



# CENTRAL RIM NEIGHBORHOOD



# *Neighborhood Plan*

August 2004



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*“Never doubt that a small group of committed citizens can change the world; indeed, it is the only thing that ever has.”*

—Margaret Mead

## *Acknowledgments*

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for the funds to complete this plan.**



## Plan Summary

### Introduction

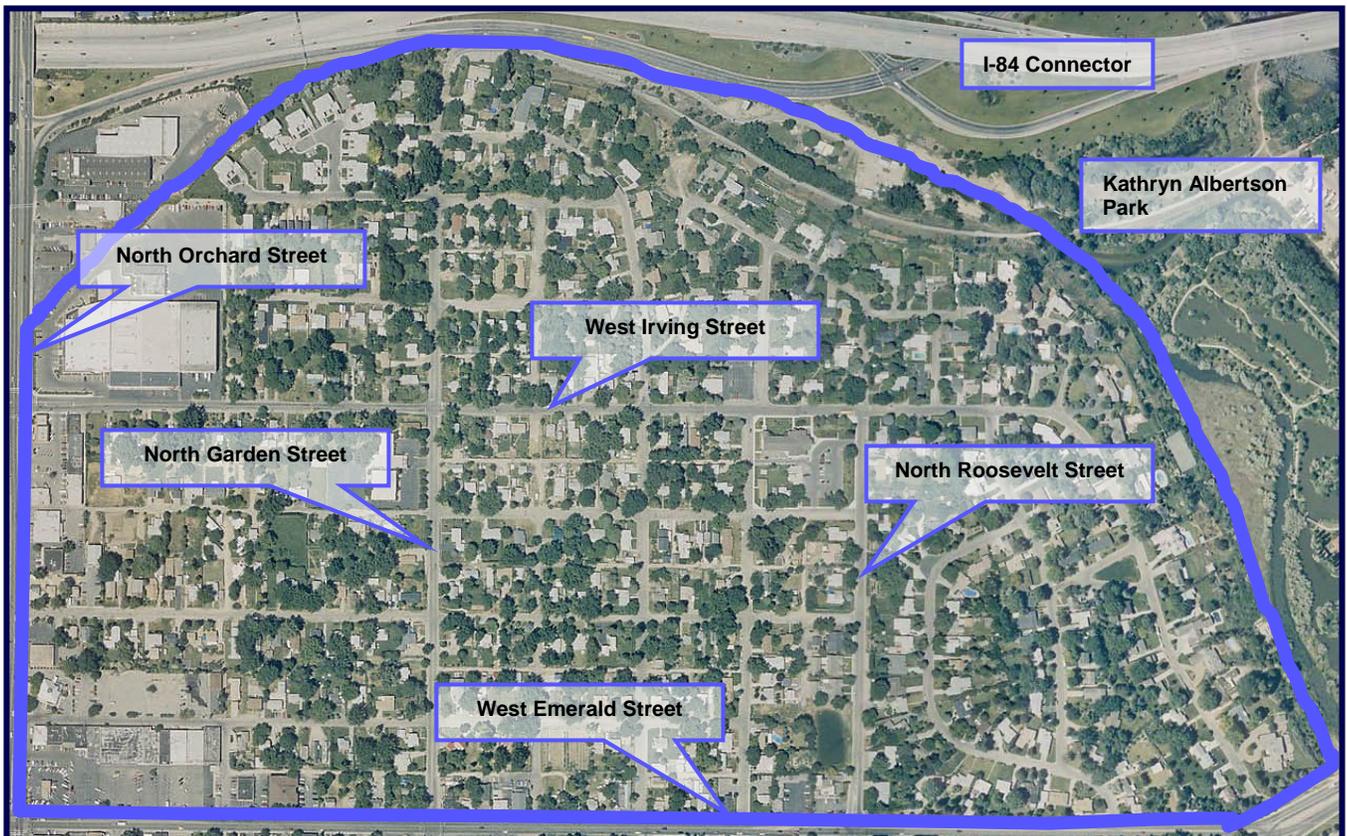
The Central Rim Neighborhood is a small, picturesque enclave on the Boise Bench notable for outstanding valley and mountain views, diversity of homes, tree-lined streets, and families.

Today, the Central Rim Neighborhood is home to over 1,800 residents and contains approximately 560 residential units, 60 businesses, and three churches within its boundaries. Although the neighborhood is one of the city's most desirable residential areas, it needs to maintain fastidious attention to ensure that commercial and residential development and regional transportation improvements enhance rather than jeopardize its livability.

New residential infill development and the lack of neighborhood-friendly commercial establishments - particularly at the northeast corner of Emerald and Orchard - are issues of immediate concern.



North Marshall Street



The Central Rim Neighborhood bounded by North Orchard Street, West Emerald Street, Americana Boulevard, Kathryn Albertson Park, and the I-84 Connector



## Mission and Vision Statements

### Mission Statement

The Central Rim Neighborhood Association exists to:

- Encourage the unity and cohesiveness within the neighborhood,
- Maintain and protect the unique quality of the neighborhood,
- Identify and inform the membership of any development that has the potential of impacting the neighborhood, and
- Act on any issues or matters affecting the neighborhood, by developing a neighborhood plan of strategies and activities, which recognize that community, family, and safety are the primary concerns of its residents.

### Vision Statement

We envision:

- A revitalized neighborhood with viable, community-based local businesses;
- Safe pathways for people to walk within the neighborhood;
- A mix of well-maintained housing;
- A neighborhood free of debris with good curbside appeal for each use;
- A neighborhood identity, whether that be done with structures or landscaping; and
- A neighborhood that is known for its safety.

## Goals and Policies

### Residential Areas (pages 14-16)

#### Goal

- Support quality neighborhood projects that provide compatible residential design with the existing neighborhood homes.

#### Policies

- Work with the city to develop new zoning standards to increase the compatibility of substandard lot(s) development with the existing neighborhood.

This may include increased landscaping requirements, window orientation, restrictions on the amount of paving per lot, and architectural enhancements that break up the scale and mass of the structure.

- Amend the City of Boise zoning ordinance to allow permitted uses only to be eligible for the Planned Development process.

### Commercial Areas (pages 17-18)

#### Goal

- Strive to upgrade neighborhood businesses at the corner of Emerald and Orchard.

#### Policies

- Redevelop the northeast corner of Emerald and Orchard into a mixed use commercial/residential development that is an economic and “quality of life” asset to the neighborhood and city.
- Acknowledge neighborhood businesses that recognize and contribute to the vision of the neighborhood.
- Review neighborhood redevelopment proposals and offer neighborhood comment to the city and/or developers.

### Park Land (page 18)

#### Goal

- Consider a site for a future neighborhood plaza or space.

#### Policies

- Work with redevelopment plans to include public space(s) in new mixed-use proposals for Emerald and Orchard Streets.
- Encourage public space(s) that are multi-generational.

### Sidewalks (page 21-22)

#### Goal

- Complete curbs, gutters, and sidewalks as necessary for school children and the safety of all pedestrians.

#### Policies

- Apply annually to the Mayor’s Neighborhood Reinvestment program and Ada County Highway District’s Enhancement program to:
  - Complete sidewalks along West Irving and North Garden Streets.



- Build sidewalks along the north side of West Emerald Street between North Marshall Street and Roosevelt, and between North Wilson and North Pond Street extended.
- Connect pathways and sidewalks to services and businesses outside of the neighborhood.
- Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets (Emerald and Orchard).

### Streets (page 21)

#### Goal

- Discourage the ACHD from widening of West Emerald, which reduces neighborhood yards and diminishes property values.

#### Policies

- Discourage further widening of Emerald between Marshall Street and Roosevelt Street.
- Encourage the addition of a left-turn lane at Garden to facilitate traffic flow.

### Recommended Actions

The Central Rim Neighborhood recommends the following actions that will best implement the neighborhood vision. These actions were approved by the Neighborhood Board following neighborhood participation and comment. Implementation of these actions will be the responsibility of the Central Rim Neighborhood.

1. **Emerald/Orchard Intersection Redevelopment (pages 17-18)** - To encourage greater neighborhood compatibility and services the neighborhood strongly supports the redevelopment and upgrade of the Emerald/Orchard intersection.

The neighborhood supports the City of Boise's Comprehensive Plan, which specifies mixed-use redevelopment at the corner of Emerald and Orchard Streets. The neighborhood envisions future redevelopment that includes neighborhood-friendly retail services, housing, multi-generational activities, and public spaces. Design review shall be an integral element in the redevelopment process.

Possible assistance from Central City Development Corporation (CCDC) should be considered.

2. **Upgrade Neighborhood Quality (pages 14-16)** - Lot sizes within the neighborhood range from 25-foot wide to generous acreage sites. Today, remaining legally-platted 25-foot wide lots are being built upon and existing homes expanded, or reduced to allow more homes on a formerly single family residential lot. Typically, these new homes are built with reduced yards, parking and landscaping, making them incompatible with the existing neighborhood homes. The neighborhood urges the city to:
  - Develop new zoning standards to increase the compatibility of substandard lots. This may include increased landscaping requirements, window orientation, restrictions on the amount of paving per lot, and architectural enhancements that break up the scale and mass of the structure.
  - Amend the City of Boise zoning ordinance to allow permitted uses only to be eligible for the Planned Development process.
3. **Add Sidewalks (page 21-22)** - The neighborhood should apply to Ada County Highway District (ACHD) and the City of Boise's Mayor's Neighborhood Reinvestment program for funding to install curbs, gutters, and sidewalks for school children and pedestrian safety on:
  - West Irving from North Garden Street to Orchard Street.
  - North Garden Street between West Emerald and West Irving Street.
  - North side of West Emerald Street between North Marshall Street to Roosevelt, and between North Wilson and North Pond Street extended.
4. **Improve Neighborhood Identity (page 21)** - The neighborhood should consider types and opportunities for neighborhood identity with possible signage at Garden, Roosevelt, Irving, and Marshall Streets.
5. **Continue Code Enforcement (page 16)** - The neighborhood should continue cooperative code enforcement with the City of



Boise to enhance neighborhood appearance, and ensure the health and safety of residents.

6. **Discourage Widening of West Emerald (page 21)** - The neighborhood should discourage the ACHD from future widening of West Emerald, which reduces neighborhood yards and diminishes property values. Specifically:

- Discourage further widening of Emerald between Marshall Street and Roosevelt Street.
- Encourage the addition of a left-turn lane at Garden to facilitate traffic flow.

**Review of Neighborhood Plan (page 10)**

Review the Neighborhood Plan at least every five (5) years to ensure that it continues to reflect the needs and desires of the neighborhood. Review annually to check on the progress of these recommendations.



## History

### Farmland and Subdivisions

In the mid-1880s, the Central Rim area was farmland. Separated from Boise City by lack of access across the Boise River, the Central Rim began its own separate evolution.

In the early years of the new century, Boise maps (circa 1909) show two bridges that accessed the West Bench: the Oregon Shortline Railroad Bridge, and County Bridge (Fairview Bridge). The County Bridge crossed the Boise River and the route climbed the hill connecting with Garden Street.<sup>1</sup>

By 1917, the Interurban transportation system provided public transportation to Garden, Orchard, Roosevelt, and Irving Streets. Americana Boulevard opened up bench access, and the development of the Rim was underway. With its panoramic views of the Boise River and foothills and proximity to downtown Boise, early entrepreneurs already recognized the valuable location of the neighborhood.

Excerpt from a letter written by Miss Mary E. Cavis in 1981 to the residents at 4708 Gage Street:

*“When I visited Boise the first week in October, I wanted to again relive my early years there, and found the house—now your home—that my father built in 1911 and where I spent many happy early years of my life.*

*I failed to find you at home, but took the liberty of taking a couple of pictures of your lovely garden and was pleased to see how well you have cared for the property. Maybe you will be interested to learn of the changes during the years.*

*When I was there, the mountains were in full view. Cattails grew beside the irrigation ditch. I walked to school over dusty country roads and was lucky if I could catch a ride as the fourth person practically on the tail of the milkman boy’s pony. Trudging to school in those days seemed a long stretch, but we thought nothing of it, swinging our lard pail lunch baskets.”*



Mary Cavis and Neighborhood Children, circa 1914-1915

*(Note: Foothills in background.)*

Mary Cavis and Father Working in their Garden, circa 1914-1915



4708 Gage Street, circa 1914-1915

<sup>1</sup> Barbara Perry Bauer, 11/24/03



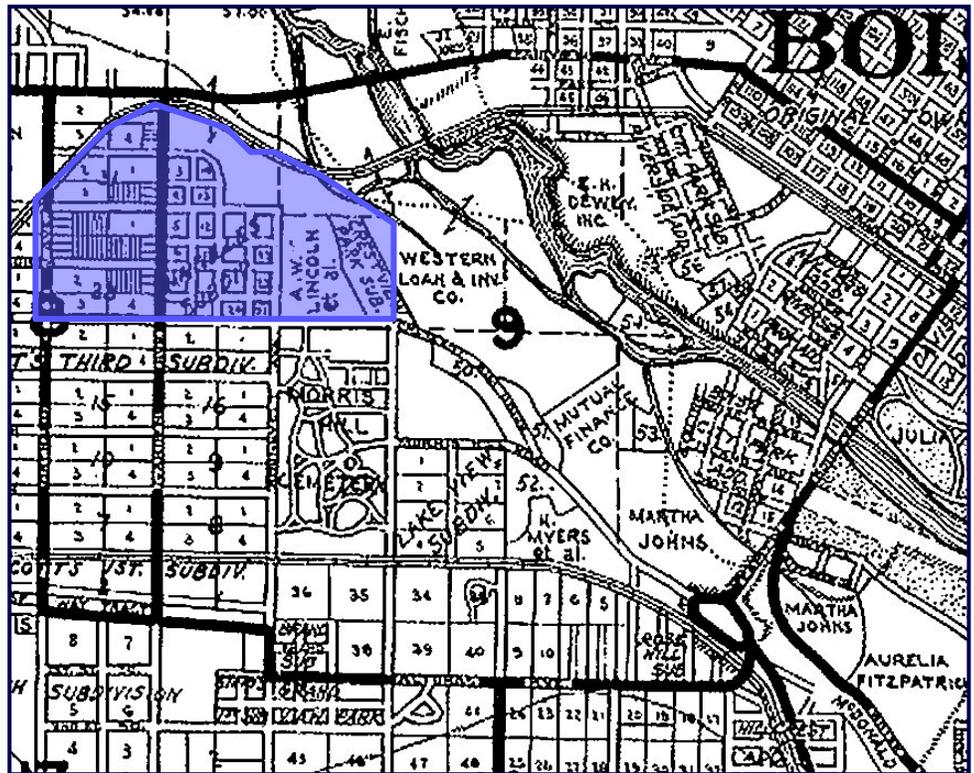
By 1941, Crest View Park Subdivision was platted north of Morris Hill Cemetery. Other early subdivisions within the neighborhood included:

- Manville's
- City View
- Nichols
- Scott's
- Shrivvers

### Annexation

The Central Rim Neighborhood was annexed in four segments<sup>1</sup>. From east to west, they are:

- Resolution No. 929, October 20, 1947
- Resolution No. 957, January 10, 1949
- Ordinance No. 2584, December 3, 1962 (1,741 acres)
- Ordinance No. 2638, December 31, 1963 (423 acres)



Historical Plat, circa 1938 (Source: *Metsker's Atlas of Ada County, Idaho*)

<sup>1</sup> City of Boise, Lance Evans e-mail, 2/18/04



Sally Burns-Feltman (925 North Balsam Street), a resident of the neighborhood for many years, recounts:

*“When I was growing up my family lived on an acreage west of Roosevelt Street where we had a garden, cows, and chickens. Roosevelt was an unpaved county street, Americana Boulevard did not exist, and 16th Street ended at River Street. There were two access roads to this area – Capitol Boulevard and Garden Street. Capitol Boulevard came all the way around the Rim.*

*There was a large farm house on the Rim. I believe it was referred to as the Lambert(sons) Addition. I recall my brother and I cutting through their large pasture full of cows and I remember at least one bull and he stared at me and scared me to death. My brother was 11 and I was 6.*

*We would go down the side of the hill on the Rim, cross the train bridge over the Boise River and on to Park School that was located on 16th Street between Main and Grove. It was torn down years later.*

*We moved back to town while I was still in grade school in 1931. Our original farmhouse burned down while the family was still living there.*

*What makes this story rather interesting is that when I got married in 1945, my husband and I bought a lot on Balsam Street (and there were plenty to choose from). We liked this lot because Balsam went through to Roosevelt, giving us a back entrance to our property.*

*We moved into our home in March 1952, six weeks before our youngest son was born. By this time, Americana Boulevard came up the hill from River Street and across the Boise River in the 1940s. Roosevelt Street and westward was finally annexed into the city and was paved (how wonderful).*

*I ended up in practically the same area I had lived in as a child, and I am still here.”*

## Barber Homes

The bustling mill town of Barber Flats was once located about three miles east of Warm Springs Mesa near the Barber Dam. The town was home for most of the workers at the mill who lived in 113 houses built by the Barber Lumber Company for its employees. Once the mill was sold and torn down in 1935, the workers left, many moving on to Boise or Emmett and more logging work. Once the workers were gone the houses left, too. Early accounts claim that the homes were moved to the north and east ends of Boise, but there is no record of the actual addresses. Fortunately, a long-time resident of the Central Rim Neighborhood was able to provide the history and addresses on the five (5) remaining “Barber” homes in the neighborhood:

- 4612 Gage Street
- 4413 Rim Street
- 4403 Holmes Street
- 4415 Holmes Street
- 1311 North Garden



Barber Homes



### Little Known Neighborhood Facts

- In the early days of Boise, Orchard was one of the few named streets and West Emerald Street was known as 5th Street North (north of the Oregon Shortline Railroad tracks).
- The original county fairgrounds were located immediately west of Orchard near the intersection of Orchard and Irving.
- 1114 Houston Road was home to local author Glenn Balch (1902-1989), whose book titles include *The Brave Riders*, *Tiger Roan*, *The Christmas Horse*, and *Midnight Colt*.
- Between 1930 and 1950, the Garden Market at Emerald and Garden (now Grandma's Attic), was a small, neighborhood grocery store with a candy counter.
- Bob & Winnie Uitermarkt operated the Fairgrounds Grocery at Irving & Orchard Streets (now the Hedrick-Scott Construction offices).
- Joe and Kathryn Albertson, founding family of the Albertsons Supermarket chain, lived in the neighborhood from the 1960s until their deaths in 1997 and 2002, respectively.



Fairgrounds Grocery at Irving and Orchard Streets, 1940s



*“The future is not completely beyond our control. It is the work of our own hands.”*

—Robert F. Kennedy

## Project Overview

### Use of the Neighborhood Plan

The Neighborhood Plan is an advisory document for initiating, directing, and managing change. It looks out long-term, while providing a short term action plan. Importantly, it demonstrates collaboration between the Central Rim Neighborhood and the City of Boise, which:

- Recognizes the strengths and weaknesses of the neighborhood.
- Acknowledges the goals of the neighborhood.
- Supports the neighborhood policies and strategies to implement the goals.

Specifically, the plan document is a valuable tool used by the Boise City Council, Planning and Zoning Commission, Design Review Committee, Ada County Highway District, other agencies, and the neighborhood to:

- Assess compatibility of new development proposed for the neighborhood.
- Indicate preferred neighborhood projects and priorities.
- Procure funding for projects.

### Plan Scope and Format

The Central Rim Neighborhood Plan sets forth a unified neighborhood plan mission and vision unique to the neighborhood. The neighborhood’s goals, policies, and strategies provide a list of action items to accomplish the neighborhood vision. Further, this is a document for existing and new neighborhood residents and businesses; city decision-makers, and agencies that expresses the neighborhood’s values and desires for their neighborhood. Chapters have current conditions and background information and with recommended goals, policies, and action strategies.

The Neighborhood Plan data, policies, and goals should be reviewed annually and amended, if desired. Every five (5) years, a thorough review and update should be undertaken by the neighborhood. The final neighborhood plan will be

provided in hard copy and electronic file formats suitable for future changes.

### History of the Neighborhood Plan

Boise supports strong neighborhoods and urges each neighborhood association to take the lead in determining its future. Financially and politically, the city has encouraged neighborhood associations and plans.

The Central Rim Neighborhood has had the good fortune of having active and involved residents who value their neighborhood and care about its future.

On June 9, 1995, the Central Rim Neighborhood Association registered with the State of Idaho as a non-profit corporation “to carry out its purposes for the benefit of the neighborhood which is bordered by Emerald Street, North Orchard Street, the rim east from Orchard Street, including Rim Street, Edgemont Road, Happy Drive, and Houston Road.”

Pam Fraser (1005 Balsam Street), resident and past board member, highlights the many current neighborhood accomplishments and activities.

- |      |  |
|------|--|
| 1991 | <ul style="list-style-type: none"> <li>• Proposed change of use of northwest corner of Garden and West Kendall Streets - from pasture to residential use.</li> </ul>   |
| 1993 | <ul style="list-style-type: none"> <li>• Four-plexes proposed for northwest corner of Garden and West Kendall Streets.</li> <li>• Houston Road closed.</li> </ul>  |
| 1994 | <ul style="list-style-type: none"> <li>• Traffic calming measures arranged to compensate for the effect of Houston Road closure.</li> </ul>  |
| 1995 | <ul style="list-style-type: none"> <li>• Four-plex construction. The Neighborhood Association worked with the City to:             <ul style="list-style-type: none"> <li>• Reduce the number of units; and</li> <li>• Change the exterior color.</li> </ul> </li> </ul> |



1998	<ul style="list-style-type: none"> <li>Sharon Jarrett produced extensive needs assessment with guidance from Mike Hall, Boise City Neighborhood Planner.</li> </ul>
1999	<ul style="list-style-type: none"> <li>June Garden Tour; six gardens. The purchase of one tour ticket equaled one neighborhood association membership.</li> </ul>
2000	<ul style="list-style-type: none"> <li>Received a Boise City Neighborhood Enhancement grant for additional street lights.</li> <li>Neighborhood Action Plan completed.</li> <li>Received a grant from Treasure Valley Futures for the study of the Orchard and Emerald Revitalization Project.</li> <li>Submitted a grant request to the ACHD Neighborhood Enhancement fund for curbs, gutter, and sidewalks for Irving and Garden Streets.</li> <li>Major ACHD study of area drainage in preparation for a curb and gutter project.</li> <li>Participated in “Re-Leaf Boise” with Central Bench Neighborhood Association.</li> <li>“Rake-Up” Boise.</li> <li>Various meetings about adult businesses at Orchard and Emerald Shopping Center.</li> </ul>
2001	<ul style="list-style-type: none"> <li>October – Neighborhood pot luck.</li> <li>November – “Rake-Up Boise”.</li> </ul>
2002	<ul style="list-style-type: none"> <li>April – Neighborhood picnic.</li> <li>Discussion with Sonic Drive-In representatives to increase amount of landscaping.</li> <li>Letter to Planning &amp; Zoning Commission requesting denial of permits to convert house to duplex.</li> </ul>
2003	<ul style="list-style-type: none"> <li>July – Neighborhood picnic at Terri Franks’ residence.</li> <li>November – “Rake-Up Boise”.</li> <li>Worked with developers to make aesthetic changes to replacement wall along a portion of Emerald.</li> <li>Neighborhood Plan underway.</li> </ul>
Ongoing	<ul style="list-style-type: none"> <li>Quarterly meetings with speakers.</li> <li>Periodic newsletters.</li> </ul>

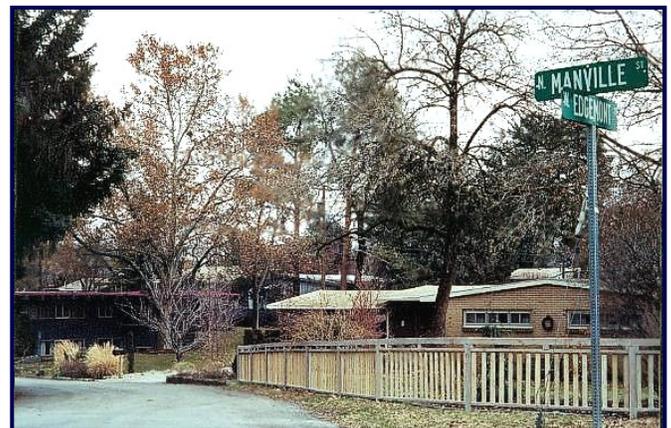
- Annual meetings for election of board of directors.
- Charity donations for families in need.

### Public Participation Process

Public involvement is essential in the plan development. In 2003, the Central Rim Neighborhood Association Board initiated the current effort to complete a plan and secure its adoption by the City of Boise. Neighborhood strengths, weaknesses, and opportunities were discussed.

### Neighborhood Strengths

- Neighborhood serenity.
- Mature landscaping and trees.
- Stability and longevity of residents.
- Character of neighborhood.
- Young families.
- Residents feel safe.
- Acquainted with neighbors.
- Mix of housing types and residents.
- Homes and other real estate is being improved and upgraded.
- Neighborhood is not a thru-way for traffic.
- Biking is easy and convenient.
- Park and Greenbelt access for bicyclists and pedestrians.
- Near public bus.
- Friendly, cohesive neighborhood.



Mature and Attractive Neighborhood Landscaping



Alleyway behind Commercial Development at Orchard and Emerald



Four-plex Development on Bluff Place

### Neighborhood Weaknesses

- No neighborhood identity.
- Transient population.
- Type and number of commercial businesses at Orchard and Emerald.
- Few outdoor services or restaurants.
- Understaffed code enforcement.
- Some poorly maintained yards and houses.
- Concern regarding possible widening of West Emerald Street by ACHD that will result in reducing the yards adjacent to the street.
- Incomplete sidewalks on West Irving Street and North Garden Street.
- Cut-through traffic due to congestion at the intersection of Orchard and Emerald.
- Inadequate neighborhood policing.
- Unkempt alleys.
- Graffiti.
- Stray animals.
- Encroachment of businesses into residential sections of the neighborhood, especially along Orchard Street.
- Proliferation of duplexes and rental housing.
- Lack of sidewalks and curbs.
- Commercial zoning and residential (R-3D) allows for commercial development.

### Neighborhood Opportunities

- Consider new neighborhood entrance signage at Garden, Roosevelt, Irving, and Marshall Streets.
- New future commercial redevelopment that can provide desirable “neighborhood commercial” and “mixed uses” for the neighborhood, as well as Boise.
- People outside of the neighborhood are a great source of support and energy to accomplish goals.
- Prevent encroachment of businesses into residential neighborhood.



## Public Participation Activities

Opportunities for open, public involvement are essential throughout the neighborhood planning process. The Central Rim Neighborhood Board encourages active participation from residents and businesses at all times. During the neighborhood plan development and adoption process, public involvement opportunities include:

1. **Plan formulation** - In late 2003 and 2004, Board members and interested neighborhood members together developed a draft plan. In March 2004, a written draft plan was reviewed by the Board.
2. **Open House** - A neighborhood open house to review the draft plan was held on March 30, 2004. The Board hosted this two-hour informal event for anyone to comment on the draft plan. The event was well-attended and comment sheets expressed satisfaction with the format and exhibits.
3. **Draft Plan Review and Comment** - Based on comments received at the open house, suggestions from the City of Boise staff and clarifications and/or edits, a final draft plan will be presented to the board. The draft document is available on the City of Boise's web site for additional neighborhood review and comment. The Final Draft will be provided to Lance Evans, Neighborhood Planner, City of Boise Planning Department.
4. **Public Hearings** - The Boise Planning and Zoning Commission and Boise City Council will hold public hearings to consider the proposed neighborhood plan. Written and verbal comments will be invited at both hearings.



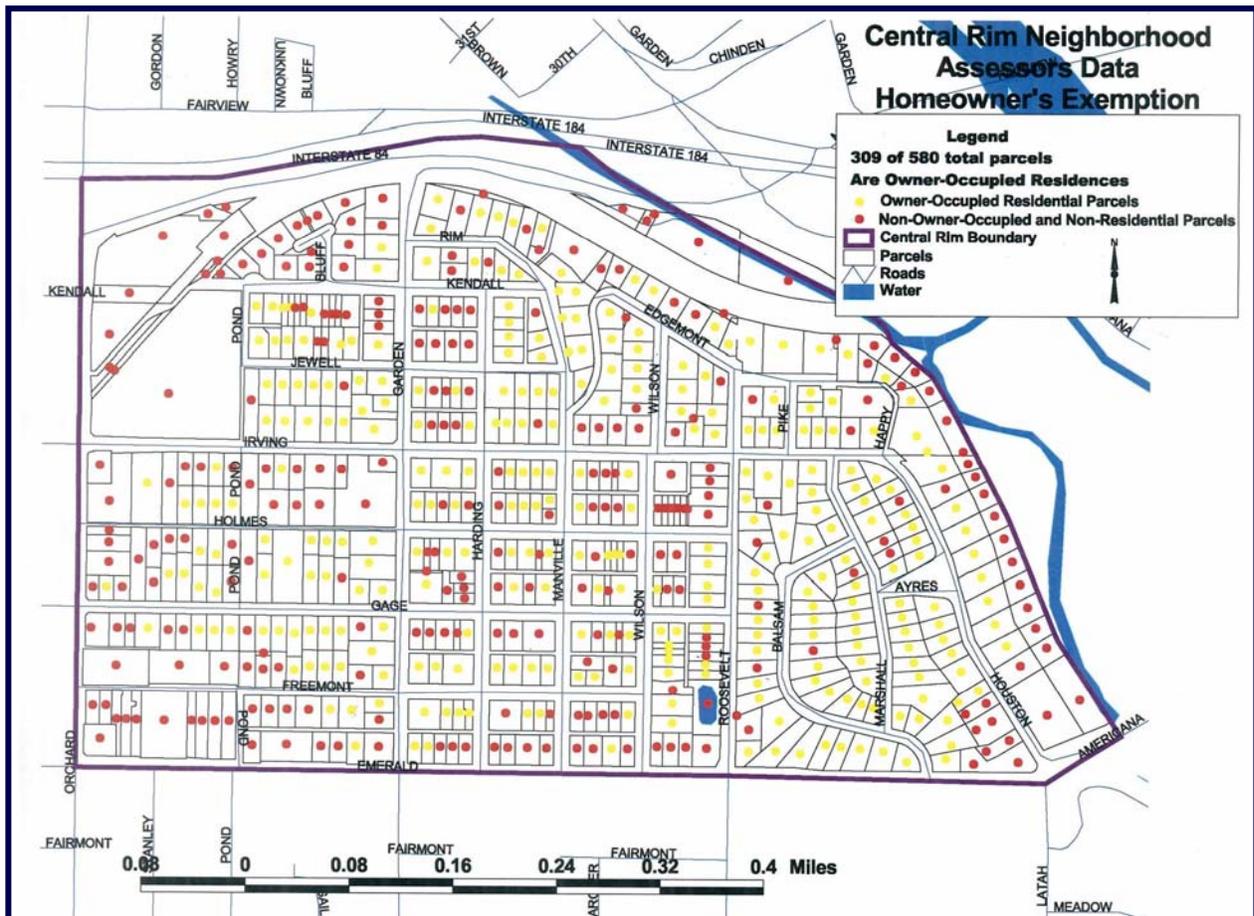
## Neighborhood Land Uses

### Residential Areas - Current

The neighborhood is approximately 193 acres - 140 acres in residential use and 32 acres in commercial land use, and the remainder (21 acres) in streets.

In 2004, there are 580 total parcels in the neighborhood - 309 (53.3%) are owner occupied parcels and 271 (46.7%) are non-owner occupied and non-residential parcels.

According to Jeff Neberman, City of Boise (1/04), many homes in the neighborhood are 50 years old, which is the benchmark that the National Register uses to create districts and landmarks. Mr. Neberman says the City has no plans to create an historic district in this area and it is doubtful that the Historic Preservation Commission will be looking at this neighborhood in the future.



Source: Ada County Assessor's Office



Lot sizes range from 25-foot wide lots originally platted in Manville’s Subdivision, Amended to generous acreage sites. The small parcels were typical for the era, but can create a headache today. Originally, homeowners purchased a number of preferred lots, giving flexibility to housing size options.

Today, remaining legally-platted 25-foot wide lots are being built upon and existing homes expanded, or reduced to allow more homes on a formerly single family residential lot, causing concerns from adjacent property owners, including:

- Lack of garages.
- Lack of landscaping.
- Inappropriate side setbacks.
- Inappropriate window locations.

For these reasons, neighborhood residents are requesting a design review process for all new multi-family and substandard lots of record development in the R-1C district.



New Infill Housing on West Kendall Street

Unightly debris, cars in front yards, and other code violations frustrate neighborhood beautification efforts. The neighborhood depends upon the City of Boise to enforce local laws. Generally, residents acknowledge that the city does its best and are appreciative for the responsiveness of code enforcement personnel. This partnership will continue to be a high priority for the neighborhood.

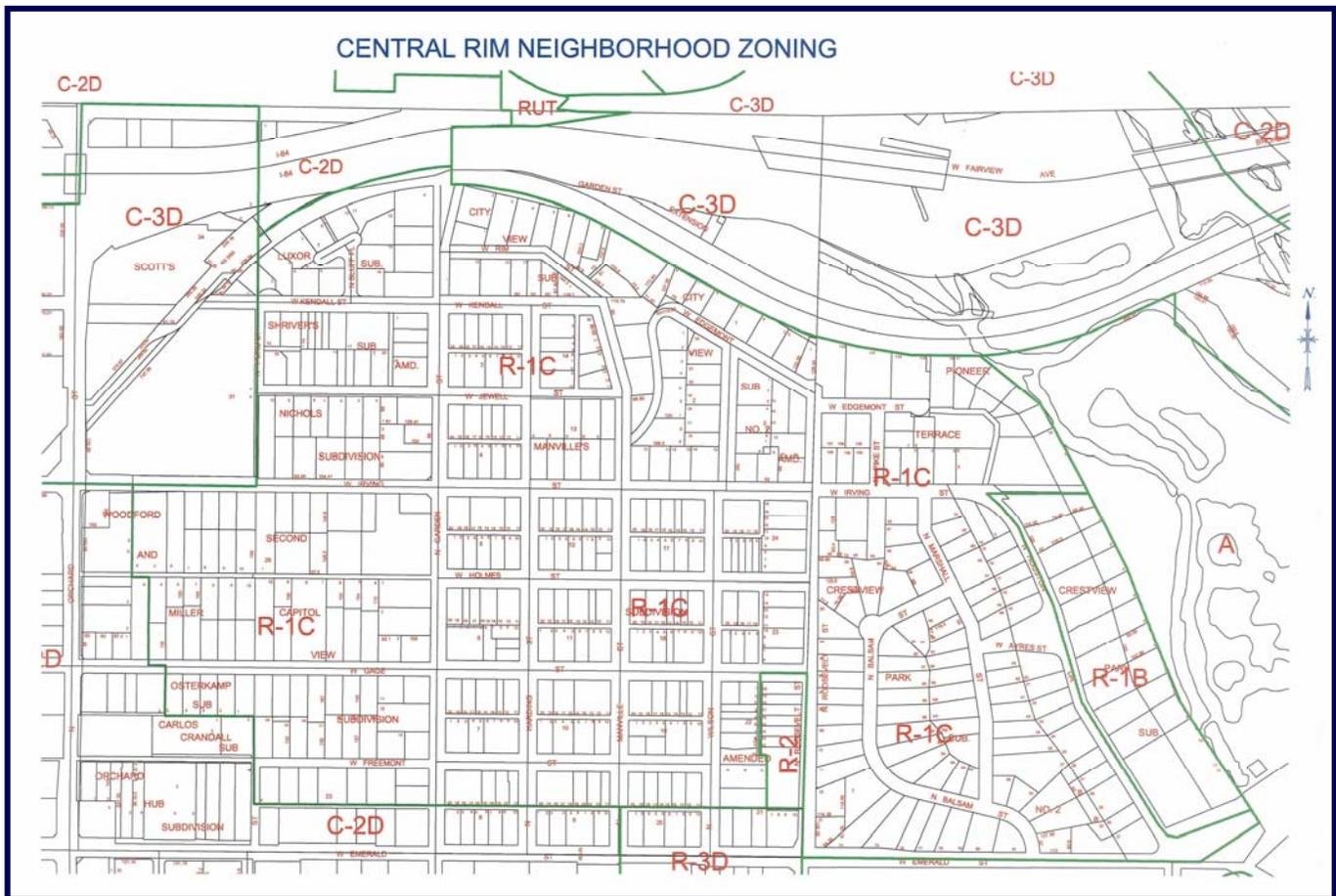
### Zoning Districts

The neighborhood has four (4) residential zoning districts:

<b>R-1B/R-1C</b>	
<b>Purpose:</b>	Single-family residential zone district.
<b>Locations</b>	<ul style="list-style-type: none"> <li>• Throughout the neighborhood.</li> </ul>
<b>Representative Allowed Uses</b>	<ul style="list-style-type: none"> <li>• One single-family dwelling.</li> <li>• In-home child care.</li> <li>• Professional office (adjacent to a C-district).</li> <li>• Enhanced manufactured home.</li> </ul>

<b>R-2</b>	
<b>Purpose</b>	Medium density residential zone district.
<b>Locations</b>	<ul style="list-style-type: none"> <li>• North Roosevelt between West Gage and Emerald.</li> </ul>
<b>Representative Allowed Uses</b>	<ul style="list-style-type: none"> <li>• Family child care.</li> <li>• Duplex.</li> <li>• Detached single-family dwelling.</li> </ul>

<b>R-3D</b>	
<b>Purpose</b>	Multi-family residential district which allows offices and limited commercial uses.
<b>Locations</b>	<ul style="list-style-type: none"> <li>• West Emerald Street between North Roosevelt Street and North Manville Street.</li> </ul>
<b>Representative Allowed Uses</b>	<ul style="list-style-type: none"> <li>• 7-20 dwelling units/acre in one building.</li> <li>• Animal hospital</li> <li>• Family child care.</li> <li>• Duplex.</li> <li>• Detached single-family dwelling.</li> </ul>



Source: City of Boise

### Residential Areas - Future

Generally, residents comment on the serenity of the neighborhood, knowing their neighbors, and the feeling of security when asked about their neighborhood. At the same time, residents are voicing concerns about the quality of new residential development and redevelopment of infill parcels. It is not that redevelopment is occurring; it is the lack of compatibility to the existing homes and/or the lack of quality design that is frustrating neighbors. Additional city design standards for substandard lot development will help new homes blend with the existing neighborhood.

Multi-family development is not considered compatible residential development within the R1-C District. The neighborhood recommends that only Allowed Uses in the R1-C District be allowed to utilize the Planned Development process.

### Goal

- Support quality neighborhood projects that provide compatible residential design with the existing neighborhood homes.

### Policies

- Work toward new zoning standards to increase the compatibility of substandard lots. This may include increased landscaping requirements, window orientation, restrictions on the amount of paving per lot, and architectural enhancements that break up the scale and mass of the structure.
- Amend the City of Boise zoning ordinance to allow permitted uses only to be eligible for the Planned Development process.
- Continue cooperative code enforcement with the City of Boise to enhance neighborhood appearance, and ensure the health and safety of residents.



## Commercial Areas - Current

### Orchard and Emerald

Presently, there is a mix of commercial, retail, and office establishments on the perimeter of the neighborhood, generally located along Orchard and Emerald Streets. (See Appendix A for a neighborhood business listing.) Some of the businesses are excellent neighborhood establishments. As an example, LA-Z-Boy Furniture and Commercial Home Furnishings agreed not to drive delivery trucks through the neighborhood and have honored that commitment. In addition, the owners (the Kurpiewskis), helped landscape the new Boise bike path that touches their property.



Businesses at Orchard and Emerald Streets

Unfortunately, proliferating adult-type businesses keep away desirable business enterprises and devalue neighborhood residential properties. Further, many of these existing businesses are incompatible with family values.

Additionally, very few neighborhood services exist within reasonable walking distance of the neighborhood.

### Home Businesses

There are also a number of small in-home businesses in the residential areas. R-1C and R-1B zone districts both allow, or require only administrative approval, for in-home child care, professional offices, and home occupations.

### Zoning Districts

The City of Boise Zoning Ordinance currently restricts commercial land uses to North Orchard Street and to some areas adjacent to West Emerald Street. Existing commercial zoning is C-2D except for the corner of Orchard and the I-84 Connector, which is designated C-3D.

*Note: "D" designates a design review process is required by the City of Boise.*

#### C-2D: General Commercial with Design Review

- |                                    |   |
|------------------------------------|---|
| <b>Locations</b>                   | <ul style="list-style-type: none"> <li>• North side of Emerald, between Orchard and North Manville Street.</li> <li>• East side of Orchard between West Irving and West Emerald Street.</li> </ul>                          |
| <b>Representative Allowed Uses</b> | <ul style="list-style-type: none"> <li>• Tavern/lounge.</li> <li>• Animal hospital.</li> <li>• Bowling alley.</li> <li>• Auto service station.</li> <li>• Drive-up window establishment.</li> <li>• Motel/hotel.</li> </ul> |

#### C-3D: Service Commercial with Design Review

- |                                    |  |
|------------------------------------|--|
| <b>Locations</b>                   | <ul style="list-style-type: none"> <li>• North Orchard Street.</li> <li>• Orchard and the I-84 Connector.</li> </ul>   |
| <b>Representative Allowed Uses</b> | <ul style="list-style-type: none"> <li>• All uses allowed in the C-2D district, except tavern/lounge.</li> <li>• Building material and heavy machinery sales.</li> <li>• Storage, warehouses.</li> <li>• Trucking terminal.</li> </ul> |



- Contractor shop/yard.

### Commercial Areas - Future

#### **Emerald and Orchard**

Neighborhood residents support a high-quality, mixed-use redevelopment project at the corner shopping center of Emerald and Orchard, which will significantly upgrade the entire corner(s). The area between Pond, Orchard, Irving, and Emerald includes approximately 54 small parcels, presenting a redevelopment challenge.

In the fall of 2000, the Treasure Valley Futures (TVF) Team selected the corner of Emerald and Orchard as one of the seven demonstration design projects to explore flexible revitalization solutions. University of Idaho architecture students and faculty were joined by local professionals, elected officials, community members, and business and property owners in a two-four month design process. The Orchard and Emerald Revitalization project focused on the inner-ring suburban shopping area with pedestrian-oriented transit, continuous sidewalks, public plazas, and additional housing choices. A new rail-oriented village was proposed for the old rail spur to downtown.

Businesses and establishments that provide neighborhood goods and services are especially desired by the residents. Recent comments indicate that residents want to safely walk with children or ride bicycles to destination “social spaces” including shopping, restaurants, and services. Plazas, fountains, patios, water, or green areas with sitting areas that allow relaxed multi-generational interaction received strong support. It should be noted that these can be small well-designed spaces that the neighborhood - or any person - can enjoy.

It is hoped that the Capital City Development Corporation (or other agency) can explore innovative financing and parcel assemblage that will become a model for all future inner-city redevelopment.

#### **Goal**

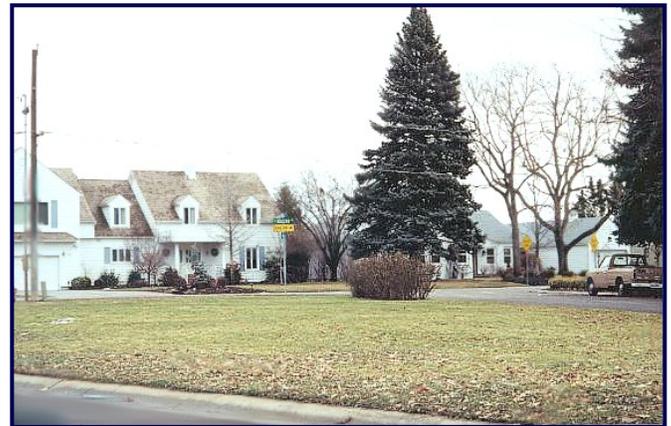
- Strive to upgrade neighborhood businesses at the corner of Emerald and Orchard.

#### **Policies**

- Redevelop the north/east corner of Emerald and Orchard into a mixed use commercial/residential development that is an economic and “quality of life” asset to the neighborhood and City of Boise.
- Acknowledge neighborhood businesses that recognize and contribute to the vision of the neighborhood.
- Review neighborhood redevelopment proposals and offer neighborhood comment to the city and/or developers.

#### **Park Land**

A small city-owned triangular parcel is located on West Ayres Street and Houston Drive.



Ayres Street Park

There are no public playgrounds, parks, or neighborhood meeting locations within the neighborhood. However, Kathryn Albertson Park, which allows only passive recreation, borders the neighborhood to the north.

Also, easily accessible by foot or bike, Ann Morrison Park offers a full-service recreation facility for the entire family.

A future City park will be located south of Morris Hill Cemetery.

#### **Goal**

- Consider a site for a future neighborhood plaza or space.

#### **Policy**

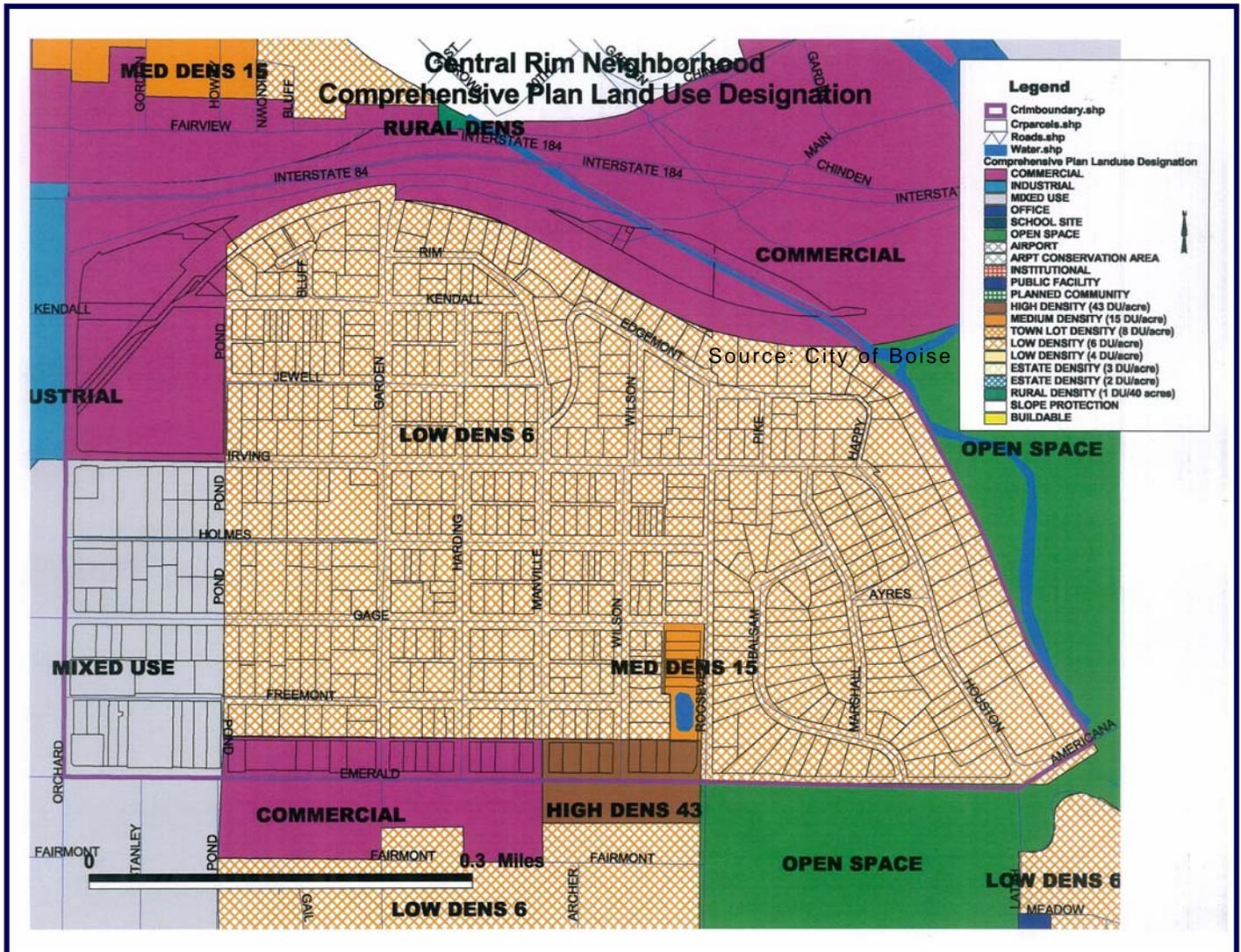
- Work with redevelopment plans to include public space(s) in new mixed-use proposals for Emerald and Orchard Streets.



### Comprehensive Plan - Future

The 1997 Boise City Comprehensive Plan indicates “mixed use” as a future land use at the corner of Emerald and Orchard (between Pond, Orchard, Irving, and Emerald). Because the site includes many small parcels (approximately 54), this area presents a redevelopment challenge.

Residential land use will remain unchanged. This site provides an excellent opportunity for the Capital City Development Corporation to assemble parcels and market an attractive redevelopment site that will be an asset to the city and neighborhood.



Source: City of Boise



## Public Facilities and Services

### Streets Functional Classification

- Emerald – Arterial (Minor)
- Orchard – Arterial (Principal)

All the remaining neighborhood streets are considered “local”. The table below provides available traffic counts.

Street	Location	Date	Count	Direction	AM Peak	PM Peak
Americana	North of Emerald	11/26/02	6,241	Northbound Southbound	308 80	279 244
Ayres	None listed					
Balsam	None listed					
Bluff Place	None listed					
Edgemont	None listed					
Emerald	East of Orchard	1/29/03	14,475	Eastbound Westbound	438 414	609 723
	West of Latah	11/26/02	13,489	Eastbound Westbound	439 276	587 684
Freemont	West of Garden	3/25/03	309	Eastbound	8	15
				Westbound	5	7
Gage	East of Orchard	3/25/03	262	Eastbound	1	7
				Westbound	3	4
Garden	North of Emerald	11/8/00	1,569	Northbound	34	54
				Southbound	42	72
Harding	None listed					
Holmes	East of Orchard	11/11/94	96			
Houston	None listed					
Irving	East of Orchard	8/6/03	2,901	Eastbound	57	117
				Westbound	79	86
Jewel	West of Garden	2/8/95	125	Eastbound		17
				Westbound		11
Kendall	None listed					
Latah	South of Emerald	11/26/02	8,892			
Manville	None listed					
Marshall	South of Irving	12/2/98	200	Northbound	3	16
				Southbound	12	9
Orchard	North of Emerald	11/5/02	20,822	Northbound Southbound	583 471	989 816
	North of Irving	10/29/02	21,318	Northbound Southbound	636 563	1248 814
Pike	None listed					
Pond	None listed					
Rim	None listed					
Roosevelt	North of Emerald	10/6/99	818	Northbound	10	40
				Southbound	36	37
Wilson	None listed					

Source: COMPASS, 2/04



## Street Improvements

ACHD does not have any street improvements planned in the Five Year Work Program 2004-2008 for the neighborhood or Emerald Street. There are no plans in 2004 or 2005 for any chip sealing on neighborhood streets. However, there is a nine-year rotation for all Ada County streets.



Before Emerald Widening - 1970



After Emerald Widening - 1972

Insensitive widening of Emerald Street is still a strong neighborhood memory. There is concern by the neighborhood that West Emerald will be widened and again reduce the yards of homes along Emerald. In the 1970s, Emerald Street was widened, removing vegetation and landscaping.<sup>1</sup> Any new plans for improvements must include neighborhood collaboration.

<sup>1</sup> Peterson, 2/04

## Neighborhood Identity

Presently, the neighborhood lacks any identified entries or boundaries. Recent discussions and ideas center around entry signage with attractive but limited landscaping. Questions regarding installation and maintenance costs are yet to be resolved. However, generally the neighborhood supports pursuing investigations of available options.

## Traffic-calming Speed Bumps

Ten (10) speed bumps are found at strategic locations throughout the neighborhood. They are located on North Marshall Street, North Roosevelt Street, West Irving Street, North Garden Street, and West Gage Street. Generally, the residents believe the traffic-calming speed bumps slow traffic and are beneficial to the neighborhood.

## Sidewalks

Typically, the interior neighborhood does not have sidewalks, but the tree-lined streets and slow traffic allows for easy pedestrian use. However, the lack of sidewalk on Garden Street and West Emerald presents unsafe conditions for all pedestrians and school children. Immediate attention to this safety hazard is a top priority.

New sidewalk, curbs, and gutter improvements were requested by the neighborhood in the following locations:

- West Irving Street from North Garden Street to Orchard Street. Discussions in October 2003 with ACHD staff indicate that design and right-of-way acquisition are complete for sidewalks, curbs, and gutters along both sides of the street. It is "likely" that sidewalks will be constructed in 2005-2006.
- North Garden Street between West Emerald and West Irving Street. ACHD reports that the current request for sidewalks, curbs, and gutters is still "active", although ACHD has not taken any action at this time. This delay is due primarily to the search by ACHD for a pond site. No completion date is available.

### **Goal – Sidewalks and Street Improvements**

- Complete curbs, gutters, sidewalks and street improvements as necessary for school children and the safety of all pedestrians.



**Policies**

- Complete sidewalks along the north side of West Emerald Street between North Balsam Street to Roosevelt, and between North Wilson and North Pond Street extended.
- Connect pathways and sidewalks to services and businesses outside of the neighborhood.
- Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets (Emerald and Orchard).
- Discourage further widening of Emerald between Marshall Street and Roosevelt Street.
- Encourage the addition of a left-turn lane at Garden to facilitate traffic flow.

**Goal – Neighborhood Identity**

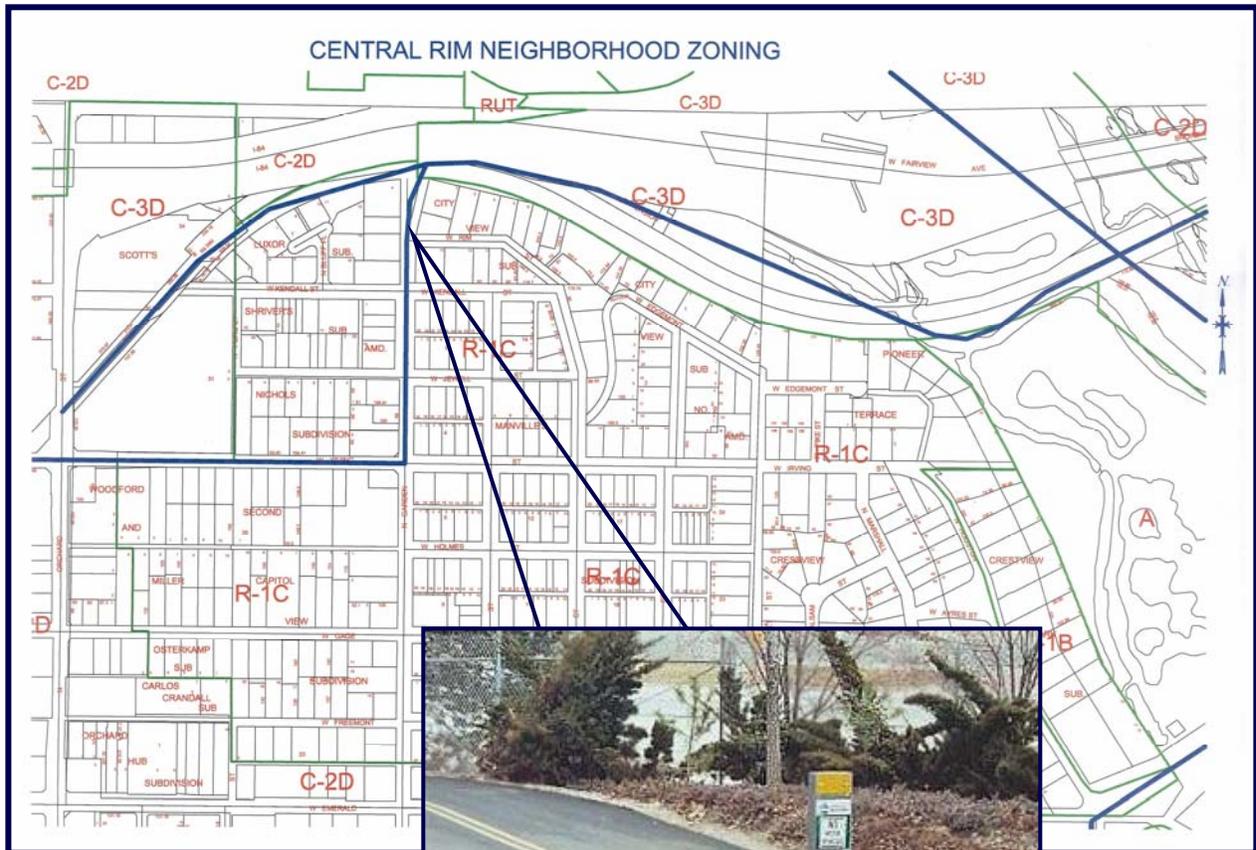
- Improve neighborhood identification.

**Policy**

- Design and install attractive neighborhood entrance signage at Garden, Roosevelt, Irving and Marshall Streets.

**Bike Pathways**

The Central Rim appreciates its proximity to the Boise Greenbelt. At the northwest edge of the neighborhood, a newly completed section of the Boise Greenbelt connects users to downtown Boise and points south and west as envisioned in the *River to Ridges Bike Plan* for the City of Boise. There is a bike route posted along Irving Street from Orchard to North Houston Drive - ultimately connecting to the Boise Greenbelt via Americana Boulevard.



River to Ridges Bike Plan



## Police

Charlene Miller with the Boise Police Neighborhood Watch Program provided the crime data presented to the right.

### Neighborhood Police Contact

Officer P.D. Burch  
331-3424 x 226

The Boise Police Department has recently redrawn the boundaries of the neighborhood reporting districts to give more Boise

residents a personal connection to those assigned to protect them. The Central Rim Neighborhood is within the Central Bench Neighborhood reporting district.

## Fire

The neighborhood is in Fire District No. 5.

## Water

United Water provides potable water to the neighborhood.

## Schools

All schools are within the Boise School District. Students living between North Orchard and Garden Streets attend Franklin Elementary School, West Junior High School, and Borah High School.

Students living between Garden and Americana attend Jefferson Elementary School, South Junior High School, and Borah High School.

Jefferson Elementary students are bussed.

## Sewer

Sewer is provided by the Bench Sewer District, which maintains its office in the neighborhood.

*“There used to be a lot of open irrigation ditches in our area. One in particular ran behind houses on Marshall and Balsam. It cut across Balsam and behind other homes and lots. We had a lot of children in the area and some near tragedies because of the open ditches. We finally got the ditch across Balsam buried and the neighbors paid to fence-in a run off pond on Roosevelt Street. It still exists.”* Sally Burns-Feltman, 2/04

## Irrigation

The Nampa/Meridian Irrigation District provides irrigation water via the Ridenbaugh Canal. A large pond on North Roosevelt collects irrigation run-off.

### Central Rim Neighborhood Reported Crime Statistics for 2001-2003

<b>2001</b>	
Aggravated Assault	3
Residential Burglary	14
Vehicle Burglary	10
Mail Theft	2
Theft	6
Theft from yard	1
Vehicle Theft	6
Illegal Entry	3
Rape	1
Robbery – Residence	1
Vandalism	7
Indecent Exposure	1
<b>2001 Total</b>	<b>55</b>
<b>2002</b>	
Aggravated Assault	5
Residential Burglary	7
Vehicle Burglary	17
Theft	5
Rape	1
Robbery	2
Sexual Assault	1
Vehicle Theft	8
Vandalism	17
<b>2002 Total</b>	<b>63</b>
<b>2003</b>	
Aggravated Assault	2
Residential Burglary	10
Vehicle Burglary	27
Theft	13
Arson	1
Vandalism	19
Vehicle Theft	7
Unlawful Use of Destructive Device	1
<b>Total</b>	<b>80</b>

Source: City of Boise, Police Department, 2004



*Appendix A*

**Listing of Businesses Located within the Central Rim Neighborhood Association**

**Listing of Businesses located within the  
Central Rim Neighborhood Association  
January 2004**

**EMERALD**

4202	Catholic Charities of Idaho	
4210	Boise Books	
4212	Athena	
4218	Can-Do Insurance	Car Insurance
4220	TechNique	Personal Training
4222	Millie Smith	Counselor
4304	Educational Therapists	
	A+ Adams & Associates	
	First Link Safety	
4402	Rush Electronics	
4418	Don Miller & Co.	Tax Accountant
4516	Massage Central	
4614	Don Wilson Chartered	Attorney
4620	Looks Unlimited	Hair Salon
4720	Holland Realty	
4722	Bow Wow Auto Parts	
4802	El Paraizo Nite Club	
4806	Vacant	Previously The Body Shop
4828	Bench Sewer District	
4860	Emerald Lanes	Bowling Alley
4870	Orient Market	Grocery
4898	Chiang Mai	Thai Restaurant (Coming Soon)
4900	Navajo Room	Tavern
4912	Wok Inn Noodle	Restaurant
4920	Vacant	

**GAGE**

4901	Western Realty	
4910	Telford & Sons	Violins and Pianos

**GARDEN**

801	Grandma's Attic	Used Furniture/Toys/Clothes
1115	River Valley Community Center	

**IRVING**

4800	Ocean Beauty	Seafood Wholesale
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**ROOSEVELT**

1177	Boise Valley Christian Communion Church	
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**Listing of Businesses Located within the Central Rim Neighborhood Association  
(cont.)**

**Listing of Businesses located within the  
Central Rim Neighborhood Association  
January 2004**

**ORCHARD**

804	Emerald Motors	Used Car Dealer
910	Boise U.S. Employees Federal Credit Union	
918	Go Maintenance	Auto Detail
	Capital Contribution Center	
1010	Lynn Luker P.A.	
	Crossroads	
	Community Services LLC	
	Always Beautiful	
	U.S. Lab	
	Farmers Insurance	
	Vacant (343-0022)	
1088	Labor Ready	
1094	Christian Revival Center	
1098	Chef Express	Restaurant
1100	Vacant	Previously Snake River Pool & Spa
1134	Pathways Counseling	
	103 Vacant	
	105 Vacant	
	106 Western Resources	
	107 Courtesy Motors	
	108 Right-to-Life of Idaho	
	207 Pathways Counseling	
	210 Corporation	No Other Information Available
1136	Idaho Wing Chung	Martial Arts
1142	Golden Star	Restaurant
1146	Vacant	
1148	Hollywood Nails	
1150	Hair Benders	
1154	Scott-Hedrick Construction	
1156	Spanish Radio	
1200	LA-Z-Boy Furniture Gallery	
1208	Commercial Home Furnishing Clearance Center	
1216	Quiznos	Restaurant
1220	Super Kart Indoor Racing	
1310	Idaho Camera	
1424	Masonry Center	

Source: Janis Ogawa, 1/04