

The Charter for THE GROVE PLAZA



Renovation and Operation
for the Next Generation
2015



In 2015, a working group of strategic stakeholders convened to plan the future of The Grove Plaza.

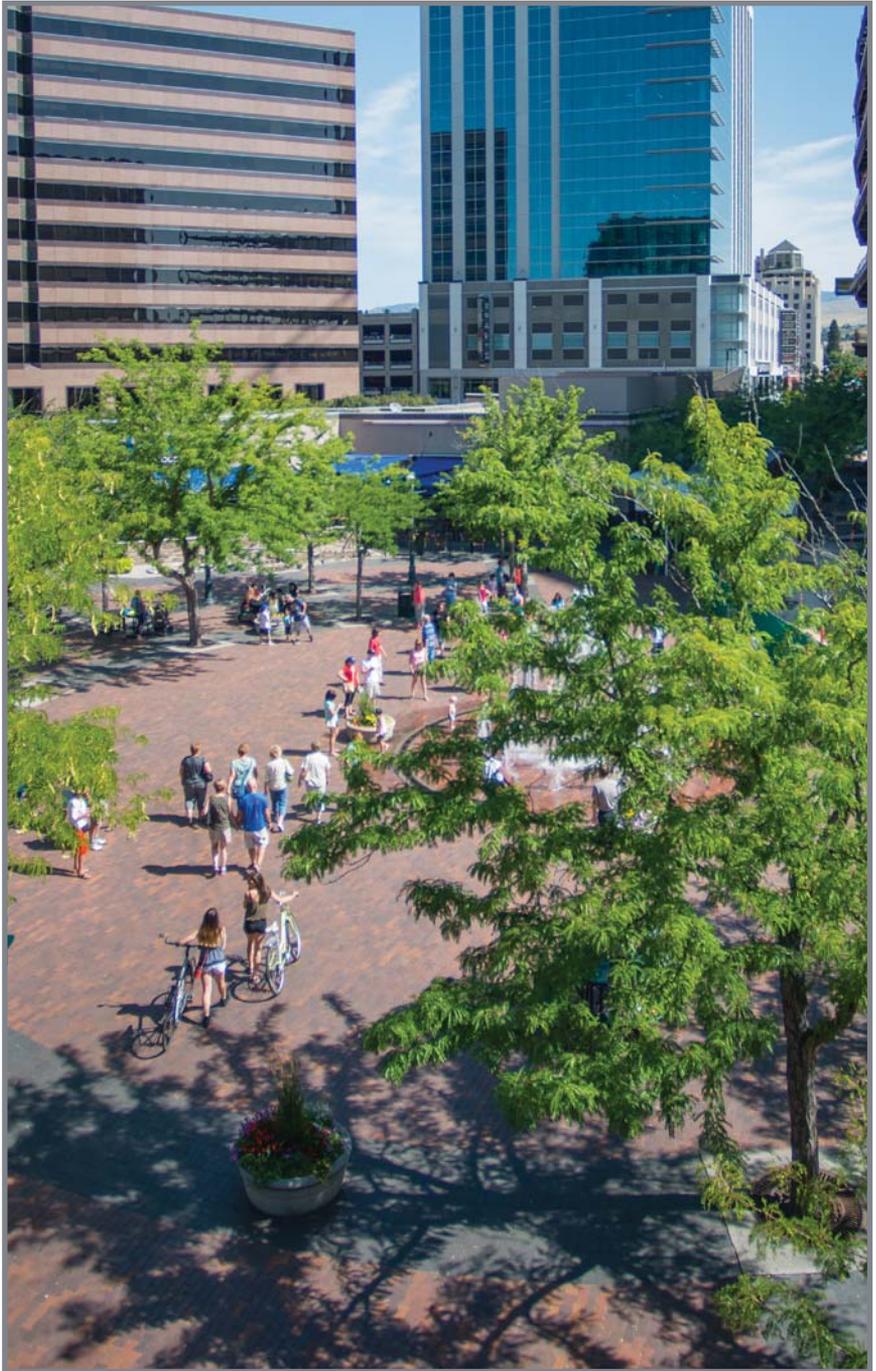


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VISION STATEMENT

The Grove Plaza is the place where Boise mornings begin and evenings end — a symbolic full circle, sheltered by Idaho's signature four seasons and a vibrant, urban, downtown environment. It connects local, next door and far away, bringing people to one central location to live, work, gather, celebrate and be entertained.



PAST & PRESENT

The Grove Plaza was created in 1985 at the intersection of Grove Street and 8th Street to catalyze redevelopment of downtown Boise's now premier pedestrian central district.

The Grove Plaza was named by the community to commemorate Boise's namesake groves of trees, which are also a central feature of the plaza.

In constructing The Grove Plaza for \$1 million as well as three surrounding parking garages, CCDC leveraged over \$132 million in investment funds through subsequent development projects. The Grove Plaza's purpose is to provide a public place for passive enjoyment, informal activities, and community events in the heart of the city.



PHYSICAL ATTRIBUTES

The physical attributes of The Grove Plaza are fundamental to providing space for passive enjoyment, informal activities, and community events. These physical attributes should be upheld in perpetuity or until the general public and city leadership choose to re-purpose the plaza.



The Grove Plaza is:

- Nominally flat to accommodate the maximum flexibility in uses.
- Generally open within the central gathering space - free of fixed objects - to accommodate events and pedestrian circulation.
- Shaded around the perimeter by trees and shading devices.
- Neighbored by café patios.
- Punctuated with a central water feature that is flush to the paving and serves as the focal point of the plaza.
- Adorned with public art.
- Paved with red brick paving to match the contiguous pedestrian network throughout downtown Boise.
- Engraved with the names of contributing community members.

PRIMARY FUNCTIONS

The primary functions of The Grove Plaza that are fundamental to the success of neighboring businesses and civic life are described on the following page. The ongoing operation and management of the plaza should uphold and maintain these functions.



The Grove Plaza functions as a:

- Space for public use, public access, public enjoyment, and public celebration.
- Community center which provides programmed activities and events.
- Landmark for visitors.
- Main point of entry to major event facilities (e.g. convention center and event arena).
- Thoroughfare for people walking and bicycling between the Boise River Greenbelt and the Foothills and other various city destinations.
- A route for emergency vehicles.

RENOVATION RECOMMENDATIONS

The renovation to The Grove Plaza shall uphold and carry forward the physical attributes and primary functions as outlined. In addition, there are three primary areas of focus to guide the reinvestment: enhancing the user experience; nurturing positive community spirit; and, using environmentally responsible practices in constructing and creating this public space.

A more detailed list of improvements is included in the Renovation Physical Improvements section.

Enhance the User Experience

- Performance events will be accommodated with an upgraded demountable stage, enhanced power and lighting, and a high quality sound system.
- Permanent public restroom facilities will be provided.
- Additional shade from trees and shade structures will be added to the perimeter of the plaza.
- A new flush-to-surface water feature will be constructed in the same location as the original, with expanded programming and lighting capabilities.
- More seating options will be provided in the form of movable chairs and tables with umbrellas.

Nurture Positive Community Spirit

- Increase communication and public engagement with a dedicated webpage (www.TheGrovePlaza.com) and social media outlets to promote activities.
- Make the plaza a Wi-Fi hotspot for public use.
- Re-open *The Grove Plaza: Brick by Brick* personalized brick program to the public. As in 1986, citizens will have an opportunity to purchase a personalized brick during the renovation.
- Support the adjacent facilities and businesses by accommodating their activities and use of the plaza.
- Carry forward the management guidelines to increase use and activities which occur on the plaza.
- Celebrate the next generation of The Grove Plaza by reopening in unison with Main Street Station, City Center Plaza, and the expanded convention center.

Use Environmentally Responsible Practices

- Support the regional effort to improve the ecological health and water quality of the Boise River by disconnecting the plaza storm drains from the river outlet and infiltrating 100% of storm water runoff through an on-site green storm water infrastructure system.
- Source construction materials and equipment regionally as much as is practical.
- Implement low energy area lighting and explore powering the lighting with solar energy.
- Implement fountain technology that reduces environmental impact.
- Partner with utilities and agencies to showcase sustainable practices for public education.
- Furnish the plaza with recycling stations in addition to trash receptacles.

MANAGEMENT GUIDELINES

These management guidelines provide a framework in which long-term ownership and management responsibilities will be transitioned to yet-to-be-determined entities.

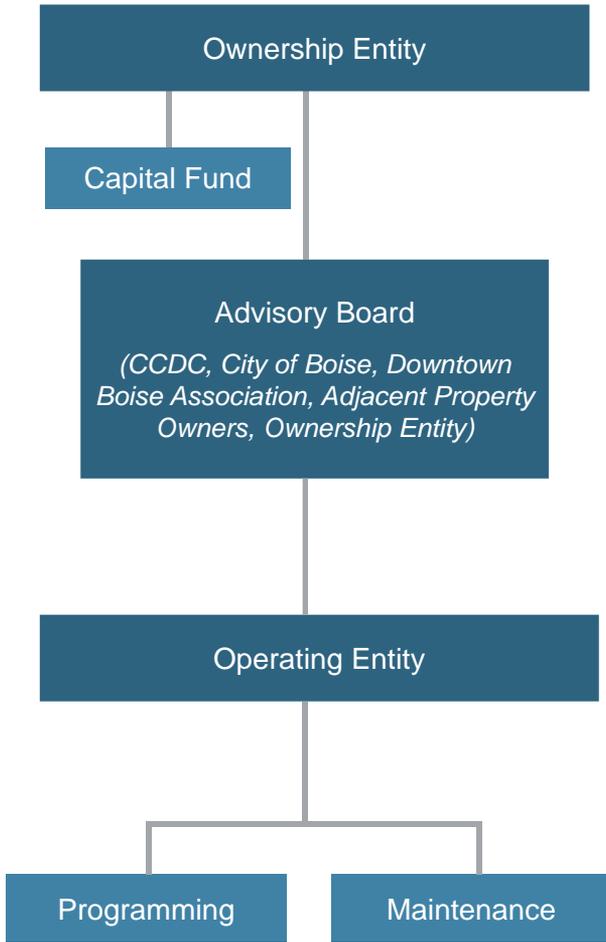
It is understood that CCDC will eventually transfer ownership and management responsibilities of The Grove Plaza—likely to occur around the same time the Central District urban renewal area sunsets on December 31, 2017.

The stakeholder group envisions existing agencies and potentially new not-for-profit entities will undertake ownership, governance, programming, maintenance, and capital funding. These designated entities will be committed to carrying forward the vision and guidelines of this charter.

It is desired for the designated entity which undertakes operations (operating entity) to possess oversight of and responsibility for all aspects of financial management, programming, scheduling, and maintenance of The Grove Plaza. This may include contracting out certain tasks with partner agencies or private subcontractors.

CCDC will utilize the management guidelines in its efforts of identifying and transitioning management to entities willing to undertake the responsibilities.





The stakeholder group envisions a future management structure arranged as shown in the organization chart.

Ownership

The Grove Plaza is composed of the central 200' circle, the north spoke, the south spoke, and the west spoke. An east spoke connection to Capitol Boulevard and the Basque Block exists via a public access easement, but the real property is not part of the plaza. CCDC likely will transfer ownership of The Grove Plaza by 2018. It is expected that the ownership entity will maintain the plaza as one parcel and will not subdivide or relinquish any portion of the real property for other uses.

- 1 Ownership of the real property that is The Grove Plaza will be retained by public agencies in perpetuity.
- 2 The ownership entity will be included on the advisory board.
- 3 The ownership entity will be expected to contribute annually to the capital fund.
- 4 The ownership entity will create a distinct brand and mark for The Grove Plaza that establishes a lasting identity for the place. The brand identity will be integrated in the physical renovation, web presence and social media, as well as in ongoing event promotion and programming.
- 5 Administration of easements and cafe patio licenses is the responsibility of the ownership entity.

Advisory Board

It is expected that the advisory board will adopt and follow this charter, its vision statement, and its guiding principles in the ongoing management of The Grove Plaza. The advisory board will oversee event scheduling, equipment use, limited access events, physical changes to any aspect of the public open space that comprises The Grove Plaza and its north, south, and west spokes.

- 1 Property owners with easements on The Grove Plaza will be included on the advisory board.
- 2 CCDC will retain a seat on the advisory board.
- 3 The advisory board will conduct annual review of the financial and activity performance of the operating entity.
- 4 The advisory board retains the right to pursue an alternative operating entity if it is deemed that expectations in the context of past performance and upcoming plans are not being met.

Operating Entity

The operating entity must be vigilant in balancing the competing uses of The Grove Plaza. Continued cooperation with partner agencies and neighboring businesses is central to the operating entity's mission.

- 1 The operating entity will retain responsibility for financial management of The Grove Plaza's daily operations fund.
- 2 The operating entity will consider the interests of all stakeholders, both public and private, and shall uphold the principle of open access to The Grove Plaza. Limited access events such as private functions and ticketed performances must accommodate sustained circulation through The Grove Plaza and access to facilities around its perimeter.
- 3 Activities, performances, events, and sales of goods and services on The Grove Plaza and its north, south, and west spokes will be regulated by the operating entity.
- 4 The operating entity will have the exclusive right to issue temporary license for identified parts of The Grove Plaza and to issue permits for programs and activities including private and ticketed events.

Operating Entity continued

- 5 Permits, whether issued to public or private, non-profit or for-profit entities, shall carry an administrative fee to defray the costs of operation and maintenance of the plaza.
- 6 Scheduling of The Grove Plaza may occur up to twelve months in advance of any proposed event. Multiple activities may be scheduled for any one day provided that none unreasonably inhibits an earlier-booked activity. Recurring events, such as annual festivals, may reserve space for dates more than a year in advance.
- 7 The operating entity will coordinate accommodation of delivery, service, and display vehicles affiliated with programmed events.
- 8 Upholding constitutional rights on the public plaza is the responsibility of the operating entity using discretion to manage the time, place, and manner of which planned demonstrations can occur.

Programming

The stakeholder group envisions that the variety, amount, and frequency of programmed activities and events on the plaza will increase. Programs may include the performing arts, civic, and cultural events. Programming goals for The Grove Plaza are to:

- 1 Enrich the experience of users and visitors to downtown Boise.
- 2 Enhance central Boise as the cultural, governmental, and commercial center of the state of Idaho.
- 3 Maintain a clean, safe, and active environment that welcomes the full demographic spectrum of the community.
- 4 Promote a positive perception of downtown Boise by balancing uses of the space.
- 5 Reinforce the public image and identity of the plaza by utilizing The Grove Plaza brand in all communications, marketing, and promotional activities.

Maintenance

Maintenance responsibilities expected of the operating entity include but are not limited to:

- 1 Daily operation and maintenance of the fountain.
- 2 Cleaning paved surfaces and public furniture.
- 3 Cleaning, repair, and upkeep of public restroom facilities.
- 4 Daily removal and storage of garbage and recycled materials for periodic collection.
- 5 Provision, storage, and maintenance of tools and equipment including movable furniture.
- 6 Day-to-day caring for plants and trees including watering and pruning.
- 7 Repairs to publicly-owned furniture and equipment including lighting.
- 8 Replacement of unreparable furniture and equipment.
- 9 Snow and ice removal.

Capital Fund

A capital fund to pay for major repair and renovation costs should be established to ensure a lasting, quality public space. The capital fund will enable major capital improvements to be undertaken. It is not to be used for annual operations or maintenance. Capital fund expenditures are to be managed and approved by the ownership entity.

RENOVATION PHYSICAL IMPROVEMENTS

This list of physical improvements will be implemented in early 2016 to coincide with completion of City Center Plaza, The Grove Plaza, and Main Street Station - Valley Regional Transit's multimodal transportation center. This section will be utilized by CCDC's design consultants in preparation of technical drawings for the planned renovation improvements.

Renovation Physical Improvements

- 1 **Interface plaza enhancements with adjacent new construction projects**, including building egress, signage, lighting, bollards, sub-grade structural restrictions, irrigation systems, and other utilities improvements currently underway.
- 2 Remove, re-grade, and **re-lay sand-set brick paving** across the entire plaza including as much of the spokes as necessary. Maintain paving as a continuous surface uninterrupted except by tree trunks, light poles, and other permanent and temporary poles.
- 3 Implement **green storm water infrastructure** facilities which address 100% of city storm water run-off requirements.
- 4 City of Boise Community Forestry has determined that inadequate growing conditions and poor health, necessitate replacement of plaza trees at this time. **Replace all plaza trees** and employ a suspended pavement system to ensure a longer lasting, more successful grove of trees.

- 5 Eliminate the concrete tree wells containing current trees and ***install a suspended pavement system*** to supply a minimum of 500 cubic feet of growing medium for each tree.
- 6 Consider the use of ***shading devices such as shade sails*** in place of some tree replacements or in addition.
- 7 Replace damaged and non-compliant tree grates with ***ADA-compliant tree grates***.
- 8 Install a high-efficiency ***water-wise irrigation system*** with the capacity to conduct water management automatically based upon real time evapotranspiration rates.

- 9 Redesign and **replace the fountain** in the center of the plaza, preserving the ability to turn it off during events. The redesign should provide:
 - Consideration for all planned uses and activities within The Grove Plaza
 - Adequate access for service and repair of both the fountain and the pump equipment
 - Structural enhancements to sub-grade vaults to admit heavy vehicles to the plaza, including the fountain area
 - **Integrated lighting** in the fountain
 - **A robust series of programmed fountain settings** which may include a mist setting for events

- 10 Install a permanent anchor system for the **plaza holiday tree**.

- 11 ***Furnish a demountable stage*** and designate locations for it that are equipped with direct access to power, lighting and sound systems. Location of a temporary stage will take account of sun angles at early evening performances and the need for access to properties fronting The Grove Plaza and spokes, including through-access on foot. Provide for weather protection of the stage.
- 12 ***Make provision for storage of the stage and related equipment,*** including tables and chairs. Provide temporary storage accessible by truck for recyclable materials and garbage pending collection.
- 13 Install ***permanent masts equipped with sound equipment and ambient lighting fixtures.*** Equip them to support awnings and banners.

- 14 Electrical outlets should be supplemented and replaced as necessary. Identify and provide for other ***permanent audio and power supply*** locations as needed by programming. Coordinate alignment of electric conduit and irrigation piping with new finished grades .
- 15 Provide appropriately located hose bibs for cleaning of plaza and furnishings.
- 16 Replace existing ***lamp poles and fixtures with LED equipment*** and appropriate optics. Fixtures should meet 'dark skies' cutoff criteria and should be further modified to prevent offensive light trespass into adjacent occupiable space. Consider dimmable, motion-sensitive fixtures for economy and safety and to respond to changes in ambient light from other sources. Pursue solar powered lighting if practicable.

- 17 Implement ***open Wi-Fi access*** throughout The Grove Plaza, with location and installation of equipment in adjacent buildings.
- 18 ***Integrate The Grove Plaza branding*** and logo into the design of the physical improvements.
- 19 Provide ***permanent public restrooms***. These are a necessary feature of popular public plazas. Both permanent and portable restrooms should be located where public or private oversight of entrances will discourage misuse.
- 20 Provide power and potable water connections along the south side of the ***west spoke to accommodate temporary use by ready-to-eat food merchants***. It is not known at this time whether these would be used regularly by food carts or only occasionally during special events. If necessary, narrow the planter that divides the south side of the spoke from the parking access ramp in order to maintain sufficient width for fire truck access when the food stations are occupied.

- 21 **Enact an emergency and service access plan.** Verify satisfaction of emergency access requirements and identify locations for vehicles to park during set-up and take-down of events. Identify a designated location for a vendor truck that is equivalent to the vehicles used for Alive After Five.

- 22 Verify that proposed plaza structurally **supports emergency vehicles**, vendor trucks, and broadcasting vehicles.

- 23 **Retain existing public art** including “Great Blues” and “Homage to the Pedestrian” pieces in their current locations. Reinstall “Historical Sight: Boise Chinatown” public art piece in suitable locations on the plaza. The City of Boise Art and History department has permanently relocated “Keepsies” off-site.

