



Pioneer Corridor Design Competition/Boise, Idaho

Foreword

Kevin McKee, CCDC Chair and Competition Jury Member



The Pioneer Corridor competition is an example of the power of design to enlighten and energize. Our goal was to shine a light on a part of the River Street/Myrtle Street urban renewal area that had been neglected for too long. By holding a design competition, we were able to attract highly qualified urban designers, artists and planners to come to the neighborhood and create a vision of its true potential.

The three design teams' uniquely conceived schemes challenged our imaginations and excited our spirits. The variety of ideas and potential uses they suggested created a great sense of possibility where before there was nothing. It was a great success in bringing public awareness to the process of design and to the potential of the area.

We have created momentum when none existed. Our challenge now will be in continuing to champion the design and its inherent goals and objectives. We can use ideas the winning team created as catalysts to further involve those stakeholders who will develop this area in the near future.

Finally, with this report we have tried to capture the story of the Pioneer Corridor Design Competition--background, process and results. We knew there was no way to do justice to the entries themselves, as each complete entry measures 10' by 5'! For that the boards must be viewed in person. We invite anyone interested in a closer look to make plans to visit the CCDC offices.



Pioneer Walkway at 11th Street

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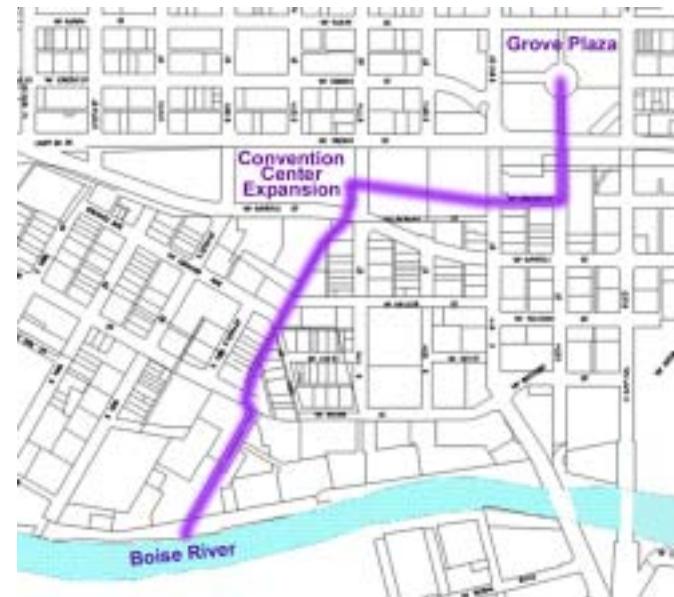
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| <i>“Building vitality in Boise’s downtown.”</i> | |
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Purpose

Boise's Pioneer Walkway, a remnant of a historic pedestrian connection between the downtown core and the Boise River, was on the verge of becoming a trail going nowhere. The walkway traverses the River Street neighborhood that has variously been a floodplain orchard, a fine middle-class suburb and a lively juke-joint district. In recent years the neighborhood has been holding its breath; land prices in the area have been rising yet much of the land remains in single-family rental houses, apartments or vacant. And while there has been some investment in the area resulting in successful mixed-income housing and office, more often it has taken the form of suburban-style office projects surrounded by parking lots.

In 1994 Boise established the River Street/Myrtle Street Urban Renewal District, a 260-acre stretch of former railroad yards, warehouses, two remnant residential neighborhoods and over 100 acres of bare ground or surface parking situated between downtown and the river. The eastern end of the district has been heating up with institutional development, but the area around the old River Street neighborhood to the west has remained off the map for most people. The challenge for Boise's redevelopment agency, Capital City Development Corporation (CCDC), has been to stimulate development in this part of town.

CCDC sees the Pioneer Walkway as the potential spine for a corridor of development that would once again link the river with the downtown commercial district. If the development could proceed along a singular vision--mixing shops, restaurants, offices and especially housing choices, urban in intensity and characterized by high-quality design--it would satisfy a number of CCDC goals for the district. It would also create a corridor with a strong cohesive identity, recognizable and desirable. However, because the agency owns only a fraction of the land in the corridor, the traditional tools of redevelopment are unavailable. CCDC decided a design competition--a process new to the agency--would be the best way to create the vision of the Pioneer Corridor. ■



Pioneer Corridor route

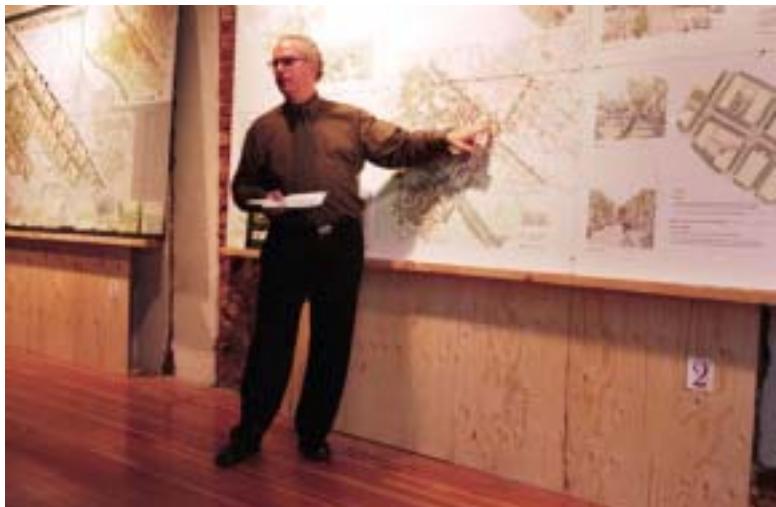
Competition Summary

In deciding to hold a design competition CCDC turned the neighborhood's relative obscurity into a tactical advantage. A competition could redirect the city's attention to the forgotten pathway and its proximity to downtown, and bring landowners, planners and developers together to design a new course for the area. Because CCDC does not own land in the pathway corridor it could not directly influence development patterns, but holding a competition could bring some new interest and ideas to the table that landowners and developers might find appealing.

CCDC contracted with Donald Stastny of Stastny/Brun Architects in Portland, to manage the competition. Advisor to many high-profile design competitions, including Pioneer Place in Portland, the Walt Disney Concert Hall in Los Angeles, the Berlin Embassy and the Oklahoma City Memorial, Stastny was intrigued with the challenges posed by the corridor. With a daughter and her family in town, Stastny had been casually observing Boise's recent transition from a small state capital into a city that Forbes magazine in 2002 listed as sixth in the nation for business development. Boise's many amenities, including the river flowing through town, the Boise Range of the Rocky Mountains as a backdrop and a very successful downtown core made the idea of the competition an attractive one.

Stastny designed a hybrid competition that combined invitations to nationally recognized design firms as well as a locally advertised call for participation. Design teams were to consist of a landscape architect, an urban designer (a landscape architect, architect or planner) and an artist. Stastny's experience with similar competitions suggested that having an artist on the design team could bring a level of sensitivity and creativity to submissions they might not have otherwise. In all, eight teams submitted responses, including all-local, all-outside and mixed teams.

In July, 2001, the competition jury interviewed each team and invited three to continue into the competition. One team was led by Civitas, Inc., of Denver, with members Mark Johnson and Todd Mead serving as landscape architects and planners, and Todd Siler, also of Denver, as the artist. A second team, led by landscape architect Bob Murase, of Murase and Associates, Portland, included architect/planner Lee Copeland of Copeland Weinstein, in Seattle, and artist Fernanda D'Agostino, of Portland. The third team was headed by landscape architect Doug Macy, of Walker-Macy, Portland, and included architects Sherry McKibben and Doug Cooper, of Boise, planner John Bertram, also of Boise, and artist Norie Sato, of Seattle.



Competition Advisor Don Stastny

In addition to his own experience as an architect and competition manager, Stastny recommended bringing in an economic advisor, Dave Leland, of Leland Consulting Group in Portland. Leland's expertise as a developer and economic consultant would ensure that the teams produced design schemes that were economically feasible in the Boise development market.

Three groups were instrumental in the success of the competition. The competition jury, which consisted of community members as well as local and nationally recognized designers, met first to select the competition teams and again at the end to evaluate and rank the designs. The two other groups were made up of Boise residents. The stakeholder focus group included property owners, managers and developers with a direct connection to the corridor, and the technical review team included members of local and state government agencies representing a variety of expertise. Both offered guidance before the competition and at the midpoint review and submitted evaluations at the end.

One significant aspect of the competition was the decision to hold a series of symposia around the general theme of urban design, to capitalize on the expertise in town and coming in from elsewhere. These sessions kept the competition fresh in the public eye during the long process, and to create an ongoing dialogue among local and visiting designers, landowners, developers and Boise residents. The first symposium was a presentation from Stastny and Leland showing how excellence in design makes good economic sense. The second session occurred after the design teams were selected when each team gave a presentation of its previous work. The final symposium came at the end of the competition, when each team's presentation to the jury was open to the public.

Public involvement was considered critical to the competition's success and the final stages were held in a prime downtown storefront location. The large open space was converted into a gallery and the final designs were mounted on the walls. Passersby were able to look in on the proceedings and the exhibit was regularly open for viewing. Members of the public were encouraged to submit their comments about the designs. The competition's public outreach wrapped up with an open house on November 1 as part of Boise's First Thursday Gallery Walk.

In the end the competition produced three strong designs with very different visions of how to develop the corridor. Property owners, residents and developers were able to play a persuasive role in the process, and members of the general public were able to participate in the symposia and offer their comments and recommendations. The competition jury selected the design from the team headed by Walker-Macy for its combination of elegance and "developability." The end of the competition, however, is only the beginning of the work of bringing the vision of the Pioneer Corridor to life. Much more work lies ahead: refining the design, adapting to the changing marketplace and selling the concept to interested parties along the way. ■



Pathway looking north at river

Context of the Competition

(The following section is from the Pioneer Corridor Design Competition application materials, designed to acquaint the potential teams with the history and cultural context of the study area.)

The current Pioneer Walkway and its environs have as interesting a history as any neighborhood in Boise. The walkway is now owned by the city of Boise, and is maintained by the Department of Parks and Recreation. Originally a path from downtown to farms and orchards in the floodplain of the Boise River, the walkway shows up on 1885 plats as Lover's Lane. By the turn of the century a middle-class neighborhood had appeared in the west end of the area, followed by more modest residential development, and it became known as the River Street neighborhood. A significant feature was Riverside Park, to the east, south of Miller Street. The park included a baseball field with covered seating for 1,000, a covered outdoor theater with 700 seats and a two-floor dance pavilion with dining on the second floor. It was a major entertainment center in the early 1900s, offering opera, musicales, vaudeville, dancing and popular baseball games.

Disintegration of the River Street neighborhood began in the 1920s due to a number of factors, including a series of local and national economic downturns. An increase in rail traffic on the spur line coming in from the west on Front Street and a perceived need for more industrial space led to a 1928 zoning designation of industrial/commercial. The neighborhood acquired the reputation of being on the wrong side of the tracks. The remaining wealthy families migrated to Boise's East End and its available geothermal heat and growing social amenities.

World War II brought the construction of Gowen Field, south of Boise, as a B-24 bomber training site, and an enormous influx of servicemen and their families into town. The declining housing stock in the River Street neighborhood offered cheap rentals for these newcomers, including for the first time black residents. The neighborhood has remained integrated to the present.

Lover's Lane was renamed Pioneer Street and became a shortcut to downtown, ending at Pioneer Grocery, on Front Street between 10th and 11th streets. Roland Crisp, who worked there, started his own grocery where the Head Start center now stands at 1191 Grand Ave. During the war a small area of Pioneer Street from Shoreline to Grand became notorious for its juke joints with gambling (legal until '49), prostitution, striptease and liquor. On weekends servicemen were bused in from Gowen and the nearby Mountain Home Air Force Base.



Corner of 11th and Lee streets

By the end of the '70s the North Bank Project brought \$1.4 million in federal Community Development Funds, and extended the Boise River Greenbelt, painted the Eighth Street Bridge, built the footbridge to Ann Morrison Park and constructed Pioneer Walk. A number of multifamily apartments were constructed throughout the neighborhood around this time. Suburban-style office park development in the Forest River complex south of River Street and the Pioneer Plaza complex on Myrtle Street was added in the '80s and '90s giving the area the mixed-characteristic aspect of today.

Sources: Notes from River Street Neighborhood file in Idaho State Historical Library, Including Idaho Statesman articles and an essay by Jeffrey D. Johns, 12/20/95; River Street Area Survey—1995, by Susan Stacy; River Street Neighborhood Plan, 1973, by John Bertram and Pat Walsh. ■

The Design Opportunity

(The following section is from the Pioneer Corridor Design Competition application materials, designed to give the potential teams a sense of the overall design goals of the corridor and the unique challenges posed by project areas along the way.)

The Pioneer Corridor will provide a rich and diverse urban pedestrian experience, linking the downtown retail core to the Boise River. The corridor is envisioned to be a combination of pathway, civic open spaces, outdoor rooms defined by architecture and naturalistic enclaves serving primarily as a safe and inviting walkway. Secondly, the corridor serves as the thread that weaves together an evolving urban fabric in the downtown and the River/Myrtle district. The intent of the design competition is to explore how the corridor might be designed as a three-dimensional experience, suggesting how adjacent development might be configured with the appropriate mass, scale and texture to enhance the pedestrian experience--and how open space might be used to influence potential development initiatives adjacent to it.

For the purposes of defining the potential character of the corridor, it has been segmented into a series of eight project areas. This segmentation is not intended to define distinct areas, but only to identify design opportunities and to present design concepts in a format that was cohesive and understandable. The design teams were asked to develop design solutions for each project area. They were encouraged to decide for themselves the commonality or diversity of the design solution in and among the project areas. ■



Aerial 3D map of existing path

Competition Project Area Descriptions

PROJECT AREA #1

This area is the southernmost part of the corridor and where the pedestrian meets the river's edge. Issues to be addressed include, but are not limited to, the following:

- The relationship of the pedestrian path to the existing or a new pedestrian bridge crossing of the Boise River.
- The location of the pedestrian path to provide improved building sites for adjacent development.
- The pastoral character of the water's edge, the maturity of the Greenbelt, the intensity of an urban path and how these three environments meet.
- Establishing an open space "event" combining the path and Greenbelt.

PROJECT AREA #2

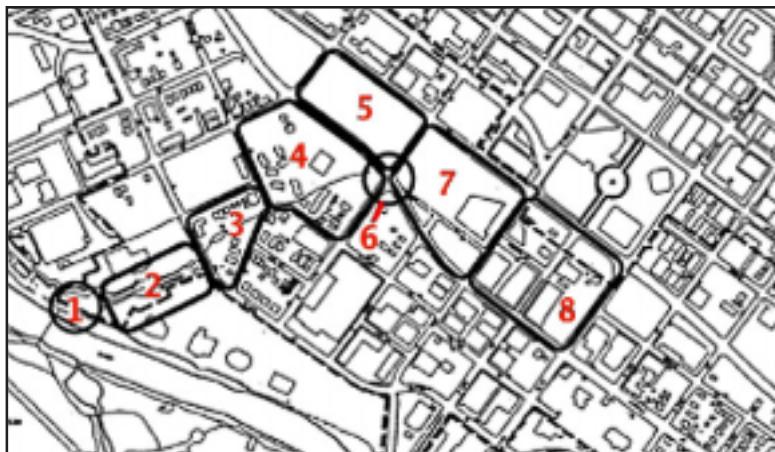
Area 2 is potentially the most naturalistic segment of the Pioneer Corridor due to its closeness to the river as well as its relationship to existing and planned development. Issues to be addressed include, but are not limited to, the following:

- Relationship of pathway to parking and vehicle access ways.
- Potential housing and/or commercial office landscapes adjacent to pathway.
- The pathway as a safe and inviting experience through use of hardscape, landscape and structure.

PROJECT AREA #3

Located in the geographic center of the evolving mixed-use neighborhood, this area could become the neighborhood center. Currently the area consists of derelict single family homes with recent public investment in day care and neighborhood police facilities. Issues to be addressed include, but are not limited to, the following:

- The unique "triangular" geometry of the area and the confluence of streets.
- The potential focus of this area for mixed-use development with a high proportion of residential uses.
- The potential of Grand Avenue and Miller Street as strong pedestrian links through the neighborhood from Ninth to 13th and the role of Ash Street as supportive of neighborhood linkages.
- Consideration of intersections adjacent to the project area and how they might be designed as prototypes to inform later development of intersections on Grand and Miller.
- Integration of day care, neighborhood policing and other civic services.
- The criteria for making an area of neighborhood focus along the Pioneer Corridor.



Project area locator map

PROJECT AREA #4

The area includes both developed and vacant land, with the current pathway threading between the buildings of an apartment complex. Issues to be addressed include, but are not limited to, the following:

- Evaluation of the current pathway location and consideration for its redesign or relocation.
- An optional reconfiguration of the pathway with potential co-location with Miller Street between Ash Street and South 11th Street.
- Appropriate use, scale and texture of uses on vacant lands adjacent to, and supporting, the pathway.

PROJECT AREA #5

This block has recently been purchased by the Greater Boise Auditorium District (GBAD) and is planned to be a convention center facility providing additional exhibition and meeting space complementing the facilities at Ninth and Front streets (Boise Centre on the Grove). Issues to be addressed include, but are not limited to, the following:

- Safe and inviting pedestrian/pathway connections across Myrtle Street to Area #4 and across South 11th Street to Area #6.
- The pathway in relationship to a plaza or entry portico to the proposed convention center facility.
- Creating a civic space that is an arrival and a departure for visitors to the proposed convention center facility.
- Configuration of a civic space that complements the layout and operating of a convention center operation.

PROJECT AREA #6

This key intersection is critical to the success of the pathway and its connection across the River Street neighborhood to the downtown. Issues to be addressed include, but are not limited to, the following:

- The potential "gateway" character of the juncture of the pathway and the intersection of Myrtle Street and South 11th Street.
- Creating a safe and inviting pedestrian crossing of Myrtle Street.
- The character and clarity of vehicular and pedestrian use of the intersection at South 11th Street and Myrtle Street.



PROJECT AREA #7

Consisting of vacant land and underutilized development, Area #7 is under private ownership that is interested in coordinated redevelopment with the adjacent areas. It



is seen as the critical link between the proposed convention center and the evolving entertainment area currently clustered around the intersection of South Eighth and Broad streets. Issues to be addressed include, but are not limited to, the following:

- Pathway connection between the proposed convention center in Area #5 and the Broad Street corridor in Area #8.
- Potential reconfiguration or redevelopment of site containing the warehouse at South Ninth and Broad streets.
- Development of pathway/open space system that provides a variety of experiences in pathways, courtyards, places and events that structure and inform potential development sites adjacent to the pathway.
- Consideration of the form, texture and uses to be included in adjacent development and its relationship to the pedestrian experience.
- Vehicular access, service access and parking for the area.
- The character, continuity and diversity of the pathway reflecting its functional separation from high volume traffic arteries on Myrtle and Front streets.
- Visual and functional diagonal connection from the eastern corner of the site to the existing convention center in the Grove.

PROJECT AREA #8

This area consists of a number of historic structures utilized for entertainment and art venues, combined with new and planned compatible development that includes parking, cinema and additional entertainment venues. The area is seen as an extension of the downtown retail area and complements the existing convention center and the civic open space at The Grove. While it currently is more "destination" oriented, it may become a more vital linkage between existing and new development as a crossroads between private and public development to the east, the retail core to the north, the evolving arts district to the south and the expanded convention center facility to the west. Issues to be addressed include, but are not limited to, the following:

- A safe and inviting pedestrian crossing of South Eighth Street between Areas #7 and #8.
- The configuration of Broad Street (pedestrian and vehicular) from South Ninth to South Eighth streets to enhance and contribute to the character of existing and potential development, melding the new and the old.
- The continuation of the Broad Street corridor through the east half of Area #8 to connect to an evolving activity and use axis bordering Broad Street from Capitol Boulevard to the planned Idaho Place complex at South Avenue A.
- Potential "themed" crosswalk opportunities at street/pathway intersections at Broad and Ninth, Myrtle and Eighth, Broad and Capitol Boulevard and Eighth and Front.
- The configuration of the juncture of the crossroads at Broad and Eighth streets to recognize the axial and use relationships of the retail core, The Grove, the entertainment and arts district, the public/private development corridor to the east and the area influenced by the Pioneer Corridor to the west. ■

WINNING DESIGN:

WALKER•MACY, PLANMAKERS, INC., McKIBBEN + COOPER ARCHITECTS, NORIE SATO, KITTLESON & ASSOCIATES, INC.



Design Concept Summary

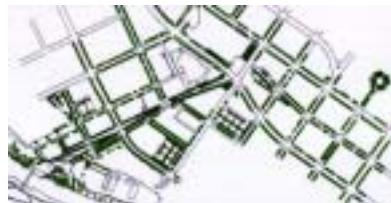
For the competition jury the Walker-Macy concept emerged as the best--to them it offered the right combination of good design and practical feasibility. There were some bold steps, especially in street and traffic configuration, but the jury felt that in general the team focused on the corridor "without going far afield." This design was judged the most "inclusive" and adaptable, more likely to succeed given the variety of owners and potential developers along the route. The overall plan is envisioned as a series of linked "funnels," opening and constricting along the pathway, moving people through the sections. These funnels create a sense of "journey" through the corridor that is the plan's central strength, one that offers a great deal of opportunity for development, place identity and interpretive public art.

Land uses envisioned by this team include commercial and retail infill around Eighth Street, a hotel and performing arts center near the convention center expansion, a neighborhood node at Grand Street and a community grocery at River Street. Mixed retail and residential projects are shown throughout the plan, with the largest concentration occurring near the river. A sizeable amount of land--nearly 20 acres--is designed as "clearly defined and dynamic open space that extends from the river into the downtown area."

The Walker-Macy team was the only one to employ the services of a traffic consultant, and their treatment of automobile circulation is bold and occasionally controversial. The idea of restoring the street grid between Front and Myrtle and of paralleling the pathway with a low-volume, pedestrian-oriented street were popular with the jury and advisory groups. Other interventions, like introducing new streets and narrowing existing ones, were liked by some members and posed a challenge for others.

The jury recognized that the "simple, elegant concept" at the heart of this entry needed more refinement, but that it would occur over time, as opportunities presented themselves. The jury also expressed confidence in this team's ability to build on the plan in partnership with diverse private and public interests, noting "this is a team that knows how to make things happen."

(See design on p. 35)



Trees



Water and Nodes



Pedestrian Connections

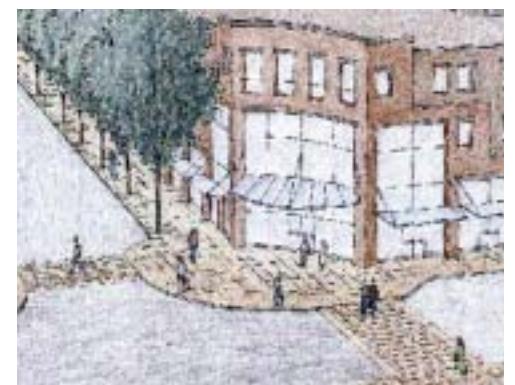


Land Use Plan

Excerpts from Public Comments

"Great way they utilized and enhanced the existing neighborhood. This design focuses on making a unique neighborhood of the area and is respectful of what the River Street neighborhood has been. It would be pedestrian-oriented and works beautifully to draw people to and through the area--yet keeps the neighborhood intact and unique. Really like Myrtle Street and Eighth Street connections and the connections to river. It's not particularly 'flashy'--instead functional and livable. The mixed-use Area 2, grocery store in Area 3, fountains etc. address creating a functional, livable area - I vote for Walker-Macy."

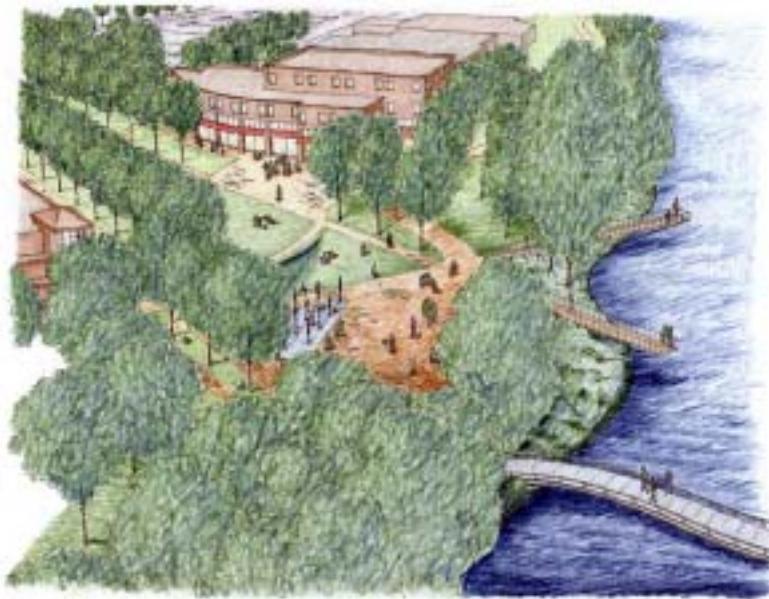
"This presentation was the easiest to interpret and understand. Good orientation to site and design elements, e.g. pedestrian connections, nodes and water. I liked the attention to the corridor, and how it should function, while leaving the building development and infill more flexible. This design is eminently understandable and doable."



"Simplistic, yet functional. Most realistic and the plan for *several* individual 'projects' makes this design my no. 1 choice."

"Walker-Macy, your environmental approach should be commended; it is not often that you see sustainable building/green design in the forefront of capital improvements. A very logical albeit ordinary design scheme."

"A good compromise between Civitas and Murase; would suit the city well."



(Project area descriptions from the Walker-Macy design.)



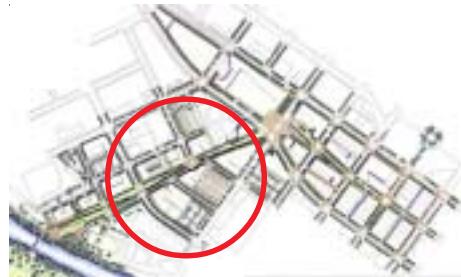
Project Area 1: At the River's Edge

The Pioneer Corridor walkway engages the existing Greenbelt trail to create an area unique along the river's edge. This open and active series of plaza spaces could be utilized for public events or other activities. The alignment of the walkway intersects with the existing footbridge crossing the Boise River to Anne Morrison Park. Two structured overlooks and selectively thinned vegetation allow views onto the river and beyond. An interactive water feature, native stone paving and sinuous earthen forms celebrate the activity of the intersection and provide opportunities for artist intervention.

Project Area 2: Café on the River

To create a livelier intersection with the river, Area 2 is developed as a mixed-use area: three-story condominiums and offices with ground-floor retail spaces opening out on the public spaces on either side of the corridor. Connecting Spa Street to 12th Street and realigning Ash Street along the corridor reconnects this area to the surrounding grid system. Parking is relegated to locations away from direct contact with the Pioneer Corridor. Building and street edges define and give clarity to the corridor.





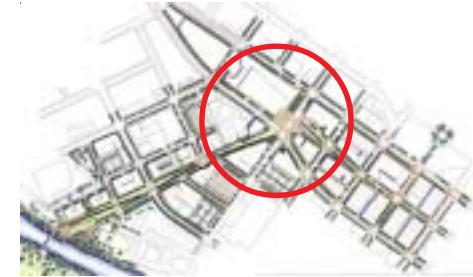
Project Area 3: Neighborhood Center

The Pioneer Corridor converges to an intimate elliptical space created by a series of mixed-use buildings. Although predominantly residential, this neighborhood is served by a mid-sized specialty grocery store with frontage on River Street as well as small-scale community oriented services at the ground floor around the center. These uses could be daycare, neighborhood restaurants or small-scale retail venues. A series of perennial gardens enclose the space and the "moon pool," an evolving water feature celebrating the moon's phases, acts as a focal point for the neighborhood. Ash Street is realigned with the corridor to provide more public access along its length.



Project Area 4: Miller Street Townhouses

The theme of perennial gardens continues as the park widens toward a small plaza at its intersection with Myrtle Street. Infill development transitions from housing to more office and retail uses. The existing office buildings along Myrtle Street are screened with vegetation from the Pioneer Corridor. This is primarily an area for passive recreation.



Project Area 5: Convention Center

The proposed convention center expansion marks a transition in the Pioneer Corridor as it changes from a passive green space toward a system more integrated with the existing development patterns of downtown Boise. The parcel to the west of this site has been added for a convention center parking structure. Fountains mark this area as the gateway into the city while the larger public spaces diverge to the north and east.

Project Area 6: Myrtle Street Crossing

The Myrtle Street Crossing is critical to successfully connecting the downtown area to the heart of the River Street/Myrtle Street Urban Renewal District. Although planned for projected growth some forty years into the future, presently Myrtle Street's five lanes far exceed the current capacity requirements. By transitioning this street from five lanes to three with parking on either side, the street character becomes more amenable to pedestrian life and commerce. On-street parking reduces the need for additional parking lots and slows traffic. Brick paving integrates walkways with crosswalks consistent with improvements made in other areas of downtown Boise.





Project Area 7: Broad Street Fountain

The existing super block is divided by reintegrating the city street system within it. The angled street configuration to the east/west allows the vehicular crossing to occur at midblock across from the proposed convention center and creates the final wedge-shaped pedestrian area connecting the convention center to the

Eighth Street Marketplace area. These blocks create positions for the new performing arts venue and a hotel. The use of water conceptually links these spaces with those at the Boise River and The Grove. The extension of Broad Street down the center of the superblock creates a more sheltered mixed-use area with opportunities for ground-floor retail and housing units above. With redevelopment slated for this entire block, continuous underground parking is integrated under the entire four-block area.



Project Area 8: Eighth Street Marketplace Infill

The area around the Eighth Street Marketplace is reintegrated into the surrounding urban areas by creating a continuous extension of Broad Street to both the east and west allowing vehicular circulation from Eighth Street to Front Street. By utilizing existing parking structures and new underground parking in Area 7, the remainder of this block is available for additional infill development.

DESIGN: CIVITAS, INC., TODD SILER



Design Concept Summary

The competition jury praised the Civitas entry for its boldness and drama, calling it a "grand gesture" and "the most artistic proposal." At the plan's center is a "river" of linked public open space from the Eighth Street Marketplace to the Boise River, offering a wide range of experiences. The design uses the element of water as a major theme, and it appears in many aesthetic and practical applications throughout the corridor.

This plan, more than any other, attempted to hold on to the scale and charm of the remnant River Street neighborhood. The jury noted that the plan "deals with the question of neighborhood in a clear way." It did so by proposing a significant public intervention, by purchasing and maintaining the neighborhood scale. Most of the additional housing density was achieved by putting residential towers along the corridor at Broad Street.

The pathway section from Grand Avenue south to the river becomes increasingly large public open space. At the river the design calls for a large naturalistic parklike area: it sculpts the riverbank and removes the existing pedestrian bridge, replacing it with two others.

In the end the jury was concerned about the scale of the project, that it was "out of place for Boise," "too prescriptive," and that it would take a "major policy and funding commitment" from the public sector.

(See design on p. 37)

Excerpts from Public Comments



"Undoubtedly the most artistic, celebrates the river quite nicely. I like the 'flow' of the plan--the transition from city center to river seems to work. Interesting variation in housing types. Strong public spaces that one might assume would generate public and private investment. I really like the interface with the Boise River--very bold!"

"I really like the idea of the gardens. I think Boise is a unique and beautiful place and I'd really like to see it stay that way. I like the Gathering area. This idea does a good job of bringing together nature and the city. I like this one a lot."

"Most innovative--most involved with human comfort while designing for commercial, liveable, walkable, driveable space. Interesting creative thought went into this design more profoundly than the others. Obviously, I think this is the best from an aesthetic, yet layman's viewpoint."



"Best. The garden themes are creative and can be wonderful. The overall approach seems to emphasize the art of landscape and will soothe the senses..."

"I love this design. It is unique, magical and whimsical. It appeals to my sense of movement, fluidity and I am drawn to follow the progression from River to Front streets (and vice versa). I think it is quite beautiful, a great use of existing structures and the place names are terrific!"

Design Concept Summary

DESIGN:

MURASE ASSOCIATES,
COPELAND WEINSTEIN
ARCHITECTS,
FERNANDA D' AGOSTINO

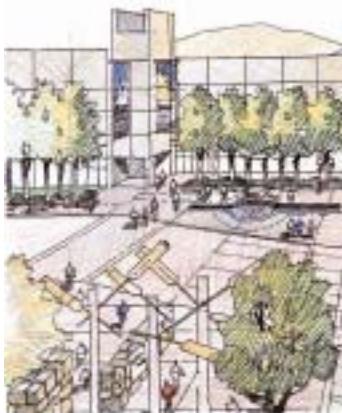


Farther-reaching than the other two designs, the Murase Associates entry took on areas well to the west of the pathway and across the river to the south. It also had the strongest integrated art component, based on a well-researched historical and technical response to Boise's unique geothermal energy resource. The jury wondered if the geothermal resource could become Boise's "Central Park-- ... that symbolic thing that is so powerful it carries the scheme." The jury was also struck by the overall quality of the presentation and the "clear artistic vision of the open space."

The Murase plan created an interconnected grouping of spaces built on a parkway spine, with integrated art and development opportunities along the way. This plan proposes a significant amount of green space , spread throughout the project, requiring a large public investment. Much of this open space is connected with the residential neighborhoods, especially to the west, but a very large open public investment is shown between the river and Grand Avenue. The connection with the river is given over to a sizeable green space, punctuated by a two-story viewing tower.

The jury's confidence with the plan's details did not carry over to the design as a whole, which seemed "institutional" or "stark." They noted the extent of public investment required to pull off what "looks like a university plan" and expressed concern about assembling the "strong collaboration of ace players" the plan would require.

(See design on p. 36)



Excerpts from Public Comments

"I really like all the fountains, parks and community areas. This has beautiful details around the river areas and really nice artwork. The buildings look very artistic."

"A complete design approach that looks to satisfy all parties' needs. I appreciate the fact that your proposal seems grounded in reality. Your proposal does not stand out, but there are a number of reasons as to why your team should be selected..."

"Perfect! It should attract newer businesses and get an early start in attracting more people downtown for shopping and leisure."



"Great linkage between design concepts and the local history and environment. This presentation is appealing in the scale of elements. It would have seemed more complete with an explanation of the overall land use plan so an observer could understand how this project would integrate with the existing neighborhood and downtown."

"Also creative and thoughtful. Same concerns as above--directed at the concept of trying to create 'new innovative spaces' rather than drawing out existing neighborhood and Myrtle Street and Eighth Street Marketplace. Not sure it would work to bring economic stability to neighborhood."

"This one is realistic in the sense that Boise is a growing city and that our city will be expanding. It is unrealistic in the sense that Boise is not like other cities, we don't want buildings in areas where there should be parks or gardens."

Cherie Buckner-Webb

Ms. Buckner-Webb is the sales and marketing development manager for the Americas Region of Hewlett Packard where her exemplary performance has earned her the Year 2000 Award for Distinguished Leadership in Human Rights. She is a board member of the Idaho Commission on the Arts, Idaho Inclusiveness Coalition and Silver Sage Girl Scouts Council, and vice president of the Board of Directors of TTV Public Access Television. Past community service also includes serving on the Advisory Board of the Idaho Human Rights Education Center and as president of the Idaho Black History Museum Board of Directors. Prior to joining Hewlett Packard she worked with Avenue Me and Boise Cascade Corporation. Ms. Buckner-Webb earned a bachelor of arts in management and organizational leadership from George Fox University and is currently pursuing a master of social work from Northwest Nazarene University.



Competition Jury

Dwaine Carver

A studio, installation and public artist, as well as a member of Trout Architects/Chartered since 1990, Mr. Carver specializes in the integration of art and design. His work with Trout Architects currently includes design of the Art Experience Gallery at the Boise Art Museum, a space created to give children and adults an opportunity to experiment with the elements and aspects of art. Mr. Carver's artwork has been distinguished by numerous grant awards and commissions, and includes installations at the Boise Centre on the Grove, Sun Valley Center for Arts and Humanities and Boise State University. His architectural work has been published in *Architectural Record* and *Sunset Magazine*, and recognized by the ASID/*Sunset Magazine* Design West Awards, AIA/RISD Henry Adams Gold Medal Award, and awards from the Idaho Chapter of the American Institute of Architects. Currently a member of the art department at the University of Idaho, Mr. Carver has also taught in the department of architecture at Rhode Island School of Design and the department of art at Boise State University. Mr. Carver earned bachelor of architecture and bachelor of fine art degrees from Rhode Island School of Design, and a master of design studies from Harvard University.



Curtis Worth Fentress, FAIA, RIBA

Mr. Fentress is cofounder of the award-winning firm Fentress Bradburn Architects of Colorado. As principal-in-charge of design, Mr. Fentress has directed the design of a variety of large-scale public sector projects at home and abroad, including the passenger terminal complex of Denver International Airport.



Under his direction, the firm has won 15 national and international design competitions, including Incheon International Airport in Seoul, Korea (which opened March 22, 2001); the City of Oakland Administration Buildings in Oakland, Calif.; Doha International Airport in Qatar; the Clark County Government Center in Las Vegas, Nev.; the Natural Resources Building in Olympia, Wash.; and the National Cowboy Hall of Fame in Oklahoma City, Okla.

Mr. Fentress was inducted into the AIA's College of Fellows in 1996. He is a member of the Royal Institute of British Architects (RIBA) and the Urban Land Institute and, from 1998 to 2000, he served as an appointee to the National Register of Peer Professionals of the General Services Administration (GSA). He received a bachelor of architecture degree from North Carolina State University, School of Design.

Cliff Garten

Mr. Garten is a civic artist based in Marina Del Rey, Calif. He has developed art plans and programs for public spaces and transit systems in communities throughout the United States. The recipient of numerous fellowships, grants and other honors, his award-winning projects include the Saint Paul Cultural Garden and Kellogg Mall Park.



He is currently working on the York Bridge Replacement Project in Redmond, Wash.; Pocket Park, Block 225 of the Capitol Area East End Complex in Sacramento, Calif.; the Light Rail Cross County Extension for the Bi-State Development Agency of St. Louis, Mo.; the Civic Art Master Plan for the City of Scottsdale, Ariz.; civic art for the Pike at Harbor View, a mixed-use development in Long Beach, Calif.; and the Arcade Street Bridge connecting Little Canada and Maplewood, Minn. Prior to relocating to California, Mr. Garten was a member of the faculty at the art department of Hamline University in St. Paul, Minn., and

at the College of Architecture and Landscape Architecture of the University of Minnesota. Mr. Garten earned a bachelor of fine arts from New York State College of Ceramics at Alfred, a master of fine arts in sculpture from Rhode Island School of Design and a master of landscape architecture with distinction from the Graduate School of Design at Harvard University.

Phillip K. Kushlan

As executive director of Capital City Development Corporation, Mr. Kushlan is responsible for the redevelopment of the three urban renewal districts in downtown Boise: Central, River Street/Myrtle Street and Westside Downtown. Prior to joining CCDC, Mr. Kushlan was president of a consulting firm that specialized in working with government agencies to resolve management, policy and planning issues such as capital improvement financing and development, annexation and incorporation studies, and organizational assessment and improvements. His professional experience also includes serving as executive director of the Washington State Public Stadium Authority and as city manager of Bellevue, Wash., and Cottage Grove, Ore. He is a member of the International City/County Management Association, Urban Land Institute, Boise Metro Chamber of Commerce and the Downtown Boise Association. He has received a Public Service Award from the American Society of Public Administration and been recognized by the Municipal League of Seattle/King County as Outstanding Public Employee and by Advance Bellevue as Best Public Official. Mr. Kushlan earned his bachelor of science in public administration from the University of Oregon, Eugene, and has also studied at Harvard University.

Kevin Robert McKee, AIA

Corresponding to his lifelong commitment to design excellence and building a vital downtown Boise, Mr. McKee serves as the chairman of the Board of Directors of the Capital City Development Corporation. During his tenure the agency has continued to invest in Boise's civic infrastructure, leveraging private development at a ratio of 1:5 of private to public dollars spent.

A black and white portrait photograph of Kevin Robert McKee, AIA. He is a middle-aged man with short, light-colored hair, wearing a dark suit jacket, a white shirt, and a dark tie. He is looking directly at the camera with a slight smile.

As a private architect, Mr. McKee is the principal of Kevin McKee Associates of Boise, a firm whose portfolio ranges from modern residences to log homes, lodges, golf resorts and commercial buildings throughout the Intermountain West. He is a member of the National Trust for Historic Preservation and past chairman of the Boise City Planning and Zoning Commission. Mr. McKee earned a bachelor of architecture from California Polytechnic State University, graduating with honors in 1982. ■

Jury Report

Appendices

The jury convened in official session on November 1 and 2, 2001. Don Stastny briefed the jury on the process to date and the role of the jury in the process. The charge to the jury was to review the three submitted design concepts and rank them in order of preference. This ranking, and the jury report giving reasons for the selection, would comprise the recommendation of the jury to the CCDC Board.

The remainder of the morning was spent in individual study and analysis of the design concepts. Supplementing the analysis, Stastny presented the findings of the Technical Review Team and the Stakeholder Focus Group. Additionally, the written comments from the general public were available for the jurors to read; these comments were gathered during the periods when the exhibition was open to the public.

Stastny also presented an abstract of the design program and precompetition briefing as to criteria that should be applied as part of the jury's evaluation. These criteria are as follows:

PROGRAM ISSUES

- 1.1 Creates a sense of place in the core area.
- 1.2 Presents a clear understanding of, and response to, the various conditions along the length of the pathway.
- 1.3 Creates an achievable pathway structure with potential for phasing.
- 1.4 Creates opportunities that will foster appropriate future development.
- 1.5 Provides the potential for varied experiences along the Corridor.
- 1.6 Addresses and resolves pedestrian and vehicular conflicts.
- 1.7 Integrates with existing downtown circulation.
- 1.8 Provides opportunities for many scales of activity and flexibility of use.
- 1.9 Connects to the river's edge in an appropriate manner and provides connections up and down the Greenbelt, as well as crossing the river.
- 1.10 Considers service needs and transit functions.
- 1.11 Presents a corridor that would be of timeless design, maintainable and of lasting quality.

DESIGN TEAM ISSUES

- 2.1 Commitment of design team to the project and working with CCDC on implementation.
- 2.2 Design team displays collaboration among its members and potential collaboration with the community.
- 2.3 Level of opportunity afforded CCDC if this team is selected.

PROCESS ISSUES

- 3.1 Stakeholder Review
- 3.2 Technical Review
- 3.3 Graphic Presentation
- 3.4 Verbal Presentation

The afternoon was devoted to meeting with the design teams, receiving an oral presentation of their design concepts and conceptual thinking, and having an interchange with the design teams to clarify unresolved issues. The design team presentations were open to the public, as well as to the other design teams. Following the team presentations, the jury adjourned to private session to review the day and set an agenda for the following day during which the jury would be sequestered to collaborate on a decision.

The jury met in closed session on November 2, 2001, to discuss each juror's observations and evaluation. During the session, each juror reviewed his or her thoughts on each design concept and its authors. At the end of the discussion, the jury unanimously voted to forward the following design team ranking to the CCDC Board:

Design Concept Ranked #1: Walker-Macy, Planmakers, Inc., McKibben + Cooper Architects, Norie Sato, Kittelson & Associates, Inc.

Design Concept Ranked #2: Murase Associates, Copeland Weinstein Architects, Fernanda D'Agostino

Design Concept Ranked #3: Civitas, Inc. with Todd Siler

The jury's evaluation of the three design concepts follows.

DESIGN CONCEPT: CIVITAS, INC. with TODD SILER

- Graphically, struck by artistic sense and beauty of presentation – illustrative of bold concepts
- While boldness stretched the envelope, the scale seemed out of place for Boise – both public spaces and projected buildings are too large for a city of 150,000
- Verbal description of water features was extraordinary – drawings did not adequately describe the experience
- Hierarchy of scale from large to small is interesting concept – how do you pay for large park space without density to support it?
- May have gone too far beyond the focus of the corridor – may have dissipated their argument
- Strength of the team was good, but did not seem as cohesive as possible



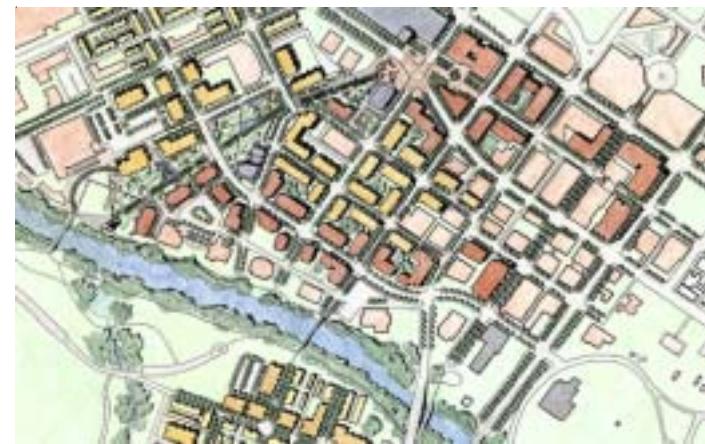
Detail: Civitas, Inc.

- Pioneer Point is interesting, but wonder what final result will be
- Concerned about maintenance, security issues of large park areas
- What is realistic expectation of new parks with major park across river and Greenbelt
- Like Artists Row, but would like to see other opportunities integrated into plan
- "Eye candy" – very beautiful ideas and presentation
- Presentation hides some key issues

- North “mall” is like Washington, D.C./Pennsylvania Avenue – grand scale
- Does the east/west axis overshadow the north/south axis of Capitol Boulevard?
- Like the idea of saving the existing housing stock, but does this go counter to making this scheme work economically? – this is a “cash-consumptive” plan
- Park space is too large with parks across river – question value to citizens, cost of two bridges across river
- Limited “tax production” from preservation effort – would take public policy determination and priority to make happen – would not occur in the marketplace without public intervention – possibly could target key structures for renovation
- Saving the Lover’s Lane neighborhood may be more than saving housing stock – may be an effort to saving a “neighborhood” identity
- Neighborhood is an opportunity to get as much housing stock near center city – scale of neighborhood should be carefully considered
- Scheme deals with question of neighborhood in a clear way – saving the existing housing stock is only one part of the concept – proposal for building at the edge is a good strategy for maintaining a memory of the neighborhood
- Project fails because it is too prescriptive – most artistic proposal, but eliminates evolving public art component
- Almost like “greenfield” proposal – does not invite evolution and change over time
- Park establishment and development along the edges do not allow participation in making the place
- Somehow there was a “disconnect” between what was said and what the design proposes – aggressiveness and scale overshadow concern for detail
- The concept is a grand gesture – not scaled to activities of Boise
- Looks at proposing many things at a scale greater than The Grove – concerned about how long it would take to make it happen
- Residential towers are oriented the wrong way – residential in Boise sells best when units face mountains to the north
- To create this vision is a project of many decades – looks like a government project – would take major policy and funding commitment that is counter to the way Boise wants to grow

DESIGN CONCEPT: MURASE ASSOCIATES, COPELAND WEINSTEIN ARCHITECTS, FERNANDA D'AGOSTINO

- Green space proposed is as large as any other concept – but is presented in a way that belies the amount of the investment
- There is a strong artist/art component integrated into the plan
- Strength of scheme is the attitude toward saving the neighborhood – how do you build it out?
- Some spaces feel right – but plan requires major public investment
- The concept of “urbanism” promotes strong collaboration of ace players in mak-



Detail: Murase Assoc.

ing community – is this lacking in the plan?

- The jury appreciated the amount of research into history and the proposed technology to achieve the art
- The jury did not get a sense of “neighborhood” – the plan feels institutional
- In a strange way, the concept feels sterile – does not capture an exciting vision
- Team had a good understanding of regional issues, but it didn’t show in the design concept
- The craft of the presentation showed that detailed solutions worked – the jury did not have the same sense of the plan as a whole
- Troubled with “starkness” of architectural character of the buildings and how they fail to support the green/open space concept
- Circulation, servicing and use of buildings not clear within the landscape plan
- Looks like a university plan instead of a city that grows over time – what happens

when someone doesn't place their building in the right location?

- The strength of the team was a clear artistic vision of the open space – but the description was lacking in the way the open space contributes to the building of the city
- The strength of the plan is that there are a number of artistic events that are tied together at an urban scale – a sequence of experiences
- Legibility of concept suffers for lack of "individuality" expression that the landscape architect and artist are capable of
- Who controls the spine? Where is the overarching concept that controls the development of the pieces?
- Focus of the density is lacking – character of the neighborhoods is not evident in the plans and sketches
- The plan shows a confusing relationship of parking to proposed new building development
- What is underneath the earth is an important as what is on top of the earth – could geothermal idea have the strength to carry the plan?
- While geothermal is interesting – resource is something we take for granted – could be used as a redevelopment tool to create "sustainable" buildings and sites – best place to have demonstration would be where you want the statement "this is uniquely Boise" – probably at Convention Center
- If "geothermal" is the "hook" for promoting the city – is there the potential for a destination (resort) spa? – could there be a demonstration of a sustainable city?
- Like Central Park, the idea of geothermal could be that symbolic thing that is so powerful it carries the scheme
- Our respect for the landscape architect and his art gives confidence that details can be worked out as it develops

DESIGN CONCEPT: WALKER-MACY; PLANMAKERS, INC.; MCKIBBEN + COOPER ARCHITECTS; NORIE SATO; KITTELSON & ASSOCIATES, INC.

- This is the most realistic plan – took a pathway and enhanced it – did not take a pathway and make a park
- The most compelling idea is the simplicity and clarity of the concept – it will only get better with time
- This is the type of framework plan we need to get people to participate in the development of the corridor
- The "funnels" lead people through from node to node
- Ultimately, this scheme is more inclusive in that different people/developments can contribute to its making – this represents a scheme that will have the ability to change and evolve



Detail: Walker-Macy

- Creates public space that can be occupied and enhanced – including the sensitivity of individual artists will bring new life to the spaces
- We need to inform the Convention Center as to what is needed for a great entrance
- Like access of vehicles to open space – this team understands the dynamic of making open space work – accommodates and initiates pedestrian activity by enhancing vehicular access
- Traffic implications are difficult, but make the entire concept work
- Good job of traffic/street configurations to provide crucial access between the neighborhood and open space
- Creates a unique connection to the river – this interaction does not happen anywhere else in Boise

- "Egg shape" community focus doesn't have scale and size to really be a strong civic space – philosophically works well – provides a key focus for the community
- Team focused on the problem – solved issues of the corridor without going far afield
- Excellent oral and visual presentation – only presentation that describes "projects" that can be implemented in stages within a common scheme
- This is a team that knows how to make things happen – the team displayed the ability to work together plus take individual responsibility for their work

SOME IDEAS FOR FURTHER EXPLORATION

- Problem of plan – while it is a strong, balanced plan, it is lacking the "wow." Has this been compromised in searching for an implementable, practical solution?
- This simple, elegant concept needs to have detail design exploration to bring the "wow" – the parts that make it sing – the spaces and ideas could provide opportunities for great places
- Needs an additional node or energy point at Eighth and Broad
- The "how-to" of building of the neighborhood is lacking in the presentation – needs to be thought out and opportunities identified – it will happen over time
- The proposed townhouse situation is not conducive to building neighborhood – should be rethought
- Question whether there shouldn't be a strong connection between both sides of the river – the only thing you have to do is change the character of the top of the bridge to redefine the whole connection of both sides of the river
- The "journey" through the corridor is potentially very strong – maybe the journey could be enhanced by specific activities (amphitheater or others) that might occur in some spaces
- Team should consider the value of views to the river from new development along the pathway – simple opening up of river edge to view will enhance any development along the river front area
- Irony is that the art and history are relegated to diagrams – the integration of the team insinuates integration in the plan – but the diagrams belie the integration of art and history – it should be more than memorial plaques
- Should the connection to the river be more "urban"? – possibly have geothermally heated slabs for outdoor eating areas – another demonstration project



Stakeholder Focus Group Report

The Stakeholder Focus Group consisted of representatives of property owners and other interests along the corridor route. This group was asked to provide input to the design teams at the beginning of the project and at the midpoint. On October 30, 2001, the group met again to review the final submittals. The three concepts were considered separately, without comparison. The reviewers were briefed as to the process and their role in it, and were given an overview of the three concepts by the competition advisor. Each reviewer was asked to conduct an individual study of each concept. Following individual examination, the stakeholders discussed each concept and presented their individual evaluation (positives and negatives). The comments of the group are summarized below.

Dennis Clark, development director, Capital City Development Corp.

Jim Fackrell, housing and development director, City of Boise

Ray Kaufman, president, S-16 Corporation

Tod McKay, special project manager, Office of the Mayor

Ed Pilkerton, general manager, Boise Centre on the Grove

Pat Rice, project manager, Greater Boise Auditorium District

Jim Tomlinson, developer

Amy Wray, Hormachaea Properties

CONCEPT: CIVITAS, INC.

- Potential to change entire character of core – changes the focus of the city from the Grove to between Myrtle and Front streets
- Issues of through streets – concerns about which are opened and which are closed – what is the effect on neighborhoods north and south?
- Question the curve in 10th Street – what is its purpose and what does it achieve?
- Concerned about cutting off 11th – this is a neighborhood connector
- Not convinced that development proposals work
- Lacks obvious linear visual connections in the corridor – not convinced they are in there
- Uses amazing amount of land for park and structures – are there reasons to consume that much?
- Series of parks – do we need them? It's pretty, but is it realistic?

- Confusing concept, difficult to understand and to visualize
- Would prefer more redevelopment in Lover's Lane area, less density in warehouse area
- S-16 corridor is too grand
- Need to reinforce existing residential areas, like lower scale of housing shown – need to reinforce green space
- Twelfth Street creates front door to potential development
- Missed opportunity to extend pedestrian connection on Grand from west to east
- Would be great to have 11th and 13th become two-way (with Westside Plan)
- Concern with cutting through post office property – is this doable?
- Pedestrian/vehicular access to Westside neighborhood may be cut by "The Gathering" at 11th
- Need to keep downtown and neighborhoods "hooked up"
- Different themes for different parks is good, but concept proposes too much green space

CONCEPT: MURASE ASSOC.

- Eighth Street (from Front to Broad) should not be open to vehicles
- Like idea of connecting 10th – streets should be vehicular grid
- What is role of connector? What should character of it be? How should it be modified?
- River Street should be continuous from Americana to Capitol – make it more pedestrian oriented



Detail: Murase Assoc.

- Concept needs a serious look at how new streets tie to neighborhoods north and south – see what the connections do, in fact
- Like potential continuous linear views along Broad – from Convention Center to university buildings
- Concept has three separate experiences – three different design expressions
- Incorporating geothermal is good
- Infill development takes parking away – unrealistic in this section of Boise
- Parking for new development is a concern – if there was a public garage, would that change the perception of need?
- Concept is acceptable – concerned about how it works
- River Street corridor should have its own character – should be connected to downtown, but should not be a repeat of downtown. Proposed density is difficult to accept.

CONCEPT: WALKER-MACY

- Easy to understand, more in line with what the property owners' vision might be
- Overlooks to river good
- Good reality of open space (amount and character)
- Vision lines good
- Can street modifications work? These are required for this concept to succeed
- Good combination of spaces and concept seems to be in sync with the character of Boise
- Looks like it takes parking into consideration – presents a realistic plan
- Spa Street connection from 13th to Ash is good idea – increases pedestrian connections
- 13th Street is primarily a residential street that needs to connect to downtown/Westside – need to protect 13th and 11th as important view/pedestrian/vehicle connections
- 13th Street should not be loading for Convention Center – should be on Front or Myrtle
- Good treatment at 11th and Myrtle
- Eighth Street (from Front to Broad) should not be open to vehicles
- Increased density at Miller/Grand/Pioneer pathway intersection (Community Center area) good
- This concept is most consistent with River/Myrtle plan
- Concern with the proposal that the connector be narrowed to three moving lanes – could require major expenditure of political capital without results
- Perception in community is that Front/Myrtle is a cross-town

- connector – the reality is that it is the service and delivery system to downtown
- Does not create a lot of neighborhood density/identity – may be a matter of scale
- Like idea of putting density next to open space, defining and giving character to the open space

OVERALL OBSERVATIONS

- Water and open space create value
 - Need to acquire open space all at once to pull off alignment of corridor
 - Broad Street traffic density may be an illusion – could work as a more intimate street – Convention Center may not be an adequate anchor
 - Forest River area is completely different in character – should it be maintained or changed?
 - No concepts looked at connection to Westside
 - Need more residential to support retail: 1 square foot of residential supports 10 square feet of retail, whereas 1 square foot of office supports .10 square foot of retail – 10:1 ratio difference
 - Need momentum in downtown housing – more availability will create more demand and vice versa
 - Need middle income housing
-

Technical Review Team Report

The Technical Review Team consisted of representatives from a number of public agencies, who offered assistance to the teams through the design process. The final technical evaluation of the three submittals occurred on October 30, 2001. The three concepts were considered separately, without comparison. The evaluators were briefed as to process, their role in the process (to provide technical input to the jury) and given an overview of the three concepts by the competition advisor. Each evaluator was asked to conduct an individual study of each concept. Following individual examination, the team members discussed each concept and presented their individual evaluation. Their comments are presented below.

Karen Bubb, public arts manager, Boise City Arts Commission

Jim Hall, director, Boise City Parks and Recreation

Diane Kushlan, right-of-way and development services manager, Ada County Highway District

Dave Leland, principal, Dave Leland Associates

Pam Sheldon, planning director, Capital City Development Corp.

Don Watts, historical planner, Idaho State Historical Preservation Office

CONCEPT: CIVITAS, INC.

- Grand plan with a large commitment of open space
- Riverfront park area may be too large
- There are significant opportunities for public/private partnerships and development along River Street
- Concerned about general lack of automobile access to open space
- Presents a dominant public realm
- Sketches were weak in explaining a powerful plan
- Very bold plan along Broad Street – access by cars good – is it the appropriate scale?
- Effort to retain old neighborhood good – scale seems appropriate (if you retain neighborhood)
- Intensive concentration of cost may not be commensurate with private investment potential
- The “Gathering” appears to be inappropriate – can it accommodate large crowds? – maybe there should be more paving/hardscape

- Plan doesn't reach into Westside of downtown – ends at Front Street
- Very aggressive and intense development program – strength of concept is (re)development, not the open space
- Misorientation of towers along Broad – doesn't take advantage of neighborhoods or prevailing views
- Restaurant row is gratuitous gesture – should be closer to Convention Center
- Auto access along Broad appears to be service oriented – will not bring life to those blocks
- Don't understand "jog" of 10th Street between Front and Myrtle
- Liked creativity of naming places and providing thematic identity of places
- Corridor – bold and dynamic – becomes a series of parks, not a pathway
- Becomes too bold at the river – why intrude on the river's edge? – too much work for effect



Detail: Civitas, Inc.

- Like pieces of corridor, but not the whole – lacks continuity – proposes "bits and pieces," but doesn't hold together as a total concept – wonder if the user would "get it"
- The Hanging Garden obscures visual connections and visions to businesses
- Need to attract people from the Grove to the south – the Hanging Garden is an obstruction
- Question whether opposing sides of corridor have a sense of connection – appears to be no cohesiveness between two sides
- Does river edge need more concentrated energy or attractions? – pictures make

it look unpopulated, too pastoral – northern section looks like formal botanical garden rather than urban place – there is value in relief from intensity, but it goes too far

- Neighborhood (re)development may have intensity in the wrong places – is there a compensation of higher density in some areas to compensate for maintaining low density in Lover's Lane neighborhood? – "character" might work – question whether economics work
- Pioneer Commons is attractive, creative and brings roadway through
- Introduction of water is great – very interesting, but lacks on-the-ground continuity – may need more to tie together a very organic plan
- Interesting placement of green space along south of Convention Center – orientation of Convention Center is interesting, but is "front" on Myrtle or 11th?
- Concern about closing 11th Street – this is a connector between River/Myrtle and Westside neighborhoods
- Access to parking at Convention Center? How to load and unload it?
- This concept is a destination – is this an urban seam or is it a regional attraction? – it really is a series of parks
- The landscape forms and dominant gestures represent an integration of art as landscape and space design, rather than specific public art opportunities for individuals, other than water feature designs. This does not leave much flexibility in the development of public art projects other than the gestures proscribed by the planners.
- The opportunities identified for artists, particularly local artists, seems limited to participation in the Artists Row portion of the project. This artist live/work environment is a much-needed amenity in the city and would add vitality to the area.

CONCEPT: MURASE ASSOC.

- Difficult to be inspired by this scheme
- Plan for corridor is too complex, too busy
- Not appropriate to try to compete with the river
- Broad Street connection is good
- Question height and density in Area 2 – plan seems too monumental
- Proposes a new level of development – spreads density out without consideration of existing conditions
- In the vignettes, can really see where the pathway is
- Unanswered question is vehicular circulation in and around the spaces

- This is a pathway through a park – providing focal points at river and along pathway
- Water features give a sense of connection (Area 7)
- More could have been done at river's edge with development – too much public space
- Grand/Miller/Ash intersection could be better defined
- The space at the Convention Center intersection (Myrtle/11th connection) is well done and well defined
- Convention Center parking, loading and unloading is not addressed
- Treatment of Broad seems to be a missed opportunity – developed like a typical street
- Interesting ideas – has "campus" theme about it – is this appropriate for this location?
- Less "urban" – more "institutional" quality
- Forecourt at Convention Center is appropriate
- Understand history/art and water, but really wonder how it works
- Removed old neighborhood – replaced with new development and character
- The art plan and numerous opportunities are well integrated into the overall vision of the project.
- Public art projects of various scopes, sizes, types, and integration levels are provided for including design team opportunities, infrastructure design, historical interpretive projects, free-standing and landscape integrated sculpture and/or mural opportunities. This will allow the involvement of both local, regional and national artists. Projects can be prioritized and phased with development of the overall project.
- Although some project opportunities are very defined in their scope, which can be overly directive, I think there is enough wiggle room that artists will have artistic freedom to develop something that is their own. The dominant themes appear well researched and have a cohesive vision.

CONCEPT: WALKER-MACY

- Good combination of green space and hardscape
- Overlook over water good – scale and quality of space seem appropriate – creates "urban" place at river edge
- The sense of the path is lost in Project Area 2 or 3
- Proposed Spa Street does not have uses along it – looks like it services parking lots

- Surface parking locations need to be re-examined
- Connection across Myrtle to Convention Center is positive treatment
- Convention Center shows parking/service, but destroys 13th as connector between River/Myrtle and West End neighborhoods
- Feels like pathway gets lost in plaza along Broad between Tenth and Eleventh (Area 6)
- Realignment of Broad "street" good for traffic use and intersection access



Detail: Walker-Macy

- Interesting that largest land use is open space, and that a lot of housing gets wiped out
- Question putting a street through community plaza – should be reexamined
- Question: why didn't they build upon what is in Community Center area now – looks like it is totally eradicated
- This is an urban solution – follows urban redevelopment principles
- Pulses development at key points – need another "pulse" at Broad and Eighth
- Practical solution and implementable from a cost perspective
- Grocery is complementing use to introduce in new neighborhood
- Concept does not recognize infill opportunities along River Street
- Landscaping is relatively modest, but high impact
- Excellent auto accessibility – all the open space seems accessible
- Public (open space) investment and potential private investment is balanced
- Corridor is very readable, defined by trees – diagrams are easily understandable
- Pedestrian/vehicular integration very inventive throughout
- Opening Eighth from Front to Broad to vehicles is a negative

- Extension of Broad to Capitol is strong
- Did not extend beyond boundaries – geographic scope is focused on corridor
- Curious about the scale and types of surrounding buildings that might result from this concept
- Public art project opportunities are identified very broadly in theme and location. The opportunities are not prescriptive, which leaves a significant amount of flexibility for the artists and the potential funding clients, public and/or private.
- Opportunities are flexible so they can be scaled and directed at local, regional or national artists. The broad intent is identified that the art projects intersect with historical interpretation, but again, specific direction is not provided so it is difficult to say how this would be implemented.

LESSONS LEARNED

- These are three different places – different in “readability” and experience
 - The three concepts begin to point out where key focal points are – what are “nodes” and what are connections
 - Simple ideas may be the most achievable
 - A major task for CCDC is to determine what is implementable? What can be phased? What public/private partnerships can be put in place?
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Acknowledgments

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Stakeholder Focus Group: Dennis Clark, Jim Fackrell, Ray Kaufman, Tod McKay, Ed Pilkerton, Pat Rice, Jim Tomlinson, Amy Wray

Technical Review Team: Karen Bubb, Jim Hall, Diane Kushlan, Dave Leland, Pam Sheldon, Don Watts

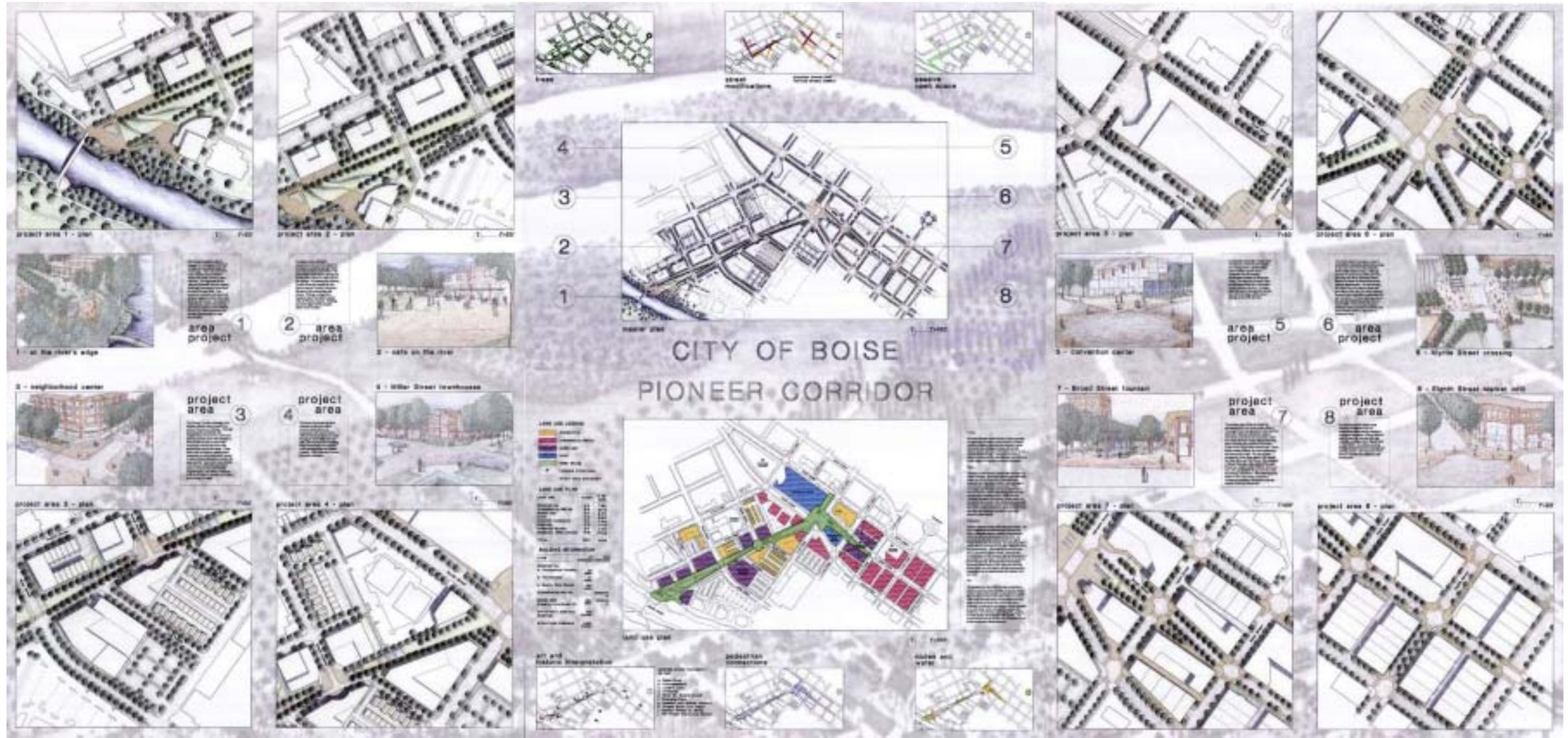
Boise Tower Associates

American Institute of Architects, Central Idaho Section

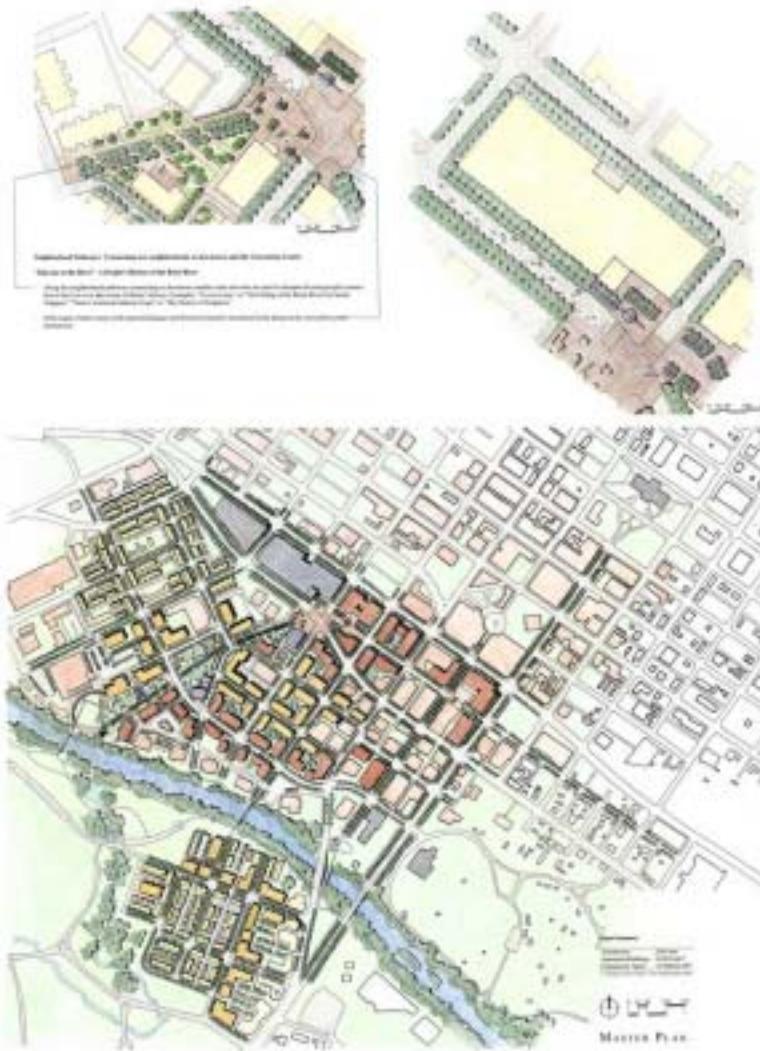
American Society of Landscape Architects, Montana-Idaho Chapter

American Planning Association, Western Central Chapter

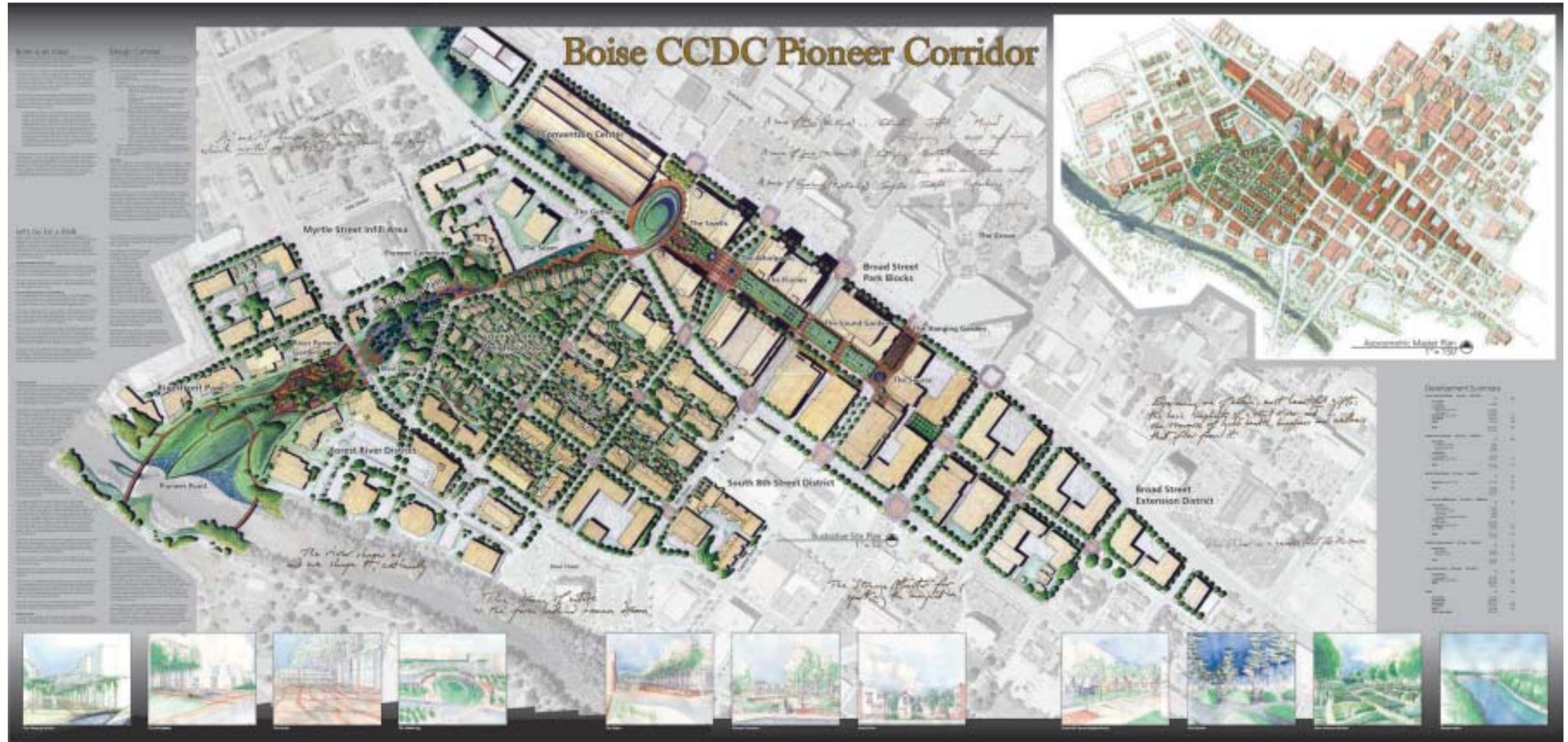
CCDC Staff



Competition Entry: Walker-Macy



Competition Entry: Murase Assoc.



Competition Entry: Civitas, Inc.