

## **NEIGHBORHOODS**

The following section of the Policy Plan identifies the specific means by which Metro Plan Goals will be attained within the individual neighborhoods of the city. As new neighborhoods are studied or created, they will be added to this section.

Each neighborhood plan will consist of a map (the map of the Boise Metropolitan Planning Area) identifying the boundaries of the neighborhood and the development policies that will be used to review requests for development or redevelopment. In addition, a set of transportation policies and a “Program Guide” will be added to identify other aspects of activity in the neighborhood not related directly to the development of the land. The “Program Guide” will be reviewed at the end of five years. The “Policy Guide” will continue in force until amended, but will be reviewed every five years.

## **NORTH END NEIGHBORHOOD POLICY GUIDE**

### **GOALS:**

1. To preserve the character of the North End, the housing type and mix, the placement and number of trees, the vistas and ambient environment provided by the grid street patterns.
2. To meet the service needs of residents of the North End for commercial facilities while reducing negative impacts from these types of uses on adjacent residential areas.
3. The following items will be carefully reviewed in site design for multi-family, office or commercial uses to retain the single-family residential nature of the neighborhood.
  - a. The proposed use and design of the property should be compatible with the adjacent neighborhood.
  - b. Commercial development should mitigate traffic impacts on adjacent residential areas and provide easy accommodation for pedestrians, bicycles and vehicles.
  - c. Trash collection and/or delivery areas should be screened from view and located where the noise and odor associated with them will not impact negatively upon adjacent residences.
  - d. Outdoor lighting should not be allowed to impact negatively upon adjacent residences. Lighting should be designed to shine only within the site area.
  - e. Signs should not impact negatively upon adjacent residential areas and should not be lighted when they are located within residential zoning districts.
4. Drive-up facilities should be prohibited within C-1 commercial areas in the North End Neighborhood.

## **Transportation Policies**

GOAL: To provide good local access to properties within the North End while reducing or eliminating as many adverse effects of through traffic on local streets as possible.

1. Eastbound through traffic on Hill Road is encouraged to divert to State Street via Collister and 36th Streets.
2. Arterial and collector streets serving the North End conform to the 1980 Functional Street Classification System and include:

Minor Arterials: Harrison Boulevard

Collectors:

- 8th Street
- 13th Street
- 15th Street
- 28th Street
- Hill Road (east of 36th Street)
- Brumback (East of Harrison Blvd.)
- Irene Street
- Fort Street

3. All streets between Harrison Boulevard and 28th Street, with the exception of designated collector streets, should continue to act only as local access streets. Any street improvements made in this area should continue to provide for local access without creating the opportunity for through traffic movements between Hill Road and State Street.
4. All revisions to intersections and diversions of traffic shall be designed with due consideration for non-vehicular traffic.

## **Program Guide**

The Program Guide recommendations contained in this section of the Policy Guide are not all under the implementing authority of Boise City. The Hyde Park Consortium, the Ada County Highway District, Boise Water Corporation, and the Boise Independent School District, among others are mentioned. However, these organizations can use the North End Plan recommendations in making policy and program decisions relating to their specific areas of service delivery in the neighborhood and thus are included.

GOALS:

1. To maintain public facilities and services provided to the North End residents at current levels, or improve them as required.
2. If additional development occurs in areas adjacent to the North End, public facilities and services within the North End should not be impacted negatively.

## **Historic Preservation**

1. The establishment of an Urban Conservation Area designation for the North End, in accordance with policies delineated in the Boise City Historic Preservation Plan, will be investigated to preserve the characteristics unique to the area (i.e., the siting and orientation of homes on their lots, and a variety of architectural styles with elements and details such as gables, dormers, porches and ornate exterior woodwork that eliminate any box like nature in the building).
2. The designation of portions of Harrison Boulevard as a city historic district will be investigated.
3. The Historic Preservation Commission should investigate funding possibilities for restoration of the exteriors of historic buildings within the neighborhood through preservation funding sources.

## **Housing**

1. The city recognizes the value of older housing in this neighborhood. Outreach efforts associated with its housing rehabilitation programs will be continued, and housing rehabilitation division counselors will aid residents in the retention of historic qualities of housing whenever possible during rehabilitation projects.
2. The city will continue to advise residents of building and/or mechanical code requirements for new construction and/or rehabilitation of existing structures.
3. Housing programs which will aid in the provision of low-cost housing should be continued and new programs investigated, in order to retain the socioeconomic mix of the neighborhood.

## **Hyde Park Consortium**

1. Existing structures in the Hyde Park Historic District should be rehabilitated in such a manner that a 1890's atmosphere is reproduced or created. New construction and redevelopment efforts should recognize the older character and scale of Hyde Park and complement it.
2. Business activities which provide neighborhood services and which would expand Hyde Park's use hours beyond 9:00 to 5:00 are encouraged to locate within this commercial area.

3. Designs for the rehabilitation of Hyde Park should:
  - a. Encourage pedestrian use and management of parking areas to prevent filtering of commercial parking into adjacent residential areas;
  - b. Provide outdoor landscaping and street furniture to create a pleasant atmosphere;
  - c. Provide for the formation of a Local Improvement District to pave alleys; and
  - d. Provide a common theme for signing and lighting within the commercial area.
4. A parking management plan for this commercial area should be developed.

### **Transit Service**

1. The city goals of achieving 15-20% transit ridership for work trips by 1990 and 20% ridership for total trips by the year 2000 are supported in the North End.
2. Transit routes within the neighborhood should be retained but should provide for resident movement between commercial centers, if possible, to reduce the need for auto trips within the neighborhood. The possibility of using Hyde Park as a transfer point for transit routes serving the neighborhood should be studied.
3. Sheltered transit stops should be provided for passengers within the M & W Market commercial area.
4. The expansion of transit routes into the foothills and areas west of 28th Street should be investigated. Expansion of routes into the foothills is strongly supported to reduce the number of auto trips passing through the neighborhood.

### **Stormwater Drainage System**

1. The Ada County Highway District and Boise City should formulate a maintenance schedule for the existing stormwater drainage system, and should investigate making improvements to the overall system which is not sized to accommodate a minimum 50-year flood. Regular removal of leaves and rubbish from clogged storm drains would help to solve the current problems in the neighborhood.
2. The Boise Ditch Safety Committee and neighborhood residents should work with appropriate public and private agencies to remove hazardous conditions of drainage and irrigation facilities in accordance with standards set forth in the Boise City Code. The responsible irrigation districts should inspect and report on the condition of all ditches at least once every three years.

## **Water Service**

1. Residual water pressure should not drop below 20 lbs. psi at 1000 gallons per minute. Rehabilitation of older pipes is supported, especially in areas where residual water pressure is below the recommended standard for fire protection purposes.
2. The North End neighborhood should be considered as a high priority area for the rehabilitation of substandard water lines.

## **Police Protection**

1. Areas of the neighborhood not currently involved in the Neighborhood Watch Program are encouraged to organize so that the entire North End area is participating.
2. An officer to resident standard of 1.5 police officers per 1000 residents is supported for Boise City.
3. The North End should continue to have a high priority for increased police patrols. Residents believe the recent drop in crime is largely due to the undercover efforts of the Boise Police Department and the Neighborhood Watch Programs that have been organized, and these efforts should be continued.
4. The School Resource Officer Program should be continued in North End schools.

## **Fire Protection**

1. A residential fire inspection program, with neighborhood resident inspectors trained by the Boise Fire Department, should be established.
2. The fire inspection program for existing commercial properties should be continued.
3. The siting of a fire station capable of providing a response time of five minutes for fire and medical emergency assistance calls is supported.

## **Parks**

1. Accessibility to parks should continue to meet the city standards for the neighborhood. If portions of the area do not meet city standards for neighborhood parks, consideration should be given to acquisition of open space, based on the availability of public and private funds. Park development should provide a variety of uses for all age groups and interests.

2. Alternatives for park maintenance, such as maintenance being performed by residents and users, should be investigated.
3. Dewey Park should continue as open space.
4. The O'Farrell Tot Lot should be retained. The vacant, substandard structure on the lot should be rehabilitated or removed.
5. Public school property and playgrounds are valuable to the neighborhood as open space and recreational areas, and should be accessible for resident use during non-school hours.

### **Public Schools**

1. The majority of elementary school children should be within walking distance of their school (one and one-half miles).
2. The vacation of Ada Street, between 9th Street and the alley between 9th & 10th Streets, for use as a playground area of Longfellow Elementary School should be investigated by the School District and the Ada County Highway District.

### **Geothermal Uses**

1. As geothermal resources become available for residential and commercial uses from sources located within or adjacent to the North End, use in North End residences should receive high priority.

### **Planning and Zoning**

1. The monitoring program for Census Tract 6 will be continued to alert residents and the city of undesirable change in the neighborhood.
2. Boise City will perform a study of the foothills areas, in conjunction with all applicable agencies, property owners and community groups. The study will re-evaluate current foothills growth policies and investigate costs associated with the construction and maintenance of all required services. Such services should include, but not be limited to, schools, sewer, water, parks, drainage/flood control, and transportation services.