



Downtown Boise - Housing Projects in Pipeline

As of April, 2006

Project Name	For Sale/ For Rent	# Units	Developer/ Contact Information	Location	Status
Under Construction					
City Side Lofts	Condos	77	Steve/ Ken Hosac CitySide Lofts LLC 223 N. 6 th Street, Suite 317 Boise ID 83702 208-384-1024	SE Corner 13 th & Myrtle	Under construction
Royal Plaza	Condos	26	Bob Hosac RS Hosac Co 10221 W Emerald Boise, ID 83704 208-322-5410	NW Corner 11 th & Main	Under construction
Gem Building	Condos	9	Gary Christensen Christensen Corporation P.O. Box 2781 Boise ID 83701 208-333-7000	NW Corner 10 th & Main	Under construction
Subtotal – Under Construction		112			

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Approved by Boise City					
The Jefferson	Condos	42	Bill Clark Clark Development 479 Main Street Boise, ID 38702 208-342-2625	SE Corner 4 th & Jefferson	Zoning revision, conditional use permit for FAR bonus and design review approved by City.
Metropolitan	Condos	86	David Southers Southers Properties 342-6320	Between 15 th , 16 th , Bannock and Idaho	Zoning revision, conditional use permit for height exception and design review approved. Site preparation has commenced.
NHS Townhomes	Town Homes	20	Mary Pridmore Neighborhood Housing Services 401 Shoreline Drive Boise, ID 83702 208-343-4065	SE Corner 15 th & Grand	Design review approved.
O.W. Smith Building	Condos	11	Gary Christensen Christensen Corporation P.O. Box 2781 Boise ID 83701 208-333-7000	419 S 8 th Street	Demolition permit and design review approved by Historic Preservation Commission. Front façade of building will be preserved.
Paradigm	Condos	32	Dan Appell Shiloh Development 1317 River Street Boise, ID 83702 208-853-7550	SE Corner 5 th & Broad	Design review approved.
Peasley Building	Condos	8	Gary Christensen Christensen Corporation P.O. Box 2781 Boise ID 83701 208-333-7000	417 S. 8 th Street	Design review approved by Historic Preservation Commission.

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Aspen	Condos	70	Scott Kimball skimball@cableone.net	Front Street between 8 th and 9 th streets	Design review approved.
Capitol Terrace Apts	Apts	81	Ken Howell Parklane Company 817 W. Franklin Boise, ID 83702 208-345-3221 Ext 27	8 th Street between Idaho and Main	Design review application submitted to Boise City; hearing scheduled in April, 2006.
Subtotal – Approved by Boise City		350			

Totals					
Condominiums		361			
Townhomes		20			
Apartments		81			
Total		462			