GROW SMART AWARDS 2014

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The Grow Smart Awards

Smart growth describes many characteristics of vibrant communities—a mix of land uses, walkable neighborhoods, parks and open space, transportation and housing choices, green building—just to name a few. One of the best ways to learn about smart growth is to see it in action, in our communities. It’s also important to come together to celebrate what makes our communities successful. For these reasons Idaho Smart Growth launched the Grow Smart Awards program in 2005. The program recognizes the exemplary application of smart growth principles in projects nominated from around the state. A volunteer jury of experts and professionals deliberates and makes awards within ten categories—not necessarily given each year.

Citizen Advocacy – any individual, group or process that exhibited excellent citizen advocacy
Commercial or Industrial – projects that are 90-100 percent commercial
Overall Community Excellence - recognizes an outstanding comprehensive approach to growth and development
Mixed Use – development with a good balance of residential and commercial with opportunity for live, work and play
Public Planning and Policy – fully adopted policy or plan
Redevelopment – any project that revitalizes an area and/or reuses existing structures
Residential – any project that is 90-100 percent residential
Small Community – any project in a community with a population of less than 10,000
Green Building – building design, materials and construction integrated with land use and efficiency
Transportation – projects that improve connectivity, reduce reliance on motorized travel and enhance community through context-sensitive design
Charles Hummel Award (chosen by the Idaho Smart Growth board) – recognizes leaders who are exemplary in their dedication to and implementation of smart growth principles, reflecting a respect for place as well as for design and function.

Idaho Smart Growth is a statewide nonprofit organization whose mission is to bring people together to create great places to live. Smart growth is a way of looking at community design that makes sense economically, environmentally and socially. It aims to increase property values, conserve land and resources, provide more housing and transportation choices, promote active living and foster a strong sense of community.

• We help cities and communities accommodate all forms of transportation safely, not just cars. We implement programs like Safe Routes to Schools, Neighborhood 2 Market, active living task forces, and bike/pedestrian traffic counts, among others.
• We partner with and can technical assistance to neighborhood groups, developers and local governments to encourage development that is more compact, makes it safer to walk and bike and includes a mix of land uses. Through facilitated discussions, we bring all parties to the table for best results.

• We provide education and expertise to help communities encourage efficient development of lasting value, and tools that show how smart growth actually produces more tax revenue over time than sprawl.

More information is available at www.idahosmartgrowth.org or by calling 208-333-8066. We partner with government agencies, universities, other nonprofits and the Idaho chapters of several national organizations.
Previous Grow Smart Award Winners
For more on past winners visit www.idahosmartgrowth.org/portfolio/grow-smart-awards/

2005
City of Rexberg Planning Policies
City of McCall Planning Policies
Park Cottages
Highlands Village
The Silos
Water’s Edge
Front 5 Building
Taylor Crossing
Caldwell City Center Revitalization Plan

2006
Garden City Comprehensive Plan
Valley Advocates for Responsible Development
Winding Creek
Waterfront District
Mountainside Village
Veitex Building
Moscow’s Green Building Program
Banner Bank

2007
The Linen District
Latah Street Infill
The Casita
10-Mile Interchange Specific Area Plan
Harris Ranch Specific Plan
Blaine County 2025
Cityside Lofts
City of Greenleaf Comprehensive Plan
Rural CC Growth Management Partnership
Bown Crossing

2008
Aspen Lofts
Garden City Development Code
Jackson Street Grain Elevators
The Hub
Heights Home
Mobile Home Living in Boise Report
Pine Ridge
Grand Avenue Homes
Frank Martin

2009
Alpine Village
The Beardmore
Hotel McCall
Meadow Ranch
Sweetwater
Victor-Traditional Neighborhood Overlay
Sherry McKibben

2010
Treasure Valley Community College
The Jefferson
Donnelly-Downtown Revitalization
Caldwell-Framework Master Plan
First Charles Hummel Award: Charles Hummel

2011
“Growing Closer: Density and Sprawl in the Boise Valley”
Hailey 2010 Comprehensive Plan and Update
Coeur d’Alene Education Corridor
The Springs Apartments
Star River Walk Master Plan
The Children’s School
Woodside Boulevard Reconstruction and Complete Streets Initiative
Charles Hummel Award: Peter O’Neill

2012
Ninth and River Building, Boise
Moscow Active Living Task Force
Blueprint Boise
Idaho State Capitol
Crescent Rim Boise
Legacy Park/Improvement Project, McCall
McCall-Donnelly High School
Boise State University
Charles Hummel Award: Stephen Meyer

2013
Boise River Wildlife Linkage Partnership
10 Barrel Brew Pub, Boise
Legacy Crossing, Moscow
Lloyd Square, Nampa
Whitewater Park Boulevard, Boise
Charles Hummel Award: Ken Howell

2014 Sponsors
The 2014 Grow Smart Awards celebration is November 13, 2014 at the McCleary Auditorium at Saint Alphonsus Heath System in Boise. Idaho Smart Growth gratefully acknowledges support from the following for the Grow Smart Awards:

Award sponsors are Idaho Power, Givens Pursley, CTA Architects Engineers, HDR Inc. and the Owyhee.

Event sponsors are McKibben + Cooper Architects, Spink Butler LLP, CSHQA and McClendon Engineering.

Table sponsors are Andersen Construction, Harris Ranch, Harmony Design and the city of Boise.

Location Host is Saint Alphonsus Health System.

Idaho Smart Growth is also grateful to the many volunteers who make this work possible.

Idaho Smart Growth
remodeling this 1950s warehouse on the eastern end of Broad Street in Boise, local architecture and engineering firm CSHQA hoped to help revitalize a currently underutilized but highly visible part of the downtown area. During the renovation, CSHQA saw many of the other buildings in the area demolished and replaced with surface parking. With the construction of this new state-of-the-art office building, the planning team wanted to demonstrate that “renovation and repurposing are both feasible and attractive options” for this part of the city. Project Principal John Maulin says, “We feel that the project is a great example of reinvesting into existing buildings and neighborhoods.

We feel strongly that this neighborhood doesn’t have to be a transitional zone; it should be considered a viable option for business relocation.”

The warehouse that CSHQA selected stood vacant before the remodel, its chipped paint and boarded windows made it an unwelcoming sight directly across busy Front Street.
from the fairly new and vibrant Ada County Courthouse. The project included a major makeover with large windows and newly widened sidewalks, landscaped grounds and new street lights. Inside, the new building is energy efficient and highly sustainable thanks to techniques like radiant slab heating that’s connected to the city’s geothermal heating system. Further, a permeable paver storm-water management system was installed in parking areas, and low-use water fixtures are featured throughout the building. The project is LEED registered with the goal of achieving LEED Platinum in 2014.

The building stands within blocks of six city bus lines, and CSHQA pays for all employee bus passes to encourage the use of Boise’s public transportation. Covered bike storage and a CSHQA loaner bike as well as shower and locker facilities further encourage employees to utilize alternative modes in commuting to and from work.

The CSHQA project is a leader in the current renaissance of Boise’s Central Addition, a historic neighborhood adjacent to downtown. The CSHQA building shows how the creative reuse of an existing building can bring new life to the district while preserving its material character.
The Eighth & Main building is remarkable, the tallest in Idaho, but that it exists at all is a story in itself. Located at one of the most important pieces of real estate in Idaho, the site was popularly said to be cursed: the first building, the Overland Hotel that served travelers on the Oregon Trail, burned down, and its successor, the stately Eastman office building, itself burned in 1984. Developers since then had attempted major office tower projects, unsuccessfully, until the Gardner Company of Boise and Salt Lake City took on the challenge.

Care went into the planning process to ensure the building would add to Boise’s downtown area as well as serve as a model of the economic advantages of reusing old materials in the construction of new buildings. The designers targeted LEED-Silver for new construction and the building is on track to receive certification...
this year. One of many challenges was the partial foundation structure from previous building attempts. The majority was reused in the new building, including 24 of the 28 drilled piers. Further, the remaining rebar was removed, sorted and reused, making the Eighth & Main remodel less expensive and wasteful. The redesign also incorporates multiple systems to make the structure as energy efficient as possible. This includes a state-of-the-art HVAC system and low-flow water fixtures throughout the building to reduce water use.

The building's transportation connections are excellent. It stands on the Eighth Street corridor, which is one of the busiest bicycle commuting routes in the valley, and bike storage is provided on three levels of the building. The location is across the street from the new hub for all bus lines on the valley-wide system, and it's also within a half mile of restaurants, schools, grocery stores and health services. Car parking is included on two internal floors, accessed through the adjacent Eastman public garage.

Eighth & Main is an example of the creative salvage of a blighted piece of prime real estate. By reusing existing construction materials and building on a challenged infill site, Eighth & Main reduces waste and adds value in downtown Boise. The project’s local architect—and a building tenant—CTA Architects says, “Its construction has forever changed Boise’s skyline and stands as a symbol of the city’s growth and economic prosperity.” The curse has been lifted.
When Mark and Susie Kubiak decided to purchase the historic 1908 St. Joseph Catholic Church in Sandpoint, they were faced with the difficult task of deciding how to adapt the very distinct layout and space of a church into another use. The layout made residential reuse impossible, and the couple felt that downtown Sandpoint would not be well served by the addition of another commercial building. Their goal was “to save the building from demolition, to save the trees, and save the feeling and history of this community building for the future residents of Sandpoint.” To that end, it eventually became apparent that the best use for the old church would be to maintain it as an assembly space for Sandpoint. And thus the Heartwood Center was born.

In renovating the building, great care was given to maintaining its historical aesthetic. The image of the original chapel interior and exterior was maintained, and a new entry lobby was built to reflect the original architecture. The final plan also preserved all of the large trees and open space that surrounds the building while implementing...
new landscaping features—such as a storm-water management system—to make
the building more energy efficient and environmentally friendly. Jeremy Grimm is
the planning and community development director of the city of Sandpoint, and a
member of the awards jury. He recused himself from deliberation but later said,
“The resulting remodel of the facility provides a stunning example which leaves
both visitors and passersby breathless, and in awe of the transformation of both
the natural space and physical structure.” Other jury members noted that this is
a project that makes no conventional economic sense, yet creates great value for
the community.

Today, the Heartwood Center serves as a community gathering place, just as
it did for the 100-plus years prior to its renovation. The center routinely hosts
theatrical groups and business seminars, and is the premier space for Sandpoint
weddings and holiday parties.

Additionally, its location
on the city’s main east-to-
west bicycle route and its
proximity to Sandpoint’s main
commercial street is a major
boost to the level of activity in
the neighborhood, making it a
more walkable and bikeable
space that encourages
community involvement.
Transportation Award:  
Moscow Intermodal Transit Center

The Moscow Intermodal Transit Center is the result of a collaboration among the city of Moscow, the University of Idaho and multiple project stakeholders. Representatives from these groups, as well as from each of the included transit providers, formed a Technical Advisory Committee to develop a design and project plan for the center. What resulted is a major hub for multimodal transportation in the growing region.

One of the main goals of the planning team was to create a facility that would seamlessly integrate with the existing community. The center was constructed on a rehabilitated former railroad staging area on the University of Idaho campus, converted to parking, with future building pads already in place. These pads included much of the infrastructure required to complete the facility. Further, the center’s site parallels that of Moscow’s Legacy Crossing Urban Renewal District, and its location central to both the university campus and the city of Moscow will help to create a more unified, vibrant community.

According to city of Moscow Grants Manager Alisa Anderson, the components of the Moscow Intermodal Transit Center have been designed
to provide a “one-stop concept for public and private transit in the community.” The facility features administrative and passenger service areas, exterior covered boarding areas, bicycle parking facilities and secure transit vehicle parking, as well as expanded pedestrian and bicyclist accessibility with a link to Paradise Path. Anderson says that the aim of the project is to provide the region with a place where “all modes of transportation can congregate, interchange and transfer to different transportation modes to travel locally, regionally or nationally.” The community expects the Intermodal Transit Center will make multiple transportation options accessible and attractive for Moscow’s growing population. The jury appreciated that the center gives new life to a neglected area and serves as a cornerstone for a greater redevelopment vision bridging town and university functions.
Owyhee Hotel was built in 1910 and, over the course of its 100-plus years, has undergone anywhere from 30-40 renovations. Its last renovation, which occurred in 1970, destroyed about 95% of its original historic nature. When Owyhee LLC purchased the building and developed a plan for the remodel, their main goal was to restore the outside of the building to its historic state, while creating a mixed-use interior that would support apartments, office space and retail space. The awards jury noted that the “project makes a great example for adaptive reuse of an existing structure. The strategic integration of residential, commercial and retail spaces will make this building a successful addition to Boise’s downtown skyline.”

Owyhee LLC also focused on making the building into a more sustainable structure. They replaced all windows and rooftops with highly rated energy-efficient materials.
and many of the other construction materials in the renovation came from recycled components. In addition, the gas burning boilers were replaced with geothermal heat, and geothermal was also introduced into the city sidewalk, eliminating the need for snow removal—a first in the city of Boise. Solar lighting will be installed in the parking lots for exterior lighting.

The renovation aims to stimulate pedestrian activity in the area by attracting an estimated 40,000 visitors to its public spaces. The hotel’s midcentury addition was converted to 36 rental apartments—the first to come on the downtown market in many years. Planners hope the Owyhee will bridge the gap between Boise’s downtown to the east and the Linen District to the west. “The Owyhee will restore and preserve, in perpetuity, a community asset which was lost and potentially going to be demolished. The preserved exterior will shout out its historic grandeur and uniqueness. The contemporary interior will appeal to and reflect the Boise of tomorrow.” Today, final retail construction and leasing are still wrapping up but already the restored Owyhee is bustling with new restaurants, retail shops, banquet spaces, offices and apartments.
When the Boise City Department of Arts & History recognized the potential of the 30th Street area, now known as the West End, for redevelopment, they commissioned local artist/designer Stephanie Inman to create Boise’s first neighborhood arts plan for the area. Over the course of a year, Inman met with community groups, city of Boise staff, business owners and neighborhood associations. Public Arts Manager Karen Bubb says: “She distilled the collective voice of the neighborhood. This is their plan as much as it is the city’s.” What resulted is a roadmap for cultural development in Boise’s 30th Street area, a plan that highlights existing historical sites while identifying opportunities for public art projects. Further, Inman’s work established eight key thematic principles that illustrate the values describing the neighborhood: Healthy Lifestyle, Water, Multicultural, Nature, Historical, Community Connections, Sustainability and Parks.

The first principle, Healthy Lifestyle, was one of the strongest themes of the Cultural Arts Plan. The plan was developed to integrate with the new Whitewater Park Boulevard, which provides bike lanes and direct access to two parks near the Boise River. Further, the plan focuses on strengthening the connectivity of the entire West End, making it more walkable, bikeable and driveable, while emphasizing these multiple forms of transportation by identifying locations for public art at key wayfinding points. These points were designed with citizen input and will feature historical markers and public art opportunities. Bubb says, “these planned investments retain the character of the area and add interest to the sidewalks and streets.”

The 30th Street Cultural Arts Plan highlights what makes this area unique. It maps the neighborhood’s cultural history and identifies ways to develop, protect and celebrate that culture in what will undoubtedly be an exciting future. One jury member says, “This is a fantastic cultural arts plan. It is thorough and makes me very excited for the development of this area. The community input and efforts of the Department of Arts and History are commendable. The vision that it took to instigate this document, and the future vision of this district are award worthy.”
The city of McCall worked with a number of design and consulting teams to develop this complete rewrite of the 1997 McCall Downtown Master Plan. Through speaking with community members, planners determined the need for a vibrant, dynamic downtown—complementing the region’s lively recreational and tourism assets—to attract and retain new businesses and people to the area.

The plan aims to make downtown McCall a distinct, unique area in which people want to spend time. This includes highlighting the importance of preserving McCall’s historic and culturally significant buildings. The plan also stresses a desire to enhance and maintain public access to scenic Payette Lake while preserving its water quality. Additionally, the plan encourages the injection of new businesses into the downtown area by including incentives for high-quality building projects and to streamline the process. Also captured in the plan is the desire of community members to have a walkable, bikeable and easily accessible downtown, one that promotes the safe use of all types of transportation.

Today, the plan is in the early stages of implementation. The city of McCall has used it as a guideline in adopting multiple code amendments and in determining which improvements are needed within the city to strengthen the downtown area. As Community Development Director Michelle Groenevelt says, “The [Downtown Master Plan] has been a great resource for forming partnerships, increasing collaboration and creating a common vision for a smart growth community.” The jury particularly admired the way this project built on previous plans while incorporating new priorities like increasing downtown’s residential and transportation options.
One of the lessons of smart growth is that sometimes the most powerful person in the room is the one with no obvious claim to power—not the developer, nor the landowner, the architect, the neighborhood leaders or the government agents. Sometimes a concerned, engaged citizen can make all the difference. Jane Lloyd is one of these difference-makers.

Jane became a citizen advocate in the 1960s in Denver as the mother of two young children, “looking for something else to be interested in.” She discovered the local chapter of the League of Women Voters and with them began to study transportation issues in Denver, eventually advocating for public transit before the city council. “Twenty-five years later—it happened!” she says, adding this was where she learned the “long view” of community development.

Jane’s husband Bill’s work as regional director of the Bureau of Reclamation took them to Billings, Mont., in the ’70s and then to Boise. Her community engagement deepened with service on the Billings City Council; in Boise in the early ’80s she became involved with the efforts to revitalize downtown. With her friend Sue Reents, Jane was hired by Boise’s redevelopment agency to start and manage the downtown Business Improvement District and the Downtown Boise Association. While at DBA Jane was instrumental in the creation of Alive After 5, the downtown flower planters and “the Grove.” She was appointed to and co-chaired a Boise Comprehensive Plan Update committee and has served on many boards, including chairing the Boise Art Museum, Boise Contemporary Theater and the Boise Arts & History Commission.

Jane has been a tireless champion of smart growth principles throughout her career, and with her friend Charles Hummel she was recruited to the founding board of Idaho Smart Growth in 2000. She has served in all the board executive positions and was critical to keeping the organization afloat during rough patches between major grants. Jane semiretired from the ISG board in 2013 but remains an active member emerita. The Charles Hummel Award is given by the board to leaders who demonstrate personal integrity and exemplary commitment to smart growth principles. Jane is all that and more: she is the rare ordinary citizen who has made a difference.
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**Smart Growth Principles**

There are ten recognized smart growth principles leading to better land use and community development:

- Mix land uses
- Create walkable neighborhoods
- Provide a variety of transportation choices
- Create a range of housing opportunities and choices
- Adopt compact building patterns and efficient infrastructure design
- Preserve open space, parks, farmland, natural beauty and environmentally critical areas
- Strengthen and direct development toward existing communities
- Make development decisions predictable, fair and cost-effective
- Foster distinctive communities with a strong sense of place
- Encourage community and stakeholder collaboration.

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**2014 Grow Smart Awards Jury**

- **Stan Cole**, architect, Cole Architects
- **Russ Dane**, Realtor, Ada County Board of Realtors
- **Daren Fluke**, Boise comprehensive planner, Idaho Chapter of the American Planning Association president;
- **Maureen Gresham**, director, ACHD Commuterride
- **Jeremy Grimm**, director, Sandpoint Planning and Community Development department
- **Derek Hurd**, architect, North End Neighborhood Association board member
- **Jaap Vos**, director, Boise State University Department of Community and Regional Planning
- **Sherry McKibben**, architect, Idaho Smart Growth board member
- **Caroline Merritt**, Boise Metro Chamber of Commerce director of public relations
- **Jim Tomlinson**, developer, Tomlinson & Associates
- **Jenah Thornborrow**, Garden City development services administrator.