

CITY OF POCCATELLO



The City works to provide a welcoming, sustainable, economically vibrant community of **PEOPLE** that values relationships and a superb quality of life

A HEALTHY COMMUNITY BEGINS WITH PEOPLE



Redevelopment Strategy

- Diminishing vacant lands.
- Lands “upside down” in value.
- City and Neighborhood interests align.



Triangle Partnership Forms

- City of Pocatello
- Pocatello Development Authority (PDA)
- Pocatello Neighborhood Housing Services (PNHS)
- Bonneville Neighborhood Association



Project Complexity

- 15-Different properties involved
- 2-Residential relocations required
 - Moving assistance provided
- 1-Commercial relocation required
 - Found alternate site where zoning appropriate
 - Relocation assistance provided
 - Paid rent differential for first 2-years

Interesting Stories Emerge

- Harlem Club – Owner's widow and liquor license search.



Project Begins

- Site demolition and clearance
- Phase I environmental
- Request for Proposals
- Negotiate type and design of development
- Land given in exchange for development interest
- PDA agrees to assist with infrastructure costs

Development Highlights

- Commercial Tenant Anchor
- Lasting Legacy Monument
- Live-work units to come

Commercial Anchor and Site Overview



The “Iron” Triangle

A partnership project between the City and the Pocatello Development Authority

Lasting Legacy Monument



Lasting Legacy Monument



Lasting Legacy Monument



Though residents faced the challenges of poverty and discrimination, the schools of the neighborhood opened doors through education and united the diverse community. As one student recalled, "My friends and I were all different nationalities, but no one felt the difference." In the earliest years of the neighborhood, children had to cross through the railroad yard to attend classes on the city's west side, until Sonnevile School (originally called East Side School) was built in 1929. Sonnevile became a beloved landmark. It was a grand, two-story, gray stone building that included a bell tower. Students fondly recall ringing the bell at appointed times. After completing their classes at Sonnevile, students moved to Franklin Junior High building, then on 8th street. The original Sonnevile Elementary School was torn down in 1964, replaced by a post office. It moved into the former Franklin Junior High building but was later closed, removing the neighborhood's central anchor.

Children of the Triangle



Live-Work Units



Detail



Side View



Only Front Side

*Back side view
Front side*

3/20/2008

Lessons

- Redevelopment often requires the public-private partnership
- Redevelopment is not easy, but very meaningful. It can change resident perspective on the possibilities
- Communication with impacted residents essential
- Every worthwhile project needs a champion other than the City

Lessons Continued

- Recognize the history of the place, the people, events, and stories of the old as you transition to the new. Shows a profound respect and helps smooth the transition
- Have a can-do, flexible, problem-solving orientation to the project
- Stay with it!

And . . . Most Important . . .

- Have Vision!

