

CITYSIDE LOFTS

Boise, Idaho
Targeted Brownfields Assessment Program

An Urban Brownfields Property Creates Smart Residential Living Choices in Downtown Boise

ADDRESS:	13th and Myrtle St., Boise, Idaho
PROPERTY SIZE:	0.87 Acres
FORMER USE:	Vacant Lot
CURRENT USES:	Downtown residential housing
EPA TECHNICAL ASSISTANCE RECIPIENT:	PROJECT PARTNERS:
Capital City Development Corporation utilized \$5,000 in EPA Targeted Brownfields Assessment funding.	The Hosac Company, Boise, Idaho



For additional data and geographic information for this and other Brownfields Grants, please visit EPA's Cleanups in My Community - <http://tceqpub.epa.gov/Cleanups/>

PROJECT BACKGROUND:

Boise, Idaho has experienced an increase in the number of people interested in living downtown, but the demand far exceeds the supply of downtown living options. The Capital City Development Corporation (CCDC), Boise's urban renewal agency, developed the Urban Housing Initiative to help attract development partners and create new living opportunities in the downtown area. One such project located in the heart of Boise was a 0.87-acre urban brownfields property; the property was owned by CCDC and viewed as a catalyst for badly needed downtown residential development. However, concerns about the possibility of environmental contamination needed to be addressed before CCDC could offer the property as leverage to potential developers. To address this concern and at the request of CCDC, EPA completed a Phase I Targeted Brownfield Assessment (TBA) in February 2004 that found no contamination; as a result, the vacant property was ready for reuse.

KEY ACCOMPLISHMENTS:

- Phase I TBA removed a key barrier impeding the reuse of the property for needed downtown affordable housing.
- CitySide Lofts is CCDC's first Urban Housing Initiative project and the first owner-occupied multi-family project in Boise in over 20 years.
- The vacant brownfield property had no taxable value; the redeveloped property now has an estimated value of over \$21 million.
- The CitySide Lofts project served as a catalyst for additional downtown residential condominium projects, including four large-scale and two small-scale condominium projects in downtown Boise.



The CitySide Lofts, after redevelopment.

OUTCOME:

CCDC worked with the Hosac Company—a local commercial and residential developer—through a development and disposition agreement to create the first owner-occupied multi-family project in Boise in over 20 years. The CitySide Lofts, a 77-unit condominium project, was completed in 2008 on a former downtown brownfield. Most of these condominiums have already been sold. In 2009, the CitySide Lofts project received an Idaho Smart Growth "Grow Smart" award due to its urban scale, attractive design and pedestrian-friendly amenities. The success of the CitySide Lofts project has also served as a catalyst for additional residential housing projects in downtown Boise, including four-large scale and two small-scale condominium developments.