

1000 Downtown by 2020

Updated: 6/13/19

Number of Housing Units (Rental or Ownership) Created in Downtown Between 2014 and 2020

Project Name & Status	Permit Numbers	Address	Neighborhood	Units	Estimated Project Value	Project Status	Building Application Received	Date Completed	Type of Unit
Completed									
The Fowler (aka The Roost)	BLD15-03423 East Side BLD15-03424 West Side BLD15-03835 Shell & Core	505 W Broad	Central	162	\$18,069,988	Completed	10/19/2015	3/7/2018	Workforce & Market Rate Rental
The Afton	BLD15-03329 Podium BLD15-04184 Shell & Core GRD15-00067	611 S 8th St	River	29	\$9,419,674	Completed	9/16/2015	9/8/2017	Owned
Owyhee Place	BLD13-00938 BLD13-01955	1109 Main	Westside	36	\$8,038,466	Completed	4/18/2013	9/23/2014	Workforce & Market Rate Rental
OneNineteen / 10th and Grove Condos/One Nineteen Condos	BLD14-02156 Foundation Only BLD14-02889 Completion package: (issued 8-20-2015) BLD16-04345	119 S. 10 th St.	Westside	26	\$7,414,024	Completed	9/30/2014	TCO	Owned
The WaterCooler	BLD16-00473 BLD07-02423 BLD10-01139	1401 W. Idaho Street	Westside	37	\$5,331,655	Completed	2/17/2016	7/26/2017	Workforce & Market Rate Rental
916 Park Mix-Use	BLD12-02886	951 E Front	Near DT East	68	\$6,568,672	Completed	1/4/2013	1/23/2015	Workforce Rental
Verraso Downtown	CUP16-00101 CUP17-00049 DRH16-00508 BLD17-01499	1424 W Front	River	8	\$1,173,265	Completed	5/17/2017	8/14/2018	Market Rate Rental
Idaho St Townhouses	BLD16-03519 through BLD16-03527 and BLD17-03849 through BLD17-03854	1603 W Idaho St thru 1687 W Idaho St	Westside	15	\$655,689	Completed	2/3/2016	9/18/2018	Owned
New Path Community Housing	BLD17-02377 DRH17-00149	2200 W Fairview Ave	West End	41	\$4,200,000	Completed	7/17/2018	1/9/2019	Affordable Rental

Jefferson Flats	BLD17-01583 CUP16-00024 CVA16-00016 DRH16-00176	1713 W Jefferson St	Westside	6	\$800,000	Completed	6/1/2017	4/23/2019	Owned
Depot Lofts	BLD13-01048 Bldg 1 BLD13-01049 Bldg 2 BLD13-01050 BLD14-02108 BLD14-02109 BLD14-02110	406 & 410 S. Victoria	Near DT South	24	\$1,448,000	Completed	4/10/2013	8/7/2014	Workforce Rental
Subtotal				452	\$63,119,433				

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Under Construction									
5th & Idaho	BLD16-02007 BLD16-02008 GRD16-00039	505 W Idaho St	Eastside	81	\$12,600,000	Construction- Temp CO Issued	7/11/2016		Workforce Rental
The Afton Phase 2	DRH17-00213 GRD17-00061 BLD17-03344 BLD17-03345	880 W River	River	36	\$14,061,036	Construction	12/14/2017		Owned
Adare Manor	BLD17-02261 BLD17-02262 DRH16-00445	2419 W Fairview	West End	134	\$19,291,090	Construction	7/12/2017		Affordable Rental
Ash Street Townhomes	CUP17-00017 CVA17-00020 DRH17-00146 BLD17-04464 BLD17-04465 BLD18-00248	627 S Ash St 503 S Ash St	River	34	\$5,000,000	Construction	1/23/2018		Workforce Rental
15th & River	CVA16-00071 PUD16-00035 DRH16-00467 DRH17-00166 BLD17-03009 BLD17-03010	529 S 15th St. and 535 S 15th St.	River	10	\$2,500,000	Construction	5/14/2018		Owned
Subtotal				295	\$53,452,126				

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Project Name & Status	Permit Numbers	Address	Neighborhood	Units	Estimated Project Value	Project Status	Building Application Received	Date Completed	Type of Unit
Building/Planning Review									
Sandhill Crane	PUD16-00019	3119 Moore St.	West End	50	\$7,000,000	Planning Approval			Affordable Rental
The Cartee	CAR18-00013 DRH18-00565 BLD19-01469	323 W. Broad St.	Central Addition	160	\$30,000,000	Building Review			Workforce & Market Rate Rental
Whitewater Station	PUD18-00036 SUB18-00051 CVA18-00055 DRH19-00053 BLD19-01954	819 N 27th St	West End	28	\$6,000,000	Building Review			Workforce & Market Rate Rental
River Caddis	CAR18-00021 DRH19-00007 GRD19-00014 BLD19-01313	200 W. Myrtle St.	Central Addition	174	\$25,000,000	Building Review			Workforce & Market Rate Rental
Chausse Swan	PUD18-00040 CAR18-00022	901 N 27th St.	West End	70	\$10,000,000	Planning Review			Workforce & Market Rate Rental
Park Place Apartments	CAR17-00028 DRH19-00093 BLD19-01478 BLD19-01479	749 E. Park Blvd	Near DT East	236	\$61,300,000	Building Review			Market Rate Rental
Visum Development	DRH19-00096	600 W. Front St.	Central Addition	75	\$9,000,000	Planning Review			Market Rate Rental
Grove & 5th-Mixed Use	DRH19-00196	512 W Grove St.	Eastside	114	\$15,000,000	Planning Review			Market Rate Rental
Cube3	DRH19-00252 CAR19-00006	204 & 270 E. Myrtle St.	Central Addition	259	\$30,000,000	Planning Review			Market Rate Rental
The Metropolitan	CUP17-00044 CAR17-00009 DRH17-00289 BLD18-01763 BLD19-00758	902 N 8th St.	Near DT North	30	\$9,000,000	Building Review	5/18/2018		Market Rate Rental
Subtotal				1196	\$202,300,000				

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Project Name & Status	Permit Numbers	Address	Neighborhood	Units	Estimated Project Value	Project Status	Building Application Received	Date Completed	Type of Unit
Proposed									
LIV District 1			Central Addition	24	\$20,000,000	Conceptual			Owned
BSP			West End	250	\$37,500,000	Conceptual			Workforce & Market Rate Rental
Subtotal				274	\$57,500,000				

Total:				2,217	\$376,371,559				
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Project Name & Status	Permit Numbers	Address	Neighborhood	Units	Estimated Project Value	Project Status	Building Application Received	Date Completed	Type of Unit
Completed Student Housing									
River Edge Apartments	BLD13-02423 Garage BLD13-02424 West BLD13-02425 East	1004 W. Royal Boulevard	Lusk	176	\$18,005,000	Completed	9/11/2013	8/27/2015	Private Student Rental
Vistas East - Formally West Sherwood Apartments	BLD14-02406 Building 3 BLD14-01938 Building 2 BLD14-01937 Building 1 BLD14-01936 Garage BLD14-00772 Podium	1105 S La Pointe	Lusk	110	\$12,760,038	Completed	7/14/2014	10/27/2015	Private Student Rental
Vistas West - Formally Lusk Place Apartments	BLD14-00681	1570 S. Lusk Place	Lusk	126	\$16,147,314	Completed	7/14/2014	12/8/2015	Private Student Rental
La Pointe	BLD13-03405 BLD14-00377	1011 La Pointe	Lusk	131	\$18,607,315	Completed	12/31/2013	8/28/2015	Private Student Rental
Identity Apartments	BLD17-00091 GRD17-00009	1825 W Beacon St	Near DT South	94	\$14,810,886	Completed	1/24/2017	6/6/2018	Private Student Rental
Total				637	#####				

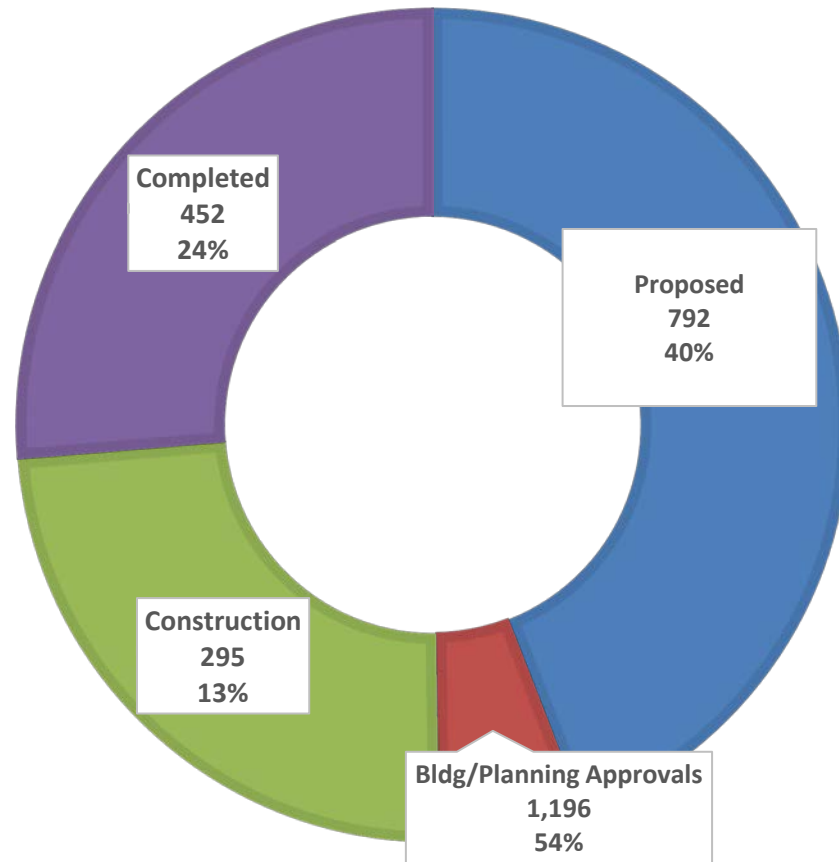
Type of Units			Status of Units		
Affordable Rental	225	10%	Completed	452	24%
Workforce Rental	381	17%	Construction	295	13%
Market Rate Rental	722	33%	Bldg/Planning Review	1,196	54%
Market Rate & Workforce Owned	743	54%	Proposed	274	40%
Owned	146	7%			0%
Total	2217	100%	Total	2,217	100%

Student Housing	637
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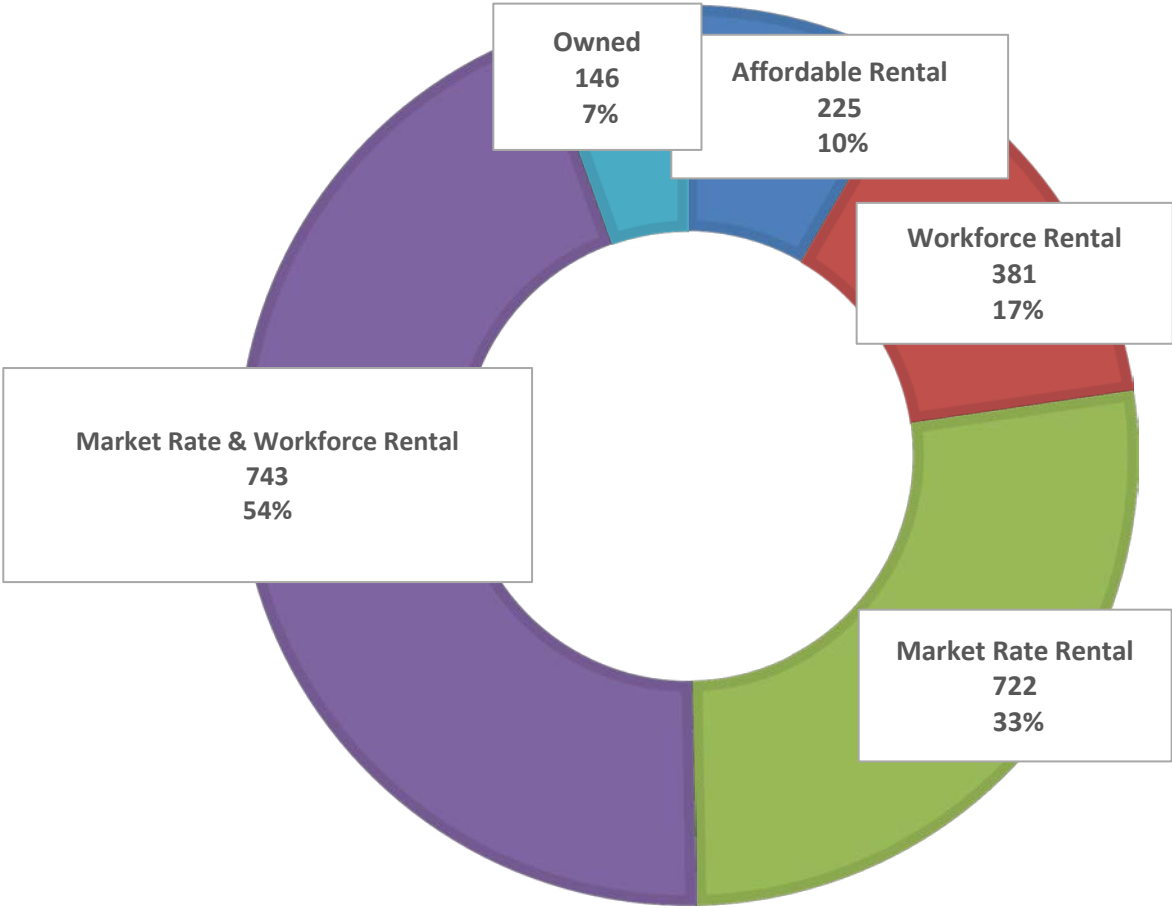
Combined Total	2854
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STATUS OF UNITS

■ Conceptual ■ Planning Approvals ■ Construction ■ Completed

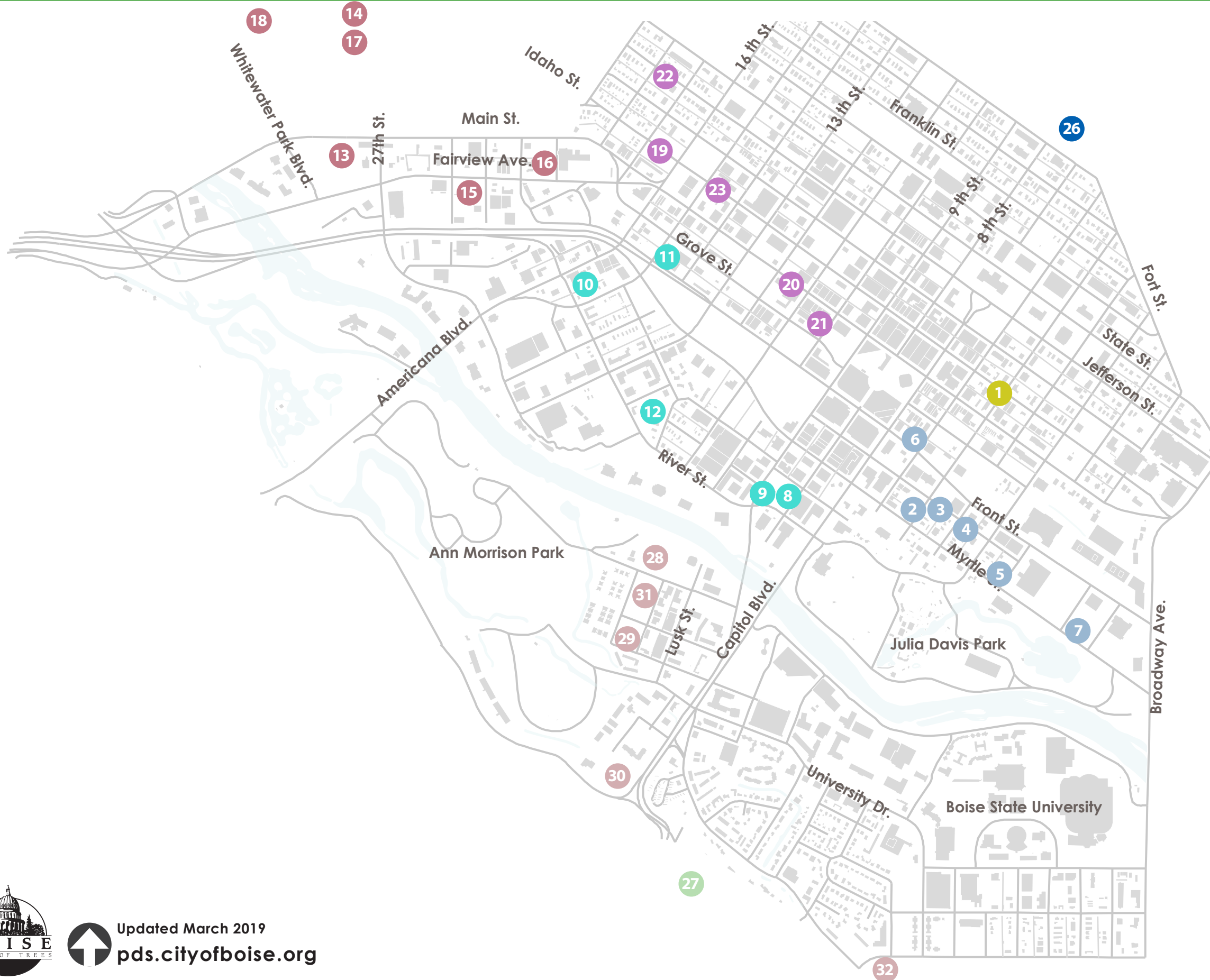


TYPE OF UNITS



DOWNTOWN BOISE HOUSING PROJECTS

1000 Downtown by 2020



- CITY CENTER**
- None
- EASTSIDE**
- 1. 5th and Idaho
- CENTRAL ADDITION**
- 2. The Fowler (aka The Roost)
- 3. LIV District
- 4. The Cartee
- 5. River Caddis
- 6. Visum
- 7. Cube3
- RIVER**
- 8. The Afton
- 9. The Afton Phase 2
- 10. 15th and River
- 11. Verraso Downtown
- 12. Ash Street Townhomes
- WEST END**
- 13. BSP
- 14. Chausse Swan
- 15. Adare Manor
- 16. New Path Community Housing
- 17. Whitewater Station
- 18. Sandhill Crane
- WESTSIDE**
- 19. Idaho Street Townhouses
- 20. Owhyee Place
- 21. One Nineteen
- 22. Jefferson Flats
- 23. The WaterCooler
- NEAR DOWNTOWN EAST**
- 24. 916 Park - Mixed Use
- 25. Gardner - Mixed Income/Use
- NEAR DOWNTOWN NORTH**
- 26. The Metropolitan
- NEAR DOWNTOWN SOUTH**
- 27. Depot Lofts
- STUDENT HOUSING PROJECTS**
- 28. River Edge Aprtments
- 29. Vistas East (West Sherwood)
- 30. Vistas West (Luck Place)
- 31. La Pointe
- 32. Idenity Apartments

