



CAPITAL CITY
DEVELOPMENT CORP

Old Boise Blocks on Grove Street

REDEVELOPMENT STRATEGY VISION REPORT



Acknowledgements

CCDC operates and works on the land of the Boise Valley People. The original Boise Valley Inhabitants are descendants of:

- Burns Paiute of Oregon
- Confederated Tribes of Warm Springs, Oregon
- Fort McDermitt Paiute and Shoshone of Nevada
- Shoshone-Paiute Tribe of Idaho and Nevada
- Shoshone-Bannock of Idaho

PROJECT TEAM



- John Brunelle – Executive Director
- Doug Woodruff – Assistant Director – Placemaking & Infrastructure
- Jordyn Neerdaels – Communications Manager
- Karl Woods – Senior Project Manager



WORK GROUP MEMBERS, PUBLIC SUPPORT AND OTHERS WHO CONTRIBUTED

Businesses, property owners and numerous other community stakeholders and interested citizens as well as these partner agencies and community organizations:

- Ada County Highway District
- Ada County Commissioners
- Ada County Development Services
- Basque Museum
- Boise Canal Company
- City of Boise - Arts and History
- City of Boise - City Council
- City of Boise - Parks and Recreation
- City of Boise - Planning and Development Services
- Downtown Business Association
- Downtown Neighborhood Association
- Idaho Department of Labor
- Idaho Power
- Idaho Transportation Department
- Valley Regional Transit

A full list of Visioning Workgroup members is included in the "Stakeholder Engagement" section of this report.

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About CCDC

Boise's redevelopment agency, Capital City Development Corporation (CCDC), catalyzes investment in the city through its own projects and public/private partnerships. CCDC focuses its work on economic development, infrastructure, place making, and mobility in its five redevelopment districts. Agency staff work hand-in-hand with local partner organizations and companies to redevelop underutilized properties and improve public places.

Vision

Help the Boise community thrive in a sustainable economy where an exceptional built environment and excellent business opportunities are in perfect balance.

Mission

CCDC ignites diverse economic growth, builds attractive urban centers, and promotes healthy community design.

Five Key Strategies

ECONOMIC DEVELOPMENT

Cultivate commerce and grow resilient, diversified, and prosperous local economies.

INFRASTRUCTURE

Improve public infrastructure to attract new investment and encourage best use of property.

MOBILITY

Expand mobility choices that include parking and multiple transit modes to enable universally accessible urban districts.

PLACEMAKING

Develop public spaces and energized environments where a blend of cultures and concentrated mix of uses create a valued sense of place.

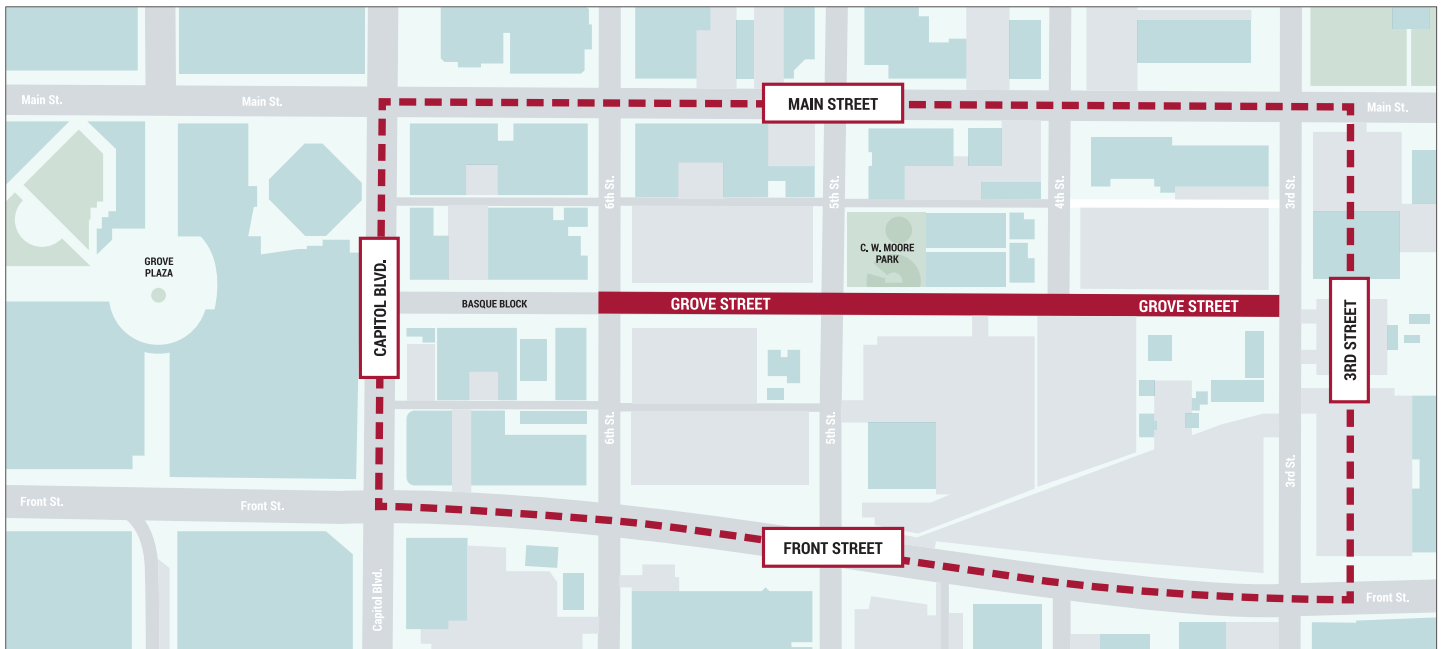
SPECIAL PROJECTS

Invest in projects that respond to emerging revitalization opportunities including public amenities, historic preservation, and support of local arts and culture.



Key Project Elements

The Old Boise Blocks on Grove Street, between 3rd and 6th Streets downtown, are ready for catalytic transformation. From 2019-2023, CCDC has more than \$10M in capital improvement project funding dedicated to investments in this area. This report is the final product of the effort to build a vision that was supported by both the public and key stakeholders, including developers, property owners, and public agencies. The vision and recommended actions that were developed through this collaborative process will help guide investment and future design decisions for the Old Boise Blocks on Grove Street.



Project Area

The Old Boise Blocks on Grove Street consists of eight city blocks along the east end of Grove Street, adjacent to Boise’s downtown core. The project area includes properties on the east side of 3rd Street to Capitol Boulevard and is bounded by Main and Front Streets on the north and south. Within this project area, particular focus is given to Grove Street itself between 3rd and 5th Streets, and the properties immediately adjacent to the street.

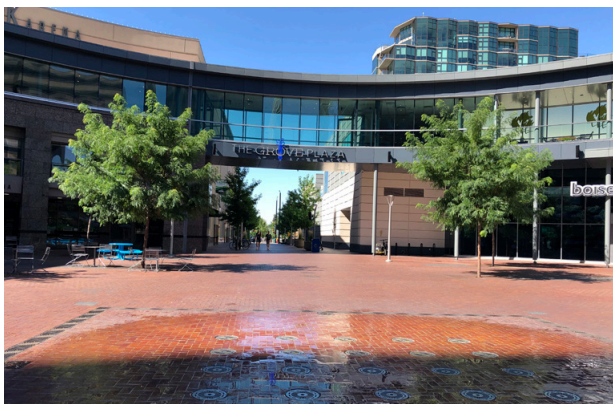
The project area is located within the broader River-Myrtle/Old Boise Urban Renewal District, which will sunset on December 31, 2024. The area features unique characteristics and history, contains several parcels with high redevelopment potential, and includes property owners and neighbors supportive of transformative investments. The area also offers critical linkages to increase mobility throughout downtown, attract more economic activity, and provide needed infrastructure such as gathering spaces, parking, retail and housing.

Project Motivation

Old Boise - the area bounded by Idaho and Grove Streets and from Capital Boulevard toward 4th Street - is designated as a historic district by the City of Boise and listed on the National Historic Register. The area is one of downtown Boise's great assets. However, the blocks along Grove Street from 6th eastward have not seen significant investment activity in the past two decades. This area is ready for catalytic reinvestment that builds on existing assets and addresses essential needs.



Basque Block



Grove Plaza

WHAT'S WORKING

- The area is home to beloved locations including **C.W. Moore Park** and the **Basque Block**
- There is a **high degree of support for reinvestment** amongst property owners and area stakeholders
- Proximity and convenience to **nearby live/work/learn destinations**, such as Ada County campus, Grove Plaza, LIV District and downtown
- The area is **near many successful and highly utilized spaces/amenities** in Boise, including downtown, Grove Plaza and Julia Davis Park
- The River Myrtle Urban Renewal District provides **significant reinvestment resources** that are available until the district sunsets
- There are **existing residents along the street** which is a necessary ingredient for a vibrant downtown district

AREAS FOR IMPROVEMENT

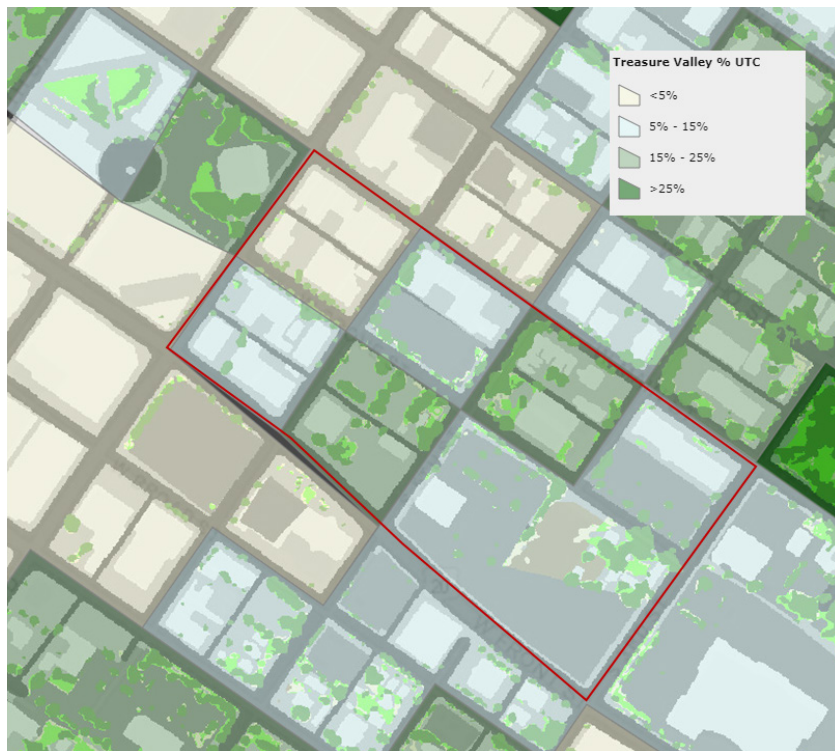
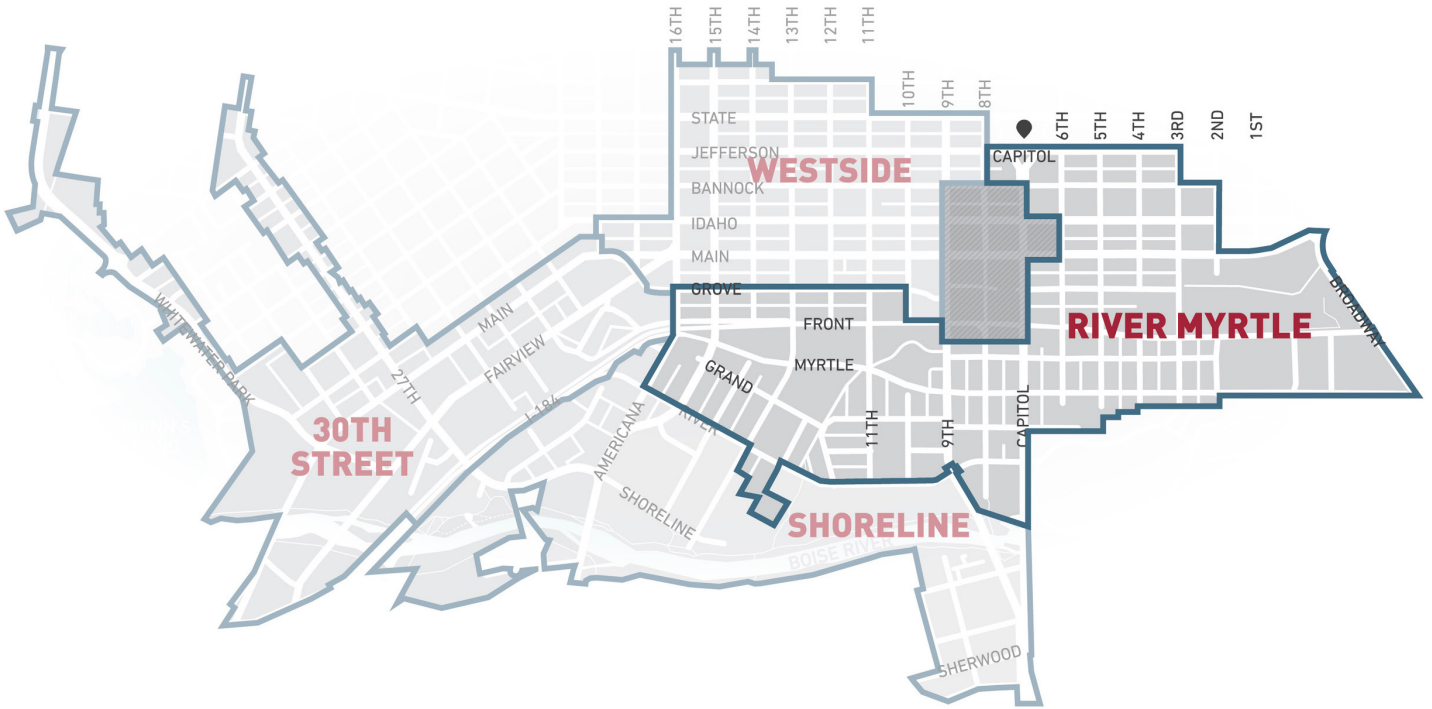
- There are only a **handful of active businesses that engage the street front**
- Land used primarily for **surface parking** covers 43 percent of the area
- There are **stormwater drainage issues**
- Compared to other parts of the city, there is an **underdeveloped tree canopy**
- The street today sees **very little pedestrian and bicycle traffic** and is not well-connected to other destinations
- There are **few attractors to the area** that draw in visitors or economic activity



Surface parking lot on Grove - there is significantly more surface parking in this area than in the rest of downtown

THE RIVER MYRTLE URBAN RENEWAL DISTRICT

The Old Boise Blocks on Grove Street redevelopment initiative falls within the broader River Myrtle Urban Renewal District set to sunset December 31, 2024. The district was established to help guide development and investment into the project area and ensure the wholistic implementation of the 2025 Downtown Redevelopment Plan.



Treasure Valley Tree Canopy Network

TREE CANOPY COVERAGE

Urban tree canopy coverage provides both aesthetic and ecosystem improvements for the community. A healthy tree canopy helps remove pollutants from the air, soil and water, provides shade and serves as a natural method to reduce automotive speeds on the roadway. The map to the left showcases the existing tree canopy coverage for the Old Boise Blocks on Grove Street project area. Existing canopy coverage in the project area ranges from between less than 5 to 25 percent across the eight city blocks. Increasing tree canopy to around 25 percent across the project area is a supported and realistic project goal.

Historic Themes

The history of Boise's Grove Street tells us a great deal about the history of the city itself. Grove Street was one of the originally platted streets on the city's first plat, in 1864. Historic Sanborn Fire Insurance Maps show that the street's original alignment was slightly to the north of the current street between 4th and 10th. The city widened Grove Street three times before 1903 and has since extended it west to 16th Street. Historical records illustrate significant trends in urban development along its length, from a mixed-use residential area with lush tree groves to a commercial neighborhood dominated by the automobile industry in the mid-20th century. Today, the street is home again to residents, and is beginning its return to a dense, mixed-use corridor. In examining the history of Grove Street, five themes emerge that help describe the street's history as well as the history of the city overall:

THEME: MIXED-USE



The overarching theme that ties together the history of Grove Street is its cycle of mixed land uses. Early historical records indicate that the street, particularly the eastern blocks situated between 3rd and 7th Streets, hosted beautiful residences as well as a variety of businesses. People's fondest memories of the street were of those early years, which seemed to be waning by 1920, when the Idaho Statesman commented that, "the beauty of Grove Street, which was well named, has about gone now..." Describing those early days, the Idaho Statesman said: "for many years Grove Street was unique in the world, with its open irrigation ditch, filled with creaking, moss grown water wheels, the banks abloom in June with briar roses..." But it was during those same years that Sanborn maps indicate the presence of livery stables, boarding houses, a lumber yard, paint shops, named buildings, and the Y.M.C.A. The rich variety of uses was clearly what the residents loved and remembered. Increased automobile industry began to edge out other businesses beginning in 1912, a trend that is reflected in the marked increase in automobile service advertisements that appeared in the newspaper. By 1953, the majority of businesses along Grove Street were automobile-oriented. During more modern times, the street evolved into a mix of office and residential uses, predominated by parking areas. It is interesting that today, Grove Street may move toward a return to the traditional mixed-use area it once was.

THEME: IRRIGATION



Irrigation played a crucial role in the development of Grove Street. The first Sanborn map for Boise City, recorded in 1884, indicated that the Grove Street Ditch - which diverted water from the Boise River - formed the southern city limits. Canal water irrigated numerous orchards in the surrounding area and allowed the groves of trees that gave the street its name to flourish. By the mid-1880s, newspaper reports indicate that the trees along Grove were so lush and full that they arched over the road. The ditch, known today as the Boise City Canal, provided valuable support for infrastructure and the Boise Fire Department often used its water to extinguish fires with potential to decimate the area. Despite the canal's importance, complaints about its hazardous and unsanitary nature were common in the newspaper, leading to its ultimate disappearance from the landscape. An account from the early 1890s insisted that the ditch accumulated filth, that the "apology for a bridge in the center" was a hazard, and that the open water was dangerous to children, several of whom drowned after falling in. Casual pedestrians dumped trash and sometimes political refuse in the ditch, as they did with a Republican newspaper press following one journalist's scathing review of the Governor in 1899. As a result of the mixed feelings about the resource, the city gradually covered over the canal with pavement, starting in 1905. Newspaper records indicate that the majority of the canal was covered by the early 1930s, and today the canal remains buried beneath a line of asphalt.

THEME: TRANSPORTATION



Transportation innovation is reflected in the history of Grove Street, particularly on the eastern end of the street. Sanborn maps from the 1880s and 1890s indicate a plethora of feed yards, corrals and barns along the route, and a stable operated on the corner of Grove and 5th from 1884 until ca. 1912. Speculation on a potential railroad near Grove Street appeared in the newspapers in the 1870s, and a section of the Oregon Short Line Railroad appeared on the Sanborn maps by 1903, though not in the same place as was originally envisioned. While the railroad ran close to Grove on the west end of the street, it was more distant on the east end, and its influence on the east end of Grove Street is less apparent. There were, however, structures that housed railroad workers near the corner of 5th and Grove Streets. The economic activity along Grove Street shifted with the advent of the automobile. Between 1912 and 1953, Sanborn maps indicate a growing trend on the street: a move away from small, local businesses mixed with residences to a primary focus on auto-related businesses, including used car lots, parking lots, mechanic shops, gas stations, and tire shops.

THEME: INDUSTRY



Over the course of the past 150 years, a wide variety of businesses have operated along Grove Street, ranging from industry to retail shops. Livestock and lumber interests dominated the street's early history. Sanborn maps indicate that W. H. Ridenbaugh operated a lumber yard that occupied a city block at the intersection of Grove and 3rd Streets from 1888 to 1949, and multiple wagon shops, livery stables, and blacksmiths operated on the east end of Grove Street during this same era. Another major employer in the area, the Jellison stone cutting yard, briefly occupied Grove Street around the turn of the century before relocating to Main Street. A few ethnic businesses also occupied Grove Street, including members of the Basque community who operated several boarding houses and stores around the present-day Basque Block and at least two Chinese businesses, On Wo Ho Co and the Chong Wah Low Noodle House, which both operated on Grove Street in the 1920s.

THEME: NEIGHBORHOOD



In addition commercial uses, Grove Street also boasted many beautiful residences, and was home to both prominent citizens as well as temporary boarders and even some professional women. In fact, the street was part of the first residential district in the downtown. The south side of the street remained primarily residential until the 1940s. Some of Boise's notable citizens owned and lived in large homes along Grove Street's south parcels, including Idaho State Chief Justice John Noggle, John Lemp, C. W. Moore and General Lafayette Cartee. More modest residences dotted the north side of the street and, at one time, "quaint little bridges spanned the ditch at the entrance to each home on the north side of the street." Boarding houses were also common on both sides of the street along the east blocks of Grove. Others, who did not abide by cultural norms, called the street home, too, including Dr. Addie Kester, a female physician who resided at 1109 Grove. Kester specialized in diseases that afflicted women and children. From the late 19th century and well into the 20th, a variety of immigrants from all over the world called Grove Street home. The mix of residents on the street indicates the extent of the economic, cultural, and ethnic mosaic that Grove Street represented in its early history.

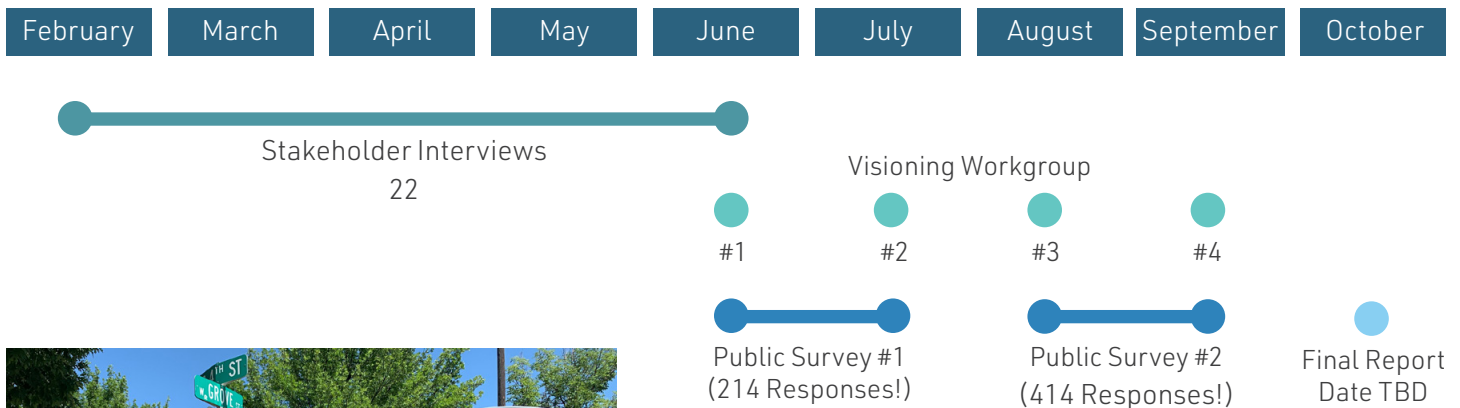
Stakeholder Engagement

The Old Boise Blocks on Grove Street Redevelopment Strategy Visioning process featured innovative and extensive outreach that engaged area stakeholders, including local businesses, downtown residents, arts and cultural agencies and property owners. Through 22 interviews, four Visioning Workgroup meetings and two public surveys, the process reached and included input from nearly 700 respondents.

The engagement process was critical in developing a broadly-supported set of vision and design principles and providing recommendations for direct capital investments and future development. Despite limitations due to the COVID-19 pandemic, engaging and interactive tools allowed collaboration and consensus to continue, resulting in a plan that is enthusiastically supported by those involved. Notable highlights from the process included virtual “breakout room” conversations, visual preference surveys and live polling exercises.

Communications were conducted via the CCDC project webpage, social media platforms and paid social media advertising, direct emails to constituents from CCDC, the City of Boise, the Downtown Business Association, the Downtown and West Downtown Neighborhood Associations and wind signs placed at critical locations along the roadway.

OUTREACH AND INVOLVEMENT TIMELINE 2020



Survey street sign

“When I was a child, growing up on Grove Street, there was a real mix of cultures – Italians, Chinese, Basque – and it was nice and quiet. The street had a warm feeling, of being very safe. Like everybody on the street was a grandma to you. I would like to see it have that feeling again.”

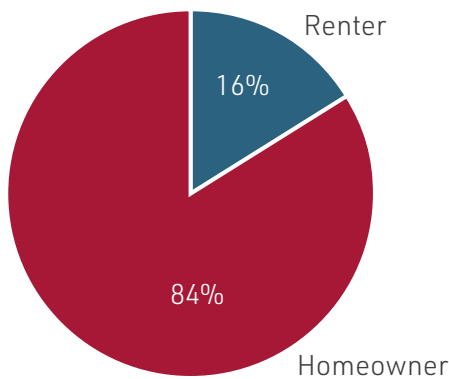
- Basque Block Representative

WHO DID WE REACH?

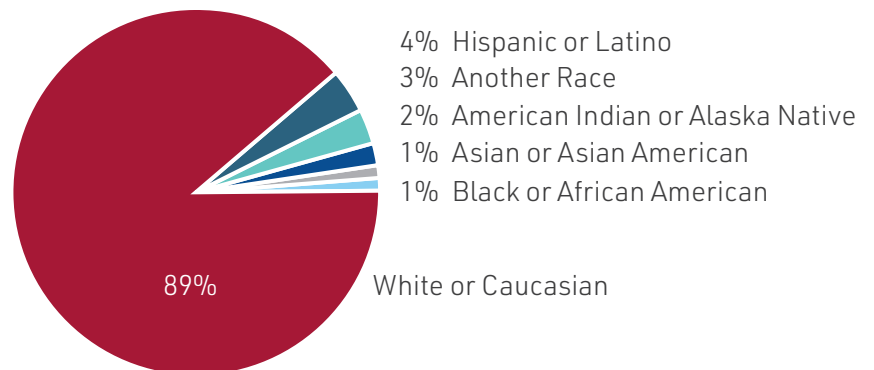
The process included feedback from 628 survey respondents over the course of two surveys. Survey demographics were collected to help build a picture of who participated in the process and will be used to inform future outreach in an effort to continue to increase diversity of participants, and promote equity and inclusion in CCDC projects.

Survey results indicate that a range of people participated, including both renters and homeowners, and that responses approximately reflected the ethnic and racial make-up of the City as a whole. However, renters and lower-income households responded at a lower rate, demonstrating that further effort should be put into connecting with these groups in future outreach processes.

Respondent Homeownership



Respondent Race



WORKGROUP MEMBERS

The Visioning Workgroup met four times between June and September 2020 and featured broad stakeholder representation by downtown residents, arts and cultural organizations, local businesses, area property owners, local developers, and public agencies. Special thanks to the following individuals for their commitment to the success of this vision.

- | | | | |
|-----------------------|--------------------|------------------|-------------------|
| Alex Markle | Gary Zimmerman | Karl Adamowicz | Richard Beck |
| Amy Wray | Hawk Stone | Karl LeClair | Shannon Cook |
| Annie Gavica | Heather Lile | Karlee May | Stephanie May |
| Betty Heath | James A Kissler | Kati Stallings | Stephen Hunt |
| Bosco (Henry) Baldwin | Jan Carley | Keith Reynolds | Tim Flaherty |
| Cecil Wilcomb | Jeff Heath | Kevin Settles | Timothy R Wilcomb |
| Cecilia Awusie | Jeff May | Martin Bilbao | TJ Wilcomb |
| Christy Little | Jennifer Mauk | Mary Stadstad | Tony Eiguren |
| Clay Carley | Jennifer Tomlinson | Miren E. Artiach | Travis Wright |
| Daren Fluke | Jimmy Hallyburton | Nancy Kois | Trevor Kesner |
| Dean Pape | Joe Bruce | Nancy Merritt | Zach Piepmeyer |
| Deanna Dupuy | Joely Rhodes | Nina Schaeffer | |
| Ed Orbea | John Roldan | Patty Miller | |

Envisioning a New Old Boise Blocks

Through an in-depth public and stakeholder involvement process, our team collaboratively developed the following vision statements that capture the ideas and desires for the future of the Old Boise Blocks on Grove Street.

The Vision

HIGHLIGHT HISTORY AND CULTURE

The Old Boise Blocks on Grove Street have a rich cultural and historic background that should be incorporated and preserved in the form and function of the area. Complimenting the existing Basque Block should be emphasized.



FOCUS ON A MIX OF USES

This area should develop as a mixed-use space, with housing for all income levels, office spaces, retail and restaurants as well as public spaces that can be used for a variety of activities.

EXPLORE WAYS TO INTEGRATE WATER FEATURE/CANAL

Incorporate the canal and irrigation history into the design of Grove Street in some capacity. Safety, year-round aesthetics, liability and other issues should be addressed in the design.



ACTIVATE THE AREA

Increase activity in the area, including more pedestrian and bicycle traffic, events and opportunities to socialize. Ultimately repurpose all surface parking to better utilize those parcels and draw people into the area.

INVEST IN PUBLIC SPACES

Design Grove Street to function as a festival street with a nearby open and green public spaces. Street operations and infrastructure should be designed to make use of the street and public spaces easy. Keep and improve C.W. Moore Park and potentially add additional park or plaza space.

DESIGN WITH ECOLOGICAL FOCUS

Integrate sustainable infrastructure – for example, through protecting and expanding the local tree canopy, building green infrastructure storm water systems, encouraging green building design, extending waste and recycling receptacles and services into the area and placing emphasis on alternative mobility options.

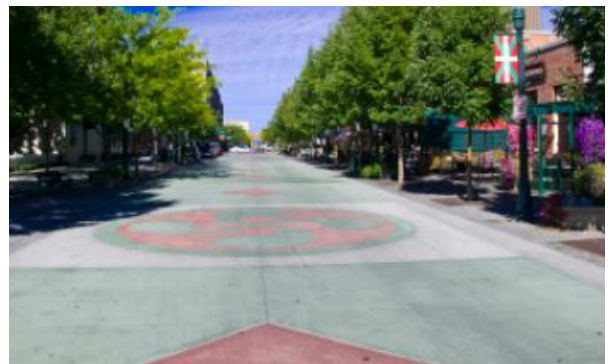


EMPHASIZE PRIMACY OF THE PEDESTRIAN

Create a walkable and bike-friendly environment with characteristics such as wide sidewalks, and integrated bike facilities (bike lanes, bike racks, etc.). Automobiles should be accommodated in parking garages and diverted from Grove Street as much as possible through circulation planning.

CREATE MORE CONNECTIVITY

Ensure routes and crossings from Grove Street to other destinations – such as Julia Davis Park, the Grove Plaza and other parts of downtown – are well-marked and as comfortable as possible for pedestrians and bikes. Add new pathways where needed to improve pedestrian and bike connectivity.



BUILD AT A COMPATIBLE SCALE WITH EMPHASIS ON STREET LEVEL INTERACTIONS

The Street level façade should evoke a downtown neighborhood character that is consistent with the Basque Block and the rest of downtown while allowing for a mix of low, medium and high-rise development.

COMPLEMENT THE BASQUE BLOCK

New development and investments should be designed to enhance and create a relatively seamless experience along the entire Old Boise Blocks area while maintaining a distinct and unique feeling on the existing Basque Block. Replicating design features from the Basque Block – such as rolled curbs, street lighting and greenery as well as street dimensions and frontage building scale – are ways to create a unified form and feeling on Grove, while changes to public art and streetscape details can help distinguish the Basque Block from other blocks.

“These ten vision statements were positively received by the public and area stakeholders. Respondents to the second public survey indicated by a wide margin that these statements generally reflected their vision for the future of the area.”

Recommended Design Principles

The Old Boise Blocks Workgroup and survey respondents from the general public largely agreed on the most important design elements they would like to see integrated into the Old Boise Blocks on Grove Street. These elements are intended to create distinct form and function for the district and inform development and investment in the area. Design principles aim to ensure creation of a unique and authentic experience of "Old Boise" - recognizing its many past iterations and opening up potential for this history to live on and be reinterpreted in years to come.



Historic noodle shop



Historic signage



Historic water wheel



Integrated historic signage

PRINCIPLE 1: DISTINGUISH THE AREA THROUGH AUTHENTIC HISTORIC AND CULTURAL REFERENCES

- Emphasize the important legacy and continued role of immigrant communities in Boise
- Create cohesive integration with the Basque Block
- Use interpretive design elements in both public and private projects to share Grove Street's history
- Interpret and incorporate the canal, water wheels and orchards of early Boise settlement
- Encourage modern reinterpretations through art installations such as murals and street-level sculpture



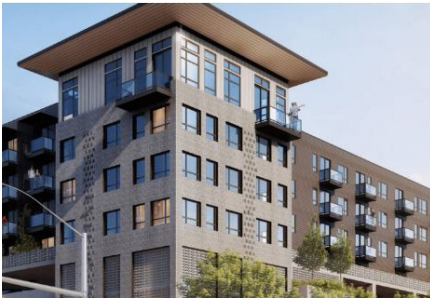
Integrated canal elements
iStock.com/Nicole Silvestri



Art mural



Cultural celebration elements



Mixed use or mixed-height design



Mixed use housing types



Mixed use within building

PRINCIPLE 2: PROMOTE A MIX OF USES FOUND IN TRADITIONAL NEIGHBORHOOD DESIGN

- Incorporate multi-unit and mixed-income housing opportunities
- Attract local shops, retail and restaurant space, especially at street level
- Include office and work space
- Mix uses on parcels and within buildings, where possible
- Use undeveloped spaces for parks and plazas (not surface parking)



Street level shops, retail and restaurants



C.W. Moore Park plaza space

PRINCIPLE 3: PROVIDE GATHERING SPACES AT SEVERAL SCALES

- Design Grove as a "festival street"
- Connect the street to off-street public gathering spaces such as C.W. Moore Park and additional new park space
- Encourage private development to create gathering spaces that interact with the street, such as small-scale "foyer" plazas or covered sidewalk cafes or market space



Festival street elements
iStock.com/georgealmanza



Temporary street activation



Bicycle infrastructure/pathway
iStock.com/Lanski

PRINCIPLE 4: DESIGN FOR COMFORTABLE WALKING AND BIKING

- Emphasize accommodations for bikes and pedestrians in the street design and circulation
- Solve for parking through structured parking and mobility planning
- Create wayfinding and pathways that connect the neighborhood to key destinations



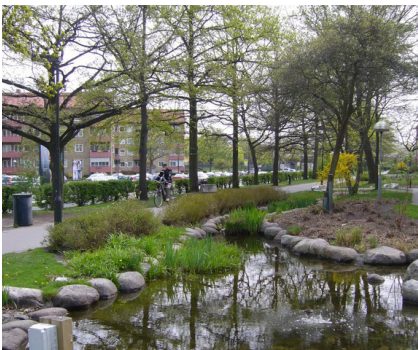
Tree canopy
Credit: Treasure Valley Canopy Network

PRINCIPLE 5: INCORPORATE ECOSYSTEM DESIGN PRINCIPLES

- Expand tree canopy and greenery elements in this area through use of "green walls" and other features
- Create blue green stormwater infrastructure and capture systems
- Use traditional canal irrigation where possible
- Incorporate green building design



Canal



Blue green pathway



Green infrastructure

Transformation Plan

Implementing the vision for the Old Boise Blocks on Grove Street will require the collaboration of public and private partners, and both large investors who can bring catalytic projects and small investors, who are willing to start businesses, host events and share their culture and history. Collective will and coordinated investment can drive thoughtful, desirable change that results in a beloved and unique place.

Supported Investments

The following projects and efforts represent ideas identified and widely supported by both the general public and Workgroup members. These projects were evaluated and elevated based on whether they helped implement the vision and would transform the area in accordance with stated design principles. Likely lead or type of partnership for each investment is suggested, and projects that had higher degrees of support from the public and/or the Workgroup are identified.

Top 5 highly supported public investments from responses to Old Boise Blocks public survey:

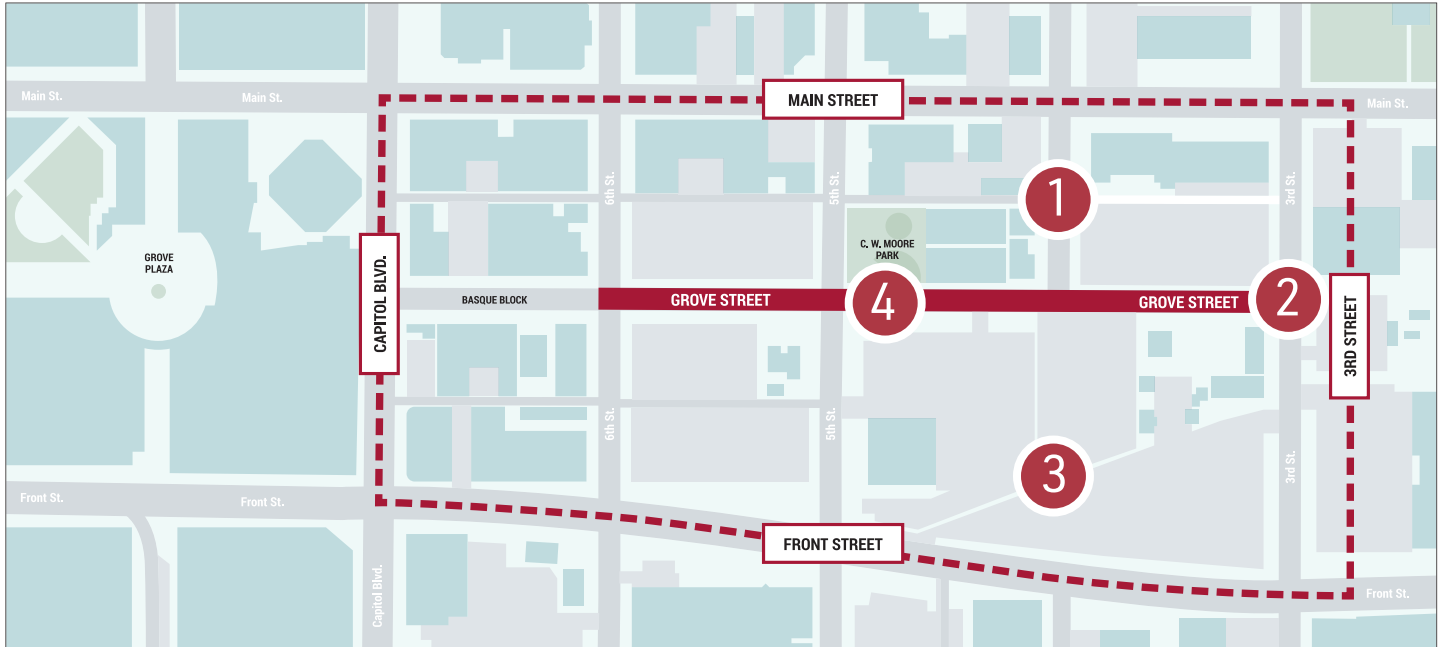
1. Plant additional shade trees and green landscaping
2. Streetscape improvements on Grove Street
3. Create a new public park, plaza or green space along Grove Street
4. Highlight or uncover the Boise City Canal or create public water feature highlighting the canal
5. Create a pedestrian and bicycle pathway connection from the East End of Grove Street to Broadway Avenue

SUPPORTED INVESTMENTS	Likely Lead or Partnership Type	Identified Public High Priority
Connectivity and Mobility Projects		
Bike and pedestrian facilities improvements on Grove Street	Public	
4 th Street extension bicycle and pedestrian pathway (connecting Grove and Front Streets)	CCDC	
Grove Street to Broadway Avenue bicycle and pedestrian pathway (ties into this area at 3 rd Street)	Public	★
Alleyway improvements along 4 th Street	CCDC	
Structured parking (to divert vehicle traffic from Grove Street)	CCDC	★
5 th and 6 th Streets two-way configuration	Public	
Street signage and wayfinding	Public	
Nearby transit	Public	

SUPPORTED INVESTMENTS	Likely Lead or Partnership Type	Identified Public High Priority
Infrastructure Improvement Projects		
Streetscape investments on Grove Street from 3 rd Street to 6 th Street <ul style="list-style-type: none"> • Surface treatments • Seating • Lighting • Landscaping • Sidewalk redesign • Integration of public art and historic elements 	CCDC	★
Streetscape improvements on 3 rd Street	CCDC	
Public restrooms	Public-Private	
Stormwater infrastructure (including blue-green infrastructure elements)	Public	
Use of Boise City Canal for irrigation	Public-Private	★
Festival Street infrastructure <ul style="list-style-type: none"> • Hardware for temporary overhead lighting, coverings or art • Bollards • Electrical/power connections • Temporary stage and pop-up event area 	Public	★
Recycling and trash collection	Public-Private	★
Placemaking Projects		
Interpretive installations that recognize the importance of past, present and future immigrant populations	Public	★
Give prominence to Boise City Canal as a unique element within this area of downtown through uncovering or other feature	Public-Private	★
Parcel acquisition with the intent to catalyze mixed-use development and housing – parcels of interest for redevelopment: <ul style="list-style-type: none"> • Ada County “triangle lot” at the Corner of 4th and Front • State of Idaho Department of Labor surface lot and building on the north side of Grove between 3rd and 4th • Privately held parcels currently used for surface parking 	CCDC	★
Enhancements to C.W. Moore Park to: <ul style="list-style-type: none"> • Further orient toward and interact with Grove Street • Retain authentic historic elements and possibly relocate other elements to their original locations in downtown • Allow event space extension from Grove Street into the park 	Public	
Installation of additional shade trees (street trees as well as on private land) and greenery such as planters, hanging baskets and green walls	Public-Private	★
New downtown urban park or plaza	Public-Private	★
Programming pop-up and temporary events	Public-Private	
District brand and identity materials	Public-Private	

Transformational Nodes

Some of the key investments identified through this process are clustered, and these “catalytic street corners” are identified on the “Transformational Nodes” map.



- 1 Alleyway improvement and surface parking conversion
- 2 3rd Street bike and pedestrian improvements and east-west pathway connection to Broadway Avenue
- 3 Surface parking conversion, development of traditional small block pattern that links to existing street grid, creation of 4th Street pathway extension
- 4 Grove streetscape investments, improved interaction between C.W. Moore Park and Grove Street, blue-green infrastructure

Process Recommendations

- Include a historian and artist on the design team to ensure that the rich history of the Old Boise Blocks on Grove Street is integrated into design recommendations.
- Consult with Boise’s immigrant communities to inform project designs and ensure that their histories are authentically reflected in public investments, as appropriate.
- Involve the Old Boise Blocks on Grove Street Visioning Work Group in the design phase of the Redevelopment Strategy process.
- Focus on encouraging strong public-private partnership, particularly with private landowners and developers who are willing to assist in the implementation of the vision.
- Continue to communicate with and involve the public and key stakeholders throughout the design and implementation process.
- Articulate a brand for the Old Boise Blocks on Grove that grounds the district’s identity.



Old Boise Blocks on Grove Street

REDEVELOPMENT STRATEGY VISION REPORT

