

HIGHLANDS NEIGHBORHOOD PLAN

GOALS, OBJECTIVES and POLICIES



Boise, Idaho — February 1, 2005



Acknowledgment S

Highlands Neighborhood Plan



Dear Highlands Resident,

This is a working draft of the new Highlands Neighborhood Plan which has been developed by the Highlands Neighborhood Association (HNA) board with input from Boise City Planner, Lance Evans. This Plan will be discussed at the Annual Highlands Neighborhood Association Meeting in March (Date to be Announced). Please take a copy, read it and either bring your comments to the Meeting or send them to:

Dan Neely, HNA President at:

dneely@boisevalleyhomes.com or 730 E. Curling Drive, Boise, ID 83702

We welcome your input.

Prepared by the Highlands Neighborhood Association

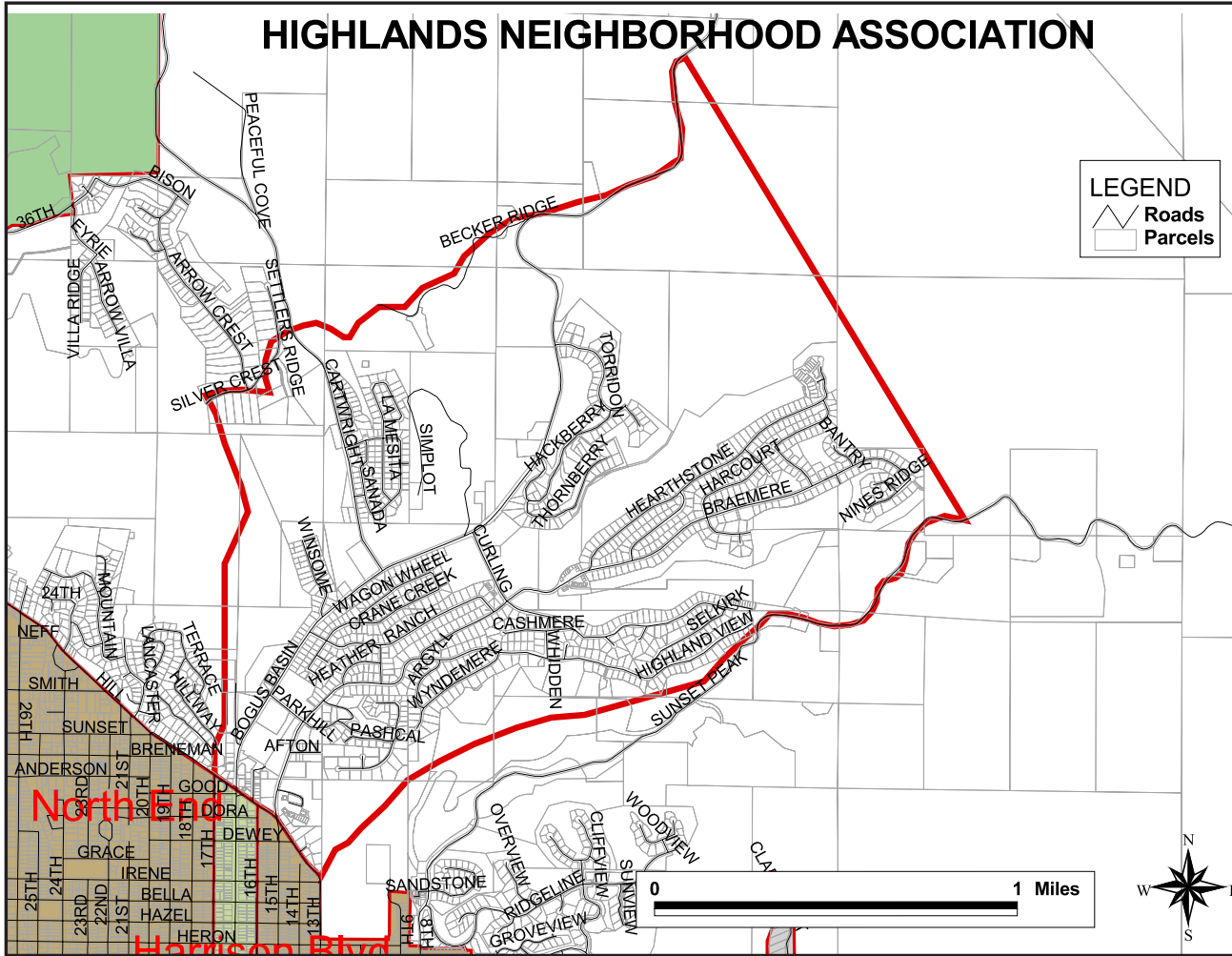
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Highlands Neighborhood Map 1.1

CHAPTER 1

INTRODUCTION

HIGHLANDS NEIGHBORHOOD PLAN — GOALS AND POLICIES

1.1 Introduction

1.1 HIGHLANDS NEIGHBORHOOD PLAN

The mission of the Highlands Neighborhood Plan is to establish goals and policies for land use practices aimed at good quality of life and growth. The plan will set goals and policies for future uses to be weighed against. The HNA will use the plan to evaluate development proposals, to promote compliance with those land use goals and policies.

1.2 HIGHLANDS NEIGHBORHOOD ASSOCIATION

The Highlands Neighborhood Association was established, not to dictate, but to monitor growth and change in the Highlands, and to provide residents of the Highlands a voice with which to make their concerns about the neighborhood heard. It provides a communication vehicle for neighborhood residents to voice concerns and for those concerns to be consolidated into a larger voice that may be taken to the City of Boise, with the goal of planning for a better neighborhood.

1.3 NEIGHBORHOOD VISION

The Highlands is a wonderful neighborhood to live in and a good place to raise a family. The Highlands is a safe neighborhood, close to downtown Boise and the foothills, providing a unique quality of life.

The vision for growth and change in the Highlands is directed toward improvement in retail services, expansion of open spaces, and a defining of the Highlands as a neighborhood. A primary goal should be to improve the overall quality of life in the Highlands.

A healthy neighborhood retail component is critical to the livability of the Highlands. Residents and retailers must work together for the mutual benefit of both.

Open spaces, parks, walking/biking trails are also critical to preserving the quality of life in the Highlands. As growth continues, adequate open spaces and trail connectivity must be planned and managed.

The Highlands needs to work toward enhancing its neighborhood identity. Issues that provide neighborhood identity include; traffic concerns, safety, retail/residential mix, open spaces, and overall quality of life in the Highlands. The Highlands is a great neighborhood today and as Boise grows and changes, the Highlands will emerge with a strong sense of place in the city.

1.4 NEIGHBORHOOD PLANNING PROCESS

This neighborhood plan is the result of the planning process outlined below:

Step 1 – Formed a well-represented planning committee to identify the neighborhood boundary and mission statement.

Step 2 – Collected relevant data, analyzed information, and published a background report.

Step 3 – Created a discussion draft of the Plan that identified the strengths, opportunities, challenges and constraints of the neighborhood, and identified goals and policies that may provide solutions to those land use challenges.

Step 4 – Refined the Discussion Draft and published Draft Neighborhood Plan.

Step 5 – Conducted Public Hearings and submitted to Boise City for adoption into the *Comprehensive Plan*.

1.5 PLAN FUNCTION AND HORIZON

The *Highlands Neighborhood Plan* serves as the long term comprehensive policy guide for the development of the Highlands Neighborhood in association with the *Boise City Comprehensive Plan*. It is enabled by the *Boise Comprehensive Plan* and must be consistent with the goals and policies of that plan. The *Highlands Neighborhood Plan* will serve to:

Enable the City Council, Planning and Zoning Commission, Planning and Development Services, and Design Review Committee to establish long-term development policies;

Provide a basis for judging whether specific development proposals and public projects are in harmony with policies;

Guide public agencies and private developers in designing projects and funding neighborhood enhancements that are consistent with City policies; and

Define the specific parameters for zoning ordinance amendments.

1.6 PLAN OVERSIGHT AND UPDATES

It is important to review the plan periodically because conditions in the neighborhood could change and alter the premise for the various recommendations. Planning is a continuous process and the plan is merely a framework on which to build. Updates will address necessary changes to the plan. Revisions of the plan should be conducted in five-year increments from the date of City Council's adoption of the document. At the annual meeting of the Highlands Neighborhood Association a status report will be presented to the neighborhood's residents and businesses by the neighborhood association. It will include a progress report of the *Highlands Neighborhood Plan* implementation.

1.7 RELATIONSHIP TO OTHER PLANS

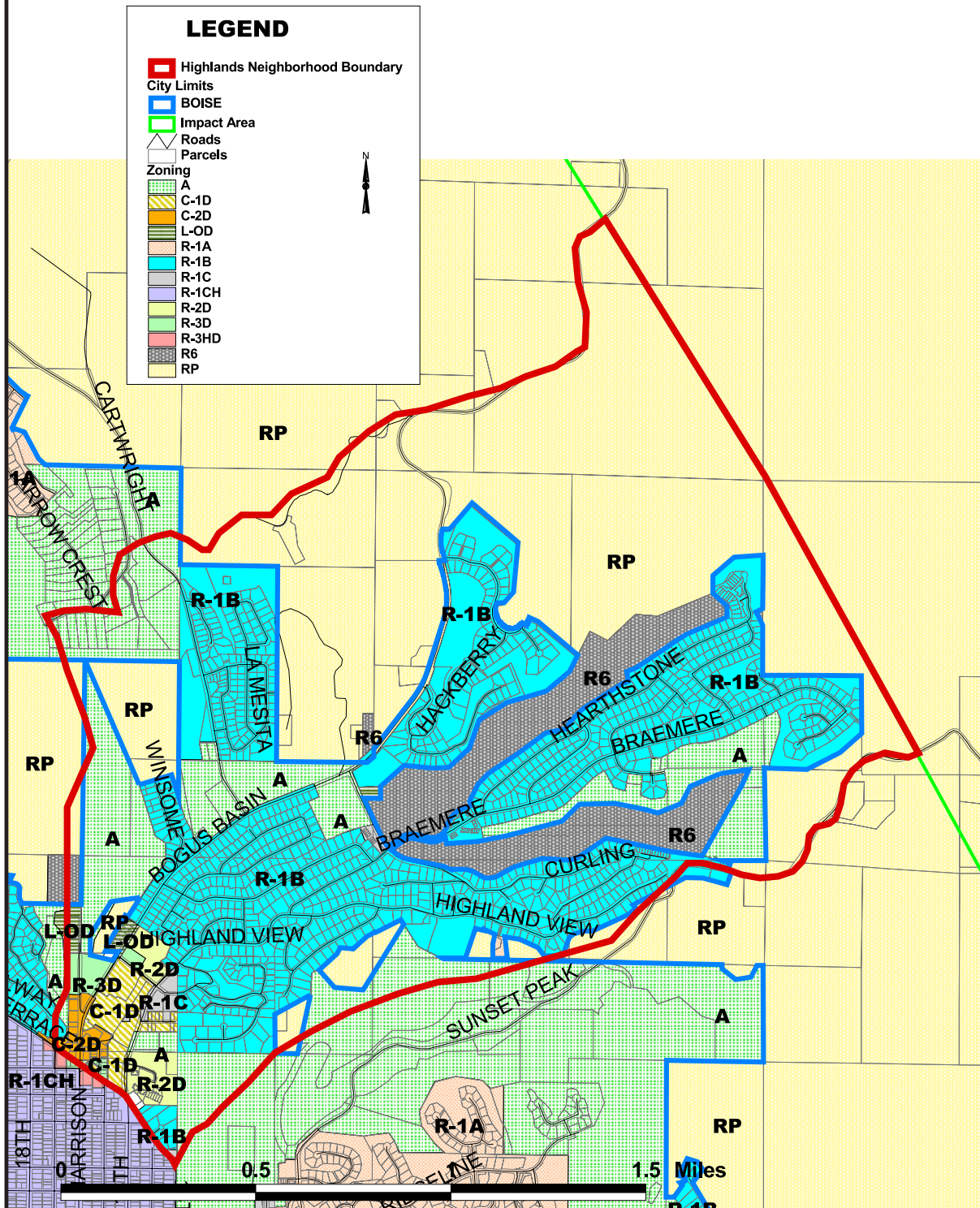
Creation and analysis of the *Highlands Neighborhood Plan* was conducted within a framework of state, regional and local planning policies that guide land use, key transportation and public facilities planning for the Highlands area.

While the *Boise City Comprehensive Plan* provides guidelines for the growth of the city as a whole, the *Highlands Neighborhood Plan* provides a plan of action that addresses the specific needs of the Highlands neighborhood.

1.8 PUBLIC PARTICIPATION IN PLANNING

The residents of the Highlands neighborhood have played important roles in the development of the Highlands neighborhood plan. The plan has been in the works since the late 1990's and has come about through the hard work and effort of many concerned Highlands residents. Public neighborhood meetings held in 2002 laid the groundwork for future efforts by establishing the key elements of the Plan. Later, in 2004, the Highlands Neighborhood Association Planning Committee met on June 2, July 1, July 15, and July 29 to assess the progress of the planning process. To give the residents a voice in this process, the committee distributed paper surveys to the residents on June 21, informing them of its activities and inviting their comments and ideas. The committee later distributed the survey by E-mail on July 15. Neighborhood businesses also received a survey on June 21, and were invited to communicate their concerns about the issues presented in the neighborhood plan. The Planning Committee distributed a draft of the plan for public comment on Sept. 14, 2004.

Highlands Zoning



Highlands Zoning Map 1.2

CHAPTER 2

POLICY OBJECTIVES AND ACTIONS

HIGHLANDS NEIGHBORHOOD PLAN — GOALS AND POLICIES

2.1 Land Use and Urban Design

Policy objectives and actions detailed in the Highlands Neighborhood Plan allow for the achievement of the vision expressed in the plan through concrete, grassroots actions as outlined below. The planning committee developed these actions based on ideas gathered from neighborhood surveys. The objectives are intended to prevent policies that are inconsistent with the neighborhood plan and to guide the city in creating policies for future land

use in the Highlands. Policy areas are organized by the following topics:

- Land Use and Urban Design
- Transportation
- Commercial Growth and Development
- Recreation and Open Space
- Public Facilities, Services and Safety.

Background: The Highlands area is an established neighborhood in northern Boise at the base of the Boise foothills. The neighborhood has evolved to become an area of well-maintained single-family and multi-family housing. The neighborhood is generally traveled by automobile.

During the planning process, neighbors expressed an interest in continuing to foster a mix of commercial, office, and residential areas and ensuring preparation for growth that will affect the neighborhood positively and protect existing land values.



GOAL 1	OBJECTIVE	POLICIES
<p>Continue to maintain the Highlands as an attractive residential area with a commercial area from Hill Road to Park Hill on Bogus Basin Road.</p>	<p>Objective 1 Support the goals and policies of the Foothills Policy Plan.</p>	<p>1) Create a focused and distinct mixed-use activity node at the crossroads of Bogus Basin Road, Hill Road, Harrison Hollow Road, and Parkhill Drive.</p>
	<p>Objective 2 Promote a mix of employment, housing, and neighborhood-serving retail uses to ensure an active, pedestrian-friendly, main-street environment along Bogus Basin Road, Hill Road, and Harrison Hollow Lane.</p>	<p>2) Encourage new development that fosters an attractive, pedestrian-friendly environment and provides links between new and existing neighborhoods.</p> <p>3) Commercial and office land uses should remain within the lower Bogus Basin, Harrison Hollow, and Hill Road areas, leaving the upper Highlands as primarily residential uses.</p> <p>4) Employment and retail centers should be compatible with residential areas.</p> <p>5) A mixture of architecture styles and housing units of varied densities should be encouraged in the neighborhood, with multi-family uses located in the lower Highlands.</p>
	<p>Objective 3 Enhance the Highlands' identity as a vital and attractive urban center serving the surrounding neighborhoods.</p>	<p>1) Encourage a safe, clean, conveniently accessible, and attractive environment along Bogus Basin Road.</p> <p>2) Ensure that new developments in the neighborhood incorporates a transition that relates to the scale and character of adjacent established residential areas and uses.</p> <p>3) Enhance the appearance and identity of the Highlands to promote a vital business and recreational destination for visitors, residents, and businesspeople through signage, lighting, landscaping, neighborhood programs, and through support of the city's design review process.</p>
	<p>Objective 4 Develop and enhance pathways with new and existing developments.</p>	<p>1) Develop and maintain pedestrian-friendly links between commercial developments on Bogus Basin Road.</p> <p>2) Encourage the creation of open space areas in existing neighborhoods in order to secure a pedestrian pathways and links in cooperation with adjacent and interested property owners.</p>

2.2 Transportation

Background: The Highlands neighborhood is challenged due to its topography, which limits possibilities for access. Limited access can cause traffic congestion in the neighborhood. Most of the Highlands neighborhood is zoned as single-family residential. The high concentration of families with children in the area makes traffic a safety concern for the Highlands residents. Bogus Basin Road is a unique situation within the neighborhood that should continue to be monitored for a long-term solution as the neighborhood grows. In order to enhance the appearance and accessibility of the Highlands, the neighborhood’s plan must take into account many modes of transportation, including vehicles, buses, bicycles, and pedestrians. Because of an increase in commercial development, pedestrian traffic in the Highlands has been rising. Making it easier for people to travel without cars will foster a friendlier, safer atmosphere, help to protect the environment, and create a stronger link between the Highlands and the surrounding area.

GOAL 2	OBJECTIVE	POLICIES
<p>Keep traffic volumes as low as possible during neighborhood growth to ensure pedestrian safety and to discourage traffic congestion and speeding.</p>	<p>Objective 1 Maintain, enhance and encourage traffic calming in a way that minimizes adverse effects on the Highlands Neighborhood streets.</p>	<p>1) Existing residential areas should be protected from through-traffic.</p>
		<p>2) Residential streets in the Highlands should not be upgraded to collector or arterial status.</p>
		<p>3) Emergency access should be provided for all new and existing development and should meet access requirements of the local fire district.</p>
		<p>4) Secondary access must be provided for all new development.</p>
		<p>5) Encourage Bogus Basin Mountain Resort recreation area to maintain their commitment to reduce skier traffic effects on the Highlands Neighborhood.</p>
	<p>Objective 2 Increase pedestrian safety in the Highlands Neighborhood.</p>	<p>1) Seek opportunities to improve pedestrian crossings on Bogus Basin Road, Curling Drive, 15th Street, Highland View, and at other locations as needed.</p>
		<p>2) Encourage increased safety for pedestrian traffic with the installation of pedestrian crosswalks and traffic lights.</p>
		<p>3) Seek opportunities to widen sidewalks at the Bogus Basin commercial core to allow more area for pedestrians, and landscaping improvements.</p>
		<p>4) New developments should provide connectivity to streets, sidewalks, bicycle paths, and bus stops.</p>

**Transportation goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 3 Make the Highlands a more dynamic place by improving access for all modes of travel.</p>	<ol style="list-style-type: none"> 1) Support improvements to the Boise City transit system (Valley Ride) that will allow safe and convenient bus stops in the Highlands. 2) Encourage Bogus Basin Road businesses and other property owners in the commercial core to share off-street parking 3) Maintain and encourage the enhancement of bike paths connecting the Highlands to adjacent neighborhoods. 4) Reduce reliance on single-occupant cars by encouraging ridesharing, transit use, walking, and bicycling. 5) Encourage a park-n-ride station to be located near the Bogus Basin Road and Hill Road intersection. 6) Encourage a shuttle for Bogus Basin Mountain Resort area from the Highlands commercial district.



2.3 Commercial Growth and Development

Background: The Highlands enjoys the proximity of several businesses in the district around the bottom of Bogus Basin Road. These businesses can make the neighborhood a more self-contained entity, providing necessities and other goods and services to residents and visitors.

GOAL 3	OBJECTIVE	POLICIES
<p>Maintain the commercial area on Bogus Basin Road from Hill Road to Park Hill as a business hub that provides employment and services to the residents in the neighborhood.</p>	<p>Objective 1 Maintain a thriving commercial and business center along Bogus Basin Road that serves the residents of the Highlands and surrounding neighborhoods.</p>	<ol style="list-style-type: none"> 1) Encourage businesses that are designed to serve the Highlands residents' needs. 2) Encourage businesses that help to boost the economy of the area and provide employment to Boise residents.
	<p>Objective 2 Cooperate with businesses to make the highlands a more dynamic and cohesive entity.</p>	<ol style="list-style-type: none"> 1) Encourage residents to support local businesses. 2) Encourage local business participation in neighborhood events and initiatives.



Hawkins PacOut



Jackson's Shell



O'Michael's Pub



Serenity Retreat



Windermere Realty



Highlands Hollow Brewpub



Avalanche Sports



State Farm Insurance



Car Tub



Healthwise



Greenwood's Ski Haus



McU Sports



Tealey's Surveying



Highlands Village



Mountain Sports Shop



Crane Creek Market



Spill the Beans Espresso

2.4 Recreation and Open Space

Background: Currently, almost half of the Highlands neighborhood is open space: undeveloped foothills land, much of it too steep for building; woods surrounding Crane Creek; the Crane Creek Country Club’s 130 acres of grass and trees; and the greenery surrounding the Highlands Elementary School. Some trails run along the creek and others run through the various subdivisions. Few public trails exist, however. No public parks currently exist in the Highlands neighborhood. The country club serves a social function for its 500 members, many of whom live within the neighborhood. The Highlands Elementary School serves as a community center for sports, public meetings, the annual Highlands Neighborhood Association Picnic and as an election-polling location. However, the scarcity of public and quasi-public spaces may discourage social interaction and may deter the development of a sense of community and neighborhood identity.

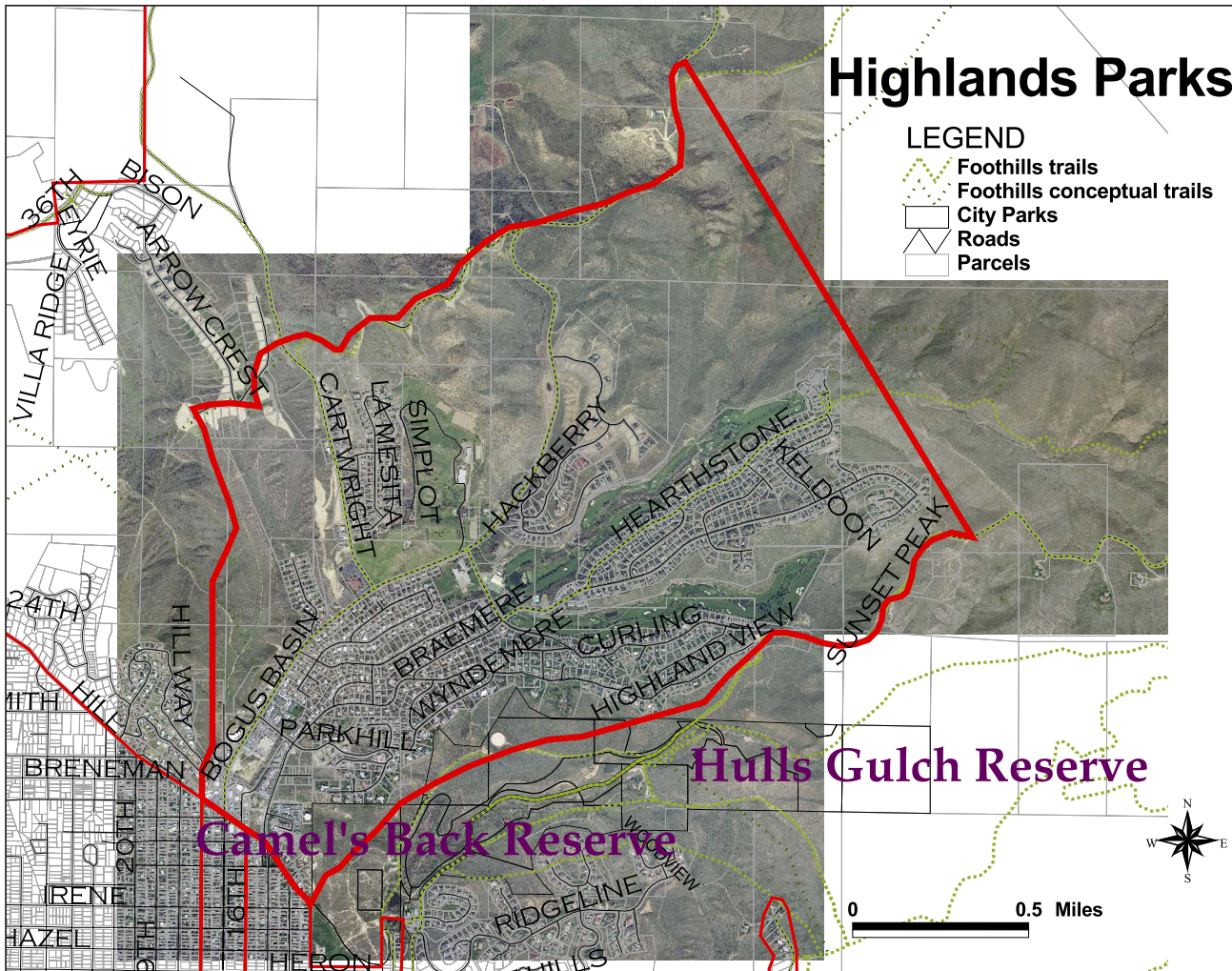
GOAL 4	OBJECTIVE	POLICIES
<p>Preserve open space while utilizing it to create public parks and trails for recreation.</p>	<p>Objective 1 Encourage the creation of public parks, trails, and other community facilities to supplement the relatively modest ones currently available in the Highlands Neighborhood.</p>	<p>1) Create new public open spaces to balance any proposed new development.</p>
		<p>2) All trail-heads should be provided with public parking.</p>
		<p>3) Recognize and support the City of Boise’s Foothills Plan.</p>
		<p>4) Existing and new open spaces should be maintained as attractive and useful for people of all ages by adding features that appeal to a wide range of needs.</p>
	<p>Objective 2 Encourage the preservation of public and private open spaces and increase accessibility with property owners’ permission.</p>	<p>5) Encourage the Boise School District to keep the Highlands Elementary School grounds intact as the grounds comprise the only neighborhood park.</p>



Arboretum



Wildflowers in Harrison Hollow



Highland Neighborhood Parks Map 1.3

2.5 Public Facilities, Services , and Safety

Background: Public facilities and services should include sewer, water, gas, electricity and public schools.

Fire protection is provided by one station: Station #2 at 3551 Cartwright Road. Most of the homes in the neighborhood are within a five-minute response time. Some hazards associated with fire protection include a lack of through-streets and difficult access to some properties, a varied terrain that makes it difficult to get to some homes, and the amount of fire hazards such as dry weeds and vegetation in the area as well as the surrounding foothills.

Police protection is provided by the Boise City Police Patrol Division. A specific police officer is assigned to the neighborhood as the police contact. He is there to assist the neighborhood with neighborhood watch programs and other points of advisory. For the most part, the Highlands is a quiet, low-crime area. However, as the neighborhood continues to grow, neighbors have expressed a concern for the growth of crime.

GOAL 5	OBJECTIVE	POLICIES
<p>Maintain the current level of quality of public facilities, services, and safety.</p>	<p>Objective 1 Service and utility providers should operate in a way that preserves the Highlands’ natural resources and open space.</p>	<ol style="list-style-type: none"> 1) Utilities should be designed and located to conserve energy. <hr/> 2) Infrastructure and service facilities should avoid hazardous and environmentally sensitive areas, such as streambeds, floodways, or installations on terrain that is difficult to access and service. <hr/> 3) Where possible, encourage underground utilities and power service. <hr/> 4) Streetlights and streetscapes should not detract from the natural appearance of the neighborhood and new lights should not excessively remove trees and plant-life. <hr/> 5) Newly installed streetlights should be provided with a low cut-off angle to avoid drowning out the view of the night sky.

**Public Facilities, services , and Safety goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 2 Emergency response and coverage should be maintained to ensure neighborhood safety.</p>	<ol style="list-style-type: none"> 1) Encourage alternatives to speed bumps in residential areas to slow traffic to decrease emergency vehicle response time. 2) Encourage new and existing developments to provide proper access for emergency response vehicles.
	<p>Objective 3 Maintain the Highlands Elementary School as a “small” neighborhood school to serve the residents of the Highlands Neighborhood and surrounding areas.</p>	<ol style="list-style-type: none"> 1) Encourage Boise School District to keep the Highlands Elementary School. 2) Maintain and encourage the strengthening of child pedestrian access to the school.
	<p>Objective 4 Improve crime protection and prevent crime from growing.</p>	<ol style="list-style-type: none"> 1) Work with police outreach programs to increase visibility of police within the neighborhood. 2) Establish a neighborhood watch program for commercial and residential areas of the neighborhood.

Fire Station #2



CHAPTER 3

THE HIGHLANDS NEIGHBORHOOD

HIGHLANDS NEIGHBORHOOD PLAN — GOALS AND POLICIES

3.1 Highland Neighborhood Description

The Highlands Neighborhood is located in the Foothills directly north of the Boise North End. Unlike most other Boise neighborhoods, the Highlands' boundaries are, with one exception, not streets but geographical features and jurisdictional lines. The Highlands Neighborhood is located in what was known as Crane Gulch and is situated between Hull's Gulch, which lies to the Southeast, and Stuart's Gulch, which lies to the West. The neighborhood has only two access roads: Bogus Basin Road and Highland View Drive. The boundaries are as follows: On the Southwest, Hill Road; on the West, a line following the ridge above

the west side of Bogus Basin Road that then runs above Harrison Hollow to Silver Crest; then on the Northwest running along Becker Ridge to the Boise city limits; thence the Northeast border follows the Boise area of impact line down almost to 8th Street; the Southeast border runs on the ridge above 8th Street through Sunset Peak to the Intersection of 13th Street and Hill Road. Main arterials are Bogus Basin Road, Hill Road, Cartwright Road, Braemere Road, and Curling Drive.

The Highlands Neighborhood consists of approximately thirty-five Subdivisions: Highlands Units 1-25; Highlands Hackberry Units 1-4; Crane Creek Townhouses (Schuerman Homes, Inc.); Crane Creek Hollow (The Highlands, Inc.); Chardie (Charles & Sherri Midkipp); 100 & 200 Braemere

Highlands Elementary School



(Orin Givins Construction, Inc. & The Highlands, Inc.); Highlands Office Plaza; Cartwright Canyon (Cartwright Canyon, LLC); and El Pelar Estates 1-5 (Title & Trust Co., First Interstate Bank of Idaho, Boise Water Corporation). Most of the area is zoned residential and consists of single-family housing. Multi-unit housing is concentrated near Bogus Basin Road and Hill Roads and includes Highland Springs Apartments and Camel's Back Apartments.

The major commercial district of the neighborhood is located along the south portion of Bogus Basin Road. The current mix of businesses includes: retail establishments, professional offices, and services. A large proportion of businesses cater to outdoor recreation enthusiasts, many of whom frequent Bogus Basin Ski Resort, whose only paved access leads through the Highlands Neighborhood. These businesses include the Bogus Basin office, Avalanche Sports, McU Sports, Mountain Sport Shop, and Greenwood's Ski Haus. Restaurants include Hawkins PacOut drive-in, O'Michael's Pub, Highlands Hollow Brewhouse, and Spill the Beans Espresso. Crane Creek Market is the only grocery store within the boundaries of the neighborhood, but it has a large inventory, ranging from staple foods to high-end gourmet products. Jackson's Shell service station and the Car Tub cater to automotive needs and Serenity Retreat Spa to personal health. Other professional services are provided by Highlands Family Dentistry, Craig R. Smith Dentist, Steve Selekof's Insurance Agency, Edward Jones, Payette Group, Tealey's Land Surveying, Hummel Architects, and Windermere Real Estate. Healthwise has a large office, employing 130 people.

One public school is located in the neighborhood: Highlands Elementary School, located at 3434 Bogus Basin Road. Fifteen full-time teachers are on staff and approximately 250 children attend this school. Older children from the Highlands

attend North Junior High School and Boise High School, located respectively approximately 1 mile and 2 miles from the boundaries of the Highlands Neighborhood.

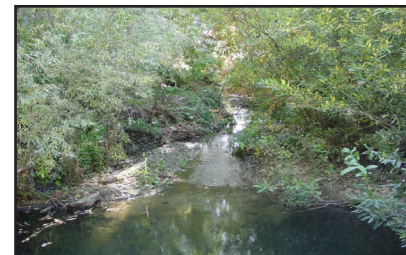
The Crane Creek Country Club is an important feature of the community, offering golf, tennis and



swimming facilities to neighborhood residents. This 18-hole course was built in 1962 and has ranked as one of the top golf

courses in the state for many years. Its 130 acres of green space provide significant aesthetic and environmental benefits as homes to birds and other wildlife.

Crane Creek is the most salient natural feature in the neighborhood. Cutting through the Highlands and surrounded by a greenbelt of trees, shrubs and wildlife, the creek provides a contrast to the man-made structures that rise on the hills above it and an inspiration to human cultivation of trees and flowers that have begun to reach maturity as the neighborhood approaches the 50th anniversary of the construction of its first subdivisions.



The most prominent landmark in the neighborhood is J.R. Simplot's former home sitting alone atop a hill, with its immense American flag waving above it. The house, visible from many parts of Boise, will be the Idaho Governor's residence.

3.2 The History

The area now known as the Highlands was first known as Crane Gulch, after the first homesteader in the area, William B. Crane, who settled on a 160 acre site in 1874. His name also became affixed to the creek running through his land. Prior to his arrival the most notable event in the area was the hanging of Anthony McBride for murder in the ‘‘, near the current site of the Crane Creek Market. With death imminent, McBride pleaded for his life by claiming that he had thought his victim was an Indian.

Most of the other early settlers were also home-

steaders, with patents originally ranging in size from 40-160 acres. Among the early settlers in the Gulch were Franklin P. Smith, his future wife Martha Neff, Clarence Waymire, Samuel Clayton, Frederick Otto and William Butterbaugh. In the early 1900s the area was known by the more colorful but less attractive name of Slaughterhouse Gulch, because the area’s most prominent early commercial feature was the Idaho Provision and Packing Company’s packing house, located on Bogus Basin Road (then called 17th Street) 1/4 mile north of Hill Road (then Foot Hill Road). The slaughterhouse was operated at this site from 1912-1922 under Herbert Frederick Lemp, the son of John Lemp, one of Boise’s founding citizens.



A 1937 map of the area indicates that the Neighborhood was still beyond city limits, a patchwork of multi-acre parcels owned by the State of Idaho, the Federal government, a bank (De Tweede Northwest Hypotheek Bank), other businesses (Highland Livestock & Land Company) and Individuals (Jackson Ownby, Albert Kautz, Thomas Booth, Jas. B. Howell, F.B. & B.N. Smith and Andrew Little, et al.). The first Highlands subdivision was begun in the mid-1950s by the Highlands, Inc., whose president was Frederick R. Bagley. Bagley at that time also served as the City Clerk for the City of Boise.

In 1955, the grandson of Franklin B. Smith and Martha Neff Smith, Richard B. Smith formed a partnership to develop land to the north and east of the Smith homestead. The other partners in Highlands, Inc. were Ted Eberle (an attorney with Eberle, Berlin), Bob Kinsinger and Fred Bagley, who was Boise City Clerk at the time and who became the president of the new company. Later Smith and Bagley bought out the others. The first land acquisition by Highlands Inc., was a 735 acre

tract bought from Andy Johnson, who had acquired the land after sheep ranchers were forced to sell out during the Depression. The company paved the old Bogus Basin Road, put in Ranch Road and built 35 houses along it, which sold for \$1100 to \$1200 each. Ultimately the corporation acquired a total of 2,000 acres, 3/4 of which have now been developed.

Developers had been skeptical about building in Slaughterhouse Gulch because of the unsavory connotations of the name, but such fears seemed unfounded once the area was re-named the "Highlands." As an additional incentive to would-be purchasers, the company encouraged the development of the Crane Creek Country Club, selling it the land for \$1. Additional land for the country club was acquired in a land swap with J.R. Simplot, through which Simplot obtained the hill for his house. Original memberships in the club cost \$600. Additional subdivisions have subsequently been built by Highlands, Inc. and by other developers, and more are being planned.



3.3 Demographics

The Highlands has a population of approximately 2,700 people which is almost equally made up of both male and female residents. The median age of current residents is 41.9 years; about 76 percent of Highlands residents are over 18 years old, and about 13 percent are over 65. In its racial makeup, the Highlands neighborhood is similar to the Boise area in general.

The Neighborhood reflects a diversity of income: approximately 4% of households make less than \$15,000 each year, while approximately 13% make more than \$200,000 each year, and 46% of residents make more than \$100,000 each year. The unemployment rate of Highlands residents is at about 0.8%, and approximately 3% of the population is below the poverty level. Approximately 60% of the Highlands workforce is employed in management and professional careers.

Each household has an average of 2 vehicles, but approximately 75% of households in the Highlands have more than 2 vehicles available. The average time for commuting to work is 10-19 minutes for about 56% of the population.

Approximately 78% of housing units in the Highlands are owned by their occupants; the remainder

are rental units. The average number of people per household in the Highlands is about 2.5. About 23% of Highlands residents live alone; a further 42% live in two-person households. 74% of houses in the Highlands are worth more than \$100,000.

About 66% of Highlands residents have earned a college degree. Only approximately 4% did not graduate from high school.

3.4 Urban Design

The architectural character of the Highlands contrasts with the adjacent neighborhood, the historic North End. The Lower Highlands, which includes the residential areas South of Curling, were primarily built in the 1950's and 1960's.

Development has continued into the present. The houses of the upper highlands range from early eighties to contemporary in style.

3.5 Site Topography

Much of the Highlands Neighborhood consists of foothills gradually sloping down and flattening out in a southwesterly direction toward Hill Road. The distinctive quality of life in the Highlands results from these hills and vales in which primarily single



family residences are nestled. Many residences have extraordinary views of the city and/or the natural landscape rising towards the mountains. Rather than imposing a normal urban grid pattern on the neighborhood, the streets wind through these hills, with natural cul-de-sacs, dead-ends and a limited number of ingress and egress points. Much of the area is undeveloped due in part to the steep slopes, especially in the northwestern parts of the neighborhood, where the indigenous high-desert sagebrush vegetation has survived generations of livestock and wildlife grazing. Crane Creek also winds through the neighborhood, providing greenspace and imposing its natural contours onto neighborhood development.

3.6 Land Use and Zoning

A portion of the Highlands Neighborhood border lies along the Boise City limits. The area beyond that portion of the Highlands border is under the jurisdiction of Ada County. Though those areas are not within the city of Boise, they are considered to be in Boise's "Area of Impact." Some of the area is in the Rural Preservation (RP) zone, and some of it is zoned for residential uses, including single-family detached and attached dwellings and duplexes.

Hummel Architects



J. R. Simplot Home

