Building Boise
City of Boise | Planning & Development Services

July 2014

Building Boise Together | Redefine Downtown
Development Trends | Quarterly report of building construction activity
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**Cover Photo**

Fort Boise/St. Luke’s Hospital Area
LIV Boise

At Mayor Bieter’s State of the City speech in June, he introduced a series of initiatives called LIV Boise which aims to further the city’s vision of making Boise the most livable city in the country. LIV stands for lasting, innovative and vibrant -- the three qualities the city is hoping to create in Boise in order to make it a more livable city.

The Mayor presented three of LIV Boise’s initiatives: Redefine Downtown, a new way to look at downtown Boise; Connect Our Community, efforts to make it easier to walk, bike and use transit across the city; and Energize Our Neighborhoods, an effort to revitalize neighborhoods throughout the city. The Vista program is the first example of the Energize our Neighborhood initiative.

Redefine Downtown

• Fort Boise/St. Luke’s Planning Area
  St. Luke’s Hospital intends to file a Master Plan application with the City of Boise this summer for their campus on the west side of Avenue B. The City has prepared policies and maps to illustrate the beginning efforts of this planning process. The City’s hope is that information gathered can improve the livability of the neighborhoods around St. Luke’s and that many of the improvements can be installed in partnership with St. Luke’s, ACHD and other major landowners in the area as part of future facility construction. The next step is to gather input from the larger neighborhood around Fort Boise/ St. Luke’s.

Energize Our Neighborhoods

• Vista Neighborhood
  Our “Energize Our Neighborhoods” initiative in the Vista neighborhood is gaining momentum. For a project update, go to page 10.

Derick O’Neill  
Planning & Development Services Director
April - June 2014

Quarterly Report: Total building permits are up 5% over the same period last year. More reports are available at pds.cityofboise.org/construction.

Quarterly Construction Report

<table>
<thead>
<tr>
<th>Building Permits</th>
<th>2013</th>
<th>2014</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Total Building Permits</td>
<td>#855</td>
<td>#900</td>
<td>▲ Up 5%</td>
</tr>
<tr>
<td>• Single Family Dwellings</td>
<td>#145</td>
<td>#103</td>
<td>▼ Down 29%</td>
</tr>
<tr>
<td>• Commercial Permits</td>
<td>#297</td>
<td>#286</td>
<td>▼ Down 4%</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Permit Value</th>
<th>2013</th>
<th>2014</th>
<th>Change</th>
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</thead>
<tbody>
<tr>
<td>• Total Permit Value</td>
<td>$80,131,905</td>
<td>$96,358,617</td>
<td>▲ Up 20%</td>
</tr>
<tr>
<td>• Single Family Dwellings</td>
<td>$34,954,812</td>
<td>$25,320,747</td>
<td>▼ Down 28%</td>
</tr>
<tr>
<td>• Commercial Permits</td>
<td>$36,452,124</td>
<td>$44,278,542</td>
<td>▲ Up 13%</td>
</tr>
<tr>
<td>• Average Permit Value</td>
<td>$93,722</td>
<td>$107,065</td>
<td>▲ Up 14%</td>
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Long Range Development Trends

Residential Trends

• 2014 Fiscal Year
  Total October - June single family dwelling valuation is down 1% compared to the same period in FY 2013.

• Five Year Trends
  January - June single family permit value of $56,107,920 is the 3rd highest January - June valuation for permits issued in the last five years.

Commercial Trends

• 2014 Fiscal Year
  Commercial permit value is $162 million, up 1% from FY 2013.

• Five Year Trends
  January - June issued commercial permit value of $44,985,950 is the 2nd highest January - June valuation issued in the last five years.
PDS Team Updates

Housing & Community Development

AnaMarie Guiles is the new Housing & Community Development division manager. With 15 years of experience in the division, she is well qualified to lead a team that oversees affordable housing financing products, capital grants, asset management and neighborhood initiatives.

Rhiannon Avery is the new Grants and Programs Manager. She is in charge of grant management, affordable housing and home improvement loan programs, property acquisitions and a 10 million dollar loan portfolio.

Bill Shumate joined the HCD team as a Property Maintenance Worker.

Building Division

Philip Shearer joined PDS as our new Structural Inspector. He has five ICC Special Inspection certifications. Philip replaced Tom Arcoraci, who retired after 18 years with the Building Division.

Plumbing Inspector Daryl Spivey passed his IAPMO plumbing plans examiner exam.

Plan Reviewer Javier Guzman was promoted to a Plans Examiner II after obtaining his International Code Council Plans Examiner certification.

Darla Downs retired in June. She was a Permit Technician at our permit counter for more than 13 years.

Alexandra DeYoung was promoted to a new role. As our Business Process Specialist, she coordinates our business processes and technology systems. She is also the customer liaison for our ePlanReview and PDS Online permitting systems.

Planning & Zoning

Our new Associate Comprehensive Planner Scott Beecham is a familiar face. He worked for PDS from 1993-1997. He replaces Jennifer Tomlinson, who took a job with the State of Idaho.

PDS Administrative Team

Matt Brookshier is the City of Boise’s new Strategic Real Estate Manager. He’s worked in the Treasure Valley’s commercial real estate industry for the past 7 years. He will manage City-owned assets and work with all departments to achieve both financial and non-financial returns, while balancing public economic goals with optimal financial returns. He’ll be heavily involved with all real estate transactions from acquisitions to leases, to land trades and sales.

Whitney Montgomery joined our PDS Admin Team as an administrative specialist supporting the Current Planning team. She will also help support our front desk and records center.

Doug Campbell is the newest member of our Financial Team. He has a bachelor’s degree in accounting. He will specialize in PDS accounts payable, assume the roll of PDS payroll coordinator, and assist with purchasing.

Jim Toombs retired after 23 years with the City of Boise. Although technically an IT Dept. employee for the last 8 years, Jim began his career with the City as a structural inspector for the Building Division. He came in from the field to help us implement our permit tracking database and was the driving force behind our technological advances, including the PDS Online system and ProjectDox.
Boise’s 2014 Building Excellence Awards

The winners of the 7th Annual Building Excellence Awards were honored at BOMA Boise’s monthly luncheon in May. The winners were selected by a panel that included the City’s Building Official, Fire Marshal and Chief Structural Inspector, as well as an energy expert and a local architect.

The Building Excellence Awards are a great example of our mission “Building Boise Together” in action. Building Division Manager Jenifer Gilliland said the City started the awards program as a way to recognize “Business owners who make significant investments in their buildings to improve their safety, accessibility and sustainability. These folks are the unseen heroes of building safety, investing thousands of dollars on projects that no one sees but which make all of us safer and improve the quality of our lives. These kinds of projects help make Boise the most livable city in the country.”

Go to pds.cityofboise.org/BEA for more information.

CSHQA
Best Sustainable Commercial and Best Overall Project
200 Broad Street
Owner - 2nd and Broad, LLC
Architect - Ted Isbell, CSHQA
Contractor - Jordan - Wilcomb Construction

Bagley-Rishel Building
Best Fire-Life Safety Upgrade
5253 & 5237 W. Kendall
Owner - Fred Bagley and Stan Rishel
Architect - Pat McKeegan
Contractor - HCD, Inc.
Fire Protection - Treasure Valley Fire Protection and Sentry Security Systems

Scott & Julie Flynn Residence
Best Sustainable Residential Project
2001 N. 10th Street
Architect - Amy Cook
Contractor - Flynner Homes

Borah High School
Best Accessibility Upgrade
6001 W. Cassia
Owner - Boise School District
Architect - James Coles, Design West Architects
Contractor - Hellman Construction
Juniper

Downtown Boise’s new restaurant Juniper opened in June, offering “locally imagined, seasonally inspired and classically crafted” dining. The restaurant, which is located in the former Cazba space on 8th Street, was renovated to uncover the bricked up windows facing the alley and add natural light.

Jeremy Barber of HC Company was the project manager. He utilized the City’s Downtown Occupancy Assistance Program and said:

“We were faced with a tough timeline to get the Juniper Project started and an out of state owner which made document management somewhat difficult. The project is now up and running at full speed thanks to your help.

Having worked with different cities all across the West Coast I am proud to say that Boise is one of the best cities to work with in the Construction Industry.”

Karen Sander, Executive Director of the Downtown Boise Association said the City’s program provided “the owners and developers of Juniper with valuable resources and guidance to open a beautiful new restaurant” that adds to “the vibrancy and economic vitality of Downtown Boise.”

Project Information

- **Address**
  211 N. 8th Street

- **Owner**
  Kacey Montgomery and Shannon Lincoln

- **General Contractor**
  HC Company Inc. | Boise, Idaho

- **Architect**
  A.L.C. Architecture

- **PDS Permits**
  BLD 14-00549 and CZC14-00139
Neighborhood Reinvestment Grants

In an effort to **Energize Our Neighborhoods**, the City of Boise partners with registered neighborhood associations on the Neighborhood Reinvestment Grant (NRG) program. The program funds projects that enrich the lives of Boise’s citizens, enhance the identity and quality of life in our neighborhoods and encourage a strong sense of community. For more information, go to [pds.cityofboise.org/NRG](http://pds.cityofboise.org/NRG).

Roundabout Sculpture

Whitewater Park Boulevard

The public art piece commissioned by the Veterans Neighborhood Association for the Whitewater Park Boulevard roundabout is ready for fabrication and will be installed later this fall. The 25’ tall steel and aluminum sculpture “Water Chute” by Idaho artist Dirk Anderson, Sr. incorporates sweeping forms, minimalist components, as well as rhythm and contrasts.

NRG Project Receives Award

Historic South Boise Trolley Station Plaza

Boise’s Department of Arts & History received an “Award of Merit” from the American Association for State & Local History (AASLH) Leadership in History Awards Committee for the Historic South Boise Trolley Station Plaza located in Ivywild Park. The renovated original trolley stop includes public art and historic interpretation. The project was a collaborative effort amongst several Boise businesses and artists: TAG Historical Consultants; Wasatch Woodworks, Renovation; Landmark Impressions, Sign Panel Design and Fabrication; Bryon Fowell Artist & Fabricator. The City’s Percent for Art fund provided a $15,000 cash match to the NRG funds awarded to the Southeast Neighborhood Association.

Historic South Boise Trolley Station Plaza

Mayor Dave Bieter with historian Barbara Perry Bauer, artist Byron Fowell, and Arts & History Director Terri Schorzman. Photos: Top right and bottom; Melaine Fowell, 2013

Firewise Projects

Foothills Neighborhood Associations

The Highlands, Central Foothills, East End and Warm Springs Mesa neighborhood associations are each using NRG funds for wildfire prevention and mitigation projects. In 2013, the NRG program was modified to include wildfire prevention funding for neighborhoods within the City’s designated Wildland-Urban Interface (WUI) area. Current projects include firewise demonstration gardens in the Warm Springs Mesa and fuel reduction chipper trucks in the Central Foothills, East End and Highlands neighborhoods.
Building Division

Building Division Updates
New Building Codes and Sign Inspection Policy

New Building Codes

New Building Codes Effective July 1, 2014
These codes went into effect on July 1, 2014. Go to pds.cityofboise.org/currentcodes for adopted codes.

- **2012 International Mechanical Code** (IMC) including Appendix A
- **2012 International Fuel Gas Code** (IFGC) including Appendices A, B, C, and D
- **2014 National Electrical Code** (NEC)
- Mechanical Parts V & VI and Appendices A, B, C, and D only of the **2012 Int’l Residential Code** (IRC). The remaining building portions of the IRC will be adopted January 2015.

Electric Sign Inspections

New Policy Requires Two Inspections
The increased use of LED lighting, changes in sign design and new code regulations have elevated the inspector’s need to access work through soffits to inspect listing, disconnects, ballasts, drivers and wiring.

A new policy requires that all signs connected to electrical energy have a minimum of two inspections to ensure inspectors have access to sign equipment.

1. **Rough-in inspections** are required at the halfway point of installation (for proper access).
2. **Final inspections** are required when all work is complete.

Electrical inspections must be performed before the soffit is concealed. Listing and labeling standards now allow some sign parts to be labeled on the interior instead of the sign’s exterior. A rough-in inspection lets inspectors view these labels before the work is completed and finaled.

Contractors are responsible for requesting the inspections and must provide appropriate access to the electrical work by ladder, lift, or other apparatus that is needed to inspect the permitted electrical work.

In Case of Emergency...

New Tools Help Assess Structural Damage
After a natural disaster, City building inspectors must assess structural damage in order to keep Boise’s citizens safe. Thanks to a Homeland Security grant, inspectors now have specialized tools to help them assess damage to buildings and other infrastructure after an earthquake, flood, fire or other disaster.

Sam Zahorka led a team including Tony Young, Letitia Gallop, Forrest France and Scott Arellano. They researched how other jurisdictions prepare for disasters and worked with vendors to identify necessary equipment. They coordinated efforts with the Boise Fire Department, Ada County Emergency Management, Idaho Dept. of Homeland Security and the local structural engineering association.

We now have four Juniper “Mesa” devices, a Garmin GPS and “Go Kits” to use in the field. Inspectors can document damage with photographs and include the building’s GPS coordinates, then upload the data directly into the state’s Homeland Security damage assessment system. The information will help determine the amount of federal assistance the City receives in a large scale emergency.
Vista Neighborhood

The “Energize Our Neighborhoods” initiative is a partnership between the City of Boise and the neighborhood associations. The City’s first focus area is the Vista Neighborhood Association.

Neighborhood Meeting

The City of Boise met with the Vista Neighborhood Association on June 10, 2014. The meeting was a collaboration between the neighborhood association and several City of Boise departments: Planning & Development Services, Parks & Recreation, the Mayor’s Office, Boise Police and Arts & History. Vista residents have a lot of pride in where they live and over 40 engaged participants attended the meeting at the Whitney Community Center.

Several key themes emerged at the meeting:

**Connectivity + Transportation**
- Sidewalks, crosswalks, bike lanes
- Better synchronized lights, traffic calming

**Parks, Gathering Places and Placemaking**
- Better usage of Shoshone Park
- Making the neighborhood a destination
- Creating a better sense of community
- Using Neighborhood Reinvestment Grants for different focus areas in the neighborhood

**Education**
- Code enforcement
- Adult programs at community center
- Public relations campaign about the area

**Vista Project Manager**

The City of Boise has contracted Shannon McGuire of Spark Strategic Solutions to be project manager for the Energize Our Neighborhood efforts in the Vista neighborhood. Shannon has experience developing community-based solutions and approaches.

Get Updates

Sign up for “Energize Our Neighborhoods” updates at pds.cityofboise.org/VistaSignup.

**Neighborhood Contact Officer**

The Boise Police Department introduced Officer Mike Nance as the new Vista neighborhood contact officer. Officer Nance will work with the Vista Neighborhood Association, residents and businesses by listening to and addressing citizen concerns. In addition, he will help educate citizens, handle specific crime problems and reduce the need for repetitive service calls. The Vista Neighborhood Association requested a Neighborhood Contact Officer as part of this project.

**Housing Needs Analysis**

The City of Boise has contracted Agnew::Beck to complete a comprehensive assessment of housing needs of all Boise citizens of all income levels.

The results of the study are expected in January, 2015.