

Collister Neighborhood Plan



Interurban station at Collister Road and State Street (ISHS 75 65.124).

PREPARED BY THE COLLISTER NEIGHBORHOOD ASSOCIATION

ADOPTED BY THE
BOISE CITY COUNCIL
SEPTEMBER 11, 2007

INTRODUCTION

COLLISTER NEIGHBORHOOD PLAN — INTRODUCTION

I.0 INTRODUCTION

The Collister Neighborhood in northwest Boise is a desirable area sought out by people who enjoy:

- A balance between urban amenities and accessibility, and a semi-rural lifestyle;
- Living in an area with a diverse range of socioeconomic levels, lifestyles, and housing preferences;
- Nearby access to pedestrian, bicycle, and equestrian paths and trails within the neighborhood and leading to the Foothills and the Boise River;
- Nearby access to downtown;
- Nearby access to northbound routes to Bogus Basin and McCall;
- Family-friendly amenities and attitudes;
- A growing sense of community;
- Open spaces, mature trees and landscaping;
- Tree-lined streets;
- Outdoor recreation;
- Wildlife;
- Views of the foothills, Boise Valley, and Owyhee Mountains; and
- Reliable services (police, fire, road, garbage, and recycling pickup).

I.1 MISSION

The mission of the Collister Neighborhood Plan is to convey the vision of the neighborhood residents for the future of the Collister Neighborhood, and to address how the neighborhood will achieve this vision. The plan links the shared goals and concerns of Collister neighbors to a specific set of actions, with the intent of accomplishing the goals outlined in the plan. It will serve to:

- Enable the City Council, Planning and Zoning Commission, and Design Review Committee to establish long-range development policies;
- Provide a basis for judging whether specific development proposals and public projects are in harmony with the neighborhood plan and city comprehensive plan policies;
- Guide public agencies and private developers in designing and funding projects that are consistent with City policies; and
- Define the parameters for zoning ordinance amendments.

Neighborhood residents look forward to working with the city, county, developers, and concerned neighbors to ensure that future decisions impacting the Collister Neighborhood are planned for in ways that preserve and improve both the quality of life of our residents and as well as the character of our neighborhood.

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- (3) Elmer Street Survey
- (4) Sycamore Plan

I.2 PLAN ORGANIZATION

The Collister Neighborhood Comprehensive Plan is organized into the following chapters:

Introduction

This section defines the overall purpose of the plan, and describes the neighborhood planning process.

Chapter 1 — Collister Neighborhood Identity

This chapter briefly states the neighborhood vision. It contains a brief summary of the eight main goals of the Collister Neighborhood Plan.

Chapter 2 — Plan Objectives and Implementation Actions

This chapter summarizes the neighborhood visions for long-term livability and sustainability. It lists specific needs and goals that were identified by the Collister Neighborhood community, and includes recommended actions to achieve these goals. The information in this chapter was developed based on input from the Collister community during the planning process. References to applicable sections of the Boise City Comprehensive Plan are also included.

Chapter 3 — Background Report

This chapter is a snapshot of the neighborhood as it exists today, describing the neighborhood and its boundaries. It also provides a detailed description of the neighborhood history, development, unique features, and areas of concern.

Bibliography

Source documents used to develop this plan.

Appendices

- (1) Aerial Photo
- (2) Collister Neighborhood Survey

I.3 RELATIONSHIP TO OTHER PLANS

The Collister Neighborhood Plan has been developed and reviewed for consistency with the following plans:

I.3.1 — Boise City Comprehensive Plan

The Collister Neighborhood Plan has been developed to reflect the broad vision contained in the Boise City Comprehensive Plan (Boise Comp 2003). Key applicable elements and the associated page numbers in the city comprehensive plan include:

1. Promote increased residential densities along transit routes and around shopping places (P. 8-9).
2. Direct creating activity nodes, mixed use, and pedestrian-oriented designs (P. 8-9).
3. Guide office development along arterial and collector streets (P. 8-11).
4. Discourage the creation of “single-use” commercial and office districts (P. 8-12).
5. Require the use of special design treatments to provide compatibility (P. 8-15).
6. Promote the placement of mixed-use developments (P. 8-18).
7. Guide the work toward developing reduced parking requirements or deferred development impact fees (P. 6-16).

8. Recognize the availability of on-street parking facilities when determining parking standards (P. 6-17).
 9. Encourage the direct production of affordable housing (P. 7-1).
 10. Encourage a mix of housing types, densities, and price (P. 7-3).
 11. Promote the dispersal of low and moderate income housing throughout the city (P. 7-3).
 12. Promote the maintenance of existing housing (P. 7-4).
 13. Direct establishment of target areas for further housing rehabilitation and maintenance programs (P. 7-4).
 14. Require multi-family residential projects be designed to convey a high level of quality and distinctive neighborhood character (P. 7-7).
 15. Encourage pursuit of a variety of strategies and programs to prevent disinvestment from occurring (P. 7-8).
- responsibility of the City, but zoning and ordinance changes are handled by Ada County.

I.3.4 — Interim Foothills Transportation Plan

The Foothills Policy Plan directed the City to work with the Ada Planning Association (now known as the Community Planning Association of Southwest Idaho or COMPASS), Ada County, and the Ada County Highway District (ACHD) to develop a Foothills Transportation Plan. The 1998 interim plan identified transportation policies that were consistent with the Regional Transportation Plan, and did not conflict with the Foothills Policy Plan.

I.3.5 — “Destination 2025” Long-Range Transportation Plan for Ada County

Long range transportation planning for Ada County is the responsibility of COMPASS. The plan “Destination 2025” (COMPASS 2002) provides a vision and suggested policies and actions to mitigate traffic problems in the county. Destination 2025 was adopted by the Boise City Council on March 4, 2003, and is therefore incorporated as part of the Boise Comprehensive Plan.

I.3.2 — Boise City Foothills Policy Plan

The City adopted the Foothills Policy Plan (Boise 1997) on March 14, 1997, as an amendment to the Comprehensive Plan, to provide land use, transportation, environmental, and neighborhood protection policies to guide growth and development in the Foothills.

I.3.3 — Ada County Comprehensive Plan

The northern portion of the Collister Neighborhood is currently outside of the Boise City limits, but is within the City’s area of impact. In these areas, planning is the

I.3.6 — Sycamore Neighborhood Overlay District

The Sycamore Neighborhood Overlay District is included within the boundaries of the Collister Neighborhood. It has adopted its own neighborhood plan, the Sycamore Neighborhood Overlay District, Boise City Code 11-04-12 (PDS 1998). The Collister Neighborhood Comprehensive Plan is consistent with the Sycamore Plan, which is incorporated by reference.

I.3.7 — Adjacent Neighborhood Associations

Although the Collister Neighborhood Plan addresses planning issues and goals for the Collister neighborhood, residents recognize that the Collister Neighborhood must consider that its proposed actions and implementation plans may have an impact on surrounding neighborhoods. Adjacent areas that have neighborhood associations registered with the City of Boise include:

- Northwest Neighborhood Association;
- Quail Ridge Neighborhood Association;
- Sunset Neighborhood Association;
- Veteran's Park Neighborhood Association;
- Dry Creek Neighborhood Association (Ada County); and
- Dry Creek Valley Rural Neighborhood Association (Ada County).

I.4 CONTRIBUTORS AND ACKNOWLEDGMENTS

The Collister Neighborhood Plan builds on the previous work done by the Sycamore Neighborhood, and incorporates contributions from neighbors throughout the area who provided background information, photographs, oral histories, and thoughtful comments and suggestions on neighborhood surveys.

I.4.1 — Collister Neighborhood Association Planning Committee

The individuals responsible for drafting the Neighborhood Plan included representatives from many of its sub-neighborhoods, as well as Boise City:

Collister Neighborhood Association Planning Committee

- Ed Keener, Chair, CNA Neighborhood Planning Commission;
- Janet French, CNA President 2002-2004, Area 2 Resident;
- Julie Klocke, CNA Treasurer, Area 4 Resident; and
- Joan Wallace, Area 2 Resident.

Past Members

- Kathe Alters, Area 1 Resident;
- Ted McDonald;
- Elaine Durbin, Area 3 Resident;
- Cheryl A. Robinson, PE, Area 2 Resident; and
- Beth Skillings, Area 4 Resident.

Consultant

- John Bertram, Planmakers Planning & Urban Design.

City of Boise

- Lance Evans, AICP, Neighborhood Planner, Planning and Development Services.

I.4.2 — Acknowledgements

Special thanks are due to the following individuals and offices for their assistance in developing this plan:

- Kathleen Lacey, City of Boise Transportation Planner;
- Ada County Recorder Staff (for helping to track down historical property records);

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- Cheryl A. Robinson, PE (for research);
- Collister United Methodist Church, 4400 Taft Street (for generously making meeting rooms available); and
- Silver Sage Girl Scout Troop 007, Mary Beth Nutting, Leader (for helping to distribute surveys).

I.5 NEIGHBORHOOD PLANNING PROCESS

The Collister Neighborhood Comprehensive Plan was drafted with emphasis on reflecting the desires of all neighborhood residents. Public participation activities undertaken to ensure this included:

I.5.1 — Committee Meetings

Monthly meetings of the CNA planning committee were held and regular updates were provided to CNA.

I.5.2 — Neighborhood Survey

A Collister Neighborhood Survey was conducted in 2002 (see Appendix C). Neighborhood surveys were designed, delivered, and evaluated by Boise State University (BSU) psychology professor Ted McDonald and a team of graduate students.

The survey results indicated that Collister residents perceive their quality of life as being high. Residents cited the quiet and rural nature of the neighborhood, good neighbors, proximity to the foothills and downtown, good schools, and good location as the best features.

Areas of concern noted by residents included:

- Traffic;
- Lack of services and retail;

- Unkempt appearance of homes and lots;
- Lack of sidewalks;
- The presence of a strip club;
- Loose animals; and
- Barking dogs.

Residents' list for the future improvements included:

- Appearance of homes and lots;
- More parks;
- Reduced traffic/increased road safety;
- Preservation of the rural quality, and
- Maintenance of the quality of life.

I.6 PLAN MONITORING AND UPDATES

Since conditions within the neighborhood may change, it is the intent of the Collister Neighborhood Association to review the plan periodically. The by-laws of the Collister Neighborhood Association require the Board of the Collister Neighborhood Association to conduct at least an annual review of the plan. Implementation of the provisions of this plan will be summarized by providing a status report to neighborhood residents and business owners at one of the CNA monthly meetings.

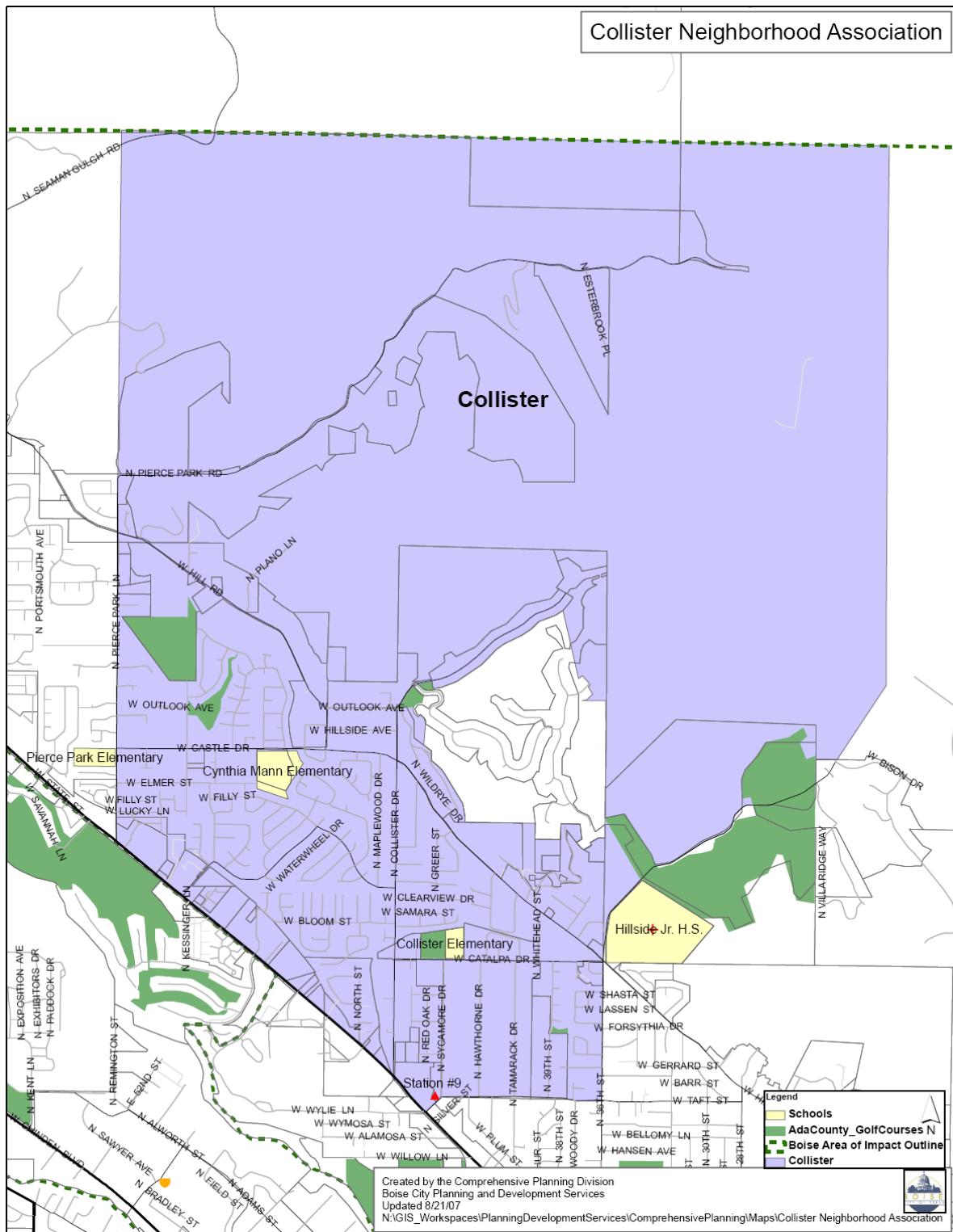
I.7 AMENDMENTS TO THE PLAN

Revisions to the plan will be developed in concert with public input from the neighborhood, and will reflect the consensus of a majority of neighborhood residents.

Review and revisions to this plan will be undertaken whenever major changes are proposed, as determined by the CNA, but will be reviewed and revised as necessary at least every five years from the date of approval by the Boise City Council. Where possible, updates to this plan will be done in conjunction with updates to the Sycamore Neighborhood Action Plan, to ensure continued consistency.

I.8 PLAN BOUNDARIES

The Collister Neighborhood Association is bound on the north by the Boise City Impact Area boundary, the east by 36th Street, the west by Pierce Park Lane north to Seaman's Gulch and the south by State Street.



INTRODUCTION

CHAPTER 2

PLAN OBJECTIVES AND IMPLEMENTATION ACTIONS

COLLISTER NEIGHBORHOOD PLAN — PLAN OBJECTIVES AND IMPLEMENTATION ACTIONS

This chapter identifies the goals, objectives, and policies developed by the Collister Neighborhood community to foster growth while preserving and enhancing our neighborhood.

The Collister Neighborhood Plan has been developed to reflect the broad vision contained in the Boise City Comprehensive Plan issued in 1997, as amended through August 2003.

The information in this chapter was developed based on the Background Report and input from the community during the planning process. The first section outlines the planning process. The second section summarizes the Collister Neighborhood goals, objectives, and policies in a format and numbering system that is consistent with the Boise City Comprehensive Plan. The remaining section presents the Collister neighborhood action and implementation plans, which include a discussion of possible and/or recommended options, timelines, and responsibilities for actions needed to achieve the neighborhoods goals and objectives.

2.1 COLLISTER NEIGHBORHOOD GOALS, OBJECTIVES, AND POLICIES

Collister Neighborhood Plan — Chapter 2. Public Facilities, Utilities, and Services

GOAL	OBJECTIVE	POLICIES
Ensure that utilities and services are used wisely and in ways that promote a safe community and protect and conserve natural resources.	Objective 1 Protect near surface groundwater and surface water from contamination.	1) Uses associated with medium or high potential for contributing to groundwater contamination should be discouraged, e.g., aboveground or underground tank storage of petroleum or petroleum products, or commercial facility discharges of hazardous chemicals to an aging sewer system (e.g., cleaning solvents or other volatile organic compounds). Development Review

Collister Neighborhood Plan — Chapter 2. Public Facilities, Utilities, and Services

GOAL	OBJECTIVE	POLICIES
		<p>2) The number of septic tank systems in use throughout the Collister neighborhood should be reduced. Connection to the sewer system should be required when residential or commercial properties are sold or transferred to new ownership.</p> <p>New Regulations, Development Review</p>
		<p>3) Work with the City to involve community and youth in marking storm drains in the Collister Neighborhood with “Dump No Waste/Drains to River” medallions or similar markings.</p> <p>Projects</p>
		<p>4) Work with the City to promote landscaping and yard maintenance practices that conserve water, increase composting, and reduce the use of pesticides, herbicides, and fertilizers.</p> <p>Projects</p>
	<p>Objective 2 Reduce the amount of solid waste generated, and increase recycling of reusable materials.</p>	<p>1) Educate neighbors about year-round recycling for compostable materials, such as leaves and grass clippings.</p> <p>Projects</p>
	<p>Objective 3 Preserve canal and irrigation systems.</p>	<p>1) Piping or covering of canals or irrigation laterals should be discouraged, unless deemed necessary for public safety or maintenance requirements as required by Boise City Code.</p> <p>Development Review</p>
		<p>2) Where new developments are proposed, canal and irrigation systems should be incorporated as amenities that reflect the rural history of this area, and to limit the use of treated domestic water supplies for landscape irrigation.</p> <p>Development Review</p>

Collister Neighborhood Plan — Chapter 2. Public Facilities, Utilities, and Services

GOAL	OBJECTIVE	POLICIES
	Objective 4 Promote the use of alternative energy sources and energy-efficient building designs.	1) Encourage neighbors to work together to preserve and enhance the urban forest to provide shade, including the use of landscaping materials that requires less water to maintain. Projects
		2) Encourage residents to develop and use alternative energy sources. <ul style="list-style-type: none"> a) Encourage the City to adopt policies that allow new developments to use alternative energy resources, including solar energy. Projects
		3) Encourage public and utility companies to provide energy efficiency and resource conservation education for neighbors, including children and youth. New Regulations, Development Review
	Objective 5 Preserve historic uses of the Boise Front geothermal groundwater resource.	1) Transfer of geothermal groundwater rights out of the Collister neighborhood should be discouraged, to protect the water table, to prevent depletion of the resource, and to provide for the potential for alternative energy resources. Development Review, Projects
		2) Updating and upgrading of existing and historic geothermal groundwater systems in the Collister neighborhood should be encouraged to preserve these water rights. (e.g. Stewart Gulch Water District) Development Review, Projects
		3) Future development of additional geothermal resources along the Boise Front should use a balanced approach that supports continuation and/or expansion of historic or new ventures and home heating in the Collister Neighborhood. Development Review, Projects

Collister Neighborhood Plan — Chapter 2. Public Facilities, Utilities, and Services

GOAL	OBJECTIVE	POLICIES
	Objective 6 Ensure that fire protection is adequate to protect structures and exposures for the urbanized area and in wild-land/urban interfaces.	<p>1) Medium and high density development and structure heights in urban areas and development in the Foothills areas should be restricted unless fire suppression services meet minimum requirements for pressure and fire flows specified in the Boise City Comprehensive Plan. New Regulations, Development Review</p> <p>2) Code requirements should be developed and enforced to restrict new developments in the Foothills and at the wildland/urban interface to fire resistant structures and landscaping. New Regulations, Development Review</p> <p>3) Code requirements for all developments in the Foothills and at the wildland/urban interface should be developed and enforced to maintain landscaping buffer areas and clear areas adjacent to structures to prevent fire propagation. New Regulations, Projects</p> <p>4) Adequate levels of fire department staffing and equipment should be maintained to meet urbanizing needs and protection for wild-land/urban interface developments. Projects</p> <p>5) Work to educate neighbors about fire danger and prevention. Projects</p>
	Objective 7 Preserve and support neighborhood schools.	<p>1) Land use policies should encourage families with children to move into and/or remain in the Collister Neighborhood. Build/retain a diversity of housing types and lot sizes that attract families with children. New Regulations, Development Review</p> <p>2) Maintain viability of neighborhood schools, Collister Elementary, Cynthia Mann Elementary, Pierce Park Elementary, and Hillside Junior High. Development Review</p>

Collister Neighborhood Plan — Chapter 2. Public Facilities, Utilities, and Services

GOAL	OBJECTIVE	POLICIES
		<p>3) Land use and transportation policies should encourage safe routes for walking, biking, skateboarding, skating, etc. to neighborhood schools, parks, bus stops, recreational and commercial sites.</p> <p>Development Review</p>
		<p>4) The Boise Independent School District should be encouraged to provide boundary limits, programs, and appropriate staffing levels at neighborhood schools to avoid busing children to other schools.</p> <p>Projects</p>
	<p>Objective 8 Provide library services within the Collister neighborhood.</p>	<p>1) Support continued weekly stops within the Collister neighborhood by the Bookmobile particularly in areas underserved by the Branch Library.</p> <p>Projects</p>
		<p>2) Support the location of the Northwest Branch of the public library at the Collister Center, and any future expansion of library services within the Collister Neighborhood to areas that are currently outside of the service area.</p> <p>Development Review, Projects</p>

Collister Neighborhood Plan — Chapter 3. Environmental Policy

GOAL	OBJECTIVE	POLICIES
Preserve the natural environment. Promote protection and improvement of the natural and human ecosystems to provide a sustainable, healthy, and high quality environment where people, domestic animals, wildlife, and native plants can thrive.	<p>Objective 1 Reduce and manage light pollution. Avoid washing out the darkness and ability to see the stars in the nighttime sky.</p>	<p>1) Fixtures for area lighting, including street and intersection lighting and lighting for commercial uses should be of the full cut-off type, with a preference for historical lighting designs.</p> <p>New Regulations, Development Review</p>

Collister Neighborhood Plan — Chapter 3. Environmental Policy

GOAL	OBJECTIVE	POLICIES
		<p>2) Commercial signage and area lighting should be dimmed after normal business hours.</p> <p>New Regulations, Development Review, Projects</p>
	Objective 2 Explore and implement ways to reduce noise pollution and restore the natural quiet.	<p>1) Encourage adoption of specific noise standards for roadways, such as noise abatement requirements when actual or predicted noise levels exceed an LDN of 60 dBA exterior or an LDN of 45 dBA for existing noise sensitive land uses.</p> <p>New Regulations</p>
		<p>2) Residential areas should be protected from excessive ambient noise, as defined according to above standards.</p> <p>New Regulations, Development Review</p>
		<p>3) Noise abatement measures such as traffic calming, rerouting, and/or hard or soft acoustic barriers along local, collector, and arterial roadways should be considered when actual or projected incremental increases in noise levels approach noise abatement action levels.</p> <p>New Regulations, Development Review</p>
	Objective 3 Preserve and enhance habitat for wildlife.	<p>1) The natural riparian areas such as those along Sand Creek and others, and the established riparian areas along canals and laterals, such as those owned by the Farmers Union Canal, Boise City Canal, and Boise Valley Canal companies and others, should be maintained in a natural state insofar as possible and may include a pathway.</p> <p>Development Review, Projects</p>
		<p>2) Open space developed as parklands should include consideration of providing forage and cover for local wildlife.</p> <p>Development Review, Projects</p>
	Objective 4 Preserve and protect the Foothills viewshed and scenic corridors.	<p>3) Support the preservation of the natural scenic values of the foothills within the Collister Neighborhood, as provided by the policies in the Boise City Foothills Policy Plan.</p> <p>Projects</p>

Collister Neighborhood Plan — Chapter 4. Environmental Hazards

Environmental hazards-related goals, objectives, and policies are noted in other sections and are not repeated here.

Collister Neighborhood Plan — Chapter 5. Parks & Recreation, Cultural Resources

GOAL	OBJECTIVE	POLICIES
Ensure that open space, parklands, and recreational facilities are provided to maintain and enhance the quality of life in the Collister neighborhood.	Objective 1 Provide and preserve open space.	1) Open spaces critical to preserving scenic views and a sense of perspective should be identified by areas within the Collister neighborhood and should be preserved. Projects, Development Review 2) Support improvements to neighborhood parks, such as: a) Owens Park: develop restrooms, picnic shelter and nature path. b) Castle Hills Park: addition of sidewalks, picnic shelter c) Catalpa Park: additional picnic shelter Projects
	Objective 2 Preserve and enhance existing indoor recreational facilities that appeal to all ages.	1) Encourage the continued viability of neighborhood recreational facilities, such as the 20 th Century Lanes bowling alley at the Collister Shopping Center. Projects, Development Review 2) Work with the City to develop safe gathering places for teens within the Collister neighborhood. Projects, Development Review 3) Encourage the Boise School District, Parks & Recreation, and other appropriate agencies to continue providing open gyms and other community uses at local schools when such facilities are not in use for school functions. Projects
	Objective 3 Preserve and enhance existing outdoor recreational opportunities for all ages.	<i>Note: Policies for trails and trail access are discussed in the Transportation section.</i> 1) Clearly identify parks, trails, and other public facilities within the Collister neighborhood. Projects, Development Review

Collister Neighborhood Plan — Chapter 5. Parks & Recreation, Cultural Resources

GOAL	OBJECTIVE	POLICIES
		<p>2) Public school property and playgrounds are valuable to the Collister neighborhood as open space and recreational areas, and should be accessible for resident use when such facilities are not in use for school functions, and as long as neighbors use school property with respect, including appropriate animal control, parking and waste/trash disposal.</p> <p>Projects</p>
		<p>3) Seek opportunities to develop parks north of State Street and West of Collister.</p> <p>Projects, Development Review</p>
		<p>4) Encourage development of a year-round off-leash area for dogs located within the Collister neighborhood.</p> <p>Projects, Development Review</p>
		<p>5) The trail along the levee on the east side of Sand Creek, and the foot path on the outer perimeter of the Hillside Junior High property (along the back fence next to the golf course, along the base of the foothill, and on the east side past the tennis courts) that provides connectivity from the park or Hill Road to a trail up the hill into the Foothills should be designated for mixed use access including equestrian.</p> <p>Projects</p>

Objective 5**Urban Forest**

Establish, maintain, and perpetuate an urban forest that provides the aesthetics of a traditional neighborhood and the environmental benefits associated with a canopy of large trees.

- 1) Grow a diversity of tree species throughout public spaces and right-of-ways within the Collister neighborhood including, but not limited to parks, arboretums, and parkways of private residences.

Projects, Development Review

- 2) Select tree species, and locate and space individual trees in a manner that is appropriate to a site and the environmental requirements of a species.

Projects

- 3) Seek to amend city-zoning ordinance to provide one tree minimum (2" minimum caliper) per lot.

New Regulations

- 4) Seek to amend city-zoning ordinance to protect mature trees from removal prior to application for lot development or re-development.

New Regulations

- 5) Encourage maintenance of existing trees and the planting of new trees in the Collister neighborhood.

Projects, Development Review

- 6) Require new developments to bury underground electrical, telecommunications and other utility distribution lines so as to allow for the installation and normal growth of large trees.

Development Review

- 7) Encourage water conservation and drought resistant landscape.

Projects

- 8) Plan for the loss of diseased trees or those that may be a public hazard by installing understory plantings (new tree between older trees) to replace those removed by the Community Forestry Unit of the Boise City Parks and Recreation Department. Understory plantings should be installed as soon as a tree is identified as

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diseased or a public hazard, and prior to its removal.
Project

- 9) Encourage owner occupied homes and landlords of rental properties to maintain street trees by cooperative efforts between the Collister Neighborhood Association and the Community Forestry Unit of the Boise City Parks and Recreation Department. This includes, but is not limited to education, support, and enforcement of existing ordinances.

Projects, Development Review

- 10) Work with the City Forester to prepare an inventory and assessment of the urban forest in the Collister Neighborhood to evaluate its health, identify its needs, and identify opportunities for more xeriscaping.

Development Review, Projects, New Regulations

Collister Neighborhood Plan — Chapter 6. Transportation

GOAL	OBJECTIVE	POLICIES
Provide for safe and efficient movement of people through the Collister neighborhood using all transportation alternatives.	Objective 1 Promote coordination and compatibility of transportation and land use planning to preserve the Collister neighborhood.	1) Transportation corridor planning and traffic-generating land use planning that will or may impact the Collister Neighborhood should be developed with public involvement by neighborhood residents, business owners and institutions. New Regulations, Projects, Development Review
		2) Collister Neighborhood should continue to participate in comprehensive transportation planning, in conjunction with Boise City and other applicable transportation planning agencies Projects, Development Review
		3) Development of the transportation system should include: <ol style="list-style-type: none"> Consideration of the use of all forms of transportation. Assessment of the cumulative impacts of other proposed and previously approved projects that are expected to contribute to traffic loads in and through the Collister neighborhood. Inclusion of transit-oriented and alternative transportation options, where feasible. Minimizing the impact to the Collister Neighborhood from increased traffic needs. Widening or upgrading of roadways in the Collister Neighborhood should not be based solely on providing additional capacity for transiting motorized traffic generated from outside the Collister Neighborhood.
	Objective 2 Promote the use of complete street principles, such as bike lanes, transit where applicable, detached sidewalks, landscaped medians, etc. in the reconstruction of Collister neighborhood streets.	<i>Note:</i> See Land Use Section for transit-oriented land use policies along the 36 th Street Corridor. <ol style="list-style-type: none"> Any reconstruction of 36th Street should include consideration of the following design elements: <ol style="list-style-type: none"> Preservation of existing front-on housing and on-street parking. Where feasible, landscaped traffic calming islands. Class III trees at various locations. Designated bus or carpool pullouts. Adequate bike lanes. Detached sidewalks with a planting strip wide enough to allow Class II street tree plantings. Reconstruction and redevelopment of the intersection at 36th Street and State Street should reflect the proposed Veterans Park transit node planning and design. Construction of a roundabout at 36th Street and Hill should be initially a one-lane modern roundabout. The Collister Neighborhood should be included in any future planning to

Collister Neighborhood Plan — Chapter 6. Transportation

GOAL	OBJECTIVE	POLICIES
		<p>expand the roundabout to two lanes, and consideration should be given to traffic counts, safety records, alternative neighborhood and regional road improvements, and the entire neighborhood traffic system.</p>
		<p>2) Any reconstruction of Collister Drive should include consideration of the following design elements:</p> <ul style="list-style-type: none"> a) Preservation of existing front-on housing and on-street parking. b) Where feasible, landscaped traffic calming islands. c) Class III trees at various locations. d) Designated bus or carpool pullouts. e) Adequate bike lanes. f) Detached sidewalks with a planting strip wide enough to allow Class II street tree plantings. g) Widening or improvements at the intersection Of Collister with State Street should be done in conjunction with planning and design for a proposed Collister Station Transit Node, should provide at least a right turn lane for traffic west-bound on State, and should avoid covering the Farmers Union Canal.
		<p>New Regulations, Development Review</p>
		<p>3) Any reconstruction of Pierce Park Lane should include consideration of the following design elements:</p> <ul style="list-style-type: none"> a) Preservation of existing front-on housing and on-street parking . b) Where feasible, landscaped traffic calming islands. c) Class III trees at various locations. d) Designated bus or carpool pullouts. e) Adequate bike lanes. f) Detached sidewalks with a planting strip wide enough to allow Class II street tree plantings. g) Pierce Park Lane should be designated as a primary bike lane providing connectivity to State Street, Hill Road, Pierce Park Elementary School, and the Dry Creek Valley.
		<p>4) Any reconstruction of Hill Road should include consideration of the following design elements:</p> <ul style="list-style-type: none"> a) Preservation of existing front-on housing and on-street parking . b) Where feasible, landscaped traffic calming islands. c) Class III trees at various locations. d) Designated bus or carpool pullouts to serve school buses and possible future transit service.. e) Continuous sidewalk along at least one side of the street f) Modifications to Hill Road should provide street

Collister Neighborhood Plan — Chapter 6. Transportation

GOAL	OBJECTIVE	POLICIES
		<p>tree plantings and landscaping as befits a scenic corridor and historic section of the Oregon Trail where feasible, given hillside topography constraints.</p> <p>g) Adequate bike lanes.</p>
		<p>Projects, Development Review</p> <p>5) Work with the City and other applicable transportation planning agencies to develop 36th, Collister, Hill Road and Pierce Park as primary bike lanes to provide neighborhood connectivity.</p>
	<p>Objective 3 Re-evaluate the Interim Foothills Transportation Plan taking into account accumulative effects of its policies on the Collister Neighborhood.</p>	<p>1) Re-evaluation of the Interim Foothills Plan and Interim Foothills Transportation Plan should be included during the process of developing Blueprint Boise and the development of any future land use and transportation plans. Consideration needs to be given to;</p> <p>a) Cumulative impacts of development and its corresponding traffic.</p> <p>b) Adequate public facilities should be periodically reviewed.</p>
	<p>Objective 4 Provide safe and adequate pedestrian alternatives.</p>	<p>1) Mailboxes should not be installed in or encroaching upon sidewalks, unless the sidewalk bulbs out sufficiently around the mailbox.</p> <p>Projects, Development Review</p> <p>2) New or redeveloped sidewalks should be constructed with a rounded curb profile so that the walking surface is level even at driveways. Installation of vertical step-type curbing and sloping driveway cuts should be avoided.</p> <p>Projects, Development Review</p> <p>3) Work with the City to evaluate existing street lighting in the Collister neighborhood to determine whether the lighting is adequate for safety purposes.</p> <p>Projects</p>
	<p>Objective 5 Provide connectivity and facilities for alternative transportation choices.</p>	<p>1) Work with Boise Parks and Recreation to adopt and implement a Collister Comprehensive Trails and Pathways Plan created in conjunction with the Ridge-to-Rivers Plan.</p> <p>Projects, Development Review</p>

Collister Neighborhood Plan — Chapter 6. Transportation

GOAL	OBJECTIVE	POLICIES
	2)	<p>Redevelopment of traffic corridors should provide pedestrian and bicycle access to schools, parks, library facilities, employment, bus stops and public transit, recreation and commercial facilities in or near the Collister neighborhood.</p> <p>Development Review</p>
	3)	<p>Pedestrian and bicycle sidewalks and paths, and equestrian crossings where appropriate, should be encouraged to connect residential areas to public transit, trail systems to the Foothills and to the Greenbelt, and pedestrian-oriented neighborhood shopping and services.</p> <p>Projects, Development Review</p>
	4)	<p>Convenient and safe transit facilities and “Park & Ride” lots should be provided at appropriate locations within the Collister neighborhood.</p> <p>Projects, Development Review</p>
	5)	<p>Connectivity for bicycle transportation within and through the Collister Neighborhood should be encouraged. The following routes should be considered for upgrading to designated and signed bicycle lanes:</p> <ul style="list-style-type: none"> a) 36th Street, from State Street to the extension at Cartwright, and eventually Bogus Basin Road, b) Cartwright Road, c) Catalpa Drive in both directions (Safe Routes to Schools). d) Collister Drive (from State Street to the proposed trailhead access on North Collister), e) Pierce Park Lane (from State Street to Cartwright Road), and f) Hill Road (from SH 55 to Harrison Boulevard). g) Johns Landing h) Ellen’s Ferry i) Bloom Street <p>Projects, Development Review</p>
	6)	<p>Provide bicycle route signing at strategic locations within the Collister neighborhood showing routes to schools, parks, and trails.</p> <ul style="list-style-type: none"> a) Encourage informational signage and Greenbelt access from the Collister Neighborhood. <p><u>Support more prominent Greenbelt signage at the</u></p>

Collister Neighborhood Plan — Chapter 6. Transportation

GOAL	OBJECTIVE	POLICIES
		<p>entrance on the south side of State Street at the intersection with Collister Drive, at Bloom Street, at Lake Harbor, at Pierce Park, and other appropriate sites.</p> <p>b) Seek to develop improved connectivity for alternative transportation should provide better Greenbelt access from the Collister neighborhood.</p>

Projects, Development Review

- 7) Work with Park and Recreation to develop a trail along the following sections of the Farmers' Union Canal:

Comment: These descriptions are meant as a general description of the locations:

- a) From the Willow Lane Sports Complex to the intersection of State Street and Collister Drive, as a mixed-use pathway for pedestrians and bicycles, to be developed to support pedestrian and bicycle access to the Collister Station transit node.
- b) From the intersection of State Street and Collister Drive to the confluence with Sand Creek, as a mixed-use pathway for pedestrians, bicycles, and equestrians, to be developed to support pedestrian and bicycle access to the Collister Station transit node.
- c) From the confluence with Sand Creek to Pierce Park Lane. This section of the canal already includes a maintenance access "pathway" along one or both sides of the canal. This section to be developed as a mixed use pathway for pedestrians, bicyclists, and equestrians as an extension of Boise Parks and Recreation's proposed development of a pathway along this canal west of Pierce Park Lane.

Projects, Development Review

- 8) Work with Parks and Recreation to develop a mixed-use trail along the Boise Valley Canal within the Collister Neighborhood.

Projects, Development Review

Collister Neighborhood Plan — Chapter 6. Transportation

GOAL	OBJECTIVE	POLICIES
		<p>9) Work with Parks and Recreation to develop the following sections of a trail along Sand Creek/Stewart Gulch:</p> <ul style="list-style-type: none"> a) From the confluence with the Farmers Union Canal to Edwards Greenhouses, as a mixed use pathway for pedestrians, bicycling, and equestrians. b) From the north edge of Hill Road to the equestrian area within Hillside Park and on the levee adjacent to Hillside Junior High, as a mixed use pathway for pedestrians, bicycling, and equestrians. c) Future planning for this trail should be done in conjunction with the proposed extension of 36th Street to Cartwright Road and beyond to provide access to Foothills hiking and biking trails, and a proposed east-west equestrian Foothills trail. <p>Projects, Development Review</p>
		<p>10) Development of equestrian pathways within the Collister neighborhood with safe links to Foothills trails in Polecat Gulch, Stewart Gulch, and the riding arena at Hillside Park should be encouraged.</p> <p>Projects, Development Review</p>
		<p>11) Provide bicycle route signing at strategic locations within the Collister neighborhood showing routes to schools, parks, and trails.</p> <p>Projects, Development Review</p>
	<p>Objective 6 Encourage increased public transit use.</p>	<p>1) Encourage alternate transportation to reduce single occupancy vehicle trips.</p> <p>Projects, Development Review</p>
		<p>2) Educate Collister neighborhood residents about alternative transportation options, including mass transit.</p> <p>Projects, Development Review</p>
		<p>3) Improve facilities in the Collister neighborhood for ease of use of alternative transportation options.</p> <p>Projects, Development Review</p>
		<p>4) Support transit policies of the State Street Transit Corridor Plan.</p> <p>Projects, Development Review</p>

Collister Neighborhood Plan — Chapter 6. Transportation

GOAL	OBJECTIVE	POLICIES
		<p>5) Cooperate and communicate with city and regional transit authorities to plan location and frequency of transit routes and location of safe bus stops within the Collister neighborhood.</p> <p>Projects, Development Review</p>
		<p>6) Work with city and regional transit authorities to plan increased transit routes and frequency within the Collister neighborhood.</p> <p>Projects, Development Review</p>
	Objective 7 Encourage the transit and node design from the State Street Corridor Study.	<p>1) Support node and transit-oriented development at the intersections of State Street and Collister Drive and at State Street and Veterans Memorial Parkway.</p> <p>Projects, Development Review</p> <p>2) Encourage the development of “mini-nodes” on State Street at the intersection of Bloom Street/Plantation River Drive (which shall be protective of historic sites), and another mini-node located to serve the areas near Ellen’s Ferry and Pierce Park.</p> <p>Projects, Development Review</p>

Collister Neighborhood Plan — Chapter 7. Community Quality

GOAL	OBJECTIVE	POLICIES
Maintain and improve on the high quality of life that currently exists in the Collister neighborhood.	Objective 1 Foster a sense of community, interconnectedness, and neighborhood identity.	<p><i>Note: Most of the goals, objectives, and policies that contribute to community quality are included under other categories in this section.</i></p> <p>1) Seek City assistance in planning and promoting at least one annual neighborhood event in the Collister Neighborhood.</p> <p>Neighborhood Projects</p>
	Objective 2 Preserve the Collister neighborhood’s rich history	<p>1) Define neighborhood historic sites, and focus resources on retention, maintenance, or proper restoration of historic buildings.</p> <p>Projects, Development Review</p>

Collister Neighborhood Plan — Chapter 7. Community Quality

GOAL	OBJECTIVE	POLICIES
		<p>2) Work to identify historical sites within the Collister Neighborhood, and seek funding for historical sites, including:</p> <ul style="list-style-type: none"> a) Collister Interurban Station b) Dr. George Collister home, City Fire Station # 9 c) Collister United Methodist Church, 4400 Taft Street d) Pierce Park e) Pierce Park Elementary School f) Collister Elementary School g) Farmers Union Canal h) Boise City Canal, Owens Park i) Boise Valley Canal j) Hill Road — Foothill Road, Goodale's Cut-off of the Old Oregon Trail, k) James Castle, Artist, Castle Hills Park l) Ada County Poor Farm, Cynthia Mann Elementary School m) Geothermal Energy n) Collister Neighborhood, Catalpa Park <p>Projects</p>
		<p>3) Work with the local historical societies, schools, and other interested groups, to organize workshops on historic sites, preservation, and restoration.</p> <p>Projects</p>
	<p>Objective 3 Define and enhance entrances to and through the Collister Neighborhood.</p>	<p>1) Entrances to the Collister Neighborhood should be attractive and welcoming. Improvement projects (e.g. neighborhood sign, beautification, etc.) should be pursued.</p> <p>Projects, Development Review</p>
		<p>2) New construction or redevelopment at entrances to the Collister Neighborhood should emphasize historical connections and significance for that area. Such locations should include, but not be limited to:</p> <ul style="list-style-type: none"> a) Intersection of State St. and Pierce Park b) Intersection of Pierce Park and Castle c) Intersection of Pierce Park and Hill Road d) Intersection of Hill Rd/Catalpa/36th e) Intersection of Taft and 36th f) Intersection of State and Collister g) Intersection of Taft and Sycamore h) Intersection of State and Ellen's Ferry <p>Projects, Development Review</p>

Collister Neighborhood Plan — Chapter 7. Community Quality

GOAL	OBJECTIVE	POLICIES
		<p>3) Work with ACHD to provide context appropriate landscaping, including xeriscaping, adjacent to 36th and Hill Road roundabout.</p> <p>Projects, Development Review</p>
	<p>Objective 4 Encourage proper maintenance of all properties in the Collister neighborhood</p>	<p>1) Educate residents about the benefits and requirements of Boise City Code regarding property maintenance, including information about code enforcement procedures, enabling the public to take a more active role in alerting city officials to “problem properties.”</p> <p>Projects</p>
		<p>2) Encourage participation in neighborhood upkeep projects such as Paint the Town, Rake-Up Boise, etc.</p> <p>Projects</p>
		<p>3) Organize neighborhood clean-up volunteers from the area: street-side clean-up, park clean-up, school yard clean-up, volunteer work groups that provide regular, on-going help to neighborhood residents who need assistance (lawn care, raking, painting, etc.)</p> <p>Projects</p>
		<p>4) Encourage residents to form neighborhood watch groups and to be active in homeowner’s associations.</p> <p>Projects</p>
Provide children and youth with positive, creative, physical, and intellectual opportunities.	<p>Objective 1 Tap into the resources available and continue to use schools, clubs, recreation programs, and neighborhood parks to support and challenge neighborhood children.</p>	<p>1) Partner with Boise City, Boise Independent School District, and other agencies and organizations to create and maintain quality art, educational, and recreational programs for children of all ages in the Collister Neighborhood.</p> <p>Projects</p>
		<p>2) Recognize and sustain existing schools by conserving and expanding family housing in the Collister neighborhood for all income levels.</p> <p>Projects</p>
		<p>3) Sustain existing school sites and buildings to the benefit of the Collister neighborhood and the community at large.</p> <p>Projects</p>

Collister Neighborhood Plan — Chapter 7. Community Quality

GOAL	OBJECTIVE	POLICIES
		<p>4) Make schools sites available for lifelong learning, social and health services and community activities.</p> <p>New Regulations</p>
		<p>5) Broaden youth understanding of neighborhood history and architectural heritage.</p> <p>Projects</p>
		<p>1) Foster the development of a neighborhood community center which serves as a gathering place for all residents, and provides after-school, evening, and weekend activities, including academic, recreational, community service and job training opportunities for people of all ages.</p> <p>Projects</p> <hr/> <hr/> <hr/>
	<p>Objective 3 Focus on neighborhood projects and programs that support children and families.</p>	<p>1) Prepare and implement a plan to expand both organized and informal youth opportunities in the Collister Neighborhood. (e.g. weekly mountain biking rides in the foothills or a neighborhood lacrosse scrimmage)</p> <p>Projects</p> <hr/> <p>2) Support expanded recreation facilities and programs, public and private, within the Collister neighborhood.</p> <p>Projects</p> <hr/> <p>3) Create partnerships with sponsors to promote and assist youth programs within the Collister neighborhood, especially those that allow participation from all income levels.</p> <p>Projects</p> <hr/>

Collister Neighborhood Plan — Chapter 8. Land Use

GOAL	OBJECTIVE	POLICIES
Protect and enhance the quality of life and sustainability in the Collister Neighborhood and promote the long-term social, economic, and environmental health of the Collister Neighborhood.	<p>Objective 1 Preserve, enhance, and protect existing neighborhoods and neighborhood character while allowing for reasonable growth.</p> <p>Objective 2 Minimize the impacts from development and growth in the Foothills</p>	<p>1) Support more public involvement in neighborhood planning, including a more rigorous outreach program. Changes to land use planning that will or may impact the Collister Neighborhood should include public involvement by residents in the impacted area. New Regulations, Projects, Development Review</p> <p>1) Development and growth in the Foothills should occur within a framework which minimizes impacts on the traffic system and protects the quality of existing neighborhoods.</p> <ul style="list-style-type: none"> a) When reviewing land use amendments, zone changes, master plans, conditional uses and other significant entitlement requests, the City should take into consideration the impact of the project on street levels of service. b) Development should encourage limited and appropriate neighborhood retail and services to limit vehicle trips into and through existing neighborhoods. c) Development should be constrained by transportation capacity. Roadways through existing neighborhoods should not be widened or improved to provide additional capacity for access to the freeway or downtown Boise. d) Development should be constrained by air quality concerns. Encourage Boise City to develop standards to include impacts on air and water quality. <p>New Regulations, Projects, Development Review</p> <p>2) The Collister Neighborhood urges Boise City to rewrite the Foothills Development Plan to mitigate development impacts criteria to address alternative transportation options, scenic views, recreation resources, wildlife habitat, air pollution, and impact to aquifer. New Regulations</p> <p>3) Encourage open space and cluster housing development in the foothills, as provided in the Foothills Policy Plan. Projects, Development Review</p>

Collister Neighborhood Plan — Chapter 8. Land Use

GOAL	OBJECTIVE	POLICIES
	<p>Objective 3 Preserve areas and land uses that contribute to the unique semi-rural character of the Collister Neighborhood.</p>	<p>1) Support the adoption of policies such as the Sycamore Overlay District which reflect the semi-rural nature of the Collister Neighborhood and which preserve its agricultural use. Projects, Development Review</p> <hr/> <p>2) Work with the City to develop specific area plans that take into consideration the value of open space and the continuation of urban agricultural uses when reviewing land use decisions, including but not limited to areas on Pierce Park Lane, Pierce Park Road, Hill Road, Elmer Street, Castle, and in the foothills. Where large lot areas are identified for preservation in a district, encourage homeownership, urban agricultural activities, flexibility in housing, planting of trees that contribute to the shade canopy, more greenscape, privacy and reduced noise. Projects, Development Review</p> <hr/>
	<p>Objective 4 Preserve the residential character of the Collister neighborhood along transportation corridors, with commercial uses clustered at defined transit nodes.</p>	<p>1) Work to amend City code to require mixed and commercial uses along the State Street Corridor to step down in height toward existing residences the Collister neighborhood. New Regulations</p> <hr/> <p>2) Traffic, noise, fumes, or other activities from mixed and commercial uses should not negatively impact neighboring residences, or the residential neighbors' quality of life. Projects, Development Review</p> <hr/>

Collister Neighborhood Plan — Chapter 8. Land Use

GOAL	OBJECTIVE	POLICIES
		<p>3) Attractively designed smaller “mini-nodes” that provide pedestrian-oriented neighborhood shopping and services along with mixed-use buildings (retail/commercial on first floor, residential on second floor) should be encouraged at appropriate locations to be identified by local residents. This should be a gradual transition in building height, bulk and density from existing densities in the surrounding area. Locations that have been deemed appropriate to date for mini-node development include:</p> <ul style="list-style-type: none"> a) State Street and Bloom Street/Plantation River Drive b) 36th Street and Hill Road <p>Projects, Development Review</p>
		<p>4) Encourage Boise City to develop, with Collister Neighborhood input, transition area policy for areas between mixed-use nodes, commercial and residential.</p> <p>New Regulations</p>
	<p>Objective 5 Preserve the character of the Collister Neighborhood with infill that is compatible with the character of the surrounding area.</p>	<p>1) Appropriate infill should have a mixture of architecture styles and housing units of varied size, cost, and densities that is compatible with the character of the surrounding area. Developments with numerous repetitive “cookie cutter” structures, differentiated only by exterior color or slight variations in exterior elevations, are not compatible with nor are they a desired addition to the Collister neighborhood.</p> <p>New Regulations, Development Review</p>
		<p>2) Infill should relate to the scale and character of neighboring residences, and the surrounding area.</p> <p>New Regulations, Development Review</p>
		<p>3) Encourage Boise City, utility companies, and other appropriate agencies to provide in advance for the increase in necessary capacity or usage of utility services as the result of infill development.</p> <p>New Regulations, Development Review</p>

Collister Neighborhood Plan — Chapter 8. Land Use

GOAL	OBJECTIVE	POLICIES
	4) Infill at higher elevations in the Collister neighborhood should be required to use non-glare glass on the exterior of structures.	New Regulations, Development Review
	5) Infill should allow the use of at least partial xeriscape or other low water usage landscaping.	New Regulations, Development Review
	6) The Collister Neighborhood should work with the City to develop a plan, designating areas where high-density infill would be appropriate within the Collister neighborhood.	New Regulations, Development Review
	7) All high-density infill should be required to provide adequate outdoor living spaces and amenities for its residents, such as picnic areas and/or playgrounds, in addition to enhanced pedestrian and bicycle connectivity to the surrounding neighborhood.	New Regulations, Development Review

Collister Neighborhood Plan — Chapter 8. Land Use

GOAL	OBJECTIVE	POLICIES
		<p>8) Encourage the use of universal design which includes the following 7 principles:</p> <ul style="list-style-type: none"> a) Equitable use-the design is useful and marketable to people with diverse abilities. b) Flexibility in use-the design accommodates a wide range of individual preferences and abilities c) Simple and intuitive- use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level. d) Perceptible information-the design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities. e) Tolerance for Error-the design minimizes hazards and the adverse consequences of accidental or unintended actions. f) Low physical effort-the design can be used efficiently and comfortably and with a minimum of fatigue. g) Size and space for approach and use-appropriate size and space is provided for approach, reach, manipulation and use regardless of user's body size, posture, or mobility.*

*Source-The Center for Universal Design-College of Design, North Carolina State University

New Regulations, Development Review

- 9) The overall quality of life currently enjoyed by existing neighbors should be considered when determining whether the impact of infill development is acceptable.
- a) In addition to current road capacity, assessment of the impact of infill development should include the impact on the quality of life from increases in traffic congestion, noise, and speeding, particularly on small, narrow streets.
 - b) Infill structures that will be larger or taller than those existing on surrounding properties should be reviewed for design features that will minimize the shadowing effect and lessened privacy for existing neighbors.

New Regulations, Development Review

Collister Neighborhood Plan — Chapter 8. Land Use

GOAL	OBJECTIVE	POLICIES
	Objective 6 Sustain a diverse mix of housing in the Collister neighborhood	<p>1) Encourage the retention and rehabilitation of smaller or older homes.</p> <p>a) In general, these homes are more affordable for a larger portion of the population, and retaining them in the Collister neighborhood housing inventory would allow lower income families to afford a home in the Collister neighborhood and encourage diversity, including income diversity.</p> <p>b) Educate about and encourage participation in City low-cost re-habilitation programs.</p> <p>Development Review, Projects</p>
		<p>2) Encourage diverse housing by allowing quality, attractive, new manufactured housing in appropriate locations.</p> <p>Development Review</p>
		<p>3) Allow the building of attractive, well-maintained low-income housing (i.e. Habitat for Humanity).</p> <p>Development Review</p>
		<p>4) Encourage the creation and retention of “family” housing units (dwellings with at least three bedrooms) in the neighborhood.</p> <p>New Regulations, Development Review</p>
		<p>5) Encourage participation in City of Boise Housing and Community Development programs that assist low income or first-time homebuyers.</p> <p>Projects</p>
	Objective 7 Preserve open space in the Collister Neighborhood	<p>1) Where appropriate, encourage open space and cluster housing development in the Collister Neighborhood foothills, as provided in the Foothills Policy Plan.</p> <p>Development Review</p>

Collister Neighborhood Plan — Chapter 9. Economic Development

GOAL	OBJECTIVE	POLICIES
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Collister Neighborhood Plan — Chapter 9. Economic Development

GOAL	OBJECTIVE	POLICIES
Provide commercial development that meets the needs of residents.	<p>Objective 1 To make Collister Center a more dynamic neighborhood center and a community gathering place for the neighborhood.</p>	1) Encourage the owners of the Collister Center to include neighborhood residents in designs or redevelopments of the center. Development Review, Projects <hr/> 2) Encourage the preparation of a mixed-use plan for Collister Center working in conjunction with owners, City of Boise, CCDC, student design project, or design competition. Projects, Development Review <hr/> 3) Work with owners to consider the following features that would attract neighbors: pocket playground, benches, wide sidewalks, shade, cafe, public restroom, drinking fountain street vendors, attractive signage, music, board games, bus shelter, transit center, public art, community bulleting board, and farmer's market. Encourage the continuation and even possible expansion of the “farmer’s market” located at the center. Projects, Development Review
Support commercial areas on State Street as mixed-use nodes that provide employment and services to the residents in the Collister neighborhood.	<p>Objective 1 Encourage the creation of neighborhood centers with standards for size, design, landscaping, and, off-street parking.</p>	1) Encourage businesses that serve Collister residents' needs. Projects <hr/> 2) Encourage residents to support local businesses. Projects <hr/> 3) Encourage local business participation in neighborhood events and initiatives. Projects <hr/> 4) Provide bike route signage to commercial centers and identify such centers on bicycle map. Projects

Collister Neighborhood Plan — Chapter 9. Economic Development

GOAL	OBJECTIVE	POLICIES
		<p>5) Attract and keep neighborhood businesses desired by residents.</p> <p>Projects</p>
		<p>6) Work with owners/developers of neighborhood centers to consider the following features: pocket playground, benches, wide sidewalks, shade, care, public restrooms, drinking fountain, street vendors, attractive signage (perhaps reflecting a neighborhood feature), board games, bus shelter, transit center, public art, community bulletin board, farmers' market.</p> <p>Development Review</p>
Provide networks for pedestrian and bicyclists access through the Collister neighborhood to commercial nodes.	<p>Objective 1 Identify and implement routes for foot and bicycle paths</p> <p>Objective 2 Improve bus service to and along commercial areas from the Collister neighborhood.</p>	<p>1) Work with City of Boise and ACHD to acquire (or as a condition of development) and construct pathways interconnecting the Collister neighborhood to nearby commercial services.</p> <p>Development Review</p> <p>1) Work with City of Boise, ACHD, and Valley Ride to ensure State Street revitalization and expanded transit use throughout the Collister neighborhood.</p> <p>Projects, Development Review</p> <p>2) Support mixed-use commercial nodes on State Street at 36th Street, Collister, and Pierce Park Lane.</p> <p>Projects, Development Review</p> <p>3) Relocate scattered stores to neighborhood commercial centers.</p> <p>Projects</p>

2.1 COLLISTER NEIGHBORHOOD ACTION PLAN

Collister Neighborhood Association Special Projects

The following are Collister Neighborhood Association's proposed actions independent of the City of Boise:

1. The Collister Neighborhood Association shall solicit grant funds to reconstruct existing sidewalks along primary pedestrian routes.
2. The Collister Neighborhood Association shall solicit grant funds to expand the neighborhood's pedestrian and bicycle network.
3. The Collister Neighborhood Association shall assist in the preparation of a Collister Neighborhood pedestrian and bicycle plan and map.
4. Apply for a demonstration project grant to identify, design, form agreements, and construct a pedestrian-bicycle project along a portion of a neighborhood canal right-of-way.
5. Research, write, design, fabricate, and install historic markers/signs for historic Collister Neighborhood sites, such as:
 - Collister Interurban Station
 - Dr. George Collister home, Boise City Fire Station, 3101 N. Sycamore Drive
 - Collister United Methodist Church, 4400 Taft Street
 - Pierce Park
 - Pierce Park Elementary School
 - Collister Elementary School
 - Farmers Union Canal
 - Hill Road — Hillside Road; Old Oregon Trail at 36th Street, Collister Drive, and Pierce Park Lane
 - James Castle, Artist, Castle Hills Park
 - Ada County Poor Farm, Cynthia Mann Elementary School
 - Geothermal Energy — historic geothermal greenhouse and home heating uses in and below Stewart Gulch
 - Collister Neighborhood, Catalpa Park
6. Work to develop a brochure guide to the history of the Collister Neighborhood for residents and visitors. This should be included as a link on the websites for the Collister Neighborhood Association, Boise Chamber of Commerce, City of Boise, and school district sites for schools in this neighborhood.
7. The Collister Neighborhood Association should arrange for at least one annual neighborhood event to help foster a sense of community. Youth activities should be included at the annual picnic. Support neighborhood events and preservation awareness — such as a spring picnic at Catalpa Park and fall picnic at Castle Hills Park.

8. Create awareness of sub-neighborhoods that form the Collister Neighborhood, which are included in the Background chapter of this plan.
9. Identify the Goodale's Cutoff of the Oregon Trail along Hill Road by encouraging and supporting the placement of memorial obelisks to recognize the trail. The areas chosen for memorial sites along Hill Road should be landscaped to be consistent with the natural planting of the period.
10. Create neighborhood awareness of park strip maintenance responsibilities.
11. Encourage neighbors to preserve larger lots and parcels intact, maintaining the semi-rural character of the Collister neighborhood, allowing for continued urban agricultural use and horse properties.

CHAPTER 3

BACKGROUND REPORT

COLLISTER NEIGHBORHOOD PLAN — BACKGROUND REPORT

This Background Report provides a detailed description of the neighborhood history, development, unique features, areas of concern, and a snapshot of the neighborhood as it exists today. Issues or concerns identified in the background information are reflected in the implementation and action items discussed in Chapter 2 of this Plan.

3.1 NATURAL RESOURCES

The Collister Neighborhood can be divided into two general environmental settings: the Flats and the Foothills.

3.1.1 — The Flats

The southern portion of Collister Neighborhood is nestled against the base of the western Boise Foothills, on an alluvial plain sloping slightly down toward the Boise River to the south. This area lies below the mouth of several foothills drainages, notably Stewart Gulch (36th Street), which is drained by Sand Creek; Polecat Gulch (Collister Street), and Pierce Gulch (Pierce Park Lane). It is subject to potential flash flooding from these drainages during very wet years or as a result of brief but intense rainfall over the drainages (see Section 3.6.5, Foothills Flood Protection).

Riparian Areas

Sand Creek is the only “natural” watercourse in the flats. It is maintained in a semi-natural state along most of its length through the neighborhood, although there are stretches that have been piped or landscaped. Irrigation canals and ditches provide additional riparian habitat throughout the Neighborhood.

Wildlife and Habitat

The more urban area of the Flats provides natural corridors for wildlife moving between the Foothills and the Boise River. The semi-rural character of the neighborhood supports good habitat for species that are known for their ability to adapt to living in urban environments—bats, mice, gophers, moles, rabbits, raccoons, skunks (polecats), squirrels, fox, the occasional cougar, and numerous bird species, including owls, hawks, quail, and ducks. The urban forest and landscape shrubbery provide food and nesting sites, and water is available from canals and ditches. Irrigation systems also support year-round quail, geese and wild duck populations. Many yards and gardens are equipped with regularly filled feeders for wildlife. As development has increased in the Foothills, an increasing number of deer have begun to move down into the neighborhoods in search of food during the fall and winter months.

3.1.2 — The Foothills

The northern portion of Collister Neighborhood is set in the western Boise Foothills, and includes Pierce Gulch, the southern (lower) portions of Polecat Gulch and Stewart Gulch, and the upper reaches of the Dry Creek drainage.

Rare Plant Species

Vegetation in the undisturbed areas of the Collister Neighborhood foothills includes common native

plants like bitterbrush and arrow-leaf balsamroot, as well as invasive non-native species like cheatgrass. A survey by the Idaho Department of Fish and Game (Moseley et al., 1992) identified the presence of the following rare plant species in our neighborhood:



Arrow-leaf Balsamroot
Photo: <http://ag.msu.montana.edu>

Aase's Onion

This small perennial plant is endemic to southw



Aase's Onion
Photo: www.id.blm.gov

estern Idaho, and is usually found in relatively barren, dry habitats with gentle to steep slopes, often associated with bitterbrush or bitterbrush/sagebrush plant communities. Aase's onion was removed from the list of candidate threatened and endangered (T & E) species in 1996 (Federal Register, FR) 1996, but is still considered a "special status" plant by the Bureau of Land Management (BLM). Aase's onion populations have been identified on the Pierce Gulch/Seaman Gulch divide; in lower Pierce Gulch; in Polecat Gulch; in lower, middle, and upper Stewart Gulch; in the Dry Creek

drainage; and on the Collister Hillside.

Mulford's Milkvetch

This plant species is endemic to the western Snake River Plain in



Mulford's Milkvetch
Photo: www.id.blm.gov

Idaho and Oregon, and was removed from the list of candidate T & E species in 1996 (FR 1996), but is still considered a "special status" plant by the BLM. Mulford's milkvetch populations have been identified in middle Stewart Gulch, in the Dry Creek drainage, and on the Pierce Gulch/Seaman Gulch divide.

Riparian Areas

Neither Pierce Gulch nor Polecat Gulch drainages serve large enough watersheds to support a riparian area. Of the gulches within the Collister Neighborhood boundaries, only Stewart Gulch and the Dry Creek drainage have sufficient water to support riparian areas.

Upper Dry Creek supports a narrow riparian area that is dominated by large woody shrubs. The lower areas of Dry Creek have been converted to agricultural uses (Moseley et al., 1992).

North of Cartwright Road, "the upper canopy of the [Stewart Gulch] riparian area is dominated by box elder and peach-leaf willow. Lesser amounts of arroyo willow and water birch, as well as a few hackberry, Russian olive, and Lombardy poplar trees also occur. Wood's rose, golden currant and

especially red-osier dogwood are the major shrub species. There is also a large stand of *Picea pungens* (Colorado blue spruce) that was originally planted as nursery stock. Beneath the spruce, common horsetail is very common, along with *Smilacina stellata* (False Solomon's seal), miner's lettuce, cleavers and *Carex*. Poison hemlock is common throughout the area, and a few scattered pockets of cattail also occur" (Moseley et al., 1992).

South of Cartwright Road (downstream), the Stewart Gulch "riparian zone supports a multi-layered, multi-aged cottonwood woodland, apparently with both black cottonwood and some of the exotic *Populus deltoids* (necklace poplar) mixed together. A few boxelder, peach-leaf willow and black locust trees occur in this woodland. The sparse shrub layer is comprised mainly of golden currant and Wood's rose. Cows use this area mainly for access to water and shade." (Moseley et al., 1992).

Wildlife and Habitat

Wildlife that makes its home in the Western Foothills include all of the animals that have adapted to living in the urban/wildland interface. Except for squirrels, who need the denser canopy of the urban forest for cover and for nest sites, the foothills within the Collister Neighborhood are home to the same animals and birds that are found living in the flats. However, the foothills area generally supports a larger population of mule deer than is found in the flats.

3.1.3 — Surface and Groundwater Resources

As noted above, within the Collister Neighborhood boundaries, only Stewart Gulch and the Dry Creek drainage have sufficient water to support riparian areas. Neither Pierce Gulch nor Polecat Gulch drainages serve large enough watersheds to support a riparian area.

3.1.4 — Irrigation Systems

Many residences and businesses in the Collister Neighborhood use untreated water from wells or the Boise River for irrigation. Canal surface replenishes many resident's potable drinking water. Surface water for irrigation in the Collister Neighborhood is supplied by the Farmers Union Canal, the Boise City Canal, and the Boise Valley canals, which draw directly from the Boise River. The Farmers Union Canal flows along the south side of State Street from Willow Lane to Collister Drive, and through the neighborhood.

Canals provide a natural feature to the neighborhood and a connection to local irrigation and agriculture. The waterways provide both an aesthetic opportunity and a challenge to better serve the neighborhood.

3.1.5 — Stormwater Drainage and Flood Control

The soil conditions and topography of the foothills area of the Boise Front mean that the area is susceptible to flash flooding during heavy storm events. In the more level areas of the neighborhood below the foothills, the natural soil conditions in open spaces, pastures, and park-like areas allow stormwater to be absorbed more slowly, ultimately helping recharge the groundwater resource. Within much of the urban watershed, however, native soils have been covered by buildings, parking lots, sidewalks, and streets, so storm sewers and other drainage systems (e.g., irrigation systems or natural channels) must be used to drain stormwater runoff. Currently, stormwater drainage empties into area canals.

Flash flooding in and below the drainages above the Collister Neighborhood are most likely to occur during high intensity, short duration (HISTP) precipitation events, with

durations as short as 9 to 10 minutes and rainfall amounts as little as 0.60 inches. In late 1997, significant flooding resulted in the Crane Creek and Hulls Gulch area when a storm cell dropped about 0.60 inches of rain in 9 minutes in the foothills served by these drainages (Egger and Vasiloff 1998).

Ada City-County Emergency Management (ACCEM) (www.accem.org/floodprep.html) has identified several drainages in the foothills as having the highest risk of deadly flash floods. These include Seaman, Pierce, Polecat, Stewart, Crane, and Hulls Gulches, as well as Cottonwood Creek. The northern portion of the Collister Neighborhood includes Pierce Gulch and portions of Polecat Gulch and Stewart Gulch, and the southern portion of the neighborhood lies directly below Pierce, Polecat, and Stewart Gulches. The 1996, 8th Street Fire that burned much of the upper portions of these watersheds increased the risk of flash flooding for these drainages.

Flood control structures were constructed in Stewart and Pierce Gulches by the Army Corps of Engineers in the late 1970s. Following the 1996 fire, the City of Boise installed or upgraded a series of flood control structures in Stewart Gulch, Crane Gulch, Hulls Gulch, and Cottonwood Creek. The City continues to maintain and operate these structures, and installed and operated warning sirens below these gulches.

3.1.6 — Geothermal Resources

The eastern portion of the Collister Neighborhood includes the Stewart Gulch Ground Water District No. 63 S, which is a part of the Boise Front Low Temperature Geothermal Resource. The Stewart Gulch groundwater system was established in 1989 and includes a natural hot spring near Cartwright Road, along with several wells that tap into this resource, which provides a

reliable source of hot water at temperatures ranging between 20oC and 50oC (68oF to 122oF). (USDOE 2003, IDWR 2003)

The Idaho Department of Water Resources designated this geothermal resource area—defined by groundwater from a depth greater than 300 feet and/or a temperature greater than 85 degrees Fahrenheit—on June 15, 1987. The Management Policy for the Boise Front Ground Water Management Area (BF GWMA) issued on June 3, 1998 identified the following specific goals and actions (IDWR 1998):

- Protect the existing users,
- Allow full use of the geothermal resource,
- Provide clear management policies, and
- Stabilize depletions.

Due to observed depletion of the geothermal resource along the Boise Front, a five-year moratorium on new development or increased use of the resource was issued on June 11, 1988. The moratorium was extended in 1993, and 1998. In December 2003, the moratorium on additional or new uses of the geothermal resource in the Boise Front was extended for an additional five years. Additional development of the geothermal resource may be allowed, however, if the additional use is combined with reinjection to provide recharge for the groundwater resource. The City of Boise was allowed to increase their production of geothermal groundwater during the 1990s only after the installation of a reinjection well, collection of monitoring data, and a lengthy application/protest period (Neely, 2003).

Current and potential additional uses of the geothermal resources in the Collister

Neighborhood area are presented in the following table.

Table 3-14-1. Geothermal Wells located within the Collister Neighborhood

Geo Well ID	Well Identification	Use	Well Depth (Ft)	Discharge Temp (°F)	Discharge Flow (gpm)	Year Constr
Stewart Gulch Area						
295	Terteling Hot Spring	Stockwater	N/A	106	10	--
296	Terteling Motorcycle Club		725	75	--	1978
297	Terteling Well #1	Space heating, residential	620	125	--	1994
1714	Terteling Pool Well	Space heating, residential	595	110	--	1947
1712	Terteling Wind Sock Well	Irrigation	600	109	--	1968
1710	Quail Hollow Golf Course Well #1	Irrigation	595	110	--	1947
1693	Quail Hollow Golf Course Well #2	Irrigation	600	109	--	1968
301	Hillside Junior High	No information	--	--	--	--
1696	Flora Co Well #1 (Tiegs)	Space heating, greenhouse	1240	108	--	1927
1697	Flora Co Well #2 (House)	Space heating, commercial	1200	113	--	1921
1698	Flora Co Well #3 (Shed)	Space heating, commercial	1220	109	--	1927
302	Wayne Church Well	Domestic, well is on west side of Whitehead (at 3907 Whitehead?)	49	70	--	--
1703	Whitehead Well #1	Domestic, residential space heating. Well is on west side of Whitehead (at 3911 Whitehead?)	1420	114	--	1921
1704	Edwards Greenhouse Well	Space heating, commercial	1195	118	400	1926
1705	Far West Nursery (Charlie Hartman) Well	Commercial. Well is located on north side of State St. between Bloom and Ellen's Ferry (5728 W. State Street)	1500	71	--	1967
Polecat Gulch Area						
293	Jess Donaho Well	--	899	97	10	--
289	E. Van Hendricks Well	--	690	69	15	1973
288	Scott Baird Well #1	Domestic	510	79	--	1967
287	Scott Baird Well #2	Domestic	525	80	--	1968
Unnamed Gulch (Plano Rd)						
290	William Galloway Well	Domestic	230	77	--	--
292	Ed Genther Well	Domestic	256	79	30	--
Pierce Park Gulch Area						
1716	Knudson Well	Well is at low point of Pierce Park Gulch.	1240	90	300	1965
1717	Joe Barnes Well #1	--	1680	105	73	1969
282	Joe Barnes Well #2	Stockwater	525	80	--	1968
285	Ground Water Well	Well is at top of drainage above Esterbrook Road	--	73	--	--
286	Bendt and Sandra Johnson Well	Domestic. Well is at top of drainage above Esterbrook Road.	660	74	--	1982
2780	Ground Water Well	Well is near bottom of Esterbrook Rd drainage.	625	81	--	1993
283	Normun & Mailer Well	Domestic. Well is just south	460	73	--	--

Table 3-14-1. Geothermal Wells located within the Collister Neighborhood

Geo Well ID	Well Identification	Use	Well Depth (Ft)	Discharge Temp (°F)	Discharge Flow (gpm)	Year Constr
		of Pierce Park Ln, just west of intersection with Cartwright.				
284	Ground Water Well	Well is near top of drainage above Cartwright Road.	900	103	--	--
1906	Vergil Gallegos Well	Domestic. Well is just north of intersection of Cartwright Road and Pierce Park Ln.	640	75	25	1988

Source: Idaho Department of Water Resources 2003b gpm = gallons per minute
Drainage locations were estimated based on interactive map locations.

A number of businesses and homes in the Collister Neighborhood have been tapping into geothermally heated groundwater for decades, using the warm water for irrigation and space heating for commercial ventures and residences.

— Edwards Greenhouse

Thomas Edwards first tapped into this resource with a geothermal well drilled in 1926. The greenhouses and farm are still heated primarily with geothermal water from this well.

Wastewater from the heating system is discharged into Sand Creek

— Flora Company

The former Flora Company's greenhouses and office were heated using geothermal water from three wells—identified as the Tiegs (Triangle), Silkey (Shed), and House (Office) wells—drilled on or near the property at 36th and Hill Road.

— Terteling Ranch

The Terteling Ranch property located in Stewart Gulch just north of Cartwright Road currently uses flow from a natural hot spring and operates three geothermal wells that

are identified as the Windsock, Pool, and Motorcycle Club wells.

— Quail Hollow Golf Course

Quail Hollow currently operates two geothermal wells, the Upper and Lower wells, used for irrigation.

Altogether, these wells produced almost 136 million gallons of geothermally heated water during the first six months of 2003 (IDWR, 2003).

3.1.7 — Airshed and Air Flow Conditions

The Collister Neighborhood lies in the Treasure Valley airshed. When an inversion traps pollutants in the valley, Collister residents suffer—particularly the very young, the elderly, and those with compromised health. The neighborhood is strongly supportive of community efforts to reduce the introduction of dust, aerosols, and particulates from vehicle use, open burning, woodstove, and fireplace use.

The areas along the Boise Front are also subject to atmospheric disturbances called microbursts—strong localized downdrafts usually associated with thunderstorm activity, that can extend horizontally for a distance of more than 2 miles—which have resulted in

localized damage to trees and homes, and have scattered trash cans and other debris along the base of the foothills.

3.1.8 — Solar Energy Use

As of 2006, there were no solar easements defined in any of the areas of the Collister Neighborhood, although a few residences have installed roof-mounted solar panels or solar-powered yard lights.

3.1.9 — Wind Energy Use

As of 2006, there were no windmills located within the Collister Neighborhood.

3.1.10 —Ambient Noise and Light

Ambient noise and light levels in the neighborhood vary depending on the location and time of day. In the gulches and northern area of the neighborhood along Pierce Park and Cartwright Roads, the foothills provide some protection from the noise and light pollution emanating from the city.

Neighborhoods located on the plain at the base of the foothills are subject to traffic noise from the State Street corridor and nearby arterials, although the noise level tapers off somewhat during nighttime hours. Noise from general, commercial, and military aircraft overflights is more noticeable closer to the foothills.

The nighttime light level in the interior of neighborhoods is relatively dark, although residential lights and street lights are provided in most areas for security. The nighttime sky is washed out along most major corridors (State Street and 36th Street) due to street lighting and lighting in commercial area parking lots. Neighborhoods in the flats area also are subjected in some locations to downward glare from street lighting and residential lights from developments along the face and ridges of the Foothills. The Boise Comprehensive Plan (Chapter 6, Objective 6) requires that street lights be placed in

accordance with the City's Street Light Placement Policy.

3.2 HISTORY OF COLLISTER NEIGHBORHOOD

This area of the Boise Valley has been in use for thousands of years. Evidence of early human habitation includes the Dry Creek Rock Shelter archaeological site, which is located northwest of the present day Collister Neighborhood boundaries (Idaho State Historical Society, (ISHS) 1997).

The Collister Station and Pierce Park areas began as rural communities with unique identities and character. Located about 3 miles outside of the hustle and bustle of Boise City, Collister Station was a quiet community of homes, churches, fledgling schools, greenhouses, and farms, served for many years by an efficient public transit trolley system into town and to points west as far as Caldwell. Pierce Park developed similarly another 3 miles farther along the trolley line, but was also a destination for recreation and fun at Pierce Park, and later for dancing at the same location in its new life as The Plantation. Both areas included people from the entire socioeconomic spectrum: those living at the Ada County Poor Farm, farmers, teachers, and well-to-do professionals like Dr. George Collister.

3.2.1 — The Early Years: Collister Station

The Collister Family

Collister Neighborhood takes its name from one of Boise's early landowners and physicians, Dr. George Collister. After completing his medical training and practicing for a year in Ohio, Dr. Collister was convinced by his sister Julia to move from

Ohio to Boise in 1881. During the 1880s and early 1890s, Julia and George both bought parcels (ranging from 30 to 80 acres each, and totaling about 245 acres between the two siblings) a few miles west of the city limits on Valley Road (now State Street). Much of the Collister acreage was put into orchards by planting 11,000 fruit trees, including some of the first peach orchards in the valley (Wells & Hart, 2000). In 1912, Dr. Collister and his wife, Mary, built a 20-room mansion on the corner of what is now Sycamore and Taft Streets. They had a greenhouse in the middle of what is now the Collister Shopping Center, and supplied flowers for a shop in the Boise Hotel. There was also a feedlot on the corner of Collister Lane and Valley Road (PDS, 1998). Collister Lane was defined in the 1912-13 city and county directory as “from Valley Road, north to Foothill rd, 3 miles northwest of city” (Polk 1912). Dr. Collister died on October 18, 1935, at the age of 79, and in the 1940s his home was turned into the Elks Rehab Medical Care Center. The original home site is now occupied by Boise City Fire Station No. 9 (PDS 1998).

Boise & Interurban Railway Company (B & I Ry. Co.)

When the Boise & Interurban Railway Company ran tracks parallel to Valley Road for the Boise to Caldwell line, they constructed a main stop and shelter at Collister, and Collister Station was born. The local directory reflected this change, with addresses for residents, businesses, and churches in the area noted simply as “Collister Sta.” City directories through the 1960s defined Collister Station as “3 miles northwest of the city limits on the Caldwell Highway” (Polk, 1912-1966).

State Street's width can be attributed to streetcars, which ran along the north side. At 23rd and State Street, the Boise and Interurban

Railway tracks curved onto private right-of-way. From 1907 to 1928, the Interurban provided a rail line that linked all the communities up and down the valley. On State Street, wood and gable roof stations served the Old Soldiers Home, Collister, Pierce Park, Saxton and Eagle. A complete loop of the valley extended to Star, Middleton, Caldwell, Nampa and back to Boise. Sixty-six miles of track toured both sides of the river, providing transportation and carrying freight. In 1912, various trolley companies merged as the Idaho Traction Company, and four years later came under the control of the Idaho Power Company. Though the company had some profitable years in the early 1920s, the capital for equipment, repairs, and crews to operate and maintain the trolley added to the expense, which often ran in the red. However, early owners of the rail made excellent investments in real estate near the lines. Property values boomed. People could now travel considerable distance in little time, and land prices in rural areas just a few miles out offered affordable parcels in organized additions. With the expansion of automobiles and subsidies to build roads, the interurban was closed and buses began to run the routes. The last car was run on May 17, 1929. Eventually the tracks were removed and the right-of-way under the tracks sold. All that remains today is the substation used to supply power for the electric interurban cars, located at Pierce Park, which has been substantially altered. A three-car carbarn, which had been nearby, was demolished.

Collister Mercantile Company

Collister Station grew with the addition of the Collister Mercantile Company general store, which was built in 1910 on the northwest corner of the intersection of Collister and Valley Road (Ada, 2003). This wood frame building was operated as a general store and grocery through the 1940s. Based on directory

listings, the store operated under a variety of managers including George Krieg (Polk, 1915), W.H. Smeade (Polk, 1918-19), Emil J. Henke (Polk, 1937), J.S. Babcock (Polk, 1940), and A. Longnecker (Polk, 1943). By the mid-1950s, the building was in use as a local bar called the Collister Club (Polk, 1956). The building was remodeled in 1965, and is now home to Terry's State Street Saloon (Ada, 2003). Care has been taken when repainting the building over the years to leave the "Collister Merc Co." sign in its original condition on the west side of the building.



Collister School

In 1910, the first school district in the Collister area was organized—known as Ada

County School District #46—and classes for the 56 students began in the fall of 1911 in a one-room wood frame building located on the west side of Collister, directly across from what is now Catalpa Drive. In 1912, a four-room brick building with stone trim was constructed in a prune orchard on land donated by Dr. Collister. In the decades since, additions and remodeling to the structure have produced what we see today as Collister Elementary School. Collister School was annexed into the Boise School District in 1922 (Collister, 2003). An early city map indicates that Collister School was known as Gold Eagle School District #60 (Metsker, 1938). The road running in front of the school was known as Collister School Lane through the mid-1950s, when the name was changed to Catalpa Drive (Polk, 1956). Collister School was added to the National Register of Historic Places in 1982 (ISHS, 1997).

Presbyterian Church

In 1912, Collister Station was home to the Collister Mission of the Presbyterian Church, located on Collister Lane near Valley Road, now State Street. E.N. Murphy served as pastor for this mission as well as the Pierce Park Presbyterian Church, which was located 4 miles northwest of the city (Polk, 1912).



Methodist Church

By 1912, the Collister Mission of the Methodist Episcopal Church had also been

established, although the congregation initially met at a local grocery store and then in a refurbished brick building (the Vinegar House) on Dr. Collister's property. In 1913, however, construction of a church sanctuary was completed on land donated by the Collister family. The church was incorporated bearing the name "The Morden Collister Memorial Methodist Episcopal Church," in memory of Mrs. Collister's son, Thomas Morden (CUMC, 2003). In the mid-1950s, the church address was shown as 4414 Church Street with the parsonage located at 4400 Church Street (Polk, 1956). By the mid-1960s, Church Street had been renamed Taft Street in accordance with a city plan to use the same name for all streets along the same line, and the church address had been changed to the 4400 Taft Street that we know today (Polk 1966).

3.2.2 — Collister Neighborhood: Early Landowners

In addition to the Collisters and W.E. Pierce, a number of early landowners in this area are remembered in street names and in businesses that are still in operation today. Other early

landowners of note in the area that is now the Collister Neighborhood include:

Ann J. and William Armistead Goulder

In September of 1878, Ann Goulder (née McCullough) received an 80-acre parcel from her brother Watson W. McCullough, apparently as a wedding present. The 80-acre parcel consisted of the western half of the southeastern of 4N 2E Section 29, which would be bounded today by Catalpa Drive, the homes on the west side of Hawthorne Drive, Taft Street, and Tamarack Drive. On November 7, 1892, the Goulders sold the northern 40 acres of this parcel to William S. Whitehead for \$3,000, and on the same day sold the southern 40 acres to Julia Collister for \$2,000. Originally from Virginia, William A. Goulder came to northern Idaho from Oregon with the gold rush in 1860, and was a well-known writer, a delegate to the territorial legislature in Lewiston, and from about 1868, a columnist and frequent contributor to *The Idaho Statesman*. A staunch Republican and supporter of retaining the Idaho capital in Lewiston, he nevertheless moved to the new capital of Boise in 1876, where he became an assistant editor at the *Statesman*. He served as Ada County Superintendent of Schools (1881-1882), as state librarian, and as secretary of the Idaho Pioneer Society. One source describes him as having lived for several years on the “Whitehead Ranch” (presumably on Ann’s 80-acre property prior to 1892 or on the parcel sold to the Whiteheads after that), and later moving to a house on Warm Springs Avenue (ISHS, 1981). He and Ann had no children. He died on October 25, 1910, just three days after celebrating his 89th birthday.

The Pinkhams On August 19, 1878, the 80 acres adjacent to the east of Goulder property (the eastern half of the southeastern of 4N 2E Section 29) was purchased by Ebenezer Pinkham from James M. Brown. Earlier

owners of this property included Charles Webster, who bought the property from Moses F. Henry in 1876 for \$600 in gold coin, and John Miller and his wife, who in 1869 paid James C. Goodrich \$300 in gold coin to quit claim the property. This parcel would be bounded today by Catalpa Drive, Tamarack Drive, Taft Street, and 36th Street. Eb Pinkham and his younger brother Joseph owned and operated the Pinkham Brothers Boise Basin Stage Line, which provided daily service from Idaho City to Centerville, Placerville, and Granite Creek. In 1868, they purchased Greathouse & Company’s Boise Basin Line, which provided competing daily service from Idaho City to Placerville. Born on January 3, 1820, in Bangor, Maine, Eb Pinkham married Mary R. (Secord) Taylor on April 5, 1869, in West Ontario, Canada, and died in Boise on May 18, 1894 at the age of 74. The 80-acre parcel bought by Ebenezer Pinkham in 1878 was split up among his heirs by the probate court on January 28, 1897, with the northern 20 acres or so going to son Frank and his wife Hattie Pinkham. In 1910, Frank and Hattie Pinkham built a small home on the corner of 36th and Collister School Lane (Catalpa Drive), where they lived for only four years.

Herbert F. Lemp

On November 4, 1914, Frank and Hattie Pinkham sold their home and property at 36th and Hill Road to Herbert F. Lemp, one of the sons of prosperous German brewer John Lemp. Herbert and his wife Marguerite held the property for only a few months before selling it to Frank and Lulu Dobson on May 4, 1915. George Gribble and his wife bought the property from the Dobsons in 1917, and sold it on to Joseph and Frances Silkey on April 19, 1919. The Silkeys drilled the first geothermal well on the property in 1921. Joseph Silkey died in 1926, but Frances apparently continued to farm the property—drilling two

additional geothermal wells in 1927—until she sold it to O.L. Milstead in 1937.

The Whiteheads

William S. Whitehead came to Idaho from New Jersey and established one of Boise's early pharmacies when he opened Whitehead's Drug Store on Main Street in 1889 (ISHS 1970). In 1892, Whitehead purchased about 40 acres of what is now part of the Sycamore Neighborhood from Ann and William Goulder for the sum of \$3,000 (Ada, 1892). This included an area bounded on the north by Catalpa, on the west by Hawthorne, and on the east by a line drawn south through Oak Park Place. The Whiteheads also owned another long narrow parcel south of Catalpa, with the western border aligned with what is now known as Whitehead Street. An early city directory indicates that the Whiteheads lived at Hill View Ranch on what was then known as Hill Road, three miles north of the city limits (Polk, 1912). The exact location of the ranch is unclear, but it appears to be the property in what is now the Sycamore Neighborhood.

William's son, Donald S. Whitehead, was working with his father in the drugstore by this time, and by the early 1940s had taken over as President of Whitehead's, Inc. (Polk, 1943). William Whitehead died on January 4, 1944. Donald Whitehead served as a representative to the Idaho Legislature (1923-24, 1927-30), was Speaker of the House in 1929-30, and served as Idaho's Lieutenant Governor from 1939 to 1940, and again from 1947 to 1950 (ISHS 1986). Although Donald Whitehead and his wife Muriel lived in the North End during this time, an early city map indicates that Muriel Whitehead still owned the two parcels of land in Collister Station (Metsker, 1938). By the 1950s, Whitehead Lane had been established, running north from Catalpa to Hill Road.

Collister Station Homes circa 1885-1912

Although some of the early residences in Collister Station have been torn down over the years, including the original George Collister home, many homes from the turn of the century are still in use today.

— 3315

Collister

This home was built in 1900. It was owned by



Osmond Call in 1956.

— 3401

Collister

This home was built in 1912, and was owned by Winston Roberts in 1956.



— 3505

Collister

This home was built in 1912, and remodeled in 1985 to its present condition. It was owned by Walter E. Goller in 1956.



The Christian Children's Home

The home was founded in 1946 at 3223 North 36th Street (now the Boise Christian Retirement Home), and served this purpose until 1977 when the children's home was moved to an 80-acre ranch 12 miles west of Boise. Cottages on the property were remodeled and it became a retirement home in 1979.

— 3939 Oak Park Place

This home was built in 1912, and remodeled in 1977 to its present condition.

**— 3907 Whitehead**

This home was built in 1908, and remodeled in 2001 to its present condition.

**— 4201 Whitehead**

This home was built in 1885, and remodeled in 1980 to its present condition.

**3.2.3 — Pierce Park**

Interurban Substation at Pierce Park provided electricity (ISHS 75-65.124).

The Pierce Park neighborhood takes its name from the amusement park developed on “Valley Road, 4 miles” northwest of the city (Polk, 1912) in 1907-1908 by developed by Walter E. Pierce. When the new interurban provided access along State Street, Pierce

Park, provided a grand recreation spot for the modern electric world when it opened in 1908. The park featured an electric-lighted entrance archway, ticket booths, picnic area, a lake with rowboats, and a 21-foot long electric launch, a lighted bridge over part of the lake, refreshment stands, a bandstand, a baseball diamond, dance pavilion, and hundreds of trees. Bands played concerts and an orchestra entertained dancers. The park became a favorite spot for union and church activity or holiday celebrations. Nearly 200 acres, the park included the excavation of a lake one-half mile long by 300-feet that is now Lake Elmore. The Boise & Interurban reported taking over 2,200 people to the park for a large event. After the park closed, it became Boise Country Club golf course in 1917 and is now Plantation Golf Course.

The park was named after W. E. Pierce, mayor of Boise between 1896 and 1904, one of Boise's earliest and most prosperous real estate developers. Pierce was behind Pierce Park, encouraging Pittsburgh capitalists supporting the Boise and Interurban Railway to invest in the park, thereby encouraging use of the streetcar. His W. E. Pierce & Co. developed one successful North End addition after another. The company was the exclusive agent for Ellis and Elm Grove Additions, and Pierce Park Subdivision. Pierce helped lay out Harrison Boulevard and line it with street trees, which were prevalent in his additions. He built a fanciful Victorian house with towers, turrets, porches, and elegant decoration at 10th and Franklin streets, later occupied by Senator William Borah and his wife Mamie. The house was moved west of Garden City in the 1950s to allow expansion of Boise High School.



Pierce Park School

The original Pierce Park School was built in 1911 on land acquired from W.E.

Pierce for \$1.00. Known as District #18 of Ada County, Idaho, 40 to 50 students attended Pierce Park School each year. The building was also used for church services on Sundays. In 1938, the old building was torn down, and a new building constructed as a Work Projects Administration (WPA) project. Additions and improvements to the school since then have resulted in the structure that we see today (Pierce 2003). Pierce Park School was added to the National Register of Historic Places in 1982 (ISHS 1997). The deed for Pierce Park School contains a restrictive clause, requiring that the property always be used as a public school, or the property would revert back to the Pierce family.

The Plantation

By the late 1920s, the electric railroad had been abandoned and Pierce Park had become The Plantation dancing pavilion, located “6 miles w of city.” Even the location of Pierce Park School, formerly tied to “1/8 mile n. of Pierce Park,” had been changed to “1/8 mile n. of Plantation” (Polk, 1929).

Pierce Park Subdivision

The original Pierce Park subdivision was located on the northeast corner of State Street and Pierce Park Lane (Metsker 1938). Present uses of this property along State Street include the vacant corner parcel, the two older homes to the east of this parcel, Hendrick’s Veterinary Clinic, the Zamzows retail complex, and a real estate office. To the north along Pierce Park Lane, present use includes a

mobile home park, and the remainder of the old subdivision has been redeveloped as the Forge Village Townhouses (Ada, 2003).

3.2.4 — Area 3: Early Landowners

The Echevarria Family

Basque herders were an important part of early Boise, including the Collister Neighborhood. Vicente Echevarria arrived in the States from the Spanish province of Vizcaya. His sons—Juan, Pedro, Justo, Elias, Victor, and Esteban—came to Idaho at the turn of the century. Fifteen-year-old Juan came to the States in 1895, joining his father Vicente in Winnemucca, Nevada. Eighteen-year-old Pedro came to Idaho in 1900, followed by 19-year-old Justo in 1903, and 17-year-old Elias in 1905. An early city directory shows that Justo and his brother Esteban took rooms in town at 807 Grove (Polk, 1912-13). The brothers all married in Boise, and with their father, established the Dry Creek Ranch on adjoining parcels in Dry Creek (Area 5). They worked for a sheep ranch in Owyhee County and on their own ranches in Dry Creek. In 1919, Pedro and his wife Maria (Yousta) bought acreage between the north bank of the Boise River and State Street, and built an attractive brick home at 5605 State Street. In 1920, they moved with their two daughters to their new farm, where they raised milk cows and chickens. Once they moved into town, Pedro’s youngest daughter Victoria (Echevarria Barrutia) recalls taking the streetcar to school. By the late 1930s, Justo and Elias also owned most of the lots in Bloom’s Subdivision across State Street from Pedro’s farm (Metsker, 1938). In keeping with the times, Juan, Victor, and Esteban anglicized their first names, and the sons gave many of their children anglicized names. (Sources: Basque Museum 2001, UNR, 2003, and Ada, 2003). The Pedro Echevarria house still stands on the corner of

State Street and Plantation River Drive, and was listed on the National Register of Historic Places in 1982 (ISHS, 1997).

— 4804 W.

**Bloom
Street**

This home was built in 1910, and remodeled in 2001 to its present condition. It is owned by John E. Lockey in 1956.



**— 3516 North
Street**

This home was built in 1905.



**— 3704 North
Street**

This home was built in 1908, and remodeled in 1975.



— 5325 W.

**Bloom
Street**

This home was built in 1900. In 1956, 5325 wasn't a listed house number. The highest one listed in the 5300 block was 5324.



3.2.5 — Area 4: The Early Years

Ada County Poor Farm

Legislation enacted in 1883 required that Ada County purchase a “poor farm” including a “poor house” (ISHS, nd). As a result, a 160-acre County Poor Farm was established,

located in the area today bounded on the north by Castle Drive and Hill Road east to Collister Drive, Collister Drive on the east, and on the south at Clearview Drive. Much of the present day Jordan’s Landing subdivision, all of the North Pointe subdivision, and Cynthia Mann Elementary School is built on the old County Poor Farm property (Metsker, 1938).

3.2.6 — Water Supplies and Fire Protection

Farmers Union Canal

The Farmers Union Canal is a prominent irrigation feature in the Collister

Neighborhood. The canal begins at the Boise River at the east end of what is now Veteran’s Memorial Park. Within the present Collister Neighborhood, the Farmers Union Canal runs from State Street northward, roughly parallel to Collister Drive, then angles northwest to run somewhat parallel to Hill Road. The canal was first constructed in the fall of 1865 and spring of 1866 as the Boise Valley Ditch Irrigation Company Canal. The right to enlarge, use, and maintain the canal was transferred in 1894 to the Farmers Union Ditch Company, although Boise Valley Ditch retained a portion of the water rights to serve their stockholders. In the fall of 1894, Farmers Union began to enlarge the first mile and a half of the old ditch, and started construction on a new ditch from that point, extending all the way to Big Gulch (north of Star) by 1898. By 1903, the Farmers Union Canal was 24 miles in length, with 59 miles in laterals, and could serve an estimated 10,000 acres. In 1906, the Boise Valley Irrigation Ditch Company received a water right of 2,729 inches. The Farmers Union Ditch Company received a water right of 5,500 inches (ISHS, 1974). The present Farmers Union diversion

structure on the Boise River, located to the east of Veteran's Park near the old city quarry, was built in 1910. During the intervening years, a flood caused the diversion and parts of an existing bridge to collapse into the river. The existing diversion functions because of the dam effect of the rubble pile (REP. 2002). The Farmers Union Ditch Company, Ltd., still controls the irrigation district that includes the southwestern part of the Collister Neighborhood.

Boise City Canal

The Boise City Canal was constructed in the mid-1860s to divert water from the Boise River along what is now Grove Street to the Natatorium. By 1866, the ditch had been extended down the valley to Stewart's Gulch. By 1903, the canal was six miles long with 8 miles of laterals and irrigated over 1,800 acres. During the adjudication of water rights to the Boise River, in 1906 the company received a water right of 190 inches (ISHS, 1974a). The Boise City Canal Company still controls the irrigation district that includes the southeastern part of the Collister Neighborhood.

3.2.7 — Early Fire Protection Services

Fire protection services available in the Collister Neighborhood have expanded significantly since Boise was established. As the neighborhood grew, it remained outside of the Boise city limits until the mid-1970s, when the residents of the Sycamore Neighborhood requested that they be annexed into the city. In the 1950s, Triangle Dairy volunteers in East Boise responded to Collister Neighborhood fires, typically with over a 30-minute run. Sanborn Fire Insurance maps from 1950s for the Boise area (Sanborn, 1956) refer to the area including Bloom Street, Clearview Drive, Catalpa Drive, the southern part of Collister Drive, and the area now

known as the Sycamore Neighborhood as "West Boise." Although by this time the Boise Fire Department had expanded to include five fire stations, fire protection for the Collister Fire District was provided by a fire station located at 3800 Hill Road. Staffing included "1 fully paid man and 15 organized volunteers." Equipment included a Ford 500 gallons per minute (gpm) pumper, 1,000 feet of 2 inch hose, 400 feet of 1 inch hose, 300 feet of 3/4 inch hose, and a 500-gallon water tank. The truck also carried a 60 gpm portable gasoline-powered pump that could be used to draw water from ditches (Sanborn, 1956).

Businesses in the Collister Neighborhood have been instrumental in shaping the character of the neighborhood to what we know today, and reflect the unique mix of rural and urban character of the Neighborhood.

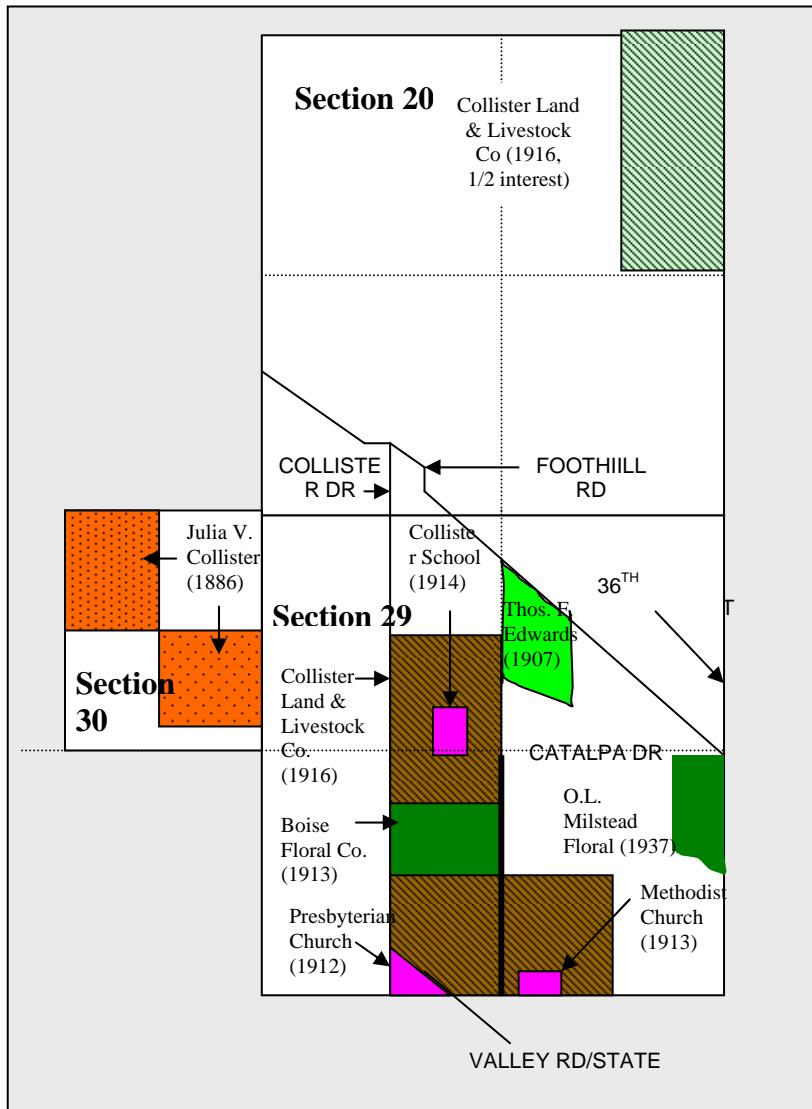
3.2.8 — Livestock & Land Companies

The foothills area of the Collister Neighborhood has been used for ranching and grazing since the early days of Boise. Early property owners in this area included the Highland Livestock & Land Company, which was incorporated in 1907 and is still operating today as a family-owned firm based in Emmett (IDSOS, 2003).

Collister Land & Livestock Company was established 1916 by Dr. George Collister and his wife Mary. In 1916, the Collisters deeded parts of three city lots in Block 5 of the original Boise townsite, as well as a large part of their property at Collister Station to the land and livestock company, except for properties that had already been deeded for use as a school, churches, a floral company, and for right-of-way for the electric railway. The business was a viable entity until 1966 (IDSOS).

3.2.9 — Feed and Livestock Businesses

Many neighborhood residents keep domestic pets and livestock, ranging from dogs, cats, birds, and hamsters to chickens, cows, horses, and goats. Neighborhood residents also contribute to the health and well-being of local wildlife by providing feed for birds and squirrels.



3.2.10 — Historical Greenhouses and Garden Businesses

Boise Floral Company

The Boise Floral Company, Ltd., was established in 1903, and is still operating today as Boise Floral Co. The original Collister greenhouse provided flowers for Boise Floral Co., which had a shop in the Boise Hotel. In 1913, Dr. Collister deeded about 20 acres to Boise Floral Company, where the company continued to grow flowers and plants to support its shop at 111 North Eighth.

Edwards Greenhouses

In 1907, Thomas and Pearl Edwards paid \$2,708.75



in cash and assumed the remaining \$1,300 on an existing mortgage for 11.67 acres of Joseph G. and Daisy Cotton's property along Foothill Road. The purchase also included ten shares of the capital stock of the Boise City Canal Company. An early city directory lists Thomas Edwards as a farmer on Foothill Road, 3-1/2 miles northwest of the city (Polk, 1912-13). Later directories list him as a farmer or gardener located 1 mile north of Collister Station (Polk, 1914-1919).

In 1927, Edwards drilled a geothermal well on the family property. By 1930, Thomas F. Edwards & Son had begun business as a truck farm growing vegetables. Thomas Edwards and his son Paul were the first in Idaho to use geothermal

heating to grow crops commercially. Over the years, the business expanded to include a wide variety of other plants. Edwards Greenhouses is still a family-run business, and several of the family members still make their homes in the neighborhood. In 1952, Thomas and Pearl built a home on acreage at 4203 Catalpa Drive, where Paul's widow, Josephine (Dodie) Edwards still lives.

O.L. Milstead Flowers/Flora Company

In 1937, Oscar L. Milstead bought from Frances Silkey about 20 acres bounded on the north by Catalpa Drive, on the east by 36th Street, and on the south by the Boise City Canal. Like Thomas Edwards, Milstead established geothermally heated greenhouses using the three geothermal wells installed by the Silkeys in the 1920s, and built a flower shop on the property. He and his wife Virginia also remodeled the small home built in 1910 by Frank and Hattie Pinkham. Milstead Floral Co. offered "nursery stock, flowers, plants and bulbs, floral designs, potted plants and cut flowers" for both wholesale and retail customers (Polk, 1939-40). The greenhouses were updated in 1951, and at one time comprised more than 21,000 square feet of covered growing area. By November 1991, the property associated with the greenhouses and the home had been reduced to about 6.59 acres, which Hunt Bros. Floral, Inc. sold to Flora Co. Flora Co., which was owned by Jeffrey and Sarah Jayo, Daniel See, Elizabeth Tullis, and Diane Pierce, continued to operate as a combination wholesale and retail garden floral business until 1999, when it was purchased by the Terteling Company. Flora Company and the TerraVita Landscaping operations have been combined with the Terteling greenhouses on Cartwright Road, and retail sales at the greenhouses have been discontinued.

Garden businesses in the Collister Neighborhood have also included the Scovell Hot House Company (Polk, 1939-40), which was the original Collister Greenhouse, renamed after George Collister's death to reflect the family name of his adopted daughter, Pat Scovell. Collister Floral & Garden, Inc. (1962 to 1966) had a store at 4774 W. State in the Collister Shopping Center, and Collister Greenhouses Company (1955 to 1972).

3.2.11 — Collister Neighborhood Street Names

The Early Years – Street Name Evolution

In the century since the Collister area began to be developed, street names and landmarks have not remained constant. Here are just a few examples from the city and county directories from years past (Polk, 1912-1966):

- In 1912, Valley Road ran northwest from 1900 W. State. Valley Road was changed to West State Street in 1914.
- Hill Road/Foothill Road originally was the Goodall (Goodale) cut-off, a northern route of the Oregon Trail. In 1912, Foothill Road was defined as the continuation to the west of N. 13th Street. By 1950, Foothill Road was still defined as the continuation of N. 13th Street, and Hill Road was described as running northwest from the intersection of N. 13th Street and Irene, but it appears to have ended just past 26th Street. Throughout the rest of the city directory, however, Hill Road appears to be used interchangeably with Foothill Road.

- In 1950, Whitehead Lane was described as running north from Collister School Lane to Hill Road.
- In 1950, Collister Drive was described as running north from about the end of the 4600 block on State Street. Collister Lane was described as running north from Highway 44 (State Street), 3 miles west of the city, and Collister School Lane ran west from N. 36th to Collister Lane.
- Collister School Lane was changed to Catalpa Drive in the mid-1950s.
- Church Street was renamed Taft Street in the late 1950s or early 1960s.
- In 1956, Bloom Street was called Bloom Lane.

Who's that Named For?

Many of the streets and lanes in the Collister Neighborhood bear the name of early residents and landowners. This provides important ties to the neighborhood's history and its people.

- **Bloom Street**, named for the Bruce Bloom family. Bruce and Rebecca Garrett Bloom came from Kansas to Boise with their family in 1909, and bought Lot 14 of Hall's Addition (in the area west of Collister Drive, and which had been within the 30-acre portion of the 70 acres that Julia Collister bought in 1886 from William and Cordelia Huff), from Isaac N. Hall and his wife L.M. Hall for the grand sum of \$1,250. In 1912, Bruce Bloom was a foreman at the I T Company. By the late 1930s, their son, Arthur Bruce Bloom and his

wife Fannie Loyce Bloom, who had married in 1914, were still living on the property. Arthur worked for the Boise Valley Traction Company (one of the electric railway companies in town), Central Coal & Feed, and retired in 1959 from Lewis Feed and Fuel. Fannie passed away in March 1969, and Arthur died just two months later at the age of 74. The original Bloom property was subdivided in the mid-1980s as the Cottonwood Subdivision, and includes the homes on Northwall Avenue, Clearview Court, and three homes on W. Bloom Street.

- **Cartwright Road** takes its name homesteader George Cartwright. Other features in this drainage include Cartwright Creek, which is located in Boise County north of Stack Rock. Cartwright Creek drains the area below Castle Rock, flowing 4-1/2 miles into Shaffer Creek, and into the Payette River at Horseshoe Bend via Harris Creek (Boone 1988).
- **Castle Drive** is named for Mary N. Castle and the family farm on the street. She is the mother of artist James Castle, who in his later years would sometimes stop passing cars on Castle Drive to offer to exchange his wonderful drawings for cigarettes. James Castle was profoundly deaf; growing up in Garden Valley and busying himself translating what he saw around him into lines drawn on scraps of cardboard or discarded paper. He made them with hand-scraped wooden sticks or matches dipped in a paste he made from stove soot and saliva. He spent most of his time

alone drawing, continuing to express himself on paper in a myriad of ways through his life, which ended in 1977. James Castle was born in 1899 and moved to Pierce Park in 1932. The Boise Art Museum has numerous Castle pieces on display. Likewise, Boise State University periodically presents Castle's work. His work has been exhibited in New York, Chicago, Canada and England. See bibliography.

- **Collister Drive** is ordinarily presumed to be named for Dr. George Collister. His sister Julia was responsible for buying several of the parcels that constituted the Collister estate, however, and she lived most of her life at Collister Station. It would be most accurate to attribute the name of the street to the Collister family, including George and his wife Mary, and Julia Collister.
- **Edwards Street**, named for the Thomas F. Edwards family. The Edwards were the first in Idaho to use geothermal heating to grow crops commercially, and in 2004 Edwards Greenhouses remains a family business.
- **Elmer Street**, named for Elmer O. Davis. Elmer Davis was born on December 9, 1916, and died in Boise on January 27, 1990 at the age of 74.
- **Kessinger Lane**, named for Ira N. Kessinger, who owned property south of State Street and adjacent to the Plantation Golf Course and the Pedro Echevarria property. Kessinger Lane, located north of State Street was so named because it is aligned with that street to the south. Ira

Kessinger was born on January 30, 1879, and died in Boise in May 1968 at the age of 89.

- **Pierce Park Lane**, named for the amusement park developed by W.E. Pierce in the area that is now the Plantation Golf Course. Pierce Gulch also takes its name from W.E. Pierce.
- **Whitehead Street**, named for the William S. Whitehead family.
- **Woody Drive**, named for Arnold H. Woody, in 1899. He was in the Marine Corps from 1911 to 1920, and served as a recruiter during World War I. When he first came to Boise, Arnold Woody worked for Morrison-Knudson Co. before joining in a partnership with W. Clarence Adams in the Capital Lumber Company. In 1954, he sold his interest in the Capital Lumber Company, and built the State Street Hardware and Lumber Company. By the late 1930s, he owned about 50 acres adjacent to the southwest corner of the Ada County Poor Farm (40 acres of which was part of the 70-acres that Julia Collister bought in 1886 from William and Cordelia Huff), and another parcel stretching south from Taft Street along Woody Drive to Sunset. His home was located on Wylie Lane in the latter parcel. When the Milstead property at 36th and Catalpa was subdivided, the Woody Drive name was applied to the new street aligned with, but not connected to, the original street of the same name. A. H. Woody died in Boise in 1972 at the age of 90.

3.3 COMMUNITY IMAGE AND CHARACTER

The Collister Neighborhood has managed to preserve a lot of its original character. It is still home to people of all ages and from all walks of life that span the entire spectrum of age, socioeconomics, politics, family choices, lifestyles, and religious beliefs. Geothermally heated greenhouses, community gardens, an urban forest, pasture lands, and open Foothills rangelands are still a vital part of our community.

There is ongoing development and growth within the Collister Neighborhood, in the Foothills, and to the west. The sections below represent a snapshot in time—late 2003—of our neighborhood today, and suggest directions for planning for the future.

3.3.1 — Neighborhood Gateways

As part of an effort to enhance the sense of community in the Collister Neighborhood, the CNA applied for and received a grant from the Mayor's 2002 Neighborhood Reinvestment Program to create five signs that are now posted at key gateways to our Neighborhood. Designed by Neighborhood resident Kira Townsend of Advanced Sign & Design, the signs were installed during the summer of 2003 at 36th Street and Taft, 36th Street and Hill Road, at Pierce Park and Castle Drive, Pierce Park Lane near State (at Lucky Lane), and on Collister near State.

3.3.2 — Community Connections and Events

Within the Collister Neighborhood, small groups of neighbors have historically held get-togethers and worked together in community gardens, on joint efforts to trim trees and rake up leaves, shared car-pooling duties to get the kids to soccer, and helped one another do

routine home repairs and maintenance. Summer yard sales offer a great chance to meet the neighbors. The annual Sycamore Stroll, a block-long yard sale with food and refreshments along Sycamore Drive, is a much-anticipated weekend of fun and draws serious yard-salers from all over town. Other small neighborhood areas frequently have activities that bring neighbors together, including 39th Street, Oak Park, Castle Hills, Jordan's Landing, and North Pointe.

On an even larger scale, CNA is committed to helping organize community-wide events to help bring neighbors together. The grand opening of Catalpa Park in September of 2002 was heralded by a well-attended grand opening with music and a cakewalk. Neighborhood businesses sponsored a drawing, providing over a thousand dollars worth of prizes. Candidates for ACHD Subdistrict 3 and Legislative District 16 asked to come to the celebration to learn about neighborhood concerns. Two candidates also accepted invitations to speak at the separate CNA October meeting, where neighbors were given a forum to air their concerns.

A second neighborhood picnic was held at Catalpa Park in June of 2004, in conjunction with a formal dedication of the public art project installed in the park. This second picnic was also well attended, with music, food, and a fundraiser to repair damage to the neighborhood signs.

3.4 NEIGHBORHOOD DEMOGRAPHICS

3.4.1 Census Tracts – 2000 Census

The Collister Neighborhood includes all of Census Tract 3.02 as well as portions of Tracts 2, 3.01, and 101, as defined in the 2000 Census (US Census Bureau website <http://www.census.gov/>). This includes the following census “geographies,” which are illustrated in Figure 3-4-1:

- Census Tract 2
 - Block Group 5, Blocks 5000-5002 (portions only). This is the area in the City’s area of impact north of Cartwright Road.
 - Block Group 6, Blocks 6000-6005, 6008, and 6009 only. This is the area bounded by Pierce Park Lane north of Hill Road and Cartwright Road.
- Census Tract 3.01
 - Block Group 2, Blocks 2000-2028 (all blocks). This is the area bounded by State Street, Pierce Park Lane, Castle Drive, Hill Road, Collister Drive, and Bloom Street, which includes the Elmer Street, John’s Landing, and Ellen’s Ferry sub-areas.
 - Block Group 3, Blocks 3000-3003, 3012-3021 only. This is the area bounded by Castle Drive, Pierce Park Lane, and Hill Road.
- Census Tract 3.02
 - Block Group 1, Blocks 1000-1018 (all blocks). This irregularly shaped area is bounded by Catalpa Drive (from 36th Street westward across Collister to State Street), State Street, Bloom Street, Collister Drive, and Hill Road (from Collister to 36th Street).
 - Block Group 2, Blocks 2000-2017 (all blocks). This is the area south of Block Group 1, and is bounded by Taft Street, State Street, Catalpa (from State Street eastward across Collister to 36th Street), and 36th Street (from Hill Road to Taft).
- Census Tract 101
 - Block Group 1, Blocks 1113, 1114 (northeast portion only), 1016 (tiny corner only), and 1042 (portion only). This is the area north of Pierce Park Lane in the City’s area of impact.

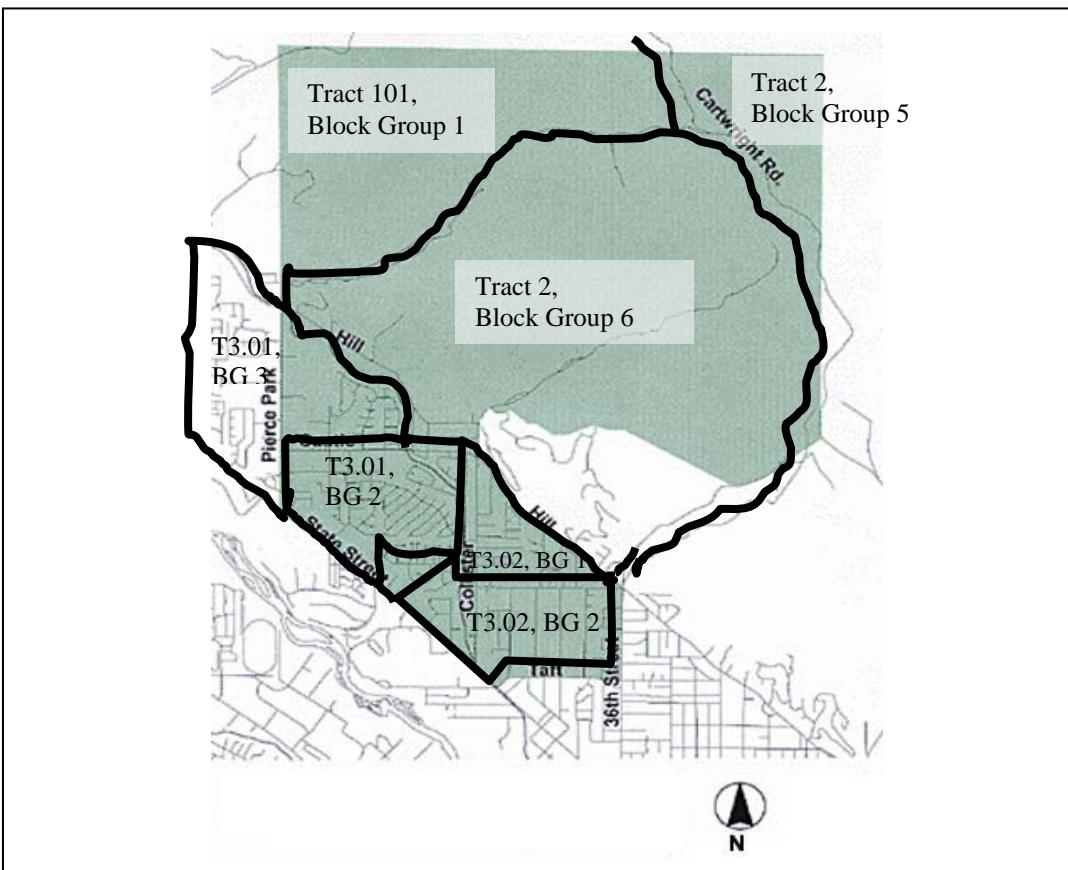


Figure 3-4-2. Collister Neighborhood Census Tracts

with a growing Latino and Hispanic community (7.9%). Based on the 2000 Census, the Collister Neighborhood is slightly less ethnically diverse than Boise City as a whole. About 92.4% of Collister residents self-identified as White, compared to 90.3% of residents throughout the city. The largest ethnic minority group in both cases is Latino or Hispanic, accounting for 4.5% of the Boise population, and 4.3% of neighborhood residents (85 households). The remaining 3.3% of the Collister population includes people who self-identified as Black or African American (0.5%, living in 14 households), American Indian or Alaska Native (0.5%, living in 18 households), Asian (0.7%, living in 26 households), and Native Hawaiian or Other Pacific Islander (0.2%, in 4

3.4.2 Population

Population trends in the Collister Neighborhood mimic the nationwide trend of an aging population. Although the percentage of the neighborhood population that is under 18 years of age has dropped slightly (28.55% in 1990, versus 28.0% in 2000), the median age bracket for householders has shifted upwards from 35-44 years to the age range of 45-54 years.

3.3.3 Diversity

In Idaho, the overwhelming majority of residents are Caucasian (about 88%),

households). Other ethnic groups accounted for the remaining 1.4% of the population. About 2.3% of Collister Neighborhood residents identified themselves as being of two or more races (32 households).

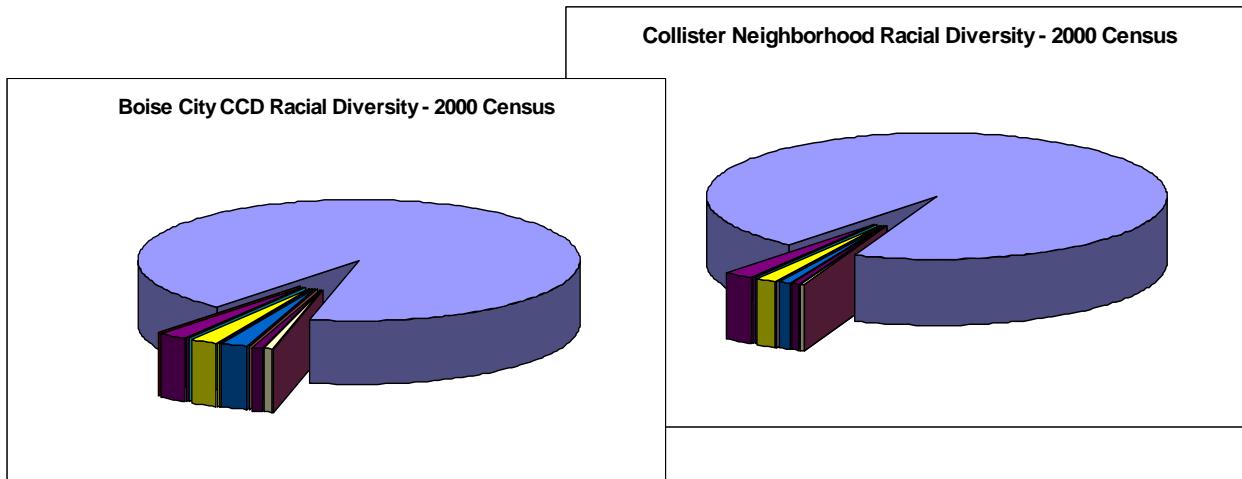


Figure 3-5-6. Comparison of Boise City and Collister Neighborhood Racial Diversity – 2000

(2,250) of neighborhood households owned their homes, less than 3% were vacant or in transition (for sale or rent, or only occasional occupancy), and the remaining 26.7% of households were renting. The majority of homeowners in the neighborhood tend to be people between 35 and 54 years of age, with fewer and fewer people owning their homes with increasing age. The figures indicate that residents who are 85 years old or more are more likely to rent than own a home. Figure 3-4-4a shows the neighborhood distribution in 2000 by age groups for home ownership.

Heads of households in the neighborhood tend to be middle-aged, although almost one-fifth of households (more than 17%) are headed by people aged 65 or more. Figure 3-4-4b shows the breakdown for all households, with a separate breakdown shown for the group of householders that were old enough in 2000 to receive Social Security retirement benefits. One and two person households accounted for more than half (56%, or 1,727 of the 3,067 households) in the Collister Neighborhood in 2000. Three- and four-person households made up another 35 % (1,017 households). Larger family households with 5 or more people accounted for the remaining 8.8% (269 households). Figure 3-4-4c below shows this distribution for owner-occupied and rental households.

3.4.4 Housing

Housing in the Collister Neighborhood includes low, middle, and upper income housing; a variety of lot sizes; single-family houses, townhouses, and multi-family units including duplexes, townhouses/condos, and apartments. As of 2000 (Census 2000), there were 3,067 households identified in the neighborhood. Of these, more than 73%

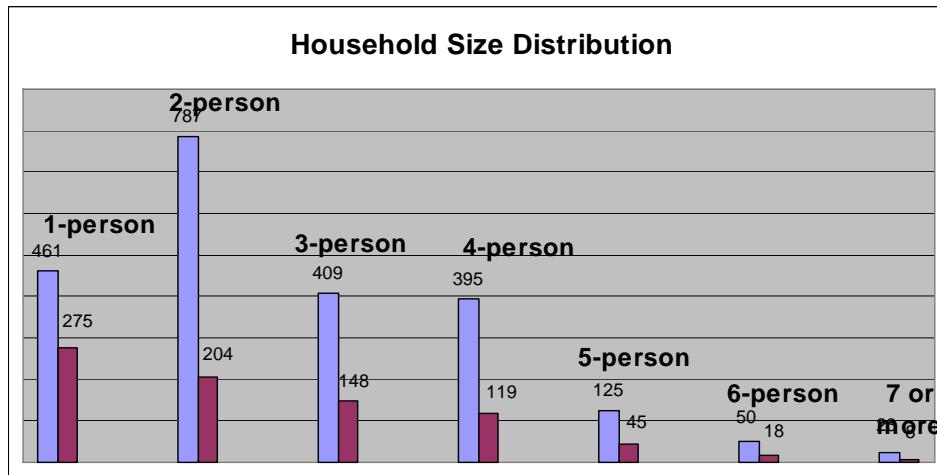


Figure 3-4-4c. Household Size Distribution – 2000 Census

district maps (ISTC 2003) indicates that the southeastern part of the Collister Neighborhood—from 36th Street west beyond Collister to a line defined by Maplewood and Sandcastle—is included in the area with the highest tax levy rate in Boise City: Tax District 01-3. This tax district also includes areas below the central and western foothills, including the Hackberry and Crane Creek subdivisions, areas along both sides of Hill Road west past Collister Drive to Maplewood, and the Sunset Neighborhood.

The southwestern part of the neighborhood east from Pierce Park Lane to the boundary line between Sections 19 and 29 (roughly due south through the Jordan’s Landing neighborhood from the intersection of Hill Road and Castle Drive) is taxed at the second-highest rate in the city. Residents along Pierce Park Lane near the Cartwright Road intersection pay a lower rate yet. The Flora Company property, as well as residents in Pierce Park Gulch just above Hill Road, and those who live in the area south of Hill Road and between the Section 19/20 line and a line drawn through Maplewood and Sandcastle—or who live on Baywood, Hillside, Outlook, or Goldie Lane—pay taxes at the same lower levy rate as those who live in Quail Ridge, Veteran’s Park, the North End, Crescent Rim, or Park Center.

3.4.5 Taxing Districts for City and County Services

Residents in the Collister Neighborhood are subject to different property tax levies depending on where they live. Relevant 2003 levy rates (Ada, 2003a) are summarized in Table 3-4-6, along with a comparison of taxes paid on each \$100,000 of property value. A review of the tax

Table 3-4-5. Collister Neighborhood Tax Districts and Tax Burden Comparison

Area	Tax District	2003 Levy Rate	Taxes Paid per \$100,000 value	Difference Compared to Tax District 01
SE part of Neighborhood	01-3	0.018093553	\$1,809.36	\$15.76
N. Collister between Hillside and Outlook	02-12	0.018093553	\$1,809.36	\$15.76
N. Collister above Hill Rd	02-14	0.018093553	\$1,809.36	\$15.76
SW part of Neighborhood	01-44	0.017945395	\$1,794.56	\$0.96
Narrow north-south strip between Farmers Union Canal and Section 19/20 line	01-45	0.017936040	\$1,793.60	- 0 -
Small triangle at State and Ellen's Ferry	01-40	0.018048499	\$1,804.85	\$11.25
Pierce Park Rd (up in the Gulch to Section 19/20 line)	01-48	0.017975127	\$1,797.51	\$3.91
Pierce Park Rd (Gulch east of Section 19/20 line, Cartwright Rd)	01-17	0.017936040	\$1,793.60	- 0 -
Flora Co	01	0.017936040	\$1,793.60	- 0 -
North End, Veteran's Park, and Crescent Rim	01-1	0.017936040	\$1,793.60	- 0 -
Park Center	01	0.017936040	\$1,793.60	- 0 -
Quail Ridge	01-45	0.017936040	\$1,793.60	- 0 -

3.4.6 Electoral Districts and Political Demographics

Following redistricting in 2003, the Collister Neighborhood is included in the following voting or political representation districts:

- **Ada County Voting Precincts 3, 14, 15, 16, 25, and 26.**
- **Ada County Commission District, Subdistrict 3**, currently represented by John Franden.
- **Idaho Legislative Districts:**
 - District 16, currently represented by Rep. Margaret Henbest (D), and Rep. David Langhorst (D). This includes voting precincts 14, 25, and 26 (bounded by 36th Street, Taft, State Street, Pierce Park Lane, and Hill Road).

- District 19, currently represented by Sen. Mike Burkett (D), Rep. David Bieter (D, to be replaced for the 2004 session after being elected Boise mayor), and Rep. Ken Robison (D). This includes areas located in voting precincts 15 and 16 (foothills area north of Hill Road).
- **Congressional Districts:**
 - District 1, which includes the western portion of Boise, western Idaho, and northern Idaho, and currently represented by U.S. Senator Larry Craig (R) and Rep. Butch Otter (R). This includes Collister Neighborhood areas located in Precinct 3, north of Pierce Park Lane and above an east-west line extending eastward from the intersection of Pierce Park Lane and Cartwright Road.
 - District 2, which includes a part of Boise, as well as south central and eastern Idaho, is currently represented by U.S. Senator Mike Crapo (R) and Rep. Mike Simpson (R). As a result of redistricting in 2003, the rest of the Collister Neighborhood is included in Congressional District 2.

Collister Neighborhood political demographics are diverse. During the 1990s, voters in Legislative District 16 were very evenly split between supporters of Democratic and Republican candidates, especially for the Idaho House of Representatives. In the 1992 election for the District 16, Seat “A” Representative, Sylvia McKeith (R) beat incumbent Molly Lazechko (D) by 17 votes out of a total of 14,367 votes cast. In the 1996 election for the same seat, Margaret Henbest (D) beat incumbent Sylvia McKeith (R) by a mere 7 votes out of a total of 14,861 votes cast. During the 1990s, Republicans Cecil Ingram (District 16 State Sen.) and Hod Pomeroy (District 16, Seat “B” Rep.) won by comfortable margins over their Democratic challengers. By 2002, Margaret Henbest (D), won Seat “A” by a wide margin, but the split for the other two races was much more even: Cecil Ingram (R) beat Gino White (D) by 858 votes out of 11,952 cast, a major change from the 1990s when Ingram won each election by several thousand votes. In the 2002 Seat “B” race, challenger David Langhorst (D) unseated long time incumbent Pomeroy (R) by a margin of 1,349 votes out of a total of 11,459 cast.

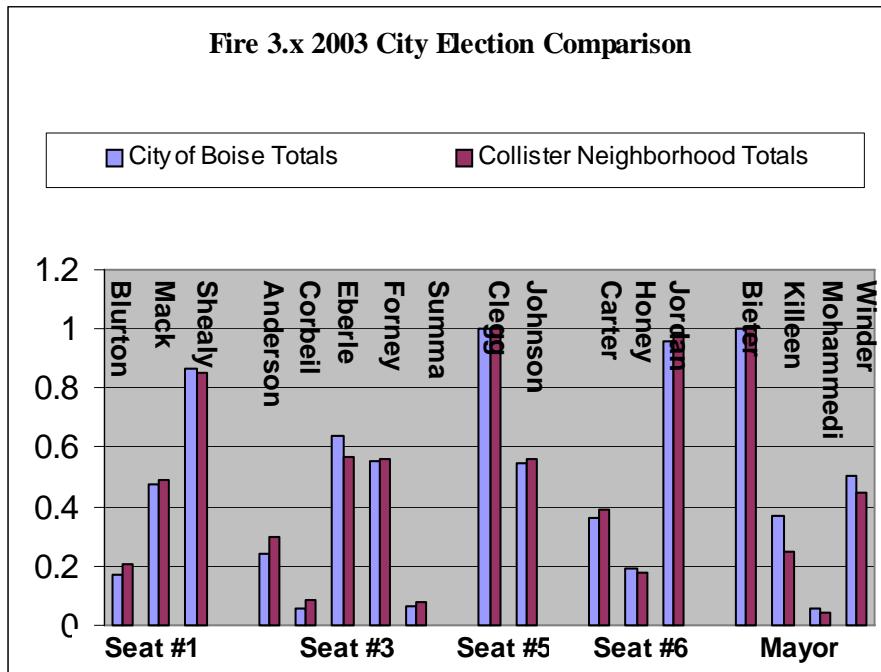
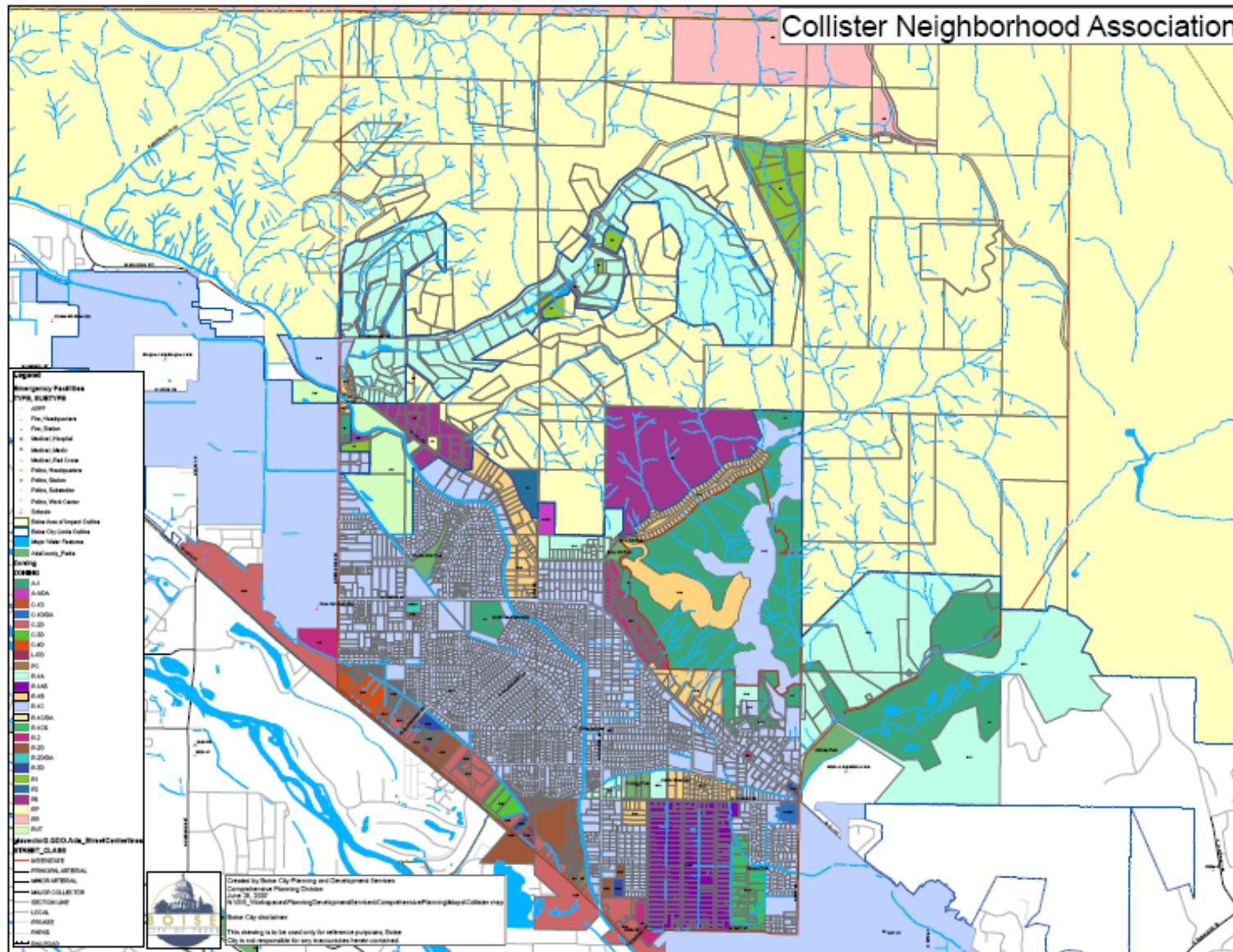


Figure 3-4-1. City Office Election Results Comparison - 2003

3.5 Land Use



3.5.1 Zoning/Density

Current zoning in the Collister Neighborhood ranges from rural preservation (RP) in some areas of the Foothills to (C-3D) encouraging mixed use development with design review.

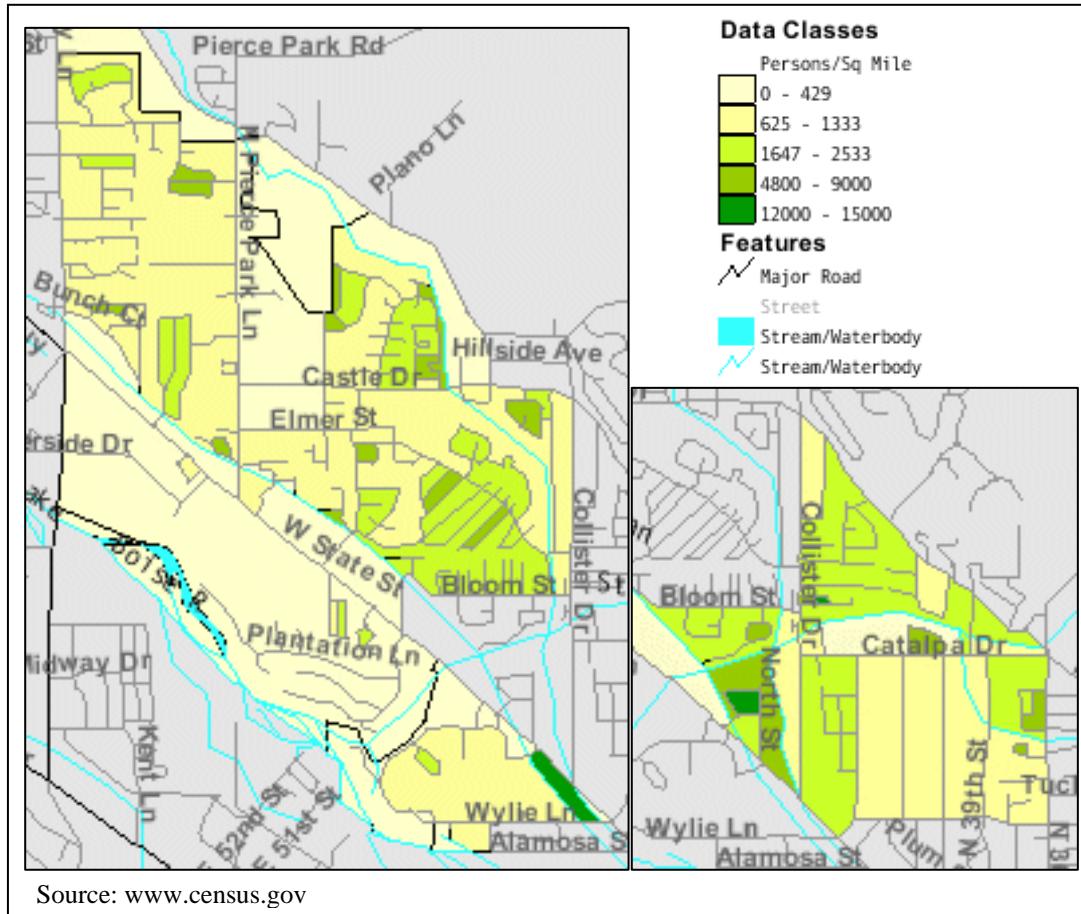


Figure 3-5-1. Population Density in the Collister Neighborhood – 2000 Census

3.5.2 Residential Land Use

Expanding to the west, the city's early neighborhoods and large lot grid system extended out to Collister Drive and Pierce Park Lane. Newer homes grew along the lanes up to Hill Road.

3.5.3 Commercial Land Use

Commercial uses to serve the neighborhood are primarily scattered along State Street, remaining fragments of earlier roadside businesses. With one-of-a-kind signs, and homemade architecture they create strong romantic illusions, an American folk art. These State Street businesses reflect an individualism unduplicated in today's world of franchised businesses, a recollection of times, places, people, and events. Many of these are restaurants or taverns, inspired by home-style cooking from greasy spoon to mom and pops. Few of these have splashy ads, but have built their reputation by word of mouth. They provide a convenient stop for a rest and a meal along the entrance of Boise. Their scale and form follow a car-oriented urban architecture. Most often located along a parking lot, their simple shapes and colorful signs beckon drivers far down the street.

3.5.4 Industrial/Redevelopment Land Use

3.5.5 Foothills Land Use

3.5.6 COMPASS Development Monitoring – Northwest Boise

COMPASS tracks development throughout Ada and Canyon counties based on demographic areas rather than neighborhoods. The Northwest demographic area is bounded by 36th Street, Taft, the Boise River, Horseshoe Bend Road, and Hill Road, excluding the Plantation Golf Course. This includes most of the more densely populated areas of the Collister Neighborhood, and can be used as a very rough estimate of development trends. During the latest monitoring period from January 2000 through December 2002, the lion's share of development in the county occurred in Meridian and Kuna. The Northwest area, however, also saw additional new development and higher density housing infill during this period. Tables 3-5-6a and 3-5-6b below summarize the development in the Northwest Boise demographic area for calendar years 2000 through 2002 (COMPASS, 2003).

Table 3-5-6a. Residential Construction in Northwest Demographic Area: 2000 through 2002

Calendar Year	Single Family			Multi-Family			Mobile Homes & Mfr. Homes	Total Units	Percent of County Total
	Units	Value (\$1,000s)	Sq. Feet	Units	Value (\$1,000s)	Sq. Feet			
2000	98	\$21,850	220,508	71	\$4,159	72,657	4	173	4.5%
2001	154	\$19,864	310,430	4	\$592	6,005	3	161	3.6%
2002	123	\$19,746	201,367	69	\$4,730	81,596	4	196	5.0%

Table 3-5-6b. Non-Residential Construction in Northwest Demographic Area: 2000 through 2002

Calendar Year	Commercial		Industrial		Public/ Quasi-Public		Total Sq. Feet	Percent of County Total
	Value (\$1,000s)	Sq. Feet	Value (\$1,000s)	Sq. Feet	Value (\$1,000s)	Sq. Feet		
2000	\$3,419	51,924	\$0	0	\$60	0	51,924	1.7%
2001	\$9,825	232,091	\$0	0	\$2,200	37,355	269,426	9.0%
2002	\$0	0	\$0	0	\$136	2,548	2,548	0.2%

3.6 Public Parks and Recreation

Parks, recreational activities, the urban forest, natural riparian areas, preservation of rural lifestyle features, and open spaces all contribute to the quality of life in the Collister Neighborhood.

3.6.1 Public Parks and Reserves within the Collister Neighborhood

The Collister Neighborhood is served by a number of parks located within the neighborhood, within easy walking or bicycling distance for residents of sub-neighborhoods:



volleyball court, horseshoe pits, skate board area. The “Moving to with funding from the Mayor’s 2002 park construction, special care was taken to preserve the mature trees along Catalpa, with many younger trees planted throughout the remainder of the park. The northern border of the park is defined by Sand Creek, which is maintained as a semi-natural riparian area. This provides refuge and a source of water for neighborhood wildlife, including deer, raccoons, and ducks. The park is located next to Collister School, with its large grassy field, playground equipment, and matures trees, maximizing the feel of an open park-like area. In addition to walking, biking, or driving down Catalpa to get to the park, neighbors from north of the park on Samara and Bloom Street can walk or bicycle to the park on a micropath connecting Bloom Street with the Collister School playground. The park is well-used by neighborhood residents.. Photo: Cheryl Robinson 2003.

Owens Park, 3496 N. 39th Street This 2/3 -acre mini-park was originally called Walnut Grove Park, and is built on land donated in 1975 by Paul and Grace Owens to be used as a park in perpetuity. This small park is a neighborhood gathering place, with mature trees, a picnic table, and an irrigation ditch along the north side that provides a semi-natural riparian area for ducks and water skippers. Photo: Boise Parks & Recreation.



Catalpa Park, 4516 W. Catalpa Drive

Dedicated on August 13, 2002, and completed during the summer of 2003, this 6.5-acre neighborhood park is a outstanding example of cooperation between the Neighborhood and Parks and Recreation. The park was designed based on neighborhood input, and includes a perimeter walking path, playground, restroom, shelter, sand tennis courts, a basketball court, and an informal

"Future" sculpture was designed and erected Neighborhood Reinvestment Program. During

Castle Hills Park, 5350 N. Eugene Street

This 5-acre neighborhood park is within easy walking distance for neighbors in the Castle Hills area, with multiple micro-paths providing access to the park from the residential areas. The park includes a playground with play equipment designed for very young children (2 to 5 years old), a separate play structure provided for 5 to 12 year olds, and swings for all ages. One of the two tennis courts can be reserved through the Idaho Tennis Association, leaving one court open at all times on a first-come, first-served basis. The park also has a basketball court, softball diamond, football and soccer fields, and is home to a Little League baseball field.

Polecat Gulch Reserve Boise Parks & Recreation completed the purchase of this 120-acre parcel in late 2003. Located in Polecat Gulch just above the end of N. Collister Drive, Parks & Recreation intends to develop this area as a reserve, similar in features and character to other Foothills reserves such as Hulls Gulch. As of 2006, no design plans for Polecat Gulch have been formalized.

3.6.2 Nearby Public Parks

Residents in the southeastern portion of the Collister Neighborhood also have access to several nearby park areas located outside the Neighborhood, including Hillside, Sunset, Willow Lane, Veteran's Park, and the new Velma Morrison Park site along the Boise River.

Hillside Park, 4150 N. 36th Street Built in 1976, this 15-acre community park was originally planned to surround Hillside Junior High School, with four tennis courts provided on the east side, and an equestrian arena, ball fields, and a proposed swimming pool and parking lot on the west side of Sand Creek. Three of the four tennis courts may be reserved through the Idaho Tennis Association, leaving one court open at all times for public use. Sand Creek is lined by mature trees, and is maintained in a semi-natural state. During the past few years, this area has often been selected as a nesting area for a pair of great horned owls. Hillside Park, as it exists today, includes a paved parking lot on the north side of the park, an equestrian arena, two batting cages, a storage shed for league use, and two Little League baseball diamonds. The southern triangle of the property bordered by Sand Creek and N. 36th Street consists has a large parking area, although 36th Street along the park is quite narrow and does not include a bike lane or sidewalks.

Sunset Park, 2625 N. 32nd Street Sunset Park is located on property owned by the Boise School District as early as 1938 (Metsker, 1938). This 4-acre park includes a small parking lot for vehicle access off Sunset Avenue, with on-street parking available along the sidewalk on 32nd Street. Collister Neighborhood pedestrians and bicyclists can get to the park by crossing 36th Street at Sunset Street and winding along a paved path on what was formerly Willow Lane, but is now a grassy parkway. Sunset Park amenities include restrooms, a picnic area, playground, tennis courts, and softball diamonds.

Willow Lane Athletic Complex and Willow Lane Neighborhood Park, 4623 W. Willow Lane This 55-acre complex along the Boise River and Greenbelt includes a small neighborhood park as well as the athletic complex. Willow Lane Neighborhood Park is located along Willow Lane, and has two tennis courts, basketball courts, and a playground, separated from the athletic complex by landscaping. The athletic complex includes six-lighted softball fields, two tournament soccer fields, restrooms, a parcour fitness area, and parking lots. Dogs are not allowed in this park—including walking through this park en route to the Greenbelt—at any time.

Veteran's Memorial Park, 930 N. Veterans Memorial Parkway On the southeast corner of State Street and Veteran's Parkway, Veteran's Memorial Park is located on the site of the Soldier's Home, built in 1894 and in use until 1973 (ISHS, 1983). This 78-acre park, developed as a state park to honor veterans, is now under the control of the City of Boise through a 25-year lease agreement signed with the state in 1997. The park includes a number of memorials, an amphitheater, picnic area, a small lake and wetlands area, and several trails that lead to the Greenbelt. Collister Neighborhood residents can access this park on foot or by bicycle via bike lanes and sidewalks on 36th Street south to State Street.

Whitewater Park. With the acquisition in 2003 of additional parcels adjacent to existing City-owned property along the Boise River, this location has been proposed as a site for the Boise Whitewater Park. It is anticipated that Collister Neighborhood residents who live in the southeastern portion of the Neighborhood will have bicycle and pedestrian access to this park via the Greenbelt or State Street.

3.6.3 Recreation and Fitness Facilities

The nearest public swimming pool to the Collister Neighborhood is the Lowell Pool, located south on 27th Street near State Street. There are several private swimming pools in the neighborhood that offer swimming lessons for a fee, including Pat's Pool on Pierce Park, Boise Bears on Hill Road, and Gem State Academy on State Street. There are no general athletic facilities located within the neighborhood, but residents can obtain memberships to the Idaho Athletic Club on State Street, or travel to the Downtown or West YMCA. Hillside Junior High School offers open gyms to students on a seasonal basis. In addition to sports offered at Hillside Junior High School, Boise School District Community Ed program and Boise City Parks and Rec occasionally offers sports and fitness activities at neighborhood schools and playing fields. Capital Youth Soccer Association, Pop Warner Football, Babe Ruth and Little League, and AAU basketball teams regularly practice at the park or school facilities in the neighborhood, although most games are held at locations outside of the neighborhood.

3.7 Education Services

3.7.1 School Districts and Demographics

Collister Neighborhood is served by Boise Independent School District No. 1. As of 2004, the Boise School District has an open enrollment policy, which allows a student to attend any of the Boise District schools, if there is room. Students attending schools outside of their home district must provide their own transportation. Demographic information for Collister Neighborhood schools is shown in Table 3-7-1. The boundaries for the following schools currently include the Collister Neighborhood area:

- Elementary Schools:

- Pierce Park Elementary School, 5015 Pierce Park Lane, established 1911.
- Cynthia Mann Elementary School, 5401 W. Castle Drive, established 1990.
- Collister Elementary School, 4426 Catalpa Drive, established 1913.
- Wm. H. Taft Elementary School, 3722 Anderson Street, established 1960.
- Hillside Junior High, 3536 Hill Road, established 1961.
- Riverglen Junior High School, 6801 N. Gary Lane, established 1998.
- Senior High Schools:
 - Capital High School, 8055 Goddard Road, established 1963.

Table 3-7-1. Collister Neighborhood School Demographics

Schools	Elementary Schools					Junior High			Senior High School	
	Pierce Park	Cynthia Mann	Collister	Taft	Distr. Avg.	Hillside	Rivergle n	Distr. Avg.	Capital	Distr. Avg.
Students										
Enrollment	312	587	235	369		450	680		1664	
English Lang. Learners	1.7%	2.1%	3.1%	1.6%	6.6%	1.5%	12.8%	3.7%	4.9%	3.3%
Free/Reduced Lunch	36.5%	32.5%	40.6%	73.4%	41.3%	30.6%	41.3%	32.8%	20.1%	20.1%
Gifted & Talented Students	2.0%	3.0%	3.0%	4.0%	5.0%	N/A	N/A	N/A	N/A	N/A
Special Ed Students	21.6%	14.4%	9.8%	19.6%	13.6%	10.0%	12.8%	10.6%	9.1%	8.5%
Avg. Class Size	18.3	23.5	19.7	18.3	23.4	20	20.2	21.6	22	21.4
Staff										
Avg. Yrs Exp.	15.5	19.1	18	18		19.7	13.4		16.5	
Masters Degree	71%	63%	55%	55%		61%	54%		59%	
State Certified	100%	100%	100%	100%		100%	100%		100%	
No. Teaching out of area	-0-	-0-	-0-	-0-		-0-	-0-		-0-	
Mascot	Pan-thers	Appa-loosas	Eagles	Tigers		Rams	Grizzly		Eagles	
Activities										
Band	X	X	X	X		X	X		X	

Table 3-7-1. Collister Neighborhood School Demographics

Schools	Elementary Schools					Junior High			Senior High School	
	Pierce Park	Cynthia Mann	Collister	Taft	Distr. Avg.	Hillside	Rivergle n	Distr. Avg.	Capital	Distr. Avg.
Choir	X	X	X	X		X	X		X	
Orchestra	X	X	X	X		X	X		X	
Chess Club		X								
Art						X	X		X	
Honor Society						X	X		X	
Intramurals						X	X		X	
Ski Club						X			X	
Sports						X	X		X	
Yearbook						X	X		X	
Car Club									X	
Debate									X	
Drama									X	
French									X	
Key Club									X	
Mtn. Bike Club									X	

3.7.2 Special Programs-Boise School District

In addition to the regular curriculum offered at its schools, the Boise School District provides numerous special programs for its patrons, including developmental and medical screening, Head Start, tutoring, school breakfasts and lunches, evening school, summer programs, and enrichment programs. A few of those programs are highlighted below:

English Language Learner (ELL) Program Students from the Collister Neighborhood who are learning English attend ELL magnet schools. At the elementary school level, students in the Collister, Cynthia Mann, Pierce Park, and Taft school districts currently attend classes at Lowell Elementary School, located at 1507 N. 28th Street, and Shadow Hills Elementary, located at 8301 W. Sloan St. ELL tutoring at the junior high level is available at Riverglen Junior High School's Language Academy and at

North Junior High. ELL classes and tutoring are available at Capital High School. Transportation to these special programs is provided by the school district for students who qualify.

Gifted and Talented Education (GATE) Program The GATE program is designed to provide additional support for elementary school students who rank in the upper 1/10th in academic performance. Designated GATE locations vary from year to year, depending on available staffing. With open enrollment, GATE students may attend any of the Boise District schools where GATE programs with openings are available. Transportation by the school district varies. At the secondary level, accelerated classes in English, math, and history are offered at all junior highs. Advanced placement and accelerated classes are also offered at all of Boise's senior high schools.

Just for Kids Child Care This is the Boise School District's child care program for children from 6 weeks to 12 years of age. Child care is offered from 7:00 a.m. to 6:00 p.m. Monday through Friday at 14 elementary schools, including Cynthia Mann Elementary.

Special Education Early Childhood Special Education (ECSE) for developmentally delayed preschool children ages 3 to 5 is available at 16 sites.

All Day Kindergarten Beginning in fall of 2004, all-day kindergarten will be available at a number of elementary schools, including Cynthia Mann Elementary. Tuition is waived for those who qualify.

Treasure Valley Math and Science Center The Treasure Valley Math and Science Center is a partnership program between the Boise and Meridian School Districts, and opened in 2004 to serve area public and non-public school students. TVMSC will be temporarily located at Riverglen Junior High, with plans to develop a permanent site pending the success of the start-up program. Funded with a \$200,000 donation from Hewlett-Packard Corporation and a \$1 million pledge from Micron Technology Foundation, the program is aimed at the area's top math and science students. Approximately 70 students now attend classes at TVMSC in fall 2004 for half-day sessions in the mornings. Transportation provided by the District will utilize the existing buses and bus stops currently operating for the Riverglen Language Academy students, and additional bus stops will be added where there are no nearby Language Academy bus stops. Parents are responsible for getting their students to the bus pick-up locations in the morning. The regional bus stop nearest the Collister Neighborhood is at Washington Elementary School on 14th Street.

3.7.3 Community Education

The Boise School District offers its highly popular Community Education programs at locations throughout the Boise School District. Class sessions are held three or four times a year, taught by volunteer instructors, and held during evening hours and

weekends. Within the Collister Neighborhood, community education classes are currently held at Cynthia Mann Elementary School and at Hillside Junior High. The longest running continuing program is the tae kwon do karate program offered at Cynthia Mann and taught by volunteer instructors of black belt rank.

3.8 Library Services

Public library service is available to Collister Neighborhood residents at the main branch of the Boise Public Library at 715 South Capitol Boulevard, the Garden City Public Library at 9116 Chinden Boulevard, the Eagle Public Library at 100 Stierman Way, the Idaho State Library at 375 West State Street, the Idaho State Law Library at 451 West State Street, and the Boise State University Library on the BSU campus.

Within the neighborhood, access to library materials is provided by the Bookmobile, which currently stops every Wednesday from 1 to 4 p.m. at the Collister Shopping Center, and from 4:30-7:30 p.m. at the Northgate Shopping Center (Gary Lane and State Street). The library catalog is available online at <http://www.boisepubliclibrary.org>, or patrons can call the telecirculation number at 384-4450 to ask that books, books-on-tape, videos, or other resources (other than reference materials that may not be checked out) be made available on the Bookmobile for pickup that week. Resources from other libraries can also be accessed in this way through the interlibrary loan program. Although schedules vary, in most years students have limited summertime access to the elementary school libraries.

3.9 Public Safety

3.9.1 Police

Police protection in the areas of the Collister Neighborhood within the city limits is provided by the Valley Division of the Boise Police Department. Response times depend on the nature of the emergency and the distance from the emergency. The following response times are based on internal Police Department standard (Boise Comprehensive Plan, 2003):

- Priority 3 Calls: 3-minute response time for serious crimes in-progress or crimes posing imminent physical danger.
- Priority 2 Calls: 6- to 8-minute response time for calls such as domestic violence.
- Priority 1 Calls: 20-minute response for calls such as vandalism, although response may not be dispatched for several hours if there are higher priority calls.

To support community policing, a police sub-station is located in the Albertson's store at 36th and State. Neighborhood Service Teams (NSTs) are groups of Boise Police officers and civilians that work in all units within the police department including patrol, traffic enforcement, narcotics, property and persons crimes detectives, and school resource officers.

The Collister Neighborhood Comprehensive Plan supports and incorporates Boise City's objective to strive for police staffing at a ratio of 1.5 officers per 1,000 residents (Boise Comprehensive Plan, 2003, Section 2.11, Objective No. 1).

3.9.2 Neighborhood Watch

The Sycamore Neighborhood maintains a Neighborhood Watch program.

3.9.3 Fire Protection Services

Fire protection services for areas of the Collister Neighborhood within the city limits are provided by the Boise Fire Department, which currently is rated Class 3 by the Insurance Service Office (ISO). The rating is based on a combination of time and distance standards, as well as fire suppression supply capabilities. The Boise Fire Department uses a combined standard of a 1.5-mile service radius and a 4-minute average response time (Boise Comp 2003).

Boise Fire Department stations serving the neighborhood include:

- Fire Station No. 9, located at 3101 Sycamore Street
- Fire Station No. 2, located at 3551 Cartwright Road

Fire protection services for residential areas in the Collister Neighborhood that are currently located outside of the Boise City limits are provided by the North Ada County Fire & Rescue District. This includes unincorporated areas south of Hill Road near Pierce Park Lane, unincorporated areas along Pierce Gulch from Hill Road to just past Esterbrook, parcels located in Stewart Gulch (Cartwright Road/Terteling property), and Dry Creek neighborhood.

Ada County Fire Stations serving the neighborhood include:

- North Ada County Fire & Rescue District Station, located at 5800 Glenwood

Wildland/Urban Fire Interface The Collister Neighborhood Comprehensive Plan supports and incorporates Boise City's objective for fire water supply pressures to be a minimum 40 pounds per square inch (psi), a maximum of 85 to 90 psi, with minimum fire

flow rates of 1,500 gpm (Boise Comp 2003, Section 2.4, Objective No. 1). The northern part of the Collister Neighborhood is at higher risk for wildfires, and other risks.

3.9.4 Emergency Medical Services

3.10 Postal and Shipping Services

Postal and shipping services currently available in or near the Collister Neighborhood include:

- U.S. Post Office, Collister Station. Located at 4650 W. State Street in the Collister Shopping Center, and within easy walking distance for neighbors on Collister Street, Catalpa, the Sycamore Neighborhood, low-income and special needs residents in the adjacent Samaritan Village complex, and apartment dwellers from the complex just across State Street.
- Nearby:
 - U.S. Post Office, Garden City Station, located off Glenwood at 8100 Marigold.

3.11 Utilities and Services—Communications

From the early days of Boise, communication services have provided essential links for people and businesses to succeed. Telegraph service was connected to Boise as early as 1875, and limited telephone service began in 1887.

3.11.1 Electronic Communications

The following communications services are currently available within the Collister Neighborhood:

- Telephone. Land line and cellular service is available throughout the neighborhood, although cell phone reception in the foothills areas can be spotty.
- Dial-up Connections. Dial-up connections to the Internet are currently offered in the Boise area, including AOL, Earthlink, Icehouse, Juno, Micron, NetZero, Qwest, RMC Internet, and SBC Yahoo.
- High-Speed Internet Access. Commercial and residential high-speed Internet access is currently offered in select areas in the neighborhood by several providers including AT&T Broadband, Cable One, and Qwest Broadband.

3.12 Utilities and Services—Energy

3.12.1 Electricity and Natural Gas

Central generating-station electrical power is provided to the Collister Neighborhood by Idaho Power. Small areas within the neighborhood have power lines located underground rather than on poles. Idaho Power also owns utility easements throughout the neighborhood, including along the north side of State Street (from the old Interurban Trolley line).

Intermountain Gas Company provides natural gas to residential and commercial customers in the Collister Neighborhood.

3.12.2 Geothermal Energy Use

In December 2003, the moratorium on additional or new uses of the geothermal resource in the Boise Front was extended for five years. Additional development of the geothermal resource may be allowed, however, if the additional use is combined with reinjection to provide recharge for the groundwater resource. The City of Boise was allowed to increase its production of geothermal groundwater during the 1990s only after the installation of a reinjection well, collection of monitoring data, and a lengthy application/protest period (Neely 2003). See 3.1.6.

3.12.3 Solar Energy Use

As of 2004, there were no solar easements of record defined in any of the areas of the Collister Neighborhood, although a few residences have installed roof-mounted solar panels or solar-powered yard lights.

3.13 Utilities and Services—Water and Wastewater

3.13.1 Domestic Water Supply

Homes and businesses within the Collister Neighborhood obtain domestic water from the public water supply system and/or from private wells. United Water Idaho is responsible for maintaining and upgrading the public water supply system—including fire water supply pipelines and fire hydrants within the city limits—in this area. Some homes that were built before the water system was extended to their residences are connected to the public water supply in addition to using a private well. In some cases, the private wells have been abandoned in place, and other households still use well water only for irrigation.

3.13.2 Irrigation Systems

Many residences and businesses in the Collister Neighborhood use untreated water from wells or the Boise River for irrigation. Surface water for irrigation in the Collister Neighborhood is supplied by the Farmers Union Canal, the Boise City Canal, and the Boise Valley canal, which draw directly from the Boise River.

Ditch irrigation in the neighborhood is managed by three irrigation districts:

- Farmers Union, Canal Company, Dry Creek
- Ballantyne & Pioneer Irrigation District
- Boise City Canal Company

3.13.3 Sewer System

Sewer service for homes in the Collister Neighborhood is provided by the Northwest Boise Sewer District, the Boise City Sewer District, or by private septic tanks.

The Northwest Boise Sewer District serves homes and businesses located in the southern part of the Collister Neighborhood from 36th Street to Pierce Park Lane. Treatment is provided at the Lander Street Treatment Plant, although the waste stream may be directed to the West Boise Treatment Plant when there is insufficient capacity at Lander Street. Flow is by gravity in most of the system, supplemented by two pump stations located along Pierce Park Lane.

3.13.4 Stormwater Drainage

The soil conditions and topography of the foothills area of the Boise Front mean that the area is susceptible to flash flooding during heavy storm events (see Section 3.11.5). In the more level areas of the neighborhood below the foothills, the natural soil conditions in open spaces, pastures, and park-like areas allow stormwater to be absorbed more slowly, ultimately helping recharge the groundwater resource. Within much of the urban watershed, however, native soils have been covered by buildings, parking lots, sidewalks, and streets, so storm sewers and other drainage systems (e.g., irrigation systems or natural channels) must be used to drain stormwater runoff.

Stormwater Drainage System

The Ada County Highway District (ACHD) operates and maintains the storm sewer system associated with streets and highways to minimize flooding of the roadways and impacts to adjacent properties. Areas in the Neighborhood where stormwater drainage is inadequate include:

- Sycamore Drive, where rainwater and snowmelt form large puddles often extending more than half the width of the street.
- Collister Drive. ACHD has proposed Drainage Project DR035, “Collister Drive Drainage Improvements,” to install a storm drain system in John’s Landing, Collister and Maplewood to take care of on-going drainage problem on Collister. The

project description notes that the existing design needs to be updated to account for water quality requirements. Construction started in 2004, with ACHD footing \$137,000 of the total cost of \$157,000 (ACHD, 2003).

- The southern portions of the Collister Neighborhood are located in Ada County Drainage District No. 2.

3.13.5 Foothills Flood Control

Flash flooding in and below the drainages above the Collister Neighborhood are most likely to occur during high intensity, short duration (HISTP) precipitation events, with durations as short as 9 to 10 minutes and rainfall amounts as little as 0.60 inches. In late 1997, significant flooding resulted in the Crane Creek and Hulls Gulch area when a storm cell dropped about 0.60 inches of rain in 9 minutes in the foothills served by these drainages (Egger and Vasiloff 1998).

Ada City-County Emergency Management (ACCEM, website <http://www.accem.org/floodprep.html>) has identified several drainages in the Foothills as having the highest risk of deadly flash floods. These include Seaman, Pierce, Polecat, Stewart, Crane, and Hulls Gulches, as well as Cottonwood Creek. The northern portion of the Collister Neighborhood includes Pierce Gulch and portions of Polecat Gulch and Stewart Gulch, and the southern portion of the neighborhood lies directly below Pierce, Polecat, and Stewart Gulches. The 1996 8th Street Fire that burned much of the upper portions of these watersheds increased the risk of flash flooding for these drainages.

Flood control structures were constructed in Stewart and Pierce Gulches by the Army Corps of Engineers in the late 1970s. Following the 1996 fire, the City of Boise installed or upgraded a series of flood control structures in the Stewart Gulch, Hulls Gulch, and Cottonwood Creek areas. The City continues to maintain and operate these structures, and installed and operated warning sirens below these gulches.

3.14 Utilities and Services—Waste Management

3.14.1 Residential Trash

Trash pickup for areas of the Collister Neighborhood within the city limits is provided by Browning-Ferris Industries (BFI) under a contract with the City of Boise, providing curbside collection once a week for each household. The current contract is based on a flat rate per household, with no limit on the amount of trash that will be collected at each pickup from any household.

3.14.2 Residential Recycling

Curbside residential recycling pickup for areas within Boise City is provided by BFI, with pickups scheduled the same day as regular trash collection. Residents are encouraged to recycle through a \$1 per month rate reduction for each household that puts recyclables out for collection at least once per month. BFI provides blue recycling bins to each household that chooses to recycle.

Boise Recycling at Glenwood and State recycling with drop-off bins for a wider variety of recyclables than currently collected by BFI.

3.15 Transportation

The Collister Neighborhood lies between the city's downtown business hub and new developments farther to the west in Northwest Boise, Eagle, Star, and Middleton, as well as new developments in the Foothills. The neighborhood includes two regional transit corridors—State Street and 36th Street—that serve to move people from outlying areas into the city. Corridors intended to serve primarily as collectors for the local residents—Pierce Park Lane, Collister Drive, Castle Drive, Catalpa Drive, Taft Street, and Hill Road—are increasingly used to avoid State Street.

3.15.1 – Current Travel Practices

Data on travel to work is contained in 2000 Census data Quick Tables QT-P23, which is readily available only for Census Block Groups. Estimates for the Collister Neighborhood can be approximated by using the data for Census Tract 3.01, block groups 2 and 3; and Tract 3.02, block groups 1 and 2. The 2000 numbers indicate that the neighborhood still depend very heavily on driving alone in our cars, but that we are making some progress in using alternate transportation and telecommuting. Table 3-15-1 illustrates the estimated breakdown of transportation options used by Neighborhood residents in 2000. Of an estimated 5,328 workers over the age of 16, about 86% got to work by driving alone in a car or truck, 0.2% rode a motorcycle, 0.6% took public transit, 3% worked at home and the remaining 10.2% chose to walk, bicycle, or “use other options.”

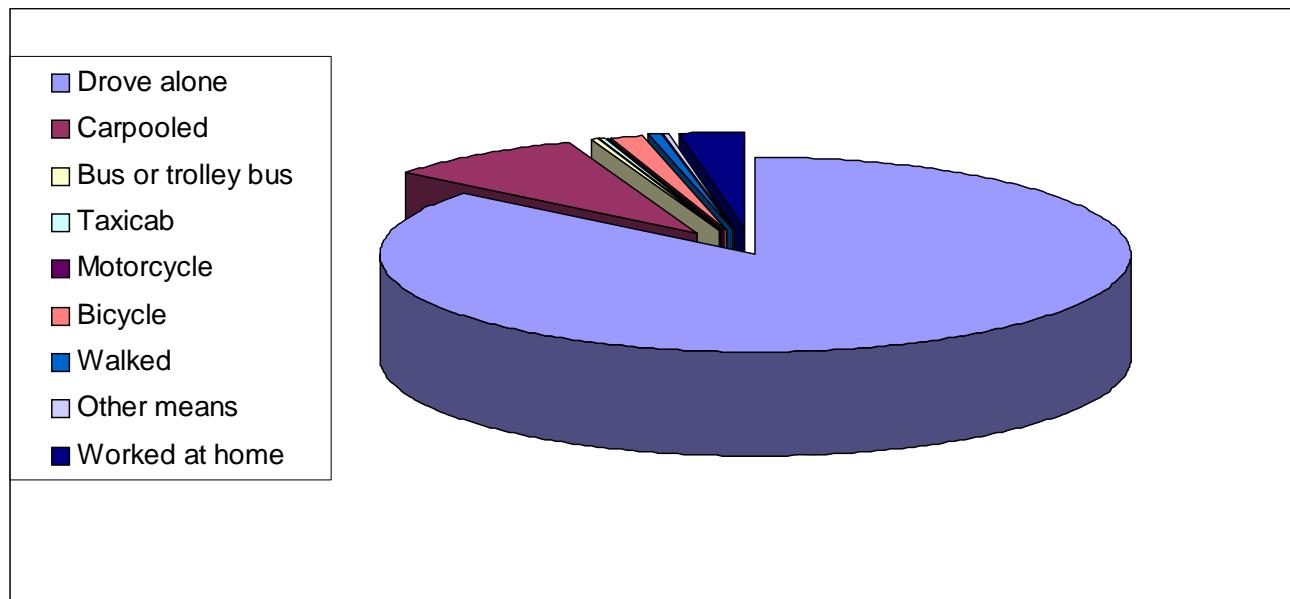


Figure 3-15-1. Collister Neighborhood Transportation to Work - 2000

minutes to work.

COMPASS HOUSEHOLD TRANSPORTATION STUDY A household transportation study was conducted by COMPASS in the fall of 2002 (COMPASS 2003a) to develop baseline information about household travel practices in Ada and Canyon Counties. Based on this survey, the average household is responsible for 11.1 trips per day, with all trips averaging 16 minutes. Based on an estimated 3,067 households in the Collister Neighborhood in 2000, Collister residents could be responsible for more than 34,000 vehicle trips each day. At an average of 16 minutes per trip, this represents more than 9,000 hours of vehicle travel each day just from our Neighborhood. This is slightly more than an hour per day for each of our more than 8,100 residents.

3.13.2 Traffic Analysis Zones and Growth Projections

Long-term regional transportation planning is based on existing and projected land use and population densities in traffic analysis zones (TAZ). The Collister Neighborhood is represented by 1990 zones 182 (only the eastern half), 183, 184, 213, and portions of 211 and 212, as shown below in Figure 3-15-2. Demographic projections contained in Destination 2025 are based on these 1990

Census data for these block groups also provide information about how long Collister Neighborhood residents travel to get to and from work using all modes of transportation. For those who do not work at home, more than half—about 53%—get to work in less than 20 minutes. About 24% need another 5 minutes or so to get to work. Mean travel time to work for residents of these census track block groups ranges from 17.5 to 21 minutes. Ninety-three percent of Collister Neighborhood workers travel less than 35

TAZ boundaries. TAZ boundaries were redrawn as shown based on the 2000 Census, with the Collister Neighborhood now represented by 2000 zones 323, 183, 184, 213, and portions of 211 and 212. (COMPASS, 2003a) <http://www.compassidaho.org/demo/1990adataz.pdf>

The COMPASS study projects steady residential growth for the area including the Collister Neighborhood, as shown below in Figure 3-15-3. Housing and population estimates shown for 2000 were drawn from 2000 census block information that includes only the Collister Neighborhood. The projections for later years are based on 1990 TAZ boundaries, which include more of the area west of Pierce Park. The number of housing units in this area is projected to grow by 30% from 2010 to 2025, with a commensurate increase in the total population.

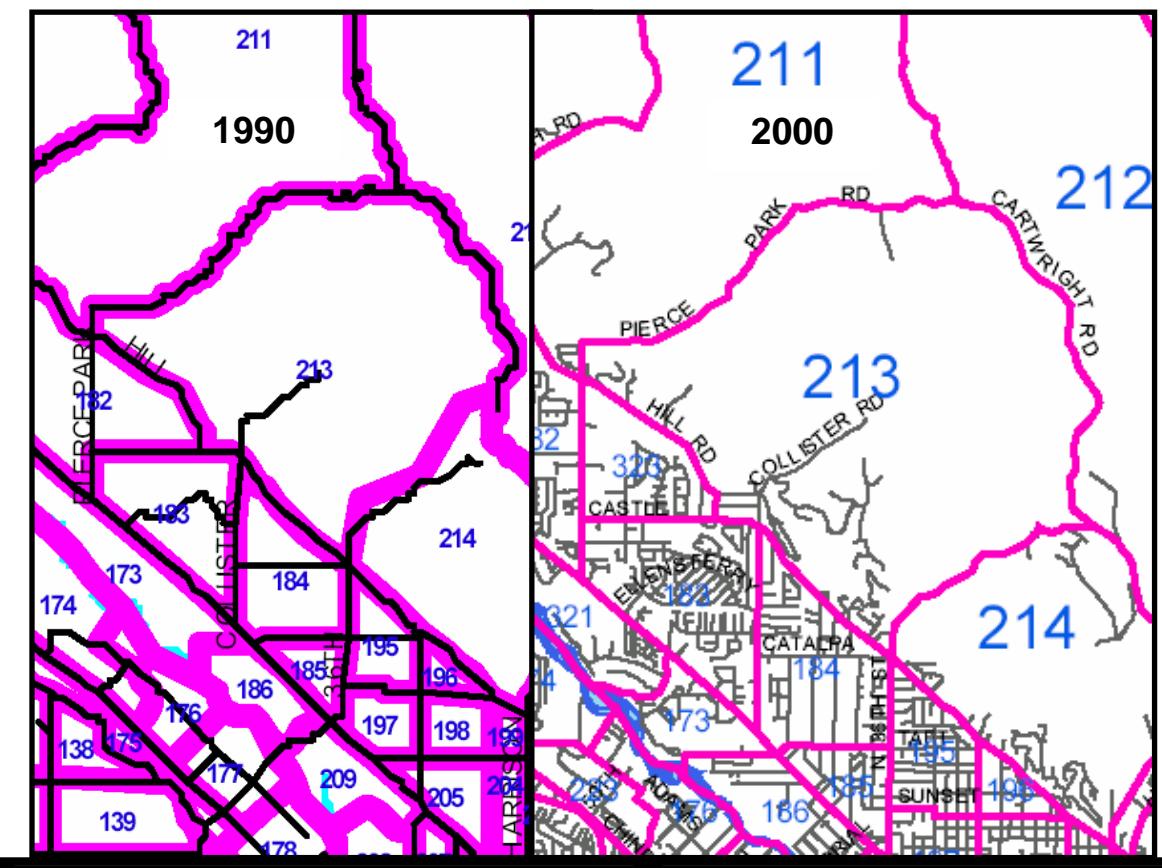
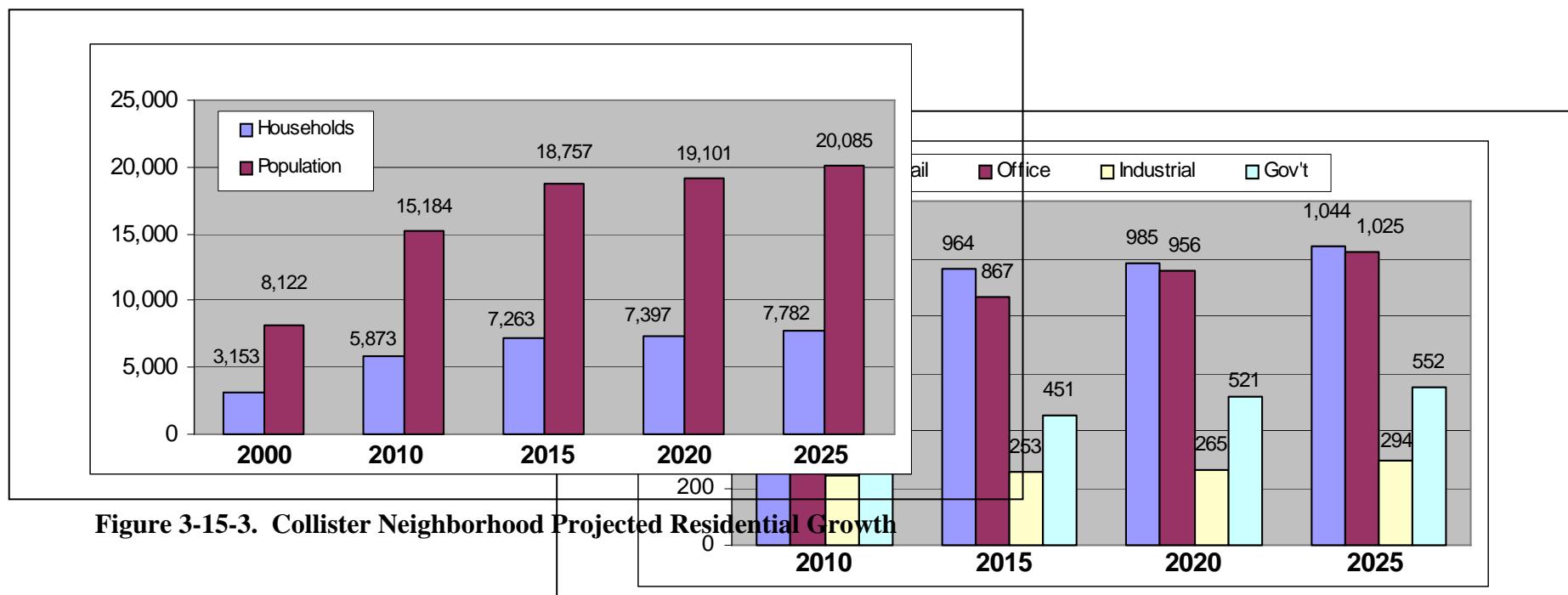


Figure 3-15-2. Traffic Analysis Zones for 1990 and 2000

Commercial growth within the 1990 TAZ boundaries that includes the Collister Neighborhood is also projected to grow steadily, as shown below in Figure 3-15-4. Current estimates include increases of about 23% in retail, a jump of almost 30% in developed office space, a 40% increase in government and agency office use, and a relatively small increase in light industrial facilities.



3.15.3 Regional Transportation Corridors in the Collister Neighborhood

The draft federal 2010 Functional Classification Map for the Boise Urban Area includes most of the Collister Neighborhood within these boundaries (COMPASS 2003c). A portion of this map, which will be used to guide transportation-related decisions in the coming years, is shown below in Figure 3-13-5.

State Street Corridor The State Street Corridor is a main gateway into Boise, and is the only street within or bordering the Collister Neighborhood that is classified as a principal arterial. This study focuses on a transit scenario for development of this corridor, which is based on widening the street to seven lanes and includes a landscaped median, dedicated high occupancy vehicle (HOV) lanes, pedestrian and bicycle lanes, and landscaped edges in both east and west directions. The plan also proposes developing transit nodes along State Street in areas directly affecting the Collister Neighborhood. (Transit node development is discussed in Section 3.15.5.)

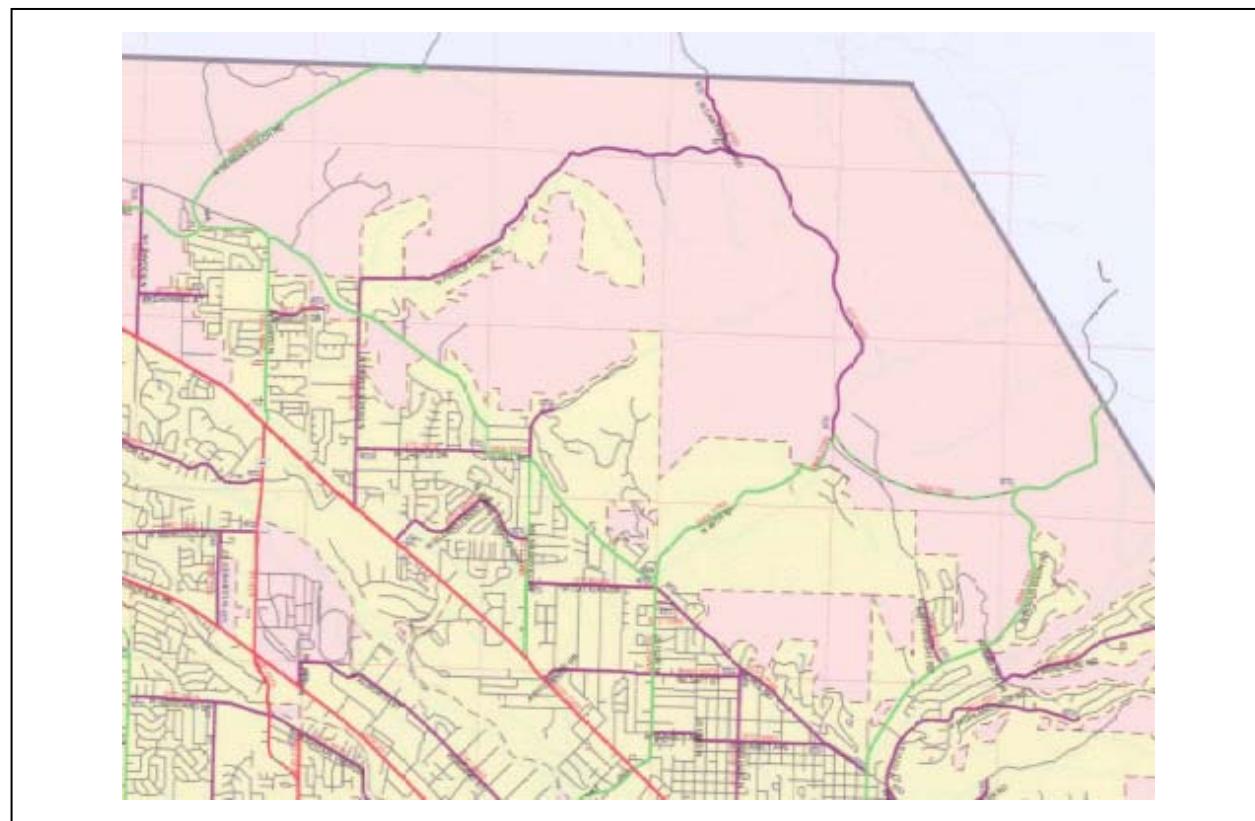


Figure 3-15-5. 2010 Functional Classification Map for the Collister Neighborhood

36th Street Corridor 36th Street was widened in the late 1990s from two lanes to three. Bike lanes and sidewalks do not meet 2004 ACHD standards. This was accomplished by removing a number of mature trees, taking about half of the front yards of properties on both sides of the street from State Street to Hill Road. On-street parking is prohibited between State Street and Hill Road. This resulted in a much less livable area of single-family homes, where front yards that formerly were landscaped with grass and mature trees have given way, in many cases, to unkempt dirt used for vehicle parking for the residents. Pedestrian travel on the narrow sidewalks is hampered by the presence of sloped driveways and

mailboxes installed within the sidewalk proper. Future widening of 36th Street as proposed in the Foothills Plan is anticipated to be at the expense of all of the homes along one or both sides of the corridor from State Street to Hill Road. The 2010 and 2025 functional classification maps for Boise identify 36th Street as a minor arterial.

Dry Creek/Cartwright Road Corridor COMPASS designates Dry Creek and Cartwright Roads as rural arterials through 2010 and 2025, limited to two lanes.

3.4.3 Neighborhood Transportation Corridors in the Collister Neighborhood

Castle Drive— An east/west street it runs between Hill Road in the east to Pierce Park Lane in the West. Two automobile lanes, wide bike lanes and a separate parking lane on the north side. With few individual driveway entrances, it serves as a major access route for large developments in Castle Hills, Jordan’s Landing, North Pointe, Outlook—Hillside neighborhoods, and is used by many within and without the neighborhood as a direct route into the downtown area. Pierce Park Elementary and Cynthia Mann Elementary are along this route.

Collister Drive— A north/south street it runs from State Street north to Hill Road, has two automobile lanes, no bike lanes, and only a handful of sidewalks. North of Hill Road, it again has two automobile lanes, no bike lanes, and a handful of sidewalks.

Hill Road

John’s Landing/Ellen’s Ferry

Pierce Park Lane

Catalpa Drive

Taft Street

3.15.6 Alternative Transportation

Pedestrian-Friendly Routes Many of the Collister residents choose to walk as an alternative to motor transportation or just for fun and fitness. A key attraction of any urban neighborhood is the opportunity to walk from home along attractive and relatively quiet routes (i.e., routes that are somewhat protected from traffic and traffic noise). Most of the neighborhood streets are used in just this way. Other sections in this plan address planning for enhancement of transportation routes to enhance pedestrian use.

Bikeways and Bicycle Paths On-street bikeways (bicycle lanes or routes) that currently serve the Collister Neighborhood are identified on the Ada County Ridge to Rivers Bikeway Facilities Map (ACHD 2003a). These routes include Hill Road from 15th

Street west to Highway 55; Gary Lane, Pierce Park Lane, and 36th Street from Hill Road to State Street; Castle Drive; and State Street between Gary Lane and Pierce Park Lane.

The Ridge to Rivers map designates access points to the Greenbelt bike/pedestrian path for Collister Neighborhood residents at Plantation River Drive, an on-street bike lane south of State Street on Lake Harbor Drive, a mixed use (bike/pedestrian path) on the south side of the Collister/State Street intersection leading to Wylie Lane, Wylie Lane, Willow Lane, and the mixed use (bike/pedestrian) sidewalk from the south side of the State/36th Street intersection into Veteran's Park. There is currently no map designated eastbound bike path connectivity between residential areas along Pierce Park and Ellen's Ferry to the Greenbelt.

3.15.7 Public Transit and Carpool/Vanpool Resources

The Bus Only the southern portion of the Collister Neighborhood is currently served weekdays by Valley Ride bus routes #16A – State Street via North 28th, and # 16B – State Street via Pierce Park. Saturday service is limited to routes #1 – State/Glenwood and #2 – Glenwood/State, which include travel along State Street as far west as Glenwood/Gary Lane. There is no bus service on Sundays.

Valley Ride ACCESS Vans ACCESS vans are available for disabled unable to ride the fixed-route system buses.

Scrip Taxi Service and Senior Vans

Commuteride ACHD operates Commuteride, a program for matching carpool and vanpool riders.

Park-and-Ride Lots There are currently no designated Park-and-Ride lots in the Collister Neighborhood.

3.16 Youth and Family Services

Existing Conditions All segments of society must take responsibility for educating our children and ensuring their well being. Our institutions alone cannot meet the plethora of needs presented by children and families. Alternative family structures are growing and need support. During adolescence, a youth's values and beliefs, shaped by his parents and community, are tested to the limits. Youth who have limited opportunities for positive growth experiences are vulnerable to pressures of peers.

Collister neighborhood's concerns about our youth include lack of parental involvement, unsupervised time alone, lack of safe hangouts and activities, lack of safe walking routes, limited employment, inadequate transportation and lack of attraction points.

Challenge The neighborhood wants to continue to have an age-diverse neighborhood where residents of all ages interact. We want to encourage friendships and relationships rather than imposing our beliefs and our need to be right. We want to provide opportunities for positive chance encounters between the generations and frequent structured events for the neighborhood that include youth-oriented activities. We want the neighborhood to provide hands-on support for neighborhood schools and we want to address the small problems in the neighborhood now before they grow.

3.16.1 Neighborhood Assets

Our assets include the seven schools serving the neighborhood (see 3.7 Education Services), three parks, and one reserve (see 3.6 Public Parks and Recreation). Facilities at these schools and parks include tennis courts, basketball courts, volleyball courts, playground, soccer fields, football fields, horseshoes, baseball fields, and track and field.

3.16.2 Day Care Facilities

More than a dozen commercial, church and family day care centers exist in the Collister neighborhood, including:

A Child's Discoveries PreSchool	2613 Woody Drive
Gem State Gymnastics Academy	5420 W. State
Hillside Academy	3900 Hill Road
Just for Kids	5401 Castle Drive
Little Creations Preschool/Child Care	3614 Market
Liz's Lil Tots	4308 Collister Drive
New Horizon Child Care	5551 Bloom Street (near State Street)
Pierce Park Academy for Child Care	5008 N. Pierce Park Lane
Shepherd's Fold Day Care/Preschool	2620 N. 36 th Street

3.16.2 Youth Activities

Youth need places to go, services, and transportation. A youth survey would identify potential program such as Healthy Youth-Healthy Community, neighborhood mentors for youth, and Adopt a Grandparent. CNA should facilitate youth in planning activities for the neighborhood for all ages. CNA should encourage small areas (blocks, canal laterals, etc.) to initiate small group youth events, using the Catalpa Park party as an example. CNA should interact with neighborhood schools and have them report on school clubs, scouts, and Healthy Community programs. Other potential activities could include open gyms and bus transport to

other facilities. A key task is to identify youth service projects and sponsors. Youth are a resource and can be of great assistance when given useful tasks. Other potential youth projects include programs such as Rake Up Boise and Paint the Town.

Sports Children in the neighborhood have the opportunity to participate in Capitol Youth Soccer. Many of the practices and games for the younger children are held at the neighborhood schools and parks. Also available in the neighborhood are Optimist football, Pop Warner football, Little League baseball, softball for boys and girls, and emerging lacrosse teams. Summer basketball and soccer camps are often held at the schools. The YMCA sponsors basketball (Y ball) in the schools during the school year for 5th and 6th graders.

Swimming Swimming lessons are available at two private pools in the neighborhood. Public open swimming and other programs are available at Lowell Pool on 27th Street, at the other city pools, or the YMCAs.

Scout Programs A number of Boy Scout and Girl Scout programs are active in the neighborhood and meet at the local schools and churches. The scouts are involved in many community service projects.

Private Facilities Bowling is available at 20th Century Lanes in the Collister Center. Gymnastics and swimming lessons are available at Gem State Academy, 5420 W. State Street.

Church Facilities Several of the area churches offer youth activities, either at the church or in private homes in the neighborhood.

3.16.3 Youth Facilities

The neighborhood needs a youth destination facilities such as a youth center or community center, a pool, and a safe place to congregate and hang out. The Collister Neighborhood Center would provide structured after-school, evening and weekend activities, including academic, recreational, community service and job training opportunities.

A neighborhood youth center would cultivate a shared, community-wide expectation that everyone contributes to the healthy development of youth. The center would lead to a neighborhood in which positive youth/adult relationships thrive and where young people are able to successfully overcome challenges. The message of a caring neighborhood, experiencing caring neighbors, and adults who value youth would foster a life-long memory.

The center should be located so that it could become a focus for the neighborhood. The center should be designed to offer an attractive and comfortable place for neighborhood citizens to congregate. It may be possible, for example, to provide a structure on

or near a school to take advantage of the school facilities, or a cluster of small buildings close by one another might make up the complex.

3.17 Services for Special Needs Populations

3.17.1 Assisted Living/Nursing Care

The Collister Neighborhood currently includes a number of residential complexes providing assisted living and/or nursing care for the elderly or disabled. This includes:

- **Boise Christian Retirement Home** Located on 8 acres at 3223 N. community serves individuals of various faiths who are able to a Christian atmosphere where smoking and drinking are not began operations as a retirement home in 1979, and currently divided into private rooms and apartments, a central dining room, Plans for improvement include expanding the garden area and that once served as a pasture. There are no routine structured times offer an opportunity to socialize, as do weekly shopping trips, attending chapel, and guest programs. Photo credit: BCRH website, <http://www.bcrh.net>.
- **Northgate Senior Village** Located on park-like grounds lighted by antique street lamps at 5901 Ellen's Ferry Way, this retirement community includes bedroom residences with private patios. Amenities include covered parking, a bus stop, clubhouse, and noon meals are available Monday through Friday. Golf is available at the Plantation Golf Course only a block away, and the Northgate Shopping Center is located less than a mile to the west. Northgate Senior Village is among the communities approved for subsidized housing for low-income residents.
- **Samaritan Village Residential Community** The Evangelical Lutheran Good Samaritan Society owns and operates this complex, which includes the following residential facilities: Photo credits: Good Samaritan Society website, <http://www.good-sam.com/>.
 - **Boise Samaritan Village Health Care and Rehabilitation** in a quiet residential setting at 3115 Sycamore Drive, the Village includes a community center surrounded by seven neighborhoods or living areas for people requiring hospital care with rehabilitation therapies, people with disease, and people with disabilities, brain injury, or chronic



36th Street, this retirement live independently and want allowed. The community includes five cottages and a meditation garden.

adding cottages in an area activities, although meal



Center. Located Boise Samaritan small subacute or post-Alzheimer's illnesses that



affect their ability to live independently. Services include an on-site dental clinic, full-time chaplain, a music therapist, and a psychiatrist. The Village also sponsors a community Alzheimer's support group.

- Samaritan Village Apartments. This residential community includes one three-story brick building located at 3350 Collister Drive and a single story building located at 3360 Collister Drive, adjacent to the Collister Shopping Center. Each of these is a 50-unit Housing and Urban Development (HUD) housing complex that serves people who are able to live independently. Amenities include individual garden spots, weekly transportation for shopping trips, and senior meals made to order and served onsite Monday through Friday for apartment tenants and the community. Samaritan Village Apartments is among the communities approved for subsidized housing for low-income residents.
- Cottage at Samaritan Village. Located on a quiet cul-de-sac Drive, the Cottage is a 14-unit HUD housing project that living for younger physically and developmentally disabled residents receive community assistance in employment and building, with recreational and social opportunities planned month.
- Summer Wind Retirement & Assisted Living Community Located at 5955 Castle Drive, the Summer Wind community includes studio and two-bedroom apartments designed for people who can live with relative independence. Services include respite care, early stage Alzheimer's/dementia care, and Amenities include a dining room serving three meals daily, events, a beauty salon/barber shop, laundry room, outdoor patio storage, and outdoor parking. The community also offers short-term stays for seniors—for a weekend, a few days, or as long as needed—for who would like to go on vacation or travel. Photo credit: Summer Wind <http://www.summerwindphotos.com/index.html>



at 3390 Collister provides assisted people. Many of the rehabilitation skill with the residents each



adult day care.
multi-purpose room for areas, additional indoor term stay care for families or caregivers website,

Additional residential facilities located near the Collister Neighborhood, but outside the neighborhood boundaries include:

- Plantation Place Located south of State Street at 3921 N. Kessinger Lane
- Ashley Manor Care Center Located on Hill Road just east of 36th Street, this new center provides residential Alzheimer's and dementia care.

3.17.2 Adult Day Care

As of fall of 2003, Summer Wind, Plantation Place, and Ashley Manor Care Center provided adult day care, including for people suffering from early onset Alzheimer's and dementia.

3.17.3 Disabled and Senior Services

Support services for disabled people and seniors provide essential options for them to function as independently as possible, and to increase their overall quality of life. Services that are currently available in or near the Collister Neighborhood include:

- Congregate Meal Sites The Central District Health Department manages this program to provide “nutritious meals and nutrition education for (eligible) seniors.” This program also provides Meals on Wheels to senior citizens who are homebound, unable to prepare their own meals, and have no one to help them with their meals. A suggested donation for each meal is \$3.00, with a \$5.00 charge per meal for other persons under the age of 60. Current meal sites include two locations within the Collister Neighborhood: the Samaritan Village Apartments and Northgate Senior Village. Meals are available at noon each day from Monday through Friday, except in Garden City, which provides meals only on Wednesday and Friday. Reservations are not required for meals at the Boise Senior Center, but the other locations require that reservations be made by 4:00 p.m. the day before.
- Senior Programs of Boise City-Ada County. This non-profit organization is a United Way Partner Agency, located at 3010 West State Street, just a few blocks to the east of the Collister Neighborhood’s southeastern boundary. They provide senior services at the Boise Senior Center and at other locations through a contract with the City of Boise.

3.18 Medical and Veterinary Care

Medical Care Hospital and major trauma facilities nearest to the Collister Neighborhood include St. Alphonsus Regional Medical Center to the south and across the Boise River on Curtis Avenue, and St. Luke’s Hospital to the east on the far side of downtown from the neighborhood.

Minor emergency or urgent care clinics in or near the Collister Neighborhood include the Primary Care clinic on Veteran’s Parkway.

Routine medical care focused on serving people who are uninsured or under-insured is available at the Red Flag Medical Clinic, located on State Street just west of the Collister intersection.

Certain rehab services are provided by the Idaho Elks hospital at the Idaho Athletic Club, 2999 N. Lakeharbor Lane, on the south side of State Street, and at Intermountain Physical Therapy, 5521 W. State Street.

The nearest dental care to the neighborhood is located in the Savannah Plaza, on the south side of State Street at Ellen's Ferry.

Veterinary Care Twenty-four hour emergency or after-hours veterinary care is available at the Animal Emergency & Referral Center of Idaho at 5019 N. Sawyer (off Chinden Avenue) in Garden City, and at the Mountain View Animal Hospital located at 3435 N. Cole Road.

Routine veterinary care is available at several clinics located within the Collister Neighborhood, including the Ewing Animal Hospital on 36th Street and Hendricks Veterinary Hospital on State Street (next to Zamzow's). Zamzow's on State Street also sponsors regular low-cost pet health checks and vaccination clinics.

3.19 Religious Facilities

The spiritual lives of Collister Neighborhood residents take many forms. For many, spirituality is entwined with organized faith groups that meet regularly to worship together. With the recent relocation of the historic Ahavath Beth Israel synagogue from State Street to its new home on the bench on Latah, our Jewish neighbors now must travel a little farther to go to synagogue. There is currently no mosque in Boise, but Muslim neighbors can share religious holidays with others of their faith at the Islamic Center of Boise, located at 328 N. Orchard. People of many other faiths also must travel outside of the neighborhood to worship. For many, however, their faith community is located within the Collister Neighborhood. Churches within the neighborhood currently include:

- Collister United Methodist Church, located at 4400 Taft Street;
- Collister Community Church, located at 4709 W. State Street;
- Church of Jesus Christ of Latter-Day Saints (LDS/Mormon), located at 5900 Castle Drive;
- New Creation Fellowship of the Nazarene, located at 5707 Castle Drive;
- Parkview Bible Fellowship, located at 2620 N. 36th Street; and
- Pierce Park Baptist Church of Boise, located at 5350 N. Pierce Park Lane.

3.20 Collister Neighborhood Businesses

3.20.1 Major Commercial Areas in the Neighborhood

The major commercial areas in or near our neighborhood are:

Collister Center The Collister Center is located in the southwest corner of the neighborhood at the corner of State and Collister Streets. Owned by a group of merchants who operate businesses in the center, it currently has a bowling alley, barber shop, laundry, auto supply store, ice cream shop, restaurant supply, Asian restaurant, tire store, U.S. post office, bank, discount shop, dollar store, card store, party supply store, and games store. Recently, two major tenants closed their businesses: the M&W grocery store and the King's variety store. There are a number of vacant storefronts in this small shopping center, and the merchants are working to update the center and attract new businesses.

36th Street The east border of the Collister neighborhood is 36th Street. Currently, several businesses are located in homes or former residences. These businesses are interspersed among residential properties along both sides of 36th Street, and include a day care center, taxidermist, hair salon, glass and automobile repair shop. Larger businesses along this street include the Christian Retirement Home, and farther south, the Boise Kennels and Albertsons shopping center, with grocery store, bank and fast food restaurant.

Hill Road Hill Road consists primarily of single family homes, with a few businesses interspersed, including an upholsterer, day care center, cleaning business, and a small office complex with an insurance company, and other offices awaiting tenants.

State Street There are numerous businesses along State Street including a health club, thrift store, second hand bookstore, strip club, tobacco shop, key shop, saloon, several restaurants, garden supply, pet supply, architects, realty, veterinarian, a light industrial area, gas stations, gymnastic academy, a small medical center, and auto repair. Many additional businesses are located on the south side of State Street, outside the Collister Neighborhood boundaries.

3.20.1 Feed and Livestock Businesses

Shops serving neighborhood needs for pet, feed and livestock needs include Edwards Greenhouses and Zamzows, with D & B Supply located just down the way at Glenwood and State, as well as the Boise Kennels 2303 N. 36th Street and the stables at 9400 Pierce Park Road.

3.20.2 Greenhouses and Garden Businesses

The rural character of the Collister Neighborhood is due in part to the transition over the years from a farming area to neighborhoods that maintain a strong emphasis on gardening and landscaping. This is reflected in the number of neighborhood greenhouses and garden shops that are supported by the Neighborhood:

Edwards Greenhouses 4106 Sand Creek. A popular neighborhood greenhouse since the 1930s. An annual tradition is to browse the greenhouses pulling a Red Flyer wagon to cart the pots and flats of plants destined for neighborhood gardens is an annual tradition. The greenhouses are also open during the winter months, and a walk through the neighborhood is always better for having taking a few minutes to enjoy the warmth and the fresh earthy smells. For neighbors south of Sand Creek, there are two pedestrian paths through the fence off Hawthorne Way. Part of the community feel of the greenhouses is that nearby residents can easily get there (and back, pulling a little wagon) without using a car.

Far West Landscape & Garden Located on three acres at 5728 W. State Street.

Zamzows Located at 6208 W. State Street, Zamzows garden and pet supply store.

Healing Gardens, a wholesale-only plant and flower landscaping business, is located in the Sycamore Neighborhood at 3102 Tamarack Drive.

Peaceful Belly, 5211 Hill Road Michael and Diane Jones maintain two orchards and a small area for drought resistant plants and a place for chickens. It is the first open field from Boise along Hill Road. Clay and Josie Urkskin farm the land for resale as Peaceful Belly at the Boise Saturday Market, Boise Co-Op and CSA (community supported agriculture)

The area was subdivided in the 1950s. The three acres were farmed by Jerry Thummel. Diane Jones received a grant from the agricultural department for three greenhouses to extend the growing season of plants, primarily lettuce. The land is appraised as agricultural. The Farmers Union canal borders the property to the west, the foothills to the North.

Tree Farm Located at Pierce Park and Hill Road

Eggs for Sale Located at North Pierce Park

Garden businesses located near the Collister Neighborhood includes Sunset Nursery, 2520 Sunset Avenue, established in 1962. A recent addition, The Flowerama florist shop is located at the corner of 36th and State Streets.

3.20.3 Grocery Stores

As of 2006, there are no full-service grocery stores within the Neighborhood boundaries. Limited selection of grocery items is available at mini-marts at gas stations on State Street at Collister, Ellen's Ferry, and Pierce Park Lane, and at the new dollar store in Collister Shopping Center. Nearby grocery stores include two Albertson's stores on State Street, one at 36th and the other at Gary Lane; WalMart on State Street just west of Gary Lane; Fred Meyer on Chinden just east of Glenwood; Riddley Market, on Bogus Basin Road just north of Hill; and the Boise Co-op, located at 8th and Fort Streets.

3.20.4 Lumber and Hardware Stores

The nearest lumber and hardware stores for the neighborhood are Thriftway Lumber located at 4705 W. State, and Capitol Lumber Co. at 3105 W. State Street. Nearby are Fred Meyer on Chinden and the new Home Depot on State Street in Eagle.

3.20.5 Recreation

Businesses in or near the neighborhood that are focused on recreation include the following:

- Athletic Club/Fitness Centers. Idaho Athletic Club on Lakeharbor Lane and Gem State Gymnastics Academy in the commercial/warehouse area at 5420 W. State Street.
- Bicycling. George's Bicycles, located at 5515 W. State (next to Big City Coffee & Café).
- Bowling. Twentieth Century Bowling Lanes in the Collister Shopping Center.
- Golf. Pierce Park Greens driving range and 9-hole course, 5812 N. Pierce Park Lane; Quail Hollow Golf Course driving range and 18-hole course, 4520 N. 36th Street; and the Plantation Country Club (private), 6515 W. State Street.
- Hiking/Orienteering. Eagle Mapping, located near Hugo's Deli at 5624 W. State.
- Swimming Lessons. Boise Bears, 3900 Hill Road; Gem State Gymnastics Academy, 5420 W. State; Pat's Pool, 550 N. Pierce Park. Swim facilities are available with membership at the Idaho Athletic Club, 2999 N. Lakeharbor Lane.

3.20.6 Restaurants and Cafes

Restaurants located within the neighborhood boundaries are currently limited to just four businesses: the Nam King Asian Restaurant and Baskin-Robbins ice cream shop in the Collister Shopping Center, a Domino's take-out pizza shop on State Street, and Hugo's Deli on State Street near Bloom. During the summer months, the Sno-Shack at Collister Center serves shaved ice treats.

Restaurants located within easy walking or bicycling distance from the Neighborhood include Corona Village Mexican restaurant at 4334 W. State Street, the Flying Pie Pizzaria next door, Burger & Brew and at Willow Lane and State; the Viking Drive-In and Wendy's at 36th and State; Smoky Davis at 3914 W. State, Palma Café in the Idaho Athletic Club building, Eddie's Restaurant at Lake Harbor, a couple of boutique restaurants and pubs in the Lake Harbor complex; and Big City Coffee & Café on State Street near Bloom/Plantation Lane.

3.20.7 Services

In addition to retail shopping and dining located in the neighborhood, businesses that offer services that reflect the needs of the local residents can reduce the length of vehicle trips and enhance the sense of community. These businesses include gas stations, automotive repair and parts, hair salons, barber shops, day spas, banking, and coin-op laundries.

3.20.8 Neighborhood Commercial Services

Historically, commercial development occurred at Collister Village, but in recent years other auto-oriented centers have grown along State Street.

The Collister Neighborhood Association supports a number of neighborhood centers with mixed-uses, emphasizing walkability and transit access. Two elements define mixed use—residential and commercial/office. Properly done, a neighborhood commercial center captures vehicle trips thus reducing neighborhood traffic. Built on a human scale, they serve as meeting places and centers of activity for neighborhood residents. Similar to the Hyde Park area, the Collister centers would maintain a clear identity and serve as a kind of village square, a location where people go to meet informally with others, to shop or recreate.

Neighborhood Nodes Three nodes have been identified along the State Street and serve as centers of activity and connections to the surrounding neighborhood. Nodes are the strategic spots along State Street where an observer can enter into a concentration of activity or physical character, such as Veteran's Park/36th. Standing as a symbol, these concentration nodes are the focus and center of a district, over which their influence radiates. The concept of the node is the junction of paths that converge to the center. The junction is a break in transportation where people heighten their attention to places and detail elements. Collister Neighborhood nodes include:

Veteran's Park - 36th Street Albertson's, Taft School, regional Veterans Park, Greenbelt.

Collister Shopping Center-Lake Harbor A reviving shopping center with a post office and bowling alley. Across State Street is The Landing, Lake Harbor, and adjacent office space that complements the node.

Plantation Golf Course - Pierce Park Lane Golf, Lake Elmore, small commercial area.

36th and Catalpa 6.5 acres of mixed use pedestrian friendly development, garden center, commercial, office and work live units.

Mixed-Use Redevelopment The emphasis is on building community by encouraging a more compact mix of uses at the nodes. The intersection forms a node of urban form and architectural distinction. New mixed-use buildings will be at least two to four stories in height and built to the sidewalk's edge. In addition there are wider sidewalks, shade trees, arcades and awnings. Replacing the parking lots with structured and rear surface parking in later phases will open space for buildings and green space. Building height would transition from residential to mixed-use.

Future mixed-use redevelopment is encouraged to expand in a north direction away from State Street rather than along it. Other neighborhood commercial areas should be considered to serve growing northwest Boise neighborhoods.

Redevelopment can begin with new mixed-use construction, rearranged parking, widening the sidewalks and adding street trees at the sidewalk edge. Strategic redevelopment in key areas can occur incrementally, giving a lasting identity.

State Street serves as a gateway to Boise and the regional connection to north Idaho. The street presents an image of the city with visually stimulating views of the Boise Foothills. As a primary gateway, particular attention must be given to enhancing the function and image of the State Street.

Collister Neighborhood Sub Areas

Elmer Street Neighborhood

Elmer Neighborhood Mission Statement

The Elmer Neighborhood is an established single-family area with schools, churches, assisted living and child care facilities. It remains a peaceful neighborhood with a natural outdoor lifestyle. Characteristics include diversified lots and housing, mature trees and landscape, domestic animals and livestock, a variety of wildlife, large gardens and peaceful street for people to walk, jog, and ride bikes. Our mission is to preserve the narrow peaceful land of Elmer Street, to keep the Elmer Neighborhood a peaceful retreat for her pedestrians and residents who use and appreciate her natural outdoor lifestyle, to create a cohesive family neighborhood with established sing-family homes, open natural spaces, and green pedestrian passageways.

History

The Elmer Street area extends from Jorgeson Street and Pierce Park. Elmer Street is part of East Davis 1st Subdivision and East Davis 2nd Subdivision as platted by Ada County in 1938. Each subdivision was broken into 5-and 10-acre lots. The area was abutted to east by county owned land and the Ada County poor farm. Today the poor farm land is now Jordan's Landing and Cynthia Mann School.

During the early 1900s Interurban streetcars ran along State Street from downtown to Pierce Park. Located at Pierce Park and State Street was a generating plant and a three car "car barn." The rail connection was very handy for folks living on Elmer Street, as it is only a two-block walk.

Elmer Street has remained a rural setting in the midst of a growing Boise City. An article in a 1946 *Saturday Evening Post* had this to say about Boise, "a pleasant climate and an attractive outdoor environment made Boise a slumless and racket free town." The Elmer Street of today would remind the writer of the Boise of old, a tree-lined lane with horses, goats and wild creatures living in quiet harmony.

Issues Facing Elmer Street

In-Fill Many of the original 5-and 10-acre lots have been subdivided and are now 1-, 2-, 3-acre lots. These lots are being purchased by developers who are placing as many as eight homes per acre. These developments leave little or no open space within their subdivisions. There is no attempt to maintain the rural feel that has been a part of the area for more than sixty-five years. Restraints are needed to maintain the rural character.

Cut Through Traffic Traffic has become a problem. Cars cut through the area using Blue Grass to go from Castle Drive to State Street. Speeding has also become a problem that may require the placement of speed bumps on both Blue Grass and Elmer streets.

Open Space The area is growing, losing open space, and lacks a neighborhood park. The closest park in Castle Hills Park, which is located on the north side of Castle Drive. Few parents will allow their children to cross busy Castle Drive to get to the park.

Action Item: While development will continue, the neighborhood believes the rural atmosphere can and should be maintained. This can be done by reducing the number of homes per acre now allowed by the 1RC zone and rezoning to 1RA. Development would be required to have open space included in its plans and a home design that reflects a rural feel.

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