

Milltown Park Project Sandpoint, Idaho

The City of Sandpoint has a long and proud history associated with the timber industry. From the start of the 20th century through the mid-2000s, the lumberyard site associated with Milltown Park changed ownership a variety of times until it was finally closed by the last owner in 2004 and sold to Renova Partners, LLC. in 2005. This 26.02-acre site, once the beating heart of the community, was contaminating local waters, and was a blight to this otherwise scenic northern Idaho town. The existing community not only lost jobs as a result of the closing of this mill and others in the community, but residents were also being squeezed into affordable and workforce housing as second-home buyers and empty nesters moved into the area.

The developer for the site had two goals it wanted to achieve; first - to clean up the site, and second - to redevelop the land in a manner that would create new sustainable jobs and housing for the community's indigenous inhabitants. Upon the completion of the remediation, the Milltown Park brownfield was redeveloped using tax increment finance (TIF) and a USDA Rural Housing Super Green-LEED Platinum Loan. The complex is the first set of buildings in the Pacific Northwest to attain the honor of LEED Platinum certification. The buildings incorporate both solar and geothermal heating and cooling systems, which will save residents 80 percent on their energy bills. The housing complex resulted in \$27 million in total income, \$64 million in property value increases, and \$3 million in state tax revenue increases.

It is evident that this redevelopment project would continue to be a major force in fueling the local economy for years to come.



Above (left), a former closed mill site before redevelopment. Above (right), the revitalization of this community has taken place due to the redevelopment of this brownfield site.

References:

-<https://www.redevelopmentinitiatives.org/images/pdf/Milltown-Park-LLC.pdf>