Downtown Boise Elements of Continuity – 2007

Adopted by the CCDC Board of Commissioners as follows:

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Revised and adopted as part of the Westside Downtown Framework Master Plan, Section II: Design Standards - Street Character Types, December 8, 2001; Ordinance No. 6108
Revised and adopted as part of the River Myrtle–Old Boise Urban Renewal Plan, Attachment 3C, August 23, 2004; Resolution No. 1002
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Background:

The Boise Redevelopment Agency (B.R.A.) adopted the Boise Downtown Urban Design Framework Master Plan and Design Guidelines in April 1986. This plan applied to the eight-block area bounded by Capitol Boulevard and Bannock, 9th and Front streets, which was a portion of the original Central Urban Renewal District created by the Boise City Council in 1965. This plan recommended the creation of a major civic space as a focal point for the community, and sidewalk improvements within and bordering the master plan area. These improvements were intended to make downtown into a distinctive place marked by a high level of design quality and an attractive, people-oriented ambience. The Grove Plaza, located on the four blocks between Capitol Boulevard and Main, Front and 9th Streets, was built in 1987. The central fountain has become a downtown landmark and a delight to both adults and children especially on hot summer days. It has proven to be an exceptional space for community gatherings and special events such as Alive After Five, the Capital City Public Market and City Harvest as well as a place for eating lunch or pausing for quiet reflection.

In 1988, the same consultant team who produced the framework master plan and who designed The Grove Plaza prepared a document called the Elements of Continuity for the B.R.A. The purpose of this document was to provide design details for how public spaces, streets and sidewalks in the Central Urban Renewal District were to be improved to ensure a cohesive identity in downtown Boise. In its present form the Elements of Continuity addresses lighting, paving, landscaping, street furniture such as benches, planters and trash containers, graphics and other pedestrian amenities. These elements are referred to as elements of continuity. Since adoption of the Boise Urban Design Plan in 1986, the Boise City Council has approved two additional urban renewal districts: River Myrtle–Old Boise and Westside Downtown. (In 1994 the Boise City Council approved the River Street–Myrtle Street district. This district was revised and expanded in 2004 and is now known as the River Myrtle–Old Boise district.) The scope of this document has been broadened so it applies to public improvements in these areas as well.

Between 1988 and 1990, the Capital City Development Corporation, as the B.R.A. is now known, spearheaded the peripheral streets project which resulted in installation of brick sidewalks, street trees, historic street lights, planters, benches and other street furniture being installed in the eight-block area, streets reconstructed and utilities being placed underground. Eighth Street between Bannock and Main streets was redesigned—the street itself was narrowed and the sidewalks widened. These sidewalks are now lined with restaurants with outdoor dining and the café district is alive with people activity every evening.

These guidelines assist the agency, developers, architects and landscape architects in the design of projects by providing specific standards for the public improvements that form the elements of continuity.

The elements of continuity allow for other design solutions for public improvements with approval of the agency. Any change must be compatible with the master plan for the district in which the improvements are located, applicable planning and zoning regulations, and the regulations of the Ada County Highway District when the improvements are being installed in street rights-of-way.

Objectives

The objectives of the Elements of Continuity for public improvements are stated below:

- To provide unifying elements within and along the public spaces.
- To emphasize a streetscape, rather than park-like character.
- To create a safe, comfortable, lively, inviting and attractive place for pedestrians.
- To achieve an identity and an image as a special place for downtown Boise and to provide visual continuity and harmony.
- To reflect the qualities of a truly urban environment with intensity, sophistication, diversity and timelessness.
- To reinforce and stimulate high quality adjacent development and to complement retail uses.
- To reflect the unique characteristics of Boise and its environmental context.
- To accommodate uses such as transit, civic events, outdoor commercial uses, and passive recreation.
- To respond to the special needs of the handicapped.
- To create a flexible system allowing for a variety of applications and modifications over time, and low maintenance.

General Conditions

The Elements of Continuity are described and illustrated in general terms in this document. Detailed specifications, dimensions, and color selections are contained in other documents, available from Capital City Development Corporation, which should be consulted prior to specifying materials and design features.

All metal surfaces of the elements described in this document should be painted Fir Green (RAL 6009) as manufactured by the Ameritone Paint Corporation, Long Beach, Calif. Minor modifications in color specifications in order to standard colors offered by a product manufacturer may be allowed with approval by CCDC. Color shall approximate RAL 6009.

1. BRICK PAVERS

In the past two types of paving have been used; I–shaped unity clay pavers, and rectangular unit clay pavers both manufactured by Endicott Clay Products Co., Fairbury, Neb. The I–shaped pavers have since been discontinued and only the rectangular clay pavers (1 5/8" x 4" x 8") are available. Red ("Red Blend") and Black ("Dark Ironspot") pavers are used to define different areas of the streetscape as defined by the Downtown Boise Streetscape Standards, which is a companion document to the Elements of Continuity. Both of these documents are available on the CCDC Web site or at the CCDC offices. Other types of pavers and colors are subject to approval by CCDC.

The pavers are available from The Masonry Center, Inc., a local representative of Endicott Clay Products Co. The pavers are sand-set to facilitate their removal for utility work and maintenance and in The Grove Plaza for inscription. Maintenance work is done by three local firms. Consult CCDC for contact information and details on construction and maintenance.

Pavers are used in a variety of ways to define various functional areas of The Grove Plaza and street improvements. On sidewalks these areas usually include a building zone along the base of building (dark); a pedestrian zone (red); the furnishing zone (dark) for such items as street trees and tree grates, benches and historic lighting; and the curb zone along the street edge (red). These zones are illustrated in the picture below. Detailed diagrams showing paving patterns for different types of downtown streets are in the Streetscape Standards. Sidewalk treatment shall conform to the streetscape standards unless an alternative is approved by CCDC.

Sonna Block streetscape

"Dark Ironspot"

"Red Blend"

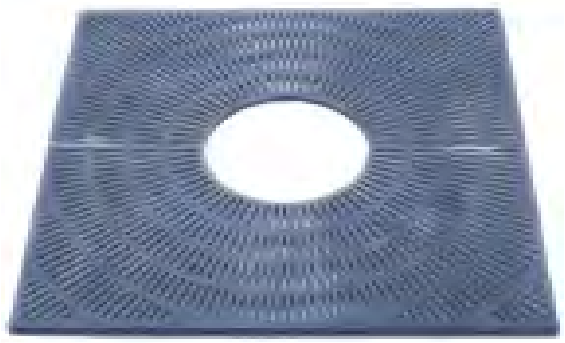
2. TREES AND GRATES

Street trees are selected to provide visual continuity along a single block face by using the same species. When planting new street trees, the trees should be the same species, of a similar caliper (size) and placed at a consistent and even spacing with in the block face. When replacing a sick or dead tree, the new tree should be the same species of the other street trees on the block and be the largest caliper appropriate to facilitate continuity along the block face.

Tree grates should be "Kiva" 6'x6' or 4'x8', cast iron tree grates, as manufactured by Urban Accessories, Tacoma, Wash., or as approved by CCDC. The regional representative for Urban Accessories is Northwest Recreation in Portland, Ore. Grates shall be natural finish without powdercoating or paint. Location and spacing of grates and street trees shall be as shown in the diagrams in the Downtown Boise Streetscape Standards or as otherwise approved by CCDC. Grates shall meet ADA standards.

Trench grates are used in The Grove Plaza and may be used under certain conditions. These grates should be cast iron in the "Wave" pattern, as manufactured by Urban Accessories, Tacoma, Wash., or as approved by CCDC.

Consult CCDC for recommended and appropriate tree species, grate alternatives and contact information for product representatives.



Kiva

3. TRANSIT SHELTERS

The transit shelters in the Transit Mall (Idaho and Main streets between Capitol Boulevard and 9th Street) were designed by Zimmer Gunsul Frasca. Additional locations and designs are to be determined by Valley Regional Transit, the regional transit authority. Metal parts shall be brass finish or painted in green (RAL 6009) as appropriate.

4. BENCHES

Benches are used in various configurations in the pedestrian furnishing zone. The benches should be the "B-76 Faneuil Hall Bench" manufactured by Titan Manufacturing in Boxborough, Maine. The benches have cast iron ends with wooden slats. A wood alternative for the slats may be accepted with approval from CCDC. Cast iron ends shall be powdercoated green (RAL 6009). Length may vary based on use and location. Five or six feet is the typical length for benches facing each other and placed perpendicular to the street. Benches placed parallel to the street (facing either toward the street or toward the building frontage) are typically six feet. Lengths greater than six feet shall not be used. Lengths less than four feet require CCDC approval. Middle stanchions may be appropriate for longer benches.

Location in the furnishing zone shall be as approved by CCDC or as shown on a streetscape plan approved by CCDC.

Faneuil Hall Bench

5. TRASH RECEPTACLES

Trash receptacles should be placed near seating areas and street corners where there is a high volume of pedestrian traffic. Location in the furnishing zone shall be as approved by CCDC or as shown on a streetscape plan approved by CCDC.

Trash receptacles shall be the "Chase Park Litter" style, in 36-gallon capacity, with powdercoat finish in "Ivy" color, as manufactured by Landscapeforms, Kalamazoo, Mich., or an alternative approved by CCDC.

Previous trash receptacles "Radius" style from DuraArt Stone are still in use, but will be replaced with Chase Park Litter receptacles as needed. Replacement lids for Radius receptacles shall be the standard composite lid (Fiberlite) sized to fit base as manufactured by DuraArt Stone, Fontana, Calif.; color should be copper.

Chase Park Litter trash receptacle.

6. MOVABLE PLANTERS

Movable planters should be used in the pedestrian furnishings zone and in The Grove Plaza for seasonal plantings.

Movable planters shall be the "Grecian" planter in "S-14 Dove Gray" cast stone with a light sandblast finish (LSB), as manufactured by DuraArt Stone, Fontana, Calif., or as approved by CCDC. The planters should be 3' in diameter and 17" high.

Location in the furnishing zone and spacing shall be as approved by CCDC or as shown on a streetscape plan approved by CCDC.

7. DRINKING FOUNTAINS

Drinking fountains should be used in the pedestrian furnishings zone in areas of high pedestrian activity.

Drinking fountains should be model MC76-2, cast metal, as manufactured by Murdock, Inc. in Cincinnati, Ohio, or as approved by CCDC. The cast metal base shall be powdercoated green (RAL 6009).

8. BOLLARDS

Bollards should be used to define special areas and to enhance pedestrian safety at vehicular crossings.

Bollards should be the "1890 series" cast metal bollard as manufactured by Canterbury International, Los Angeles, Calif., or as approved by CCDC. The cast metal shall be powdercoated green (RAL 6009).

9. NEWSTANDS/NEWSPAPER DISPENSERS

Newspaper dispensers should be located near intersections and transit facilities. A metal, two dispenser pedestal-type unit should be used. Dispensers should be model "K-49-16," or "TK-49-16" as manufactured by Kasper Sho-Rack, Shiner, Texas, or as approved by CCDC.

11. BICYCLE RACKS

Bicycle racks should be located in the pedestrian furnishings zone at locations throughout developments which attract cyclists.

Bicycle racks should be the wave model in three or five bends, as manufactured by Pacific Steel Fabricators, Boise, Idaho, or as approved by CCDC. Steel shall be powdercoated green (RAL 6009).

Location in the furnishing zone shall be as approved by CCDC or as shown on a streetscape plan approved by CCDC.

12. LIGHTING FIXTURES

Pole top lighting fixtures should be placed centrally in the furnishing zone and location and spacing shall be as shown in the Downtown Boise Streetscape Standards or as approved by CCDC.

Historic Boise cast iron light poles should be used, or cast aluminum (not fiberglass) replication. The metal shall be powdercoated green (RAL 6009). Brackets for banners and flower baskets may be installed on lighting fixtures.