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**A Master Plan for Downtown Boise and the  
Central Downtown, Westside Downtown and  
River Myrtle–Old Boise Urban Renewal Districts**

Adopted June 11, 2007 by Capital City Development Corp.  
and September 18, 2007 by Boise City Council



# DOWNTOWN *Arts & Culture* PLAN

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# Contents



## About the plan

The Downtown Arts & Culture Plan serves a specific redevelopment function. As Boise's redevelopment agency Capital City Development Corporation (CCDC) prepares and administers urban renewal plans in downtown Boise. CCDC's Cultural Investments Policy (see p. 44) states that "an arts and culture element shall be developed for downtown as a whole with recommendations for cultural investment in each urban renewal district." This document is that arts and culture element; it describes existing unique cultural resources in the districts as well as opportunities for new cultural infrastructure and recommendations for achieving them. It also serves as a general guide to the arts and cultural sites existing in downtown Boise, with recommendations for new opportunities. It is hoped that artists, audiences, venues, property owners and developers will use the plan to generate ideas about improving the cultural life in Boise, and help to keep it current. Please contact us for further information or to provide input. □



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Cover photo: *Historical Sight*, by Dwaine Carver, allows viewers a glimpse of Boise's Chinese heritage.

# 1. Introduction

CCDC views its support of arts and culture as a critical part of making downtown Boise attractive, vital and successful.

A thriving art scene is an important economic development generator in addition to the intrinsic benefits the arts provide the community. As Boise's redevelopment agency, CCDC makes targeted investments within the public realm in its urban renewal districts which serve as catalysts for private investment to follow. The agency's support of the visual and performing arts is one of those catalyst tools.

CCDC's investments in art and culture are guided by its Policy for Funding Cultural Investments (adopted June 10, 2002). The policy states that an arts and culture element is to be included in each CCDC urban renewal plan "or an arts and culture element shall be developed for downtown as a whole with recommendations for cultural investments in each urban renewal district." This arts and culture plan addresses all of downtown, and serves as a companion document to the existing master plans that have been adopted for each urban renewal district. Its purpose is to identify both the existing cultural resources within the districts and opportunities for new investments. It is

structured to serve downtown as a whole, while taking into consideration the specifics of each urban renewal district.

No plan can accurately predict the future. In order to have a long and useful life, this plan incorporates flexibility and anticipates that revisions will occur over time. It is designed to be a tool for planners, developers, artists and residents interested in integrating the arts into the fabric of downtown Boise.

The Downtown Arts & Culture Plan has been prepared by CCDC staff in collaboration with staff from the Boise City Arts Commission and with input from BCAC commissioners and committee members, artists and the general public. The plan has several goals:

- To acknowledge the unique cultural characteristics and resources in the urban renewal districts.
- To create places of great aesthetic value in downtown.



*Boise Highlanders perform at the Grove Plaza, one of CCDC's first and most important cultural facility investments.*

- To nurture the creative spirit of community.
- To identify opportunities for the inclusion of artworks, cultural facilities and performance spaces in the urban design of downtown Boise.
- To recommend ways in which the cultural infrastructure may be created or enhanced through public and private investment.
- To guide when and how CCDC invests in artistic and cultural activities. □



## Boise City Arts Commission

The Boise City Arts Commission was established in 1978 as a nonprofit city agency to advise and assist the City Council in development, coordination, promotion and support of the arts. Its mission is to enhance the cultural life of the Boise community by providing leadership, advocacy and support for the arts. BCAC works in partnership with CCDC in several ways. CCDC looks to BCAC for expertise and assistance in planning, implementing and evaluating its arts and cultural activities. In addition to direct program investments, the agency customarily contributes support for the BCAC downtown public and performing arts programs. In effect, BCAC provides adjunct cultural staff to CCDC with advocacy, managerial and curatorial roles. CCDC's Cultural Investments Policy enumerates many of the ways BCAC is associated with the agency's arts and culture programs. BCAC's close involvement in preparing this downtown arts and culture plan is one example.

For more information contact:  
Boise City Arts Commission  
City Hall, 150 N. Capitol Blvd.  
Boise, ID 83702  
208-433-5670  
[www.cityofboise.org/arts\\_commission](http://www.cityofboise.org/arts_commission).

## Economic Impact of the Arts

Boise was one of 91 cities around the country that participated in a comprehensive study performed by Americans for the Arts in 2000.<sup>1</sup> Boise's results, like the nation's, prove conclusively that the nonprofit art sector, far from being a drain on local resources, are in fact a vital economic development tool for the community. Boise's nonprofit arts sector lagged about 15% behind other U.S. cities of similar size, nevertheless the arts here are an \$18 million/year industry, supporting over 600 full-time equivalent jobs and generating \$1.7 million in local and state government revenue. Nonprofit arts organizations in Boise account for \$9.8 million in direct annual spending, and leverage another \$8.2 million in additional local spending.

Since 1978 CCDC has been one of Boise's major supporters of public arts and culture, with annual expenditures in recent years averaging almost \$100,000. The agency's support is only one contributing factor to Boise's \$18 million/year nonprofit arts industry, but it remains significant. CCDC is the third largest public contributor to the arts in Boise, after the Idaho Commission on the Arts and the City of Boise.

<sup>1</sup> Results of Boise's participation in the study—*Arts and Economic Prosperity in Boise*—are available at [www.ccdc-boise.com](http://www.ccdc-boise.com) or at the CCDC office. Boise is participating in an update of the nationwide study.

## Boise Smart City Initiative

The Boise Smart City Initiative started in 2000 when CCDC, the Boise mayor's office and 50 citizens began a yearlong effort to create a template for "an exceptional urban place," one that combines high-quality design with advanced technology, and is attractive to the knowledge workers of the new economy. A key component of the initiative's vision was that downtown Boise would become "...a vibrant urban village [with] a rich intellectual and cultural environment..." The Smart City committee members recommended that CCDC take on a key role in the initiative's implementation, and the initiative now informs most of what CCDC does, including the Cultural Investments Policy itself and many of the recommendations found in this plan.



The Smart City Committee Report and other information about the project are available at [www.ccdcboise.com](http://www.ccdcboise.com) or at the CCDC office. □



*The Smart City Initiative envisioned downtown as a culturally vibrant center of the "creative economy."*



## 2. Urban renewal districts

CCDC is Boise, Idaho's urban renewal agency and has as its mission "the revitalization of Boise's downtown and its neighborhoods through urban design and development initiatives in Boise's urban renewal districts. CCDC invests in improving infrastructure, building public facilities, development partnerships and arts and culture to create lively, well-designed and sustainable urban places where businesses and people thrive." At present, Boise has three urban renewal districts that comprise about 500 acres in downtown—see map p. 6. CCDC is responsible for preparing and implementing city-approved master plans for these districts—plans that have urban vitality as their end goal. This section provides a brief description of CCDC's existing districts since the agency tends to organize its activities around these geographic units. However, the area covered by the districts represents the heart of Boise's downtown and as such is a coherent piece of geography. One of CCDC's primary goals in downtown revitalization is to have the districts function as interconnected places, where activities in one district complement and support those in other districts. This goal is

especially applicable to arts and culture in downtown Boise. The next section—Opportunities and Recommendations—identifies cultural emphasis areas that are more organic than the somewhat artificial boundaries of the urban renewal districts. These cultural emphasis areas are used to organize the discussion of the existing cultural landscape and future possibilities in downtown Boise. A complete listing of all the districts' cultural infrastructure is found in the appendix beginning on p. 35.

### CENTRAL DISTRICT

The Central Downtown Urban Renewal District, formed in 1965, is the oldest district. The Central District covers ten blocks of the downtown business core. CCDC's cultural investments in the Central District date from 1978, and



*"Grove Street Illuminated and Boise Canal" forms a gateway to the Westside district.*

much of the city's public art collection is found here.

The Central District is characterized by its mix of modern and historic buildings, generally with storefronts at ground level and offices or residences above. The number of condominiums and apartments is small at present, but more are in the pipeline. The Grove Plaza, constructed by CCDC in 1987, was the catalyst for the downtown revival that followed, and it is now viewed as Boise's cultural heart. The Grove Plaza and 8th Street between Main and Bannock streets are owned and maintained by CCDC as a retail, entertainment

and cultural centerpiece. This spine provides the location for a number of regular performance events, a weekly farmers market and an active sidewalk café zone. Two large institutions front on the plaza: the Qwest Arena and the Boise Centre on the Grove convention center. Presently, the Central District has the largest collection of public art works—15 pieces—and the Boise Centre on the Grove houses much of the Boise Visual Chronicle collection of visual artwork.

### Highlights

- The Grove Plaza
- 8th Street Café Zone
- City Hall
- Egyptian Theatre
- Boise Centre on the Grove
- Qwest Arena.

## RIVER MYRTLE–OLD BOISE

The River Myrtle–Old Boise Urban Renewal District covers a large area southwest and southeast of the downtown core, stretching between Americana and Broadway boulevards. The district was originally formed in 1994 and in 2004 the Old Boise area east of downtown was added, along with other parcels.

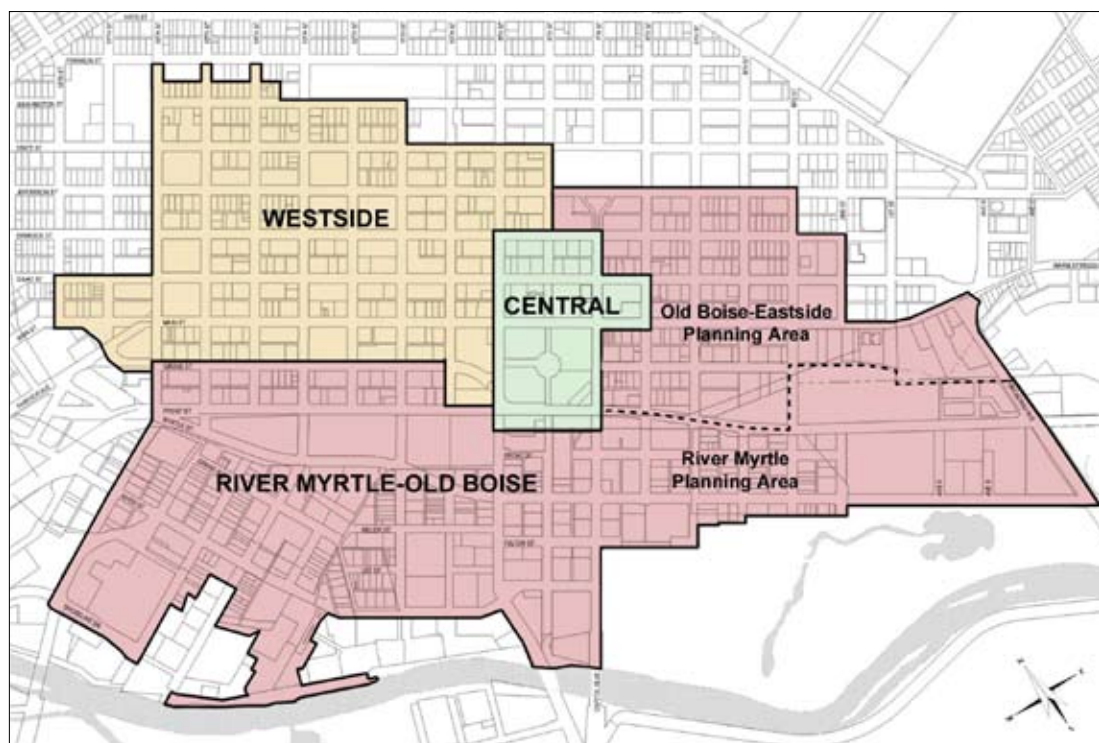
The River Myrtle–Old Boise district includes two separate planning areas, each with its own master plan: River Street–Myrtle Street and Old Boise–Eastside (see map). The Old Boise–Eastside planning area lies south of the State Capitol Mall and is more or less bounded by Capitol Boulevard, Jefferson Street, Front Street and 2nd and 3rd streets. It includes the most intact portion of Boise’s original commercial district,

numerous historic buildings, the Basque Block including the Basque Museum and Cultural Center, turn-of-the century houses, many of which are now being used for businesses, and the Imperial Plaza condominiums. St. Luke’s Regional Medical Center is just outside the eastern edge.

The River Street–Myrtle Planning Area runs from Americana Street to Broadway Avenue and from Grove Street to the Boise River on the west end and from Front Street to Julia Davis Park on the east end. It includes several distinctive subdistricts. At the center is the 8th Street warehouse district situated between 9th Street and Capitol Boulevard, which served the Union Pacific

Railroad beginning in the late 1800s. The four blocks between Front and Myrtle have been transformed into BoDo—Boise Downtown—with the development of retail stores, restaurants, a nine-screen cinema, a 1000-seat concert house, hotel, offices and two public parking garages. A growing number of art and cultural institutions are located south of Myrtle Street and in Julia Davis Park in Boise’s Cultural District.

On the east end of the planning area, the Courthouse Corridor includes government offices, Civic Plaza Apartments and the Idaho Water Center. South of Front Street is a remnant residential neighborhood and office corridor adjacent



*Boise's urban renewal districts.*

to Julia Davis Park. On the west end of the planning area is the River Street neighborhood and the Pioneer Corridor that traverses it, connecting downtown to the Boise River. The neighborhood is a collection of turn-of-the-century houses, many of which have become rental units or are occupied by businesses, and medium-sized apartment and office buildings. There are signs of new activity with construction of CitySide Lofts, a 77-unit condominium project; the 11th & Myrtle medical office building; and the Grand Avenue Homes townhouse project underway at Grand and 15th streets. North of the River Street neighborhood is the Myrtle Street/Front Street Connector—major arterial streets that carry significant automobile traffic from the west, and that border large undeveloped remnants of the city’s rail yards. Lastly, a new commercial area is emerging called the Linen District along the district boundary at Grove Street. It is home to several motels and automobile-oriented businesses and recently has been attracting new restaurants and creative firms like architects, interior designers and advertising agencies.

#### Highlights:

- Cultural District
- Borah Building/Capitol Park
- Old Boise Historic District
- Basque Block, Basque Museum and Cultural Center
- South Eighth Street Historic District/BoDo
- Old Assay Office
- CW Moore Park
- Julia Davis Park
- Pioneer Corridor
- Linen District.

## WESTSIDE DISTRICT

**W**estside Downtown is Boise’s newest urban renewal district, formed in 2001, consisting of about 143 acres to the west of the downtown core. The district is essentially delineated by 8th and 9th streets on the east, Grove Street on the south, 16th and 18th streets on the west and Washington Street on the north. Generally, the area east of 13th Street resembles the downtown core, with old and new high-rise office buildings predominating. West of 13th Street is more varied, with auto-oriented businesses, smaller offices, light industrial uses, churches and some multifamily residential buildings. Westside has a variety of architecturally interesting buildings, including the Idanha, Empire and Jefferson buildings, the Owyhee Plaza Hotel, Boise Plaza and the largely intact block of historic buildings on Main Street between 10th and 11th streets. The former schoolhouse known as the American Linen Building, at 14th and Grove streets, gives the Linen District its name. Two blocks north the Tourtellotte and Hummel-designed warehouse known as the Boise Heating and Air Conditioning Building is expected to serve as a cornerstone for the 14th Street Plaza. The long-term Westside District plan for west of 13th Street is to create a lively in-town urban neighborhood with the 14th Street Plaza as its centerpiece.

#### Highlights:

- Linen District
- Ninth & Grove Plaza
- Spring Run Plaza



*The Idanha Building is a Westside icon.*

- Idanha Building
- Empire Building
- Jefferson Building
- Owyhee Plaza Hotel
- Main Street galleries. □



### 3. Opportunities and recommendations

Boise's cultural landscape has improved significantly in the past two decades and the concentration of public art and cultural amenities in the downtown core rivals much larger cities. As redevelopment begins to ripple outward from the center, opportunities for investment in arts and culture increase. The Arts & Culture Plan has been developed to gain an understanding of the extent of these possibilities and to engage citizens, business people, the arts community, public agencies and others in turning them into realities. It is the goal of this plan to assure that as downtown Boise grows and matures, arts and culture will continue to be an integral part of its fabric and downtown will continue to be the cultural heart of the community. The plan includes an analysis of downtown in light of the historical, ethnic and physical features that might suggest area or neighborhood cultural identities. It identifies existing artworks, performance venues and events, cultural institutions and notable architecture that are contributing to Boise's cultural richness now, and makes recommendations on how these contributions could be enhanced. It describes new possibilities that need to be explored based on future public and private

developments anticipated by the master plans for Boise's urban renewal districts.

CDC's work generally is organized around urban renewal districts that are created independently, are financially distinct and have somewhat different characters and goals. Some cultural activities fall within a specific urban renewal district; others bridge between districts or could be desirable in any geographic area. The downtown cultural opportunities listed here have been loosely organized into six general geographic areas with distinct cultural characteristics and possibilities. These cultural emphasis areas are defined partly by past land uses and current conditions, but also by the types of cultural opportunities they present. The map on p. 9 shows the six areas informally drawn—in reality the borders are somewhat flexible. The main intent in establishing cultural emphasis areas is to make it easier for people using the plan to identify opportunities



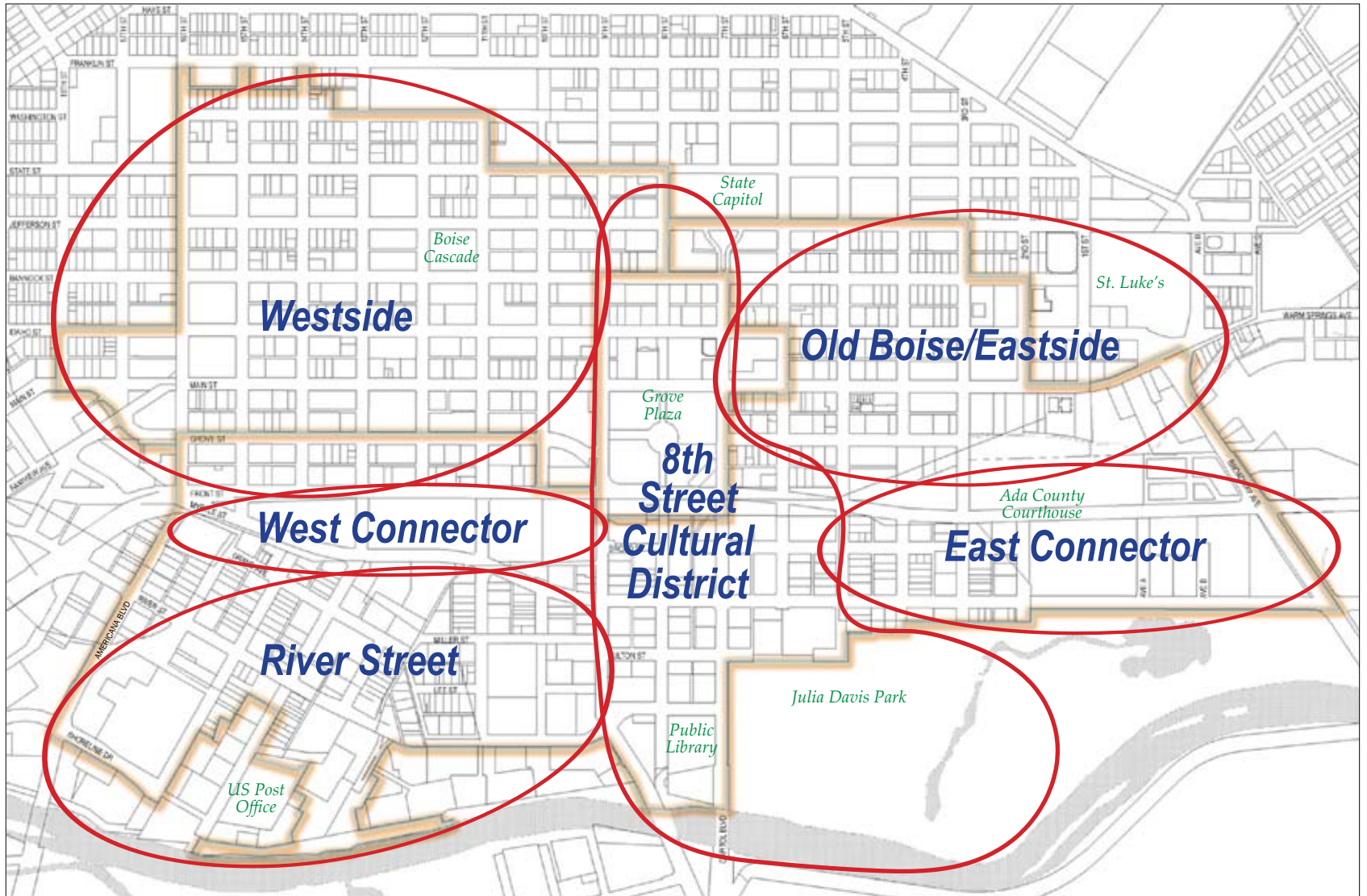
*Eighth Street is the axis of art and cultural activity in downtown Boise.*

and recommendations for a specific geographic location or area without having to search through the entire document. Even though some of the cultural emphasis areas share names with urban renewal districts or subdistricts, for the purposes of this plan they do not necessarily share boundaries. Some of Boise's most important cultural opportunities are not connected to a specific physical location area and could appear almost anywhere, or in multiple locations. These are listed in the All Areas category beginning on p. 10.





## Cultural Emphasis Areas



## 3a. CULTURAL EMPHASIS AREAS

### 1. ALL AREAS

#### Arts and Culture Center

Boise, unlike many cities its size, does not have a central center for the performing arts. A few smaller theaters serve downtown: the Egyptian Theatre does limited double duty as a mid-sized hall; and the Morrison Center at Boise State University and the Qwest Arena provide larger performance venues. A dedicated community multipurpose arts and culture facility—in the downtown, preferably in the Cultural District—is a long-overdue need. The facility would support both performing and visual arts with space for performance, gallery, classroom and rehearsal uses, along with an onsite local food restaurant.

**History:** The 1992 Boise Visions plan, 1998 Cultural District plan and the 2004 River Myrtle–Old Boise plan identified the need.

**Existing Features:** Performance spaces of varying sizes (see appendix) currently in CCDC redevelopment districts include Fulton Street Theater, Boise Centre on the Grove, Qwest Arena, Egyptian Theatre, the VaC arts center, Esther Simplot Performing Arts Center and the Rose Room. Other performance venues include various bars.

**Opportunities:**

- Possible sites include the area around south 8th Street, e.g. Table Rock parking lot, Library parking lot, Idaho Linen, Shaver's lot; the Simplot Parcel C or D; Grove Street east of the Basque Block; as part of the convention center expansion; Julia Davis Park.



*Learning occurs in a variety of forms and places.*

#### Learning Centers

The Boise Smart City Initiative emphasized the connection between education and economic development, and the importance of integrating learning, creativity and business centers into downtown.

**History:** The University Place project that was to collocate downtown programs of UI, ISU and BSU failed for financial reasons, but the need for graduate and professional programs still exists. Area voters recently approved a community college district, and the state of Idaho, Albertson Foundation, BSU, Treasure Valley Community College and others are contributing to this effort.

**Existing Features:** Boise Library, ANSER Charter School and Foothills School, UI and ISU Boise programs, Discovery Center, Giraffe Laugh, Cultural District; BSU nearby.

**Opportunities:**

- Integrate existing and new educational programs into new development, e.g. a combined library

and condominium project.

- Promote art and cultural programs in all downtown learning environments.
- Encourage day-care and preschool facilities in downtown developments.
- Encourage all Idaho universities to locate new programs in downtown as appropriate.
- Promote community college offerings in downtown.
- Assist ANSER and Foothills schools in finding permanent downtown locations.

#### Cultural Tourism

Cultural tourism is the subset of tourism concerned with a region's culture, especially its arts. It includes heritage, visual and performing arts, cultural industries, traditions and leisure pursuits of the local population and host community. Cultural tourism may be attendance at cultural events or festivals, visits to museums and heritage sites, and mixing with local people. Recently Boise has received national press focusing on the city as a cultural as well as outdoors sports destination. The potential for economic development and strengthening of the cultural fabric through the joint promotion of the city's cultural assets is significant. Partnerships should be strengthened among cultural organizations, hotels and groups such as the Boise Convention and Visitors Bureau (BCVB) to bring more cultural tourists to Boise.

**Existing Features:**

BCVB at 312 South 9th Street. Phone: 800-635-5240; 208-344-7777. [www.boise.org](http://www.boise.org).

**BCVB Visitor Information Centers:**

*Downtown:* On the Grove Plaza. Phone: (208) 344-5338. *Interstate Visitor Center:* 1222 S. Vista Avenue. Phone: 208-385-0362.

**Opportunities:**

- Partner with BCVB to promote cultural assets to

travelers through brochures, Web sites, hotels and conference material.

- Create and promote festivals and events to cultural tourists.
- Promote the Winther Visitor Center project (see p. 16).
- Create partnerships among arts organizations, hotels and other businesses to create tourism packages around existing festivals, events and exhibitions.

### **City Geothermal Heating System**

Boise has both the nation's oldest and the largest geothermal heating districts. The City of Boise operates the nation's largest system, providing clean and efficient heat to the city's downtown area. The system currently serves fifty buildings, heating over two million square feet of floor space. The system has the potential to be a defining identity element for Boise, yet few are even aware of it. CCDC commissioned a study of the Boise City geothermal system, available online at [www.ccdcboise.com](http://www.ccdcboise.com).

**Opportunities:** The opportunity exists to make more people aware of the system and to extend its use. The resource could be promoted through a building identity program, celebrated with public art, educational displays and water features at high-visibility locations.

### **Downtown Circulator**

The Circulator is a downtown public transit concept that grew out of the Downtown Boise Mobility Study and other planning discussions. It is envisioned as extending pedestrian access within the center of downtown, like a streetcar.

**Location:** Downtown Boise; routes and locations under consideration.

**History:** In its early days Boise was served by up

to four different private streetcar companies.

**Existing Features:** Recent plans like the Downtown Boise Mobility Study and Communities in Motion suggest the creation of a downtown circulator, and the Treasure Valley High-Capacity Transit Study is currently working on feasibility and location studies.

#### **Opportunities:**

- Make each transit stop unique; celebrate neighborhood or historical features.
- Integrate visual art or performances at transit stops and in the circulator itself.
- Integrate with the Valley Regional Transit's Art in Motion bus-wrap project.

### **Artist Live/Work Space**

Establish artist live/work spaces in redevelopment district areas.

**History:** In 1993 CCDC was one of the sponsors of a feasibility study for artist live/work spaces. BCAC conducted the study, and copies are available from the commission office.

#### **Opportunities:**

- Redevelop existing structures or develop new clusters of mixed-use live/work units.
- Find incentives for developers to create live/work spaces.
- Combine with the following:

### **Alternative Performing Arts Spaces and Galleries**

Establish alternative performing arts spaces and galleries in redevelopment district areas.

**History:** Ad-hoc locations where the arts contribute to the urban fabric have been critical to the development of Boise culture. Idaho Shakespeare Festival's first performance space in the 1970s was the lawn on 9th Street between Main and Grove.

Freak Alley Gallery between 8th and 9th streets and Bannock and Idaho streets gives a voice to alternative artists. Phantom galleries that move location every month such as the current "Gypsy Gallery" enliven otherwise empty storefronts. The common threads in all these examples are suc-



cessful partnerships between property or business owners and artistic individuals or organizations.

**Existing Features:** Freak Alley Gallery and Gypsy Gallery; some property managers allow galleries to show artwork in empty storefronts. Increased alternative locations are activated with cultural activities during "First Thursdays Art Under the Stars."

#### **Opportunities:**

- Re-engage small open spaces in downtown such as Angell's lawn, Spring Run Plaza, C.W. Moore Plaza, Capitol Park, the Borah Building plaza and open storefronts for outdoor theater, music and exhibitions.
- Combine with artist live/work spaces.

### **Blank Walls for Murals**

Identify appropriate blank walls as sites for murals to be funded by private or public sources.

**History:** Since 1980 downtown Boise has been



infused with murals of varying size and type funded by both the public and private sector. The Record Exchange owners were some of the first private business owners in Boise to use murals to creatively identify their building, located at 11th and Main streets. They have recently completely replaced their original mural with a new, distinctive motif. In the early '90s CCDC sponsored a competition to design artwork for public spaces resulting in the ceramic mural "Alley History" and "Sydney's Niche." In 2000 The Letterheads, an international sign painters group, created three significant murals as gifts to the city — Stearns Motorcar on the Adelman Building, the Basque Mural on Capitol Boulevard, and Hannifans sign on 11th and Main streets. Classic Design Studio recently completed a mural on Broad facing 5th Street celebrating the Treasure Valley's commercial birth via the railroad. Numerous other murals mark businesses, create building identity and add to the distinctive character of the city.

**Existing Features:** See listings in appendix at end.

**Opportunities:** Numerous blank walls exist that would be ideal sites for murals. Business owners could sponsor artworks; public entities could continue to promote mural projects; artists could apply for grants to do projects.

## Boise Visual Chronicle

**History:** A BCAC public art project; this city-owned collection of paintings, drawings, prints, photographs and other artworks depicts life in Boise and its changing landscape, people and perspectives. The collection is exhibited in public buildings such as the Boise Centre on the Grove, Boise City Hall, CCDC offices and the Boise Airport.

**Existing Features:** The collection originated in 1996 with support from the Greater Boise Audito-

rium District. Since then CCDC and the city have purchased or commissioned new works by Idaho artists each year. Eighty works by thirty-three artists are represented in the collection as of 2006.

**Opportunities:** As the collection grows the city will continue to seek public indoor locations to share the collection with citizens. Potential locations include the walls of a new convention center, community arts and culture or learning centers and entrance lobbies of other public facilities.

## Performing Arts

The performing arts create vitality, enrich the citizen experience and foster understanding and community pride. From professional companies such as the Idaho Shakespeare Festival and the Boise Philharmonic to community companies such as Boise Little Theater and Drop Dance Collective, to individual artists, Boise has a strong performing arts presence.

**Existing Features:** There are over 90 nonprofit arts and culture organizations in the Boise Valley. The city has a variety of performing arts spaces including the Morrison Center for the Performing Arts at BSU, a 2000-seat house; the BSU Special Events Center, a 450-seat house; Stage Two, a small black box theater on the BSU campus and the Fulton Street Theater, a 250-seat theater in the Cultural District. Downtown performing arts and special events that are free to the public, partially funded by CCDC and facilitated by BCAC include:

- *Performing Arts at the Market*, a program that provides three performing artists/groups each Saturday during the 29-week Capital City Public Market.
- *Arts for Kids*, a program that provides free 45-minute hands-on arts workshops for kids ages 3 to 12 for ten Saturdays in a row during the summer.
- *City Harvest*, a celebration of local arts and food

that features two performing arts stages and an expanded Capital City Public Market.

- *Worldfest*, a celebration of Boise's diversity that features 15 different ethnic performance groups performing free on the Grove Plaza.

- *Collaborations Project*, a program that brings together artists from different disciplines to create something new, artistically important and a little edgy each October.

- *Fall for Boise*, a two-month celebration of arts and community, takes place in September and October and is facilitated through a partnership of the Office of the Mayor, Downtown Boise Association, Boise Convention and Visitor's Bureau, CCDC, BCAC and others. All of these events create over



*Schoolchildren investigate the stained glass window at the 9th & Idaho Building.*

250 paid performing opportunities for local artists.

**Opportunities:** Boise is ripe for creating win-win partnerships such as a gallery hosting a musician or creating a tourism package from events that are ongoing in the city. New venues that offer interesting performing spaces, such as the Visual Arts Collective are creating new places for artistic expression. The Grove Plaza is an underutilized



space that could be promoted as a low-cost outdoor event location. The Gene Harris Band Shell is another location where the performing arts could be used to draw people to the park for a cultural experience. The city needs an arts and culture center that would support smaller organizations with cost-effective rehearsal, classroom, exhibit and performance spaces.

### **Public Art**

Permanent and temporary visual artworks in public spaces enliven street life and add character to neighborhoods. Artwork may be freestanding or integrated with architecture or landscape. The scale of public artworks ranges from the intimate surprise to the monumental statement. Materials may vary from murals on walls; sculptures in bronze, steel, stone, cast concrete or found materials; sound works; banners on poles; artist-designed graphics in bus-stops; fountains; streetscape design; or glass-inlaid planters.

**History:** The statue of former Governor Frank Steunenberg on Capitol Boulevard was the city's first public art piece, installed in 1927. The next work was not installed until 1978, when Point of Origin was commissioned for City Hall Plaza (now relocated to Julia Davis Park). Between 1978 and 2006 public and private sponsors commissioned over forty-three permanent artworks in and around downtown, making it the densest concentration of public art in the state. Projects are facilitated and maintained by BCAC staff.

**Existing Features:** BCAC public art and cultural district maps identify the locations of 43 works in and around downtown.

#### **Opportunities:**

- Primary locations for permanent and temporary public art include newly constructed buildings, sidewalks, pedestrian and bike paths such as the

Greenbelt and Pioneer Corridor, primary entrance locations such as the East and West Connector areas, public gathering places, historical sites, site-specific places to celebrate features such as geothermal water or the Boise River and public buildings such as convention centers and libraries.

- Create partnerships among BCAC, artists, developers and business owners to include public art in existing and new developments.
- Involve artists early in the design of public facilities.
- Commission art works through Percent for Art programs.
- Create wireless and downloadable art and architecture tours.

### **Architecture**

Architecture, along with landscape architecture, is the art of the built environment and the art form CCDC is most often associated with. CCDC should use all its tools—review, financial assistance, advocacy and collaboration—to promote excellence in design.

**History:** A number of books on Boise's architectural history are available in bookstores and the library.

#### **Opportunities:**

- Promote design excellence.
- Increase "arch-walks" and design awards.
- Collaborate with the AIA and ASLA.
- Collaborate with Boise City Design Review Committee, Historic Preservation Commission and Planning and Development Services staff.
- Collaborate with UI Architecture program.
- Create wireless and downloadable art and architectural tours. □

## **Case Study:** **Public Art with Function**

### **Idanha Building Canopies**

Public art can serve both an aesthetic and a practical function. The newly redeveloped Idanha Building in downtown Boise demonstrates how a functional



architectural element like the building's entrance canopies can also serve as art in its own right. The canopies were designed by New York artists Nina Yankovics and Barry Holden for local developer Parklane Inc. The artwork was selected through a public process administered by the Boise City Arts Commission, and funded by the developer and CCDC. The artists were selected and engaged early in the design process so they could work with the architects and builders to integrate the art seamlessly into the overall redevelopment. The result provides beauty in the streetscape and weather protection at the building entrance. It also gives an iconic new identity to this important historic building.

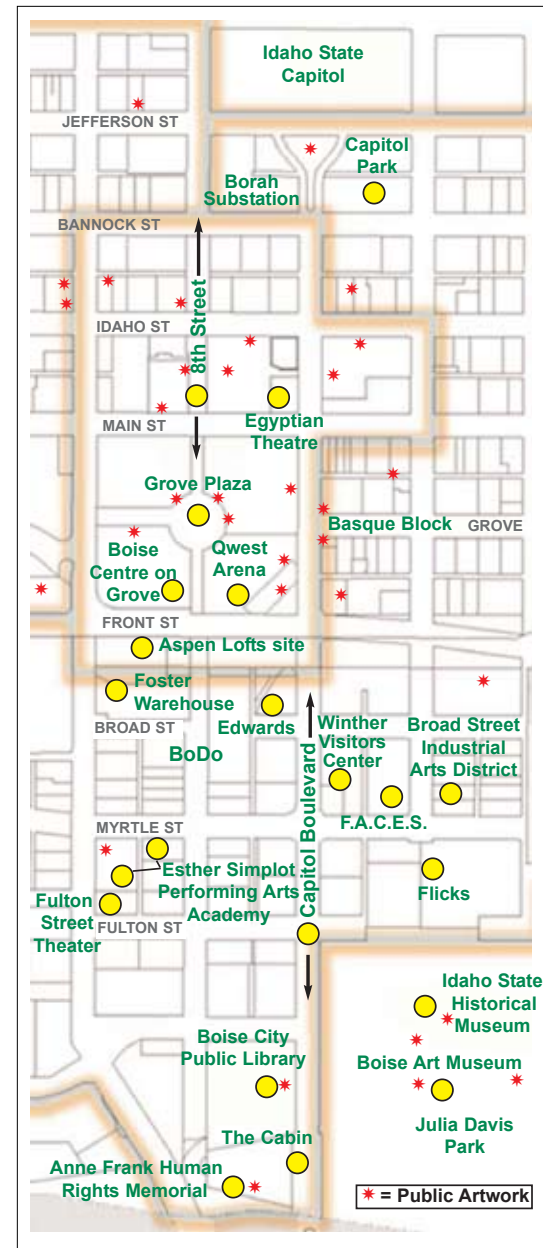
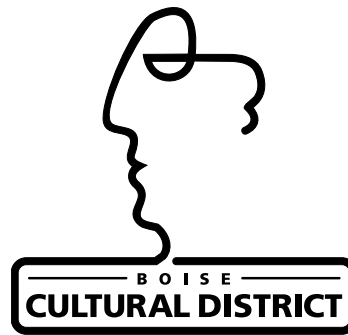
## 2. 8TH STREET CULTURAL DISTRICT

*Encompasses Capitol Boulevard to 9th Street from the State Capitol Building to the Boise River and expands eastward south of Front Street to include the cultural institutions in Julia Davis Park. At the literal center of this discussion is the 8th Street Cultural District. Eighth Street is the organizing axis for arts and culture in downtown Boise, from the Anne Frank Human Rights Memorial at the Boise River north to the Idaho State Capitol Building.*

Boise City's 1993 Downtown Boise Plan recommended concentrating cultural and entertainment uses in the central business district. CCDC's 1994 River/Myrtle district master plan called for expanding the cultural district south in the 8th Street area. In 1998, BCAC, CCDC and others created the Cultural District Plan, which was followed by promoting the Cultural District with a logo, signage, maps and other advocacy efforts. This area is now the first place that comes to mind for arts institutions and cultural activities in Boise. Many nonprofit arts organizations and creative businesses currently operate in the Cultural District. The Esther Simplot Performing Arts Academy and Fulton Street Theater each house several performing arts groups in addition to serving as performance venues. The area is home to many of Boise's oldest cultural institutions including Boise Art Museum, Boise Public Library and the Idaho State Historical Museum. (See appendix for complete listing.)

Many opportunities exist for further investment in the 8th Street Cultural District. The Arts & Culture Plan envisions that the identity of

the Cultural District will grow stronger and the level of cultural activity will intensify. The library and its neighbor The Cabin, a literary center, will expand and other cultural and educational institutional uses will appear in this area. This is an excellent location for the much-needed community arts and culture center. Boise's once-thriving Chinese population will be celebrated here, as will the remaining buildings from Boise's Chinatown on Front Street between Capitol Boulevard and 6th Street. The Grove Plaza, the district's epicenter, should see further investment and promotion, and will boast a growing range of arts activities. The largest area for expansion, however, will be in the private sector. A cluster of arts production businesses exists around 6th and Broad streets, and all of downtown's movie theaters are nearby. Entertainment venues currently range from the tiny Opa bar to mid-sized venues like the Egyptian Theatre and the Big Easy on up to the spacious Qwest Arena. The number of dining and entertainment businesses will continue to grow, especially in the area south of the BoDo retail and office development and as new residential projects all along 8th Street come on line. More art galleries will join the wide variety of retail shops moving into the district. Artists and arts patrons will merge into a vibrant throng animating this area at all hours.



### ***Cultural District (C, RMOB)***

**Location:** Approximately parallels 8th Street from the Boise River north to the downtown core, and from Julia Davis Park to 9th Street.

**History:** The city's 1993 Downtown Boise Plan recommended concentrating cultural and entertainment uses in the Central Business District. CCDC's 1994 River/Myrtle district master plan called for expanding the cultural district south in the Eighth Street Area. In 1998, BCAC, CCDC and others created the Cultural District Plan, further promoting the Cultural District with signage and other advocacy efforts.

**Existing Features:** Numerous nonprofit arts organizations and creative businesses currently operate in the Cultural District. The Esther Simplot Performing Arts Academy and Fulton Street Theater house several performing arts groups in addition to serving as performance venues. The area is home to many of Boise's oldest cultural institutions including Boise Art Museum, Boise Public Library, Idaho State Historical Museum and many more. (See appendix for complete listing.)

**Opportunities:**

- More private and nonprofit "creative community" organizations.
- Arts and culture center with midsize theater.
- Temporary public art.
- Artist live/work space.
- More galleries.
- Better promotion of the cultural district logo and identity by businesses, nonprofit organizations and others in district.

### ***8th Street (C, RMOB)***

**Location:** Eighth Street between State Street and the Anne Frank Human Rights Memorial at the

Boise River.

**History:** CCDC owns the segment of 8th from Bannock to Main streets, including sidewalks, and through the Grove Plaza to Front Street.

**Existing Features:** Grove Plaza, where many events are held and where four public artworks are located; Capital City Public Market is held every Saturday from May through October on 8th between Bannock and Main streets and into the Grove Plaza. The street may also be closed and used for events.

**Opportunities:**

- Program more events on 8th Street and in Grove Plaza.
- Add public art south of Front Street and north of Bannock.
- Use art to help identify 8th Street as a designated bicycle route.
- Use special crosswalk designs at more intersections on 8th Street.



*Audience members relax at Alive After Five in the Grove Plaza.*

### ***Grove Plaza (C)***

**Location:** The circular plaza marking the former intersection of Grove and 8th streets.

**History:** Built by CCDC in 1987, owned by CCDC

and booked by Boise Centre on the Grove.

**Existing Features:** The Grove Plaza is a 200' diameter brick plaza bordered by trees and the entrances to the Centre on the Grove and Qwest Arena. Four pieces of public art and a public fountain are located on the Grove. Events currently held on the Grove include Alive After Five, Capital City Public Market, Arts for Kids, City Harvest, the annual tree-lighting ceremony and others. Nearby businesses and facilities include the Grove Hotel, Brick Oven Bistro, Taters Specialty Store and a Boise Visitor's Center.

**Opportunities:** As Boise's first major investment in downtown public open space, the Grove Plaza has been a huge success. There is a chance to do more, however.

- Promote the plaza as a location for public cultural events, with a wide range of rental options.
- Improve the "spokes."
- Add outdoor benches, tables and chairs.
- Consider building a permanent multipurpose stage.
- Consider amphitheater-type seating as part of any redevelopment of the Unico parking lot.
- Improve technical services offered to renters, including wireless Internet connectivity.

### ***Capitol Boulevard (RMOB, C)***

**Location:** Capitol Boulevard from the Boise River to the Idaho Statehouse.

**History:** Ceremonial entrance to downtown.

**Existing Features:** Cultural facilities (BAM, Idaho Historical Museum, Log Cabin, Boise Public Library, Egyptian Theater, Flicks) Cultural District signage on posts, City Hall Plaza, Capitol Park, BoDo, bike lanes, new streetscape designs in initial stages of implementation.

**Opportunities:**

- Implement Capitol Boulevard Master Design Plans.
- Add traffic signal at Grove Street; use in-pavement special crosswalk treatment.
- Increase awareness of bike lanes/routes.



*"Sidney's Niche" at the Capitol Terrace building.*

- Parades, marches.
- Pedestrian-friendly public art.
- Increase awareness of linkage from Cultural District to Downtown.
- Develop community arts and culture center with mid-sized theater.
- Make City Hall plaza more active, usable space for arts activities.
- Increase arts and culture uses in Capitol Park.

**BoDo (RMOB)**

**Location:** Capitol Boulevard to 9th Street, Myrtle to Front Street.

**History:** Eighth Street Marketplace underwent redevelopment in January 2003, renamed BoDo, and opened in the fall of 2005. The new development

includes a nine-screen movie theater, restaurants, a hotel, offices and retail stores. Located in the heart of the cultural district, this private development also includes warehouses converted into shops, offices, performance spaces and restaurants.

**Existing Features:** Funny Bone, Big Easy, restaurants, clothing and specialty shops, movie theater, Foster's Warehouse Building, Cole Maar Photography gallery.

**Opportunities:**

- Permanent public art.
- Temporary visual and performing art events on the street.
- Art galleries.
- Theater space.

**Egyptian Theatre (C)**

**Location:** Northwest Corner of Main and Capitol Boulevard.

**History:** Leo Falk, owner of a nearby department store, built the theater in 1927. Falk hired prominent Boise architect Frederick "Fritz" Hummel to design a "Movie Palace" in downtown Boise, in the new Egyptian style that followed the discovery of King Tut's tomb in 1920. Hummel preferred a formal Spanish style and put in some Spanish design elements. Earl Hardy purchased the building in the 1970s and worked to preserve the structure. After his death the Hardy Foundation did a complete restoration of the theater and continues to manage it as a first-run movie house and venue for concert performances, opera performances, speakers, plays and other activities.

**Existing Features:** Two windows facing Main Street are historical photos back-painted by Classic Design Studios.

- Building interior and exterior historic designs

have been restored to their original condition.

- Movie screen, 700-seat theater.
- Original restored organ.

**Opportunities:**

- Use more for live performances of varying kinds (musicians, opera, dance). Identify alterations needed to make performances more feasible.

**Winther Visitors Center (C)**

**Location:** Northeast corner of Capitol Boulevard and Myrtle Street.

**History:** Originally a gas station, then home to Winther Music until 2004; currently used as public parking.

**Existing Features:** High-visibility corner, curb cuts on both roads. The Winther family has a design to create a mixed-use office building with visitors' center, cafe, museum and offices geared to arts, culture and tourism.

**Opportunities:**

- "Front desk" for arts and culture in Boise.
- Prime public art location.
- "Cheap tickets" location.
- Gallery space.
- Possible performing space.

**Julia Davis Park (RMOB)**

**Location:** Julia Davis Drive and Capitol Boulevard.

**History:** This regional public park features public artworks and cultural facilities including the Boise Art Museum, Idaho State Historical Museum, Black History Museum, Zoo Boise and the Gene Harris Bandshell.

**Existing Features:** An archway with the park's name was added to the main entrance in 2001 and in 2006 the streetscape was updated with a de-



tached sidewalk, additional trees and grass strip to match the Capitol Boulevard Design standard.

**Opportunities:**

- Improve signage about the Cultural District such as a kiosk.
- Add more public art.
- Add mosaic artworks to the base of the main archway.

### ***Broad Street Industrial District (RMOB)***

**Location:** Centers on 6th and Broad streets.

**History:** Current redevelopment began when Noel Weber founded Classic Design Studio.

**Existing Features:** Classic Design Studio houses a custom sign shop and other creative tenants: Rocket Neon fabrication studio, Noble Hardesty art studio and a glass studio. The Boise Weekly bought and renovated the building at the south-east corner of 6th and Broad. Just east on Broad Street is the Venue, an under-age night club. Across 6th Street is the North by Northwest film and video production office and studio. Classic Design Studio hosts art exhibitions, rents space and equipment to various artists working on public art projects and offers workshops in various techniques such as glass casting, porcelain enamel on steel and gold leafing. Noel Weber brought the Letterheads, an international group of sign painters, to Boise in 2000. During their conference they created three landmark murals that were gifted to the city — the Basque Mural on Capitol Boulevard, Stearns Motor Car on Idaho Street, and Hannifins Cigar Shop sign.

**Opportunities:**

- Other industrial arts studios would be ideal to locate in the area, to increase the clustering of creative industries in this area.
- More public activities such as exhibitions and

workshops should be encouraged as Classic Design supports interest in high-quality design, unusual creative approaches, and experimentation with media.

### ***Borah Substation (Old Federal Building) (RMOB)***

**Location:** 304 North 8th Street between Bannock and Jefferson streets.

**History:** Built in 1904, Borah Substation was designed in the Renaissance Revival style by the U.S. Treasury Department while James Knox Taylor was supervising architect. It was Boise's main post office and federal office building for many years, but now is the Borah branch post office and has some federal and state offices. It is owned by the state and is expected to be used for legislative offices during the Capitol Building remodeling.

**Existing Features:** A generous exterior plaza.

**Opportunities:**

- Interior or exterior public art.
- Office space for arts organizations.
- Program events and public art in the plaza.

### ***Family Advocacy Center and Education Services ("FACES") (RMOB)***

**Location:** Myrtle between 6th Street and Capitol Boulevard.

**History:** Founded in 2006 through collaboration among law enforcement, prosecution, health care providers and social service agencies in Ada County to improve the criminal justice, health care and social service responses to victims of child abuse, domestic violence and adult sexual assault crimes.

**Existing Features:** Ada County has worked with artists to create murals on the interior of the facility to make the environment feel warm and

approachable for clients.

**Opportunities:**

- Create murals on the interior and exterior of the building.
- Integrate public art sculptures into the landscaping.
- Use themes suggested by the FACES acronym.

### ***Foster Warehouse (RMOB)***

**Location:** 9th Street between Broad and Myrtle streets.

**History:** Four-story brick warehouse built in 1910 to accommodate the curve of the rail line that served the area. Threatened with demolition in 1996 to make room for new development. City Centre Garage and the BoDo built around the warehouse, now converted by BoDo into office condominiums.

**Existing Features:** Historic façade and unusual curved shape.

**Opportunities:**

- Preserve historic character as a contributing factor in the 8th Street Historic District.
- Encourage arts and culture related uses.
- Historic displays.
- Architectural tours.

### ***O.W. Smith Lofts (RMOB)***

**Location:** Corner of Myrtle and 8th streets.

**History:** A mixed-use development with residential condominiums on the south side of BoDo; a renovation of the O.W. Smith warehouse and newly named R. Grey buildings. The developers are Gary Christensen and Robert Kaylor. Completion planned for summer of 2007.

**Existing Features:** In construction.

**Opportunities:** Art-related businesses and public art.

- Integration of public art into lobby or exterior. □

### 3. OLD BOISE/EASTSIDE

Generally bordered by Capitol Boulevard, Jefferson Street, Broadway and Grove Street. Built in close proximity to the U.S. Army's Fort Boise in the 1860s, Old Boise is the oldest part of town, and contains remnant buildings of all types: commercial, institutional and residential. Many of the section's grand older homes have been converted to office uses. The Eastside section is dominated by St. Luke's Regional Medical Center and associated businesses. The Old Boise-Eastside area's mature trees, well-kept landscaping and pedestrian-friendly scale make it a great location for offices serving arts and cultural institutions. Wherever possible, the area's historic buildings should be retained or adapted to contemporary use, and signage or other historical displays installed to memorialize Boise's early history. This will be where much of Boise's early ethnic heritage will be recognized, including Basque, Mexican and German influences. The Old Boise commercial district along Main Street can be promoted with street-level improvements, public art and historical displays. The retail entertainment and performing arts venues can be enhanced, and art galleries will be encouraged to locate here. Old Boise-Eastside is an excellent location for learning centers, university expansion and other educational programs. Old Boise-Eastside has a number of attractive public open spaces, like Capitol Park, the Assay Office and C.W. Moore Park, that offer great options for public art and small-scale performing arts venues. The area has been targeted for new housing development and artist live/work options should be encouraged as part of the mix.

#### **Basque Block: (RMOB)**

**Location:** Grove Street between Capitol Boulevard and 6th Street.

**History:** In the early 1900s, in a district of markets and pool halls, single Basque men on furlough from the Idaho sheep camps found handball, home cooking, accordion music and a Basque-speaking priest from Spain. The 1911 city directory listed six Basque-language boarding houses west of Third between Front and Idaho Streets.

#### **Existing Features:**

Public Artwork "Laiak" at the street entrance on Capitol Boulevard; granite insets with Basque family names, crests of the provinces and songs in the Basque language; raised street with green and red pavement and a Basque symbol in the center; infrastructure for installation of tents and electrical outlets for vendors; Basque Museum, Basque Center, Bar Gernika, Basque Market, Leku Ona restaurant and hotel and two other non-Basque restaurants.

#### **Opportunities:**

- Outdoor market and festival site.
- Extend Basque Block street design and identity east another block.
- Install pedestrian traffic signal on Capitol Boulevard at Grove Street to connect the Basque Block to the Grove Plaza and West Grove Street.

#### **Capitol Park (RMOB)**

**Location:** Primarily bordered by Capitol Boulevard, Bannock, 6th and Jefferson streets.

**History:** Capitol Park occupies about two acres in downtown Boise directly in front of the Idaho State Capitol. The park features several picnic areas and pathways amid a variety of mature trees. This park is used as a staging area for events such as fun runs, bicycle races and demonstrations at the Capitol. A senior citizen craft fair is held in the park annually.

**Existing Features:** Picnic tables, pedestrian paths, former governor Steunenberg public monument.



Property is owned by the city; a renovation was recently completed by the parks department and a local garden club.

**Opportunities:**

- Lunchtime performance series for downtown workers.
- Public artworks.

### ***C.W. Moore Park: (RMOB)***

**Location:** 5th and Grove streets south of the Belgravia Building on Main Street.

**History:** C. W. (Christopher Wilkinson) Moore (1835-1916), pioneer, merchant and founder of Idaho First National Bank, was active in all aspects of Idaho life. He got his start in Silver City founding the C. W. Moore and Company. C.W. Moore built a new house on Warm Springs Avenue in 1892 and piped in water from nearby hot springs to make it the first geothermally heated home in the United States. His daughter, Laura Moore Cunningham, also left a legacy of conservation and benevolence to the people of the city and state through her charitable foundation.

**Existing Features:** C.W. Moore Park contains many building and architectural elements from great buildings from Boise's history. The park contains arches, cornerstones, stone work and engraved stone and steel columns and edifices of historic buildings, as well as one of the original Boise Canal irrigation water wheels. The park is on bus routes, has drinking water, bike racks and provides a quiet place for meditation.

**Opportunities:**

Currently the Parks and Recreation Department does not identify the park as available for scheduled events. BCAC has held a well-attended Arts for Kids event there on First Thursday with the cooperation of Old Boise Merchants.

- Schedule public use of the park including perfor-

mances, events, and activities that attract people to the area and increase pedestrian traffic in Old Boise.

### ***Leku Ona (former Johnson-Nixon Law Office) (RMOB)***

**Location:** 112 6th Street.

**History:** Built in 1885 for R.Z. Johnson while he was Attorney of Idaho Territory, this structure was originally roofed with iron shipped from Chicago. The mahogany front door and office vault were salvaged from the old statehouse. It was converted into a boutique hotel in 2005, and is connected to the Leku Ona Basque restaurant and bar on the corner at Grove Street.

**Opportunities:** Integration of public art into lobby or exterior. □



*Arts for Kids at C.W. Moore Park.*

## ***Case Study: Active Partnerships***

### ***Basque Block***



Downtown Boise's Basque Block is a huge success story made possible by a wide array of partners. The redevelopment of Grove Street between Capitol Boulevard and 6th Street originated among the businesses and cultural institutions of Boise's sizable Basque population. The idea led to a feasibility study a decade before the partnership began forming. Implementation began with a BCAC-sponsored competition for public artwork. CCDC contributed design assistance to assist community leaders create a vision for the streetscape design and public uses. The Ada County Highway District, the City of Boise, BCAC, CCDC and the community all contributed time, funds and expertise toward the \$450,000 project. The project ultimately involved funding and collaboration by many private donors, businesses and public agencies. These public/private partnerships remain in place in the operation of the Basque Block. This is now one of the most active places in town, home to festivals, street fairs and everyday vitality.



## 4. EAST CONNECTOR

*Bordered by Broadway Avenue, Julia Davis Park, 5th Street and the utility corridor behind the Ada County Courthouse. Like the West Connector area, this area is largely defined by former railroad activity and currently by the Front-Myrtle couplet. Broad Street between the couplet serves as a quiet people-oriented interior street and a place for neighborhood-scale public art and open spaces that can be used for cultural venues. The area's proximity to Julia Davis Park make the park and the cultural institutions located there an increasingly important neighborhood amenity. The entrance to the park at 3rd Street provides an excellent location for public art and a celebration of the cultural institutions located there.*

### **Myrtle Street Neighborhood (RMOB)**

**Location:** Myrtle to Front, 6th to 2nd streets, the center of the neighborhood is Broad St.

**Existing Features:** One of two remnant early residential areas in downtown, old Victorian frame houses, front yard "open space."

**Opportunities:**

- Maintain residential areas.
- Architecture "showcase" area.
- Artist live/work studios.
- Arts and culture center.
- Promote Broad Street as quiet, internal, walkable area.



*"Railroad" houses in Myrtle Street Neighborhood.*

### **Broadway Gateway (RMOB)**

**Location:** Broadway at Park Avenue.

**Existing Features:** Broadway is the entry to downtown Boise from the south. Intersection currently has park open space at SW corner, small shopping strip at SE corner, MK Plaza office park at NE corner and major development opportunity at NW corner—the true gateway corner, currently under consideration by Whole Foods Corp. for mixed-use development.

**Opportunities:**

- Welcome point to downtown Boise.
- Informational/cultural "wayfinding" kiosk.
- "Share the road" bicycle-awareness signage.

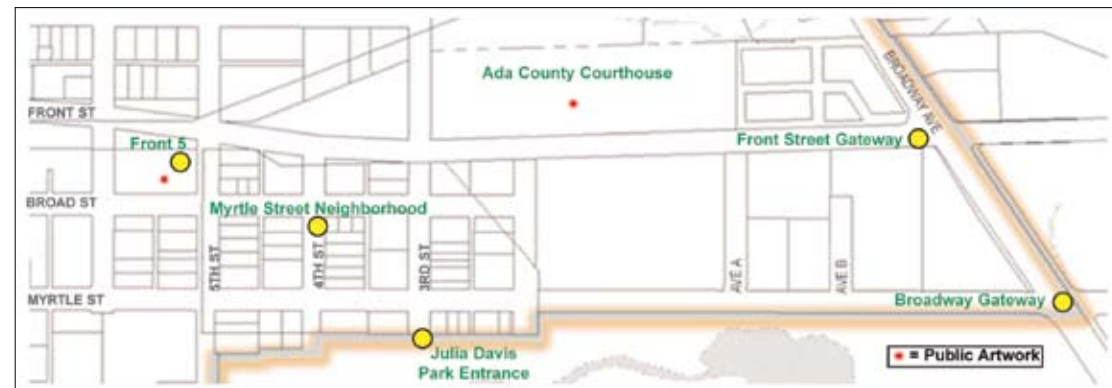
### **Front Street Gateway (RMOB)**

**Location:** Front Street at Broadway.

**Existing Features:** The point at which westbound traffic from Park Center and Warm Springs enters downtown. Intersection currently has Idaho Water Center at NW corner, fast food restaurant at the NE corner, MK Plaza office park at SE corner and major development opportunity at SW corner.

**Opportunities:**

- See Broadway Gateway.
- Welcome point to downtown Boise.
- Beginning of downtown view corridor
- Informational/cultural "wayfinding" kiosk.
- "Share the road" bicycle-awareness signage.





### ***Entrance to Julia Davis Park (RMOB)***

**Location:** Third Street south of Myrtle Street.

**History:** This regional public park features public artworks and cultural facilities including the Boise Art Museum, Idaho State Historical Museum, Black History Museum, Zoo Boise and the Gene Harris Bandshell.

**Existing Features:** The 3rd Street entrance is currently undeveloped and poorly marked.

**Opportunities:**

- Improve 3rd Street entrance, add traffic signal, integrate the park into the neighborhood.
- Improve signage.
- Add public art.

### ***Front 5 (RMOB)***

**Location:** Front and 5th streets.

**History:** Oaas Laney, LLC is the developer and Petra Inc. is the contractor for the renovation of the 1970s-era red brick warehouse that once served the railroad line to downtown Boise. Cole + Poe Architects designed the project, which received the state's first LEED-NC certification for its green building features.

**Existing Features:** Oaas Laney commissioned Classic Design Studios to create a mural facing the parking lot on Broad Street. It is a pictorial narrative of the growth of Boise's commercial district during the railroad boom.

**Opportunities:** Additional public art on Front Street side. □



*Mural at Front 5 Building.*

## ***Case Study:*** ***Walls to Landmark Murals***

### ***Adelmann Building***



An empty wall can be a blank canvas awaiting the next great

artistic statement. Murals found throughout downtown Boise originated with businesses, public agencies or the artists themselves, and each lends a distinct sense of identity and character to its surroundings. In 2000 the "Letterheads," a 25-year-old international association of sign painters and craftspeople, held a conference in town and left behind three murals created in their members' workshop sessions. The Basque Mural, Hannifan's Sign, and the Stearns Motor Car murals are lasting legacies dedicated to the city by the group. The Stearns Motor Car (pictured) is based on the remnants of a similar "ghost" sign on this same wall, advertising a long-gone automobile dealership. Noel Weber, of Classic Design Studios, is one of the Letterheads founders and organizers, and is responsible for many of the murals and other public artworks and furnishings around downtown.

## 5. RIVER STREET

*Bisected by River Street and generally bordered by the Boise River, Americana Boulevard, Myrtle and 9th streets.* This area is influenced at its edges by Americana and Myrtle streets, which act as gateways to downtown, the Cultural District and especially by the Boise River. Historically the area was affected by seasonal flooding patterns of the river when much of the southern part was farms and orchards. Originally there was a thriving middle class neighborhood around Grand Avenue and the area remains largely residential today. South of Miller Street between 10th and 11th streets was Riverside Park, the city's major entertainment district in the early 1900s, including a baseball field with covered seating for 1,000 spectators, a 700-seat covered outdoor theater and a dance hall with dining on the second floor. Today's Pioneer Walkway traces the former Lovers Lane/Pioneer Street that from the 1920s until after WWII boasted a lively night life of juke joints, gambling halls and more. The River Street area became Boise's first racially integrated neighborhood, and it remains one of the city's most ethnically diverse.

This diverse history carries over to current uses, and the area presents a wide variety of cultural opportunities. At the west end Americana Boulevard and River Street each carry over 15,000 cars a day. This volume suggests possibilities for street and sidewalk improvements to beautify the route as well as opportunities to capture some of the car traffic for retail and restaurant-entertainment businesses, particularly at the outer car-oriented edges. Current plans call for maintaining and augmenting the residential character of the

area, and new residential development would bring opportunities for neighborhood public art and entertainment. The River Street-Myrtle Street master plan anticipates that the mature trees and public open spaces—and especially the quieter neighborhood character along the interior Grand and Miller streets—will be retained and enhanced. The Pioneer Corridor is a bold project to turn the historic path at the center of the area into a bicycle/pedestrian byway and catalyst for significant new residential and neighborhood development. The corridor will have a special identity expressed in the landscape and furnishings, and it will celebrate the area's vibrant past through public art and historical display. The contributions of Boise's early black community will be recognized here. The area's eastern section, now mostly large warehouses, could lend itself to film/media production shops and other arts-industrial uses. It is also an excellent location for learning centers of all kinds. The edge along 9th Street, currently home to several performing arts and entertainment venues, will remain an expansion area for the vitality of the Cultural District.

The River Street area will be the main place where Boise celebrates the Boise River. Residents, office workers and visitors will interact with the river at the Pioneer Corridor terminus, at the footbridge to Ann Morrison Park and at the proposed whitewater park near Americana Boulevard. The riparian corridor and the Boise River Greenbelt provide opportunities for recreation and commuting as well as reflection, observation and learning about the city's greatest natural and public resource.



*Draft of possible redevelopment of the Pioneer Corridor.*

### **Pioneer Corridor/Street (RMOB)**

**Location:** Walkway currently running northeasterly from the Ann Morrison Bridge to the corner of 11th and Myrtle streets.

**History:** The Pioneer Corridor is a project to use improvements to the Pioneer Walkway, a pedestrian link from the Boise River to the downtown core, to trigger significant urban-style, mixed-use development in the western half of the River Myrtle-Old Boise District. The area has a rich up-and-down social history that included farms, orchards, upscale homes, Boise's first Basque handball court, integrated rental housing, wartime "juke joints" and other features.

**Existing Features:** Neighborhood is "in transition" from small rental houses to a variety of multifamily residential buildings. It remains an affordable residential neighborhood within easy walking distance of downtown and the Boise River Greenbelt and parks.

**Opportunities:**

- Maintain, improve variety of residential options.
- Develop dramatic public open space.
- Improve community center and other public

spaces.

- Add neighborhood retail uses; coffee houses.
- Develop destination retail/restaurants near the river.
- Celebrate the old Pioneer Street juke joints and other black history through festivals, facilities and partnerships with the Idaho Black History Museum and longtime residents in the community.
- Celebrate earlier pioneer and Basque roots.
- Preserve, relocate historic buildings as appropriate.
- Demonstrate innovative storm water management; celebrate Boise's geothermal system.

### ***Erma Hayman's House – Ash Street (RMOB)***

**Location:** Ash Street at River Street.

**Existing Features:** Owned by longtime resident

Erma Hayman, this is one of the few owner-occupied houses in the area.

#### **Opportunities:**

- Future use of house could help celebrate area's black heritage.
- Consider relocation of house in connection with redeveloped Pioneer Street.

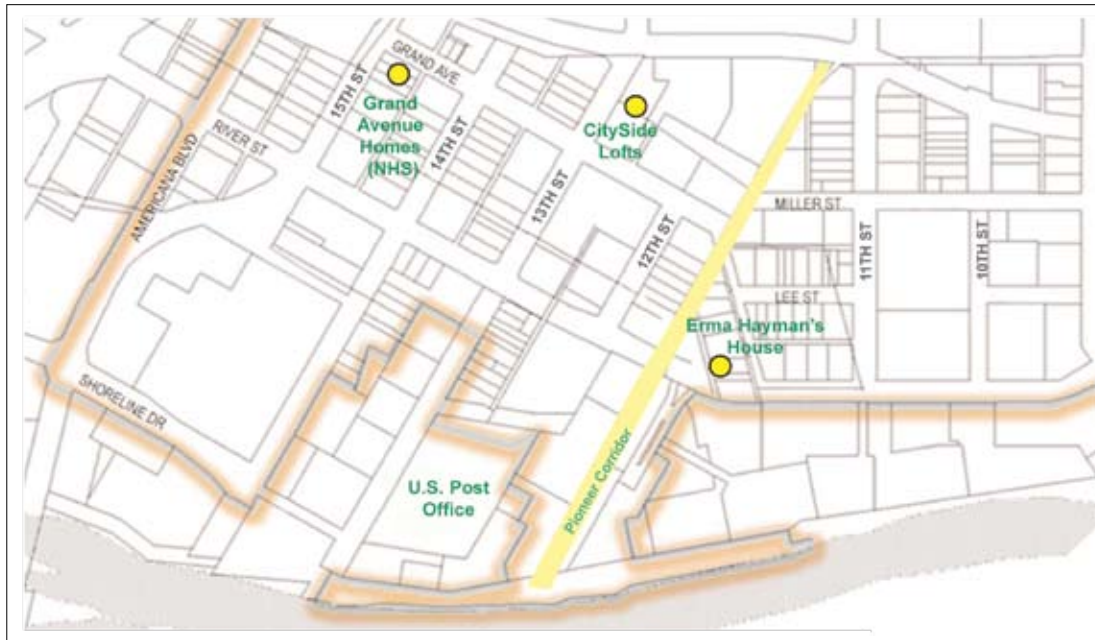
### ***CitySide Lofts (RMOB)***

**Location:** Southeast corner of 13th and Myrtle streets; primary gateway location to downtown.

**History:** CitySide Lofts LLC is the developer for residential condominiums for "the middle market." First phase completed in spring '07.

#### **Opportunities:**

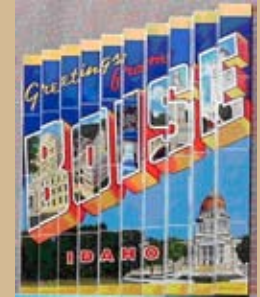
- Integration of public art into building lobby, exterior or plaza at building entrance.
- Celebrate gateway location into downtown on Myrtle Street. □



## ***Case Study: Funding Methods***

### ***Private and Public***

Art and culture investments are funded in three ways. Private entities can directly commission artwork for their properties. An example is Jefferson Mack's pounded-steel door handles and wall sculptures that the



Christensen Corporation commissioned for its Banner Bank Building. Private and public entities can join together to fund art in partnership. One example is Kerry Moosman's ceramic tile mural on the Idanha Building, funded jointly by Parklane, Inc. and CCDC. Public entities can fund artworks on their own. The City of Boise funds art works directly and through its Percent-for-Art ordinance. An example is "Greetings from Boise," a relief sculpture on the side of City Hall, designed by Mark Baltes as part of the building expansion. CCDC also supports the arts directly and through its policy that the budget for major capital projects include one percent for performing or visual arts. An example is "Homage to the Pedestrian," an interactive sculpture designed by Patrick Zentz and part of the City Centre Garage project. Other public entities support the arts downtown, including Ada County and state agencies.



## 6. WEST CONNECTOR

*Bordered by the the Front/Myrtle Connector from 15th to 9th streets.* The area was defined by railroad activity in the late 1800s and currently by automobile traffic: over 30,000 cars enter and leave downtown on the Front and Myrtle couplet each day. The area's empty superblocks and its gateway nature offer tremendous opportunity for cultural investment and in fact several redevelopment plans are currently under discussion. These include a new convention center and hotel, a science and agriculture museum and expanded office and retail development. These large civic projects will serve as attractions both for residents and new visitors from out of town. The River Street-Myrtle Street master plan envisions the re-establishment of Broad Street between 11th and 9th streets, and the continuation of the Pioneer Corridor from the River Street neighborhood along the Broad Street alignment to the 8th Street Cultural District. This new combined walkway and street, which is expected to be rich with artwork and the celebration of Boise's railroad history, will complete the connection from the river to downtown, and provide a cultural journey for bicyclists and pedestrians. This section of the West Connector area also is frequently suggested as a location for a major new community arts and cultural center. These developments have the potential to turn this area into Boise's most important cultural tourism center. Large cultural and tourism-related uses provide excellent opportunities for public art. The size of these developments and the gateway streets around them suggest artworks of a larger scale than normally seen elsewhere downtown, yet within the blocks—especially along the Pioneer Walkway/Broad Street—public art on a more intimate scale could occur.

### *Railroad Parcels/Discovery District (RMOB)*

**Location:** Three large parcels between Myrtle and Front, from 15th to 9th streets.

**History:** Former site of Union Pacific railyards, currently owned by the heirs of J.R. Simplot and Greater Boise Auditorium District.

**Existing Features:** Mostly empty or surface parking; redevelopment proposals have included convention center expansion, Discovery Center/museum construction, hotel and office development.

**Opportunities:**

- Arts and culture center, including midsize theater.
- Celebrate agriculture and the local food economy with an urban farm or museum.
- Artwork about historical uses such as the railroad (Capital Station) and streetcars.
- Geothermal water educational/interpretive/artistic feature.
- Accommodate Pioneer Corridor route from 11th and Myrtle into downtown.

### *Myrtle Street Gateway (RMOB)*

**Location:** Myrtle Street at 13th and possibly 11th streets.

**History:** Partially overlays former Borah Street.

**Existing Features:** The point at which the I-184 Connector “lands” in downtown Boise; offers impressive first view of downtown skyline.

**Opportunities:**

- Enhance welcome point to downtown, views.
- Artwork celebrating gateway.
- Informational/cultural “wayfinding” kiosk.
- “Share the road” bicycle-awareness signage.

### *Metro Car Wash (RMOB)*

**Location:** 1300 Front Street, NW corner 13th and Main streets.

**History:** Opened in 2000, Metro Express was designed by Cole + Poe Architects.

**Existing Features:** Two LED reader-boards on the top of the buildings feature ads for the business but also community service announcements and graphics.

**Opportunities:** The business owner is interested in working with the film and animation community to show short pieces on the LED screen. The landscaped grounds is an ideal location for public sculpture, on a highly visible corner that receives some pedestrian traffic due to the nearby skate park. □





## 7. WESTSIDE

Generally bordered by Front, 18th and 16th, Washington and State, and 9th streets. The master plan for Westside envisions the development of two distinct areas: expansion of the central business district (CBD) westward to 13th Street and creation of a lively, in-town urban neighborhood between 13th and 16th streets, where low-scale, automobile-oriented businesses predominate now. Much of the east end already resembles the CBD with a successful mix of retail, restaurants and offices, and a limited number of residences, which occupy modern and restored historic buildings. Further west, pioneering urban uses like the new Linen District development have emerged, which has brought about the conversion of an auto repair shop and feed store into restaurants, the Visual Arts Collective and offices of architects, designers and filmmakers.

Westside is the largest cultural emphasis area, and has the most untapped potential. The area already is home to the city's largest concentration of art galleries, picture-framing businesses, a major art-supply store and other arts-related businesses. This plan anticipates that these uses will continue to cluster in this area. More resident artists will be attracted to the area, both in the new residential developments under way and in the more modest houses and apartments on the western edge. The most exciting cultural opportunity in Westside will be the 14th Street Plaza, called for in the Westside urban renewal plan as "a major new urban open space." In addition to the shops and residences nearby, the space will feature public art and a variety of performing art opportunities.

### 14th Street Plaza (WS)

**Location:** Fourteenth Street between Idaho and Main streets.

**History:** The 14th Street plaza is described in Westside Downtown Urban Design Plan of 2001 as "a major new urban open space" including wide sidewalks, plaza space and retail and restaurant uses.

**Existing Features:** Boise Heating and Air Conditioning Building, currently owned by CCDC; pawn shop, office buildings, auto-related businesses and parking lots.

**Opportunities:**

- Active open space, a pedestrian-friendly gathering place with year-round interest and retail and entertainment uses.
- Increase residential opportunities in the area.
- Public art: sculpture, murals, art integrated into buildings.
- "Hyde Park"-like development; restaurants, coffee shops and urban housing.
- Media arts and production spaces; sound studio.
- Conversion of industrial buildings to artist live/work spaces.
- Outdoor performance spaces.
- "Black box" theater space.

### Linen District (WS)

**Location:** Generally bordered by 13th, Front, 16th and Main streets.

**History:** Once a shaded neighborhood of expensive Victorian homes along the streetcar route and the open Boise Canal. Later the homes became boarding houses when the wealthy moved to Warm Springs Avenue. Boise Canal now runs underground. After the 1960s this was primarily an industrial district with a dry cleaner, farm supply, car dealers and tire stores. The Hale Development

Corporation is redeveloping this area as the "Linen District," orienting it to "creative professionals who are looking for both an urban workplace and lifestyle."



When renovated, the American Linen Building will be the anchor for the Linen District project.

**Existing Features:** Visual Arts Collective (VaC) gallery/performance space; historic American Linen Building, built as a school in the early 1900s.

**Opportunities:**

- Public art: sculpture, murals, art integrated into buildings.
- Restaurants, coffee shops.
- Large creative industry uses, like film/media production, artisan manufacturing.
- Artist live/work spaces.
- See 14th Street Plaza entry.
- Celebrate historic Chinese presence.
- "Daylight" Boise Canal where possible.
- Local food activities: market, mill, shops, supplies.

**Boise Canal: (RMOB, WS)**

**Location:** Underground, runs generally SE-NW across downtown.

**History:** Beginning in the mid-1800s settlers built canals to facilitate irrigation for agricultural production. By the end of 1863 there were three cooperative canal companies in the valley with twenty-one miles of canal among them. Boise City Canal Company was incorporated on May 8, 1869. This canal begins on the north side of the Boise River, runs in a northwesterly direction underneath downtown Boise and extends into the North End neighborhood.

### Existing Features:

- “Grove Street Illuminated and Boise Canal” the artwork at 9th and Grove celebrates the canal and provides some historical information about the area.
- In C.W. Moore Park at 5th and Grove part of the canal is exposed and runs through an old water-wheel.

**Opportunities:** Opportunities remain to further draw awareness to the still operating canal such as opening the canal at various locations, creating water features.

### **Boise Plaza (Boise Cascade) (WS)**

**Location:** One Jefferson Square, between 11th and 12th streets.

**History:** Built as the corporate headquarters for Boise-Cascade Corporation in 1971, the Boise Plaza was planned by Skidmore Owings & Merrill, with Morganelli Heremann & Associates as the designers. Five floors of offices float over a street level, glass-enclosed 1000-square-foot plaza. Above the ground floor the atrium continues to the roof, bringing natural light into the building's interior.

### Existing Features:

- Large interior atrium.
- Generous exterior plaza.

### Opportunities:

- Public art.
- Performances.

**YMCA (WS)**

**Location:** State Street between 10th and 11th streets.

**History:** The Treasure Valley Family YMCA is a charitable, volunteer-based organization that has been serving the Greater Treasure Valley for over

110 years. Programs enhance individual health and well being, strengthen personal and family relationships and develop leadership skills.

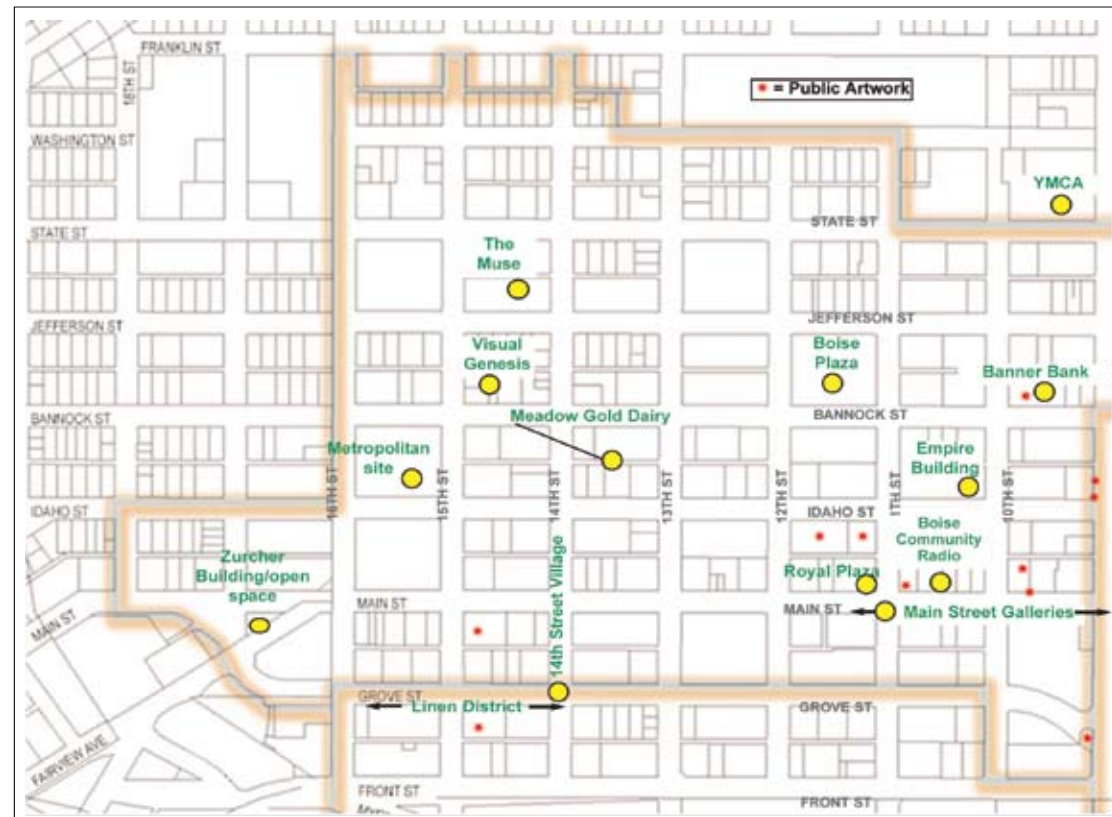
**Existing Features:** Gyms and courts, exercise equipment, pools, recreation and program rooms, child care.

**Opportunities:**

- Increase arts activities.
- Public art.

### **Main Street Galleries (C, WS)**

**Location:** A number of galleries have located on or near Main Street, generally between 8th and 10th



streets.

**Existing Features:** Lisk Gallery, The Basement Gallery, Art Source, Brown's Gallery.

**Opportunities:**

- Convert older buildings into artist live/work space.
- Encourage mixed-use redevelopment with galleries, cafes and shops below and residential use above.

### ***Boise Community Radio (WS)***

**Location:** Office and studio in the Alaska Building at 1020 Main Street.

**History:** Founded in 2003 to provide noncommercial community radio to Boise area, the largest area in the U.S. unserved by a community station. Began webcasting in July 2005; is awaiting FCC ruling on FM broadcast license.

**Existing Features:** Webcast at [www.radioboise.org](http://www.radioboise.org); various volunteer fundraisers with live music and Web streaming.

**Opportunities:**

- Connect/promote local musicians and other programming producers.
- Program underwriting.
- Promotion and/or live airing of cultural events.
- Training programs.
- Larger, dedicated studio and office space, possible streetfront presence.
- Connection with Record Exchange, performance venues.

### ***The Muse Building (WS)***

**Location:** 1317 Jefferson Street.

**History:** Filmmakers Heather Rae and Russell Friedenberg purchased the building in 2006.

**Existing Features:** Offices of True West Film/Media Center, other filmmaking and creative industry offices and leasable conference/performance

space.

**Opportunities:**

- Increase film/media arts and technology industry in the area.
- Possible training, internships.
- Public art.

### ***Visual Genesis (WS)***

**Location:** 1412 Street.

**History:** Provides professional visualization services to public and private sector clients. They work with state-of-the-art software and hardware in a multidisciplinary environment.

**Existing Features:** Developed and maintains the CCDC virtual model.

**Opportunities:**

- Increase media and technology industry in the area.
- Possible training, internship programs.
- Mural on the side of the building.

### ***Boise Heating and Air Conditioning Building (WS)***

**Location:** Southwest corner 14th and Idaho streets.

**History:** Designed by Tourtellotte and Hummel; owned by CCDC for catalyst project adjacent to the 14th Street Plaza.

**Existing Features:** Currently used for storage; some space leased to Red Door artists studio.

**Opportunities:**

- Catalyst project could include live/work space.
- Public art.
- Celebrate history of the district.

### ***Banner Bank Building (WS)***

**Location:** NE corner of 10th and Bannock streets.

**History:** Gary Christensen, Christensen Corpora-

tion is the developer. Built in 2006 on the site of the Bannock Garage parking structure.

**Existing Features:** Christensen commissioned Jef-



*Custom steel artwork on the Banner Bank Building.*

erson Mack, a metal sculptor in San Francisco, to create forged steel wheat stalks for the entryway. The building was awarded a LEED-CS Platinum rating and includes an innovative stormwater and graywater recycling system.

**Opportunities:**

- Artwork that celebrates green building, geothermal system and water-recycling system.

### ***Mill District (RMOB, WS)***

**Location:** West Grove Street area.

**History:** Orchards, small-scale agricultural activity, mills, brewery.

**Existing Features:** None of the historical orchards or locally owned and operated food markets in downtown Boise still exist. The closest related activity is the Capital City Public Market, which occurs on Saturdays between May and October on 8th Street extending from Bannock to the Grove Plaza. This celebration of agriculture, the arts, and



other small businesses making specialty products is a contemporary vestige of this history.

**Opportunities:**

- Connect to local small-farm community with events such as City Harvest: A Celebration of Art and Food.
- Create a working mill with storefront, gift shop, gallery, restaurant.

### ***Meadow Gold Dairy (WS)***

**Location:** 1301 W. Bannock.

**History:** The original dairy building was built in 1946. Cottage cheese, sour cream and milk are packaged and distributed from this location. The dairy added a warehouse and indoor truck docks on its property in 2004.

**Existing Features:** No art features.

**Opportunities:** Numerous blank walls along the exterior of the dairy are ideal locations for murals or as installation sites for sculptures. Meadow Gold is upgrading the streetscape on Idaho Street in 2007 and is interested in pursuing public art for the building on Idaho or 14th streets after this is completed.

### ***Gem/Noble Lofts (WS)***

**Location:** Corner of Main and 10th streets.

**History:** Renovation of historic two-story building with retail shops on ground floor and condominium lofts above. Gary Christensen is the developer.

**Existing Features:** In construction.

**Opportunities:** Integration of public art into lobby or exterior.

### ***Royal Plaza (WS)***

**Location:** 1107 W. Main St., NW corner of 11th and Main streets.

**History:** RS Hosac, Inc. is the developer; 26 luxury condominiums.

**Existing Features:** The building is under construction, scheduled for completion in summer 2007.

**Opportunities:**

- Integration of public art into lobby or exterior. □

## ***Case Study: Performing Arts in Public Spaces***

### ***City Harvest***

This daylong celebration of local arts and food is a partnership of BCAC and the Capital City Public Market, Boise's downtown Saturday farmers' market. The event



grew from the City Arts Celebration, formerly a showcase of Boise's top performing arts organizations, to become a harvest of the full range of local culture: music, arts, crafts and food. The event takes place in the Grove Plaza and the Basque Block on the first Saturday in September and draws over 10,000 people.

City Harvest features a performing arts stage in each location, with a wide variety of local performers and groups. The Public Market is expanded on that day as well. Also included are Arts for Kids activities and roving street performers.

Funding comes from CCDC, BCAC, Friends of the Market and the Boise City Mayor's Office. In-kind support is provided by the Downtown Boise Association and others. All participating artists are paid and the event is free to the public.

## INVESTMENT TOOLS

Identifying opportunities for improving the art and cultural landscape in downtown Boise would be a fruitless exercise if no mechanisms were in place to act upon them. Over the last 35 years, CCDC and Boise City have made significant investments in the cultural life of the community through creating a substantial public art collection, sponsoring performing arts events and arts programs, funding cultural facilities and contributing matching money to developers to incorporate public art in private development projects. Boise City created a powerful tool for funding artworks with an ordinance enacted in 2001 which sets aside one percent of the budget for city-funded capital improvement projects for art, and adds an extra .4% for ongoing maintenance. CCDC's cultural investments policy of 2002 also sets aside one percent of the budget of its major capital projects for art when feasible<sup>1</sup>. The policy also encourages the inclusion of public art or contributions to a cultural trust fund by developers undertaking private development projects.

Notable successes aside, tying percent-for-art investments to large public capital projects is an inefficient way to fund public art and generally is not workable at all for funding the performing arts. In addition to the percent-for-art funding mechanisms, the following is a sample list of options the Boise community may want to consider.

### ***Cultural Trust Funds***

CCDC's Cultural Investments Policy calls for the creation of cultural trust funds for the urban renewal districts. In use in Los Angeles and else-

where, these funds can be used to make arts and cultural investments in each district that are not directly tied to development projects. One main source of capital is from smaller development projects where the percent-for-art portion is too minor to fund an art project on its own. Pooling these smaller sums in an interest-bearing trust offers a quick and effective way for developers and CCDC to make meaningful cultural investment contributions. The cultural trust funds also could grow through direct gifts or charitable contributions. BCAC is exploring creating its own cultural trust fund that would grow in a similar way. Disbursements of interest from the funds could directly fund art works or endow public and performing arts programs.

### ***Cultural Impact Fees***

Also used in Los Angeles and elsewhere, cultural impact fees are assessed on all downtown development projects. In lieu of the impact fee, developers can elect to invest directly in onsite cultural infrastructure or in the district cultural trust fund. Depending on certain time constraints or other considerations, the impact fee may be more advantageous.

### ***Tax Options***

Various tax options have been employed elsewhere to fund arts and cultural investments. Most options would require legislative approval.

**Local Option Tax.** In use in Denver, Boulder, Salt Lake City and elsewhere, local jurisdictions can assess a sales tax—often a tenth of one cent—to fund arts and culture programs.

**Levy.** This financing mechanism was used to fund Boise' Foothills Preservation Initiative. Similar to a local option tax, it has a finite time period and

requires only a simple majority to pass.

**Hotel/motel tax.** One third of the states use this tax for the arts. In Boise this tax (5% of hotel room charges) is collected by the Greater Boise Auditorium District, and currently is directed to fund visitor outreach and the convention center expansion project.

**Meals, taxi tax.** A tax on meals and drinks in restaurants and bars, or on cab fares, often in designated "cultural zones."

**Ticket tax.** This tax is paid only by arts and culture consumers themselves. One scenario is that high-grossing popular entertainment subsidizes nonprofit and educational cultural programming. Another possibility is a fee on sports event tickets.

**State or county tax.** An example is the ZAP—Zoo, Arts and Parks tax used in Salt Lake County in Utah.

**Tax credits.** A number of models exist, including Oregon's Cultural Trust Fund, which offers a 100% state tax credit on donations to it.

### ***501(c)(3) Corporation***

A nonprofit corporation working in tandem with CCDC and the city can accomplish a number of valuable services, in arts and culture and other fields.

### ***Charitable Gift Exemption***

The city or the nonprofit corporation mentioned above can explore granting charitable gift tax exemptions for certain gifts, such as public art, performing arts endowments, gifts to cultural trust funds, historic preservation or architectural excellence. □

<sup>1</sup> See *Policy* excerpts, p.44.

## HISTORICAL OPPORTUNITIES

Downtown Boise was the location of a number of features, buildings or activities of former cultural significance that are no longer in existence. These listings all suggest opportunities for revitalization or memorializing in addition to the specific opportunities noted.

### *Ninth Street Ferry (RMOB)*

**Location:** Approximately at the 9th Street bridge.

**History:** Historical public crossing point on Boise River.

**Opportunities:** Celebration of the history of Boise's relationship with the Boise River.

### *Overland Hotel/Eastman Building (C)*

**Location:** NW corner 8th & Main streets.

**History:** Prime real-estate corner; has had two significant buildings on the site.

**Opportunities:** Celebrate site's history and other early important buildings on 8th Street.

### *Spanish Village – 115 Main Street (RMOB)*

**Location:** South of Main Street between 1st and 2nd streets.

**History:** Center of a company of Mexican mule packers serving mines and communities throughout the region. Site included stables, sheds and up to 21 small *casitas*.

### *Pioneer Orchards (RMOB)*

**Location:** In the floodplains on the Boise River's north side, west of 9th Street, south of River Street.

**History:** Farms and orchards characterized this part of town, subject to seasonal flooding until the

construction of Arrowrock Dam in 1915.

**Opportunities:** Celebrate local food production, possibly in connection with the Pioneer Corridor project.

### *Riverside Park [Historic] (RMOB)*

**Location:** Formerly between 10th and 11th streets, south of Miller Street. (Boise currently has another Riverside Park on the Greenbelt at 17th Street.)

**History:** Boise's first park, the original Riverside Park dates from the early 1900s. The privately owned park included a baseball field with covered seating for 1,000 spectators, a covered outdoor theater with 700 seats and a skating and dance pavilion with dining on the second floor. It was a major entertainment center until its close in 1912, offering opera, musicales, vaudeville, dancing and popular baseball games.

**Existing Features:** Currently a warehouse district.

**Opportunities:**

- Reinstate similar outdoor recreation and social gathering place nearby.
- Add historical displays.
- Develop film/media production and other arts-industrial facilities.

### *Beth Israel Temple site (WS)*

**Location:** 1102 State Street at 11th Street.

**History:** Temple Beth-Israel was built in 1895 and was the oldest synagogue west of the Mississippi River still used by its original congregation. The design by Chesney & Schroeder was modeled after a synagogue in St. Louis. It was moved intact to Latah Street in 2004 as part of a synagogue expansion.

**Existing Features:** Original site is currently a parking lot.

**Opportunities:**

- Signage or memorial celebrating the temple's

original site.

### *14th Street Trolley Barn (WS)*

**Location:** Near 14th and Idaho streets.

**History:** Boise once had four different private streetcar companies; the Boise Rapid Transit Company operated a line from downtown to the Warm Springs Natatorium with a power house at 14th and Idaho streets.

**Opportunities:** Celebrate Boise's early public transit history, possibly in connection with a new streetcar line and multimodal transit station.

### *Capital Station 1895 Depot (RMOB)*

**Location:** 10th and Front streets.

**History:** Passenger and freight service operated here, with up to five trains daily, until construction of the Boise Depot on the bench in 1925.

**Opportunities:** Celebrate early transportation history of Boise, possibly in connection with a new streetcar line and multimodal transit station. □



*All food was once locally produced, and Boise's Saturday farmers' market is reviving the practice.*



## ARCHITECTURAL LANDMARKS

Downtown Boise includes an impressive collection of architectural landmarks, all of which contribute to the cultural fabric of the city. This inventory lists a few of downtown's buildings that have a historical or cultural significance in addition to their architectural importance. Each could provide opportunities for celebrating Boise's cultural history in addition to specific opportunities noted.

### *Hoff Building (former Hotel Boise) (WS)*

**Location:** 802 West Bannock Street.

**History:** This eleven-story Art Deco building, designed by Tourtellotte & Hummel in 1930, was first a hotel with 400 rooms. It was converted into an office building in the late 1970s.

**Existing Features:**

- The Crystal Ballroom space.
- Elegant elevator and lobby area.

**Opportunities:**

- More performing arts uses in the ballroom.

### *Boise City National Bank (C)*

**Location:** 8th and Idaho Streets.

**History:** In 1891/92 James King designed the original three-story Romanesque Revival stone-faced building. In the following decade Tourtellotte & Hummel designed the fourth floor addition and the extension westward on Idaho Street. The remodeling of 1913 moved the entrance, originally on the corner, to 8th Street.

**Existing Features:** Historical display in the lobby off Idaho Street. CCDC's offices are on the fourth floor.

### *Union Block (C)*

**Location:** Idaho and 8th streets.

**History:** In 1900/01 J.E. Tourtellotte designed and built the Union Block as a single structure. This 125 x 122-foot two-story heavily rusticated stone-faced building originally housed five shops at street level, with the second floor divided into lodging rooms and a large dance hall popular in the 1920s. Ken Howell renovated the building in the mid-1990s, making the dance hall into the Rose Room. Restaurants occupy the first floor spaces.

**Existing Features:** Rose Room performance space on second floor.

### *Turnverein Hall (RMOB)*

**Location:** 100 S. 6th Street at Main Street.

**History:** The Boise Turn-Verein and Harmonia Society, founded in 1870, built their hall in 1906-08 to provide space for "manly exercise" and the singing of traditional German songs. Since the end of World War I it has been used as a theater, boxing arena, Seventh-Day Adventist School, Civil Defense Center, print shop, restaurant, bar, and dance hall.

**Existing Features:** Currently occupied by China Blue and other night clubs.

### *Alexander Building (C)*

**Location:** Main and 9th streets.

**History:** Built by former governor Moses Alexander as an office and retail building in 1924 and renovated in the 1980s. Designated a national historic landmark on the National Register of Historic Places in 1980, the Alexander Building remains the only downtown structure still faced in white terra cotta.

**Existing Features:** Historic exterior details.

**Opportunities:**

- Historic displays.
- Architectural tours.



*Old and new buildings in downtown Boise.*

### *Idanha Building (former Idanha Hotel) (WS)*

**Location:** Main and 10th streets.

**History:** Built as a hotel in the French Renaissance Revival style (also known as the Chateau style) in 1900, the Idanha was transformed by Parklane Associates, Inc. into apartments in 2000. It was originally designed by Walter S. Campbell.

**Existing Features:**

- Canopies over the entrances on 10th and Main streets are public art projects designed by Yankowitz & Holden in 1999.
- Kerry Moosman's public artwork on the alley side wall is called "Spirit of the Healing Waters."

## ***Empire Building (Idaho First National Bank Building) (WS)***

**Location:** 205 North 10th Street.

**History:** Designed by Nesbit & Paradise as the five-story Empire Building in 1909-1912. Tourtellotte & Hummel designed the addition and renovations in 1927 for the First National Bank headquarters. Tomlinson and Associates restored it in 2004 and it now houses retail and restaurants on the main floor and offices on the upper floors.

## ***Chinese Odd Fellows Building (RMOB)***

**Location:** 610 Main Street.

**History:** Designed by Tourtellotte and Hummel in 1911, this building and its neighbors on Front Street and around the corner on 6th Street are remnants of Boise's "Second Chinatown."

**Existing Features:** The Odd Fellows building currently is a linen company; neighboring uses include a print shop and tattoo parlor.

## ***R.Z. Johnson Building (RMOB)***

**Location:** 517 West Idaho Street.

**History:** This was to be a series of five townhouses started in 1892. The panic of 1893 curtailed the project after two were completed. Designed in the Rhenish Romanesque style, this building is the only work still extant in Boise of the Helena architect John C. Paulsen (who also designed the former Natatorium at the east end of Warm Springs Avenue). The townhouses were private residences until the 1940s. Trout Architects restored the building in 2003, converting it to retail space.

**Existing Features:** Current use is the Davies Reid interior furnishings store.

## ***Star Boarding House (RMOB)***

**Location:** 512 West Idaho Street.

**History:** Built in 1895 this is one of the few remaining examples of Boise's 19th century verandah-fronted frame boarding houses. Behind the front two-story section are two others of diminishing height. The building was the last of the boarding houses for Basque sheepherders in Boise; the backyard had been converted into a pelota court, a traditional Basque game. In 1974 Thurber-Marler of Boise remodeled the building into office spaces.



*The Boise Assay Office, founded in 1869, now houses the Idaho State Historic Preservation Office.*

## ***Assay Office (RMOB)***

**Location:** 210 Main Street.

**History:** Boise's founders saw an opportunity to establish Boise as the center for gold trade in the area. Congress appropriated \$75,000 in 1869 to build an assay office in Boise. It was completed in 1871. The Assay Office closed in 1933 and transferred to the Department of Agriculture. The building then became the headquarters for the Boise National Forest. In 1965 it was named a National Historic Landmark, and in 1972 ownership was transferred to the Idaho State Historic Society.

**Existing Features:** Building in center of full city

block, surrounded by lawn and mature trees.

### **Opportunities:**

- Integration of public art into exterior.
- Historical interpretation and signage.
- Programmed activities in park.

## ***Scandia Down (former residence, gallery) (RMOB)***

**Location:** 111 South 6th Street.

**History:** Built in 1905 and similar to residences designed by J.E. Tourtellotte, however no other historical information available.

**Existing Features:** Currently houses an interior furnishings business.

## ***Pioneer Building (RMOB)***

**Location:** Main and 6th streets.

**History:** In the mid 1970s Joan Carley saved this 1910 building and converted it from a store selling tents and other equipment for outdoorsmen into a collection of shops and offices.

**Existing Features:** Wall painting depicts historic scene, serves as business directory. Distinctive horse statue on roof.

## ***Zurcher Building/open space (WS)***

**Location:** 102 S. 17th Street; triangle between Main, Fairview and 17th streets.

**History:** Built by Tourtellotte and Hummel in the late Victorian Classical Revival style. It was listed in the National Historic Registry in 1982.

**Existing Features:** Currently houses several of-fices.

### **Opportunities:**

- Integration of public art into exterior.
- Open space triangle across 17th Street could be improved; placement of public art. □

## 3b. Sidebar:

### HISTORICAL ETHNIC INFLUENCES IN BOISE

**O**ppportunity: Boise, like most other American cities, is an amalgam of all of the different ethnic groups who have chosen and continue to choose to settle here. Whenever possible this plan recommends seeking opportunities to acknowledge Boise's ethnic history and influences from the past, such as the ones listed below, and to integrate new influences from contemporary immigrants from places such as Bosnia, Sudan, Somalia or Vietnam.

#### **African American**

African Americans were among the earliest settlers in the Boise Valley. Of the 60 people listed as "colored" in the 1870 territorial census, 20 lived in Boise. Early Boiseans included "Aunt Vina" Moulton, a former slave, who reached Boise on foot at age 29 in 1867 via the Oregon Trail. African American entrepreneur John West reached Boise by carriage but abandoned the city in 1860 when his children were barred from the public school. Many African Americans lived in the River Street neighborhood.

#### **Basque**

In 1911, in a district of markets and pool halls, single male Basques on furlough from the Idaho sheep camps found handball, home cooking, accordion music and a Basque-speaking priest from Spain. The 1911 city directory listed six Basque-languages boarding houses west of 3rd between Front and Idaho streets. The Star Boarding House, opened about 1903, had a canopied handball court.

#### **Chinese**

In September 1865, having crossed the desert on foot from Nevada, the first Chinese passed through Boise on their way to the mines in

the Boise Basin. By 1877, along Idaho Street at 8th Street, about 100 Chinese worked for a dollar a day in a two-block district of narrow lots with tiny storefronts. "They are quite [sic] and industrious and generally engaged in household services or in the laundry business," said Boise clergyman William Bollard. After 1901, when a city ordinance condemned Chinatown, calling it "a disgrace" and citing fire hazards, Chinese merchants leased brick buildings near Fong Lee's mercantile shop at 614 Front Street. Today only three Chinese buildings remain, located in the 600 block of Front Street. In 1972 the Idaho State Historical Society acted quickly to save tea boxes, medicine bottles and jars of medicinal herbs from Chinese buildings that had been marked for demolition to make way for a never-constructed shopping mall.

#### **German**

Most brewers in Idaho were German since Christie Weisgerber founded a Lewiston brewery in 1862. Legend has it that German-born John Lemp, formerly a miner in Idaho and Colorado, traded a teacup of gold dust for Boise's Felix-Collins Brewery in 1865. Lemp, an immigrant from Neiderweisel, Germany, invested in water, trolleys, farming, breweries, and commercial real estate on the Lemp Block along Main between 8th and 9th streets. Lemp's competition included the German-American Idaho Brewing and Malting Company at 6th and Main streets, founded in 1901. The Turnverein Building (pronounced toorn-fair-ine) on the southeast corner of Sixth and Main Streets is a rare reminder of 711 German-Americans listed under Boise in the 1910 census. Built in 1906, the brick and sandstone building was intended to house a German health and athletic club. In 1915, during an international wave of anti-German protest, the Boise Turnvereins dissolved the club.

#### **Greek**

Twenty percent of Greece's population had sailed to the United States before Congress, in 1922, put a stop to the immigration. Almost 2,000 Greeks had found dollar-a-day railroad and construction work in Idaho by 1910. In 1914, near the rail yards of Pocatello, Greeks built a Byzantine Revival church. Greeks in Boise, meanwhile, mostly worshipped in borrowed spaces until the building of Sts. Constantine and Helen Greek Orthodox Church at 26th and Bannock in 1950.



### **Irish**

By 1900 there were more Irish in the United States than in Ireland. John A. O'Farrell of County Tyrone, Ireland, tried mining in the Sierra Nevadas before moving to Boise City in 1863. A blacksmith and speculator, he became a vocal promoter of Boise's New York Canal. O'Farrell's log cabin below Fort Boise hosted the city's first Catholic service. Irish American Timothy Regan and his wife Rose Blackinger Regan moved from Silver City to Boise in 1889. Already a wealthy man from hotel and mining ventures, Regan prospered as president of the Artesian Hot and Cold Water Company and was one of the charter directors of the Boise National Bank.

### **Jewish**

European Jews, mostly German, drawn by the gold rush had prospered in Boise for five decades before Moses Alexander, a member of their congregation, became the nation's first elected Jewish governor in 1915. Nathan Falk of Bavaria had followed his brother David to Idaho City and Boise in 1865. Three years later the brothers opened a mercantile company on the northeast corner of 8th and Main streets. Synagogue president David Falk at 55 was already "the grand old man of Boise" when he, his brother Nathan, businessman Moses Alexander and about 100 others organized the Reform Congregation Beth Israel. Relocated in 2004 from State Street to the Bench, the 1895 temple remains one of the oldest synagogues still in use west of the Mississippi. In 1925 former governor Alexander had the family name etched into a new building at the northwest corner of 9th and Main. Designated a national historic landmark in 1980, the Alexander Building remains the only downtown structure still faced in white terra cotta.

### **Mexican**

Muleteers from Mexico and California were among the first in Boise to haul hardware and heavy equipment to the Idaho gold camps. Historically the Idaho census underrepresented Mexicans. Although Hispanic names appear throughout the manuscript census, the official tally for 1910 listed only eight Boiseans as Mexican-born. Jesus Urquides of Sonora, Mexico, moved to California and then on to the Pacific Northwest, arriving in Boise in the 1860s. His stock of 30 to 75

mules hauled freight to Idaho City, Silver City, Rocky Bar, and parts of eastern Washington and western Montana. Urquides once astonished the residents of Idaho City by freighting nine tons of steel cable with only 30 mules. Spanish Village at 115 Main Street began as a Mexican neighborhood as early as the 1870s. By 1880, Urquides had added a one room house for his wife. By 1912 about 21 *casitas* were home to packers as well as other tenants. Many of the cabins stood near the corner of Main and Broadway until 1972 when they were razed for parking lots.

### **Shoshone-Bannock**

Shoshone, Bannocks and Paiutes had wintered in the Boise Valley for hundreds of years before fencing and farming cut off the ancient migrations and a Snake River dam at Swan Falls ended the salmon runs. Sho-Bans still defend many treaty claims to the Boise Valley. In 1993 the Boise City Council provided \$500,000 to help settle a legal dispute over Indian claims to a foothills subdivision near Castle Rock. Historians and tribal spokesmen maintained that the site near Haines Street had been a Sho-Ban burial ground.

### **Recent Immigrants**

In recent years Boise has served as a transitional or permanent home for several international refugee groups. The Agency for New Americans in Boise provides for placement of around 200 refugees annually as part of the State Department's U.S. Refugee Program. Over the years refugees have come from Latin America, Europe, Asia, Africa and the Middle East. While most of these populations have generally settled outside of downtown, there are many opportunities to celebrate these international cultural influences within downtown.

### **References:**

Office of the City Historian: <http://www.boisehistory.com>  
Neil, Meredith, (1976). *Saints and Oddfellows: A Bicentennial Sampler of Idaho Architecture*, Published by the Boise Gallery of Art Association, Inc., in cooperation with the Idaho Commission on the Arts and Humanities and the Idaho Bicentennial Commission. □

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# 4. Appendix

## A. CULTURAL INFRASTRUCTURE INVENTORY, PRIMARY SITES

### CENTRAL

#### CULTURAL FACILITIES

##### **Boise Centre on the Grove**

850 Front Street  
336-8900

This facility is a convention center with a variety of room sizes and capacities. In addition to conventions, the center is used for a wide range of local charity fundraisers including Fundsy, Festival of Trees and others. It also serves as the main exhibition space of the Boise Visual Chronicle.

##### **City Hall**

150 N. Capitol Boulevard  
433-5670

Many pieces from the Boise Visual Chronicle are on display in City Hall. There are sometimes art displays in the atrium between the first and second buildings. Performing arts also take place in front of the building occasionally.

##### **Eighth Street between Bannock & Main**

384-4264

This street, owned by CCDC, is the site for Boise's Capital City Public Market. This outdoor farmer's and artisan's market runs for 29 consecutive Satur-

days beginning in April each year. There are live performers in three locations at the market each week. Eighth Street is also available for cultural and other public events.

##### **Egyptian Theatre**

700 Main Street  
345-0454

On the historic registry, this theater was restored in 1979 and again in the early '90s. It has 756 seats total with a balcony of 375 seats. It is a rentable performance facility with a small stage, pipe organ and small orchestra pit. It is used for speakers, live performance and movies.

##### **Grove Plaza**

Eighth and Grove  
336-8900

Owned by CCDC, this rentable outdoor location is Boise's public plaza. It hosts performing artists on Saturdays all summer long as well as a number of festivals and other events including Alive after Five, a Wednesday evening summer music series.

##### **Lisk Gallery**

850 W. Main Street  
342-3773

Retail gallery featuring nationally known Idaho photographer Mark Lisk's sweeping desert and

wilderness landscapes. Painter Jerri Lisk's strong tree shapes and intensely colored hills and landforms also grace this spacious and lively gallery space.

##### **Perpetual Metals**

574 W. Main Street  
343-4055

This gallery features wholesale and retail jewelry. They also offer engraving, appraisals and repair.

##### **Precious Metal Arts**

280 N. 8th Street, Suite 50  
363-9293

This gallery specializes in custom designed jewelry and fine diamonds and gemstones. All jewelry is made on the premises. They also showcase fine art photography, sculpture and oil paintings.

##### **Qwest Arena**

233 S. Capitol Boulevard  
424-2200

Qwest Arena fronts on the Grove Plaza. It is a large arena—6300 capacity—that can be made smaller depending upon event. It is used primarily for sports, but also for the Gene Harris Jazz Festival and national touring concerts.

### **Rose Room**

714 W. Idaho Street  
381-0483

The Rose Room is a ballroom with a capacity of 350 located upstairs in the Union Block building. It is a rentable facility that has a small stage and comes with tables, chairs and kitchen facilities. Catering and bar service are available. It is used for a variety of events including the Fettuccini Forum lecture series.

## **PUBLIC ART**

### **1867, also known as "The Miner," 1984**

by Bernie Jestrabek-Hart  
The Grove Plaza, behind U.S. Bank  
Formed from over two miles of barbed wire, this piece was commissioned to honor the year the bank was chartered to safeguard miners' gold.

### **Alley History, 1992**

by Kerry Moosman  
Ninth Street Alley, between Bannock & Idaho streets.  
This whimsical ceramic wall mural layers history and popular imagery, including Chinese calligraphy, painted advertisements, graffiti, product logos and memorabilia.

### **Boise Totems, 1993**

by Rod Kagan  
Corner of 8th St. & Idaho St.  
This trio of vertical bronze columns marks the heart of downtown and features figurative imagery that recalls Pacific Northwest native cultures.

### **Boise Visual Chronicle, 1996-present**

Various Idaho Artists  
Interior lobby of Boise Centre on the Grove, Boise

### **City Hall and Boise Airport**

This collection of over 50 visual and literary works offers various artists' contemporary perspectives of Boise.

### **Community Youth Connection Wall of Fame, 1997**

by Michael Corney & local youth  
City Hall Entry at 150 Capitol Blvd.  
This ceramic tile mural is a collection of young people's visions of the City of Trees.

### **Egyptian Windows, 2001**

by Classic Design Studio  
Capitol Blvd. & Main St.  
Photographs of the Egyptian Theatre from 1927 and 1946 were silkscreened on glass then back painted, gold leafed and lit with fiber optics.

### **Flow, 1998**

by Dwaine Carver & Chris Binion  
Interior lobby of Boise Centre on the Grove  
Look up in the central lobby to find "Flow."  
Wood, silver leaf, steel and glass reference a grove of trees, a body of water, the built environment and the movement of time.

### **Great Blues, 1990**

by David Berry  
The Grove Plaza  
This stainless steel sculpture representing blue herons in an actual stream brings nature to the urban center.

### **Historical Sight: Boise Chinatown, 2001**

by Dwaine Carver  
3 locations: The Grove, Capitol Blvd. near Front St., and Capitol Blvd. across from Grove St.  
Look back in time by peering into the red stationary binoculars and see historical photos referenc-

ing the Chinese presence at these locations in Boise. Read text on the poles.

### **Homage to the Pedestrian, 2002**

by Patrick Zentz  
The Grove Plaza, near 9th St.  
Pedestrian motion triggers musical sounds with this innovative, interactive sculpture.

### **Keepsies, 1985**

by Ann LaRose  
The Grove Plaza  
Children are invited to interact with this sculpture of three kids playing marbles.

### **Les Bois, 1992**

by Bruce Poe & Dennis Proksa  
Capitol Terrace Parking Garage, Idaho St. exit  
The 24 white steel plates are each cut with a random pattern of images of leaves angled against a black wall. Walk past and watch the leaves become whole, then dissolve again.

### **Penny Postcard: A Hometown Greeting, 2004**

by Mark Baltes  
Idaho St. & Capitol Blvd., on the Boise City Hall bldg.  
View this multipaneled porcelain-enamel-on-steel mural from the front and side to see a glimpse of Boise's past as represented in historic postcard images.

### **River Sculpture, 1999**

by Alison Sky  
Corner of Front St. & Capitol Blvd,  
on the Grove Hotel  
The 50-foot-high sculpture made of granite, fused glass, neon, painted aluminum and fog misters is a celebration of water and light.



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**Sidney's Niche, 1992**

by Rick Thomson

8th St. escalator, between Main St. & Idaho St.

The whimsical, site-specific mural features a rat on a treadmill "operating" the escalator's machinery.

**Stearns Motor Car, 2000**

by the Letterheads

Idaho St. between 6th St. and Capitol Blvd.

The international sign painters group The Letterheads created this mural in three days based on an old advertisement on the Adelman Building.

**Through the Cottonwoods, One Could See the Games Being Played, 1978**

by Dana Boussard

City Hall's Les Bois Room, 3rd fl.

This tapestry, rich in symbolic design, colors and textures, represent the cottonwoods meeting place of the Shoshoni and the continuing struggle and rewards of communication.

**Untitled, 1998**

by Guy Dill

Wells Fargo Plaza near the Grove Plaza

This abstract, black-painted steel sculpture, surrounded by curved concrete sidewalks, echoes the triangle form of the nearby Wells Fargo building.

## RIVER MYRTLE–OLD BOISE

### CULTURAL FACILITIES

**Anne Frank Human Rights Memorial**

End of 8th Street near the river

345-0304

This memorial includes an amphitheater used for performances including human rights events, a mural with quotations, an expansive water feature and the only public display of the United Nations Bill of Rights in the U.S.

**Basque Block**

Grove St. between 6th and Capitol Blvd.

343-2671

This block was redesigned in 2000 to include public art and new sidewalks that celebrate Basque culture. It can be closed to traffic and used for outdoor events and fundraisers which usually include performing artists. Plaques on historic buildings on the block describe their significance.

**Basque Center**

601 Grove Street

342-9983

This large hall is the practice location for Boise's Basque dance groups. It is also rentable for weddings, receptions, conferences and concerts.

**Basque Museum & Cultural Center**

611 Grove Street

343-2671

This building houses the interpretive exhibits on the Basques and their history in Idaho, a classroom area where Basque language classes are offered two times per week, a library, offices and a gift shop.

**Boise Public Library**

715 S. Capitol Boulevard

384-4076

The library has a variety of events each year including reading times for different age groups. The building has a 150-seat auditorium and an 18-seat conference room that are available for rent.

**The Cabin (formerly Log Cabin Literary Center)**

801 S. Capitol Boulevard

331-8000

This facility houses the Log Cabin Literary Center. It is used for a variety of events and readings. Rentable rooms include the Wilson room and the reading room, which is located upstairs.

**Cole/Marr Gallery & Photography Workshops**

404 S. 8th, Ste. B100

366-7630

Located in the newly renovated BoDo, Cole/Marr has 3 darkrooms, studio shooting areas, student and instructor galleries, photo library, framing and matting, digital workstations and conducts photo safaris to Alaska and other destinations.

**Edwards Boise Downtown Stadium Nine**

760 Broad Street

338-3821

This popular BoDo movie theater features nine screens and shows first-run films.

**Esther Simplot Performing Arts Academy**

516 S. 9th Street

345-9116

This performing arts center houses the Boise Philharmonic, Ballet Idaho and Opera Idaho. There are two buildings in the complex. Rentable spaces include a reception room and two rehearsal/performance spaces. The reception room is often used for weddings and intimate concerts.

**The Flicks**

646 Fulton Street

342-4222

The Flicks has four theaters varying in size from 75 to 200 seats. They show independent films and host special events. The theater also has a small restaurant and serves wine and beer. The theaters

and a small upstairs conference room are rentable.

#### **Fulton Street Theater**

520 S. 9th Street  
331-9224

This building used to be a seed warehouse and is now an intimate 200-seat theater. It is the home of Boise Contemporary Theater (BCT), Balance Dance Company and the Idaho Shakespeare business offices. The theater is rentable and there are a number of rentable classrooms and a small kitchen.

#### **Idaho Urban Research and Design Center**

775 W. Fulton Street  
342-6817

A branch of the department of architecture of the University of Idaho, the center holds classes and hosts lectures, special events and other public outreach.

#### **Integrated Design Lab**

108 N. 6th Street  
724-9456

This lab is a partnership with the Northwest Energy Efficiency Alliance, University of Idaho, Idaho Power Company and the Idaho Department of Water Resources Energy Division. They foster sustainable design and development in the region. The space is available for related lectures and public events.

#### **Knock 'Em Dead Theater**

333 S. 9th Street  
385-0021

Boise's community dinner theater, Knock 'Em Dead is located in the end of a large warehouse.

#### **The Linen Building**

1402 W. Grove Street

385-0111

Originally built as a schoolhouse, the newly restored historic building is available as a conference, entertainment or performance space. Located in the Linen District.

#### **The Modern Hotel & Bar**

1314 W. Grove Street  
424-8244

A newly restored hotel with a lounge that can complement activities in the Linen Building across the street.

#### **Visual Arts Collective (VaC)**

1419 W. Grove Street  
424-8297

This gallery, located in the Linen District, provides edgy, progressive artwork, music and design. The industrial warehouse offers an open environment for installation, painting and sculpture. The space is rentable for performances and is the performing home of the Spontaneous Productions theater company.

## **ARTS & CULTURE ORGANIZATIONS**

#### **Balance Dance Company**

854 Fulton Street  
331-3184

Balance Dance, housed in the Fulton Street Theater, is a dance program for adolescent girls that emphasizes a balanced life. Classes are held weekly. Performances are in the Fulton Street Theater.

#### **Ballet Idaho**

501 South 8th Street  
343-0556

Ballet Idaho is company of professional dancers who perform in Boise and throughout the West. The company also has a ballet school with classes for students ages 3½ to adult. The company is housed at the Esther Simplot Performing Arts Academy and their primary performance space is the Morrison Center for the Performing Arts.

#### **Boise Contemporary Theater**

854 Fulton Street  
331-9224

Boise's professional contemporary theater company presents a season of plays each year featuring equity and non-equity actors. Their offices and performance space are located in the Fulton Street Theater.

#### **Boise Philharmonic**

516 South 9th Street  
344-7849

Boise's oldest professional performing arts organization presents a season of classical music each year in the Swayze Auditorium in Nampa and at the Morrison Center for the Performing Arts in Boise. They also offer a variety of educational opportunities for students. Their offices are located in the Esther Simplot Performing Arts Academy.

#### **Drop Dance Collective**

854 Fulton Street  
331-3184

This group of local professional dancers and choreographers presents two modern dance performances per year. Their performance space is the Fulton Street Theater.

#### **Idaho Dance Theater**

405 South 8th Street  
331-9592

Boise's professional modern ballet company pres-

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ents two performances per year. They rehearse at Boise State University and perform in the Special Events Center on the BSU campus.

**Idaho Film Foundation**

646 Fulton Street  
342-4288

This organization of local and state-wide filmmakers promotes filmmaking throughout the state with both professional and amateur filmmakers. They meet at the Flicks Movie Theater.

**Idaho Human Rights Education Center**

801 S. Capitol Boulevard  
345-0304

The Idaho Human Rights Center offices are housed in the Cabin Literary Center. The center's mission is to promote respect for human dignity and diversity through education and to foster our individual responsibility to work for justice and peace.

**Idaho Shakespeare Festival**

520 South 9th Street  
429-9908

Idaho's professional Shakespeare company has a summer repertory season. They perform in the Shakespeare Festival Amphitheater. They also tour to schools in the spring and offer acting classes through Idaho Theater for Youth.

**Knock 'em Dead Theater Company**

333 South 9th Street  
335-0021

A community theater group that features dinner theater, Knock 'em Dead's productions range from musical theater to avant-garde drama.

**The Cabin (formerly Log Cabin Literary Center)**

801 S. Capitol Boulevard

331-8000

This organization promotes writers and appreciation of writing. Programs include writing classes, summer camps and writers reading their works. They sponsor a series of readings by famous writers each year which take place at the Egyptian Theatre.

**Oinkari Basque Dancers**

611 Grove Street  
343-2671

This group of Basque dancers performs all over the state for different events. There is an adult group and a children's group. They practice and are based at the Basque Center.

**Opera Idaho**

501 South 8th Street  
345-3531

Boise's professional opera company presents a season of opera each year featuring professional lead voices from the area as well as the nation. They have a large dedicated local chorus. Their offices and primary performance location is the Esther Simplot Performing Arts Academy.

## ***PUBLIC ART***

**Basque History Mural, 2000**

by The Letterheads  
Capitol Blvd. near Grove St.

The international sign painters group created this mural to honor the connection between the Basque country and Idaho.

**Idaho Anne Frank Human Rights Memorial**

Plaza Llyout by Kurt Karst and RSB Construction  
Anne Frank statue by Greg Stone

Eighth St., behind Boise Public Library

An educational park inspired by Anne Frank's faith in humanity was built to promote respect for human dignity and diversity.

**Laiak, 2000**

by Ward Hooper  
Capitol Blvd. & Grove St.

The two steel and stone monuments at the entrance of the Basque block celebrate Basque history and culture and honor the memory of Pat and Eloise Bieter.

**Natural Bridge, 1994**

by David Berry  
In front of the Boise Public Library on Capitol Blvd.

This rock-like steel sculpture references Native American petroglyphs found in remote areas of Idaho.

**Pedals to Pages, Read & Ride, 2003**

by Byron & Lynn Clercx  
In the parking lot off Capitol Blvd., in front of the Boise Public Library  
Functional bike racks and benches are public artworks inspired by old-style lead type used for offset printing.

**Rhodes Park Mural, 2003**

by Ward Hooper & Boise youth  
15th St. & Grand St.  
Wheels and superheroes brighten up the freeway underpass near the concrete park designated for skateboarders.

**A Ribbon of Hope, 1998**

by Shannon Fausey, Gino Sky & local youth  
Lobby of Boise Public Library  
This mixed media mural was a collaboration



involving a visual artist, a writer and young Boise readers.

### **Spring Reveal, 2002**

by Brian Goldbloom

Ada County Courthouse Front St. & 3rd St.

Inspired by the canyons and hot springs of Ada County, the fountain carved into the front steps reflects the geology of the area.

### **Steunenberg, 1927**

by Gilbert Riswold

Capitol Blvd. & Jefferson St.

This statue memorializes Governor Frank Steunenberg, Idaho's governor from 1897-1900, who was assassinated in 1905.

### **Winter's Solemn Trust & Dawn's Eternal Promise, 2002**

by Christine Raymond

Ada County Courthouse, in the interior entrance lobby, Front St. & 3rd St.

The split-format paintings of gold leaf and acrylic paint are abstract representations of Ada County skies in winter and spring.

## **WESTSIDE**

### **CULTURAL FACILITIES**

#### **Art Source**

1015 W. Main Street

331-3374

This artist-owned gallery features original paintings, sculpture, photography, pottery, jewelry and glass by 40 local artists. Exhibits change monthly. They also have an annex gallery in the Boise

Airport.

#### **Basement Gallery**

928 W. Main Street

333-0309

The Basement Gallery is located in the historic Idanha Building. The gallery presents a varied collection of fine art originals and specializes in archival and museum quality custom framing.

#### **Boise Blue Art Supply**

820 West Jefferson Street

343-2564

Boise Blue carries a full line of art supplies and is run by a knowledgeable staff.

#### **Brown's Gallery**

1022 W. Main Street

342-6661

Brown's Gallery offers fine art in a wide range of styles and media by nationally and regionally known artists. They also offer certified appraisals, personal and corporate consultations, custom framing, commissions, restoration and resale services.

#### **The Crystal Ballroom**

802 West Bannock Street

336-0533

Located in the historic Hoff Building, this rentable ballroom seats 225 and comes with a full range of services available including audio/visual. Also housed here is a nice collection of historic photographs.

#### **Gallery 601**

211 N. 10th Street

336-5899

Gallery 601 specializes in the retail sale of originals, graphics, fine art limited edition prints, col-

lectable figurines and art related products. They also provide custom framing.

#### **Hotel 43**

981 Grove Street

342-4622

Restaurant and various rentable conference rooms provide a variety of configurations for meetings and events.

#### **Owyhee Plaza**

1109 Main Street

343-4611

A downtown hotel which has a variety of conference rooms, a restaurant and a bar where there is live music some weekends. This bar is also a location for the Gene Harris Jazz Festival club night.

#### **R Grey Jewelry Gallery**

818 W. Idaho Street

385-9337

Features handcrafted jewelry and art glass form over 100 artists from all over the United States. Custom design and repair also available.

## **PUBLIC ART**

### **Grove Street Illuminated & Boise Canal, 2003**

by Amy Westover

Grove St. & 9th St.

Historic photographs and text embedded in artwork tell the neighborhood stories of Grove Street. Lighted letters in the plaza surface mark the approximate location of the canal beneath.

### **Idanha Canopies, 2003**

by Nina Yankowitz & Barry Holden

10th St. & Main St.

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Contemporary entrances are inspired by historic awnings and the unique architecture of the Idanha Building.

contributions from Boise Peace Quilt Project. □

**River of Trees, 1999**

by Judith & Daniel Caldwell  
9th St. & Idaho St.

In the sidewalk around the building look for a “River of Trees,” made of bronze leaves and cast-iron tree grates, inspired by the Boise River and native trees.

**Shades of Grey, 2002**

by Rick Thomson & local youth  
Idaho Youth Ranch, W. Main St. & 15th St.  
Negative and positive futures are reflected in the windows and window shades as if one can choose to open or close the shade.

**Spirit of the Healing Waters, 2002**

by Kerry Moosman  
10th St. alley facing Idaho St., on the Idanha Bldg.  
Ephemera from the Idanha Hotel’s past such as the original logo, matchbook covers, advertisements and stock certificates are collaged together to create a ceramic tile mural.

**Spring Run, 1994, reinstalled 2005**

by Marilyn Lysohir  
Spring Run Plaza, 9th St. between Main & Idaho.  
Look for six cast-metal bear heads and a cascade of sixty ceramic fish installed on the south and east walls of the Plaza 121 building.

**Stained Glass Window, 1999**

by Michael Pilla  
9th St. & Idaho St.  
Look for the stained glass, site-integrated artwork in the entryway at 225 N 9th Street, with creative



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## B. CULTURAL INFRASTRUCTURE INVENTORY, SECONDARY SITES

### Compiled in 2007

Venues are listed by district.

P=Performing, Musical or Theatrical Facility

V= Visual Arts Facility

### CENTRAL

#### Balcony

150 N. 8th St

336-1313

P – Bar – Live music

#### Cazba

211 N 8th St.

381-0222

P – Restaurant/Bar - Live music – patio in summer

#### Grape Escape

800 W. Idaho St.

368-0200

P – Restaurant/Wine bar – Live music – patio in summer

#### Le Café de Paris

204 N. Capitol Blvd.

336-0889

P&V – Restaurant/Bakery – Live music – patio in summer – photo gallery on walls

#### Lush

760 W. Main St.

342-5874P – Live music – patio in summer

#### Opa

213 N 8th St.

342-6555

P – Restaurant/Bar – Live music

#### Piper Pub

150 N. 8th St. Suite 200

343-2444

P – Restaurant/Bar - Live music

#### Satchel's Grill

705 W. Bannock

344-3752

P&V – Restaurant – Live music, film – patio in summer – art on walls

#### Villano's

712 West Idaho

331-3066

P&V – Specialty market with lunch counter – Live music & art for sale

### RIVER MYRTLE–OLD BOISE

#### Big Easy Concert House/ Bourbon Street

416 S. 9th St.

367-1212

P – Bar – Live music – Rentable venue with stage

#### Bistro at Bodo

409 S. 8th St.

345-0452

P&V – Live music & art on the walls

#### Bogie's

1124 Front St

342-9663

P – All ages bar – Live music

#### Capitol Boulevard Bar & Grill

622 W. Idaho St.

331-1131

P – Restaurant, Bar – Live music

#### China Blue/ Dirty Little Roddie's

100 S. 6th St.

338-6604

P – Bar – Live music, dancers

#### CW Moore Plaza Penthouse

450 W. Grove St.

331-3516

P&V – Indoor/Outdoor rental facility with full catering available

#### Flying M Coffee House

500 W. Idaho St

345 4320

P&V - Coffee shop – Live music & art gallery

#### Funny Bone Comedy Club

405 S. 8th St. Suite 110

331-2663

P – Comedic performers, poetry slams



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**Guerrilla Gallery in Classic Design Studio**

418 S 6th St.

344-7441

V – Shows periodically

**Hannah's**

621 Main St.

345-7557

P&V – Bar – Live music, host for Celebration of Women in the Arts

**Ha' Penny**

855 Broad St.

343-5568

P – Restaurant/Bar – Live music

**Mack & Charlie's**

507 Main

343-1600

P – Bar – Live music

**Main Street Bistro**

607 W. Main St.

345-9515

P – Bar – Live music

**Old Boise Guitar Company**

515 Main St.

344.7600

P – Instrument sales and lessons – Live music upstairs

**Pengilly's**

513 W. Main St.

345-6344

P – Bar – Live music

**Reef**

105 S. 6th St.

287-9200

P – Restaurant/Bar - Live music

**Tom Graineys/J.T. Toad's**

109 S. 6th St.

345-2505

P – Bar – Live music

**The Venue**

523 Broad St.

919-0011

P – Live music

## WESTSIDE

**Alia's Café**

908 W Main St.

338-1219

V – Restaurant – Art on Walls

**Bouquet**

1010 W. Main St.

345-6605

P&V – Bar – Live music

**Café Bellissima**

219 N. 10th St.

343-3397

P – Restaurant – Salsa music and lessons on the weekend

**Chandlers Steakhouse**

981 Grove Street

342-4622

P&V – Restaurant, Bar – Live music

**The Edge**

1101 W. Idaho St.

344-5383

P – Coffee shop – Live music

**Gamekeeper Lounge and Piano Bar**

1109 Main St.

336-3860

P – Restaurant/Bar – Live music

**Milky Way**

205 N. 10th St.

343-4334

P – Restaurant/Bar – Live music

**Neurolux**

111 N. 11th St.

343-0886

P&V – Bar – Live music

**Piazza Di Vino**

212 North 9th Street

336-9577

V – Restaurant/Bar – Art Gallery

**The Record Exchange**

1105 W. Idaho St.

344-8010

P – Record Store – Live music

**Terrapin Station**

1519 W. Main St.

336-3982

P – Bar – Live music □



## C. CCDC CULTURAL INVESTMENT POLICY

(Excerpts<sup>1</sup>; original adoption 6/10/02)

### FROM THE INTRODUCTION:

CCDC regards targeted investments in cultural resources as valuable tools for urban renewal and economic revitalization in downtown Boise. For purposes of this policy, cultural investments include artworks; cultural facilities such as exhibition space for visual arts, museums, studio and performance spaces; historic preservation, distinguished architecture, performing arts such as theater, dance and music, media arts; literary readings and lectures; and events celebrating arts, culture, heritage and learning. Other significant tools used by CCDC include the construction and reconstruction of public infrastructure such as streets, sidewalks, water and sewer lines and storm drains, streetscaping, creation of urban parks and plazas, construction of public parking garages and development partnerships.

CCDC has invested an increasing amount of its resources in purchasing public artwork, sponsoring arts programs and developing cultural facilities. CCDC's initial investment in artwork was \$17,500 in 1978. In the last 25 years, CCDC has invested over \$1.08 million in public art and other cultural investments. The urban renewal plans adopted by the Boise City Council and the CCDC Board of

Commissioners for the three redevelopment districts managed by CCDC identified benchmarks, and in the case of the Central District, requirements for funding the arts. The urban design master plans for the districts include goals, objectives and references related to arts and culture and to creation of a Cultural District in downtown Boise. The Boise City Comprehensive Plan and the Metro Arts Plan also include objectives related to public art and promoting downtown Boise as the cultural center of the community.

This policy is intended to establish a more systematic approach to CCDC's cultural investments, provide guidance when budget decisions regarding these investments are made and assure that these decisions are consistent with CCDC's statutory responsibilities, its mission and adopted urban renewal and urban design plans. It is also intended to assist when decisions must be made between cultural investments and other types of investments, all of which contribute to revitalization.

### PURPOSE OF INVESTMENT

CCDC recognizes that the existence of a vibrant cultural life is an important aspect of successful communities. Recent studies and socio-economic research indicate that cultural investments are as important to economic revitalization as are roads and utilities. Our changing economy is becoming more and more reliant on human talent as its primary resource. People are seeking to live and work in communities that have a high quality

of life, and cultural amenities are an important component in this quest. To this end, CCDC sees cultural investments as a means for increasing the social and economic prosperity of the Boise community. The primary purposes of this investment are to: Cultivate prosperity in Boise through cultural investments that create a sense of place, add to the City's long-term livability, vitality and appeal, and create a system of cultural infrastructure in each of the City's urban renewal districts. Support downtown Boise as the cultural heart of the community, and take an active role in the development of the Cultural District within the River Street/Myrtle Street Urban Renewal Area. Assist in creating permanent facilities for the performing and visual arts in the downtown urban renewal districts, consistent with this policy and the adopted master plans for these districts. Provide funding for cultural events and performances that act as tools for economic revitalization by making urban renewal districts desirable places to locate and grow businesses and for people to live, work, visit and learn.

Provide seed money for pilot projects related to arts and culture that have the potential for contributing to economic revitalization, with the intention of finding other sources of continuing funding as the project moves beyond the experimental stage.

Regularly assess the economic impact of cultural investments on urban renewal on an ongoing basis.

### GOAL

It is a goal of the CCDC Board of Commissioners to utilize cultural investments as one means of

<sup>1</sup> Complete text of the CCDC Cultural Investment Policy can be found at [www.ccdcboise.com](http://www.ccdcboise.com) or at the CCDC office.

economic revitalization in Boise's urban renewal districts. These investments are intended to create a strong cultural infrastructure in each urban renewal district, which will:

- celebrate the unique cultural characteristics of each district
- involve residents and business owners in its design and development
- utilize and develop the talents of local, regional and national artists
- develop and promote Idaho artists
- promote economic prosperity
- create vibrant places for people to live, work and visit
- create places of great aesthetic value
- nurture the creative spirit of the community

## **POLICIES**

### **A. URBAN RENEWAL PLANS**

1. Each urban renewal plan recommended for adoption by the CCDC Board of Commissioners shall include an arts and culture element or an arts and culture element shall be developed for downtown as a whole with recommendations for cultural investments in each urban renewal district. This element shall describe:

- unique cultural resources present in the urban renewal districts
- opportunities for the inclusion of artworks and cultural facilities, and the creation of performance spaces in the urban design of districts
- how cultural infrastructure could be created or enhanced through public and private investment

Typically this element will be contained in the urban design plan or master plan for each district or in a separate document that is part of the agency's overall plan for downtown redevelopment. The staff and/or consultant team preparing the urban design plan or master plan shall include a representative from the Boise City Arts Commission (BCAC) selected by CCDC based on recommendations from BCAC.

2. CCDC shall involve residents and business people from the district or districts to be addressed in the development of the arts and culture element in order to discover and utilize the unique artistic, cultural and historical aspects of the area in development of the plan.

3. The arts and culture element shall include guidelines promoting outstanding architecture and urban design in the built environment and for public improvements.

4. The economic feasibility study prepared for a proposed urban renewal district shall include funds for cultural investments. Whenever feasible, cost estimates should be included for major cultural components.

5. CCDC shall revise existing urban design or master plans for urban renewal districts (Central District, River Street-Myrtle Street and Westside Downtown) to add an arts and culture element by using the same process as described in Section 1 above.

### **B. CREATION OF CULTURAL TRUST FUNDS**

A cultural trust fund shall be created for each urban renewal district. The cultural trust funds serve the following purposes:

1. Allow money to be pooled from several development projects and various funding sources to fund larger-scale cultural investments.
2. Provide a place to direct funds when a cultural investment is either impractical or inappropriate as part of a particular capital project, but an investment is still desirable.
3. Allow more flexibility in the type and timing of cultural investments.
4. Provide CCDC and developers with an alternative to incorporating cultural elements in individual projects, when a different approach is more appropriate.
5. Provide a source of funding for pilot projects and seed money.
6. Provide a source of funding for cultural events that foster economic revitalization.

The method for creating and administering cultural trust funds shall be defined in operating procedures adopted by the CCDC Board. Those operating procedures will identify the statutory requirements CCDC must follow and establish the accounting standards CCDC will use regarding these funds, including the separate nature of funds among the several urban renewal districts. Projects funded by cultural trust funds will be measured, first, by how they serve the revitalization mission of CCDC and, second, by how they meet the purpose of investment defined in this policy.



## C. TYPES OF PROJECTS

### 1. CCDC Projects

These policies apply to capital projects undertaken by CCDC, where CCDC determines the budget and design, and will finance, construct and own the project. An example is the Grove Plaza or City Centre Parking Garage.

a. It is the policy of the CCDC Board that the agency's capital projects will be designed and built so they work to implement the arts and culture element of the urban renewal plan for the area in which the project will be located. Whenever feasible and practical, capital projects undertaken by the agency shall contribute to the creation of cultural infrastructure for the district. Project budgets shall include funds for artworks, cultural facilities or for deposit in the appropriate cultural trust fund.

Project designs shall serve as examples of the high standard CCDC desires in the built environment for both public and private developments.

b. A target shall be established that each CCDC capital project with a hard dollar construction cost of at least \$500,000 include an amount equivalent to 1% of the hard construction cost, up to a maximum of \$200,000, in cultural investments in the project budget, unless otherwise determined by the CCDC Board. The CCDC Board shall evaluate each project on a case-by-case basis and determine if the 1% target will be applied to the project, if it will be modified or if the project will be exempted from the target. The CCDC Board shall obtain a recommendation from BCAC on the application of the target to eligible projects. The CCDC Board shall determine the specific amount and type of

investment, whether it shall be for public artwork, cultural facilities or deposited in the appropriate cultural trust fund. The CCDC Board may exempt a project from the 1% target based on the following criteria:

- Importance of the project to achieving other plan goals, and the inability to fund an investment in cultural infrastructure due to budget constraints.
- Inclusion of artwork, etc., is inappropriate due to the nature of the capital project.

c. The CCDC Board may determine that a phased project, where each phase has a hard dollar construction cost of less than \$500,000 but where the total cost of the project is \$500,000 or more, has a cumulative effect that warrants applying the 1% target. The CCDC Board may also determine that funds reserved for cultural investments shall be accumulated from the project phases and be spent in conjunction with a particular phase to achieve a greater impact.

d. When the annual capital budget for an urban renewal district contains a series of capital projects each having a hard dollar construction cost of less than \$500,000 but the total capital expenditure for that year is \$500,000 or more, the CCDC Board may determine that an amount equivalent to 1% of the annual capital budget for that district up to \$200,000 be reserved for cultural investments.

e. The cultural investment portion of a capital project budget shall include its own contingency of at least 10%, which shall be held in reserve from the amount advertised as available for the artist commission or for installation and administrative expenses. If some or all of the contingency is not

used, then it shall be deposited in the appropriate cultural trust fund for re-use as contingency on future projects.

f. The design team for each capital project undertaken by CCDC shall include an artist or representative from BCAC. BCAC shall assist CCDC in selecting an appropriate professional artist or BCAC representative. If a professional artist is selected as a general advisor on the design team, the artist shall receive compensation for his or her participation, as determined by the CCDC Board in the project budget. If a professional artist is selected in order to create an artwork in conjunction with the capital project, the artist shall be compensated as provided in the artist's contract for the artwork.

g. If an artwork is integral to the construction of the capital project, the construction team and the artist shall work in close coordination for that portion of the project.

h. The target percentage and dollar amounts stated in this section shall be re-evaluated every five years for possible adjustment to take into account inflation and changes in costs.

i. Selection of design team members or consultants shall comply with applicable statutory standards governing CCDC and any internal procedures adopted by CCDC for both CCDC projects and partnership projects described below.

### 2. Partnership Projects between CCDC and Private Sector

These policies apply to capital projects undertaken by CCDC in partnership with private developers.

a. It is the policy of the CCDC Board that partnership projects between CCDC and private developers be designed and built so they work to implement the arts and culture element of the urban renewal plan for the area in which the project will be located. Whenever feasible and practical, partnership projects shall contribute to the creation of cultural infrastructure for the district. As part of the development agreement, CCDC and the developer shall identify a specific amount in the project budget for investment in artworks, cultural facilities or for deposit in the appropriate cultural trust fund and a procedure for determining the type of investment and how the artist will be selected, if the investment is for artwork. The goal shall be for CCDC and the developer to contribute proportionate shares toward this investment in arts and culture. The amount of the investment shall be determined on a case-by-case basis.

Project designs shall serve as examples of the high standard CCDC desires in the built environment for both public and private developments.

Generally CCDC and its development partners will enter into a development agreement which will address these issues; identify funds available and describe long term maintenance, repair and access issues.

b. The design team for each capital project undertaken by CCDC shall include an artist or representative from BCAC. BCAC shall assist CCDC in selecting an appropriate professional artist or BCAC representative. If a professional artist is selected as a general advisor on the design team, the artist shall receive compensation for his or her participation, as determined by the CCDC Board in the project budget. If a professional artist is

selected in order to create an artwork in conjunction with the capital project, the artist shall be compensated as provided in the artist's contract for the artwork.

### **3. Private Development Projects**

These policies apply to capital projects undertaken by private developers within the boundaries of urban renewal districts.

a. CCDC shall advocate investments in artworks, cultural facilities or the appropriate cultural trust fund by developers who are undertaking private development projects in urban renewal districts.

b. To the extent feasible, CCDC shall budget funds for use as matching money to create an incentive for developers to include artworks or cultural facilities as part of private development projects.

c. CCDC shall notify BCAC of potential project development projects to give BCAC the opportunity to serve as an advocate with the developer for including public artwork, developing cultural facilities or making a contribution to the appropriate cultural trust fund.

### **D. OWNERSHIP OF ARTWORKS**

It is the policy of the CCDC Board of Commissioners that when CCDC invests funds in the creation of an artwork or art piece intended for continuing public display in a more or less permanent location, ownership of that artwork or art piece shall be assigned to Boise City as part of the contract signed with the artist and with any other funding partners, unless the CCDC Board of Commissioners determines that special circumstances warrant

CCDC retaining ownership. Provisions regarding ownership shall become effective upon delivery of the artwork by the artist and certification by BCAC and CCDC that it has been completed in accordance with the terms of the contract. The purpose of this policy is to assure that artwork funded by CCDC is in deed public and that it will become a continuing part of the community's collection of artworks and will generally be available for the public to enjoy. Boise City is the most permanent institution available to act as steward for these artworks. This section would not apply to the creation of film, videotape, radio or television programming, literature, poetry, dance, music, lyrics or other such artistic endeavors that could be used or performed on multiple occasions unless so determined by the CCDC Board of Commissioners.

### **E. CULTURAL EVENTS AND PERFORMANCES**

1. Funding for cultural events or performances will be considered on the basis of the following criteria:

a. The event or performance shall be designed to promote the economic vitality of the district in which it is held and of downtown Boise in general. The sponsors shall show how the event is expected to increase economic activity in downtown, create a draw for visitors and customers, and/or enhance the district's reputation a place to visit, shop, dine, work, live, etc.

b. The sponsors shall design the event or performance to build partnerships among themselves and downtown businesses so all are benefited and economic activity is stimulated.

c. The sponsors shall design the event or performance to build a sense of community or neighborhood in the district.

d. Additional consideration shall be given to an event or performance that celebrates the district's or community's cultural heritage that involves community residents in participation or features local artists.

e. Additional consideration shall be given to an event that connects with and expands the impact of an established downtown draw such as the Saturday Market or First Thursday, or that has the potential for establishing a regular draw on its own.

f. Additional criteria may be established by the CCDC Board as part of the operating procedures, which are appended to this policy.

2. If funding is provided for a cultural event or performance from tax increment financing, the event or performance shall be held at a location within the boundaries of the district from which the funding is provided.

3. Applications for funding for cultural events or performances may be submitted either to the BCAC or directly to CCDC for funding consideration as part of the annual CCDC budget process. BCAC shall evaluate and provide a recommendation on funding of cultural events and performances submitted independently to CCDC.

4. Consideration will be given on a limited basis for funding unbudgeted events or performances that represent unexpected opportunities subject to fund availability and CCDC approval. Such events or performances shall have direct ben-

efits to district and downtown economic vitality. BCAC shall assist CCDC in evaluating the results of funding such events.

5. All funding shall comply with applicable statutory requirements, urban renewal plan provisions and procedures adopted by CCDC.

#### **F. PILOT PROJECTS/SEED MONEY**

One of CCDC's roles is to provide seed money for planning and pilot projects that serve as catalysts for economic revitalization. Funding for cultural projects intended as catalysts will be considered on the basis of the following criteria:

- Offer the potential to increase number of visitors to downtown, and to connect arts and cultural activities to increased business activity.
- Offer a unique art or cultural experience not now available in downtown that will attract new patrons.
- Create new ways of using existing cultural resources.
- Enhance the reputation of downtown as a place to visit, shop, dine, live, work, etc.

#### **G. EVALUATING THE IMPACT OF CULTURAL INVESTMENTS ON ECONOMIC REVITALIZATION**

1. BCAC and CCDC shall develop a systematic process for evaluating the effect of cultural investments on economic vitality in the urban renewal district where investments are made, including artworks, cultural facilities, cultural events and performances, use of seed money and pilot projects.

2. In making decisions to fund specific cultural investments, the CCDC Board shall identify how the investment is intended to contribute to economic revitalization, and whether programming or additional actions are needed to realize this economic benefit. Upon completion of the project or program, CCDC shall evaluate whether the intended benefit is being realized and if other action is needed. CCDC may request that BCAC assist in conducting this evaluation.

3. BCAC shall conduct systematic evaluation of economic impact of cultural events and performances funded by CCDC, and shall provide a report to the CCDC Board as part of CCDC's annual budget process or as otherwise determined by the CCDC Board.

4. BCAC shall conduct evaluation of continuing programs such as Visual Chronicle, City Arts Fund and City Arts Celebration on a periodic basis to determine if programs are effective in achieving the economic revitalization goals identified for the program. BCAC shall provide a report to the CCDC Board as part of CCDC's annual budget process or as otherwise determined by the CCDC Board.

#### **H. ROLE OF BCAC IN POLICY IMPLEMENTATION**

This policy envisions the continuation of a partnership between CCDC and BCAC. The role of BCAC in this partnership would include the following:

- Bring an arts perspective to development of plans for urban renewal areas.

- Serve as advocates for developing cultural infrastructure in districts.
  - Serve as advocates for investments by private developers in public art, cultural facilities and cultural trust funds.
  - Prepare a proposed budget for cultural investments each year for consideration by the CCDC Board.
  - Manage funds allocated to BCAC for implementation of cultural projects, as determined by the CCDC budget.
  - Maintain an artist registry and provide expertise in locating and selecting artists for project design teams and public art projects.
  - Prepare calls for artists, assemble selection panels and supervise the selection process for artwork funded partially or wholly by CCDC.
  - Prepare and administer artists' contracts.
  - Assist developers in how to incorporate art and culture into private projects.
  - Assist CCDC in evaluating the results of its cultural investments on economic revitalization of districts, and provide periodic reports.
- Addressing developer commitments for cultural investments in development agreements
  - Assuring access to public artworks in private development projects
  - Evaluation of results of cultural investments.

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## Operating Procedures

Procedures shall be developed to address the following issues that are listed below, and adopted by the CCDC Board of Commissioners. These procedures shall become an addendum to this policy.

- Budget process
- Cultural trust funds
- Management of funding
- Application process for funding
- Artist selection process
- Artists registry
- Ownership, maintenance and insurance
- Copyright issues

