

**Dates**

1997 – 2000

**Program**

1,756 acres

850 homes

50,000 sq. ft. town center

**Relevance**

Master Planned Community

New Urbanism

Town Center

Community Agriculture

Community-Building Program

Placemaking

Sustainability

**Services**

Master Developer

Market Analysis

Product Segmentation Strategy

Marketing Strategy

Sales Operations

Builder Team Management

Community-Building Program

**Team**

*Owner*

Developers of Hidden Springs

*Master Developer*

Martin Community Development

Grossman Company Properties

*Master Planner*

Hart Howerton

EDAW

**Project**

Hidden Springs

**Location**

Boise, Idaho

**Profile**

Hidden Springs, a planned community of 850 homes and a vibrant village center, rests on 1,756 acres in the Dry Creek Valley 20 minutes north of downtown Boise, Idaho. Conceived as a model for more sustainable edge development in the West, Hidden Springs was built around the site of a 145 year-old farmstead, integrating the rural character of the area with an environmentally responsible land plan and smart, green homes. In the semi-arid high desert, an innovative wastewater system utilizes reclaimed water for irrigation on the extensive open space.

More than 1,000 acres of open space give expansive views of the foothills and allow for a walk or bicycle ride with miles of trails and paths within the community and connections to regional trails. Homes emphasize resource efficiency, four-sided architecture and authentic design, with variation in size and price to foster a diverse community. Amenities include a charter school, preschool, fire station, library, community barn, pools and clubhouse, DSL connectivity, a mercantile, café, bed and breakfast, a community-supported organic farm and a local heritage museum, on the National Register of Historic Places. Events, which are organized by the residents and have become central to the community's culture, include special interest groups and clubs, an annual harvest festival that brings in thousands with proceeds donated to charity, a summer concert series on the village green, holiday parade, hikes and trail rides, and wildlife viewing excursions.

**Role**

As an officer and vice president of the master developer, Jeff Kingsbury was responsible for overseeing residential design guidelines, homeowner association and community governance, product segmentation, managing the community marketing strategy and sales operations, and managing the builder team.

**Recognition**

Platinum Award for Smart Growth, National Association of Home Builders

