



DOWNTOWN PARKS and PUBLIC SPACES

Master Plan





DOWNTOWN PARKS and PUBLIC SPACES *Master Plan*



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DOWNTOWN PARKS and PUBLIC SPACES *Executive Summary*

LIV Boise's Principles

- Lasting Environments
- Innovative Enterprises
- Vibrant Communities

Downtown Boise Guiding Principles

- People + Ideas = Innovation
- Entertainment + Energy = Celebration
- Connectivity + Convenience = Transportation

Parks and Public Spaces Principles

- Anchor Distinct Downtown Neighborhoods
- Highlight Nature in Downtown
- Celebrate the History, Art, and Culture of the City
- Connect Places, Energize People

City of Trees, River, and Neighbors

Downtown Boise is developing at an unprecedented pace, in part, because of its mix of services, broad range of uses and spaces, and the sheer (and growing) number of people moving in, out and around it at all times of the day, week and year. It is increasingly bustling with places to live, work, play, and learn while still retaining a reputation for friendliness, ease of mobility and small town charm.

Increasing development compels our need to identify locations for parks and public spaces that complement Boise's growth, and make the highest and best use of land in the Downtown. This "boom time" also offers opportunities to create more vibrant mixes of land uses, and propel areas of nascent activity into thriving places. There are a number of investment resources available now—from impact fees to urban renewal district funds to public-private partnerships—that can help galvanize the vitality of Downtown Boise. But perhaps most excitingly, Boise is poised to see the rise of distinct Downtown neighborhoods and districts that are beautified by their relationship with nature; anchored by history and culture; bolstered by housing, businesses and activities; connected through a well-planned transportation system; and energized by signature parks and public spaces.

Downtown Parks and Public Spaces Master Plan lays out a vision for our next generation of parks and public spaces—places that connect people to nature, citizens to government, students to learning, businesses to resources, and neighbors to each other.

What We Heard

In order to gain a better understanding of opportunities to improve, expand, and develop Downtown parks, open spaces, and the public right of way, the City of Boise engaged a wide range of perspectives. In the summer of 2015, listening stations were set up at public events throughout Downtown, collecting input from more than 250 members of the general public. Additional outreach included a number of focus group meetings with key Downtown stakeholders.

Citizens indicated what they liked and disliked about Downtown. The places that people indicated that they “loved or liked”

corresponded with places that currently exhibit qualities of vibrant open spaces and public places. The places that people disliked were more often than not underutilized, vacant, or lacked key elements such as lighting or public seating. A comprehensive list of respondent reactions is on the following page. Overall, respondents strongly supported efforts to create, maintain, and activate current and future public spaces (for a full description of input see “Public Outreach Summary Appendix” in *Downtown Parks and Public Spaces*).

Downtown Stakeholders...

Represent

- **General public**
- **Programming, design, and placemaking**
- **Downtown businesses, events, and economic development**
- **Residents**
- **Landowners, developers, designers, and real estate professionals**

Are

- All ages, from young adults to seniors
- “Super Users” (almost daily use)
- Mostly work, play, and live Downtown
- Love to relax, be entertained, enjoy recreation, and like to people watch
- Unanimously support efforts to create, maintain, and activate public spaces



Love

- **Streets, sidewalks and alleys**
- Plazas and spaces around buildings

Wish there were More and Improved

- Plazas
- Restrooms
- Fountains
- Parks
- Art
- Playgrounds
- Pedestrian- and bike-friendly streets
- Outdoor seating
- Improved alleys
- Less surface parking



Believe the Key to a Vibrant Downtown is

- **More people living Downtown**
- Attracting employers and employment
- Creating unique districts and character with art, design and features
- Providing transportation choices



Support Public Spaces by

- Supporting Downtown initiatives or projects
- Creating programming, events and activities
- Spending time and money Downtown and encouraging others to do the same



Key Investment Areas:

- Fulton and Broad Streets
- River Street Neighborhood
- West Downtown (Westside and West End)



Keri Anderson photo



Matthew Wordell photo

LOVE



- **8th Street**
- Grove Plaza
- Basque Block
- BODO
- Greenbelt and “Big 3” Parks



LIKE



- Boise Art Museum / Main Library! / Anne Frank Memorial
- Boise High School (tennis courts, track, and field)
- Rhodes Skate Park
- Freak Alley
- Main Street and Idaho Street (blocks adjacent to 8th Street)
- Linen District



MIXED FEELINGS



- Main Street and Idaho Street (2 blocks or more from 8th Street)
- Capitol Building and Park
- C.W. Moore Park
- Shoreline/Riverside/Pioneer/Noble (underused parks)



NOT WORKING



- Underutilized properties near Greenbelt (River Street Neighborhood and West End)
- Unused Plazas and Blank Building Facades



DON'T LIKE



- Areas around Connector
- Main-Fairview Area
- Surface Parking
- Empty Lots (Parcel A and B)
- **Front Street and Myrtle Street**



Trends and Patterns

“Trends and patterns” highlights how people are using Downtown and its parks and public spaces today, and identifies implications for how we should respond to these trends. Smart, catalytic investments that thoughtfully respond to the trends and patterns in Downtown can serve our existing and future populations, improve circulation, foster innovation and spark fun and celebration.

Existing and Future Parks and Public Spaces

The Boise River and Greenbelt, Boise State campus, and the Central Business District abound with parks and public spaces. These spaces serve a wide variety of people—a significant number of workers and a growing number of Downtown residents and visitors. These parks and public spaces act as all-day, late-night and year-round attractions, making Downtown more active and interesting, more of the time, for more people. With this strong public life structure in place in the core and along the river, it’s now time for Boise’s public spaces and parks to fan out further into Downtown.



Implications

- Invest in new parks, public spaces and streetscape improvements in existing neighborhoods, particularly in the western part of Downtown.
- Green infrastructure should be further incorporated into Boise’s Downtown neighborhoods, particularly in the western areas of Downtown where urban tree canopy is thinnest.
- Strategically use pathways, street investments and linear parks to create more high-quality connections, similar to the 8th Street Corridor and the Boise Greenbelt.
- To make higher density housing enjoyable, Downtown should offer out-the-front-door access to a generous, diverse range of parks, plazas, shops and restaurants, and attractive streetscapes.
- New housing development should add to the range of housing options, mixing in throughout Downtown to take advantage of parks and public spaces in their existing locations.
- Play spaces for children, with nearby seating areas for family and friends.



Living in the City

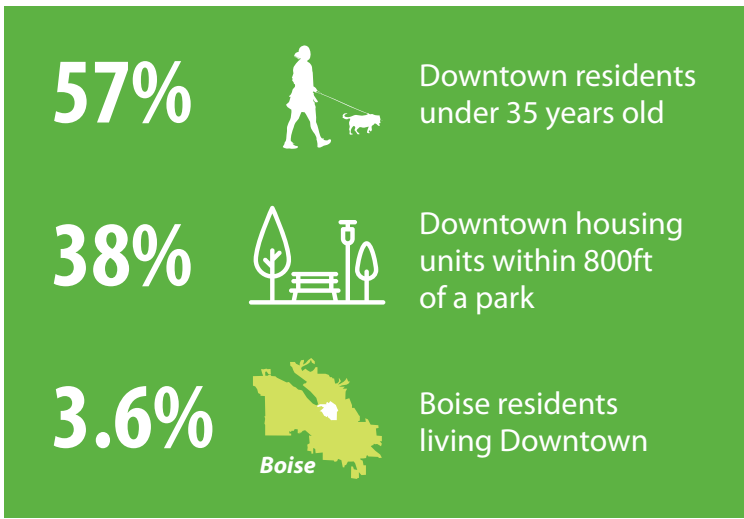
Currently, most Downtown residents live outside the core, in neighborhoods with less retail and dining options, and fewer parks, trees and green spaces. The western areas of Downtown have higher concentrations of residents, but fewer public life amenities. On the flip side, areas in the east and central parts of Downtown with a higher number of parks, public spaces and shopping and dining venues have fewer residents nearby. Front and Myrtle Streets and the Boise River create pinch points for some residents, limiting access to large regional parks, such as Julia Davis and Ann Morrison Memorial Park.

The number of Downtown residents and housing is increasing, though Boise still lags behind other cities, such as Salt Lake City and Portland. Downtown housing is primarily single-family or larger multi-family. Downtown residents are relatively young, with 57% under the age of 35, versus 30% for the City as a whole. They also live in smaller households and typically rent rather than own their homes.

- Housing Areas*
- Grocery**
- Drugstore***
- Schools**
- Library**

Source:
 *Ada County Assessor - Ada County Parcel Data joined with Residential Characteristics Table
 **City of Boise GIS - Ada County Grocery Store, Ada County Schools, Ada County Libraries
 ***Google Earth Verification

Trends and Patterns



Trends and Patterns

81%



Number of locally-owned Downtown businesses

16.5%



Downtown employment growth in the last decade

1:11



Ratio of residents to employees Downtown

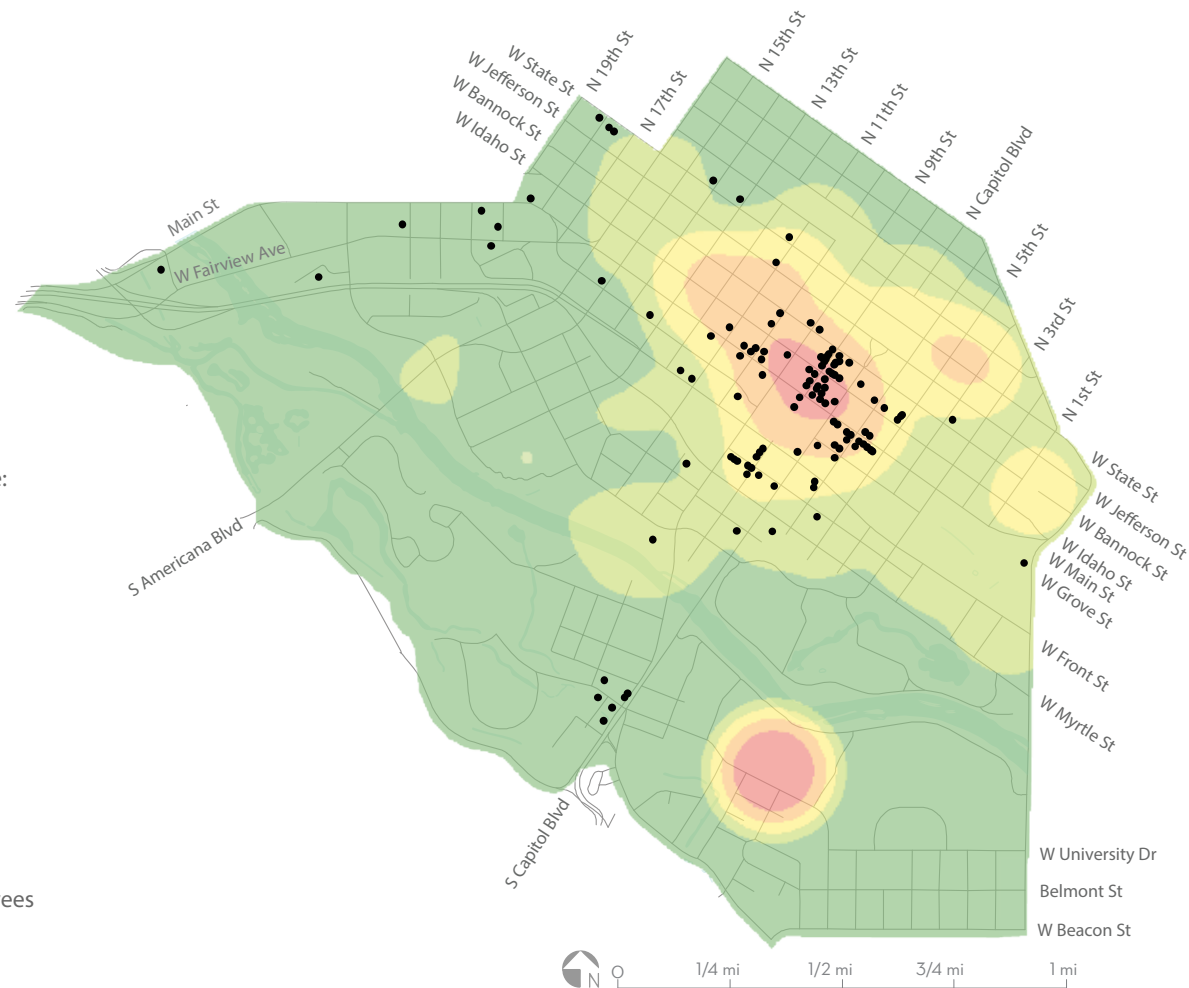


Working in the City

Public life patterns in Downtown Boise are deeply tied to the workday. The Central Business District, St. Luke's and BSU's campus are core employment centers that are generally well-served by public spaces. Boise's workforce continues to expand at a rapid rate, and Downtown remains the region's largest employment center. Spaces and places serving workers Downtown have a distinctly local, urban feel, which contributes significantly to Downtown character and employee quality of life. Downtown Boise has one of the lowest resident/employee ratios in the United States with 1 resident for every 11 employees. For reference, Portland has 1 resident for every 4.2 employees and Denver has one resident for every 8.8 employees (ULI Trends in Housing, 2013).

Implications

- As employment and small businesses expand, integrate and use public spaces to support worker and customer experience.
- Existing public spaces near employment centers should offer more programming and ways to activate the space.



Employee Density per Acre:

- 0 - 11,000
- 11,000 - 30,000
- 30,000 - 55,000
- 55,000 - 85,000
- 85,000+

● Restaurant/Cafe/Bar

Source:
*City of Boise GIS- 2013
Business Locations Employees
and Ada Business Data

Trends and Patterns

1,469



number of hotel rooms Downtown

20%



increase in visitors to Boise from 2009 to 2014

477



number of new rooms currently under construction

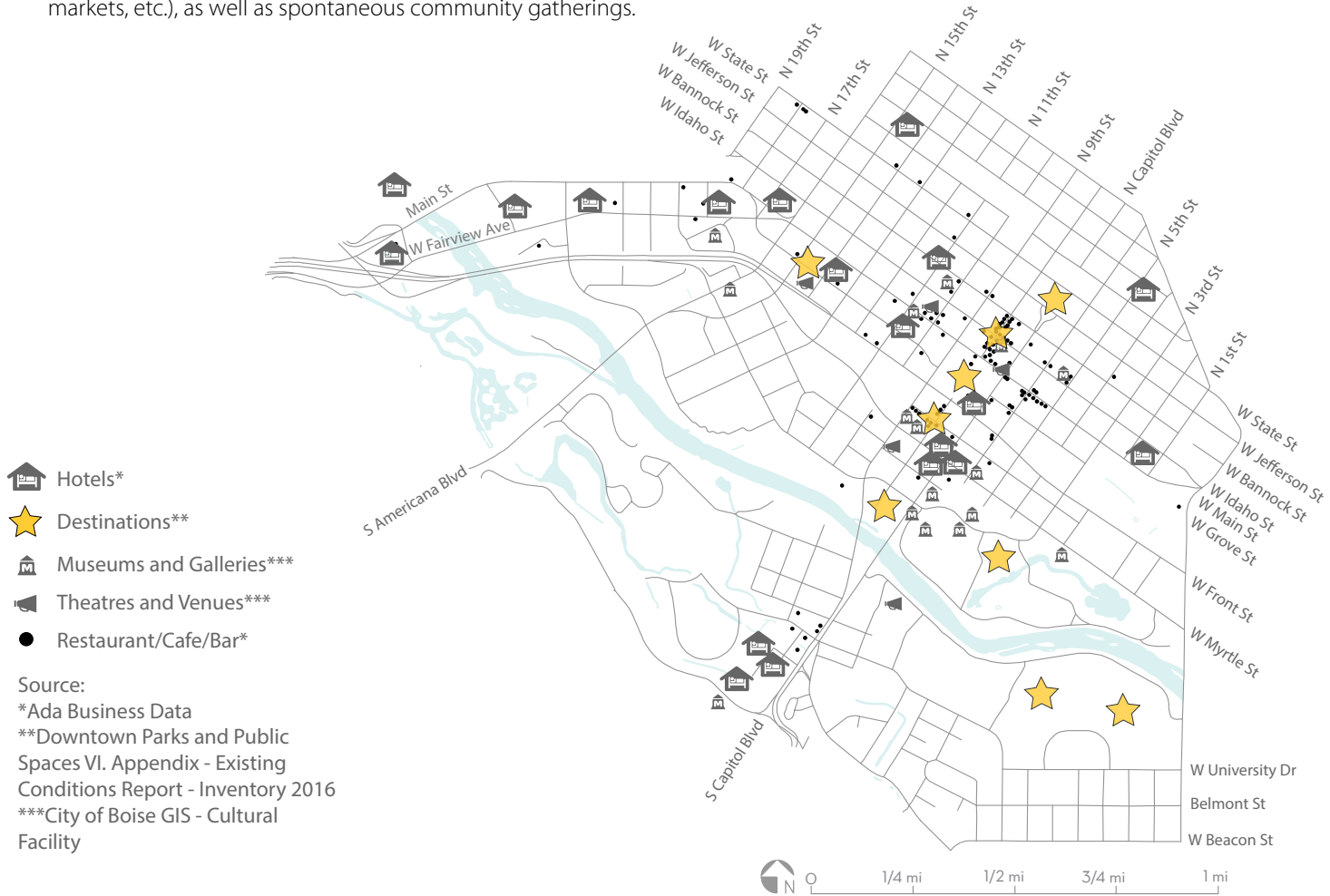


Visiting the City

Strolling and exploring the streets, shops and plazas of towns small and large is the world's single most popular tourist activity. Downtown already sees a significant number of visitors, year-round, and these numbers are increasing. With the exception of a few existing and new hotels under development near the Downtown core, visitor accommodations are isolated from many of the public spaces that showcase Boise's best qualities and would be of most interest to visitors. Also, the number of visitors to Downtown is an elusive figure. Comprehensively tracking Downtown tourism will help improve our understanding of visitor demand and desired experiences, and integrate visitors into the city.

Implications

- Use linear parks and streetscape improvements to enhance Downtown mobility and the quality of the pedestrian experience and to better welcome visitors into the heart of the city.
- Provide spaces for a range of public gatherings, including spaces for programmed events that draw visitors (music festivals, markets, etc.), as well as spontaneous community gatherings.



● Hotels*

★ Destinations**

■ Museums and Galleries***

■ Theatres and Venues***

● Restaurant/Cafe/Bar*

Source:
*Ada Business Data
**Downtown Parks and Public
Spaces VI. Appendix - Existing
Conditions Report - Inventory 2016
***City of Boise GIS - Cultural
Facility

Recommendations

Many different kinds of parks and public spaces are needed for Downtown Boise and its different neighborhoods. The following catalytic projects will meet the growing range of needs and desires for public spaces and public life in Boise’s Downtown. Our community’s ambitious aim is to complete these projects within the next decade—many of them sooner. A range of projects are identified—from streetscape improvements to small pocket parks to grand plazas.

Priority Projects

Recommendations are based on:

- Existing plans and proposed projects
- An assessment of future development and use patterns
- Support from the community
- Our collective ability to develop the projects
- An overall vision for the Downtown

This map identifies priority park and public space projects. These are not the only projects that can or should be developed in Downtown Boise. Additional ideas are contained on the following pages, and more are summarized in the City of Boise’s *Downtown Parks and Public Spaces Master Plan*, which collects the wealth of ideas generated over the years. Others will certainly be proposed as our Downtown evolves. This short list of doable projects represents our best next steps for keeping Boise a brilliant place to live, work, visit and learn.



1 River Street

- Plaza at intersection of Ash-Miller-Grand near the Pioneer Pathway
- **Hayman House community pocket park**



2 West End

- Large public plaza near Whitewater Park Boulevard and Main Street.
- Improve or remove informal access points to the Boise River and the Greenbelt.

3 Westside

- Indoor/outdoor Farmer’s Market
- Large plaza near 11th and Bannock Streets
- Grove “Green Festival” street plaza

4 Near North End

- Streetscape and public space enhancements along 11th Street, connecting the Near North End to the Boise River
- Boise High Pedestrian Mall

6 Old Boise/Eastside

- **Old Boise linear park**
- **Capitol Park movable seating, play structures and programming**



6 Central Business District

- **Green Alleys/Art Alleys**
- **Borah Post Office microplaza**



7 Central LIV

- Streetscape and public space enhancements along 5th Street and Broad Street, connecting the Central LIV District to the Central Business District, Old Boise, and Julia Davis Park.



8 Cultural

- Main Library! campus plaza and play areas
- Test “pop-up” programming
- **Fulton Street parklets and streetscape design**



9 Gateway

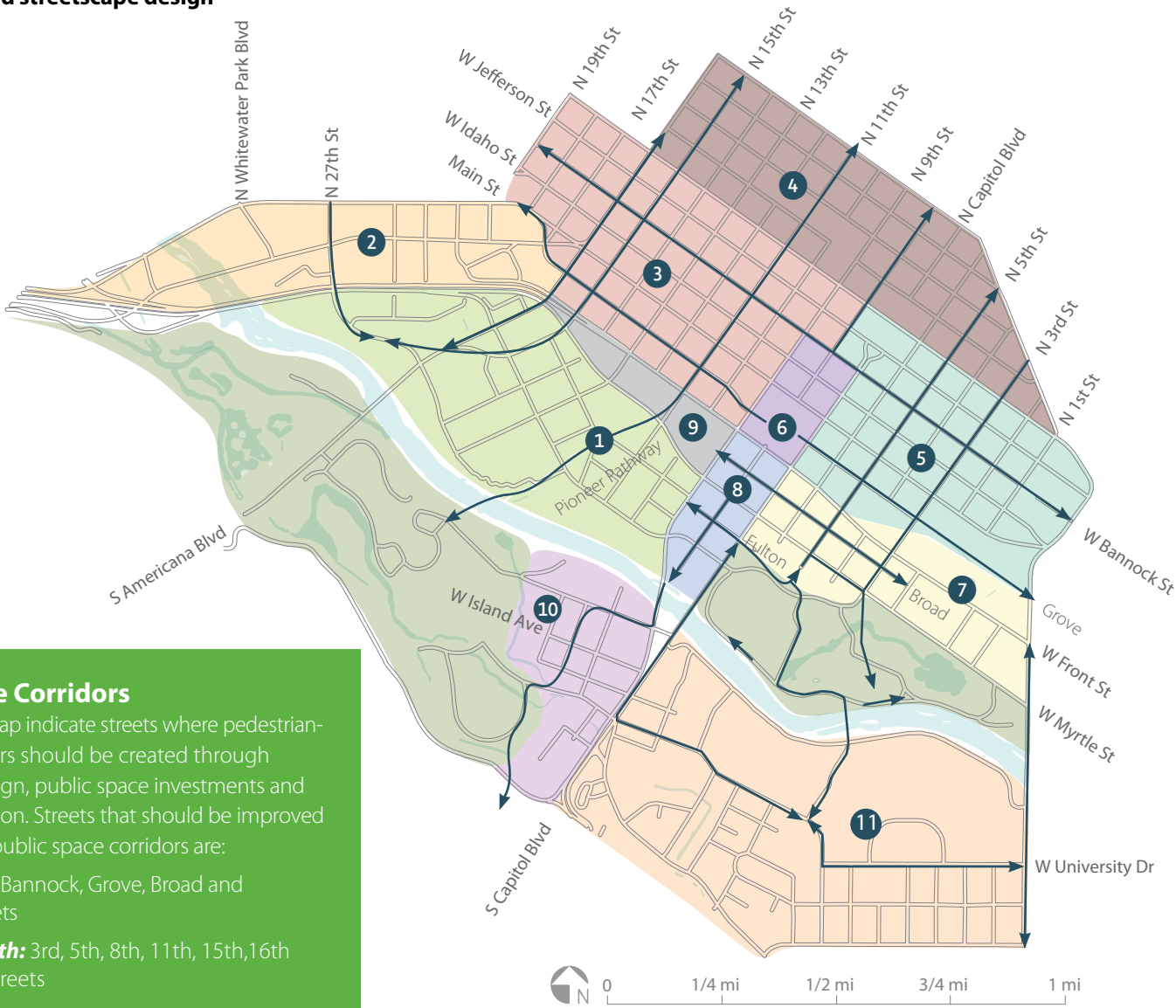
- Continue to enhance 15th and 16th Streets as major bicycle and pedestrian corridors through the Downtown.
- Improve timing of traffic signals on Front and Myrtle Streets between 3rd and 13th Streets

10 Lusk

- Bike/Pedestrian Path from Downtown to Boise Depot/Boise Bench
- Develop Island Street as a neighborhood festival street
- Additional Boise River crossings between 9th St. and the Pioneer Pathway

11 BSU

- Enhance BSU connections to Downtown.



Public Space Corridors

Arrows on the map indicate streets where pedestrian-oriented corridors should be created through streetscape design, public space investments and program activation. Streets that should be improved to create these public space corridors are:

- **East-West:** Bannock, Grove, Broad and Fulton Streets
- **North-South:** 3rd, 5th, 8th, 11th, 15th, 16th and 27th Streets

Little Details

Allow traditional kiosks along the Boise Greenbelt or other parks for small-scale commercial activity.



Increase programming to enliven existing spaces, such as Capitol Park and C.W. Moore Park.



Test street closures along Washington, 10th and 11th, Broad, Fulton and Island in conjunction with pop-up programming.



- Add public restrooms and drinking water in or near public spaces throughout Downtown.
- Add movable seating and movable or “pop up” play structures to parks and plazas throughout Downtown.
- Improve or remove informal access points to the Boise River and the Greenbelt—particularly on the north bank. Initially prioritize junctions with the Pioneer Pathway and Shoreline Park.
- Improve timing of traffic signals on Front and Myrtle Streets between 3rd and 13th Streets to decrease pedestrian wait times.
- Create Borah Post Office microplaza.
- Improve quality of alleys stemming from 8th Street in the Central Business District through green alleys/art alleys program and redesign.



Complete Pioneer Pathway plan by adding proposed plazas and play structures, better serving residents of the River Street neighborhood.



Repurpose parking lots to create pocket parks on the north and south sides of Rhodes Skate Park.

- As development between Front and Myrtle takes place near the Connector, design these spaces to create a green, welcoming “front door” into Downtown.
- Develop an Old Boise linear park, or “thru-block,” from the Assay Office to the eastside of City Hall.
- Incorporate microplazas on 5th Street south of Front Street to create a strong pedestrian connection from the Central LIV District into Julia Davis Park and Fulton Street.
- Create a small street plaza at the intersection of Ash, Miller and Grand in the River Street Neighborhood. Develop grounds around the Hayman House as a neighborhood gathering space.
- Create a north-south pathway from the Boise Depot to Ann Morrison Park for high-quality pedestrian access from Boise Bench neighborhoods to the Downtown and points north.
- Redesign Fulton Street from 9th Street to Julia Davis Park with streetscape improvements, parklets and public art.
- Develop Island Street as a neighborhood festival street and incorporate parklets in the Lusk District to create neighborhood gathering space and improve quality of the connection to Downtown.

Big Ideas



Develop a commercial shopping/dining “river walk” in the West End or River Street Neighborhood.



Enhance the 11th Street corridor from the Near North End to the Boise River with streetscape improvements, public spaces and a large gathering space near Bannock Street.

Public Spaces: Small to Large



Tools and Resources

The creation of parks and public spaces most effectively and creatively occurs through collaborative efforts of public agencies and private investment, and with the support of citizens, businesses and local organizations. Boise is fortunate to have a development community that is committed to elevating the quality of life of the area and broadly supports vibrant parks and public spaces in the Downtown. These types of spaces also complement, attract, and stimulate high-quality, private development.

This summary identifies just some of the resources available. Already many of these tools have been used to add to the vitality and enjoyment of Downtown. There are also new resources that can help create needed spaces. The initiative and innovation of our collective efforts and investments can have profound impacts on Boise’s next generations, and build on our great legacy.

- Parks and recreation impact fees
- Levies- land donations- direct funding and donations
- Public agency partnerships
- Master license agreements
- CCDC Capital Improvement Plan
- CCDC Participation Program
- Private investment and public-private partnerships



Contact

City of Boise
Planning and Development Services (PDS)
pds.cityofboise.org

Parks and Recreation
parks.cityofboise.org

Sources

- US Census Bureau, American Community Survey, 2009-2013 5-Year Average.
- Downtown Parks and Public Spaces Plan, 2016.
- CCDC Boise.
www.ccdcboise.com/economic-growth/boise-statistics
- US Census Bureau, American Community Survey, 2009-2014 5-Year Estimates.
- ULI 2013, Trends in Housing Boise, Idaho.
www.storycommercial.com/loads/1/8/4/7/18471354/localconstruct_-_uli_boise.pdf



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Read More...

Review the complete *Downtown Parks and Public Spaces Master Plan* at pds.cityofboise.org/planning/comp/dpps



DOWNTOWN PARKS and PUBLIC SPACES

I. Introduction



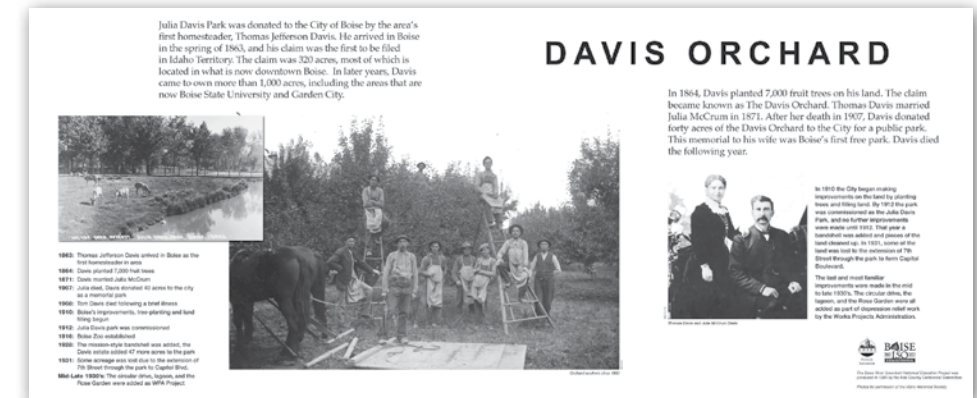
History

Downtown Boise is the heart of the City – historically, symbolically, and economically. Since its founding, it has served as the center of trade, commerce, and culture in the region. Over 150 years later, it is still going strong and has emerged as one of the preeminent urban places in the Inland Northwest. Today, a number of new buildings and large-scale projects, as well as several far-reaching initiatives involving transportation, housing, economic development, and livability are coming together to forge a new direction for Boise and its Downtown.

Parks and public spaces have long played an important role in the development of Boise, and there are several examples in the Downtown that have come from both generous donations and significant community effort. The oldest park, and one of the most prominent in the Downtown area, is Julia Davis Park, which was donated to the City in 1907 by Thomas Jefferson Davis, an original founder of the City of Boise. Over the years, this park has evolved into the cultural and historic center of the City, housing Zoo Boise, the Boise Art Museum, the Idaho State Historical Museum, the Discovery Center of Idaho, and the Idaho Black History Museum.

Another important park in the Downtown is the Greenbelt. Started in 1966-67 with the donation of three small parcels, this 25-mile pathway along the Boise River has grown into one of Boise's most beloved parks. The tree-lined pathway follows the river through the heart of the city and provides scenic views, wildlife habitat and pedestrian access to many of the city's popular riverside parks. It also serves as an important transportation route for walkers and bike commuters.

In terms of public spaces Downtown, perhaps none is more significant than the Grove Plaza. Established in 1985 at the razed intersection of Grove Street and 8th Street, this project kick started the redevelopment of Downtown Boise. Serving as the center of the City's premier pedestrian district, the Grove Plaza provides a public place for passive enjoyment, informal activities, and community events.



Boise River Greenbelt Historical Education Project





Vision and Purpose

The **vision** of the *Downtown Parks and Public Spaces Master Plan* is to develop a Downtown system of parks and public spaces that:

- serve as a central gathering place for the city and region;
- embrace the lasting character of the Downtown and anchor its many emerging districts;
- support innovation, creativity, and the arts;
- promote public health and exemplify sustainability;
- help make Boise the most livable city in the country.

The **purpose** of the *Downtown Parks and Public Spaces Master Plan* is to:

- articulate community goals not only for parks and public spaces but for the overall vibrancy and health of the Downtown;
- identify park and public space needs and opportunities for the Downtown as a whole as well as each distinct neighborhood and district;
- provide guidance for funding, development, and maintenance;
- promote advocacy and leadership for Downtown parks and public spaces
- create a short- and long-term list of action items to implement this plan.

Location and Context

The Downtown Parks and Public Spaces planning area incorporates the properties south of Fort Street, west of Broadway Avenue, north of Beacon Street/Boise Avenue/Crescent Rim Drive, and east of Main Street to the Connector. This area contains approximately 2.5 square miles (1600 acres) of land and nearly 1,900 different properties. Approximately 39% percent of this land area is owned by public or quasi-public entities. This includes more than .5 square miles (320 acres) of improved land owned or under the management of Boise Parks & Recreation (BPR). Anne Morrison Memorial Park, Julia Davis Park, and Kathryn Albertson Park account for more than 78% of this land, leaving less than .1 square miles (64 acres) dedicated to smaller parks.

Live

More people are opting to live in Downtown Boise than ever before. Since 2000, the number of people living Downtown has increased by more than 20% to 8,000 residents. The City’s goal set in 2014 to establish 1,000 new dwelling units Downtown by 2020 has already been met and demand for Downtown housing continues to grow as the population is projected to exceed 10,000 in the next two decades.



Work

Downtown Boise is also a major employment center. The more than 33,000 people who work Downtown, including major employers like St. Luke’s, J.R. Simplot Co., and Idaho Power, represent more than 10% of the entire workforce in southwest Idaho. This number is expected to exceed 54,000 by 2035.



Play

Finally, the number of visitors to the area has also steadily increased as Boise continues to grow in popularity as a destination for those who enjoy cultural activities, events, and the outdoors. More than 2.4 million people visited Boise in 2014, a 20% increase from 2009. Several large events, including Tour de Fat, the Twilight Criterium, Treefort, Alive After Five and First Thursday, draw tens of thousands of visitors to the Downtown each year.



Public Outreach

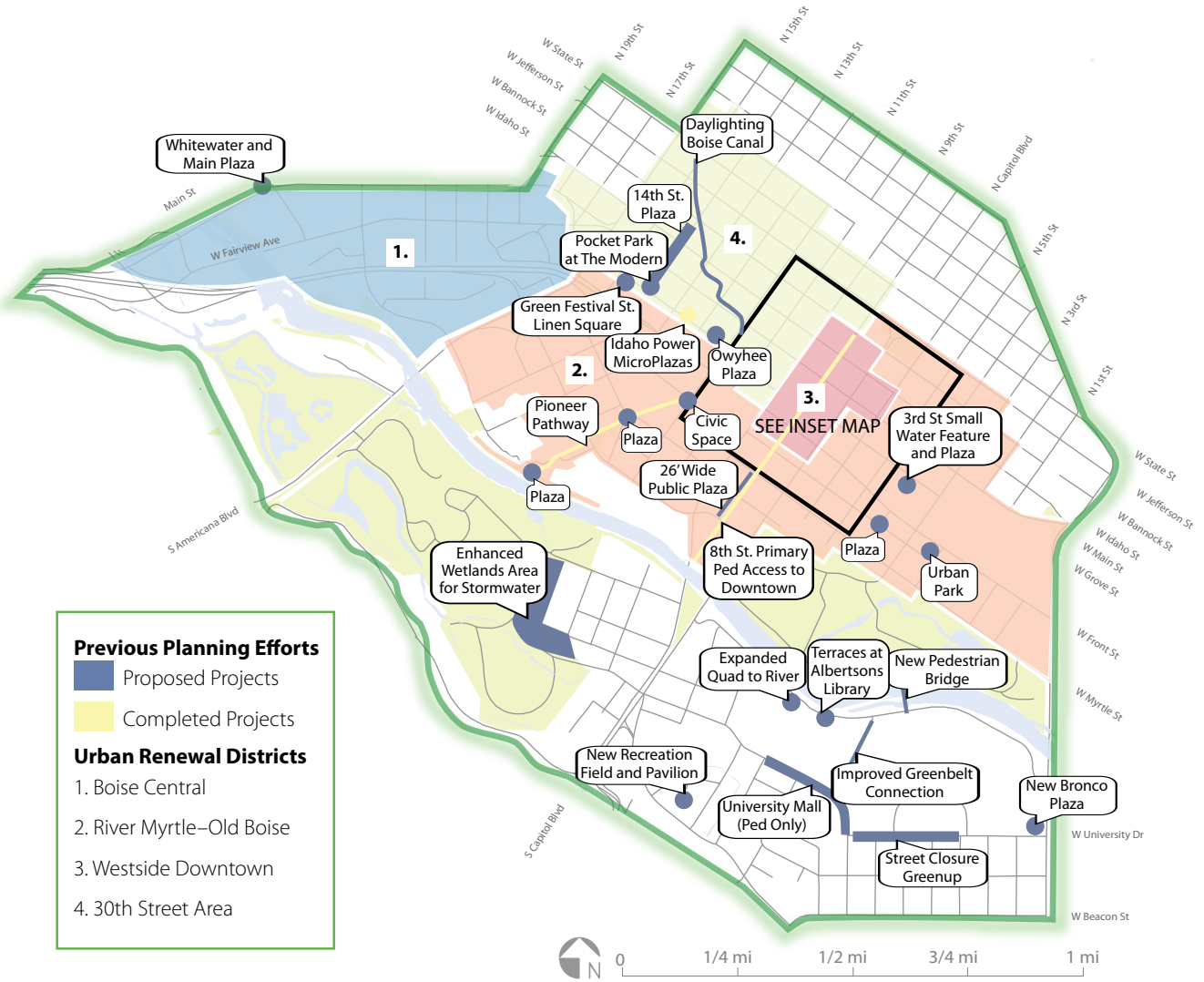
In order to ensure this plan responded to community needs and collected ideas from key downtown constituencies, the City conducted a robust public outreach process. From June to July of 2015, listening stations to garner input from the general public were conducted at several Downtown venues and events that experienced high pedestrian traffic. More than 250 members of the public weighed in on their favorite Downtown parks and public spaces, as well as those that needed improvement or simply were not working at all. Suggestions for new parks and public spaces, as well as improvements to existing parks and public spaces were also gathered.



After gathering input from the general public, the City engaged key Downtown stakeholders to learn their specific concerns and interests regarding Downtown parks and public spaces. Assisted by Agnew::Beck Consulting, a series of four focus group work sessions involving a total of 80 people were conducted between July and October of 2015, as shown below:

- July 22 – Programming, Design and Placemaking (26 participants)
- August 9 – Downtown Businesses and Events (17 participants)
- September 8 – Residents (17 participants)
- October 12 – Development (Landowners, Developers, Real Estate Professionals, Financial Institutions, Designers, and Architects) (20 participants)

Each of these four focus groups provided a unique perspective and helped further the understanding of what opportunities exist in Downtown Boise to improve, expand, and develop parks, opens spaces, and the public right of way. The focus groups were each scheduled for a two-hour time period, during which the attendees took part in a live polling exercise, and were asked to discuss and record key themes and issues in small breakout groups, as well as offer ideas for potential projects.



Relationship to Existing Plans

Multiple guiding documents reference the need and desire for new and improved parks and public spaces in Downtown Boise. These have been summarized below according to Comprehensive Plans, Urban Renewal Plans, and Sub-Area Plans

Comprehensive Plans

The City of Boise's Comprehensive Plan, *Blueprint Boise*, contains a number of principles that support increased parks and public spaces in the Downtown, including:

CEA (Culture, Education, Arts, and History) Principle 2:

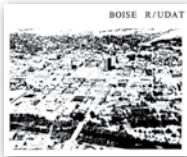
Support the development of public spaces that promote community gatherings and cultural events.

EC (A Strong, Diverse Economy) Principle 3: Reinforce the role of Downtown Boise as the city, state, and region's civic, cultural, and employment center.

The *Downtown Parks and Public Spaces Master Plan* study area includes the entire Downtown Planning Area, as well as portions of the North/East End and Southeast Planning Areas. The Future Land Use Map designates this area as **Downtown Mixed Use** and **Mixed Use**, which both encourage a mix of housing, businesses, and public facilities that will create a vibrant, 24-hour Downtown. There is also a significant amount of property designated as BSU Master Plan to indicate the role of the **BSU Master Plan** in guiding future development of these properties. The *Boise City Comprehensive Park and Recreation Plan* recognizes the scarcity and value of potentially suitable sites for urban parks in Downtown Boise and specifically calls for a plan to guide future siting, development, programming and maintenance of these spaces. The *Downtown Parks and Public Spaces Master Plan* is being developed to address this need.

Urban Renewal Plans

A number of Boise City Urban Renewal Plans call for the creation of several new parks and public spaces in the Downtown. Some of these have been constructed, while others are either waiting to be realized or are no longer viable due to recent development.



Boise R/UDAT Plan

Established in 1985, this plan called for the creation of a major

public open space, major pedestrian thoroughfare and an alleyway system. These projects are largely realized with the creation of the Grove, and the 8th Street area between Bannock and Front. Freak Alley is seen as a first step toward creating a pedestrian-focused alleyway system.



Westside Downtown Framework Master Plan

This plan identifies the need for significant public open space in the area west of the

Central Business District. Recognizing the benefits these spaces will have on residential and commercial property values, this plan is strongly focused on enhancing the public realm and developing a strong sense of place.



30th Street Area Master Plan

This plan emphasizes the creation of more civic spaces (parks, plazas or other public places in the Main-Fairview area as a means of increasing the marketability of this area of the downtown and catalyzing redevelopment. These spaces should incorporate elements such as seating, lighting, shade and sun, play equipment

and special features like public art or water that are attractive, well designed and enhance public use of the area. A central plaza and outdoor performance space is specified for the Main-Fairview area, as well as a public open space in the 27th Street commercial center for informal neighborhood gatherings and socializing.



River Street - Myrtle Street Master Plan

A major focus is the creation of more pedestrian pathways and civic spaces integrated at a neighborhood scale to strengthen the sense of community in this area of the downtown. The Pioneer and Capitol Corridors are specifically identified as opportunities to create better pedestrian linkages between the Central Business District and the Boise River.



Old Boise-Eastside Master Plan

This plan encourages the development of public spaces within the business district for outdoor dining areas as well as gathering and socializing spaces to increase the vitality of the area. It also calls for the preservation of existing parks and public spaces, such as C.W. Moore Park, the Assay Office grounds, and Capitol Park.



Downtown Boise Streetscape Standards Manual

As follow-up efforts to its larger Urban Renewal Plans, CCDC has developed several street design plans that aim to enhance the public realm with sidewalk treatments, street furnishings, plaza spaces and roadway enhancements. To date, concepts have been developed for 8th Street, 14th Street, and Grove Street. Work has begun on concepts for Broad Street and Fulton Street as well.

Sub-Area Plans



BSU Master Plan

The forthcoming update to this plan calls for better utilization of the Greenbelt along the Boise River to reinforce a pedestrian environment.

Included in this effort will be the orientation of new buildings and open spaces to the greenbelt, as well as increased access to Julia Davis Park and Downtown Boise.



Central Addition Master Plan

Several areas of this plan identify the need for improved pedestrian connections and public space. In particular, 5th Street is identified

as an important corridor linking the Central Addition to both Old Boise and Julia Davis Park. This plan also recommends a plaza at the intersection of Broad Street and 4th Street and an urban park at the northwest corner of Broad Street and 2nd Street The innovative use of public spaces for storm water management is also strongly encouraged.



St. Luke's Master Plan

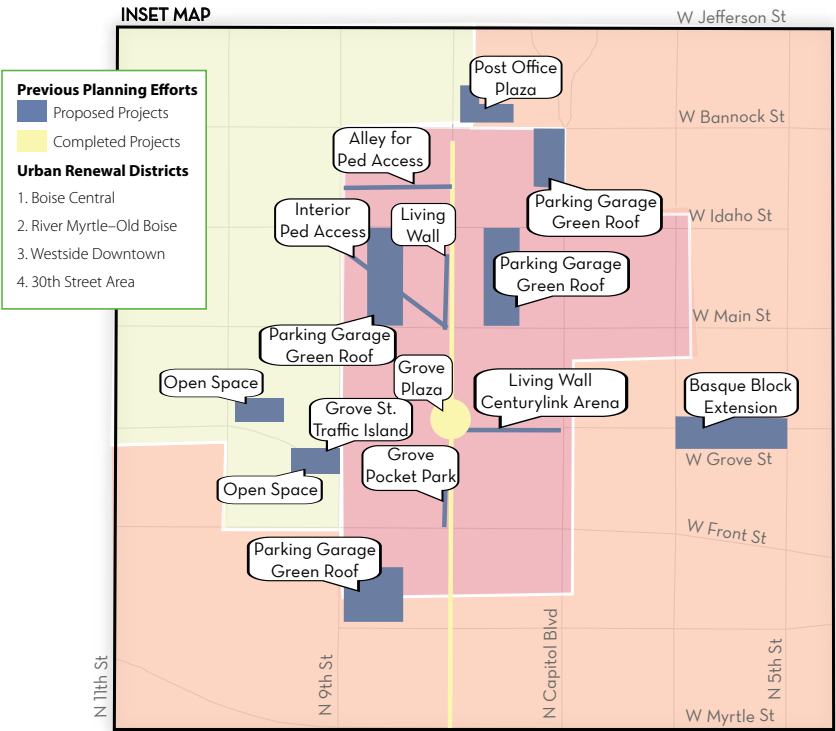
Opportunities for future open space and public art on the St. Luke's campus are identified within this plan. It is the intent that these

areas could be used not only for the benefit of those visiting the hospital, but also for the community. Furthermore, the planned expansion of St. Luke's operation has significant implications for the daytime population of Downtown Boise.



Boise River Resource Management and Master Plan

Adopted in 2014, the *Boise River Resource Management and Master Plan* outlines current conditions and anticipates future opportunities and challenges that Boise Parks and Recreation faces as it continues to manage the river corridor's vast number of users and diverse natural resources.



Plan Organization

Following this introduction, there are three chapters that constitute this plan as follows:

Chapter 2: General Guidance and Recommendations— outlines different types of parks and public spaces, including important design considerations; defines key principles for successful placemaking; and summarizes funding, development, and operations and maintenance options.

Chapter 3: Neighborhoods & Districts— includes information specific to the eleven neighborhoods and districts of the Downtown, such as demographics, trends and key issues, and overviews of existing parks and public spaces. This chapter also includes recommendations for future parks and public spaces, as well as improvements to those that already exist.

Chapter 4: Implementation— defines priority actions to facilitate the implementation of this plan over the next one to ten years.

Appendix— includes a number of white papers dedicated to a wide range of topics concerning parks and public spaces and the urban context. Also found here is an in-depth analysis of the existing conditions of Downtown Boise, including population, employment, housing, and numerous other factors that impact the demand and success of Downtown parks and public spaces. Finally, a summary of the public outreach associated with this planning effort is also included.



DOWNTOWN PARKS and PUBLIC SPACES

II. General Guidance & Recommendations



General Guidance and Recommendations

Parks and Public Spaces in the Downtown

Parks and public spaces are vital to the health and success of urbanized areas, and Downtown Boise is no exception. Large-scale spaces, like Ann Morrison Memorial Park, Julia Davis Park, and the Grove Plaza, help define the City's identity, providing amenities for residents, workers, and visitors to the area. They also help activate the Downtown during workdays, evenings, weekends, and holidays. However, developing, funding, and managing a world-class system of Downtown parks and public spaces is a complex and costly endeavor. This section of the Master Plan outlines key differences between Downtown and non-Downtown parks and public spaces, and provides a framework for guiding the type and distribution of new spaces moving forward. This section also includes an overview of how Downtown parks and public spaces are funded, developed, operated, and maintained.

Downtown parks and public spaces differ from non-Downtown parks and public spaces in a number of key ways, including:

Ownership: In addition to those directly owned or controlled by the City, a number of groups participate in the creation of Downtown parks and public spaces, including other public agencies (ACHD, the Boise School District, BSU, CCDC, the State of Idaho, etc.) and private property owners. Spaces associated with private property, such as enhanced building entrances and small plaza spaces, are often informally used by the public, due to their accessibility. Formalizing privately-owned spaces as open to the public requires the use of public-private agreements. To date, a limited number of these agreements have been established. One example is the Pioneer Pathway and Tot Lot in the River treet Neighborhood. The City is currently exploring a number of opportunities associated with recent development projects and should continue to do so to ensure key public spaces within the Downtown remain open to the public.

Size/Configuration: The increased value/cost and lack of available land Downtown often requires that new parks and public spaces either fit onto smaller pieces of land or make use of areas not traditionally considered for park and public space development (public rights-of-way, building entrances, and rooftops).

Patronage: Parks and public spaces in the Downtown are typically frequented by a higher rate of single, adult users versus families and young children. They are often also busiest during weekdays, during business hours (8 a.m. to 5 p.m.). This can be attributed to the large workforce in the Downtown, which often makes use of these spaces for different breaks throughout the workday. However, this trend is changing as more people (including families with children) are opting to live and play Downtown.

Amenities: Amenities that support both passive recreation (i.e. fountains, gardens, seating and picnic areas, etc.), and active recreation (i.e. playground equipment, sports courts and fields, etc.) are vital to ensuring urban areas remain attractive to a broad range of people. Due to the size constraints often associated with Downtown parks and public spaces, innovative approaches are required to provide some of the amenities, particularly for active recreation.

Future Needs

While future parks and public spaces in Downtown Boise will likely not be of the scale of an Ann Morrison Park or even a Capitol Park, they should still serve to connect people to nature, people to places, and perhaps most importantly, people to one another. Critical to developing a world-class system of Downtown system of parks and public spaces is ensuring a good distribution of spaces that are well connected to one another and to key destinations, achieving the right mix of activities within and around parks, and ensuring they are well maintained and programmed. This plan defines the need for future parks and public spaces in the Downtown by taking an in-depth look at multiple factors, including the scale and function of different types of parks and public spaces, characteristics that make them usable and successful, and proximity to areas that experience (or are anticipated to experience) considerable amounts of pedestrian activity and around-the-clock use, also known as “energy zones.”

Scale: Refers to both the size of the space as well as the area it serves. Within the current Boise Parks and Recreation system there are a number of smaller parks and public spaces intended to serve more specific areas, such as neighborhoods, and there are larger parks and public spaces intended to serve broader areas of the community and beyond.

Function: refers to how the space is predominately used, which is typically divided between active and passive recreation. Active recreation areas often refer to land that has undergone significant development to support cooperative or team activity. Amenities may include playgrounds, sports fields, swimming pools, gymnasiums, and skate parks. Passive recreation areas typically refer to those spaces set aside for sitting and relaxing, or gathering socially. A third type of area particularly relevant to downtowns is public event space that can alternate between active and passive recreation opportunities, depending on programming.

Existing parks and public spaces have been organized into three classifications – **Civic, Active, and Significant** – in an effort to identify how they are used and the larger role they play within the Downtown. In support of the long-term vision of making Downtown Boise one of the most highly-walkable, pedestrian-oriented areas of the City, average walking times have been considered in identifying levels of service. A minimum area has also been identified for the Significant category of parks and public spaces.

Civic Spaces

Level of Service: 800' (3 minute) walk

Intended for both formal and informal gatherings, Civic spaces are characterized by their flexibility. They provide a range of opportunities for social interaction and programming. They are places where celebrations are held, social and economic exchanges take place, friends run into each other, and cultures mix. There is no specific standard for the size of these spaces. There are numerous public spaces within the Downtown. Examples include smaller plaza spaces, like C.W. Moore Park, enhanced building entrances, like Berryhill Restaurant on 9th Street, and larger spaces like Ann Morrison Memorial Park. Civic spaces may also include right-of-way areas, like the enhanced streetscapes of the 8th Street area and active alleyways, such as Freak Alley and the alley adjacent to the Knitting Factory in BoDo.

Active Spaces

Level of Service: 1/4 mile (5 minute) walk

Active spaces provide opportunities for both informal and organized physical exercise and activity. Similar to Civic spaces, there is no specific standard for their size, which may include courts, fields, tracks, playgrounds, courses for organized recreation,

and/or pathways for walking, running, and biking. Examples in and around the Downtown include:

- Ann Morrison Memorial Park Playground, Sports Fields, and Courts
- Julia Davis Park Playground, Sports Fields, and Courts
- The Greenbelt
- The Pioneer Pathway and Tot Lot
- Rhodes Park
- Boise High Track and Tennis Courts
- Fort Boise Park
- Memorial Park Playground
- Gordon S. Bowen Park Playground
- North Jr. High Fields and Basketball Courts
- Fairview Park Playground, Sports Fields, and Courts
- Whittier Elementary Playground, Sports Fields, and Courts
- Esther Simplot and Bernadine Quinn Riverside Park

Significant Spaces





Level of Service: Downtown/Region

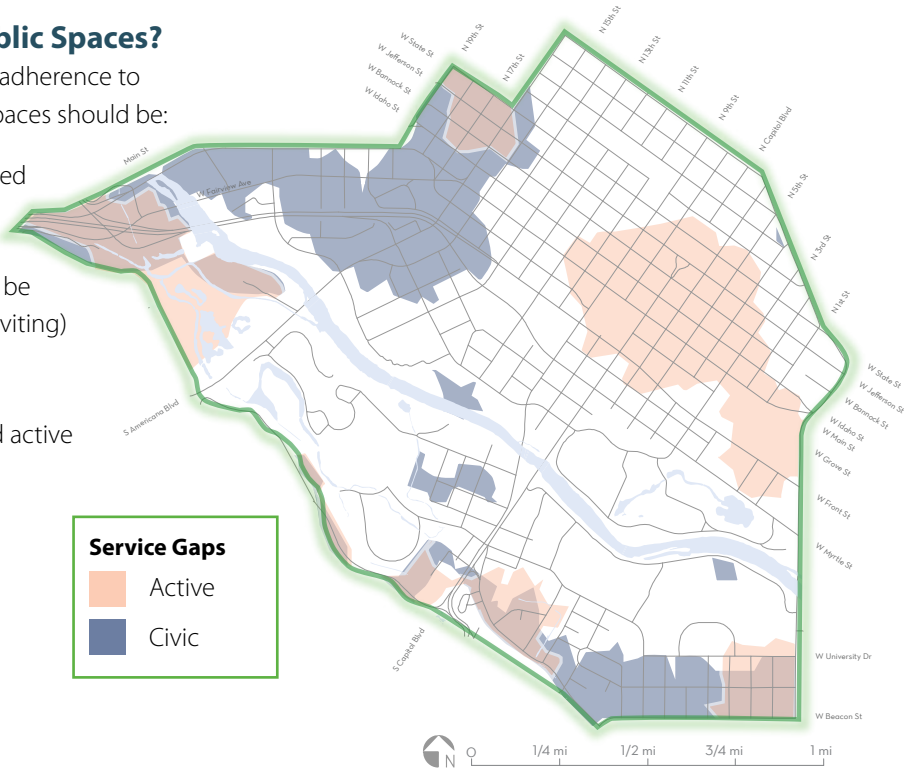
Significant spaces can accommodate a wide range of activities, ranging from informal social gatherings and programmed events, to organized sports and recreation. As a result, they can be considered an “umbrella” class, covering activities commonly associated with both the Civic and Active park and public space types. They are larger in scale (+2 acre parks and +.5 acre public spaces) and intended to serve local neighborhoods, as well as the entire Downtown and beyond. There are a limited number of these parks and public spaces in and around the Downtown, including:

- Ann Morrison Memorial Park
- Julia Davis Park
- Kathryn Albertson Park
- The Grove Plaza
- City Hall Plaza
- Capitol Park and the Grounds of the State Capitol Building
- Jack's Urban Meeting Place (JUMP)
- Fort Boise Park and Military Reserve
- Esther Simplot and Bernadine Quinn Park
- Municipal Park and the MK Nature Center

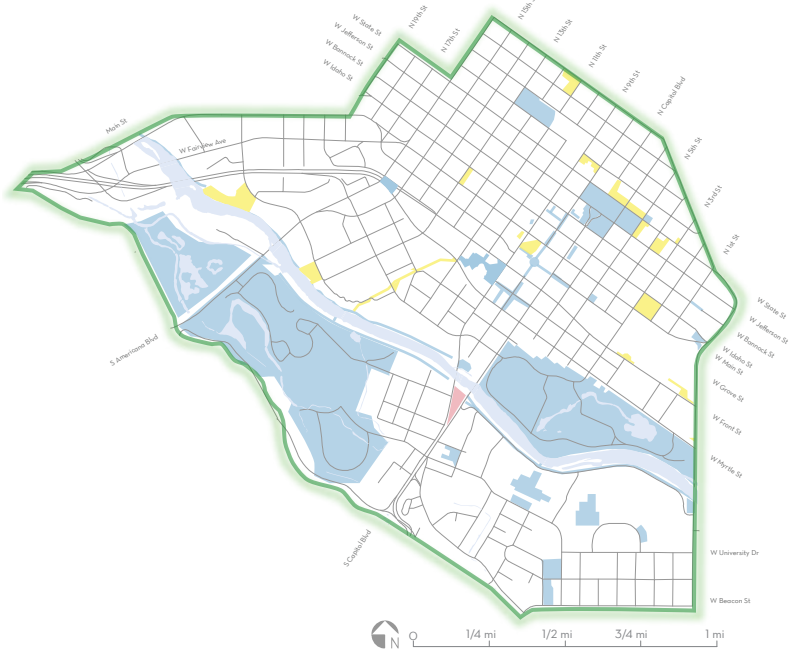
What Makes for Quality Parks and Public Spaces?

Creating quality parks and public spaces relies on adherence to four distinct principles. Quality parks and public spaces should be:

-  **Easily accessible** and well connected to the existing system;
-  **Encourage social interaction** and be designed for comfort (i.e. safe and inviting)
-  **Flexible**, both for different types of programming, as well as passive and active recreation opportunities;
-  **Well located** regarding existing or anticipated uses (i.e. retail, eateries, arts and culture establishments, and residential) to ensure activation.



During the spring and fall of 2015, the City of Boise engaged in an inventory and assessment of parks and public (or publicly accessible) spaces in the Downtown. Teams consisting of members from Planning and Development Services, Parks and Recreation, and Arts and History Departments walked the 2.5 square mile study area identifying and scoring spaces according to the following criteria derived from a model developed by the Project for Public Spaces, a nonprofit planning, design and educational organization dedicated to helping people create and sustain public spaces that build stronger communities.



Accessibility and Linkages measured how well the space was connected to its surroundings, both physically and visually, and how easy is it was for individuals to get to the space and travel through it.

Comfort and Image evaluated the perceptions of the space, in terms of safety, cleanliness, and the availability of places to sit. Quality design, interesting views, and climate friendly features were also considered.

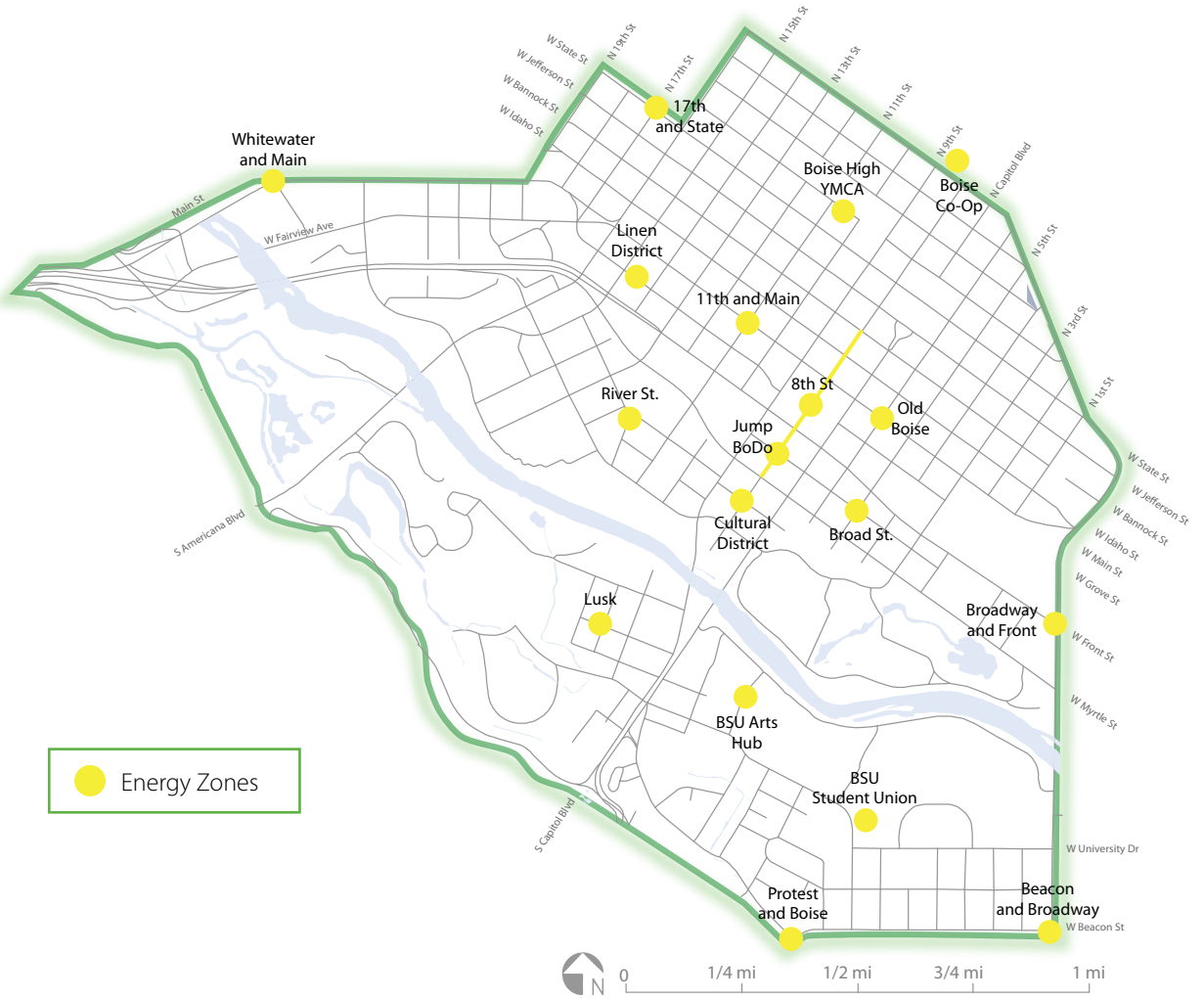
Uses and Activities measured the flexibility of what people could do in this space and how it could be programmed. Adjacent uses, in terms of their ability to help activate or bring people to the space, were also considered.

Sociability evaluated how the space promoted or discouraged social interaction. This included consideration of the design, demographic appeal, and frequency of use of the site.

Many of the inventoried parks and public spaces received scores of “good” or “fair.” Although more detailed information regarding this effort is found in the subsequent Neighborhoods & Districts sections of the plan, high-level observations include an overall lack of parks and public spaces in the West Downtown and Main-Fairview areas, as well as within the River Street Neighborhood. The Central Downtown contained the greatest number of parks and public spaces receiving a score of “good,” which speaks to the strength of this area of the Downtown in terms of its

high level of walkability, strong presence of activating uses and businesses, and the quality design of buildings and streetscapes.

Finally, the City considered the proximity of parks and public spaces in relation to “energy zones,” or areas that experience (or are anticipated to experience) considerable amounts of pedestrian activity and around-the-clock use. Parks and public spaces play a significant role in anchoring these areas of the Downtown and helping them to create a sense of place.



Development and O&M

Boise Parks and Recreation (BPR) maintains an inventory of 88 parks totaling 1,619 acres, of which 1,173 acres are developed. BPR also manages over 3,900 acres of open space and almost 300 acres of golf courses. BPR maintains 25 miles of greenbelt, and over 190 miles of unpaved trails in the foothills. Additionally, the department operates three community centers including one senior center, five pools and the Idaho IceWorld. Within the study

area there are 13 developed parks and facilities. These range from small parks, such as C.W. Moore Park, to large regional parks like Ann Morrison Memorial Park.

The City has several tools at its disposal to support the development, operations, and maintenance of Downtown parks and public spaces. These can be separated into three distinct categories: **Public, Private, and Partnerships.**

Public

Public funding for the development, operations, and maintenance of parks and public spaces comes from revenues derived from the General Fund, Impact Fees, and Levies. The budget for BPR is as follows:

Parks and Recreation Budget 2015/2016 Budget	
Total Budget	\$40,804,371
Program Budget	\$11,186,525
Operations Budget	\$13,616,728
Administration Budget	\$8,553,540
Revenue Budget	\$37,287,144
CIP Budget	\$7,447,578

In 1994, the City of Boise became the first municipality in the state of Idaho to collect impact fees for parks and recreation. These impact fees apply to new residential development and lodging both in the city limits and the Area of Impact. In 2008, the City began collecting police and fire impact fees, but only within the city limits. The Capital Improvement Plan (CIP) is an element required by enabling legislation for collection of impact fees and includes all improvements proposed over the next 10 years. Currently impact fees are projected to contribute 53% of the costs associated with build out of the CIP.

Impact fee funding for projects is limited by enabling legislation that dictates only the proportionate share of the impact can be charged to new development. Impact fees cannot be used to make up deficiencies in the system. The Downtown is well served by regional facilities, trails and the greenbelt, but is not well served by smaller scale neighborhood level facilities. Impact fees may be an eligible funding source for increasing the acreage of neighborhood facilities Downtown

The City adopted a new impact fee schedule *Capital Improvement Plan* for parks in 2016. The new schedule does not include any local projects in the Downtown Park Planning area. The Downtown serves the entire treasure valley and dollars spent in the Downtown core impact users from the region, therefore, all new park projects in the Downtown Park Planning area are being classified as regional in nature. As a result, no local park impact fees are anticipated for the Downtown Park Planning area. Funding for maintenance of new facilities Downtown will need

to be identified as impact fees cannot fund maintenance. Only capital costs associated with the impact of new construction on the system are impact fee eligible.

Private

The private sector supports the development, operations, and maintenance of parks and public spaces through direct funding and land donations.

Private entities provide direct funding to improve specific park sites, or donate equipment for the inclusion in parks. One recent example is the donation of two outdoor gyms by Bodybuilding.com, which are located in Ann Morrison Memorial Park and Camel's Back Park. These amenities receive significant use by park patrons. Another example is the recent renovation of Rhodes Skate Park, which received a \$1.25 million donation from the J.A. and Kathryn Albertson Foundation, as well as contributions from the public.

Land donations are another significant way the private sector contributes to the development of the Boise parks and public spaces system, both Downtown and City-wide. Donations are the spine of the City's park system. Without the generous donations of members of the community, the park system would not be what it is today. BPR has a policy for accepting donations that outlines acceptable locations, uses and the need to further the goals and objectives of the comprehensive plan. The donor provides a proposal to the department for consideration, and must include location citing, cost specifications etc. for the department to review for compliance with the current comprehensive plan. If elements are proposed for donation, they must meet a true need of the community, must not interfere with the intended current or future use of the facility, and must not require the relocation of existing equipment or infrastructure to accommodate the donation.

When a portion the value of a park is donated, the opportunity to name the park is made available to docents. This includes both individuals who have made a major contribution to the community and organizations who have made donations to a park.

Partnerships

Public-Private

BPR is currently exploring potential partnerships with private entities where land can be developed into public spaces for the benefit of the community. There are potential locations downtown that would be great test cases for BPR and the development community. When development is proposed in

the downtown area, BPR will work closely with Planning and Development Services, CCDC, and developers to ensure that the location of potential spaces will contribute to the enhancement of the public realm Downtown.

BPR also maintains public private partnerships with organizations that provide services to park patrons. For example, BPR works with the Gem State Disc Golf Association to update and maintain disc golf courses in parks. The non-profit provides signage and programming for the courses and BPR maintains the courses. In 1996, BPR partnered with the YMCA to develop the West Boise YMCA Aquatic Center, an indoor pool that is open to the public. BPR also seeks out volunteers for the Adopt-a-Park program where neighbors and other volunteer groups are needed to help clean up parks and the greenbelt.

Public-Public

The City partners with a number of public agencies for the development, operation, and maintenance of parks and public spaces in the Downtown. At the state level, BPR is currently partnering with the Idaho Transportation Department to develop

a one mile section of greenbelt that will connect Garden City to Boise on the south side of the river. BPR is also exploring a partnership opportunity with the State Historic Preservation Office for development of the Assay's grounds downtown. At the county level, BPR maintains 34 rights-of-way throughout the City including Harrison Boulevard, Capitol Boulevard and a portion of the connector. The City of Boise also has established a master license agreement with ACHD for the regulation and control of sidewalk and parking facilities in the greater Downtown area. BPR also works closely with Ada County Parks and Waterways on joint planning efforts and as an active partner in the Ridge to Rivers partnership. Within the Downtown, the City has regularly worked with CCDC, which is an active and essential partner in developing the public spaces of Downtown. BPR is currently working with CCDC for the redesign of the Pioneer Pathway. This pathway is critical in linking greenbelt users with the Downtown. CCDC is constructing the pathway improvements. Upon completion of the path, BPR will gain an easement over the pathway and assume maintenance.

Recommendations

General Downtown	Recommendation	Timing (Years)	Action	Lead
	GD1	1 5 10	Revise the Boise City Development Code to better incentivize the creation of privately owned public space, including requirements for accessibility and operation to ensure they remain available for public use.	PDS/Parks
	GD2	1 5 10	Develop City of Boise Parklet and Active Alley programs, including guidelines, applications, and permitting processes.	PDS/Parks
	GD3	1 5 10	Improve or remove informal access points to the Boise River and the Greenbelt.	Parks
	GD4	1 5 10	Support efforts to improve pedestrian and bicycle accessibility both along and across Front Street and Myrtle Street.	PDS/CCDC/ITD
	GD5	1 5 10	Continue to integrate public art and history projects into new or existing parks and public spaces to share the unique history of different areas of the Downtown.	Parks/A&H/CCDC
	GD6	1 5 10	Encourage the creation of small parks or public spaces in conjunction with any significant redevelopment of City-owned property in the Downtown.	Parks/A&H/CCDC



DOWNTOWN PARKS and PUBLIC SPACES

III. Neighborhoods & Districts



Introduction

Due to the size and complexity of Downtown Boise, this section of the *Downtown Parks and Public Spaces Plan* takes an in-depth look at the many neighborhoods and districts that make up this area of the City. Some of these areas are well established, while others are emerging. They include:

- Central Business District
- Cultural District
- Old Boise/Eastside Neighborhood
- Near North End Neighborhood
- Westside Neighborhood
- West End District
- River Street Neighborhood
- Gateway District
- Central LIV District
- Lusk District
- Boise State District

This approach allows for a more focused look at the parks and public spaces that will be needed to accommodate the growing numbers of residents, employees, and visitors in the Downtown. The analysis of each neighborhood and district contains the following information:

Location and Context - where the neighborhood or district is situated in the Downtown and an overview of its general makeup.

Demographic Profile - who lives and works in the neighborhood or district.

Trends and Key Issues - what changes are expected, in terms of employee and resident populations, as well as an overview of key areas within the neighborhood or district that generate (or are anticipated to generate) considerable amounts of pedestrian activity and around-the-clock use.

Existing Parks and Public Spaces - parks and public spaces currently in the neighborhood or district, how they are functioning, and any service gaps that exist.

New Parks and Public Spaces - any new parks or public spaces planned or under construction in the neighborhood or district.

Public Input - comments from the general public and focus groups on existing parks and public spaces in the neighborhood or district and opportunities for improvement.

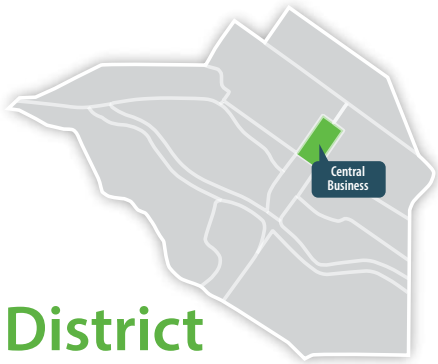
Recommendations - summary list of key projects and considerations for the neighborhood or district including new and/or improved parks and public spaces.



Central Business District

Location and Context

The Central Business District is bounded by Bannock Street to the north, Front Street to the south, 9th Street to the west, and Capitol Boulevard to the east. This is the most intensely developed area of the City, with several large-scale commercial buildings, and a high concentration of retail, restaurant and entertainment venues. Two of the most developed energy zones in the Downtown – 8th Street area and the Grove Plaza – are also located here, which draw thousands of visitors annually between events like the Capitol City Public Market and Alive After Five. Although there are no parks in the Central Business District, public spaces include Freak Alley and the large landscape entrance on the south side of the Wells Fargo Building. Major landmarks include the Zion Bank Building, U.S. Bank Building, Century Link Arena, the Grove Hotel, and the Boise Centre.



This vibrancy of this area is expected to continue with the recent completion of City Center Plaza, a 9-story, 360,000 square foot development consisting of office, retail, and classroom space above the new Valley Regional Transit Multi-Modal Center. Several plaza areas and pedestrian walkways incorporated into the project link this site to the Grove Plaza, Main Street, and the Basque Block to the east. Other major public space projects in the district include the forthcoming revamp of City Hall Plaza, which will integrate public art, sustainable design, and healthy living concepts into a flexible civic square. This project is slated for completion in 2017.

Trends and Key Issues

By 2035, the employee population in the area is projected to grow 32% to 3,442 employees, while the resident population is expected to remain low (87 total). These trends are supported by the recent completion of the 8th and Main Building and City Center Plaza, as well as the built-out nature of the Central Business District where few opportunities for new large-scale projects remain without the removal of existing structures. The limited opportunity to create additional housing in the area supports the projected low growth in the resident population.

Demographic Profile



Residents:

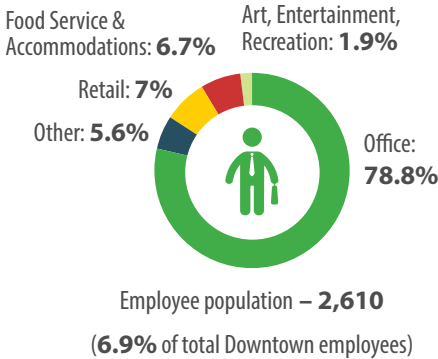
Resident Population – **64**
Median Age – **32**
Children under the age of 10 – **6.4%**



Households:

92% Renter Occupied
Average Household Size – **1.35**
49% of Households moved in 2010 or later
70% of Households in multi-family structures of 10 units or more

Businesses:



Energy Zones:

1. Grove Plaza



2. 8th Street Area



3. Wells Fargo Building Entrance

4. Angel's Grassy Area

5. Bacon/Berryhill Space



6. Freak Alley



7. Borah Post Office Grounds

8. Capitol Park



9. City Hall Plaza



16. Boise Centre



14/15. Century Link Arena and The Grove Hotel



13. U.S. Bank Building



12. 8th Street and Main Street



11. Wells Fargo Building



10. Basque Block



Public Input and Assessment

A great deal of public input was received for the Central Business District. The majority of comments indicated a high degree of satisfaction with the existing public spaces in this area.

Favorite spaces included:

- 😊 The Grove Plaza
- 😊 8th Street Area
- 😊 Freak Alley

Many of the planned improvements for the Grove Plaza were supported by comments from the public, who desired more shade and seating options, yet wanted to retain or enhance those features, such as the stage area and sound system, which make it an incredible event venue. Freak Alley received a high volume of positive comments from the public, who appreciated the “urban” uniqueness of this space and how it connected them to local artists. The public also provided a number of suggestions for public space improvements in the Central Business District.

Concerns/suggestions included:

- 💡 Extending the energy of 8th Street south to the Boise River and north to Fort Street.
- 💡 Extending the energy of 8th Street east-west along streets like Main Street, Idaho Street, Bannock Street, Broad Street, and Grove Street, as well as through the adjacent alleyways.

The existing public spaces within the Central Business District received high assessment scores for their overall quality, which is largely attributable to their high-quality design, close proximity to activating uses, and broad appeal to a wide range of users. Only the landscaped area south of the Wells Fargo Bank Building received slightly lower scores due to a lack of clarity regarding who was allowed in the space and when, as well as some design issues that made sitting and socializing challenging. This seems to be resulting in fewer people making regular use of the space.

Recommendations

1. Explore the use of small-scale public spaces, such as parklets, plazas, and/or pocket parks, to better activate the east-west roadways of Main Street, Idaho Street, and Bannock Street.



2. Develop a plaza at the northeast corner of Bannock Street and 8th Street, adjacent to the historic Borah Post Office.



3. Explore installing green roofs on existing parking garages in the area.



4. Improve usability and attractiveness of the large landscaped area on the south side of the Wells Fargo Bank Building property.



5. Developing active, pedestrian-orientated alleyways adjacent to the 8th Street area.



6. Install a green wall along the north side of Century Link Arena.



Cultural District

Location and Context

The Cultural District is bounded by Front Street to the north, Capitol Boulevard to the east, the Boise River to the south, and 9th Street to the west. This area is defined by the energy zones of BoDo and the section of 8th Street south of Myrtle Street. BoDo is a four-block development centered on the intersection of 8th Street and Broad Street that includes a diverse range of retail, restaurant, office, and entertainment venues, including the Knitting Factory and Edwards Downtown Cinema. Also located in this area are the Downtown Hampton Inn and the Aspen Loft condominiums. The section of 8th Street south of Myrtle Street contains a high number of arts, history, cultural, and education uses, including the Boise Main Library!, the Foothills School of Arts and Science, the Boise Contemporary Theater, Ballet Idaho, and the Esther Simplot Performing Arts Academy.



The Anne Frank Memorial and the access to the Greenbelt from 8th Street are the two park spaces within the area. Key public spaces include the streetscapes of 8th Street and Broad Street in BoDo, which have been enhanced with 15'-25' wide sidewalks, pavers, street trees and furnishings, and public art. New developments in the area include the Afton, a 6-story, mixed-use development including 67 dwelling units located on the north side of River Street, between 8th and 9th Street. It will feature a large pedestrian mall with front-on retail and live-work dwellings running north-south through the center of the project, as well as several seating areas in a plaza-like space adjacent to River Street.

Trends and Key Issues

By 2035, the employee population in the area is projected to grow 49% to 1,917 employees, while the resident population is expected to increase from 18 to 255. These trends are supported by recent development in the area. A number of former warehouse buildings have been renovated for new businesses, including the recent establishment of the Trailhead, a City-supported incubator focused on assisting entrepreneurs, programmers, filmmakers, non-profit executives and many others to start and develop businesses in the Boise area. This trend is likely to continue as there are still several large buildings in the area primed for redevelopment. Additional projects such as the Afton, will also contribute to continued residential growth.

Demographic Profile



Residents:

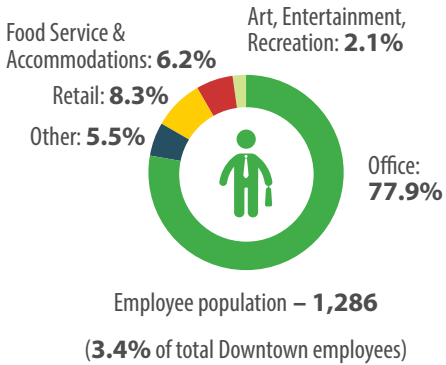
Resident Population – **18**
Median Age – **38.6**
Children under the age of 10 – **6.7%**



Households:

91.7% Renter Occupied
Average Household Size – **1.18**
69.2% of Households moved in 2010 or later
57% of Households in multi-family structures of 10 units or more

Businesses:



Energy Zones:

1. 8th Street Cultural Area



2. BoDo



4. Knitting Factory Alley



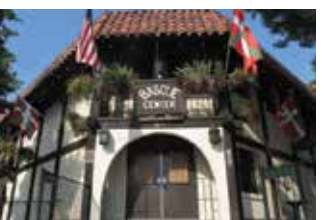
5. JUMP/Simplot Headquarters



3. Grove Plaza



6. Basque Block



Public Input and Assessment

Although public input specific to the Cultural District was limited,

Favorite spaces included:

- ☺ Anne Frank Memorial
- ☺ The Greenbelt access at the end of 8th Street
- ☺ Bodo
- ☺ Boise Main Library!

In particular, people appreciated the powerful message of the Anne Frank Memorial, regularly identifying it as a place to share with people new to Boise. People also loved BoDo and the Boise Main Library!, but wished these places were better connected to one another and the Central Business District.

Concerns/suggestions included:

- 💡 The high-traffic streets of Front and Myrtle were viewed as the most significant challenge to increasing the vibrancy of this area and enabling the energy of 8th Street to be carried down to the Boise River.
- 💡 A desire to see this area better connected to Julia Davis Park to the east and the River Street Neighborhood to the west.
- 💡 Lack of large, usable open spaces, particularly for the students that attend the Foothills School of Art and Science.

The existing parks and public spaces within the Cultural District received high assessment scores for their overall quality, which is largely attributable to their good design. However, the lack of adjacent land uses and/or activities, as well as how others have been oriented away from 8th Street (i.e. the Boise Main Library!), was an issue for effectively activating the district in general.

Recommendations

1. Better connect the Cultural District to Julia Davis Park and the River Street Neighborhood by enhancing Fulton Street with streetscape improvements, parklets, and public art.



2. Establish a strong north-south pedestrian and bicycle corridor by extending the energy and activity of the 8th Street area to the Boise River. This should include streetscape enhancements, improvements to pedestrian and bicycle facilities, and the use of small-scale public spaces.



3. Create a significant public space and entrance oriented toward 8th Street with any future redevelopment of the Boise Main Library!



4. Improve the urban tree canopy within the Cultural District.



5. Explore the use of “pop-up” programming and festival events to improve activity in the Cultural District.



6. Improve the walkability and bikability of the 8th Street and Front and Myrtle Street intersections through improved timing of stop lights, and larger sidewalk bulb outs.



Old Boise/Eastside Neighborhood

Location and Context

The Old Boise/East End Neighborhood is bounded by State Street to the north, Front Street and the Ada County Government Complex to the south, the Central Business District and 8th Street to the west, and Broadway Avenue to the east. This neighborhood is largely defined by the campus of St. Luke's Hospital, several historic landmarks, including the State Capitol Building and the Old Ada County Courthouse, and the restaurant and retail businesses of Old Boise and the Basque Block, which generate a considerable amount of activity with routine large-scale events and festivals. With nearly 13,000 employees, the Old Boise/Eastside Neighborhood has the highest concentration versus any other in the Downtown. This neighborhood accounts for more than 1/3 of all Downtown employees.

There are a number of parks and public spaces within the Old Boise/Eastside Neighborhood, including Capitol Park, C.W. Moore Park, and the grounds of several large government buildings within the Capitol Mall. Two additional significant public spaces within this neighborhood include City Hall Plaza and the grounds of the historic Assay Office.

In partnership with CCDC, the City of Boise has developed plans to update City Hall Plaza, which will create a thriving, flexible civic square that provides a place of enjoyment for the community, integrating art, sustainable design, and healthy living concepts. The Assay Office grounds is a 1.8-acre site with mature trees and landscaped open spaces less than a 5-minute walk from the Central Business District. Boise Parks and Recreation and the Idaho State Historical Society recently began exploring a partnership to transform the Assay Office grounds located at the northeast corner of Main St. and 3rd St. into a more formalized public space.

The strength of this neighborhood is expected to be bolstered by a number of forthcoming developments. These include the expansion of St. Luke's Hospital, which recently developed a Master Plan identifying \$300 to \$400 million in improvements to their Downtown campus by 2030, and a new mixed-use 84-unit housing development approved for the southwest corner of 5th Street and Idaho Street. This later project will include a 6,000 square foot public space with raised lawn areas, public seating, and a design that focuses visitors to the historic Paulsen building located to the west.

Trends and Key Issues

By 2035, the employee population in the area is projected to grow 15% to 14,630 employees, while the resident population is expected to grow 17% to 532. The previously noted expansion of St. Luke's Hospital supports the expected growth of employees in the area. Although the residential population for the area is expected to remain low, additional opportunities for mixed-use projects like that proposed at the southwest corner of 5th Street and Idaho Street exist throughout the neighborhood, which contains a number of large minimally developed parcels.

Demographic Profile



Residents:

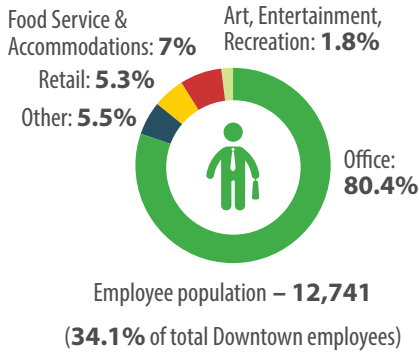
Resident Population – 456
Median Age – 32.1
Children under the age of 10 – 6.1%



Households:

70% Renter Occupied
Average Household Size – 1.32
49.3% of Households moved in 2010 or later
70% of Households in multi-family structures of 10 units or more

Businesses:



Energy Zones:

1. Grove Plaza



2. City Hall Plaza



3. Idaho State Capitol



4. Capitol Park

5. St. Luke's Hospital

6. Assay Office



7. Ada County Courthouse



8. C.W. Moore Park



9. Basque Block



Public Input and Assessment

A fair amount of public input was received specific to parks and public spaces within the Old Boise/Eastside Neighborhood. The majority of comments indicated that there is a high degree of satisfaction with the existing parks and public spaces in this area.

Favorite spaces included:

- Capitol Park was identified as the most significant large park in the Downtown north of the Front Street-Myrtle Street couplet, with many people noting how they like the different events programmed here.
- C.W. Moore Park was regarded as a quiet and peaceful “oasis” just minutes from the bustling Central Business District. People also enjoyed the different local historic elements incorporated into the park, including a water wheel from the Morris Hill Cemetery, a stone arch from the Bush Building, and a turret from the Pierce Building.

A number of suggestions were provided by the public for improving parks and public spaces in the neighborhood.

Concerns/suggestions included:

- Strong support for Boise Parks and Recreation partnering with the Idaho State Historical Society to convert the Assay Office Grounds into a more formalized public space. Specific suggestions included making this space more accessible by removing all or portions of the existing fence around the site, installing more seating and tables, and incorporating public art and interpretative signage to tell the history of the Assay Office and its important place in local history.
- Working to activate Capitol Park more by providing more seating, programming, and promoting mobile food vendors adjacent to the park.

In general, the existing parks and public spaces in the Old Boise/Eastside Neighborhood received high assessment scores regarding their overall quality. In particular, Capitol Park, C.W. Moore Park, and the Assay Office grounds received exemplary scores across all assessment areas. This is largely attributable to their high-quality design, close proximity to activating uses, and broad appeal to a wide range of users. However, several public spaces related to sites within the Capitol Mall received lower scores due to a lack of businesses, etc. in close proximity to help with activation.

Recommendations

- 1. Develop a linear park through the alleys** connecting the east side of City Hall to the Assay Office grounds.



- 2. Work with the Idaho State Historical Society to convert the Assay Office Grounds** into a more formalized public space.



- 3. Explore the use of small-scale public spaces, such as parklets, plazas, and pocket parks** to better activate the Capitol Mall area.



- 4. Explore day lighting portions of the Boise City Canal** to connect new and existing public spaces as redevelopment of adjacent properties occurs.



- 5. Incorporate more public art and history projects and programming** to help share the unique history of the area.



Near North End Neighborhood

Location and Context

The Near North End Neighborhood is bounded by Fort Street to the north and east, State Street to the south, and 16th Street to the west. This neighborhood serves as a transition between the traditional residential neighborhood of the historic North End and the intense commercial development of the Central Business District. It is one of the most highly populated neighborhoods, in terms of residents, with single-family detached and smaller multi-family dwellings making up the majority of the area south of Fort Street and north of Franklin Street. The area south of Franklin Street and north of State Street consists of predominately commercial uses. Several civic uses are also in the area including a number of churches, government office buildings, and schools. Energy zones include the Boise High School-Downtown YMCA area north of State Street, the Fort Street Market at the northwest corner of 8th Street and Fort Street, and the 17th Street Marketplace which includes Albertsons and several small retailers.



Although there are no parks within the Near North End, there are several within close proximity, including Memorial Park, Gordon S. Bowen Park, and McAuley Park. There are also a number of public spaces within the area, including the sports courts and fields of Boise High School, the grounds of several churches and government office buildings, and the community garden located north of the Cathedral of the Rockies at the southwest corner of 11th Street and Fort Street. The First Baptist Church at the northwest corner of 13th Street and Washington Street also recently completed construction of an 8,000 square foot pocket park with a playground and gathering space that includes a fire pit, seating area, and shaded plaza.

Trends and Key Issues

By 2035, the employee population in the area is projected to grow 46% to 4,389 employees, while the resident population is expected to grow 8% to 990. The large difference in employee vs. resident growth is supported by the amount of commercially zoned property, which is largely office and general commercial. Several properties throughout the area have also been minimally developed with surface parking. Although there is a great deal of high density residential zoning in the area, much of this is under the control of different Historic and Conservation Overlay Districts, which makes redevelopment to higher residential densities more challenging.

Demographic Profile

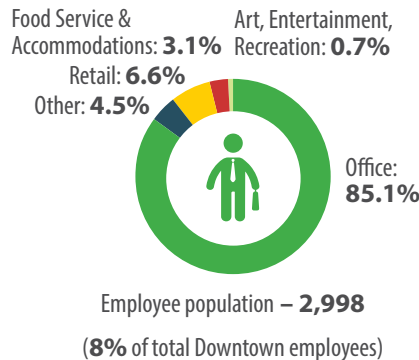


Residents:
Resident Population – **918**
Median Age – **32.5**
Children under the age of 10 – **4.6%**



Households:
85.5% Renter Occupied
Average Household Size – **1.35**
83.9% of Households moved in 2010 or later
21% of Households in multi-family structures of 10 units or more

Businesses:



Energy Zones:

1 Boise High School & Downtown YMCA



3 17th Street Marketplace



2 Fort Street Market



4 Boise High School Sports Courts and Fields

5 Cathedral of the Rockies Community Garden



6 Carnegie Library Lawn



7 Capitol Grounds



8 Len B. Jordan Joe R. Williams



14 First Baptist Church Playground

13 Alexander House



12 State Library



11 Towers



10 Supreme Court



9 Capitol Annex



Public Input and Assessment

Although public input specific to the Near North End was limited, people generally enjoyed and valued the existing public spaces in this area.

Favorite spaces included:

- 😊 Boise High School, particularly the tennis courts and track and field areas
- 😊 Cathedral of the Rockies Campus
- 😊 St. John's Cathedral Campus
- 😊 St. Michael's Episcopal Cathedral Campus

The public also provided a few suggestions for public space improvements in the area.

Concerns/suggestions included:

- 💡 Extending the energy of 8th Street up through the neighborhood to Fort Street
- 💡 Working with the Boise School District to make the campus of Boise High School more inviting and accessible.

The existing public spaces within the Near North End received high assessment scores for their overall quality, which is largely attributable to their good overall design and how easy they are to travel to and locate. Some spaces, such as the grounds of the Len B. Jordan and Joe R. Williams buildings, received lower scores for issues associated with how their design discouraged social interaction or went largely unused. Lack of adjacent land uses and/or activities to help activate public spaces was an issue for the neighborhood in general.

Recommendations

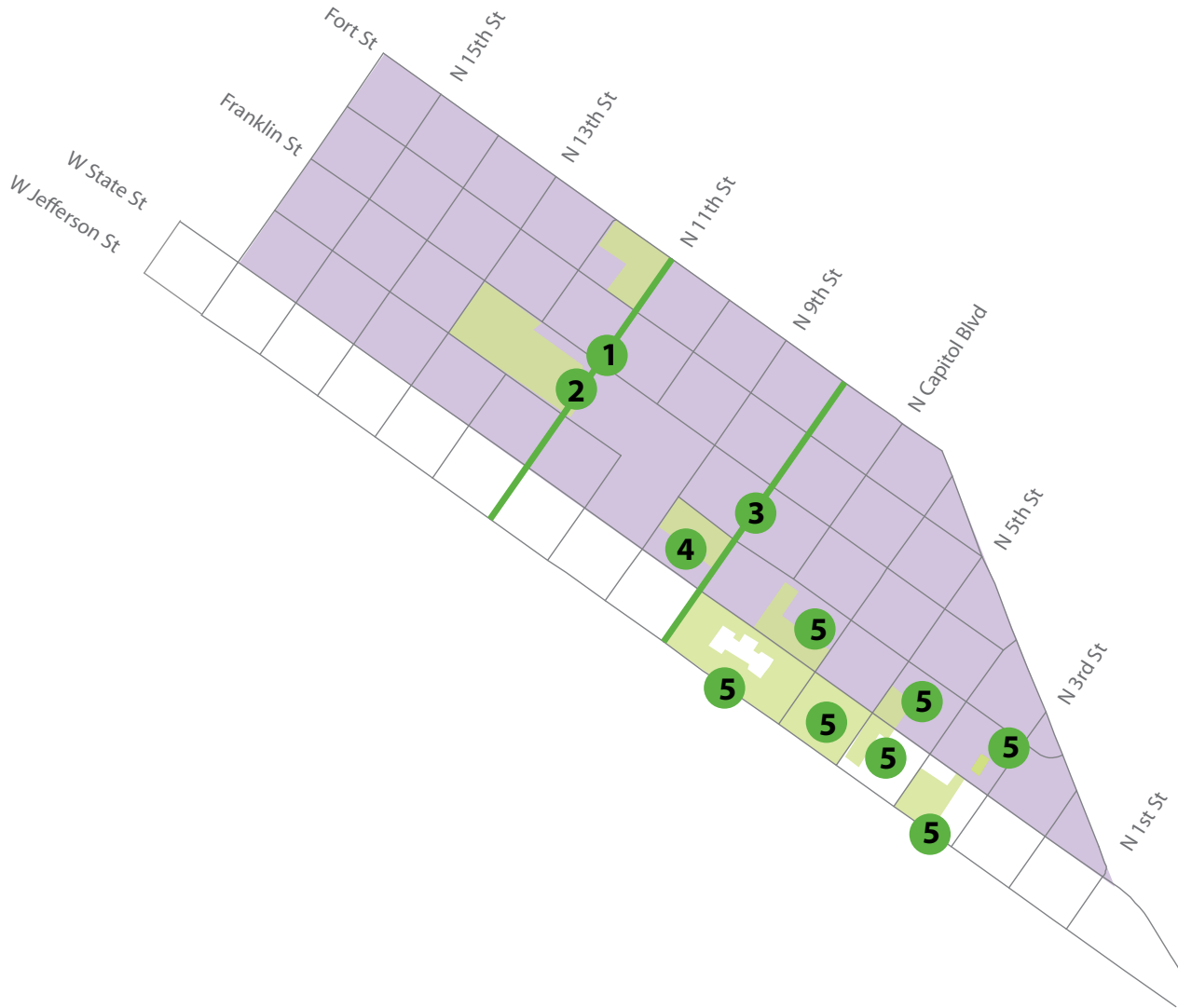
- 1. Better connect the neighborhood to the Central Downtown and Boise River** through bicycle, pedestrian, and placemaking improvements along 11th Street.



- 2. Make the Boise High School campus more inviting and accessible** by exploring design alternatives to the chain link fence around the tennis courts and track and field areas and improving connectivity between Washington Street and Franklin Street between the track and western entrance of the school.



- 3. Establish a strong north-south pedestrian and bicycle corridor** by extending the energy and activity of the 8th Street area to Fort Street to the north and the Boise River to the south. This should include streetscape enhancements, improvements to pedestrian and bicycle facilities, and the use of small-scale public spaces.



- 4. Work with the owners of the historic Carnegie Library** to create a civic space that will serve Boise High School and the neighborhood to the north.



- 5. Work with the State of Idaho to activate the grounds of the Capitol Mall Buildings.** Options may include moveable seating and tables, as well as more programming, pop-up events, and food vendors.



Westside Neighborhood



Location and Context

The Westside Neighborhood is bounded by State Street to the north, Front Street to the south, 19th Street to the west, and 9th Street to the east. It is a mixture of older single-family homes and more intense commercial uses, including several large-scale office buildings, and serves as a transition area between the quiet residential neighborhood of Veterans Park and the bustling Central Business District. After the Old Boise/Eastside Neighborhood, the Westside Neighborhood has the second most employees of all Downtown areas. There are two main energy zones in the neighborhood. These include the area surrounding the 11th Street and Main Street intersection, where a variety of residential, retail, and entertainment venues are located, and the Linen District. The Linen District, extends from Main Street to Front Street and between 13th Street and 16th Street. Grove Street, which serves as the central corridor of the district, is home to a number of retail uses, the Linen Building (a former event center and art gallery), and the Modern Hotel. The Boise Farmers Market and Treefort, an annual music festival, draw thousands of visitors to the neighborhood annually.

There are no parks within the Westside Neighborhood and only a limited number of public spaces. These include the parklet on Main Street, between 10th Street and 11th Street, the plaza outside of the Idaho Power building on 13th Street, the small courtyard in front of Bacon/Berryhill Restaurant on 9th Street, and the large lawn area adjacent to Angel's Restaurant on Main Street. Several recent planning efforts, including the *Westside Downtown Framework Master Plan*, as well as urban design studies focused on 14th Street and Grove Street, envision the redevelopment of this area as a mixed-use, urban neighborhood closely linked with the Central Business District. These plans identify several opportunities for new parks and public spaces, including transforming Grove Street into a festival street; enhancing State Street, between 16th Street and 8th Street, as a visual gateway to the Idaho State Capitol Building and Mall; developing small gathering spaces adjacent to the Modern Hotel and Owhyee Place along Grove Street; and daylighting the Boise City Canal where possible. Many of these ideas are still relevant and have been incorporated into the list of recommendations for this neighborhood.

Trends and Key Issues

By 2035, the employee population in the area is projected to grow 50% to 10,776 employees, while the resident population is expected to grow 59% to 860. Although both employee and resident populations are anticipated to experience significant change, the greater employee growth is supported by the extensive amount of underdeveloped property in the area and the large amount of commercial zoning, as well as higher density residential zoning that allows for a number of commercial uses on a conditional basis. Residential growth is supported by the new WaterCooler mixed-use development under construction at the southwest corner of 14th Street and Idaho Street that will include 37 dwellings units.

Demographic Profile



Residents:

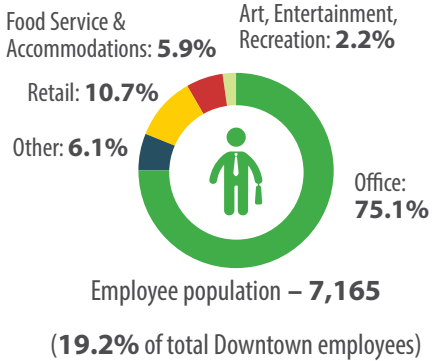
Resident Population – **540**
Median Age – **38.5**
Children under the age of 10 – **8.7%**



Households:

90.7% Renter Occupied
Average Household Size – **1.31**
70.5% of Households moved in 2010 or later
57% of Households in multi-family structures of 20 units or more

Businesses:



Energy Zones:

1. Linen District



2. 11th and Main



3. Rhodes Skate Park



4. Linen Building



5. The Modern Hotel



6. Idaho Power Plaza



7. Carnegie Library Lawn



8. 8th Street Area

9. Grove Plaza

10. Bacon/Berryhill Space

11. Angel's Grassy Area



Public Input and Assessment

Due to the lack of parks or public spaces in the Westside Neighborhood, public input was quite limited. However, the need for additional parks and public spaces was noted.

Concerns/suggestions included:

- More places to gather during the work week
- The creation of a space to support larger events like the Boise Farmers Market and Treefort.

In general, the existing public spaces within the Westside Neighborhood received lower assessment scores than other areas in the Downtown. This was primarily due to a noticeable lack of people making use of any of these spaces, which may be attributed to the lack of land uses or activities to help activate these spaces. The urban form of this area, which contains a number of large surface parking lots and austere streetscapes with little-to-no street trees also negatively impacted assessment scores.

Recommendations

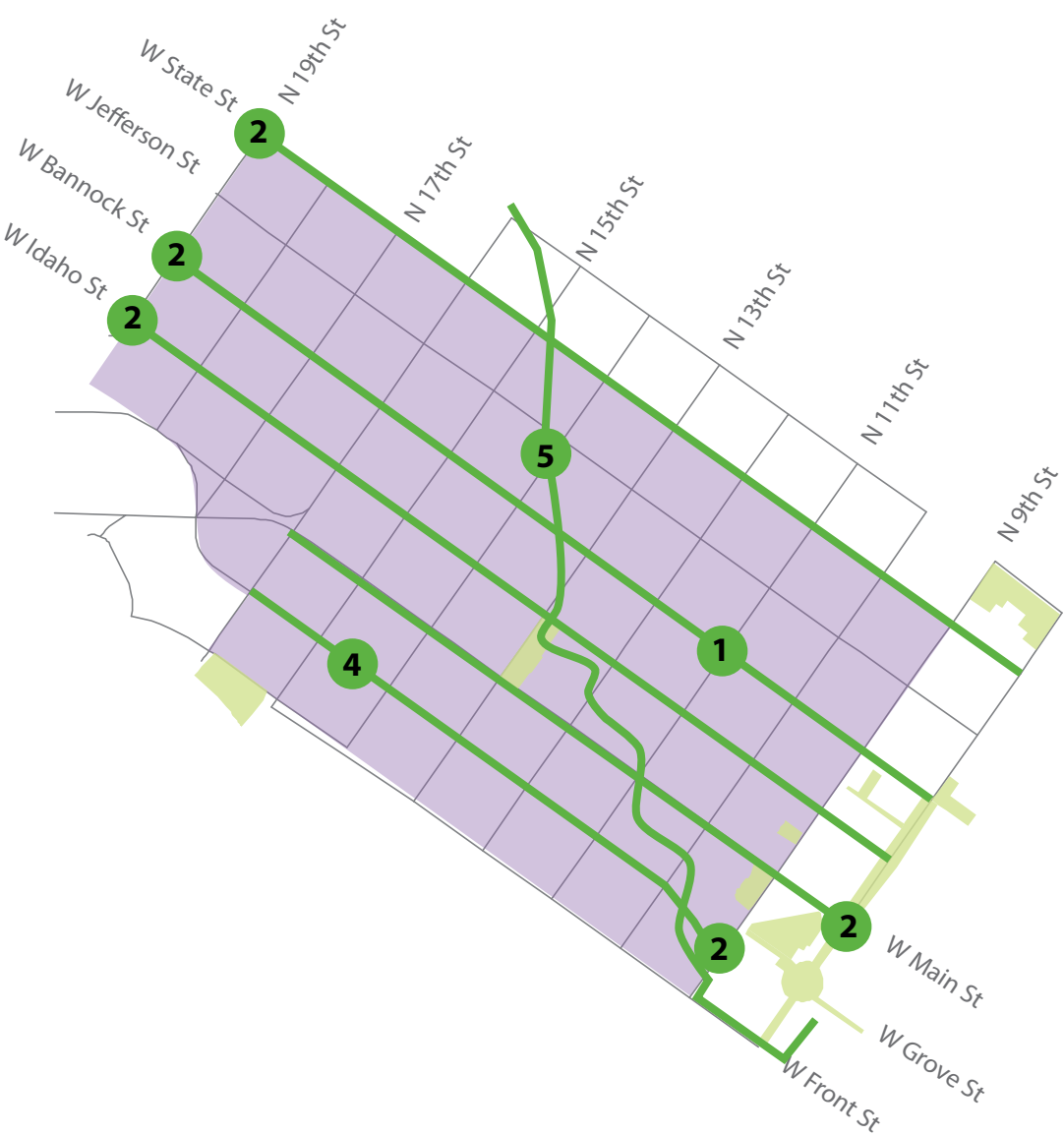
- 1. Develop a large gathering space near 11th Street and Bannock Street.



- 2. Upgrade streetscapes and develop small public spaces along key pedestrian corridors, including 11th Street, Grove Street, Bannock Street, Main Street, Idaho Street, and State Street.



- 3. Explore the creation of an indoor/outdoor market space.



- 4. Utilize small parks or public spaces as catalytic investments in the Linen District area, focusing on sites with high redevelopment potential (i.e. surface parking lots and/or vacant and underutilized properties) that are adjacent to or near activating uses.



- 5. Exploring day lighting portions of the Boise City Canal to connect new and existing public spaces as redevelopment of adjacent properties occurs.



West End District

Location and Context

The West End District is bounded by Main Street to the north, the Connector to the south, the Connector to the west, and 17th Street to the east. Auto-oriented uses, including several drive-throughs, vehicle sales lots, and gas stations, have historically dominated this part of the Downtown. There are also several hotels within the neighborhood, which is somewhat surprising considering how few amenities (restaurants, retail, etc.) exist nearby. In nearby, Garden City, however, several new businesses have begun to popup along the Boise River and Greenbelt.

The area is primed for revitalization, particularly due to the large amount of vacant or minimally improved land, much of which is owned by the City. *The 30th Street Master Plan* envisions this area redeveloping into an urban, mixed-use, pedestrian- and transit-oriented energy zone with a variety of housing, office, retail, restaurants and hotels. A number of recently proposed projects are beginning to move the area in this direction,



including several of multi-family housing developments and a new 10-acre campus for the College of Western Idaho proposed at the northwest corner of Whitewater Park Boulevard and Main Street. The campus project has the potential to incorporate a large public gathering space, which is also envisioned in *The 30th Street Master Plan*.

Other than a small section of the Greenbelt, there are no parks or public spaces within the West End District. In close proximity, however, are the new Esther Simplot Park, which includes the Boise River Park, and Bernadine Quinn Riverside Park. Also nearby is Fairview Park, a 2-acre neighborhood park located in the Veteran's Park Neighborhood to the north.

Trends and Key Issues

By 2035, the employee population in the area is projected to grow dramatically (245%) to 2,429 employees, while the resident population is expected to increase from essentially 0 to 184. Projects proposed for this area, such as the College of Western Idaho campus, support the projected growth in the employee population. Considering the recent increase in public amenities and services nearby, as well as the close proximity to the Central Business District, it is highly probable that the resident population growth could significantly exceed expectations.

Demographic Profile

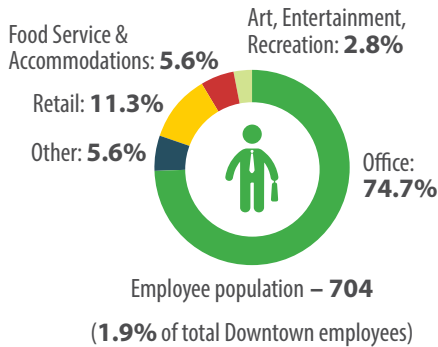


Residents:
Resident Population – 3
Median Age – 0
Children under the age of 10 – 0%



Households:
100% Renter Occupied
Average Household Size – 2
100% of Households moved in 2010 or later
0% of Households in multi-family structures of 10 units or more

Businesses:



Energy Zones:

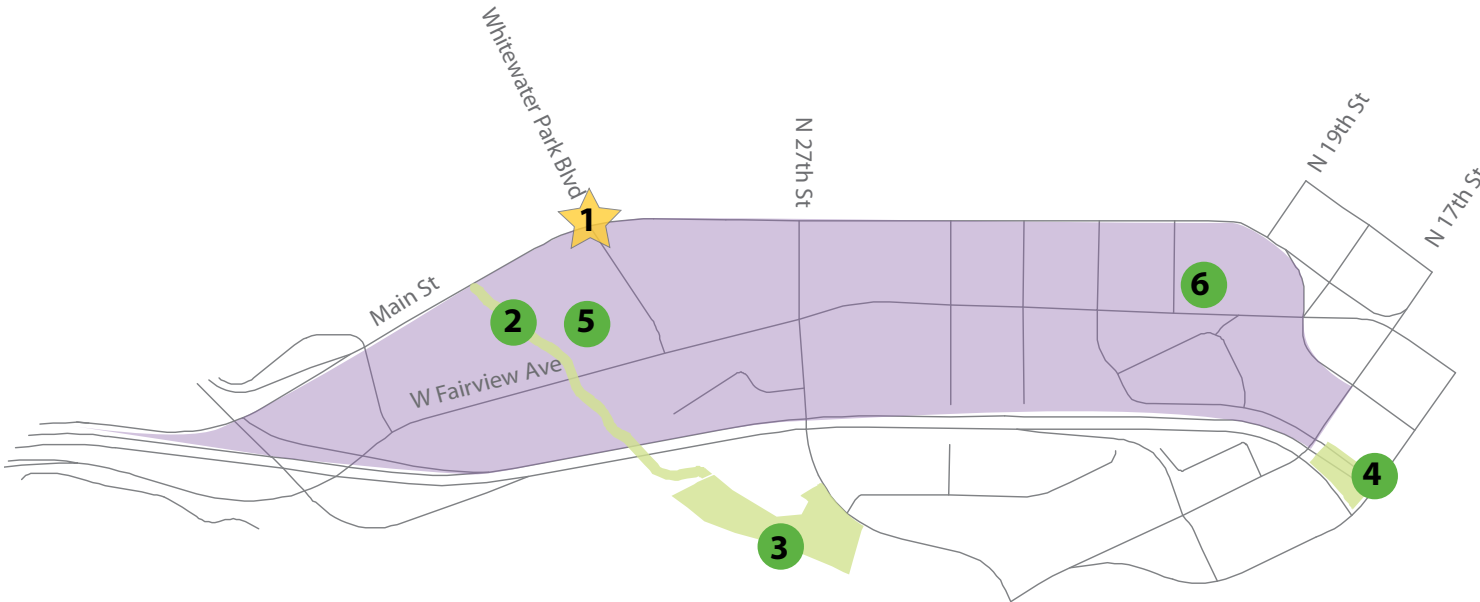
1. Whitewater and Main



2. Greenbelt



3. Riverside Park



6. Red Lion Hotel



5. Cottonwood Suites Boise Riverside Downtown



4. Rhode Skate Park



Public Input and Assessment

Due to the lack of parks or public spaces in the West End District, public input was quite limited. However, the need for additional parks and public spaces was noted.

Concerns/suggestions included:

- Improvements to the streetscapes in the area, primarily in the form of increased pedestrian and bicycle facilities, as well as more street trees.
- The section of Greenbelt that runs through the neighborhood was also discussed, particularly the need to fill in the missing section between Americana Boulevard and Garden City. This project was completed during the summer of 2016.

In general, the existing public spaces within the West End District received lower assessment scores than other areas in the Downtown. This was primarily due to a noticeable lack of people in the neighborhood, which may be attributed to both a lack of housing as well as land uses or activities to help activate these spaces. The urban form of this area, which primarily consists of a multitude of auto-oriented uses, vacant or minimally developed parcels, and several large surface parking lots also negatively impacted assessment scores.

Recommendations

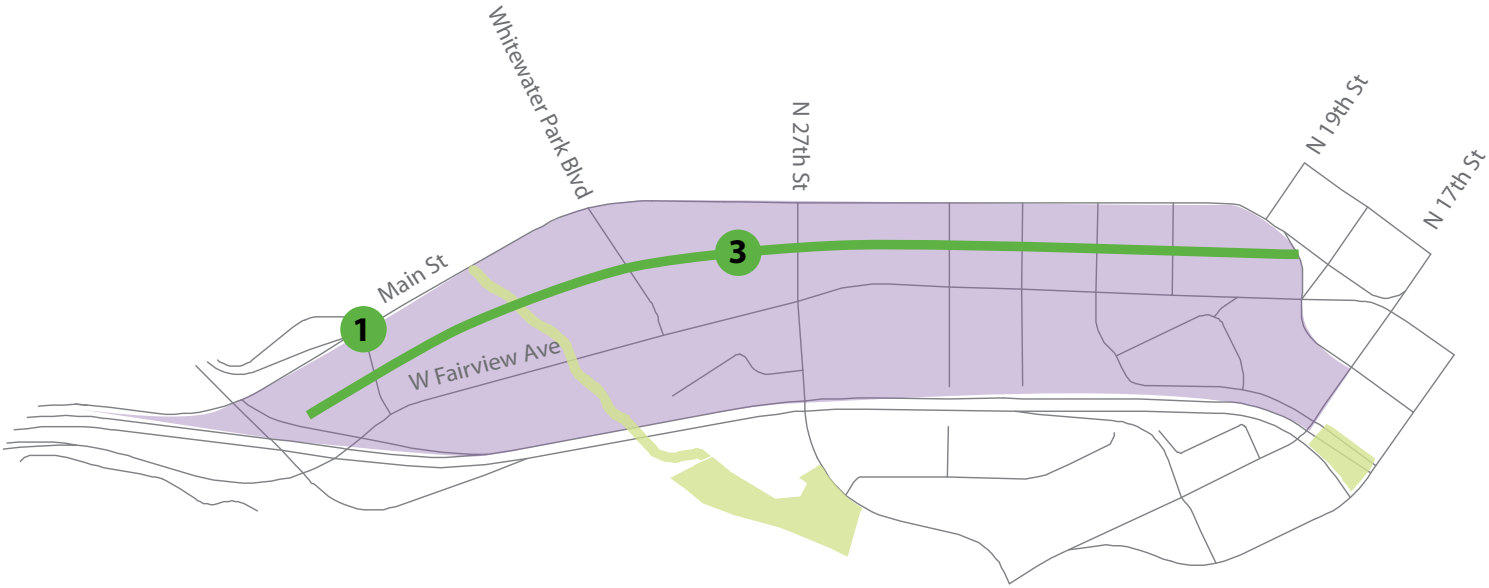
- 1. Develop a large gathering space near the intersection of Whitewater Park Boulevard and Main Street.



- 2. Improve or remove informal access points to the Boise River and Greenbelt.



- 3. Develop a “greenway” thru-block between Main Street and Fairview Street that integrates parklets, pocket parks, small gathering spaces, and street trees.



River Street Neighborhood



Location and Context

The River Street Neighborhood is bounded by Myrtle Street and the Connector to the north and west, the Boise River to the south, and 9th Street to the east. A broad mix of uses exist in the area. High-density housing is located south of the Connector, near 13th Street, River Street, and Grand Street. Single-family housing, similar to that found in the Veterans Park and North End neighborhoods is located along 11th Street, 14th Street, and 15th Street. Several commercial and industrial uses are also in the neighborhood, including modern office buildings, industrial warehouses, and limited retail uses. A number of social and medical services are also located in the neighborhood. The River Street Neighborhood is located in close proximity to the core of the Downtown, yet feels somewhat cut-off for a variety of reasons. These include the real and perceived barriers created by the Connector and Myrtle Street to the north, 9th Street to the east, and the distinctly suburban character of much of the built environment, with large blocks, surface parking lots, and low rise construction. As a result, the area is primed for redevelopment and several new projects have begun to drive change. These include the Payette Brewing facility on River Street, a new charter school on Miller Street, and a mixed-use housing project on 13th Street and River Street.

Demographic Profile



Residents:

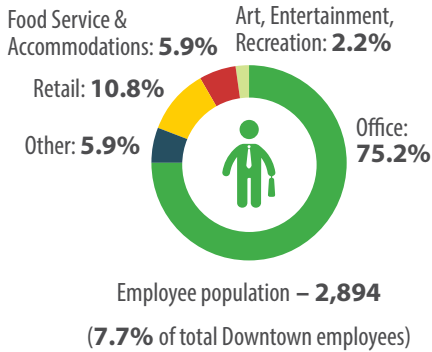
Resident Population – **1,071**
Median Age – **38.6**
Children under the age of 10 – **8.6%**



Households:

91% Renter Occupied
Average Household Size – **1.75**
71% of Households moved in 2010 or later
57% of Households in multi-family structures of 10 units or more

Businesses:



In addition to a considerable stretch of the Greenbelt, a number of parks and public spaces are also located in the River Street Neighborhood. These include Shoreline Park and Riverside Park, adjacent to the Greenbelt, as well as the Pioneer Pathway, which connects the River Street Neighborhood to the Central Business District via JUMP, BoDo, and the Grove Plaza. There is also a .5-acre grassy area adjacent to the Pioneer Pathway and the historic Hayman House, near River Street that is owned by Boise Parks and Recreation. To the north of this site is a 1-acre site owned by CCDC that is intended to be developed for workforce housing.

Trends and Key Issues

By 2035, the employee population in the area is projected to grow 45% to 4,192 employees, while the resident population is expected to increase 58% to 1,694. Although both employee and resident populations are anticipated to experience significant change, the greater residential growth is supported by the large amount of higher-density residential zoning in the area. There is also a considerable amount of commercial zoning as well as some industrial zoning that allows for a number of more intense non-residential uses. This mix of zoning, plus the broad range of existing uses in the area, offers the River Street Neighborhood a unique opportunity to develop into one of the more self-sufficient Downtown neighborhoods where residents can find everything they need to live, work, and play.

Energy Zones:

1. Ash/Miller/Grand Intersection



2. Grove Plaza



3. BoDo



7. Shoreline Park



8. Rhodes Skate Park



9. Payette Brewery



4. The Greenbelt



5. Riverside Park



6. Kathryn Albertson's Park



10. Ann Morrison Park



11. Pioneer Pathway



12. JUMP

13. Ann Frank Memorial

14. Tourist Rest Stop on Capitol Blvd.

Public Input and Assessment

Although public input specific to the River Street Neighborhood was limited, the majority of comments indicated that existing parks and public spaces in this area were somewhat underutilized.

Concerns/suggestions included:

- How quiet and disconnected Shoreline Park and Riverside Park seemed from the rest of the Downtown system of parks and public spaces.
- While people mostly enjoyed the Greenbelt, they did express interest in improving access to the Boise River and supported the extension between Americana Boulevard and Garden City.
- They also would like to see more uses, such as small-scale restaurant and retail uses, located closer to the Greenbelt and Pioneer Pathway to help activate the area.
- The many surface parking lots and large, undeveloped parcels in the neighborhood were seen as major redevelopment opportunities, both for public space as well as for new housing and commercial uses.

In general, the existing public spaces within the River Street Neighborhood received lower assessment scores than other areas in the Downtown. This appears to be mainly attributable to a lack of land uses and/or activities to help with activation. Busy roadways, such as the Connector and Myrtle Street, as well as the many undeveloped parcels and large surface parking lots in the neighborhood also negatively impacted assessment scores.

Recommendations

1. Incorporating public art and history projects into new or existing parks and public spaces in the area to share the unique story of the original River Street Neighborhood.



2. Explore a second bridge crossing over the Boise River, between 9th Street and Americana Boulevard.



3. Develop a plaza at the intersection of Ash Street, Miller Street, and Grand Avenue near the Pioneer Pathway.



4. Work with CCDC and Arts & History to develop a small pocket park adjacent to the historic Hayman House on River Street.



6. Promote the development of activating uses (restaurants, retail, etc.) on vacant or underdeveloped properties in close proximity to the Greenbelt, Boise River, and Pioneer Pathway.



5. Explore opportunities to add play equipment within existing or proposed parks throughout the neighborhood.



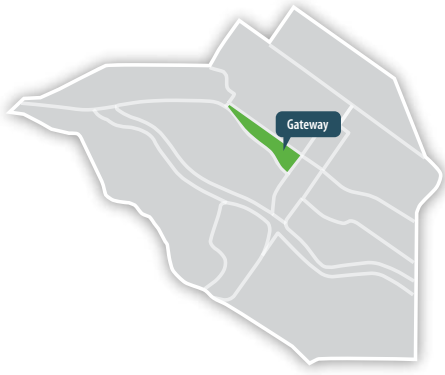
7. Improve or remove informal access points to the Boise River and Greenbelt, initially prioritizing junctions with the Pioneer Pathway and Shoreline Park.



Gateway District

Location and Context

The Gateway District is bounded by Front Street to the north, 9th Street to the east, Myrtle Street to the south, and 16th Street to the west. Nestled at the junction of the Westside Neighborhood, Cultural District, and River Street Neighborhood, the Gateway District is largely comprised of the three super blocks commonly referred to as Parcels A, B, and C as well as Rhodes Skate Park located under the Connector, between 15th Street and 16th Street. The majority of the district sat as undeveloped land through the late 2000s. Recently, however, several large-scale projects have dramatically changed the look and energy of the area. Jacks Urban Meeting Place (JUMP) and Simplot Headquarters were recently established on Parcel C, introducing more than one-half million square feet of new office and convention space into the Downtown. In late 2016, ground was broken on Parcel B for Pioneer Crossing, a mixed-use development that will include a 150-room hotel, 132,000-square-foot office building, a pad site for a future restaurant, and a 644-space parking garage. Both projects incorporate a considerable amount of open space. JUMP in particular, includes an extension of the Pioneer Pathway,

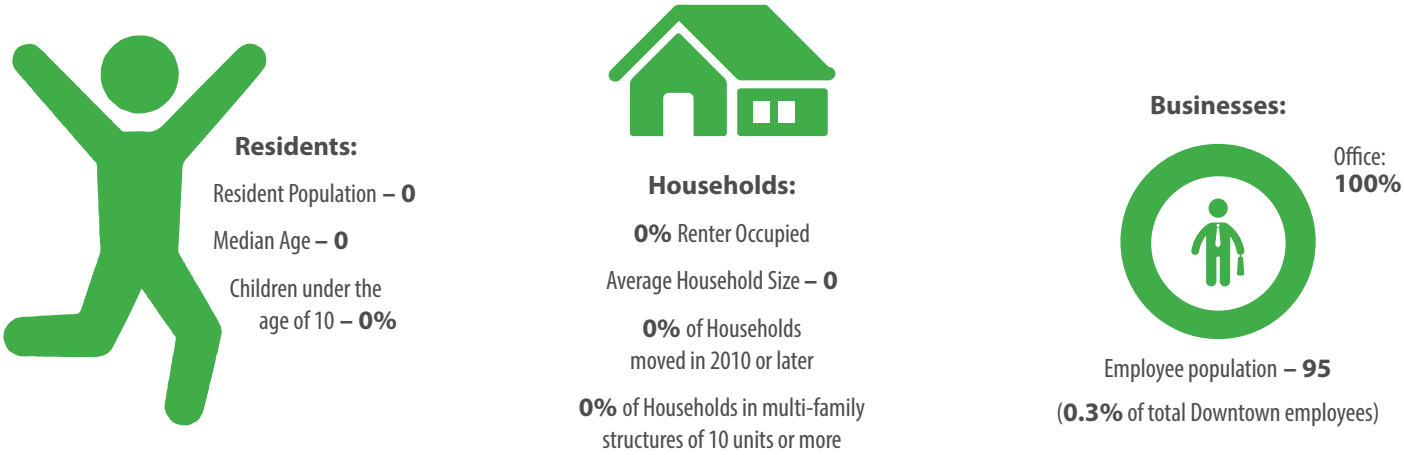


an amphitheater, several plazas with seating, a large landscaped area for events, public art, a splash pad fountain, and a large play structure for climbing. Also in 2016, contributions from the public, City of Boise, and \$1.25 million from the J.A. and Kathryn Albertson Foundation funded the renovation of Rhodes Skate Park. This included the development of a modern skate park that includes seating and tables, public art, and sustainable landscaping. It will activate three different areas on 15th Street and 16th Street, which are also receiving streetscape upgrades in the form of landscaping, more public art, and a parkour course on the east side of 15th Street.

Trends and Key Issues

By 2035, the employee population in the area is projected to grow 1,286% to 1,317 employees. Due to the lack of existing housing, as well as any proposed housing in the future, the resident population is expected to remain at 0. These trends are supported by the previously noted developments of Parcel B and C. In particular, the Simplot Headquarters will bring more than 800 employees to the district. These projects, combined with the development potential of Parcel A, makes the growth estimate for the employee population of the Gateway District modest at best.

Demographic Profile



Energy Zones:

1 Grove Plaza



2 BoDo



3 Cultural District



Parks and Public Spaces:

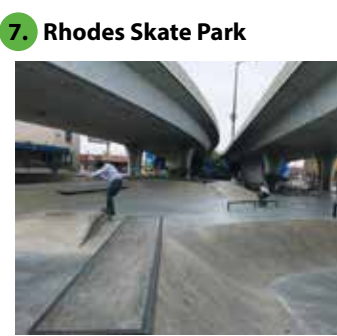
4. Parcel A - JUMP



5. Parcel B - Pioneer Crossing



6. Parcel C



7. Rhodes Skate Park

8. Pioneer Pathway



Public Input and Assessment

Considering the limited number of parks and public spaces within the Gateway District, public input was minimal.

Favorite spaces included:

- 😊 Rhodes Skate Park was viewed as a valuable asset to the area and City as a whole. Although concerns about the safety and accessibility of this park regularly surfaced, the public was optimistic these issues would be improved with the recent renovation.
- 😊 There was a lot of excitement about the JUMP facility and people appreciated how unique and interesting it was, as well as how it connects to BoDo and the Central Business District.

Rhodes Park and the JUMP campus are the only two parks and public spaces within the Gateway District. Both received high assessment scores for their overall quality, which is largely attributable to their good design. Rhodes Skate Park received lower scores regarding feelings of safety. However, the recent renovation has dramatically improved this issue. The JUMP campus received excellent scores in all assessment areas.

Concerns/suggestions included:

- 💡 The hight-traffic streets of Front and Myrtle, as well as the Connector, were viewed as the most significant challenge to increasing the vibrancy of this area and better connecting it to adjacent neighborhoods and districts.

Recommendations

- 1. Encourage building and landscape design on Parcels A, B, and C that transform the Gateway District into a green, welcoming “front door” into Downtown.
- 2. Continue to enhance 15th Street and 16th Street as major bicycle and pedestrian corridors through the Downtown.
- 3. Increase pedestrian mobility in the area by improving the timing of traffic signals on Front Street and Myrtle Street, between 3rd Street and 13th Street.



- 4. Upgrade 11th Street with bicycle, pedestrian, and placemaking improvements.



Central LIV District



Location and Context

The Central Liv District is bounded by Front Street to the north, Myrtle Street to the south, Capitol Boulevard to the west, and Broadway Avenue to the east. This area of the Downtown is anticipated to undergo significant change over the next 20 years. Guidance for future development based on the *Central Addition Master Plan* splits the Central LIV District into three distinct sub-areas. West of 5th Street should continue to develop with uses that drive high amounts of pedestrian activity, such as shopping, dining, entertainment, and cultural venues. The area between 5th Street and 2nd Street should be developed as an urban residential neighborhood with supporting small retail uses and offices. East of 2nd street should continue to develop with community-scale retail uses. Key energy zones include the Ada County Government Complex, Civic Plaza Apartments, and University of Idaho Water Center on Front Street, as well as the Broad Street area from Capitol Boulevard to 5th Street where Concordia Law School, Boise Brewing, and Trader Joes are located. A number of older warehouse buildings have been recently converted to office and retail uses, such as CSHQA and George's Cycles, and there are also several large retailers in the area, including WinCo Foods, Whole Foods, and Walgreens.

Recent developments include a new mixed-use, multi-family development consisting of retail and 158 housing units at the southwest corner of 5th Street and Broad Street, as well as two new hotels at the southeast corner of Capitol Boulevard and Broad Street, and Capitol Boulevard and Myrtle Street. Capital City Development Corporation has also recently invested more than \$9 million into this district, including pedestrian-focused streetscape enhancements to Broad Street, from Capitol Boulevard to 2nd Street.

A number of smaller open space areas in front of the Ada County Government Complex, Civic Plaza Apartments, and the University of Idaho Water Center, represent the only parks and public spaces within the District. These are cut-off from the majority of the District by Front Street. Julia Davis Park is adjacent to the District but is cut off from the District by Myrtle Street. In close proximity, but also separated by a large, busy roadway (Broadway Avenue) are the MK Nature Center and Kristin Armstrong Municipal Park.

Trends and Key Issues

By 2035, the employee population in the area is projected to grow 69% to 4,172 employees, while the resident population is expected to grow 92% to 523. Strong growth in both employees and residents is supported by the projects under construction in the area. In addition, there is a high concentration of surface parking lots and underutilized properties that offer a plethora of redevelopment opportunities.

Demographic Profile



Residents:

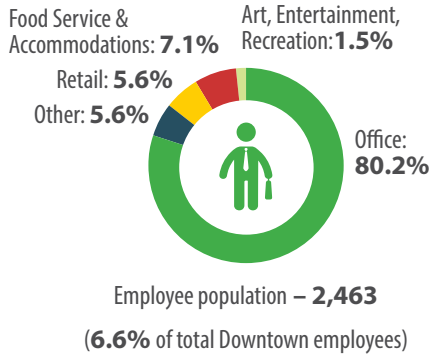
Resident Population – **273**
Median Age – **32.1**
Children under the age of 10 – **6.2%**



Households:

93% Renter Occupied
Average Household Size – **1.53**
49.3% of Households moved in 2010 or later
70% of Households in multi-family structures of 10 units or more

Businesses:



Energy Zones:

1. Broad Area



2. Broadway and Front



Parks and Public Spaces:

3. Ann Frank Memorial



4. BoDo (8th and Broad)



5. Grove Plaza



Landmarks:

6. Basque Block

7. Trader Joe's

8. Concordia Law School

9. Ada County Complex Plaza

10. Civic Plaza Apartments

11. University of Idaho Water Center

12. Whole Foods

13. Walgreens

14. WinCo Foods

15. Julia Davis Park

Public Input and Assessment

The limited number of parks and public spaces in the Central LIV District resulted in minimal public input. The exception being Julia Davis Park, which was treasured for its high-quality design and the diverse range of amenities it provides as well as the abundance of different cultural uses.

Favorite spaces included:

- 😊 Boise Art Museum
- 😊 Discovery Center of Idaho
- 😊 Idaho Black History Museum
- 😊 Idaho State Historical Museum
- 😊 Zoo Boise

The high-traffic, uninviting nature of Front Street and Myrtle Street were consistently identified as impediments to the successful growth of this district and better connecting it to Julia Davis Park and the Central Business District to the north.

Concerns/suggestions included:

- 💡 Improving pedestrian and bicycle accessibility both along and across Front Street and Myrtle Street. These included reducing speed limits, narrowing each roadway by one lane or more, and/or developing one or more major crossings (i.e. sky bridges, tunnels, etc.).

With the exception of Julia Davis Park, the parks and public spaces in the Central LIV District received lower overall scores than other areas of the Downtown, largely due to a lack of land uses or activities to help activate these spaces. There was also a noticeable absence of different aged people and people in groups. Given the lower residential population of the District, this was particularly true outside of regular business hours

Recommendations

- 1. Transform Front Street and Myrtle Street area into a gateway** through the utilization of smaller parks and public spaces.



- 2. Support efforts to improve pedestrian and bicycle accessibility** both along and across Front Street and Myrtle Street.



- 3. Utilize streetscape enhancements and small-scale public spaces along 3rd Street, 5th Street, Fulton Street, and Broad Street** to better connect this District to the Central Business District, Cultural District, Old Boise/Eastside Neighborhood, and Julia Davis Park.



- 4. Incorporate more public art and history projects into new or existing parks and public spaces** to share the unique history of the area.



Lusk District

Location and Context

The Lusk District is bounded by the Boise River to the north, Capitol Boulevard to the east, Crescent Rim Drive to the south, and Ann Morrison Park to the west. Lusk Street serves as the main street of this district and is intended to be home to a variety of small-scale specialty retail uses and housing. Capitol Boulevard, La Pointe Street, Ann Morrison Drive, and Island Street have also been identified as key streets serving future sub-districts within the area. A diverse mix of businesses already exist within the area, including several offices, retail businesses, industrial uses and artisans. Since 2013, more than 542 new housing units have been built in the area. These are primarily intended to serve students attending Boise State University, but a limited number have been made available to non-students as well. There are also several older multi-family developments in the area as well as three hotels. The City of Boise also owns a number of properties in the area, including 71 affordable housing units on Capitol Boulevard.

Demographic Profile



Residents:

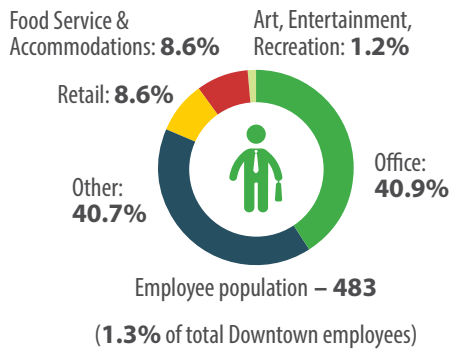
Resident Population – **607**
Median Age – **29.6**
Children under the age of 10 – **5.4%**



Households:

82.4% Renter Occupied
Average Household Size – **1.37**
81.1% of Households moved in 2010 or later
46% of Households in multi-family structures of 10 units or more

Businesses:



The Greenbelt that runs along the south side of the Boise River is the only true park space within the neighborhood. However, the district is within close proximity to several of the City's more prominent parks, including Ann Morrison Memorial Park, Julia Davis Park, and the Anne Frank Human Rights Memorial. Also south of this area is the Boise Depot and Platt Gardens.

Trends and Key Issues

The Lusk District is one of the more populated areas of the Downtown with 607 residents and has a relatively low median age of 29.6. These trends directly correlate with the high number of university students living in the area and are expected to continue as this area grows in population (largely students) by 126% to 1,369 by 2035. The employee population is projected to grow at a less significant rate (26%) during this time to 610.

Energy Zones:

1 Lusk and Island



3. Platt Gardens



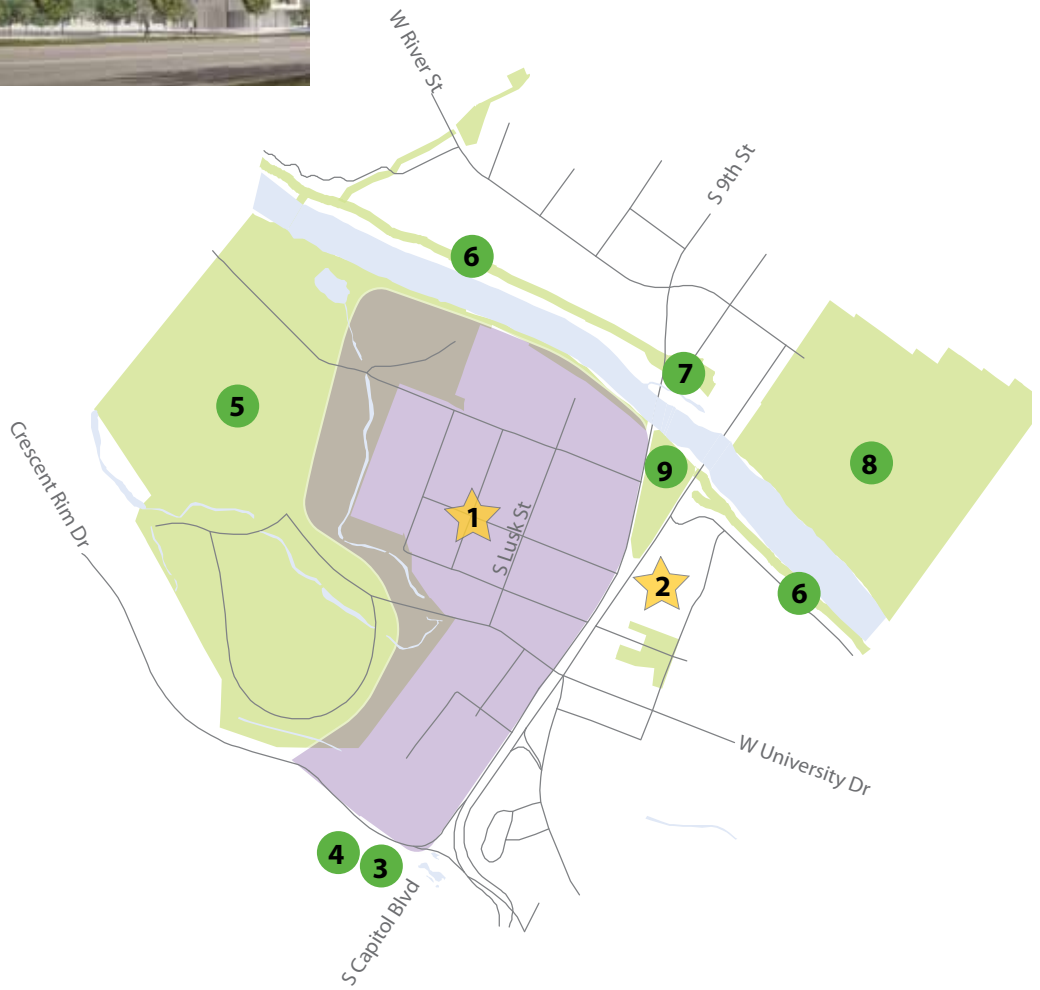
4. Boise Depot



5. Ann Morrison Memorial Park



2 BSU - Arts Hub



6. Greenbelt



7. Anne Frank Human Rights Memorial



8. Julia Davis Park



9. Tourist Rest Stop on Capitol Blvd.



Public Input and Assessment

Favorite spaces included:

-  The Greenbelt
-  Anne Morrison Memorial Park
-  Boise State's Campus

The Greenbelt was again valued for the access it provides the Lusk District to the Boise River, as well as serving as a quality transportation corridor through the Downtown for bicyclists and pedestrians. Regarding nearby parks that serve the neighborhood, Ann Morrison Memorial Park was prized for the extensive range of recreation opportunities it provides, including the disc golf course, large playground, sports fields, and access to the Boise River. The family-friendliness of this park was also regularly mentioned, as was how much everyone enjoyed the different events programmed throughout the year. Boise State's campus to the east was also identified as a benefit to the district.

Concerns/suggestions Included:

-  A lack of smaller-scale gathering spaces for this district was also noted by the public, who saw this as a definite need in regards to supporting the proliferation of small-scale specialty retail uses and housing in the area.
-  Better connecting this area to the Downtown to the north and the Depot Bench neighborhood to the south with improved bicycle and pedestrian facilities along Capitol Boulevard, as well as an additional pathway through Ann Morrison Memorial Park and additional or improved crossings over the Boise River.
-  Specific suggestions for Ann Morrison Memorial Park included providing additional restrooms (or upgrading the existing ones) and better managing the amount of geese and goose waste.
-  Encouraging the development of more activating uses (restaurants, retail, etc.) near the Greenbelt, as well as businesses focused on recreation (bicycle rental, kayak rental, etc.).

The existing parks in and near the Lusk District received high assessment scores regarding their overall quality. Ann Morrison Memorial Park and Julia Davis Park received exemplary scores across all assessment areas. This is largely attributable to their high-quality design, close proximity to activating uses, and broad appeal to a wide range of users. The Idaho Anne Frank Human Rights Memorial also received high overall assessment scores for reasons similar to the larger parks mentioned above. Regarding the public spaces associated with Boise State's campus to the east, these also received high assessment scores regarding the quality of their design, maintenance, and accessibility. However, the lack of use of these spaces by the general public, versus BSU students, faculty, and staff, was limited. This is a reflection of how the campus has been developed over the years to focus inward on itself, versus reaching out to the areas surrounding it.

Recommendations

- 1. Enhance connections to the Downtown and the Depot Bench Neighborhood** with improved bicycle and pedestrian facilities along Capitol Boulevard, or a new pathway through Ann Morrison Memorial Park, as well as additional or improved crossings over the Boise River.



- 2. Develop Island Street as a neighborhood festival street** in the Lusk District to create a neighborhood gathering space.



- 3. Explore the use of “pop-up” programing, parklets, and festival events** to improve activity in the Lusk District.



- 4. Require the creation of a small park or public space** in conjunction with any significant redevelopment of the City-owned properties on Capitol Boulevard.



Boise State District

Location and Context

The Boise State District is bounded by the Boise River to the north, Boise Avenue and Beacon Street to the south, Broadway Avenue to the east, and Capitol Boulevard to the west. There are approximately 180 acres within these boundaries, but the University's impact is noticeable beyond that, particularly in the single-family residential neighborhood south of Beacon Avenue and in the mixed-use Lusk District to the west. With a current enrollment of 22,000 students and more than 2,400 faculty and staff, this area experiences a significant amount of pedestrian activity throughout the day. Although much of this activity occurs internal to the site, due to the location of different facilities, gathering spaces, etc., several areas on the edges of the campus are also quite active. These include the intersection of University Drive and Broadway Avenue on the east side of campus and the intersection of University Drive and Capitol Boulevard on the west side of campus. Several eating establishments and retail uses exist near these areas, and the University Drive and Broadway Avenue intersection is particularly busy during Boise State sporting events. Also active is the area

of campus adjacent to the Greenbelt, specifically at Friendship Bridge, which connects to Julia Davis Park. Other areas in the neighborhood that experience a considerable amount of activity, or are anticipated to in the near future with some recent development projects, include the intersection of Beacon Street and Broadway Avenue where a new Albertsons neighborhood store is proposed and the intersection of Beacon Avenue and Boise Avenue where a new five-story multi-family housing project is proposed.

The Greenbelt that runs along the south side of the Boise River is the only true park space within the district. There are also a number of parks nearby, including Julia Davis Park, the Anne Frank Human Rights Memorial, and Ann Morrison Memorial Park. Boise State's campus, however, provides a diverse mix of public and park-like spaces, including:

- The Quad between the historic Administration Building and the Boise River
- Centennial Amphitheater between the Albertson Library and the Boise River
- The Christ Chapel Church and grounds near Broadway Avenue and Cesar Chavez Lane
- Albertson Stadium plaza
- The Appleton Tennis Center and intramural sports fields located between the Student Union Building and Taco Bell Arena
- "B" plaza located between the historic Administration Building and University Drive

Demographic Profile



Residents:

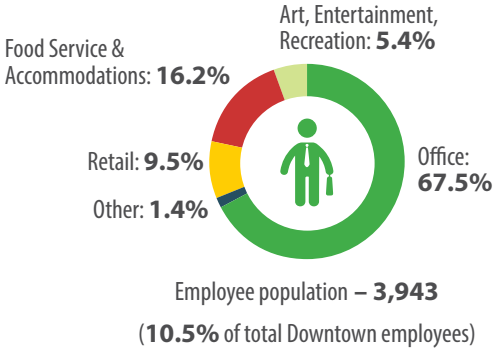
Resident Population – **64**
Median Age – **32**
Children under the age of 10 – **6.4%**



Households:

92% Renter Occupied
Average Household Size – **1.35**
49% of Households moved in 2010 or later
70% of Households in multi-family structures of 10 units or more

Businesses:



Energy Zones:

1. University and Capitol



2. University and Broadway



3. Protest and Boise

4. Beacon and Broadway



5. BSU - Arts Hub

5. Ann Morrison Park

6. Tourist Rest Stop

7. Julia Davis Park

8. Micron Plaza

9. "B" Plaza

10. The Quad



11. Friendship Bridge

12. Centennial Amphitheater

13. Green Belt

14. Christ Chapel and Grounds

15. Albertson's Stadium and Plaza



16. Appleton Tennis Center

17. Auxillary Sports Fields



Trends and Key Issues

The Boise State Neighborhood has the highest population of any neighborhood or district in the Downtown with 1,509 residents. It also has the lowest median age (20.8), but one of the smallest populations under the age of 10. This directly correlates with the high number of university students living in the area. By 2035, the resident population is expected to grow by 27% to 1,921. Employee population is projected to grow 32% to 4,059 employees. These trends are supported by research conducted in association with the recent *Boise State University Campus Master Plan*, which projects that Boise State's campus will grow to more than 300 acres and student enrollment will exceed 35,000 by 2045. This plan identifies over 20 new academic building sites that will add more than 2 million square feet of new facilities. Currently facilities under construction or in planning include: the Fine Arts Building on Capitol Boulevard; the Alumni and Friends Center on University Drive; the Honors College and First Year Residential Housing project on University Drive; and the Center for Materials Science Research, also on University Drive. Boise State is also planning to add capacity for on-campus housing for as many as 2,000 additional students.

Public Input and Assessment

Limited public input was received for the Boise State Neighborhood, which may highlight the perceived disconnect between this area and the rest of the Downtown.

Favorite spaces included:

-  The Greenbelt's was valued for the access it provides to the Boise River, as well as serving as a quality transportation corridor through the Downtown for bicyclists and pedestrians.
-  Ann Morrison Memorial Park was prized for the extensive range of recreation opportunities it provides, including disc golf, a large playground, sports fields, and access to the Boise River. The family-friendliness of this park was also regularly mentioned, as was how much everyone enjoyed the different events programmed throughout the year.

The public also provided a number of suggestions for improving parks and public spaces in the Boise State District.

Concerns/suggestions included:

-  Better connection of this area to the rest of the Downtown with upgraded or additional river crossings for bicyclists and pedestrians.
-  Encouraging the development of more activating uses (restaurants, retail, etc.) near the Greenbelt, as well as businesses focused on recreation (bicycle rental, kayak rental, etc.).

The existing parks in and near the Boise State Neighborhood received high assessment scores regarding their overall quality. Ann Morrison Memorial Park and Julia Davis Park received exemplary scores across all assessment areas. This is largely attributable to their high-quality design, close proximity to activating uses, and broad appeal to a wide range of users. The Idaho Anne Frank Human Rights Memorial also received high overall assessment scores for similar reasons. The public spaces in the neighborhood also received high assessment scores concerning the quality of their design and maintenance, accessibility, and overall activation. However, the lack of use of these spaces by the general public, versus Boise State students, faculty, and staff, was limited. This may be attributed to the location of many of these spaces, which are mainly located internal to the campus away from areas commonly frequented by the general public.

Recommendations

Recommendations for this neighborhood are primarily derived from the recent *Boise State University Campus Master Plan*.

- 1. Enhance or establish new connections to Downtown.**
- 2. Improve connections to the Greenbelt from Boise State's campus.**



- 3. Implement the recommendations in the forthcoming Quad Enhancement Plan,** which will include an expansion of the Quad north to the Boise River.
- 4. Focus on enhancements that improve activity of areas between facilities and the Greenbelt.**
- 5. Redesign east University Drive to create a new tree-lined multi-modal corridor** for bicyclists and pedestrians, with limited vehicle access.
- 6. Redesign west University Drive into a dedicated pedestrian mall** with access for public transit and service vehicles only.
- 7. Develop a new plaza and/or gateway for Albertsons Stadium** at the northwest corner of Broadway Avenue and University Drive.
- 8. Redesign the existing plaza on the north side of the Student Union Building,** including new landscaping and bicycle and pedestrian pathways.

- 9. Develop new gathering areas near the STEM and Health Sciences precincts.**



- 10. Expand plaza area in front of Albertson's stadium.**



DOWNTOWN PARKS and PUBLIC SPACES

IV. Implementation




Implementation


General Downtown	Recommendation	Timing (Years)	Action	Lead
	GD1	1 5 10	Revise the Boise City Development Code to better incentivize the creation of privately owned public space, including requirements for accessibility and operation to ensure they remain available for public use.	PDS/Parks
	GD2	1 5 10	Develop City of Boise Parklet and Active Alley programs, including guidelines, applications, and permitting processes.	PDS/Parks
	GD3	1 5 10	Improve or remove informal access points to the Boise River and the Greenbelt.	Parks
	GD4	1 5 10	Support efforts to improve pedestrian and bicycle accessibility both along and across Front Street and Myrtle Street.	PDS/CCDC/ITD
	GD5	1 5 10	Continue to integrate public art and history projects into new or existing parks and public spaces to share the unique history of different areas of the Downtown.	Parks/A&H/CCDC
	GD6	1 5 10	Encourage the creation of small parks or public spaces in conjunction with any significant redevelopment of City-owned property in the Downtown.	Parks/A&H/CCDC

Central Business District	Recommendation	Timing (Years)	Action	Lead
	CBD1	1 5 10	Explore the use of small-scale public spaces, such as parklets, plazas, and/or pocket parks, to better activate the east-west roadways of Main Street, Idaho Street, and Bannock Street.	PDS/Parks/CCDC
	CBD2	1 5 10	Develop a plaza at the northeast corner of Bannock Street and 8th Street, adjacent to the historic Borah Post Office.	PDS/Parks/CCDC
	CBD3	1 5 10	Develop active, pedestrian-orientated alleyways adjacent to the 8th Street area.	PDS/Parks/CCDC
	CBD4	1 5 10	Work with the owner of the Wells Fargo Bank Building property to improve the usability and attractiveness of the large landscaped area on the south side of the building.	PDS/Parks/CCDC
	CBD5	1 5 10	Install a green wall along the north side of Century Link Arena.	PDS/Parks/CCDC
	CBD6	1 5 10	Explore installing green roofs on existing parking garages in the area.	PDS/Parks/CCDC

Cultural District	Recommendation	Timing (Years)	Action	Lead
	CD1	1 5 10	Better connect the Cultural District to Julia Davis Park and the River Street Neighborhood by enhancing Fulton Street with streetscape improvements, parklets, and public art.	PDS/Parks/CCDC
	CD2	1 5 10	Extend the energy and activity of the 8th Street area to the Boise River. This should include streetscape enhancements, improvements to pedestrian and bicycle facilities, and the use of small-scale public spaces.	PDS/Parks/CCDC
	CD3	1 5 10	Create a significant public space and entrance oriented toward 8th Street with any future redevelopment of the Boise Main Library!	PDS/Parks/Library
	CD4	1 5 10	Improve the urban tree canopy within the Cultural District.	Parks/CCDC
	CD5	1 5 10	Explore the use of “pop-up” programing and festival events to improve activity in the Cultural District.	Parks
	CD6	1 5 10	Improve the walkability and bikability of the 8th Street and Front and Myrtle Street intersections through improved timing of stop lights, larger sidewalk bulb outs, and other improvements.	PDS/CCDC/ACHD/ITD


Old Boise/Eastside	Recommendation	Timing (Years)	Action	Lead
	OB/ES1	1 5 10	Develop a linear park through the alleys connecting the east side of City Hall to the Assay Office grounds.	PDS/Parks/CCDC
	OB/ES2	1 5 10	Work with the Idaho State Historical Society to convert the Assay Office Grounds into a more formalized public space.	Parks/State
	OB/ES3	1 5 10	Explore the use of small-scale public spaces, such as parklets, plazas, and pocket parks to better activate the Capitol Mall area.	Parks/State
	OB/ES4	1 5 10	Explore day lighting portions of the Boise City Canal to connect new and existing public spaces as redevelopment of adjacent properties occurs.	PDS/Parks/CCDC
	OB/ES5	1 5 10	Incorporate more public art and history projects and programming to help share the unique history of the area.	PDS/Parks/CCDC/A&H

 Near North End	Recommendation	Timing (Years)	Action	Lead
	NNE1	1 5 10	Better connect the neighborhood to the Central Downtown and Boise River through bicycle, pedestrian, and placemaking improvements along 11th Street.	PDS/Parks/CCDC/A&H
	NNE2	1 5 10	Make the Boise High School campus more inviting and accessible by exploring design alternatives to the chain link fence around the tennis courts and track and field areas and improving connectivity between Washington Street and Franklin Street between the track and western entrance of the school.	PDS/BSD
	NNE3	1 5 10	Extend the energy and activity of the 8th Street area to the Boise River to the south. This should include streetscape enhancements, improvements to pedestrian and bicycle facilities, and the use of small-scale public spaces.	PDS/Parks
	NNE4	1 5 10	Work with the owners of the historic Carnegie Library to create a civic space that will serve Boise High School and the neighborhood to the north.	Parks
	NNE5	1 5 10	Explore the use of small-scale public spaces, such as parklets, plazas, and pocket parks to better activate the Capitol Mall area.	Parks/State

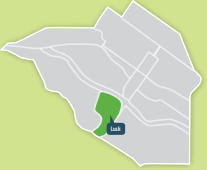
 Westside District	Recommendation	Timing (Years)	Action	Lead
	WS1	1 5 10	Develop a large gathering space near 11th Street and Bannock Street.	PDS/Parks/CCDC
	WS2	1 5 10	Upgrade streetscapes and develop small public spaces along key pedestrian corridors, including 11th Street, Grove Street, Bannock Street, Main Street, Idaho Street, and State Street.	PDS/Parks/CCDC
	WS3	1 5 10	Explore the creation of an indoor/outdoor market space.	PDS/CCDC
	WS4	1 5 10	Utilize small parks or public spaces as catalytic investments in the Linen District area, focusing on sites with high redevelopment potential (i.e. surface parking lots and/or vacant and underutilized properties) that are adjacent to or near activating uses.	PDS/Parks/CCDC
	WS5	1 5 10	Explore day lighting portions of the Boise City Canal to connect new and existing public spaces as redevelopment of adjacent properties occurs.	PDS/Parks/CCDC


 West End	Recommendation	Timing (Years)	Action	Lead
	WE1	1 5 10	Develop a large gathering space near the intersection of Whitewater Park Boulevard and Main Street.	PDS/Parks/CCDC
	WE2	1 5 10	Improve or remove informal access points to the Boise River and Greenbelt.	Parks
	WE3	1 5 10	Develop a “greenway” thru-block between Main Street and Fairview Street that integrates parklets, pocket parks, small gathering spaces, and street trees.	PDS/CCDC

 River Street	Recommendation	Timing (Years)	Action	Lead
	RS1	1 5 10	Incorporate public art and history projects into new or existing parks and public spaces in the area to share the unique story of the River Street Neighborhood.	PDS/Parks/CCDC/A&H
	RS2	1 5 10	Explore a second bridge crossing over the Boise River, between 9th Street and Americana Boulevard.	Parks
	RS3	1 5 10	Develop a plaza at the intersection of Ash Street, Miller Street, and Grand Avenue near the Pioneer Pathway.	PDS/Parks/CCDC
	RS4	1 5 10	Develop a small pocket park adjacent to the historic Hayman House on River Street.	PDS/Parks/CCDC/A&H
	RS5	1 5 10	Explore the addition of play equipment within existing or proposed parks throughout the neighborhood.	Parks
	RS6	1 5 10	Promote the development of activating uses (restaurants, retail, etc.) on vacant or underdeveloped properties in close proximity to the Greenbelt, Boise River, and Pioneer Pathway.	PDS/CCDC
	RS7	1 5 10	Improve or remove informal access points to the Boise River and Greenbelt, initially prioritizing junctions with the Pioneer Pathway and Shoreline Park.	Parks

 Gateway	Recommendation	Timing (Years)	Action	Lead
	GW1	1 5 10	Encourage building and landscape design on Parcels A, B, and C that transform the Gateway District into a green, welcoming “front door” into Downtown.	PDS/CCDC
	GW2	1 5 10	Continue to enhance 15th Street and 16th Street as major bicycle and pedestrian corridors through the Downtown.	PDS/ACHD
	GW3	1 5 10	Increase pedestrian and bike mobility in the area by improving the timing of traffic signals on Front Street and Myrtle Street, between 3rd Street and 13th Street.	PDS/ACHD/ITD
	GW5	1 5 10	Better connect the district to the Central Downtown and River Street Neighborhood with bicycle, pedestrian, and placemaking improvements along 11th Street.	PDS/Parks

 Central LIV	Recommendation	Timing (Years)	Action	Lead
	C/LIV1	1 5 10	Utilize parks and public spaces to transform Front Street and Myrtle Street into a gateway into the Central Downtown from East and South Boise	PDS/Parks/CCDC
	C/LIV2	1 5 10	Support efforts to improve pedestrian and bicycle accessibility both along and across Front Street and Myrtle Street.	PDS/CCDC/ITD
	C/LIV3	1 5 10	Better connect the Central LIV District to the Central Business District, Cultural District, Old Boise/Eastside Neighborhood, and Julia Davis Park through streetscape enhancements and small-scale public spaces along 3rd Street, 5th Street, Fulton Street, and Broad Street	PDS/Parks/CCDC
	C/LIV5	1 5 10	Incorporate more public art and history projects into new or existing parks and public spaces to share the unique history of the Central LIV District.	PDS/Parks/CCDC/A&H

 Lusk	Recommendation	Timing (Years)	Action	Lead
	LD1	1 5 10	Enhance connections to the Downtown and the Bench Neighborhoods with improved bicycle and pedestrian facilities along Capitol Boulevard, or a new pathway through Ann Morrison Memorial Park, as well as additional or improved crossings over the Boise River.	PDS/Parks
	LD2	1 5 10	Develop Island Street as a neighborhood festival street in the Lusk District to create a neighborhood gathering space.	PDS/ACHD
	LD3	1 5 10	Explore the use of “pop-up” programming, parklets, and festival events to improve activity in the Lusk District.	Parks
	LD5	1 5 10	Require the creation of a small park or public space in conjunction with any significant redevelopment of the City-owned properties on Capitol Boulevard.	PDS/Parks

 Boise State	Recommendation	Timing (Years)	Action	Lead
	BS1	1 5 10	Enhance or establish new connections to Downtown.	PDS/Parks/BSU
	BS2	1 5 10	Improve connections to the Greenbelt from Boise State’s campus.	Parks/BSU
	BS3	1 5 10	Implement the recommendations in the forthcoming Quad Enhancement Plan, which will include an expansion of the Quad north to the Boise River.	BSU
	BS4	1 5 10	Focus on enhancements that improve activity of areas between facilities and the Greenbelt.	BSU
	BS5	1 5 10	Redesign east University Drive to create a new tree-lined multi-modal corridor for bicyclists and pedestrians, with limited vehicle access.	BSU
	BS6	1 5 10	Redesign west University Drive into a dedicated pedestrian mall with access for public transit and service vehicles only.	BSU

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