverien Building is one of the survivors and where the China Blue nightclub is today.

Below: The Turnverein Building circa 1960s.



IBR file photo



Photo courtesy of Downtown Boise Association

Simplot's name is listed along with the names of five other women in the Preservation Idaho office (located inside the historic Bishop's House), where pieces of the group's history are displayed in framed collages. Those women, credited with the birth of the Historic Preservation Council, include: Simplot, Joan Carley, Mary Hormaechea, Nikki Stillwell, Mary Lesser and Leslie Welsh.

“Most of us were in the Junior League together,” Simplot recalls.

The women had a common interest in historic preservation, but it was a visit from a preservationist living in Colorado that sparked a similar movement in Boise. Dana Crawford is the reason Denver's Larimer Square is now a historic, thriving downtown district. In the 1960s she formed a group to stop the demolition planned for the area, and her efforts led to Larimer Square being recognized as Denver's first historic district.

Simplot remembers Larimer Square in the 1950s. She lived in the Denver area for a short amount of time with her husband, Richard Simplot.

“It had fallen on hard times,” Simplot says. “(Crawford) rallied and saved it. And then Joan Carley invited her to come here and speak, and it was quite inspirational.”

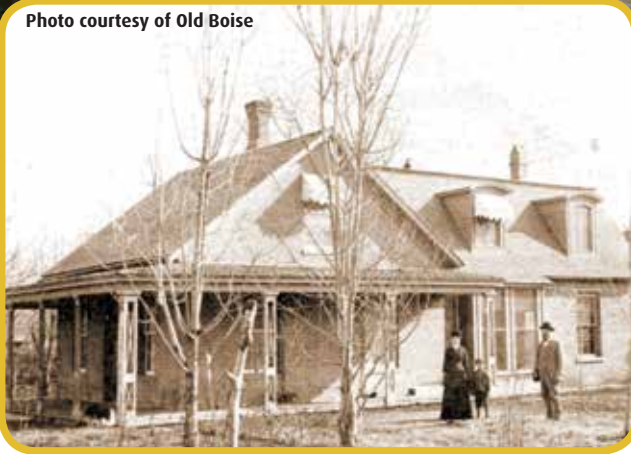
The Boise group took a no-nonsense approach to save several downtown buildings: They purchased them. Joan Carley bought most of the buildings in the area now known as Old Boise. Her influence is obvious today: Everhart encourages people to look at the difference between the buildings located west and east of Capitol Boulevard. The taller buildings west of Capitol are the result of the re-development effort. Buildings east of Capitol represent Boise's history and exist today because of the six women who fought to save them, he says.

“The work that Joan Carley did through her own pocketbook to preserve that whole neighborhood near Fifth and Main; that neighborhood would not be visible today,” Everhart says.

Boise's preservation movement exploded in the early 1970s and even gained national attention. In 1974 a former Boisean named L.J. Davis wrote an article for *Harper's Magazine* that said Boise was doomed to lose its character and distinction if the urban renewal effort succeeded: “If things go on as they are, Boise stands an excellent chance of becoming the first American city to have deliberately eradicated itself,” Davis wrote.



Photo courtesy of Old Boise



Left, top and bottom: To keep it from being torn down, Adelia Simplot purchased the Cyrus Jacobs-Uberuaga House in the 1980s. It is part of what is now known as The Basque Block on Grove Street.

Below right: The Basque Block includes Leku Ona, below, and Bar Gernika, another purchase made by Adelia Simplot. "Isn't it wonderful?," she says. "And it could have been a parking lot."



IBR file photo

"That's what makes Downtown Boise so interesting," Hummel says. "Our historic buildings and newer ones that have respectfully kept the historic character of the neighborhood."

Many Boiseans stepped up to fight the demolition. Hummel and his friend Arthur Hart, a Boise historian, made their objections known to city leaders. Everhart credits Hummel for working with the city to form the historic preservation district. When the Egyptian Theater faced destruction as part of the urban renewal effort, Hummel was there to advocate for its rescue. Hummel, whose father was the architect for the theater when it was built in 1927, was a member of the Egyptian Theater Organ Society, a group that formed to save the organ that was used to accompany silent films in the theater's early years. The theater itself was rescued when Earl Hardy purchased it in 1977.

Although the preservation movement was thriving in the 1970s, Simplot never stopped her dedication to Idaho's historic preservation. She led a mighty effort to save and rebuild what is now known as The Basque Block on Grove Street, purchasing the Cyrus Jacobs-Uberuaga House in the early 1980s, in addition to the building at 611 Grove St. that is now home to the Basque Museum and Cultural Center, the Cub Tavern building (now Bar Gernika) and the Anduiza building. Her purchase of 611 Grove required some skillful fundraising. She remembers co-hosting a luncheon with Richard Hormoaachea, where a Basque meal was served to a group of about 15 area businessmen, including her father-in-law, J.R. Simplot.

"It was really cute," Simplot says. "(J.R. Simplot) stood up and said, 'She wants to save that building.' He told them he would match whatever they raised."

The group ended up raising around \$125,000, and J.R. Simplot lived up to his promise and matched it with an additional \$125,000. It was enough to purchase the building and also restore it.

Simplot used her negotiation skills to save the Cub Tavern when she heard there were plans to tear it down and make it a small parking area. She purchased the building and then rented it to Dan Ansoategui, who transformed it into Bar Gernika.

"Isn't it wonderful?" Simplot exclaims, leaning forward. "And it could have been a parking lot!"

Just as it did in the case of Denver's Larimer Square, many of downtown Boise's historic buildings survived the threat of demolition and emerged as part of a new and thriving downtown.

One of Hummel's favorite examples of the graceful integration of old and new can be found in the Veltex Building at Fifth and Main streets. The five-story building is used for both commercial and residential purposes. It was the original site of the Veltex service station and contains the original Veltex sign as part of the building's design.

"That's what makes Downtown Boise so interesting," Hummel says. "Our historic buildings and newer ones that have respectfully kept the historic character of the neighborhood."

Some buildings weren't as lucky, including the Delamar, a Basque boarding house on Grove Street. And one of the most famous examples is the Eastman Building, located at Eighth and Main streets, nearly torn down during the revitalization effort in the early 1970s. While it survived that threat, it was never the same again. After sitting unused for about 15 years it was badly damaged in a 1987 fire and then demolished. Until recently, it was known as "the hole," but it will soon experience a rebirth; a new building at that site will become the Zions Bank headquarters.

Preservation Idaho's greatest challenge today is to keep that passion alive by educating the community on how they can help ensure Idaho's history doesn't die, Everhart says.

"We lost an unfortunately large number of structures in spite of those efforts," he says. "It's our job, as Preservation Idaho in 2013, to draw attention to preservation issues now so that Boiseans are aware of their history."

"I think it's been a worthwhile effort," Simplot says with a smile. ■



IBR file photo



Photo courtesy of Idaho State Historical Society

Above: The Eastman Building (left), formerly at Eighth and Main, was destroyed by fire in 1987. The site was known as "the hole" until recently. It is now under development as Eighth and Main.

Left: A graceful integration of old and new: the Veltex Building was the original site of the Veltex service station and contains the original sign.



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PLAY IT AGAIN: businesses finding recycling solutions

By Dani Grigg Special to Idaho Business Review

The people behind Bittercreek Alehouse and Red Feather Lounge are so serious about reducing waste that they invited 200,000 red worms to live in their basement. The worms – residing in special “vermicomposting” bins – eat half their weight in scraps per week and produce compost, which Bittercreek’s worm manager then sells to local growers.

It’s a complicated and expensive process, but it means that much less waste is going to landfills.

Downtown Boise is home to many business owners who have made recycling and reducing waste a critical part of how they define their businesses.

Dave Krick, Bittercreek’s owner, is probably the most visible manifestation of the movement – his restaurant/vermicomposting setup is reportedly the first of its kind in the continental U.S. and has attracted attention from universities, primary schools and national media – but other businesses are making strides as well.

For example, property management groups like Thornton Oliver Keller and Unico, the manager behind the US Bank building, work with the City of Boise to make recycling an easy option for tenants at all their properties.

“We’ve found the recycling program to be highly effective,” TOK’s Ben Shalz says. “We’ve reduced trash removal expenses since

the program’s inception and, of course, owners and tenants are happy to participate in a program that removes unnecessary waste from landfills.”

The city’s solid waste programs team has stepped up its recruitment process for its commercial recycling program recently. Last year it slashed prices for service, taking the monthly expense

for the lowest tier from \$29.04 a month to \$0.53 a month. Price cuts weren’t nearly as dramatic for bigger recycling receptacles and more frequent pickups, but every level of service saw a reduction.

And the team has been working hard to get the word out. It has sent out

direct mailers to commercial customers twice, advertised in the newspaper and at Boise State University and Idaho Steelheads games, and hosted press conferences. The next step is to start going door to door.

“We’ve found the recycling program to be highly effective. “We’ve reduced trash removal expenses since the program’s inception and, of course, owners and tenants are happy to participate in a program that removes unnecessary waste from landfills.”

– Ben Shalz

Photo by Patrick Sweeney



Above: Dave Krick, owner of Bittercreek Alehouse and Red Feather Lounge, left, is committed to recycling and reducing waste at his establishments.



IBR file photo

The efforts have paid off – participation in the recycling program has more than doubled in the last year – but there’s still a long way to go. Just one-third of the city’s trash customers have their recycling collected, too, estimates program manager Catherine Chertudi.

Chertudi says there are two main hurdles her team has encountered.

The first is a matter of space. Alleys behind downtown businesses are often crowded, and the prospect of fitting a recycling cart or dumpster back there can be unrealistic. Some businesses have found a way around that by sharing with a neighbor – maybe one business pays for trash and the other for recycling, Chertudi says.

The second comes when business management is not local.

“Sometimes, with large businesses or restaurants, they have a real distance from the folks working in the business and the people that pay the expenses,” she says. “So, there is not a realization that waste costs and recycling or waste reduction have real, immediate cost benefits.”

The goal is that every business will recycle.

Starbucks is one national company that has made recycling a priority throughout its chain. In 2008, it set three goals having to do with recycling: Put recycling bins in front of every company-owned storefront by 2015, develop solutions to systemic barriers to recycling coffee cups by 2012, and serve 25 percent of beverages in reusable cups by 2015.

Starbucks has announced satisfactory progress or success on the first two goals, but the third one has proved too difficult to track.



Photo by Pete Grady

The Crux on Main Street gives local farmers coffee grounds to use as compost.

So in 2011, the company modified the goal. Now it aims to serve 5 percent of beverages in tumblers owned by its customers; it has abandoned the effort to track beverages served in-store in ceramic mugs.

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Local coffee shop owner Bob Cooper of The Crux on Main Street says recycling is a priority for him not just in business, but also in life. The shop's tables are made from brake drums, recycled steel and scrap material from his hardwood flooring company, and the back of the bar is decorated with a reclaimed saloon door that's been in Boise since the 19th century. Local gardeners collect his coffee grounds to use for compost. But he's found it disappointingly difficult to make a dent in reducing the number of coffee cups in landfills.

"The only way we can change that is when we have customers that stay here," he says. "Most of our coffee customers are come and go, and they take their drink with them, which means once they're out the door, 90 percent of them go in the trash."



Photo by Pete Grady

Photo by Pete Grady



The cup problem is even more complex than that, though, since paper coffee cups aren't usually recyclable due to lack of demand for that particular material. That's one of the systemic barriers Starbucks and others are working on.

"Most of our coffee customers are come and go, and they take their drink with them, which means once they're out the door, 90 percent of them go in the trash."

– Bob Cooper

Back at Bittercreek, Krick's approach to reducing waste emphasizes eliminating unnecessary disposables in the first place instead of finding recycling solutions afterward. Employees make the condiments on site instead of buying them in plastic containers. They return egg crates for refills and get their coffee beans in reusable buckets from Flying M.

For their glassware, they turn to a local nonprofit called Usful Glassworks.

The organization takes in used bottles from Boise restaurants, cuts them and puts them through an eight-step refining process to turn them into drinking glasses, vases and carafes. Clients then buy back the glassware for use in their restaurants.

Usful's executive director, Carlyn Blake, says it has just seven restaurant clients – Usful's glasses cost \$3 or \$4 compared to the typical 50 cents to \$1 – all of them downtown. Her goal is to increase sales of gift products so the organization can step up production, which

in turn answers Usful's real purpose: to provide job training for Boise's homeless population, at-risk youth, low-income seniors and others with barriers to finding employment.

It's a mission that speaks to many recyclers in the community, including Krick.

"Their product is great, but what they're really doing is recycling people," Krick says. "And that's even better." ■

Top: Shop tables at The Crux are made from brake drums, recycled steel and scrap material from the owner's hardwood flooring company.

Above and below right: Usful turns used wine bottles into restaurant-worthy glassware and provides job training for many who may have barriers to finding jobs.



Photo by Pete Grady

THE GEOTHERMAL CONNECTION

Geothermal Heating in Boise

More than 65 buildings in downtown Boise currently use geothermal/energy-efficient heat, including Boise City Hall, Boise Art Museum, Banner Bank, Hotel 43 and The Arid Club. The following is a list of buildings that used geothermal heat in March 2013.

- | | | |
|--|------------------------------------|--|
| 1. Ada County Courthouse | 27. Convention Center | 53. Industrial Admin Bldg. |
| 2. Alaska Center | 28. Fronton Bldg. | 54. Jefferson Place |
| 3. Alexander Bldg. | 29. Eagle Center | 55. Marsh/Sedgwick Bldg. |
| 4. Arid Club | 30. Elk's Rehab Hospital | 56. McCarty Bldg. |
| 5. Banner Bank Bldg. | 31. Empire Bldg. | 57. Miscellaneous Users |
| 6. Uberuaga House | 32. Federal Bldg. | 58. M & M Court Reporting |
| 7. Boise Art Museum | 33. Fidelity Bldg. | 59. Old Telephone Bldg. |
| 8. Boise City Bank Bldg. | 34. First Presbyterian Church | 60. One Capital Center |
| 9. Boise High School | 35. FR No. 2 Cornerstone Bldg. | 61. Perrault-Fritchman Bldg. |
| 10. Boise Senior Center | 36. FR No. 6 Blue Heron Bldg. | 62. Plaza 121 |
| 11. BSU Business & Economics Bldg. | 37. FR No. 8 Golden Eagle Bldg. | 63. Public Library |
| 12. BSU Student Union Bldg. | 38. FR No. 8 Golden Eagle Sidewalk | 64. St. Luke's Personnel |
| 13. BSU Admin Bldg. | 39. FR No. 9 Mallard Bldg. | 65. 954 W. Jefferson |
| 14. BSU Interactive Learning Center | 40. Fort Boise Community Center | 66. State Intertie (H2O to Them) |
| 15. BSU Multipurpose Classroom Bldg. | 41. Garro/Carroll's Bldg. | 67. State Intertie (H2O to COB) |
| 16. Bureau of Recreation | 42. Gem/Noble Bldg. | 68. Statehouse Inn/Hotel 43 |
| 17. Bush Mansion/Davis House | 43. Hampton Inn/Bodo | 69. Union Bldg. |
| 18. Boise Warm Springs Water District intertie | 44. Hoff Bldg. Water Meter | 70. U.S. Geological Survey Bldg. 3 |
| 19. Captial City Christian Church | 45. Hoff Bldg. BTU Meter | 71. Veltex Bldg. |
| 20. Capital Terrace Bldg. | 46. Idaho Bldg. | 72. Veterans Affairs |
| 21. Central Station | 47. Idaho Conservation League | 73. Washington Mutual Capital Plaza |
| 22. City Hall No. 1 | 48. Idaho Independent Bank | 74. Ninth & Bannock Bldg. (Washington Trust) |
| 23. City Hall No. 2 | 49. Idaho Power | 75. YMCA |
| 24. City Hall Annex | 50. Idaho Veterans Home | |
| 25. Concordia Law School | 51. Idaho Veterans Admin Bldg. | |
| 26. Treasure Valley Midwives | 52. Idaho Water Center | |

– from Jon Gunnerson, Geothermal Coordinator

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CULTURE INFUSION: finding Boise's ethnic past

By Julie Hahn, special to Idaho Business Review

Boise may not always wear its ethnic history on its sleeve, but since its founding in 1863, the city has been home to a parade of people from all corners of the world. Traces of their history are hidden in plain sight in downtown Boise; in fact, you're just a stroll away from 150 years of heritage.

1. ANDUIZA FRONTON: The Basque Block is one of Boise's most recognized landmarks, but Grove Street was a beacon for Boiseans long before Basques arrived. Grove Street's shady trees – hence the name – and canal attracted moneyed businessmen and their families from the city's earliest days, according to historian Amber Beierle.

The Cyrus Jacobs/Uberuaga House, now part of the Basque Museum and Cultural Center, was built by Cyrus Jacobs in 1864 and is Boise's oldest brick structure.

The Anduiza Hotel, wedged between what is now Bar Gernika and the the Basque Museum and Cultural Center, was built in 1914 by Juan and Juana Anduiza as a boarding house. The boarding house's fronton, or handball court, is still used regularly for games and is approaching its centennial birthday. You can see the fronton's high ceiling – capping a space that is about 105 feet long and 50 feet high – rising from behind the iconic Basque Block building.

To experience the fast-paced games Basques have been playing in the building for a century, head to the San Inazio Festival July 26-28, when the North American Basque Organization will hold its annual pala (a variation on handball, played with wooden paddles) tournament at the Anduiza Fronton.

2. TURNVEREIN BUILDING: Look closely above the entrance to China Blue at 100 S. Main and you can still make out the words "Boise Turnverein," which barely survived a business owner's sandblaster in the 1970s. The building is a vestige of the German-speaking immigrants who settled in Boise.



Photo courtesy of Old Boise

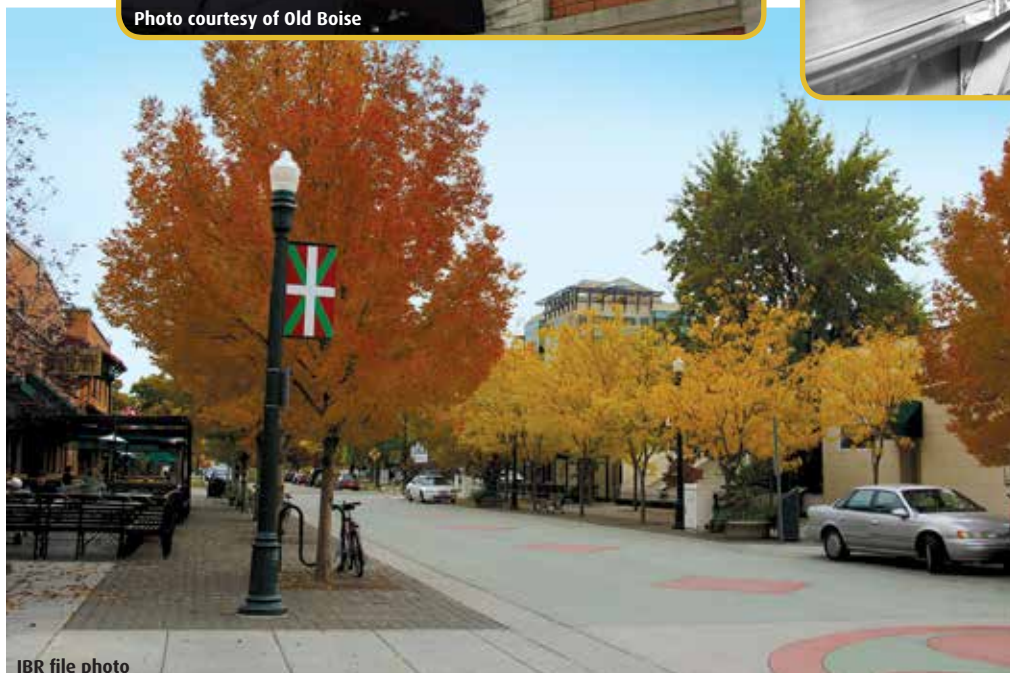
No. P2006-20-01176, from the collection of the Idaho State Historical Society



Top, left: You can still make out the words "Boise Turnverein," a vestige of the German-speaking immigrants who settled in Boise.

Above: The Basque Center, circa 1950s.

Below left: The Basque Block is one of Boise's most recognized landmarks.



IBR file photo

Pioneers such as brewer John Lemp (an early Boise mayor for whom the North End's Lemp Street is named) established many buildings throughout the Treasure Valley, while German-born, Montana-based architect James C. Paulsen was commissioned to design landmarks such as old City Hall, the old Natatorium and the R.Z. Johnson Block at 515 W. Idaho St.

German-born Charles Frederick Hummel designed the Romanesque Turnverein Building in 1906; he was also a member of the club ("turnverein" means "athletic club" in German), one of many throughout the United States that promoted a combination of socialization and vigorous exercise.

Anti-German sentiment during World War I led to the club's disbandment, but the corner of Sixth and Main streets remains a social hub of modern-day Boise.

3. ALEXANDER BUILDING: The Jewish community has been part of Boise almost since the city's inception, and one of its most prominent pioneering members is responsible for a downtown stalwart.

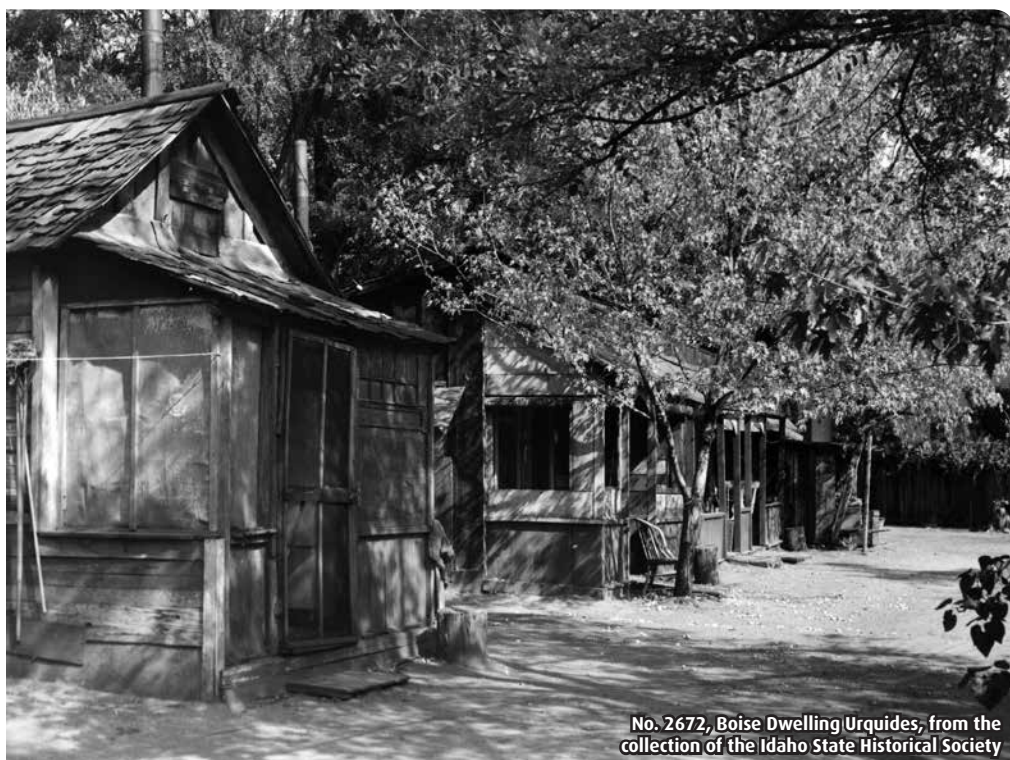
Moses Alexander was an immigrant from Bavaria who established a haberdashery business and became Boise's mayor in 1897. In 1915, he became the first elected Jewish governor in the United States.

His impressive residence at 304 W. State St. still stands, and the synagogue he helped pay for in 1895, Ahavath Beth Israel, was painstakingly moved in 2003 to 11 N. Latah St. from its location on State Street.

Alexander's lasting contribution to downtown stands at 890 Main St. Built in 1925, it was the flagship store of Alexander's clothing empire, which stretched into Oregon. The building, with its impressive white tiles, was located on Main by the former governor to help prop up what was then a flagging downtown.

4. SPANISH VILLAGE: The only things left of Spanish Village now are the black locust trees that shaded it, but for decades it was a source of curiosity and a haven for the people who lived there.

Located at 115 Main St., Spanish Village was established by legendary muleteer Jesus Urquides in 1885. Urquides earned his well-deserved reputation through a series of daredevil packing expeditions, carrying supplies along treacherous paths in an era when the animals were the surest ways to get supplies to remote locations.



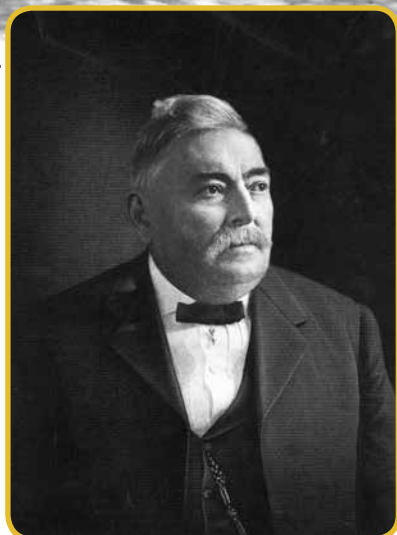
No. 2672, Boise Dwelling Urquides, from the collection of the Idaho State Historical Society

Left: Spanish Village at 115 Main St. was established by legendary muleteer Jesus Urquides in 1885. It was razed in 1972.

Below: The Alexander Building, 890 Main St., was Moses Alexander's flagship clothing store. In 1915 Alexander became the first elected Jewish governor in the United States.

Below left: John Lemp was an early Boise mayor and established many buildings in the Treasure Valley.

No. 430A, John Lemp, from the collection of the Idaho State Historical Society



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Born in Mexico, Urquides, his wife and family, and a number of employees and immigrants lived in the collection of wooden cabins and storage houses. The place was a source of curiosity that spawned strange legends, such as "Tiny Town," which was rumored to house little people.

When Urquides died in 1928, his daughter, Maria Dolores Urquides Binnard, promised to take care of the remaining tenants of Spanish Village. She did so until her death in 1965. A longtime target for demolition thanks to its wooden structures, Spanish Village was razed in 1972.

The location is now marked by a new Dwaine Carver installation called the Jesus Urquides Memorial.

5. CHINATOWNS: Let's just get this out of the way: Despite the legends, there are no Chinese tunnels underneath Boise.

None that anyone is willing to report, anyway.

The first Chinatown was on Idaho Street, but was condemned in 1901; the approximately 200 people who lived there were moved to Front Street. Chinese people were not allowed to own property, so there was no recourse.

Buildings familiar to longtime Boiseans dotted the new Chinatown, such as the ornate Hip Sing building at 612 Main and the Hop Sing building at the corner of Capitol and Front, where the Grove Hotel is now.

The Hop Sing Building became the subject of a protracted legal fight to prevent its destruction. Billy Fong, an octogenarian resident of the Hop Sing, refused to leave the structure. He finally left in 1972, hoisting a white flag. The Idaho Statesman called it "The Last Stand of Boise's Chinatown."

Today, the last Chinatown buildings are the Chinese Odd Fellows building at 610 Front St., which houses American Cleaning Service, and 211 S. Sixth St., where a tattoo parlor is now. ■



Photo courtesy of Old Boise

Above: Louie Lai at The Mandarin Inn, Eighth and Grove, circa 1924. The first Chinatown was on Idaho Street. About 200 people lived there and were moved to Front Street when the property was condemned in 1901. Contrary to popular belief, there are no Chinese tunnels underneath Boise -- none that anyone is willing to report, that is.



No. 68-14-1, Chinese New Year's Parade, from the collection of the Idaho State Historical Society

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DOWNTOWN PARK-ING: Julia Davis Park, the Boise Greenbelt and C.W. Moore Park

By Emily Simnitt Special to Idaho Business Review

On a warm Sunday afternoon at a community event at the Julia Davis Park band shelter, you're likely to find Diane Davis Myklegard sitting in a shady spot, enjoying one of Boise's large swaths of lush green space along the Boise River: a series of parks that have long brought vitality and enterprise to the city of trees.

Myklegard, a descendant of the park's namesake, wants to ensure that vitality continues long into the future. She recognizes that parks and green space – like the 89-acre Julia Davis Park, the 25-mile Greenbelt that runs through it and tiny CW Moore Park near the heart of downtown – are important to Boise's enterprising history, its present and its future.

“I know that Julia and Tom are standing behind me. I know they wanted this. This is the time to do it, and it's a miracle that it has happened.” – Diane Davis Myklegard



Photo courtesy of Diane Davis Myklegard

Left: Diane Davis Myklegard, a descendant of Julia Davis – the Julia Davis Park namesake – leads the efforts to give the park “a new dress.”

Below: Tom Davis donated 43 acres of his orchard land to the city in memory of his wife.



No. 74-75-12, Apples, Fruit, Culture, from the collection of the Idaho State Historical Society

To preserve, protect and improve the park that is her family's legacy, Myklegard leads the Julia Davis Second Century Coalition in its efforts to give the park that turned 100 in 2007 a "new dress." During the centennial celebration, a design competition yielded plans for new amenities to the park, including the Rotary Grand Plaza, a gathering place for community events and concerts, and the Trevor's Trek Children's Cancer Survivor Pavilion.

The coalition is working to make those plans a reality (read more at juliadavispark.org), and soon Boiseans will be enjoying these new amenities.

Julia Davis Park is more than a nice place for families on a weekend afternoon. The land on which it sits has always been connected to Boise's enterprise, from its early days as an orchard to its current position as a draw to potential residents and businesses looking to locate to a vibrant downtown area.

Photo by Jason Jacobsen



Above: The Memorial Rose Garden makes its home in Julia Davis Park.

Right: The bike- and pedestrian friendly Boise Greenbelt runs through 850 acres of parks, including Julia Davis. It is a conduit to downtown Boise.



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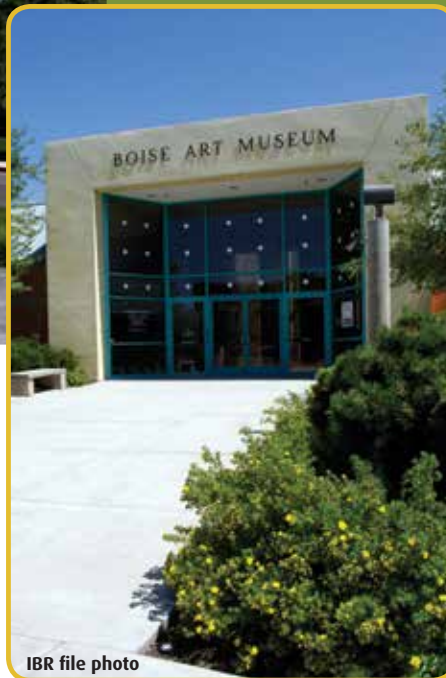
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Far left: The Idaho Historical Museum is housed in Julia Davis Park.

Above: Bike commuters glide along the Boise Greenbelt on their way to work.

Below: The Boise Art Museum, along with the Idaho Black History Museum, the Idaho Historical Museum, the Idaho Anne Frank Human Rights Memorial, The Cabin and Boise Public Library, are cultural amenities that make their home in or around Julia Davis Park.

When Tom and Julia Davis, prominent Boiseans, owned what is now the park, they had a vision of what it could do for Boise. They'd been to the Chicago World's Fair and had seen the effect on a city of a vibrant park. They wanted that vitality for their hometown.

In 1907, that vision began to be fulfilled when Tom Davis donated 43 acres of his land to the city in memory of his wife. Since then, countless Boise families have enjoyed festivals like the annual Art in the Park, and meditative time literally smelling the roses in the park's notable Rose Garden.

"The parks give us a feel for our downtown," says Myklegard. "This could have been a freeway. Instead, we have a string of pearls throughout our city. You can walk the length of town on foot. We have access to our beautiful river. We have a place for our museums and athletic fields. It's pretty incredible."

THE GREENBELT runs through it

Julia Davis Park, spectacular on its own, became even more integral to downtown's vitality when enterprising Boiseans came together to clean up the river and create the bike-friendly Greenbelt of today that now links more than 850 acres of parks.

In the 1960s, the city adopted a plan for the Greenbelt and spurred a grassroots effort that led to the donation of three parcels of land for the project. With vision and tenacity, the city continued to acquire land along the river to extend the Greenbelt to nearly 30 miles today.

It wasn't until the late '90s that a tunnel on the north side of the river under Capitol Boulevard was completed, providing access to some of Boise's most important cultural amenities: the Boise Art Museum, Idaho Black History Museum and Idaho Historical

"The parks give us a feel for our downtown. This could have been a freeway. Instead, we have a string of pearls throughout our city."

– Diane Davis Myklegard

Museum on the east side of Capitol Boulevard, and The Cabin, the Idaho Anne Frank Human Rights Memorial and Boise Public Library on the west side.

Today, scores of Boiseans enjoy these efforts by the past's visionary citizens every day. Bike commuters glide down the path on their way to work; downtown employees stroll along it during lunch and early summer evenings, stopping now and then to watch wildlife or the wild river flowing by – a natural beauty sure to draw future enterprise to the city.

A PIECE OF PARK in the middle of the city

Hard work and long hours certainly fuel enterprise, but so do quiet moments of inspiration. It's the latter that can be found today during a mid-morning break at C.W. Moore Park, a .28-acre gem tucked into the corner of Grove and Fifth.

This little piece of greenery has a number of benches to sit and contemplate on, plenty of shade, and one of Boise's old waterwheels used by enterprising early residents of the city to transform the sagebrush desert into a lush, livable, irrigated green space.

Like Tom and Julia Davis, C.W. Moore, who donated the land for the park, was one of Boise's most enterprising early citizens.

Moore, a banker, played a key role in developing Idaho's early business and industry. Always a forward thinker, he helped form the Boise Artesian Hot and Cold Water Company and heated his own house on Warm Springs with geothermal water.

Today, geothermal energy remains one of the great assets of Boise's downtown and surrounding residential area.

The park pays homage to downtown Boise's enterprising past with its incorporation of architectural artifacts saved from buildings that were torn down, mostly during the 1970s, including the Bush Building Arch and name and date stones from Boise's past.

As downtown Boise enters the next 150 years, places for meditation in the busy urban center will continue to play an important role in keeping the city livable. As Myklegard points out,



IBR file photo

C.W. Moore Park is a haven for reflection and gives a nod to Boise's past. Architectural artifacts, including one of Boise's old waterwheels, have been incorporated into the park.

without green spaces in the heart of downtown, Boiseans would have to get in their cars and drive out for recreation and contemplation.

Between the magnificent acres along the Boise River and C.W. Moore Park, with just enough space to stretch your legs and your mind, Boise is blessed with places where innovation, partnerships and collaboration can be born to make the city of trees' next 150 years as interesting and vibrant as its first. ■



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BREWING UP A STORM: a look at downtown breweries, then and now

By James Patrick Kelly special to Idaho Business Review

Planting trees and building a city from the dirt up can sure make people thirsty. This may explain why breweries soon popped up around the time Boise's streets were first platted in 1863.

Many of Boise's early settlers were of German descent, like Peter Stutzenacker and John Lemp, local brewery owners who were fond of making beers that reflected the tastes of their fatherland.

"Lighter-bodied, German-style lagers and bocks were the trend back then. That's about all that Lemp and others like him made. There weren't all these different kinds of beers like there are today," says David Krick, a beer aficionado who owns downtown Boise's Bittercreek Alehouse.

Lemp, who was born in Germany and moved to America in 1852, made his way west in the early 1860s to find his riches in

the Colorado and Idaho mining districts. Becoming a gold-rush tycoon, though, didn't exactly work out for him.

"I know (Lemp) traveled through St. Louis on his way to the gold fields. He probably saw the Lemp Brewery there and saw

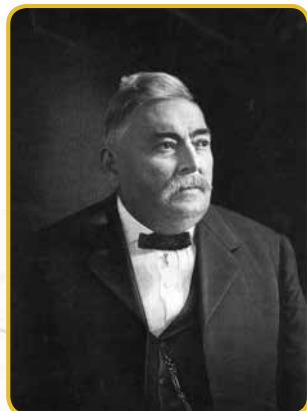
it as a good business venture," states Herman Ronnenberg, author of several books about the history of brewing in the Northwest, including "The Beer Baron of Boise: John Lemp, Millionaire

"Lighter-bodied, German-style lagers and bocks were the trend back then. That's about all that Lemp and others like him made. There weren't all these different kinds of beers like there are today." – David Krick

Brewer of Frontier Idaho." The Lemp Brewery in St. Louis had no relation to John Lemp.

Ronnenberg says the history of brewing in Boise, especially in the 19th century, is a little cloudy, unlike the golden-clear lagers that were poured here during those pioneering times.

An oft-told story is that Lemp, after panning the creeks near Idaho City, showed up in Boise in 1864 with a teacup full of gold dust, which he used to invest in a brewery (across from the former Overland House hotel, near the corner of Eighth and Main streets) operated by Stutzenacker, a fellow transplant from Germany.



John Lemp, known as "the Beer Baron of Boise," was a local brewery owner in the 1860s. (No. 430A, John Lemp, from the collection of the Idaho State Historical Society)

Below: Most of Boise's early breweries and saloons were for men only.



No. 63-176-73, Bohemian Brewery, from the collection of the Idaho State Historical Society



Today, breweries are once again taking hold in downtown Boise. Table Rock Brewpub is home of Copperhead Red Ale.

These Bavarian gentlemen obviously held their Boise Brewery and Saloon in high esteem, as evidenced by an advertisement they ran in the Idaho Tri-weekly Statesman in 1868. The ad boasted “the finest of wines, liquors and cigars, and lager beer. Everything kept is first class in quality, and those who favor us with a call can rest assured that they will not be disappointed in their expectations.”

Lemp eventually bought out Stutzenacker’s share and opened a second brewery at the corner of Sixth and Main streets, in what later became the Statesman offices, a few dusty blocks from the U.S. Assay Office.

During Boise’s early years, at any given time, there was always a Lemp brewery and a competing brewery, owned by people like John Krall and John Brodbeck. Most of the breweries, if not all, operated on-site saloons.

But these establishments primarily catered to men and their decadent ways – not like the friendly-for-everyone brewpubs that exist in Boise today.

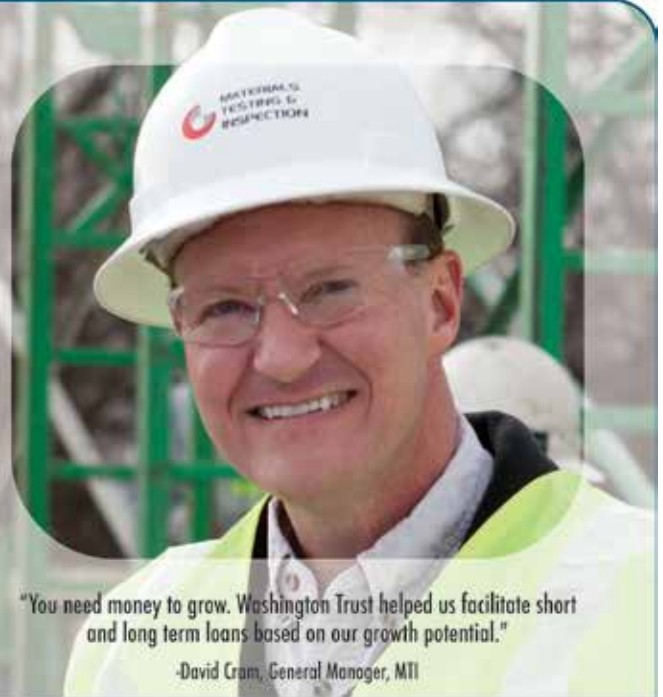
“I would imagine those were some rough places. At that point, a law was passed that women couldn’t go into saloons,” Ronnenberg says.

Lemp, who became a millionaire by developing land, making beer and selling ice, was reportedly against that ruling. He was definitely a man well ahead of his time, considering he also was insistent upon using local hops and barley at his breweries. Lemp’s entrepreneurial spirit eventually got him elected mayor of Boise (1875-1876).

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In modern times, the City of Trees doesn't have any tycoon brewery owners who produce large quantities of beer, yet there are several people around town who are passionate about making various styles of craft beers – not just lagers and bocks – at the microbrew level.

"Boise may be behind in the craft-beer trend in the Northwest, but there is some real talent here," Krick states.

Krick has been pouring local and regional brews at Bittercreek Alehouse ever since his gastropub opened on Eighth Street in 1996. He's been a longtime supporter of Table Rock Brewery, Boise's first microbrewery, which has been producing craft beers at Fulton Street and Capitol Boulevard since 1991.

Table Rock has personified the "public house" concept over the years by creating a vibrant space for people (not just the fist-fighting, gun-toting men of yesteryear) to hang out and enjoy creative pub fare and seasonal ales, lagers and stouts, the latter of which get aged in old port wine barrels.



Photo by Sean Powell

Above: The newest kid on the block is 10 Barrel Brewing Co.

Right: Payette Brewing Company in Garden City is close to downtown Boise and the first in Idaho to can its beers.



Photo by Dana Hopper-Kelly

The popular brewpub has seen its share of new customers in recent times, partly due to the current craft-beer boom that's taking Boise by storm.

"Kids who are now 21 are interested in craft beers because their parents got into it a few years back. Places like Table Rock have helped to educate people about what's possible in handcrafted beers," says Krick, who recently earned a master brewer's diploma in Munich, Germany, and plans to start making

European-style farmhouse beers in the near future.

Table Rock recently got some healthy competition from 10 Barrel Brewing Company, a Bend, Ore.-based microbrewery, expected at press time to open in April at Ninth and Bannock streets.

This means Table Rock is no longer the only brewpub in downtown Boise, a distinction it has held for more than 20 years. Out of fairness, the Ram Brewery near Boise State University could be considered in the downtown area.

The folks at 10 Barrel have worked tirelessly to renovate the 9,000-square-foot Sherm Perry Building across from Yen Ching. Off came the sheets of drywall and faux ceiling layers, exposing beautiful brick walls and old timber beams, and in went several large brewery tanks and a full-service kitchen. Now people can enjoy the historic aspects of this 1920s-era building while noshing on pub grub and quaffing handcrafted beers made on location.

"Our primary goal, besides making great beer, is to become a neighborhood hangout like we are in Bend," says Garrett Wales, managing partner of 10 Barrel Brewing Co.

WHERE TO TRY handcrafted beers and spirits in downtown Boise

BARDENAY

610 Grove St. (Basque Block) • 426-0538
bardenay.com

Notable spirits: London-style dry gin, vodka, barrel-aged rum and ginger rum

RAM BREWERY

709 E. Park Blvd. (just off Broadway Avenue) • 345-2929
theram.com/idaho/boise

Notable brews: "Big Horn Blonde Ale," "Buttface Amber Ale" and "Total Disorder Porter"

TABLE ROCK BREWPUB

705 Fulton St. • 342-0944
tablerockbrewpub.com

Notable brews: "Hophead IPA Version 2.0," "Copperhead Red Ale" and "Weisen Crème Stout"

10 BARREL BREWING CO.

830 W. Bannock St. • 344-5870
10barrel.com

Notable brews: "Apocalypse IPA" and "Hop Junkie"

In order to accomplish this goal, 10 Barrel hired brewmaster Shawn Kelso, who comes from Barley Brown's Brewpub in Baker City, Ore. Kelso and his team of brewers turn out a large selection (around 20 draft handles at any given time) of seasonal and year-round ales, many of which will be brewed to reflect the tastes of Boiseans.

Boise's craft-beer boom is not just happening in the downtown corridor. Several new microbreweries, like Payette Brewing Co. and Crooked Fence Brewing Co., have made names for themselves in nearby Garden City, helping to stimulate the economy with a profusion of craft beers. Payette Brewing is even making a German-style bock beer to commemorate Boise's sesquicentennial.

James Patrick Kelly is the author of the travel guidebooks "Moon Idaho" and "Moon Spotlight Boise." He also teaches journalism at Boise State University.

Crooked Fence Brewing Co. at 5242 W. Chinden Blvd. in Garden City is not far from downtown Boise.



Photo courtesy of Crooked Fence Brewing Co.

THE SPIRITS of Boise

Besides breweries, Boise back in the day had a distillery that mass-produced whiskey, owned by Cyrus Jacobs, mostly known for running a Basque boarding house on Grove Street that still sits as a shrine to Boise's Basque culture. But Jacobs was more than an innkeeper. He made his riches operating mines in the Boise Basin, which he turned into a small empire.

Like John Lemp, Jacobs had numerous property holdings in downtown Boise, including the block that encompasses Seventh and Main streets (now it's the 19-story U.S. Bank Plaza). It was there where Jacobs ran a general store, made soap and candles, had a feedlot and meatpacking house, and produced his Jacobs's Best Rye Whiskey. He even had a cooperage that made oak barrels to store the whiskey.

In today's Boise, the making of spirits is much more nuanced than it was back then. Bardenay Restaurant and Distillery, opened in 1999 on Boise's Basque Block across from the Cyrus Jacobs-Uberuaga Boarding House, has helped to define micro-distilling in the U.S. As a matter of fact, it was the first restaurant distillery in the country.

Bardenay makes small batches of vodka, London-style dry gin, barrel-aged rum and ginger rum. Like the local craft beers,

Boiseans have grown to love these handcrafted spirits over the years.

"One hundred percent of what we make is sold in Idaho, and we generally sell out of everything we make," says Bardenay owner Kevin Settles. "Boise has great supporters of local products. Just look at all the local tap (beer) handles around town."

Bardenay has two more restaurant distilleries in Eagle and in Coeur d'Alene, and not only pours its own spirits and serves creative pub fare, but it also has 13 draught-tap handles, 11 that feature a rotating selection of regional and local brews. ■



Photo by Jason Jacobsen

Bardenay Restaurant and Distillery makes small batches of vodka, London-style dry gin, barrel-aged rum and ginger rum.

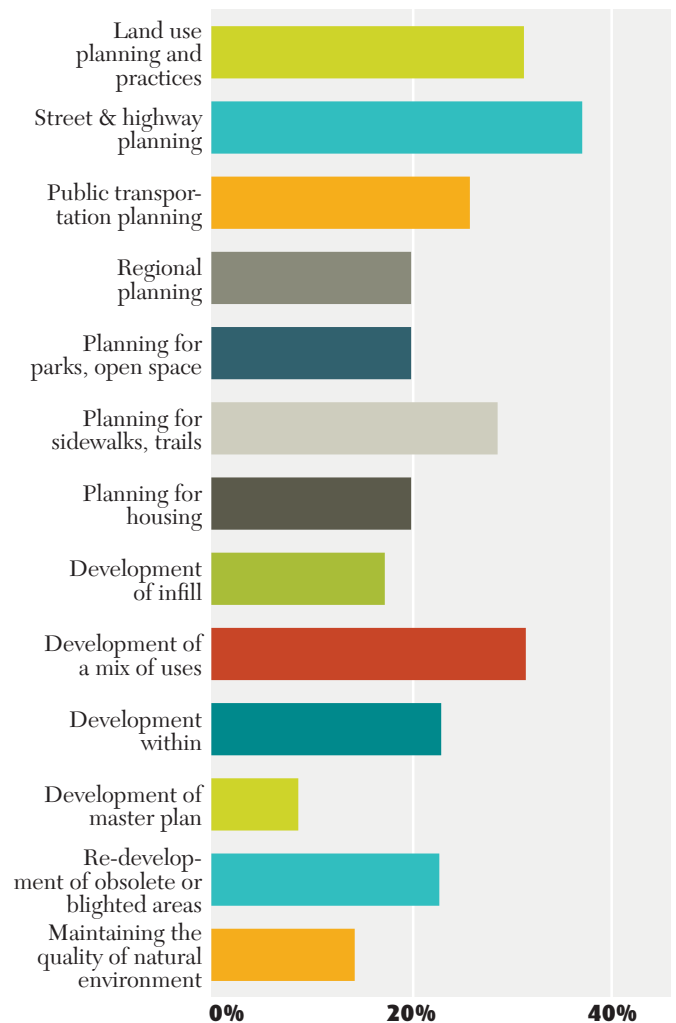
URBAN LAND INSTITUTE UPDATE: Healthy Communities = Healthy Downtowns

By Diane Kushlan

The Urban Land Institute is a worldwide, nonprofit research organization with a mission to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. In 2004, an Idaho District Council of the ULI was created to further this mission in Idaho. Since its inception, the district council has organized education forums, undertaken research projects on infill development and sustainable agriculture, and provided technical assistance to local governments on their downtowns. Most recently, the district council offered technical assistance to the Greater Boise Auditorium District.

Currently, ULI Idaho is working to further its mission by partnering with other organizations based on a common goal of developing healthy communities. Over the past two months, volunteer members of ULI Idaho have interviewed more than 50 community leaders to determine their organization's vision of a healthy community. A web survey was also available to seek the input from the broader community.

The interviews and survey are asking: What is a healthy community? What contributes to a healthy community? Is it safety, the economy, clean air and water, or the ability to bike and walkability? The work is also seeking to find out how the Treasure Valley measures up as a healthy community. And what is the role of the built environment in creating a healthy community?



A healthy downtown is an essential part of a healthy community because it is an area of our community that offers choices and amenities. Downtown supports the ability to live, work and play in close proximity. Downtown provides attractive sidewalks and walking areas. Human-scale buildings and a fine-grain network of sidewalks, roads and alleys provide the sense of place where people want to congregate. Social interaction is healthy. As a shared space, our downtown brings us together as a community, which is also healthy. Downtown is the hub of our history, culture and arts. Finally, downtown serves as the economic engine of the region, and economic vitality is critical to a healthy community.

ULI Idaho is committed to providing the leadership for ensuring healthy communities. We hope to establish partnerships that will act in advancing a built environment that supports healthy lifestyles, including downtowns. For more information and to see our progress, join us at our website: Idaho.uli.org.

Diane Kushlan, AICP, is the Idaho District Council Coordinator for the Urban Land Institute ■



IBR file photo

Participants come from around the globe to compete in Boise's Ironman 70.3, a triathlon that runs through the heart of downtown Boise.

NEW BUSINESSES downtown 2012-2013

10 BARREL BREWING CO.	830 W. Bannock St.
BLEUBIRD CAFÉ	224 N. 10th St.
BOISE150 SESQUISHOP	1008 W. Main St.
CHANDI LIGHTING DESIGN	1110 W. Jefferson St.
THE CRUX	1022 W. Main St.
COSTA VIDA	801 W. Main St.
CTY ARCHITECTS	220 N. 10th St.
ECIGS BY S. WICKS	208 N. Ninth St.
FRESH OFF THE HOOK	401 S. Eighth St.
HIGH NOTE CAFÉ	225 N. Fifth St.
IDAPro INDOOR GOLF	353 S. Capitol Blvd.
THE MIXING BOWL	216 N. Ninth St.
NEIGHBORHOOD ALL STARS	106 N. Sixth St.
NFINITI GALLERY	405 S. Eighth St.
PHILIP JAMES PAUL MITCHELL FOCUS SALON	521 S. Eighth St.
PRIMARY HEALTH MEDICAL GROUP	455 S. Third St.
RADIATE MEDI SPA	1023 W. Main St.
SAROLI CHOCOLAT	755 W. Broad St.
SPA URBANA	602 W. Idaho St.
SPACEBAR ARCADE	200 N. Capitol Blvd., Lower Level
SUBWAY	130 N. Eighth St.
THE STUDIO, AN ELITE SALON & SPA	702 W. Idaho St.
THE TAPHOUSE	760 W. Main St.
URBAN GARAGE	735 W. Idaho St.
VAN DYCK FRAME DESIGN	733 W. Broad St.
ZOOMCARE HEALTHCARE ON DEMAND	516 W. Main St.

NAME CHANGES

PITCHERS & PINTS IS NOW DOLLY'S	1108 W. Front St.
CASA DEL SOL IS NOW GONE ROGUE PUB	409 S. Eighth St.

EXPANSIONS

WISEGUY PIZZA	560 W. Main St.
CHIC BRIDAL BOUTIQUE	404 S. Eighth St.

NEW LOCATIONS

THE UNDERGROUND	150 N. Eighth St.
BARBARA BARBARA & CO.	807 W. Bannock St.
PIECE UNIQUE CLOTHING/SHOEZ.	205 N. 10th St.

WHY DO YOU love your downtown?



"Look at it. It's beautiful. It's active. It's happy. It's a little hidden gem. We moved here from Atlanta two years ago. When friends come to visit, they see why."

Forrest Pecha and Whitney Pecha

"We love watching the construction."
Seth, Andy and Jonah Grigg



"It's a small downtown with a big-city feel. Everyone is so friendly. And you can ride your bike!"
Kathryn Demps (just moved here from California)

"It's so friendly, and there's such a variety of things to do and see."
Connie Charlton, longtime Boise resident



"Boise has a vibrant, walkable downtown. There's a lot going on for being as small as we are."
Nickolas Giblon

"I live in Meridian, but I come here for the shopping and the atmosphere – and the cute little boutiques."
Bridgett Kelch



Photos by Jason Jacobsen

Goals are simply dreams with work boots on!



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| 8th & Main, Boise, ID



| Library Square, Nampa, ID



| St. Luke's Nampa Medical Plaza, Nampa, ID



| Mace River Ranch, Eagle, ID



| West Valley Medical Complex, Caldwell, ID

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