

Boise, Idaho

# 8TH STREET CORRIDOR MASTER PLAN



CAPITAL CITY DEVELOPMENT CORPORATION

July 2016



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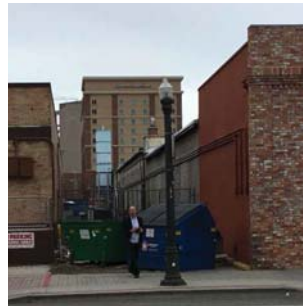
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# INTRODUCTION

Section A







## ABOUT 8TH STREET

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The 8th Street Corridor Master Plan was developed through a collaborative process between the Capital City Development Corporation (CCDC), the City of Boise, numerous stakeholders, and the project consultants, Loci and Jensen Belts Associates. The stakeholder group was involved in reviewing and providing feedback on the proposed solutions and directing further design goals. Through this iterative process, the following goals and areas of focus were identified:

**SHORT-TERM STRATEGIES** | Propose simple, cost effective interventions that can be implemented in the near-term under existing budgets for prioritized focus areas. These solutions are aimed at increasing pedestrian safety, promoting visual interest, and creating active spaces and programs that test longer-term ideas before these longer term solutions are funded and implemented. Proposed short-term interventions include:

+ **CROSSWALK / INTERSECTION SAFETY AND DESIGN** | Create strongly-marked pedestrian crossings at crucial intersections to increase perceived safety and encourage safe crossings into the district across the busy downtown arterial streets surrounding the site. Provide safe and easy pedestrian and bicycle links to the wealth of surrounding city assets in order to make the district feel seamlessly connected with the rest of the city (City Library, museums, parks and trail systems, The Grove, BoDo, etc.).

+ **TEMPORARY FESTIVAL STREET ON FULTON** | Create a temporary or transitional festival event space on Fulton Street to test the viability of a permanent festival street in that location.

**LONGER-TERM STRATEGIES** | Propose longer-term interventions that could provide additional interest, character and identity, activity and investment in the district. These solutions are aimed at transforming the district into a significant destination in the city for residents and visitors alike. Proposed longer-term interventions include:

+ **LANDMARKS** | Strengthen pedestrian interest and interaction through the use of strong visual landmarks throughout the district. These landmarks should mark gathering points, create tourist attractions, build the brand and character of the district and encourage pedestrian movement into the neighborhood from the surrounding city.

+ **ESTHER SIMPLOT PERFORMING ARTS ACADEMY ALLEY** | Reorganize and redefine the alley adjacent to the Esther Simplot Arts Academy in order to increase drop-off safety and efficiency for students attending the Academy and

capture its space as a part of the pedestrian realm of the district. The alley should act as a place to organize small events related to the district and the educational mission of the Academy. This could entail closing the alley to vehicles during non-drop-off/pick-up hours. As with the temporary Festival Street on Fulton, this redefinition of the alley could be done with temporary means such as paint, street murals, and temporary/movable furniture to test configurations, sizes and events before permanent design and capital investment are made. Interventions should include the continuation of the alley from Fulton Street south through the alley at The Afton and encourage pedestrian movement from River Street.

+ **PUBLIC ART AND MURALS** | Utilize strategically placed public art installations and murals to increase street interest and activate neglected alleys in the district. This optional strategy should be explored in conjunction with other public art and mural installations throughout the downtown area.

+ **PARKING** | Provide public parking for the district in accordance with an overall downtown parking plan and in conjunction with future improvements of the City Library.

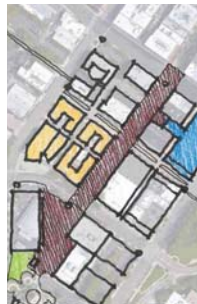
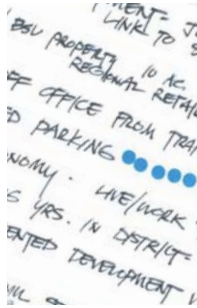
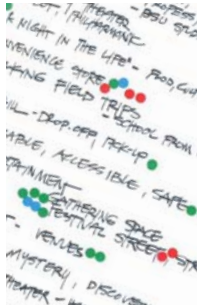
+ **DEVELOPMENT SCENARIOS** | Develop multiple development scenarios that illustrate potential options for additional residential, commercial, and cultural uses in the 8th St. district. These scenarios are intended to be used for visioning and discussion purposes only and do not represent concrete proposals for uses, densities or locations.



# ASSETS AND LIABILITIES

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# DESIGN PROCESS

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**PLANNING AND DESIGN PROCESS** | The 8th Street Corridor Master Plan was developed through a series of site visits, visioning sessions, and stakeholder meetings conducted in Boise that resulted in an analysis of Assets and Liabilities associated with the study area, Alternative Sketch Plans, Short and Long-Term Strategies and Conceptual Development Scenarios.

**ASSETS AND LIABILITIES** | The design team conducted an Assets and Liabilities study for the study area and its surrounding context. Major assets of the District include:

- + Proximity to Downtown
- + Direct connection to the regional trail system
- + Superb visibility because of its location on major streets
- + Proximity to Boise State University
- + Historic character
- + Established institutions that act as destinations within the District such as Boise Public Library, Esther Simplot Performing Arts Academy, Boise Contemporary Theater and The Foothills School
- + New residential development
- + Developable real estate parcels
- + Other civic destinations and institutions directly surrounding the study area
- + A broad mix of hospitality, food and beverage, residential, civic, commercial and office uses directly adjacent to the study area

Major liabilities include:

- + Fast and busy streets surrounding the District that discourage pedestrian movement
- + Perceived lack of public parking in the Downtown

The study showed that the study area has an abundance of civic and cultural assets upon which to build a vibrant Arts and Culture District. This rich collection of assets can be found nowhere else in the region and constitute a strong foundation for the neighborhood.

## VISIONING SESSION AND PLANNING CHARRETTE

The design team presented the Assets and Liabilities Study to stakeholders for feedback and conducted an extensive Visioning Session to solicit information, ideas and direction in creating initial Sketch Plan Alternatives for the study area. Based upon the information gathered in the Visioning Session, the design team developed multiple sketch alternatives that contemplated public realm improvements such as locations for a festival street,

landmarks and gathering spaces. Real estate development opportunities were also explored. These Sketch Plan Alternatives were then presented to the stakeholders who had been present at the Visioning Session for their feedback and direction.

**SHORT AND LONG-TERM STRATEGIES** | As a result of the feedback received from the stakeholders at the end of the planning charrette, the design team was tasked with developing short and long-term public improvement strategies for the District. Short-term strategies are focused on simple and sometimes temporary interventions that can be made with existing budgets to activate the District and make it an interesting and bustling location in the city for workers, residents and visitors. Long-term strategies are focused on additional public improvements that can be budgeted and constructed over time.

**CONCEPTUAL DEVELOPMENT SCENARIOS** | In addition to the short and long-term strategies for the public realm, the design team also developed four conceptual Development Scenarios that illustrate different ways the District could grow over time. These scenarios are intended to generate discussion and debate over possible uses and their locations throughout the District and illustrate possibilities. These scenarios are not formal proposals for recommended real estate development.

**FINAL STAKEHOLDER MEETING** | The proposed short and long-term strategies for the public realm and the four Conceptual Development Scenarios were presented to a broad stakeholder group in two sessions in order to solicit final input, feedback and direction on the plans.

**FINAL RECOMMENDATIONS** | Based upon the feedback received from the stakeholders in the final meeting, the Short and Long-Term Strategies and Conceptual Development Scenarios were revised, finalized and are recorded in this document.

<b>City of Boise</b>	Derick O'Neill Hal Simmons Sarah Schafer Scott Beecham
<b>CCDC</b>	Todd Bunderson Karl Woods Doug Woodruff Terrall Budge
<b>Loci</b>	Michael Budge Kim Siegenthaler
<b>JBA</b>	Ricardo Zavala
<b>Quadrant</b>	Nic Miller
<b>Mayor's Office</b>	Chandra Ford John Brunelle John Hale
<b>CCDC</b>	Roger Quarles
<b>Trailhead</b>	Jamie Scott
<b>JKAF</b>	Kevin Booe
<b>Library!</b>	Terri Schorzman
<b>Arts &amp; History</b>	Chris Nelson
<b>Fulton Street LLC</b>	Cecil Wilcomb
<b>Wilcomb LLC</b>	Mike Hormaechea
<b>The Afton</b>	Esther Simplot
<b>Esther Simplot Performing Arts Academy</b>	Annette Elg Tom Tompkins
<b>Fulton Annex LLC</b>	Mark Mcallister
<b>Boise Contemporary Theater Inc</b>	Matthew Clark Marney Ellis
<b>LGD Ventures LLC</b>	Garrett Goldberg Darren Goldberg Lesley Andrus
<b>Rim View LLC</b>	Greg Kaslo
<b>Parks &amp; Recreation</b>	Doug Holloway
<b>Boise Police</b>	Chief Bones
<b>Zoo Boise</b>	Steve Burns
<b>Boise State University</b>	Mike Sumpter Drew Alexander
<b>Opera Idaho</b>	Mark Junkert
<b>Ballet Idaho</b>	Jenny Weaver
<b>Boise Philharmonic</b>	Sandra Culhane
<b>Idaho Shakespeare Festival</b>	Mark Hofflund
<b>Log Cabin</b>	Karen Baerlocher
<b>Boise Art Museum</b>	Melanie Fales
<b>Idaho Historical Museum</b>	Jody Ochoa
<b>Discovery Center of Idaho</b>	Eric Miller
<b>Anne Frank Human Rights Memorial</b>	Dan Prinzing
<b>Foothills School</b>	Jon Ninnemann
<b>Trailhead</b>	Raino Zoller
<b>JRS Properties</b>	Vic Conrad
<b>JUMP</b>	Kathy O'Neill
<b>CC Fulton Investors</b>	Ed Miller
<b>Biomark/Rocky Mountain</b>	Chris Beeson
<b>Marriott - Residence inn</b>	Mike Fery
<b>Inn at 500</b>	Dean Park Jared Smith David Kodanko Aaron Black

CHARRETTE PARTICIPANTS





**DISTRICT IDENTITY** | The District is comprised primarily of one and two-story brick and masonry buildings built as warehouses in the early to mid-1900's. This gives the District an historic, industrial character. The District is home to a variety of civic, cultural and commercial uses. Residential units are currently under construction at The Afton and will be home to the District's first residents. Along with the architecture and new streetscapes, the civic and cultural institutions in the District help define its arts and culture identity. They are well-known places and destinations for residents of the city and should be protected and celebrated as the neighborhood develops and grows.

+ **BOISE PUBLIC LIBRARY** | Libraries can act as living rooms for a neighborhood. The location of the Boise Public Library is key to the future of the District. Improvements to the public realm in this part of the District should be closely coordinated with ongoing plans for renovations and improvement of the Library.

+ **FOOTHILLS SCHOOL OF ARTS AND SCIENCES** | Access to quality education is always one of the impediments to residential development in downtown locations. Residents want their children to go to good schools. The Foothills School is an important asset in the neighborhood for this reason. It also brings children and adults to the District on a daily basis.

+ **BOISE CONTEMPORARY THEATER** | The Boise Contemporary Theater is an icon in the cultural fabric of the City and should be protected in its home. Proposed performance venues and festival street activities should be closely coordinated with the theater and the theater should be encouraged to make use of the public improvements to the District.

+ **ESTHER SIMPLOT PERFORMING ARTS ACADEMY** | The Esther Simplot Performing Arts Academy has been a long-time anchor and supporter of the District. Their programs and mission exemplify the arts and culture ideals that form the basis of the District's identity. Improvements to the public realm, especially the alley that runs through the center of their buildings, should be closely coordinated and designed with the Academy in mind.

## DISTRICT IDENTITY

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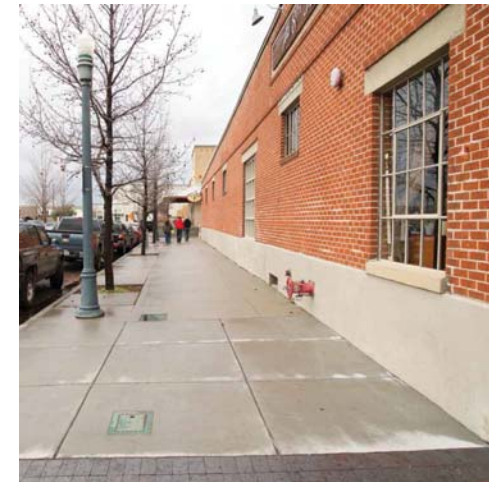
The District is primarily industrial in character reflecting the rail and warehouse uses that were common in the area. New streetscape improvements on 8th Street exemplify this character through the use of brick pavers and steel furnishings.

Above: Trestle Bridge over the Boise River



Architecture in the District is characterized by one and two-story warehouse masonry buildings. They have an industrial character that includes large punched windows and loading docks and they are built to the edges of the public rights-of-way. Materials are primarily brick and concrete of various colors or painted brick.

Newly-installed streetscape improvements add richness and character to the public realm.



## EXISTING CONDITIONS

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**DESCRIPTION I** The existing and approved development conditions of the 8th Street Corridor include a mix of urban uses. Uses include:

Commercial Uses

Retail Establishments  
Restaurants  
Convenience Services  
Professional Offices

Residential Uses

The Afton Apartments Phases I and II

Cultural and Civic Uses

Boise Public Library  
Foothills School of Arts and Sciences  
Boise Contemporary Theater  
Esther Simplot Performing Arts Academy  
The Cabin

While the mix of uses is quite diverse, the development density is quite low for a downtown location such as this. Vacant building pads and large surface parking lots are located throughout the district and with the exception of The Afton apartments that are under construction and part of the public library, buildings are primarily only one story tall.

**PROS I**

- + Diverse mix of urban uses which creates a strong foundation for the creation of a vibrant urban neighborhood
- + Civic destinations such as the public library and the Boise Contemporary Theater
- + Established iconic institutions such as the Esther Simplot Performing Arts Academy
- + Office space for working professionals
- + Educational opportunities at the Foothills School
- + Residential units that will provide 24-hour activity and presence in the district
- + Excellent visibility and access from surrounding streets

**CONS I**

- + Low development density for this location which limits activity, character and interest
- + Large vacant parcels and surface parking lots disrupt the continuity and walkability of the neighborhood and detract from its overall character and identity
- + Wide surrounding streets create barriers to pedestrian movement and discourage people from entering or exploring the district and separate it from surrounding city assets

## EXISTING CONDITIONS

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# SHORT TERM STRATEGIES

Section B





**SHORT AND LONG-TERM STRATEGIES** | Short and Long-Term Strategies were developed for the public realm and are depicted in the diagram on the right.

Short-term strategies include:

- + Crosswalk Enhancements for Safety and Design
- + Temporary Festival Street on Fulton
- + Temporary Performance Venue
- + Bicycle Street Closures

Long-Term Strategies include:

- + Landmarks and Bridge Lighting
- + Esther Simplot Performing Arts Academy Alley
- + Public Art, Monumentation and Mural Walk



## 8th STREET | Improvements





CROSSWALK ENHANCEMENTS

**Purpose** | To encourage pedestrians and bicyclists to cross into and through the Arts and Culture District multiple times on a daily basis

**Issues to be addressed** | Wide, busy streets surrounding the core of the district discourage pedestrians from crossing. Existing crossings feel unsafe and uninviting and act as a barriers to the activation of the public realm of the district.

**Design** | The design of the crosswalks and intersections should encourage and invite pedestrians and bicyclists to enter the district. The designs should be artistic in nature and reflect the culture and history of the City or the District. The designs need not be consistent from intersection to intersection but should have common themes, forms or materials that create a family of related crosswalks.

**Materials** | Materials should be compatible and complementary with historical buildings in the area and the newly installed streetscapes on 8th Street. The materials need not match the buildings and streetscapes and may contrast with them in artistic ways but they should have some relationship in form, detail or theme to the history and culture of the area.

#### Priority Intersections |

- + **Myrtle Street and 8th Street** | This intersection is the primary pedestrian connection between downtown, BoDo, and the District. As such, it deserves highest priority in the creation of safe and inviting pedestrian crossings through crosswalk or intersection painting, material changes, public art, etc.
- + **River Street and 8th Street** | This intersection is the primary pedestrian and bicyclist connection between Boise State University, the Boise River trail system, the Boise River itself and the District. In conjunction with the intersection at Myrtle and 8th Street, it also connects everything south of the river to downtown.
- + **Capitol Boulevard and Fulton Street** | This intersection should be reconfigured to establish a safe and identifiable east/west pedestrian and trail connection between the festival street of the District and the Julia Davis Park, museums, zoo and bicycle corridors on 5th and 3rd Streets.
- + **Capitol Boulevard and River Street** | This intersection should emphasize safe pedestrian crossings between the City Library and the museums in Julia Davis Park. Safe, identifiable crossings will also help encourage the sharing of parking resources in the District.
- + **9th Street and Fulton Street** | This intersection should serve to connect pedestrians and bicyclists between the festival street of the District and the Pioneer Corridor trail system at the western end of Miller Street. The intersection should clearly identify this connection from a wayfinding and safety standpoint.

## CROSSWALK/INTERSECTION SAFETY AND DESIGN

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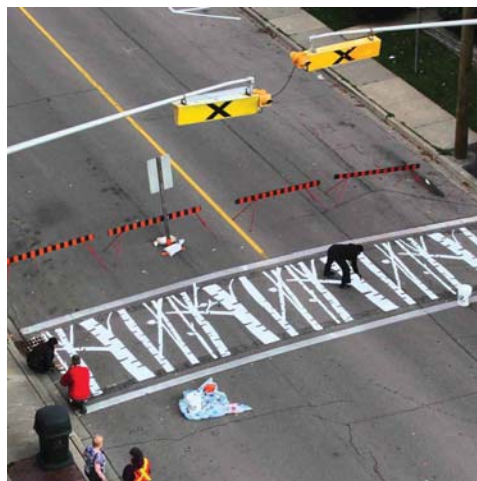
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Changes of paving materials that include changes of color and texture can alert drivers to pedestrian crosswalks and provide a level of safety and comfort for pedestrians. Materials and colors should be compatible with the character and identity of the Arts and Culture District and serve to reinforce the culture or history of the place. Warning lights embedded in the drive lanes at cross walks can be used in creative ways to signal crossings and provide visual interest to the pedestrian.

Clockwise from Top Right: The Green Lane Project, Memphis, TN; Project Crosswalk, Oakville, Canada; Main St. East Hampton, NY



Creative and artistic street crossings can be simple and inexpensive and yet create visual interest, encourage exploration and interpret and embellish the culture and history of a place. Community artists and designers should play important roles in the design, content and execution of these crossings. The CCDC, City of Boise and ACHD should commission local artists to assist in the design of the crossings or consider sponsoring a design competition involving stakeholders as participants in the selection of winners.

Washed Up by Roadsworth, Montreal, Canada





FESTIVAL STREET

**Purpose** | To test the long-term viability, design and programming of a permanent festival street on Fulton Street and to create a vibrant interim destination in the District that will attract residents and citizens

**Issues to be addressed** | Fulton Street is an underused street at the center of the Arts and Culture District. It has the potential to become a public destination for outdoor urban events in this part of the city. Fulton Street should also serve as a link between the Julia Davis Park and surrounding neighborhoods on the east with the Pioneer neighborhoods on the west.

**Design** | The design of the temporary festival street on Fulton should express the artistic nature of the District. The street should be clearly demarcated as a pedestrian zone that can accommodate vehicles during non-event times. The street should be designed to be closed in multiple ways for differing sizes of events. For large events, the entire length of the street might be closed from Capitol Boulevard to 9th Street. For smaller events, perhaps only one block is closed. Lane closures that permit vehicle movement but reserve half of the street for pedestrian activities should also be explored.

**Materials** | Materials including street murals, furnishings and temporary architecture should be compatible and complementary with historical buildings in the area and the newly installed streetscapes on 8th Street. The materials need not match the buildings and streetscapes and may contrast with them in artistic ways but they should have some relationship in form, detail or theme to the history and/or culture of the District.

+ **Temporary Furnishings** | Temporary, inexpensive furnishings on the Festival Street should provide ample seating opportunities, shade, street containment, and artistic/visual interest. Furnishings could include movable tables and chairs, temporary lighting, movable planters, overhead canopies or banners and other furnishings that support festival activities and create a festive and artistic atmosphere.

+ **Temporary Plaza Painting** | In order to designate Fulton Street as a Festival Street, the City should investigate painting the street so that it is clearly different from normal street traffic lanes. The street could be painted in differing patterns and colors that reflect the District and create a festive and artistic mood on the street. Closing painted sections of the streets for events will allow the City to test the long term viability and operations of future permanent Festival Street furnishings prior to making large capital expenditures.

+ **Events** | One of the most important things that can be done to energize and activate the Arts and Culture District is to establish regular programmed events on the Festival Street and in the District. Events should be tied to arts and culture when possible but shouldn't be limited to only those events. The City, or some other organization (such as an Arts and Culture District Committee

or a private foundation), must be responsible to organize, fund and operate the soft programming for the District. In the absence of an organized and dedicated programming effort, the District will fail to reach its potential as an active and vibrant part of the downtown fabric.



Sunset Triangle Plaza, Los Angeles, CA

# TEMPORARY FESTIVAL STREET ON FULTON

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Above: Filmore Square, Denver, CO; Larimer Square, Denver, CO  
Below: The Pallet Pavilion, Christchurch, New Zealand



Above: Filmore Square, Denver, CO; Larimer Square, Denver, CO;  
Below: Piccolo Spoleto Festival, Charleston, SC



Overhead lighting, banners or other artistic canopies help to create the feeling of a festive outdoor room on the street. Lighting and banners need not be permanent in order to perform the task. Moveable furnishings, kiosks and creative barriers as simple as painted pallets placed and stacked in artistic ways can help create outdoor enclosures that are customizable to events and that change over time. Simple colored lighting projected on walls, barricades or furnishings can create a special ambiance for minimal cost.





Movable, pop-up architecture in the form of shipping containers can provide shade and seating for events and for everyday use. They can be relocated to form barriers, adjust event space size and provide locations for artist's murals that enhance the artistic character of the District.

Shipping Container Parkettes, Montreal, Canada



Consideration should be given to food truck locations and a food kiosk locations during events and on regular days. One section of Fulton Street could be designated as the "outdoor food court" during events or during food truck days in the District. Alternatively, food trucks could be parked along 8th Street during events with lines queuing on the sidewalks leading to the festival street.

Top to Bottom: Shipping Container Parkettes, Montreal, Canada; Mark's Carl's, Ann Arbor MI; Food Truck Court, Jacksonville, FL

# TEMPORARY FESTIVAL STREET ON FULTON

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Overhead canopies of lights or other interesting elements create a special character on a street and create memorable experiences for visitors. These overhead displays can also serve as a billboard or landmark for the District to drivers passing in and out of the City on Capitol Boulevard and 9th Street. While more dramatic when stretching the length of the street, these overhead treatments can also be used in focused locations at intersections to form gateways to the festival street.

Clockwise from Above: City Creek Center, Salt Lake City, UT; Larimer Square, Denver CO; Boutes Roses, Montreal, Canada





TEMPORARY VENUE

**Purpose** | To test the long-term viability, design and programming of a permanent, small performance venue or plaza adjacent to the festival street on Fulton Street OR to demonstrate the types of performance possibilities in the District that should be transitioned to the permanent festival street in the future. This performance venue/ plaza will also help create a vibrant interim destination in the District that will attract residents, citizens and private development.

**Issues to be addressed** | There are currently two vacant parcels located at the center of the Arts and Culture District. The southwest corner of Fulton and 8th Street has potential to become a public destination for outdoor urban events in this part of the city in conjunction with the festival street on Fulton.

**Design** | The design of the temporary plaza on Fulton should express the artistic nature of the District and be designed in conjunction with the temporary festival street on Fulton. Design may or may not include theater style seating but should serve to accommodate small-scale performances or events. Design should reflect the artistic and cultural nature of the District and be moveable and flexible in order to adjust for various events.

**Materials** | Materials including street murals, furnishings and temporary architecture should be compatible and complementary with historical buildings in the area and the newly installed streetscapes on 8th Street. The materials need not match the buildings and streetscapes and may contrast with them in artistic ways but they should have some relationship in form, detail or theme to the history and/or culture of the District.

+ **Temporary Furnishings** | Temporary, inexpensive furnishings on the Festival Street should provide ample seating opportunities, shade, street containment, and artistic/visual interest. Furnishings could include movable tables and chairs, temporary lighting, movable planters, overhead canopies or banners and other furnishings that support festival activities and create a festive and artistic atmosphere. Funding to be provided by various entities outside of the CCDC.

+ **Temporary Plaza Painting** | In order to designate the plaza as a public place, the City should investigate painting it so that it is integrated into the design of the festival street.

+ **Events** | One of the most important things that can be done to energize and activate the Arts and Culture District is to establish regular programmed events on the Festival Street and in the District. Events should be tied to arts and culture when possible but shouldn't be limited to only those events. Organizations across the city should be encouraged to use the festival street and performance plaza as a stage of operations for a wide variety of events. Funds and agency staffing should be made available to organize a programming committee or organization that will be responsible for scheduling, fundraising and programming the plaza and festival street.

Top: Pop-Up Concert, Culver City, CA  
Bottom: The Playing Field Theatre, Southampton, England



## TEMPORARY PERFORMANCE PLAZA

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Temporary stages and seating can create intimate performance venues that are adjustable and customizable to the scale of performances. These venues can host music, theater, dance, film screenings as well as serving as a stage for impromptu street performers during lunch hours, food truck days or after-hour beer gatherings.

Temporary Stage at SXSW, Austin, TX



Left: Pickathon Tree Line Stage, Portland, OR  
Below: PROXY, San Francisco, CA



**PRECEDENT** PROXY  
What: Temporary Block Festival  
Location: San Francisco, CA  
Website: <http://proxysf.net/>  
Size: 2 blocks



SAT/SUN BIKE CLOSURE

**Purpose** | To utilize 8th Street as a public bicycle and pedestrian thoroughfare on certain days to connect the surrounding neighborhoods, Boise State University and the Boise River Parkway to downtown. The purpose is to introduce broader audiences to the Arts and Culture District and create a community-building activity for the citizens of Boise.

**Issues to be addressed** | 8th Street should be closed to vehicle traffic for certain hours of the some weekends in conjunction with organized city bicycle rides or simply as a means of encouraging alternate transportation downtown. For organized rides, street crossings of major streets should be facilitated by Boise City Police Department. For casual rides, intersections should be marked with signs and cones alerting motorists to the increased presence of bicyclists and pedestrians.

**Design** | One of the advantages of this strategy to create activity in the District is that no new designs or capital expenditures are necessary. 8th Street is already a great street and closing it to traffic at certain times will allow the public to experience it in a new and exciting way.

**Materials** | Materials need only include temporary signage and traffic cones or markers to alert motorists to the street closure and the increased potential for bicyclists and pedestrians at intersections.

+ **Events** | Street closures can coincide with events on the festival street and plaza in order to give attendees an alternate way of coming to the events. Closures can also be planned with organized city bicycle events or simply closed between certain hours to allow pedestrians and cyclists to enjoy this direct link between downtown and the river parkway system.

Right: Cambodia Town - Bike-Friendly Business Districts, Long Beach, CA  
Below: Bicycle Coffee - Grand Lake Farmer's Market Oakland, CA



## BICYCLE STREET CLOSURES

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Bicycle events can help activate and energize city streets on lazy weekends and introduce riders to the Arts and Culture District, the festival street and businesses and institutions that are located in the neighborhood. These rides are great community-building activities that bring together people of all ages and demographic groups.

Clockwise from Top: World Bicycle Day, Mexico City, Mexico; CicLAvia - 7th Street, Los Angeles, CA;



SUMMER STREETS  
What: Saturday Bike Closures  
Location: New York, NY  
Website: [www.nyc.gov/summerstreets](http://www.nyc.gov/summerstreets)  
Size: 7 miles

PRECEDENT



# LONG TERM STRATEGIES

Section C





**Purpose I** To increase the value and visibility of the existing landmarks and create new ones that add to the character and identity of the Arts and Culture District

**Design I** Design should be focused on creating visual landmarks that create visual interest and encourage exploration from within and from without the District. District monumentation and wayfinding signage should be used to mark District thresholds and define edges.

- + **Trestle Bridge Lighting I** The existing trestle bridge over the Boise River is an under-utilized gateway for the District. It could become a much more visible icon through a comprehensive lighting strategy so that it lights up at night. The lighting should accentuate the structure and lighting colors should be variable so that colors may be adjusted according to events taking place within the District. While it lies just outside of the District boundary a partnership would be necessary with local stakeholders (Boise State University, City of Boise, etc.) to secure funding.
- + **Library Vertical Landmark I** In order to strengthen the visual interest and connection between downtown, the river and the Boise Public Library, a vertical landmark of some sort is recommended for the City Library block on the 8th Street alignment. The landmark should be something that is clearly visible from Myrtle Street if not further into downtown and should entice pedestrians to walk to the Library and the River to see it. This landmark should be designed at the same time as the Library renovation to be compatible with the new design. The landmark could even be incorporated into the architecture of the Library.
- + **Fulton Street Landmark I** The Fulton – 8th Street intersection is the central public point in the District and is a part of the temporary and future Festival Street on Fulton. It also is one of the two-block “pulse points” between the Grove and the River. A vertical landmark that marks the Festival Street crossing and its centrality in the neighborhood will help provide visual interest along 8th Street. The landmark should celebrate arts and culture and mark the center of the District.
- + **District Monumentation I** Monumentation that marks the corners and thresholds of the District should be placed at the exterior intersections of the district. These monuments do not need to be large but rather they should simply mark the District and contribute to the identity and character of the neighborhood.



Top: Tempe Town Lake Bridge, Tempe, AZ  
Bottom: Big Four Ramp Project, Jeffersonville, IN

## LANDMARKS

8TH STREET CORRIDOR MASTER PLAN

Boise, Idaho

LONG TERM STRATEGIES

July 2016



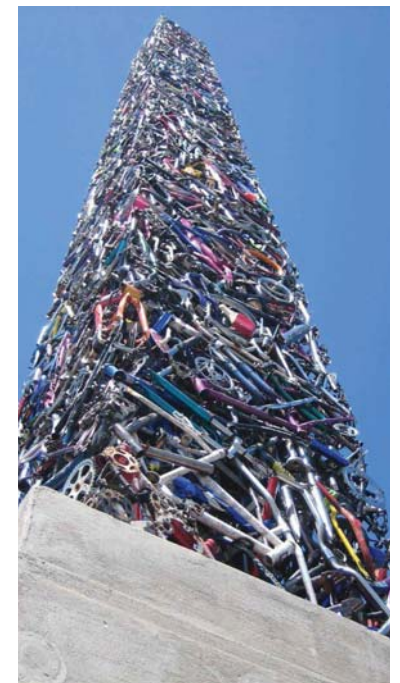
Vertical landmarks that are visible from many places outside of the Arts and Culture District can act as a spatial organizer to users of the city and create an unmistakable marker of the District's presence in the community.

The monument of Light, Dublin, Ireland



Well-designed landmarks are works of public art and can become icons of the city. They can become objects that visitors must see, photograph and touch. In this way, they become destinations that people return to over and over again and become permanently embedded in the identity of the city and the District.

Clockwise from Left: Chihuly Garden & Glass, Seattle, WA; Cyclisk, Santa Rosa, CA; I See What You Mean, Denver, CO





**Purpose** | To utilize the full potential of the Esther Simplot alley as thoroughfare and public space

**Issues to be addressed** | First and foremost, the alley should be a safe place for students of the Esther Simplot Performing Arts Academy to arrive and depart from the Academy. In addition, the alley should become a strong pedestrian link from Myrtle Street to the north to River Street and The Afton to the south. It should become part of the public realm of the District and be used for small events.

**Design** | The alley should be designed as a place for people that can accommodate vehicles when necessary for drop-off and pick-up of students.

**Materials** | As with other physical improvements in the District, materials should be compatible and complementary with historical buildings in the area and the festival street on Fulton. The materials need not match the buildings and streetscapes and may contrast with them in artistic ways but they should have some relationship in form, detail or theme to the history and/or culture of the District.

- + **Identity and Safety** | The alley along the Esther Simplot Performing Arts Academy between Myrtle and Fulton Streets and through The Afton to River Street should become an integral part of the pedestrian network of the District. The alley should be designed to prioritize student drop-off and crossing safety, encourage very slow driving speeds and to connect artistically to the Festival Street on Fulton. It should reflect the character of the institutions that are adjacent to it and promote outdoor activities associated with them.
- + **Public Art** | Partnerships with adjacent building owners should be pursued in order to display public art or murals in order to make the alley more inviting and reinforce the identity of the District.



## ESTHER SIMPLOT PERFORMING ARTS ACADEMY ALLEY

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A curbless alley encourages pedestrian cross-traffic and signals motorists to drive at very slow speeds. The artistic canopy and painted light poles along with moveable furniture create a pedestrian friendly environment and a memorable outdoor experience. Future buildings that may be constructed adjacent to the alley should ensure that active entrances and patios face the alley. Existing buildings should also find ways to open onto the public space of the alley to help activate it.

Umbrella Sky Project, Águeda, Portugal



Active ground floor uses in buildings with entrances and patios, porches or seating areas help activate and enliven the street and provide quiet places for employees, students and others to take breaks, eat lunch or wait for parents. Creative street furniture that is attractive to kids should be considered for the alley for play and safe zones for pick-up and drop-off.

Top to Bottom: Pedersen+Lennards's Field Office, Cape Town, South Africa; Pop-Up Street Furniture, Seattle, WA; The Yellow Picnic Wave - Vancouver, Canada



MURAL ALLEY

**Purpose** | To create additional interest and destination points within the District that encourage pedestrian circulation within the blocks as well as on the streets

**Issues to be addressed** | Inactive and potentially unsafe space behind buildings in the neighborhood can be transformed to interesting and active gallery space.

**Design** | The alley should be designed as a safe, well-lit walkable corridor that gives people an additional walking route through the neighborhood and enhances the character of the District.

**Materials** | As with other physical improvements in the District, materials should be compatible and complementary with historical buildings in the area and the festival street on Fulton. The materials need not match the buildings and streetscapes and may contrast with them in artistic ways but they should have some relationship in form, detail or theme to the history and/or culture of the District.

+ **Public Art** | Public art should be utilized along 8th Street to add character and interest to the District and to enhance the beautiful existing streetscape and reinforce the link between downtown and the river.

+ **Alley Murals** | The alley that runs north and south between Capitol Boulevard and 8th Street should be considered for outdoor, large-scale mural artwork on the blank building facades that face it. This would provide needed space for mural artists within the city and create an art walk destination within the District. Alleys should be lighted for safety and artistic interest and could serve as auxiliary festival space to the Festival Street on Fulton.

Public art along city streets creates memorable experiences and adds life and character to neighborhoods. It can also encourage exploration and movement as people move from piece to piece along corridor.

Clockwise from Top: Forever Marilyn, Chicago, IL; The BUS Project, Baltimore, MD; The Sequence, Brussels, Belgium



## PUBLIC ART AND MURALS

8TH STREET CORRIDOR MASTER PLAN | Boise, Idaho | **LONG TERM STRATEGIES**

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Curated murals created on blank walls by local and national artists can draw repeat visitors and create a destination in the city. Painted walls in alleys makes use of otherwise inactive and potentially unsafe space in the neighborhood and turns it into an asset to be celebrated.

Wynwood Walls, Miami, FL



Mural walls not only help create an interesting artistic, walkable neighborhood but they can also be changed over time so that the displays do not remain static. The alley could be closed for special events or even leased out to generate a small revenue stream for the District.

Wynwood Walls, Miami FL



WYNWOOD WALLS  
What: Street Art Gallery  
Location: Miami, FL  
Website: [www.thewynwoodwalls.com](http://www.thewynwoodwalls.com)  
Size: 80,000 SF of Wall Space

PRECEDENT





**Purpose** | To recommend a comprehensive public parking study of the downtown area in order to develop a parking plan for the District that will satisfy demands as surface lots are developed over time.

**Issues to be addressed** | Concerns about parking were among the highest concerns of stakeholders. Parking needs for the district and downtown should be addressed in a comprehensive parking study that takes into account all existing parking, new parking being built as a part of the JUMP project and build out scenarios for the District. We recommend looking at user demographics, habits and destinations to determine opportunities for lot sharing. The short-term priorities identified above should not have a major impact on parking needs in the District except for major Festival Street events which typically take place in the evening or on weekends.

**Design** | Any new parking structures to be constructed in the District should provide active uses at the ground level such as retail shops or artist's studios or galleries. Studios and galleries can be located in places where it would be difficult for retail uses to survive and leased at rates that artists can afford. This accomplishes the goal of active streets or pedestrian ways while providing space to artists in the District.

**Materials** | As with other physical improvements in the District, materials should be compatible and complementary with historical buildings in the area and the festival street on Fulton. The materials need not match the buildings and streetscapes and may contrast with them in artistic ways but they should have some relationship in form, detail or theme to the history and/or culture of the District.

## PARKING

8TH STREET CORRIDOR MASTER PLAN

Boise, Idaho

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Small artists studios inserted into the ground level of parking structures create an active street while providing inexpensive space for local artists. Even surface parking lots can be designed or painted in artistic ways that contribute to the overall character of the District. These are relatively inexpensive ways to turn potential liabilities into community assets.



Top: Block 7, Belmar, CO  
Bottom: Dandelions by Roadsworth, Montreal, Canada



Parking garages should fit the architectural or cultural context of the District. They should provide active uses at the ground level and screen parked cars from the public realm on upper floors.



Top: 15th & Pearl Parking Garage, Boulder, CO  
Bottom: Conceptual Rendering - Station Center, Salt Lake City, UT





# SCENARIOS

Section D



**Description I** Development Scenario A contemplates a minimal amount of future development in the District. This development takes place on currently vacant parcels or parcels that currently are being used for surface parking lots.

#### Pros I

- + Complements and completes the residential uses currently being built or planned in the District.
- + Encourages utilization of downtown amenities (library, parks, museum, etc) and living close to work.
- + Commercial office uses complement existing office and entrepreneurial services located on the northeast block such as The Trailhead.
- + Fills development gaps in the District fabric and helps define street edges facing onto the festival street at Fulton.

#### Cons I

- + Relatively small increase in overall density of uses in the District
- + Consumes public parking which is already deemed to be lacking in the District.

## SCENARIO A

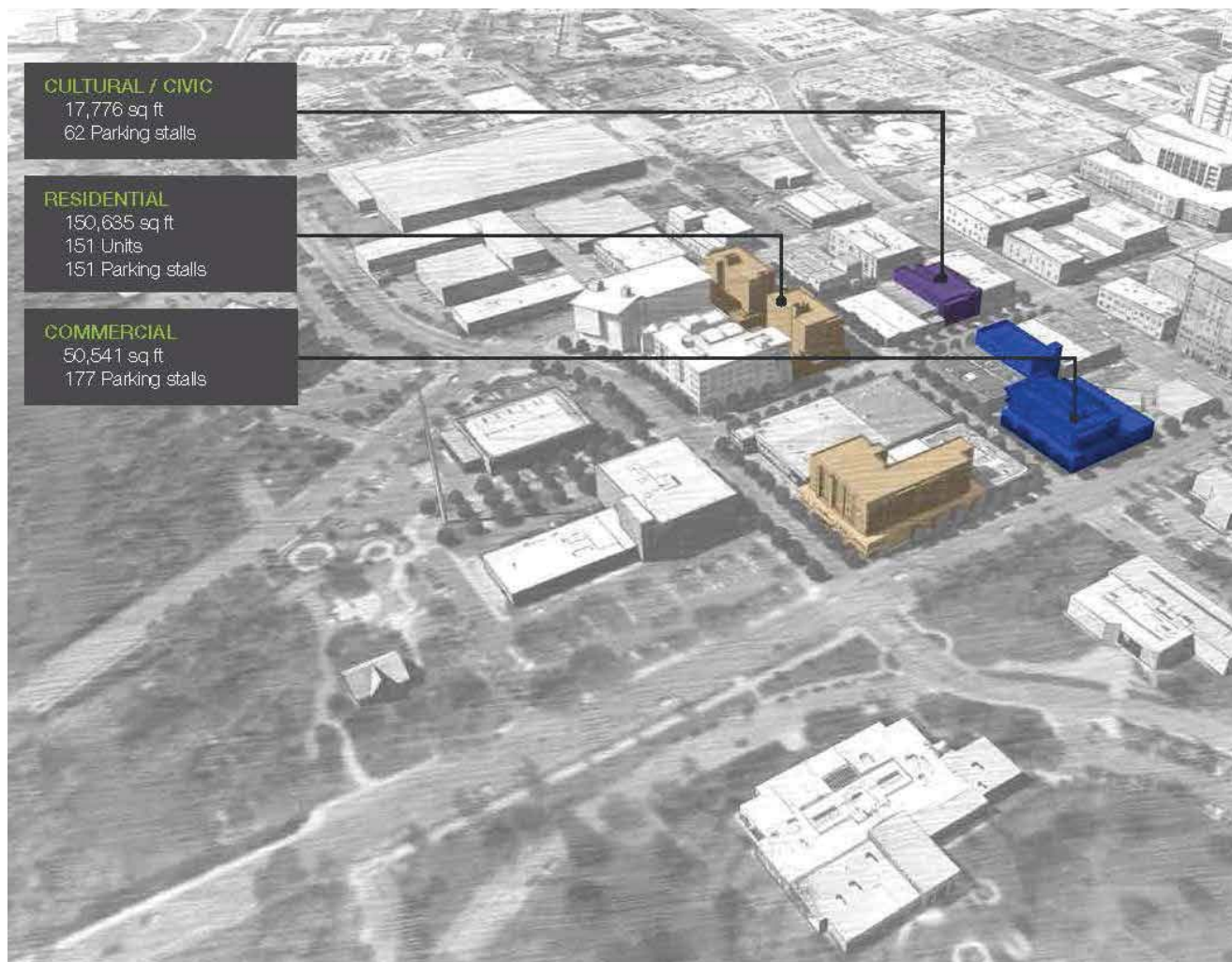
8TH STREET CORRIDOR MASTER PLAN | Boise, Idaho | SCENARIOS

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#### CULTURAL / CIVIC

17,776 sq ft  
62 Parking stalls

#### RESIDENTIAL

150,635 sq ft  
151 Units  
151 Parking stalls

#### COMMERCIAL

50,541 sq ft  
177 Parking stalls

**Description I** Development Scenario B builds on Scenario A and contemplates the insertion of additional institutional and commercial buildings on northern 8th Street. The institutional building should expand or complement the existing institutions on that block while the commercial building should serve as a link between 8th Street and the commercial uses proposed on Fulton and Capitol Boulevard. This scenario also contemplates the demolition and reconfiguration of the current strip retail facing Capitol Boulevard. Retail uses could be maintained at the ground level with new residential development above. This scenario increases the number of people living and working in the District which will serve to activate and enliven the public realm.

#### Pros I

- + Increased number of residents and employees in the District and adjacent to downtown.
- + Increased density increases land values
- + Fills gaps in the neighborhood fabric and increase the active uses on the ground floor of all blocks in the District.
- + Presents an architectural facade to Capitol Boulevard and thereby enhancing the entrance sequence of people coming into the city.

#### Cons I

- + Displaces existing public parking

## SCENARIO B

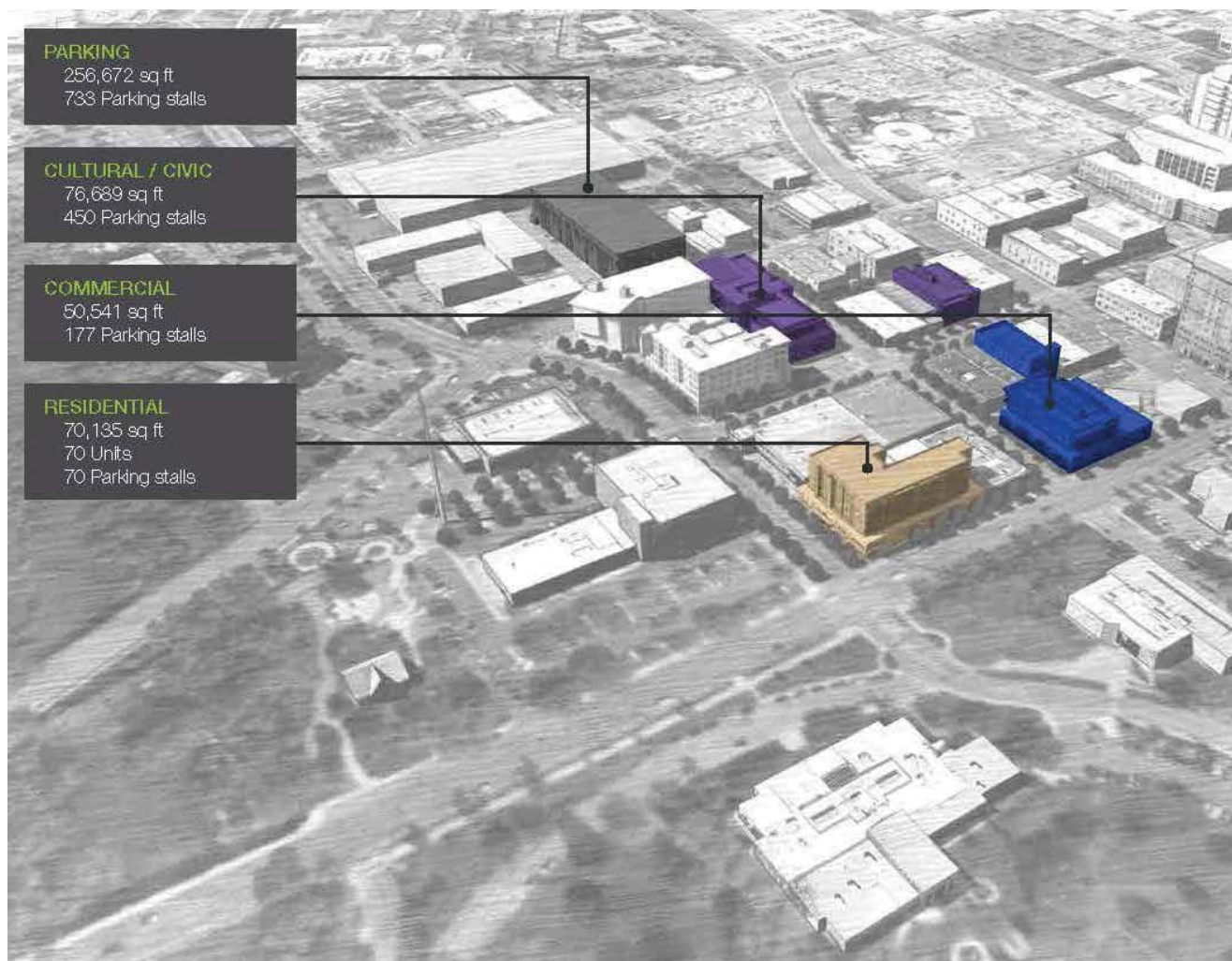
8TH STREET CORRIDOR MASTER PLAN | Boise, Idaho | SCENARIOS

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**Description I** Development Scenario C is identical to Scenario B with the exception of a new cultural institution being contemplated at the center of the District on Fulton Street between 8th and 9th Streets. The cultural institution could be a large capacity theater or other type of cultural facility that would act as the anchor to the District. A plaza entrance plaza is located in front of the building on the corner of 8th Street and Fulton and could accommodate small outdoor performances. This scenario contemplates a large parking structure on the west side of 9th Street that would supply parking for the cultural facility as well as displaced surface parking lots in the District.

#### Pros I

- + Locates a large cultural facility in the center of the District that would act as a destination and anchor for the neighborhood.
- + Adds a small performance plaza to the corner of the festival street at Fulton and 8th Street.
- + Replaces lost surface parking
- + Fills gaps in the neighborhood fabric and increase the active uses on the ground floor of all blocks in the District.
- + Presents an architectural facade to Capitol Boulevard and thereby enhancing the entrance sequence of people coming into the city.

#### Cons I

- + Locates parking across busy 9th Street.
- + Reduces residential density and the number of people living in the District.

## SCENARIO C

8TH STREET CORRIDOR MASTER PLAN | Boise, Idaho | SCENARIOS

July 2016









**Description I** Development Scenario D is the densest of the four Development Scenarios. This Scenario contemplates a large cultural institution on the corner of Myrtle Street and Capitol Boulevard. The cultural institution could be a large capacity theater or other type of cultural facility that would act as the anchor to the District. It is linked to 8th Street through an annex building through the center of the block. A parking garage that would supply parking for the cultural facility as well as the remainder of the District is located on the corner of River Street and Capitol Boulevard. The retail uses currently located on that site could be moved into new retail space on the base of the parking garage and facing onto River Street. A large residential complex is located on 8th Street at the site of the existing Foothills School. The residential units would be built over the existing building in order to preserve the architectural facade of the school. This scenario creates the biggest residential base of the four scenarios and therefore the most people living in the District.

#### Pros I

- + Locates a large cultural facility in the District that would act as a destination and anchor for the neighborhood.
- + Locates the cultural facility on Capitol Boulevard along with other cultural assets such as the museum. This is a very visible corner.
- + Adds a small performance plaza facing onto the festival street at Fulton and Capitol Boulevard.
- + Replaces lost surface parking.
- + Fills gaps in the neighborhood fabric and increase the active uses on the ground floor of all blocks in the District.
- + Maximizes the number of people living in the District.
- + Presents an architectural facade to Capitol Boulevard and thereby enhancing the entrance sequence of people coming into the city.

#### Cons I

- + Locates a large parking structure in the District that consumes valuable real estate.
- + Reduces residential density and the number of people living in the District.

## SCENARIO D

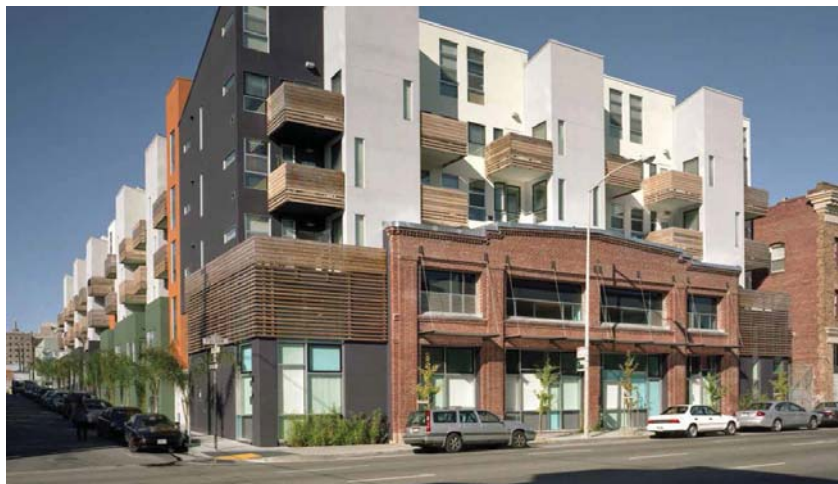
8TH STREET CORRIDOR MASTER PLAN | Boise, Idaho | SCENARIOS

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Residential buildings should reflect the cultural and architectural history of the District. Rather than being historical reproductions, they should interpret historical forms and materials in modern, artistic ways. Industrial materials such as brick, concrete, steel and glass are appropriate for the District. Buildings should meet the street at a human scale of one to three stories with setbacks for additional floors above.

Clockwise from top left: Cube Lofts, Toronto, Canada; 21 Clarence Place, San Francisco, CA; Folsom & Dore, San Francisco, CA

## RESIDENTIAL

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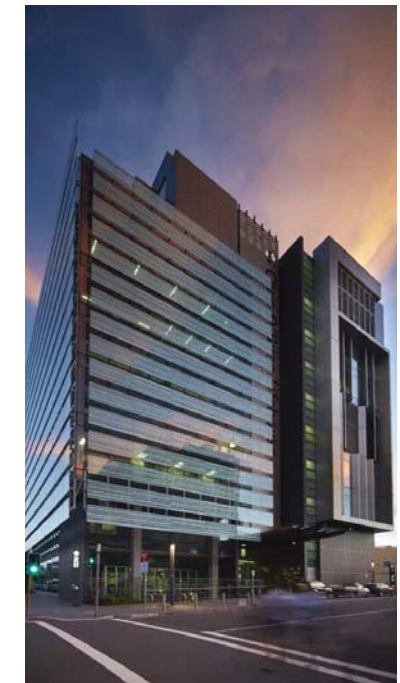


Commercial buildings should reflect the cultural and architectural history of the District. Rather than being historical reproductions, they should interpret historical forms and materials in modern, artistic ways. Industrial materials such as brick, concrete, steel and glass are appropriate for the District. Buildings should meet the street at a human scale of one to three stories with setbacks for additional floors above.

Studio 5C, Tempe, AZ



Clockwise from top left: Zentro Office Building, La Molina, Peru; Chris O'Brien Lifehouse, Camperdown, Australia; Supply Laundry Building, Seattle, WA



## COMMERCIAL

8TH STREET CORRIDOR MASTER PLAN | Boise, Idaho | PRECEDENT IMAGES

July 2016





Cultural and civic buildings should act as magnets or lanterns for the District. They should be open and welcoming with large transparent facades. Active uses should be located at the ground level in the form of lobbies, cafes and gift shops.



Clockwise from top left: Eccles Theater, Salt Lake City, UT; The City Library - Marmalade Branch, Salt Lake City, UT; Kunsthaus (Cultural Center) Weiz, Weiz, Austria.



Top: The Carve, Oslo, Norway  
Bottom: Public Records Office of Northern Ireland, Belfast, Northern Ireland



## CULTURAL/CIVIC

8TH STREET CORRIDOR MASTER PLAN | Boise, Idaho | PRECEDENT IMAGES

July 2016





Parking structures should contribute to the architectural character of the District. Active uses should be located at the ground level to provide continuity to the pedestrian experience and to activate the street. Ground level uses might include retail shops, artist studios, professional offices or gyms. Entrances to public parking should be clearly marked and, wherever possible, should not be located on primary pedestrian streets.

Block 7, Belmar, CO.



Clockwise from top left: Santa Monica Civic Center parking, Santa Monica, CA; Park Place, Missoula, MT; Festspielgarage Erl, Erl, Austria.



## PARKING

8TH STREET CORRIDOR MASTER PLAN | Boise, Idaho | PRECEDENT IMAGES

July 2016