

GROW SMART AWARDS 2017



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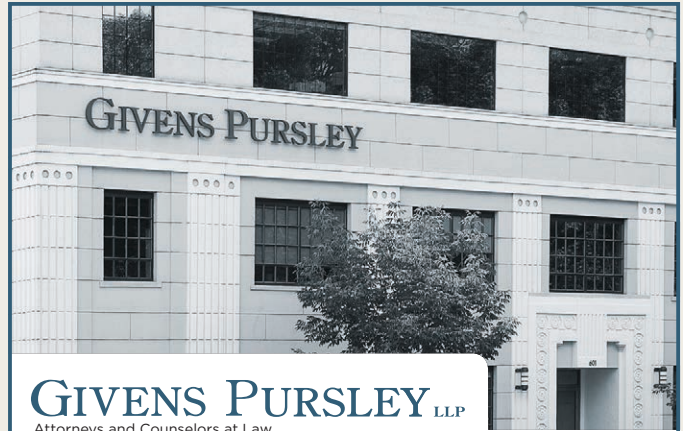


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2017 GROW SMART AWARDS



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The Grow Smart Awards .	2
2017 Sponsors .	2
Smart Growth Principles .	3
The Afton . Boise .	4
Boise Transportation Action Plan . Boise .	6
City Center Plaza . Boise .	8
West Little Avenue Complete Street . Driggs .	10
Dale Bates . Charles Hummel Award . Ketchum .	12
Idaho Smart Growth 2016 Annual Report .	14
2017 Jury .	inside back cover

Cover photo: Bus at Main Street Station; above: Ketchum Town Square, designed by Charles Hummel Award recipient Dale Bates. Other images provided by the project nominator or by Idaho Smart Growth. Printed by Owyhee Printing; special to Idaho Business Review.

The Grow Smart Awards

Smart growth represents characteristics of vibrant communities—walkable neighborhoods, mixed-use development, transportation and housing choices, open space—and others. Smart growth is a set of choices we can make to build better communities. One of the best ways to learn about smart growth is to see it in action, all around us. It's also important to celebrate examples of smart growth that make 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 several possible categories. Over the years we have given nearly 100 awards in 25 communities. For more on past winners, organized by category, city and year, visit www.idahosmartgrowth.org/portfolio/grow-smart-awards/.



Street makeover on Idaho Avenue in Meridian is a result of an Idaho Smart Growth placemaking project and was a recipient of a 2016 Grow Smart Award.

2017 Grow Smart Awards Sponsors

The 2017 Grow Smart Awards event is November 16 at the Owyhee in downtown Boise. Idaho Smart Growth gratefully acknowledges the support of the following sponsors:

Thanks to Award Sponsors HDR Inc., Givens Pursley LLP, CTA Architects Engineers and Local Construct.

Event Sponsors are Idaho Power, CSHQA, Harris Ranch, Spink Butler, Boise State University School of Public Service, Angstman Johnson and McKibben + Cooper Architects.

Table Sponsors are Andersen Construction, Hummel Architects, City of Boise PDS, US Bank and Scot and Christina Ludwig.

Idaho Smart Growth is also grateful for the volunteers who make this program possible. Special thanks to Alexandra Monjar, Annette Wells, Brent Marchbanks and Sarah Taylor.





Idaho Smart Growth

Idaho Smart Growth is an independent statewide nonprofit organization whose mission is to bring people together to create great places to live. Smart growth is an approach to community development 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 partner with and can provide technical assistance to neighborhood groups, developers and local governments to encourage development that is more compact, makes walking and biking safer, includes a mix of land uses and preserves open space. Through facilitated discussions, we bring all parties to the table for best results.
- We provide education, expertise and advocacy to help communities encourage efficient development of lasting value, and tools that show how smart growth actually produces more tax revenue over time than wasteful alternatives.

More information is available at idahosmart-growth.org or by calling 208-333-8066.

Idaho Smart Growth is a 501c3 nonprofit, dependent on the support of members and sponsors. To learn about how you can help further our work, please get in touch. We'd love to talk with you.



Author/consultant Rod Stevens speaks on urban manufacturing to an ISG audience.

Smart Growth Principles

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

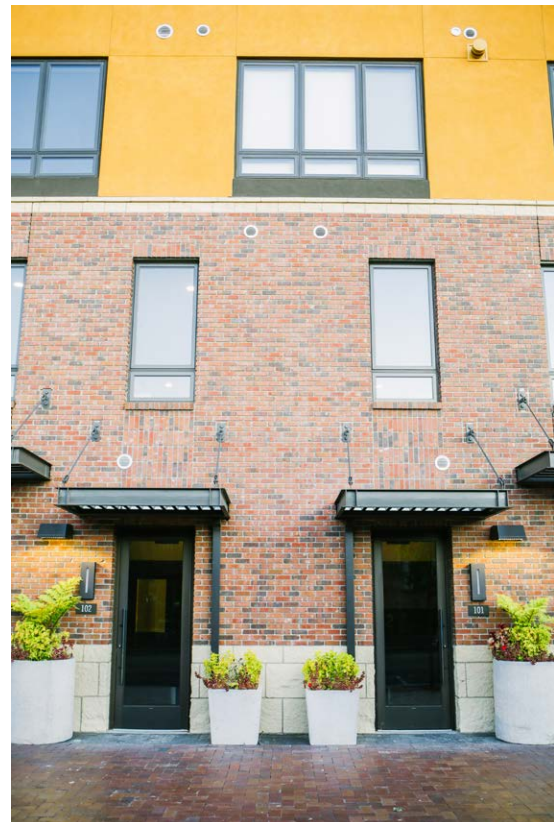
- Mix land uses
- Create walkable neighborhoods
- Provide a variety of transportation choices
- Create a range of housing opportunities and choices
- Adopt compact building patterns and efficient infrastructure design
- Preserve open space, parks, farmland, natural beauty and environmentally critical 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

The Afton

The first multifamily housing project in Boise's Cultural District, Phase 1 of The Afton is a six-story mixed-use building that includes 27 condominiums, internal parking and 4,000 square feet of retail. The project replaced empty warehouses and parking lots with downtown living that is within easy walking distance to a variety of shopping, recreation and cultural destinations.

The jury appreciated the way the project added attractive infill residential development in a blighted urban area, emphasizing walkability and a mixture of uses. Amenities include a rooftop patio for residents with grass areas, barbecue and a dog run, and individual storage units, secure bike parking and bike repair areas.

Phase 1 includes live-work units, a product that is recently returning to downtown Boise, featuring retail space on the ground floor and housing above it. In keeping with the area's cultural identity, two galleries are expected as initial tenants. Phase 1 is sold out and Phase 2 is underway. It will complete the half-block of infill and includes over 30 new units in another 80,000 sq. ft. of space.





Boise Transportation Action Plan

The city of Boise created the TAP as a “road map” to an active, multimodal transportation system. It serves as a visionary guide for the city’s strategic objectives and priorities for transportation and development planning and engagement. More than anything, the TAP is a tool to educate leaders, businesses and citizens about a transportation system that “provides real mobility choices and creates great places.”



We envision a City where

all people

enjoy **real transportation choices**

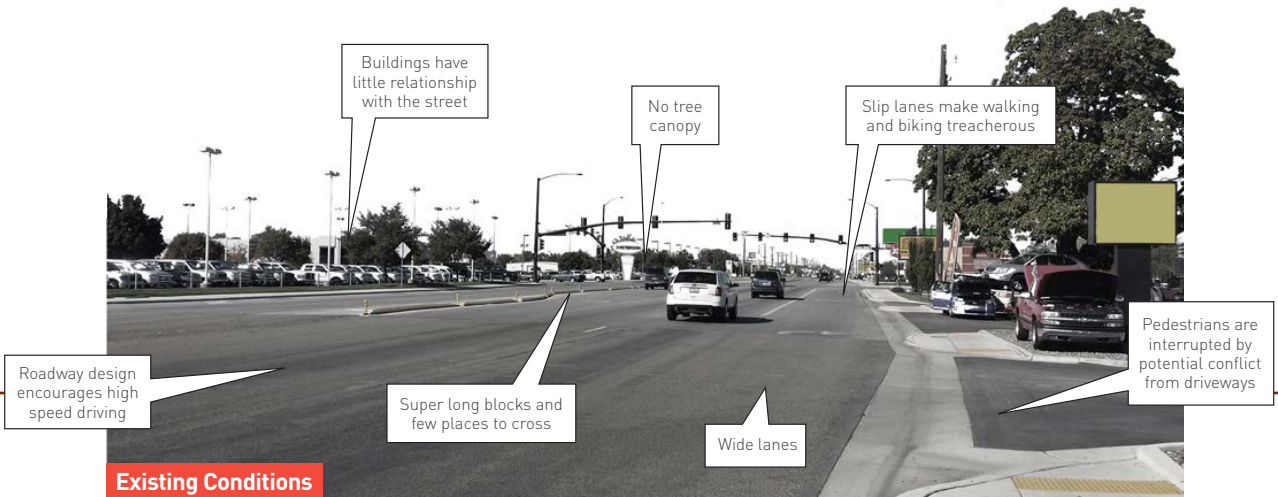
that offer **safety,**

optimize infrastructure,

and support **vibrant neighborhoods.**

Rather than reinvent the wheel, the city built the TAP based on previous plans and studies from the city, the highway district, the MPO and the transit authority. The goal of the TAP is a set of strategic action steps leading to “a modern, well-balanced transportation system” with mobility options that promote health and economic prosperity for all.

The jury recognized that the TAP is unusual due to the unique circumstance where the Ada County Highway District—rather than the city—manages the street rights-of-way. The TAP guides the city’s programming recommendations to ACHD and it creates consistency for city staff, developers and the public on expectations for complete streets and network location.



APRIL 2016

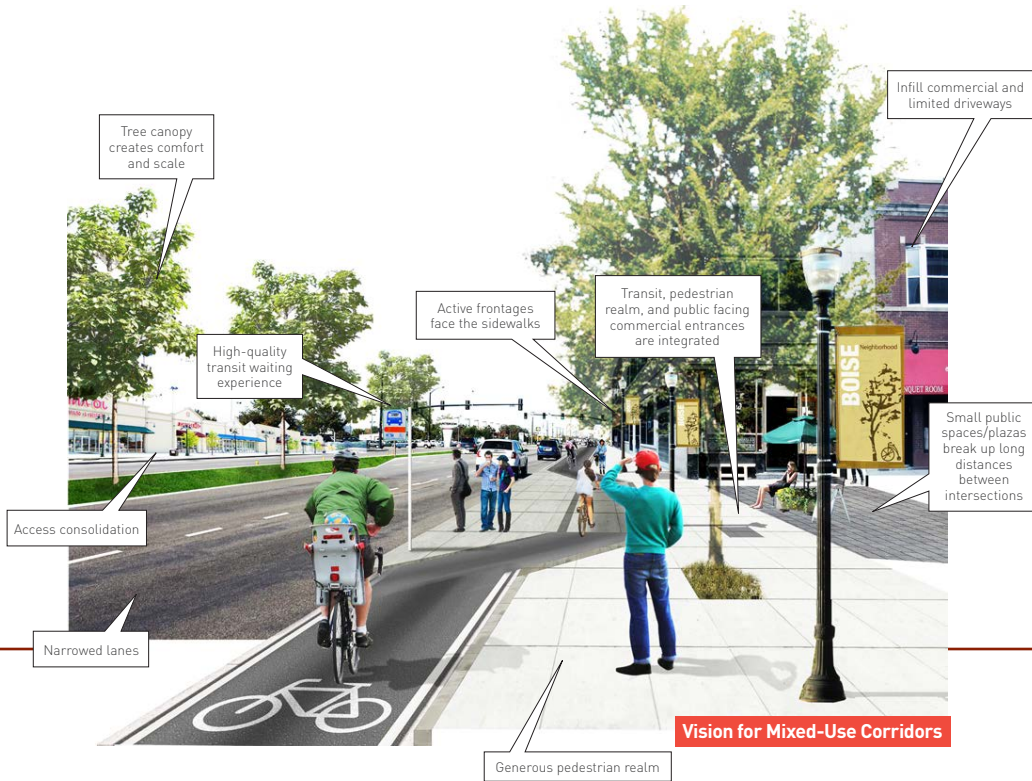
BOISE

TRANSPORTATION ACTION PLAN



A street is much more than a street. It is where life happens.

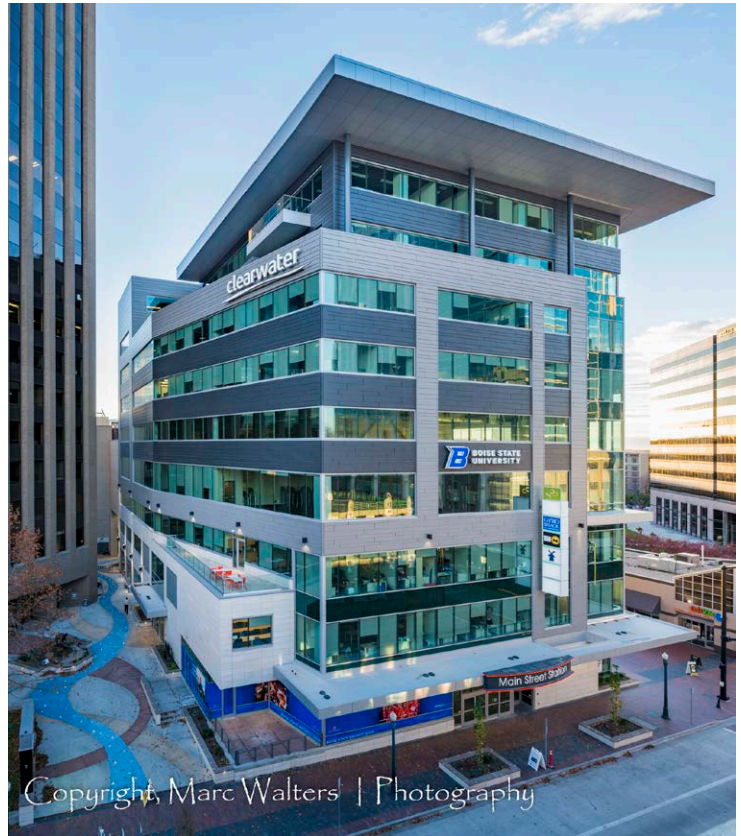
4 / 90 BOISE / TRANSPORTATION ACTION PLAN



City Center Plaza

The City Center Plaza is a 380,000-square-foot five- and 10-story mixed-use project that filled in the last undeveloped parcel in the Grove Plaza, the heart of Boise's downtown. It comprises retail, restaurants, offices, Boise State University's computer science department, expansion of the convention center and Main Street Station—Boise's new multimodal transit center. The project is recognized for its strong public-private partnerships, the creative reuse of a challenging site, a wide mix of uses and support of transportation choices.

Main Street Station is a study in perseverance. Federal funding for a multimodal transit center was secured by Valley Regional Transit, the regional transit authority, in partnership with three other public entities, in 2005. After considering fifteen other sites, VRT contracted with the Gardner Company to include the transit center as part of the larger City Center Plaza project. A total of nine public and private partners negotiated a complex maze of legal and logistical agreements and completed the project in October 2016, two months ahead of the funding deadline.





Public art is an important part of the identity and wayfinding in the Main Street Station and City Center Plaza.



West Little Avenue Complete Street

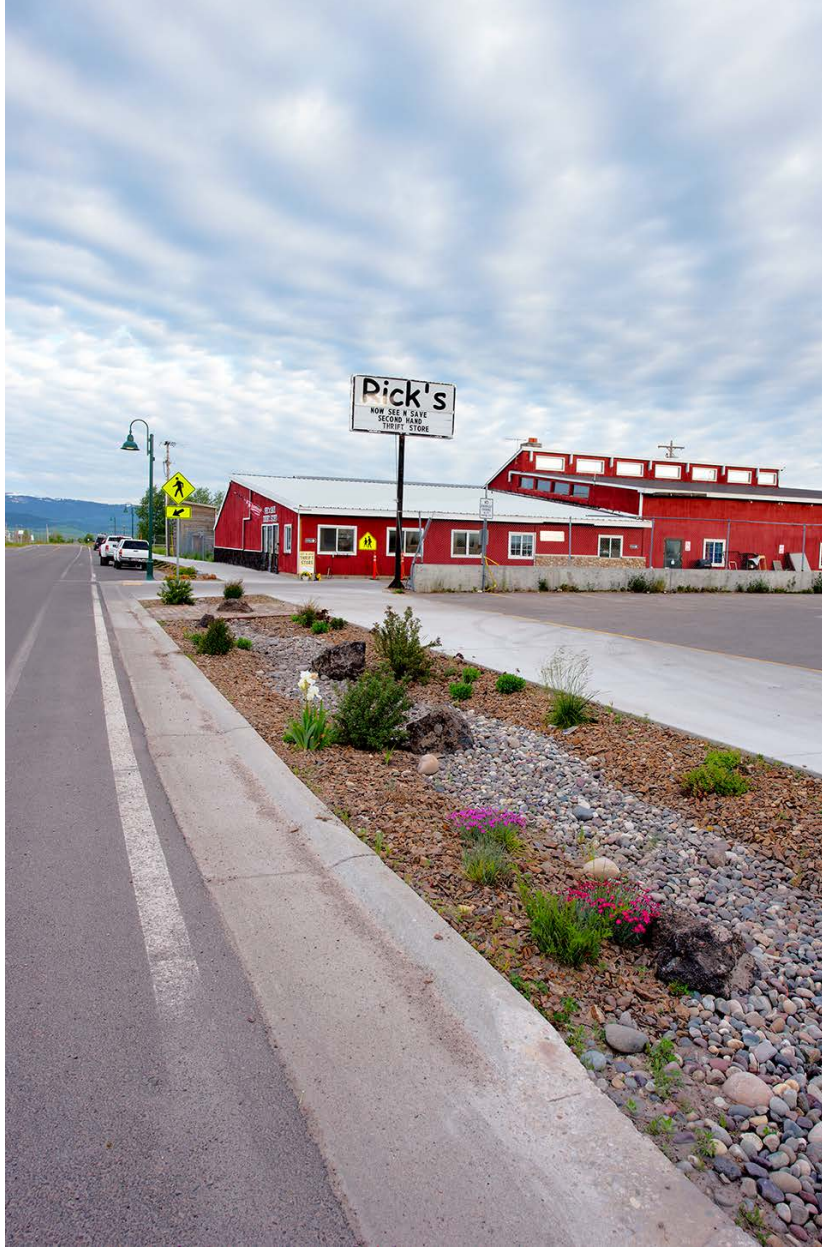
Driggs is a small town and the county seat of Teton County that for years has been dealing with growth pressure from nearby Jackson Hole. This project is a complete-streets renovation that packs a lot of transportation, economic, environmental and aesthetic improvements into its two-block length. It connects Driggs' main street (also a state highway) with the west part of town, including the county courthouse. The work featured much community involvement that informed a wide range of design decisions including sidewalks, bike lanes, landscaping, pedestrian amenities, parking, public art, civic space, signage and green stormwater treatment.

The jury saw the project as a definite improvement to the downtown and likely to encourage redevelopment. West Little Avenue helps bridge a gap in Driggs' bicycle and pedestrian network which will encourage more activity and economic vibrancy. The improvements also enhance access to the future Driggs Transportation Center which will serve as a hub for bus and carpool connections, thereby completing a truly complete street.



New street design is safer and more accommodating for people on foot or bike.





Green stormwater treatment. Upper left, before improvements, rainwater flooded the street and sidewalk; above left, during construction, rainwater pools in bioretention basins. Right, basin landscape plant materials will grow over time, treating runoff. Below, structural Silva cells are placed in tree wells and under the sidewalk, allowing trees to flourish and providing in-ground infiltration of stormwater rather than surface runoff.



Charles Hummel Award: Dale Bates

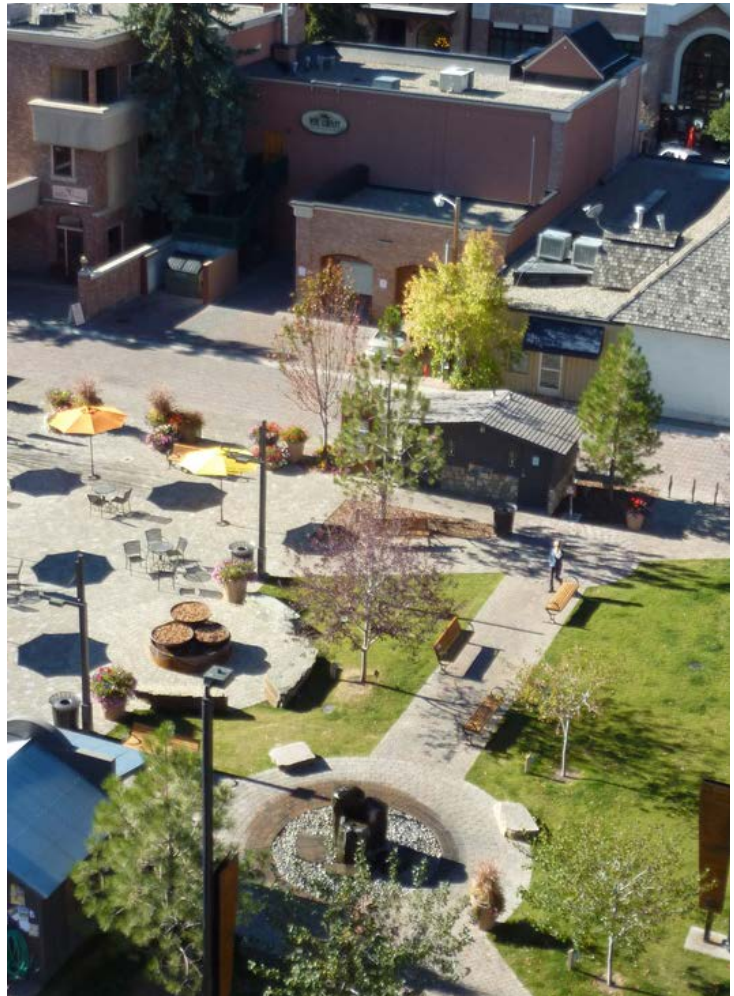
The Charles Hummel Award is given by the Idaho Smart Growth Board of Directors in honor of architect, civic leader and Idaho Smart Growth co-founder Charles Hummel. The 2017 award is given to Dale Bates, architect and community leader in Ketchum. Dale is honored for his long involvement with the city's improvements in urban design, affordable housing, public art and open spaces, walkability and community development.

Dale earned a B.Arch. from Illinois Institute of Technology and an M.Arch. from Cranbrook Academy of Art. He moved to Ketchum soon after graduate school and started his own firm, Living Architecture. He has designed over a hundred buildings, using principles from his study in Permaculture, Feng Shui and Bau-Biologie. Dale is an advocate for workforce and low-income housing and was the design architect and project development team member for Ketchum's two affordable housing projects, Northwood Place and Pine Ridge Townhomes (which received a Grow Smart Award in 2008). These projects combine high-performance construction, innovative public/private partnering, infill development and a strong design aesthetic with much-needed affordability.

Dale is a long-time board member of the nonprofit Ketchum Community Development Corporation (KCDC), and the head of its Town Design Team. Dale led the process of redeveloping the Fourth Street Heritage Corridor and the Ketchum Town Square. He led the Walkable Ketchum project which resulted in these and other downtown successes. KCDC Executive Director Jon Duval credits Dale with bringing the community together to create the Fourth Street vision and ensure its walkability, adding that Town Square "simply would not have happened without Dale."

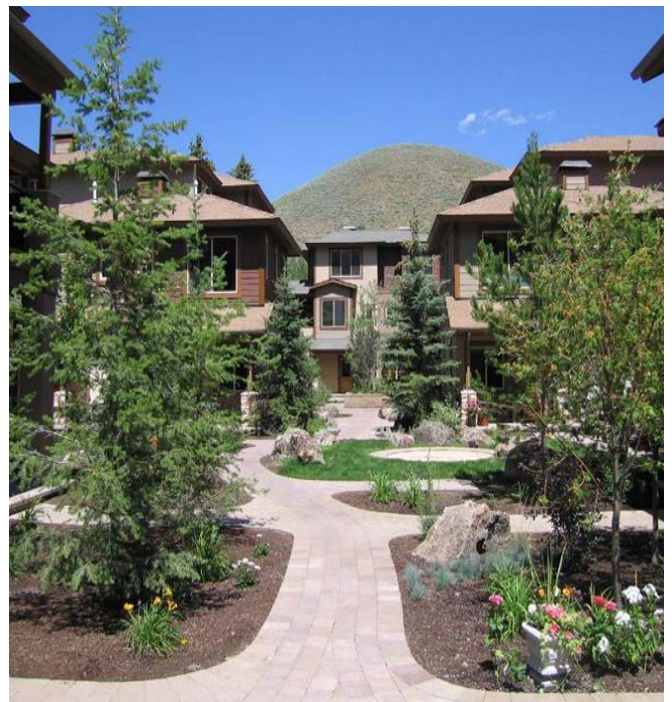
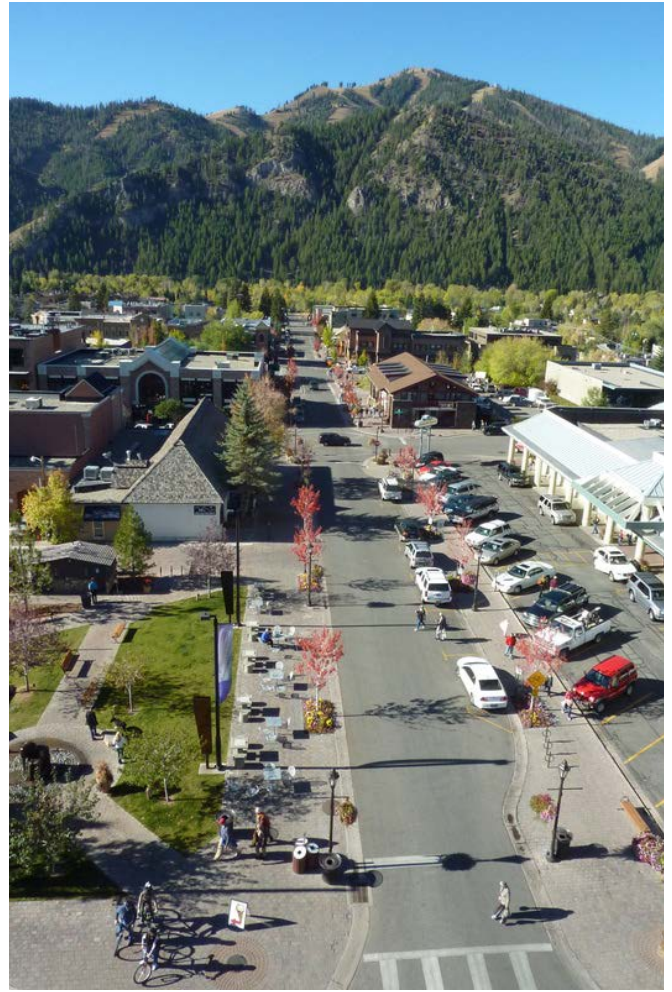
Dale retired this year to spend more time traveling, writing, lecturing and designing.

Ketchum Town Square before (below) and after.





Fourth Street in Ketchum before (above) and after (right). Town Square is seen at the left of the photos, and below.



Left, Dale leads a "mind mapping" session at Local Food Summit in 2012. Above, Pine Ridge Townhomes.



Helping people make
Idaho communities
stronger and healthier.

2016 Annual Report

Remembering Charles

No one has been more central to Idaho Smart Growth than Charles Hummel. Architect, planner, preservationist and community leader, Charles touched nearly every aspect of Idaho's cultural and built environment. With longtime friend Jane Lloyd he co-founded Idaho Smart Growth, Inc. in March 2000, "to educate and engage the people of Idaho in economically, socially and environmentally responsible growth." He served and helped guide the organization until 2013, when he became board member emeritus. He remained active with ISG until his death in October 2016 at the age of 92. Charles was a leader in environmental design, modernism, urban planning and the architectural profession. He was the third generation of architects in his family's firm, now known as Hummel Architects, founded in Boise in 1896, and responsible for many of the state's most important buildings. Charles himself designed many notable residences, churches, college facilities and commercial buildings in his long career.



Charles led or consulted on numerous historic preservation projects, building reuses and restorations. Boise's two initial historic districts were created due to his efforts. He was elected a Fellow of the American Institute of Architects and was awarded an honorary doctorate by the University of Idaho. He earned accolades for leadership in the arts, architectural preservation, zoning and plan revisions and pedestrian-friendly city planning.

In 2005, the ISG board created the Charles Hummel Award to recognize leaders who are exemplary in their dedication to smart growth principles and who embody Charles' high standards of community service and personal integrity. The award is given at the annual Grow Smart Awards; its first recipient was Charles Hummel.



Deanna talks with Charles Hummel's son John at the 2016 Grow Smart Awards.

All of us who knew and worked with Charles miss him deeply. We always will be grateful for his work and the path he laid out for us.

ISG welcomes new board members

Clockwise from upper left: Melissa Galli, Sarah Martz, Renée Magee, John Franden



In the past year the ISG Board of Directors elected four new board members: Melissa Galli, of Boise, a real-estate professional specializing in downtown residential options; John Franden, of Eagle, a former ACHD commissioner and retired Boise State University executive; Renée Magee, of Idaho Falls, former planning director for the city of Idaho Falls and the executive director of its redevelopment agency; Sarah Martz, of Boise, a real-estate development project manager.

The new directors were elected to three-year terms following the departures in the past year of Laurie Barrera, Doug Fowler, Steve Lockwood, Sherry McKibben and Bill Clark. Also on the board are Wyatt Johnson, Rob Hopper, Kate Eldridge, Stacey Alexander, Gary Allen, Matt Blandford, Hethe Clark, Sharon Grant and Michelle Groenevelt.

Placemaking

Distinctive communities don't just happen.



Meridian Mayor Tammy de Weerd, left, at the Idaho Avenue dedication.

One of the ten principles of smart growth is to “promote distinctive, attractive communities with a strong sense of place.” We continue to work with communities to help them identify and celebrate a distinct sense of place. In Meridian, we teamed with the Boise Regional Realtors (BRR) on a smart growth placemaking grant from the National Association of Realtors (NAR) to develop a "Lighter, Quicker, Cheaper" placemaking plan for downtown Meridian. Last year we worked with city and business partners in Meridian to implement one of the LQC projects, a simple redesign of a key block of Idaho Avenue to enhance pedestrian activity. The dedication was held last summer and the improvements have been a success. Also this year we completed a quick placemaking exercise with the Harris Ranch area of Boise, in conjunction with McKibben + Cooper architects. That project led to implementation strategies, including a wayfinding exercise with the neighborhood association that is underway. And we recently embarked on another NAR smart growth placemaking grant project in partnership with the Greater Idaho Falls Association of Realtors, for a visioning project for a part of the downtown. Other projects are in the works!

Safe Routes to Schools

Developing a habit for life.

We've been working on Safe Routes to Schools projects in partnership with the Idaho Transportation Department (ITD) and the American Heart Association's Voices for Healthy Kids program. For ITD we are helping educate and encourage communities around the state about SRTS programs and how to start or expand them. With Voices we are working

Citizens Planning Academy

The Citizens Planning Academy is a new collaborative project of Idaho Smart Growth and the University of Idaho's College of Law in Boise and Bioregional Planning Program. This monthly series is designed to help citizens become effective advocates on a wide range of planning topics. Programs are free and open to all. We have designed the sessions to build on one another so we hope you can join us for them all but they are being videotaped and will be made available online if you cannot.



Above, UI College of Law professor Stephen Miller and Deanna at a Citizens Planning Academy session; below, Elaine attended Walk to School Day in Emmett.



with communities to use SRTS and Complete Streets strategies to eliminate childhood obesity. In both cases, the goal is to get more school kids walking and biking—to improve health and academic achievement now, and to start a lifelong habit of active transportation. More information on the program is available on our website: www.idahosmartgrowth.org/safe-routes-to-schools.



2016 Highlights

Most of our work is in the intersection of land use, transportation and community development. Here are some of the year's highlights.

Lobbied with our partners at the Idaho Walk Bike Alliance for state legislation for dedicated funding for Safe Routes to Schools projects in Idaho. Two separate bills received enthusiastic support; HB 344 made it through to become law. It provides funding for SRTS in the state budget Surplus Eliminator.

Produced events and presentations, including James Corless of Transportation for America; urban manufacturing consultant Rod Stevens, and others.

Worked with the city of Dover to update their comprehensive plan and began work with the city of Bonners Ferry on a bicycle/pedestrian network, the Pocatello/

Bannock Metropolitan Planning Organization on updating their transit master plan, and partners in Salmon on a transportation network.

Participated in the Cascade and Athol Community Reviews as part of Idaho Rural Partnership technical team for economic and sustainable development strategies.



We have begun helping partners in Salmon with a vision for a transportation network that serves community development goals.



Urban Land Institute Senior Fellow Ed McMahon meets with board and staff members of ISG, US Green Building Council Idaho Chapter and ULI Idaho Council.

Led our Transportation Choices Coalition to develop positions that impact state transportation funding discussions. The TCC supported increased funding for walking, biking and transit for Idaho and improved transportation policy nationally. We led a public event explaining the national FAST Act and its implications for Idaho.

Presented on smart growth, transportation policy and land use issues to local and national workshops, civic groups, university classes and conferences.

How we do it...

ISG is small and efficient. We operate on a budget generally under \$200K a year, with four staff working about 2.5FTE, and a handful of dedicated volunteers. Our income is about 70% grants, 5% contract services and 25% from members and sponsors. It all goes back into

the work, mostly in staff time and expenses, plus rent, travel, phone and supplies. We consider outreach and fundraising, such as this newsletter, to be critical to our mission. Unencumbered giving from supporters allows us to respond to issues as they come up, and to lobby at the state, local and national levels, for smart growth issues.

To find out more about who's supporting us, and how you can join them, check out the Supporters tab at www.idahosmartgrowth.org. Or call us any time.

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2017 Grow Smart Awards Jury

- *Clay Carley*, general manager, Old Boise LLC. ■ *Daren Fluke*, Boise City comprehensive planner. ■ *Melissa Galli*, Realtor; board member, Idaho Smart Growth. ■ *Maureen Gresham*, director, ACHD Commuterride. ■ *Derek Hurd*, architect, Gravitas, Inc.; board member, North End Neighborhood Association. ■ *Caroline Merritt*, public relations director, Boise Metro Chamber of Commerce. ■ *Jenah Thornborrow*, development services administrator, Garden City. ■ *Jaap Vos*, director, Bioregional Planning and Community Design Department, University of Idaho.

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