

Sycamore Neighborhood Plan

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**Planning & Development Services Department
Boise, Idaho**

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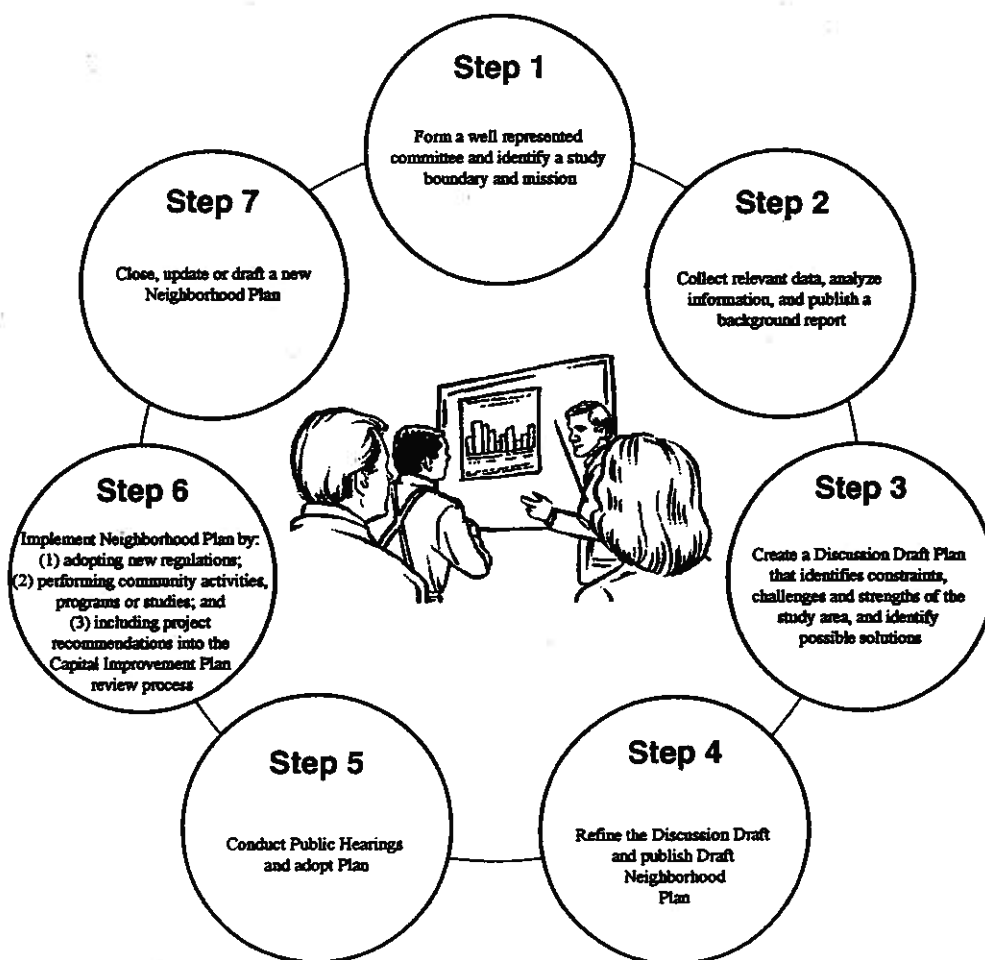


Introduction

Mission Statement: The Sycamore Neighborhood remains a rural area nestled within the urban environment of Boise. Characteristics include large lots, mature trees, a proliferation of fruit trees and vegetable gardens, a diversity of pets and livestock, and the people who have chosen to live within this lifestyle. At the heart of our community is our shared use of water, an irrigation system that interconnects every lot and lot-owner in lateral 39 and 41. We wish to maintain and enhance the current use of the land, which defines the very integrity of our close-knit community.

Neighborhood Planning Process: Adoption of a neighborhood plan represents the validation of publicly expressed needs and recommended actions, and it is the result of the planning process outlined below:

Development and Implementation of a Neighborhood Plan



Plan Function and Horizon: In association with the Boise City Comprehensive Plan, the Sycamore Neighborhood Action Plan serves as the long term comprehensive policy guide for the social, environmental and economic development of the Sycamore Neighborhood. The Sycamore Neighborhood Action Plan is a vision statement of its ultimate physical form and function, and 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 policies;
- * Guide public agencies and private developers in designing and funding projects that are consistent with City policies; and
- * Define the generic parameters for zoning ordinance amendments.

Plan Monitoring and Update: Since conditions within the neighborhood could change and alter the premise for the various recommendations, it is important to review the plan periodically. The action strategies listed in this plan are designed over a twenty year time period. However, planning is a continuous process and the plan is merely a framework from which to build. It is anticipated that necessary changes will be addressed by adjusting the Sycamore Neighborhood Plan during future updates. 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 Collister Neighborhood Association a status report will be presented to the neighborhood's residents/businesses. It will include an implementation assessment of the Sycamore Neighborhood Plan.

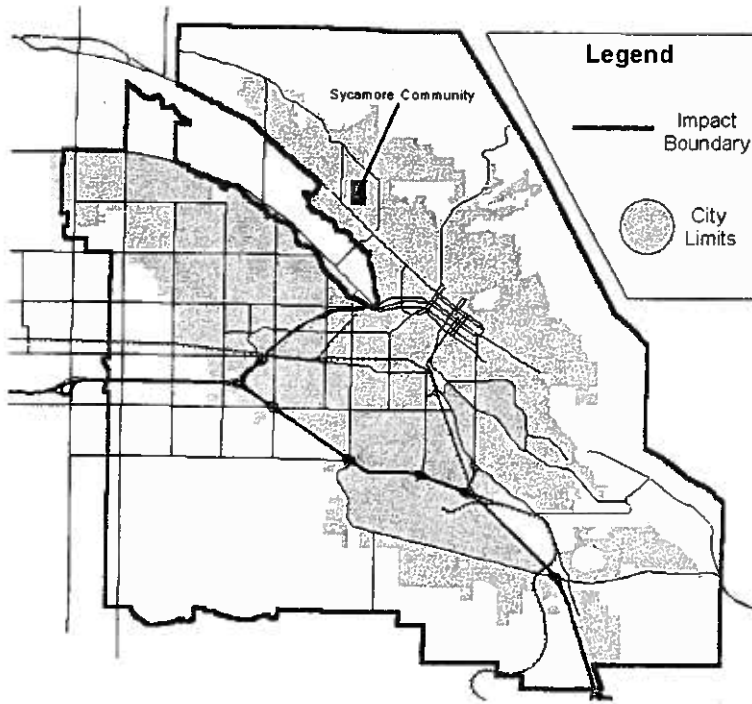
Relationship to Other Plans: Neighborhood planning is a critical tool for refining and turning into a reality the vision of the Boise City Comprehensive Plan. While the comprehensive plan establishes a definitive course of growth for the city as a whole, neighborhood plans specify in great detail how each sub-region of the city is to accomplish those city wide goals. In a sense, a city without neighborhood plans is like an orchestra without sheet music. Much of the vision of the Sycamore Neighborhood Action Plan is derived from the Boise City Comprehensive Plan. Upon adoption, the Sycamore Neighborhood Action Plan will be incorporated into the Boise City Comprehensive Plan by reference.

Public Participation

Below is a chronological recap of efforts made by the Sycamore Neighborhood Planning Committee to ensure that input was received from all the Sycamore neighborhood.

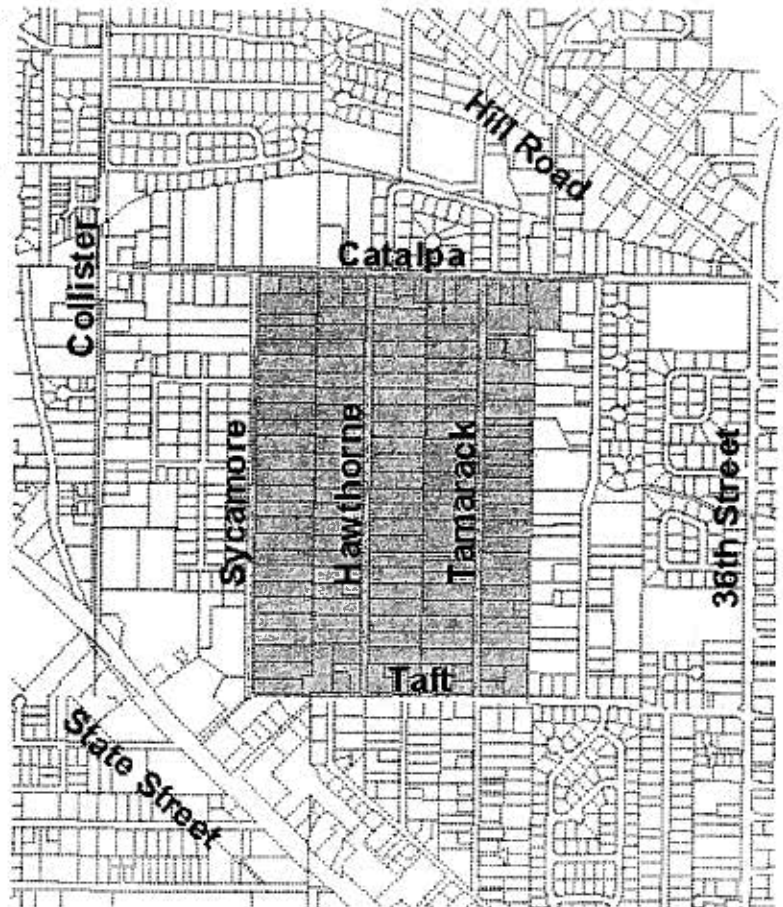
- 4/26/98 -- Thirteen (13) area residents, and city planner, Bill King attended a meeting to discuss planning committee membership, planning area boundary, and planning goals and objectives.
- 5/3/98 -- The planning committee finalized plan boundaries and issues.
- 5/7/98 -- The planning committee prepared a neighborhood survey developed by people at last meeting.
- 5/8/98 to 5/10/98 -- Survey conducted by planning committee. One-hundred and twenty (120) residents of Tamarack, Hawthorne & Sycamore, and some on Catalpa participated.
- 5/13/98 -- The planning committee tabulated results of the neighborhood survey.
- 5/14/98 -- The planning committee presented the results of the neighborhood survey to approximately 50 area residents.
- 6/98 – Sycamore Neighborhood Land Use Map prepared. Planning Committee discussed alternative land use designations for the area.
- 6/25/98 to 6/28/98 – Planning Committee finalized the history, vision statements and action chart elements of the neighborhood plan.
- 7/8/98 -- Meeting of Sycamore Neighborhood Residents and Property Owners at Collister School library to vote on draft neighborhood plan. Attended by 55 people. After much presentation and discussion of the plan, a unanimous vote to forward the neighborhood plan to the city occurred.

1.0 Sycamore Neighborhood Identity



The Sycamore Neighborhood was established in 1944, and is located in Northwest Boise

The Sycamore Neighborhood is easily identified by its 101 acres of similarly designed and oriented lots.



Historical Description of the Sycamore Neighborhood - Dr. Collister moved to Boise in 1881, married in 1897, and purchased 175 acres. He built his home on the corner of Sycamore and Taft (see Exhibit #1). In the late 1940's this home was turned into the Elks Rehab Medical Care Center. In 1910, he donated the property at 4400 W. Taft to the Methodist Church. In 1911, he donated the property at 4426 Catalpa to the Independent School District of Boise. The school became part of the Boise school system in 1922. The original homesite on the corner of Sycamore and Taft is now Boise City Fire Station #9. Dr. Collister died in October of 1935. His daughter inherited his properties. They had a greenhouse where the M&W store is now located, and supplied the flowers for the shop in the Boise Hotel. There was also a feeding lot on the corner of Collister and State. The trolley came out here at that time.

Exhibit #1: Dr. Collister's Home on the corner of Taft and Sycamore



Through alleged mismanagement of money, Dr. Collister's daughter lost the property to RH and Elton Davidson. In 1944, the Davidsons' subdivided the property into large lots, most of them 7/8 of an acre, and allowed one (1) cow, one (1) horse, and one-hundred and fifty (150) chickens each, believing that each lot could be self supporting with room for a large garden.

The Tomlinsons purchased one of these lots. In 1945, they moved out to the Sycamore Subdivision. They moved to Sycamore street, which was still a dirt road at the time. They raised cattle and sheep, and had a large garden. Only one other house was on Sycamore Street in 1945. Later, several barracks from Gowen Field were moved out here for temporary housing. Mrs. Tomlinson still lives on Sycamore Street in the brick house that her husband built. Another long-time resident, Mrs. Lillian Glen, moved to Hawthorne Street in 1945. The large trees in her yard were planted as seedlings. Another long-time resident, Mr. James Reed, said he can remember helping the patients move into the Elks Rehab Medical Center.

In 1973, the Sycamore Subdivision fought and won a lawsuit against a contractor who wanted to build several duplexes on Tamarack Street. He continued to build a duplex during the lawsuit, and when he lost the lawsuit, he had to cut it in half and move one of the homes off the property. The integrity of the neighborhood was maintained.

In 1974 the residents collectively requested that Boise City annex them with the provision that the zoning be R-1A. We thought this would protect our large lots. We were annexed on May 28, 1974. Mayor Eardley said that was the first time that a group of homeowners had ever requested to be annexed into Boise City.



Mrs. Lillian Glen, resident of Hawthorne Street for more than 50 years.

☆ **Visioning** ☆

In 1998 a survey of residents was made within Sycamore Neighborhood. The following summarizes their vision of the Sycamore Neighborhood.

Accessibility

- ☞ The Sycamore Neighborhood has easy access to the Foothills, the Boise River and beyond. Pedestrians and bicyclists travel freely to the new Collister Neighborhood Park, Boise River Greenbelt, and the Collister Shopping Center. Equestrians ride down neighborhood bridal paths.

Traffic Flow

- ☞ Motorized traffic flows at prudent speeds down Sycamore, Hawthorne and Tamarack streets, which maintain their rural flavor through the absence of sidewalks and curbs. Where those streets intersect Taft and Catalpa Streets, traffic is controlled by conversation corners, bulb outs, chokers, and is monitored through Operation Speed Watch.

Landscaping

- ☞ Annually, the Master Gardeners lead tours of the Sycamore Neighborhood to showcase its large lots that successfully incorporate orchards, vegetable gardens, and agricultural buildings into the design of award winning landscape designs.

Community Spirit

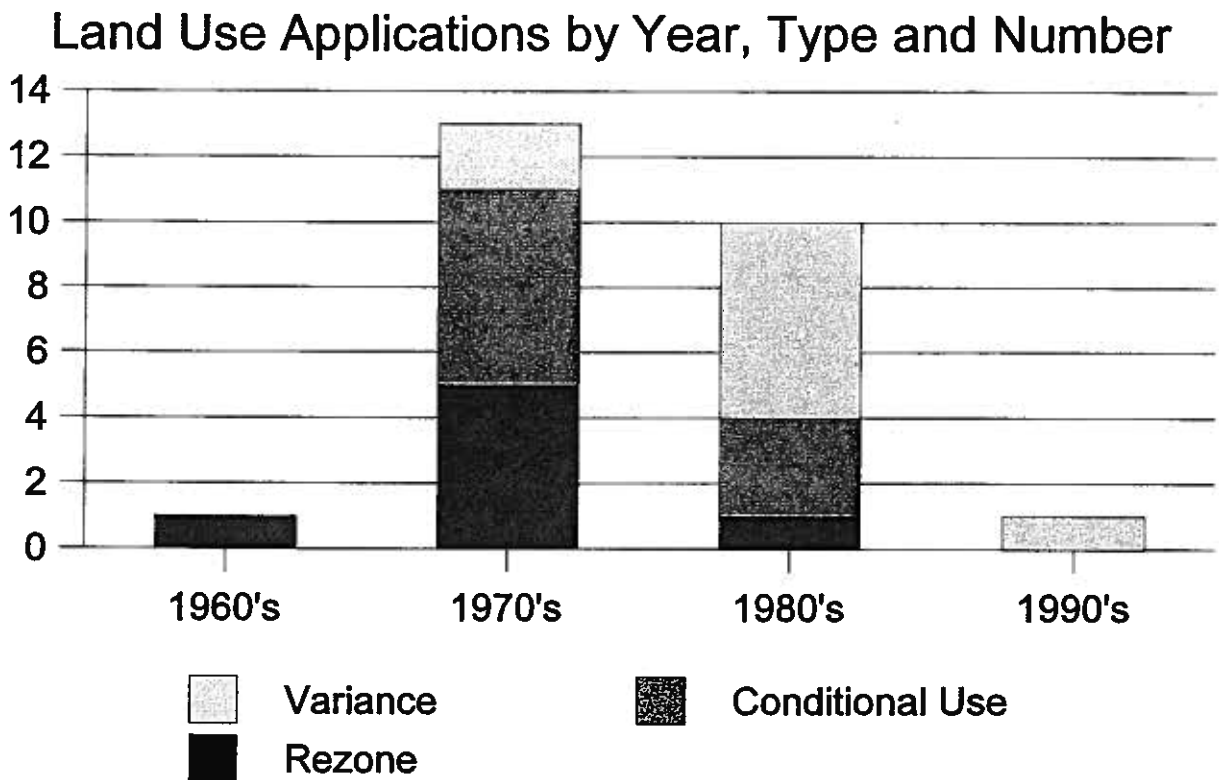
- ☞ Neighbors, linked by the century-old irrigation system, share a sense of community which transcends housing types, densities and value. Residents use community gathering spots - neighborhood schools, churches and parks - for recreation, education, entertainment, and neighborhood events. Crime levels are low because neighbors watch out for each other and work together in annual community-wide events such as the Sycamore Stroll.

Land Use

- ☞ The Sycamore Neighborhood is a rural area nestled within the urban environment of Boise. Characteristics include large lots, mature trees, a proliferation of fruit trees and vegetable gardens, a diversity of pets and livestock, and the people who have chosen to live within this lifestyle.

2.1 Historical Overview of Sycamore's Development Projects

On May 28th 1974, the Sycamore Neighborhood was annexed into Boise City. At that time it consisted of large lots, which were originally intended to allow sufficient area for a garden and raising of animals. The greatest period of land-use development activity occurred during the 1970's. During this decade, thirteen (13) applications were reviewed and presented at public hearings. The majority of the development application types were rezones and conditional use permits. In the 1980's, the Sycamore Neighborhood experienced fewer land-use applications, and a lessening of significant issues. Variances made up the bulk of the development requests. In contrast to the 1970's and 1980's, the 1990's ushered in a decade of relative land-use application inactivity. The public record clearly shows that the Sycamore Neighborhood has retained much of its original lotting pattern and land. To a large degree, this has occurred because the residents formed groups to prevent unwanted changes to their neighborhood.



The charts and maps on the following pages detail out the land-use application activity in and near the Sycamore Neighborhood. Of particular note is the rezone history map that shows a consistent pattern of denied rezone applications within the neighborhood. In describing the area surrounding a site proposed for construction of a duplex (CU-31-77), the following observation was made by N.M. Groves, the City Planning Administrator at the time:

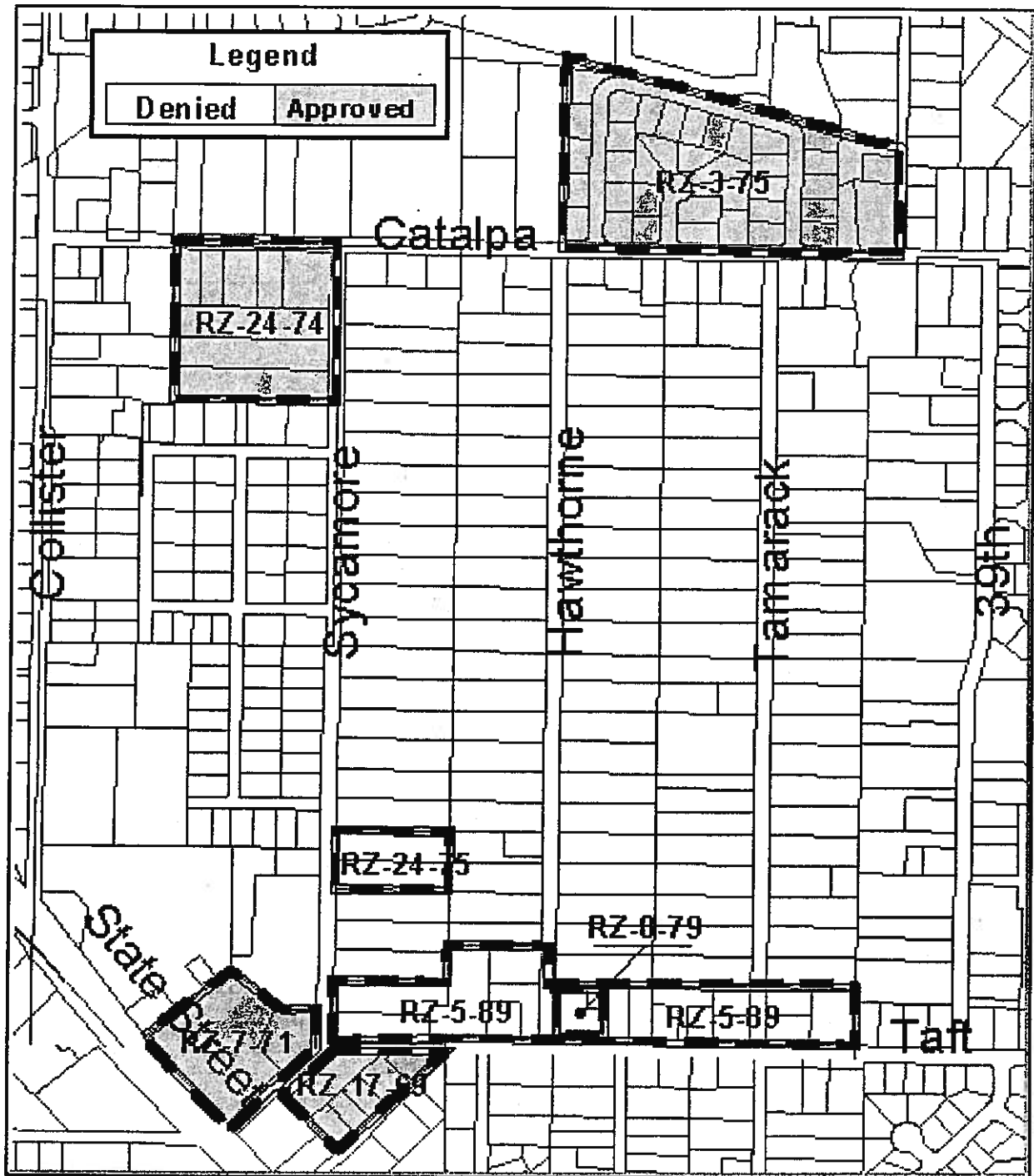
"The vacant lots appear to be a function of the lifestyle in the area rather than the inability for the area to develop."



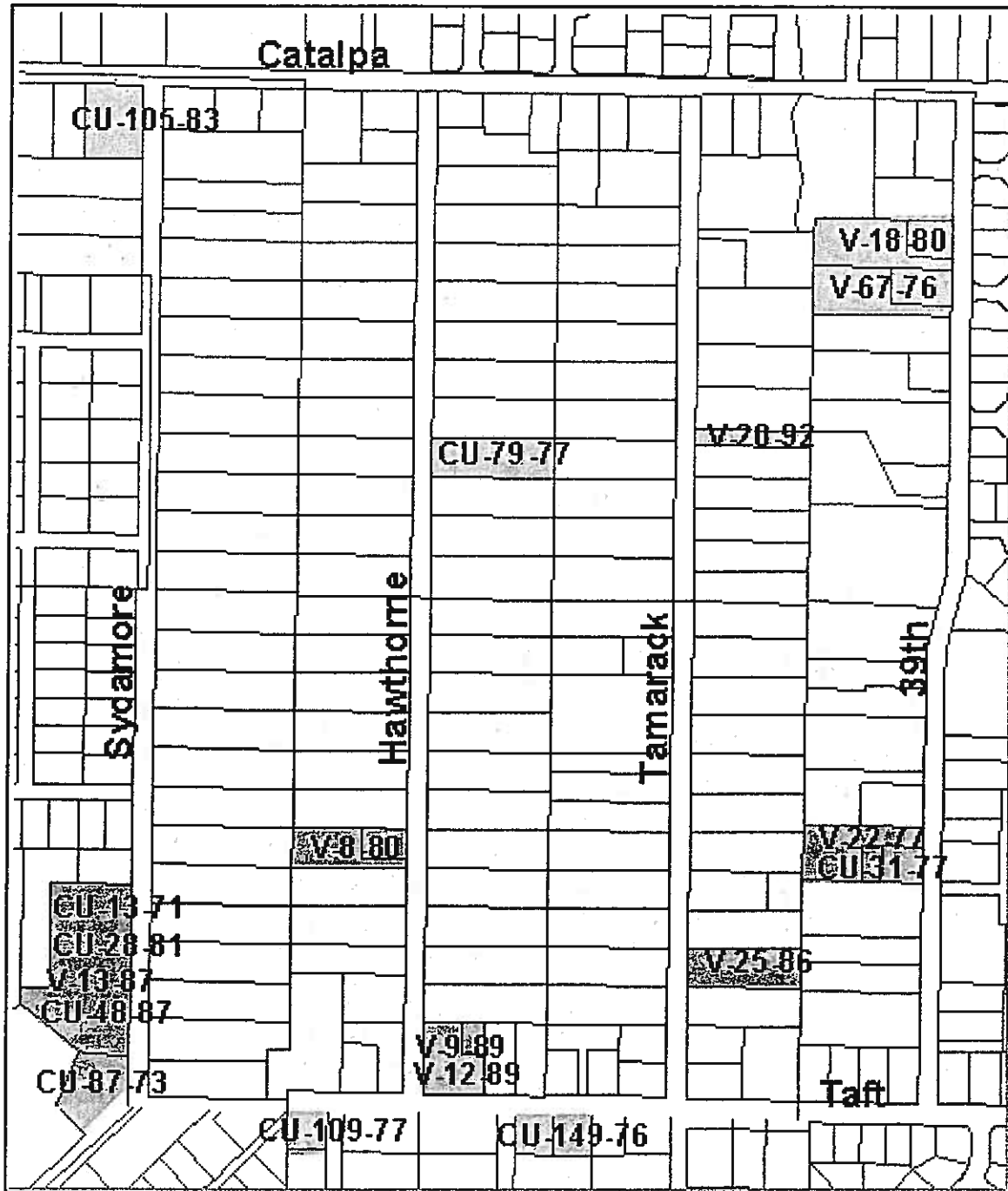
There has been a lot of remodeling and several new homes built in the area, all of which comply with the neighborhood's covenants and city zoning. Several young families have moved back into the neighborhood, because they were raised there and want their children to have the same childhood that they had, that is, horses, pets, and room to play in a rural atmosphere. Most of the people who purchased homes in the Sycamore Neighborhood did so because of the feeling of being out in the country, and that's the way the residents would like to keep it.

Historical Summary of Development Applications within the Study Area			
Site #	File	Description of Development Application	Status
1	RZ-17-69	Rezone from R-1C to R-2.	Approved
2	RZ-7-71	Rezone from R-2 to C-2D; former city park site.	Approved
3	CU-13-71	Conditional Use for an 80 bed expansion of the Boise Valley Sunset Home ; 40 parking spaces added to southeast corner of Taft and Sycamore	Approved
4	CU-87-73	Conditional Use for construction of fire station.	Approved
5	RZ-24-74	Rezone from R-1A to R-1B; per request of property owner.	Approved
6	RZ-3-75	Rezone from R-1A to R-1B; per request of property owner.	Approved
7	RZ-24-75	Rezone from R-1A to R-1B; per request of property owner	Denied
8	V-67-76	Variance to construct a gravel driveway	Approved
9	CU-149-76	Conditional Use for two duplexes.	Denied
10	CU-31-77	Conditional Use for two duplexes.	Denied
11	CU-79-77	Conditional Use to install a 68 foot tall radio tower	Approved
12	CU-109-77	Conditional Use to install a duplex	Approved
13	V-22-77	Variance from required 30' street frontage requirement	Withdrawn
14	RZ-8-79	Rezone file is missing. RZ-8-79, however, states that this rezone request was denied.	Denied
15	V-8-80	Variance to construct a gravel driveway	Denied
16	V-18-80	Variance from the required 30' street frontage requirement	Approved
17	CU-28-81	Conditional Use for a 500 square foot laundry room addition to the Boise Valley Sunset Home	Approved
18	CU-105-83	Conditional Use to permit a 13-20 child daycare facility	Approved
19	V-25-86	Variance to reduce the side yard setback from 10' to 7'7"	Approved
20	V-13-87	Variance for an entrance canopy within the front yard setback of the Boise Valley Sunset Home	Approved
21	CU-48-87	Conditional Use to construct a lounge addition to the Boise Valley Sunset Home	Approved
22	V-9-89	Variance to allow horses on less than the minimum acreage required	Denied
23	V-12-89	Variance to allow lots less than 20,000 square feet.	Approved
24	RZ-5-89	Boise City initiated rezone from R-1A to R-1C	Denied
25	V-20-92	Variance to reduce side yard setback from 10' to 5'.	Approved

Rezone History 1960's to present



Conditional use and Variance History 1960's to present



2.2 Current Land-Use Inventory

The Sycamore Neighborhood Planning area is made up of 101 acres, and is residential in nature. There are a total of 163 dwelling units, which results in an average residential density of 1.6 units per acre. There are 137 detached single family homes, 11 duplexes and 1 fourplex. The duplexes and fourplex are all located near the periphery of the neighborhood. A small residential home for the physically and mentally handicapped is located on Hawthorne Street. The Collister United Methodist Church is located on Taft Street. See Exhibit #2.

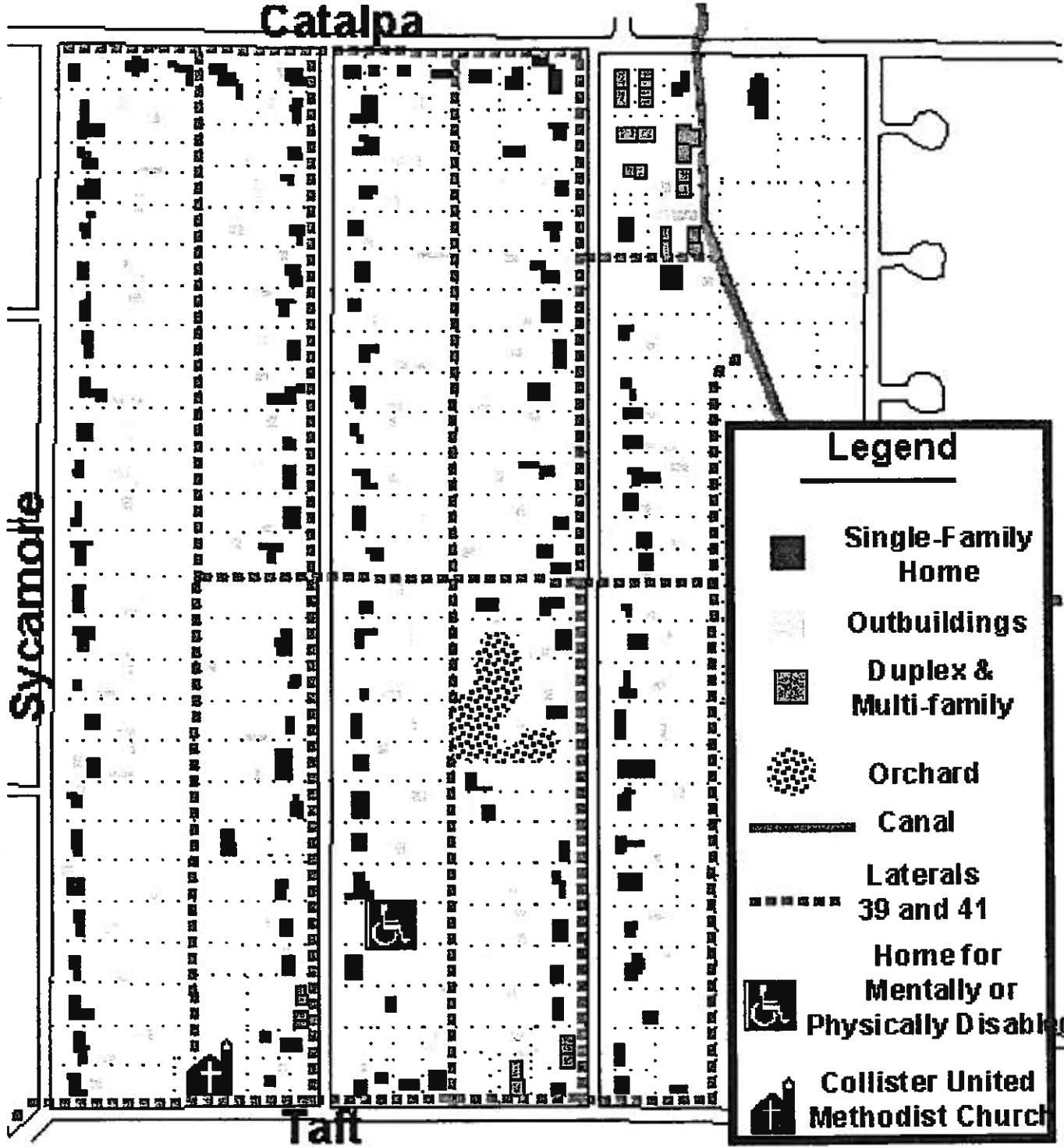
A wide variety of land-uses immediately surround the neighborhood and include: Owens Mini-Park, Collister Elementary School, Hillside Park and Junior High School, Boise Valley Sunset Home, Collister Shopping Center, and Boise City Fire Station #9. There is good potential to improve pedestrian movement in the area.

Most homes are setback greater than 20 feet from the street. The lack of curbs and sidewalks increases the perceived setback from the street. Additionally, large street trees line the roadway. These factors create a pleasant rural environment that is valued by the residents of the neighborhood and beyond.

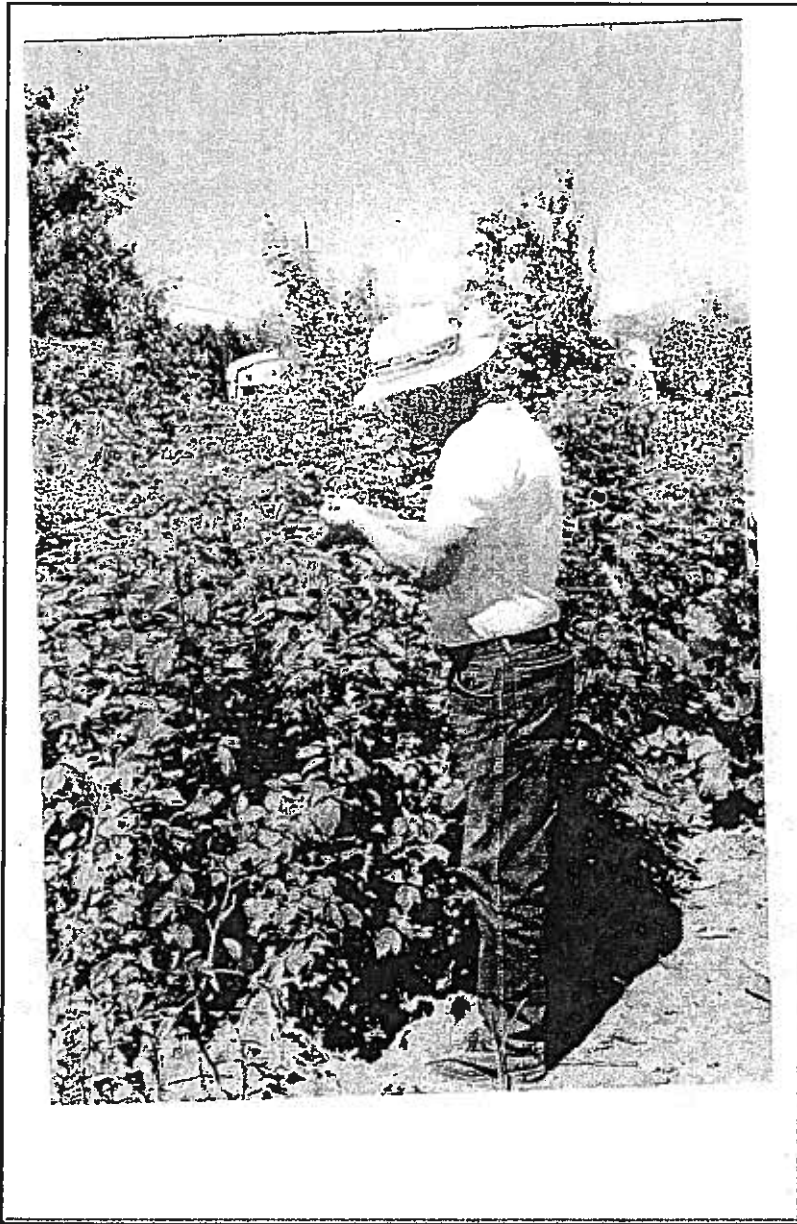


Thirty-nine percent (39%) of the lots within the interior of the neighborhood have agricultural type animals.

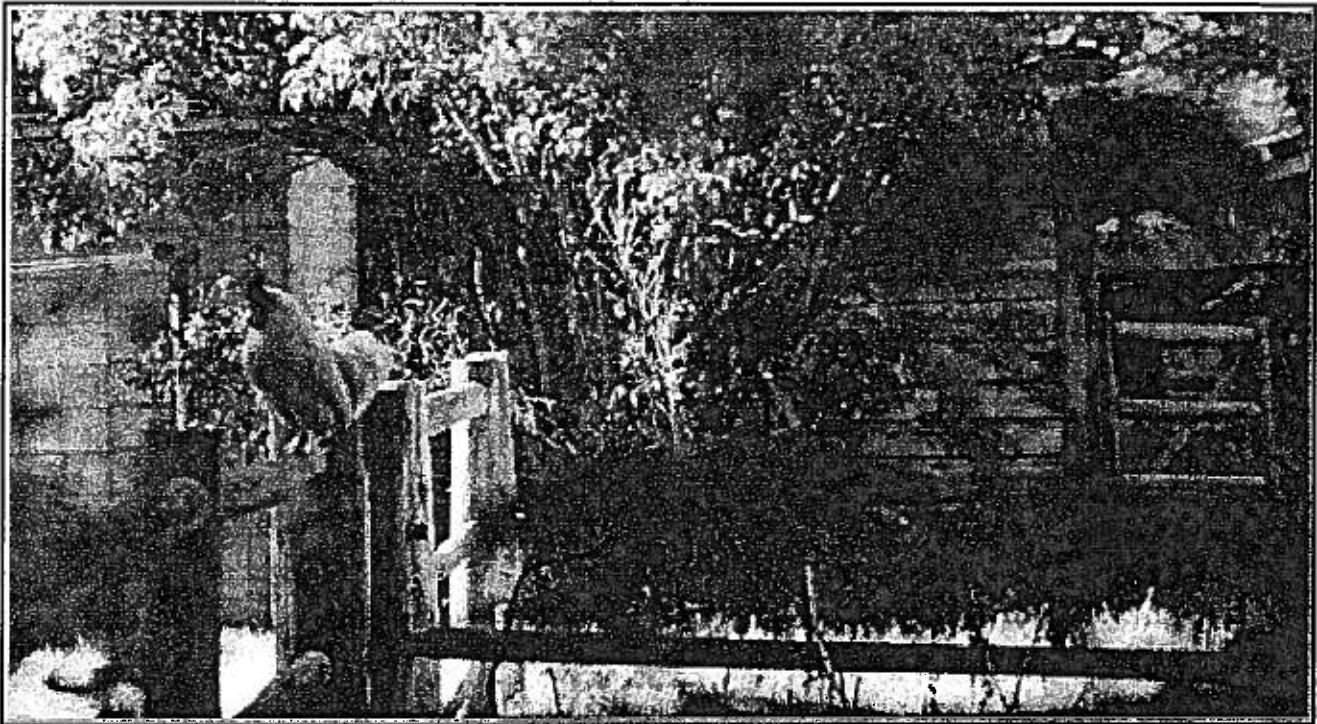
Exhibit #2: Current Land-Uses of the Sycamore Neighborhood, 1998



On the whole, the lots are consistently sized and utilized. On average, the lot sizes are 30,000 square feet (100 X 300) and host a variety of agrarian land-uses; housing, vegetable gardens, orchards, bee hives pasture and an assortment of outbuildings that serve them. Thirty-nine percent (39%) of the lots within the interior of the neighborhood have agricultural type animals. These land-uses and animals are served by laterals 39 and 41, which flows to each lot. Much of the neighborhood is not served by United Water, so the irrigation water is widely utilized and valued. These lots and land-uses are contiguous with each other, which strengthens the quality of the neighborhood.



Hawthorne Street resident inspects the bounty of his backyard raspberry patch.

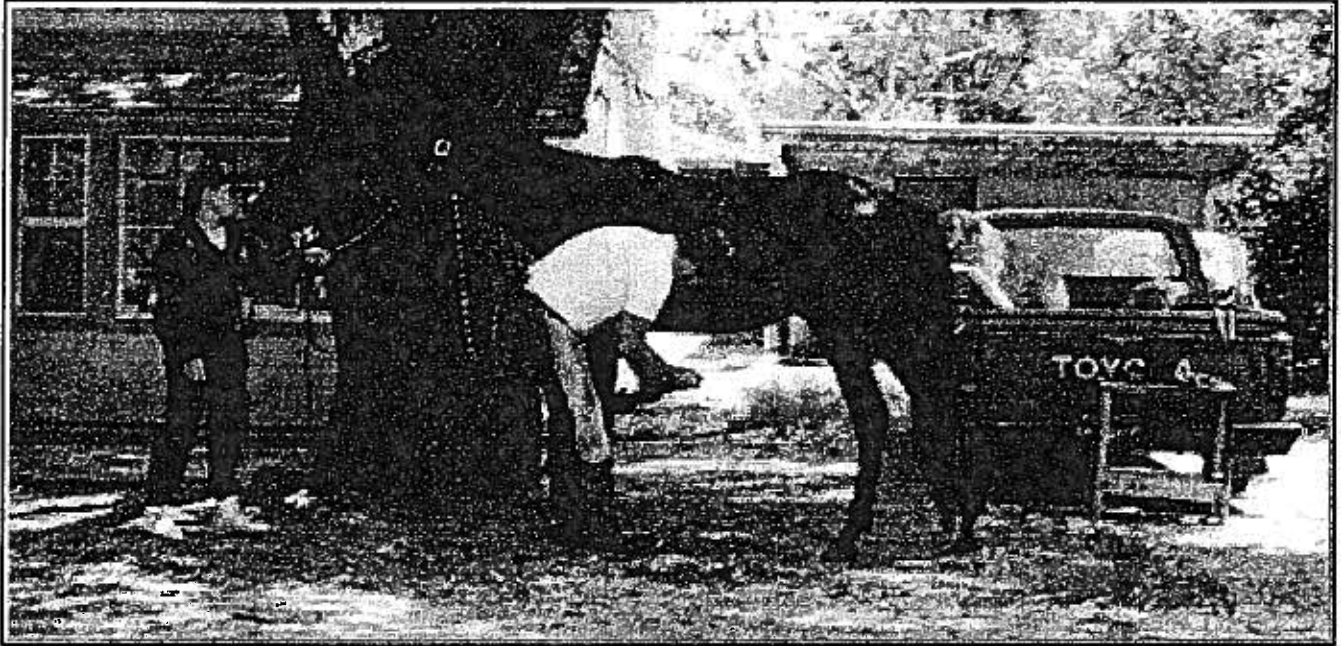


Courtesy of the community's numerous hardworking roosters, Sycamore neighbors never sleep in.



One Tamarack Street farmer prefers low-tech agricultural tools.

An old equestrian bridal path runs along the south side of Catalpa, and used to serve the large population of horses in this area. It has been paved, and now receives less than optimal use.



Traveling ferrier (horseshoer) makes a rural-style house call to Sycamore Street.

Lots along Taft and Catalpa are an average 15,000 square feet, and do not have the same "rural" qualities as does the central portion of the neighborhood. In addition to size, several of these lots have duplexes sited on them. Land-uses on these lots are devoted more to parking spaces, manicured landscaping and areas for recreation.

2.3 Neighborhood Plan Survey

A survey was conducted of all available residents in the Sycamore Neighborhood. (114) residents of (119) were available. This is a breakdown of the questions and responses.

- 1) **How long have you lived in the neighborhood?**
36 families have lived here for 0-5 years.
30 families have lived here for 6-15 years.
23 families have lived here for 16-30 years.
18 families have lived here for 31-49 years.
8 families have lived here for 50+ years
- 2) **Do you own or rent?**
97 own and 17 rent.
- 3) **Did you purchase your home with the intention of someday dividing the property into smaller parcels?**
Of the homeowners, 83 responded no, 2 yes and 1 blank.
- 4) **If the Sycamore Subdivision #2 was rezoned from R1A (20,000) to R1B (9000) or R1C(6000), which would allow for 4-5 homes per lot, would you take advantage of the re-zoning and subdivide your property?**
83 nos, 3 yeses, 2 maybes.
- 5) **If a neighbor within 300 feet of your property requested a zoning variance to subdivide their property, would you agree?**
There were 82 nos, 4 yeses, two would only agree if the lot was divided into no more than two lots, and there were 4 undecided.
- 6) **What percentage of your property is used for gardening, landscaping, pasture, orchard, hobbies, entertaining and buildings?**
104 families use 100% of their property. One uses 90%, one uses 80%, one uses 75%, one uses 60%, and two use 50%. Four surveys were left blank.
- 7) **What are the top three qualities of your neighborhood?**
81 wrote of the large lots and/or space.
69 answered quiet or peaceful.
44 commented about friendly or good neighbors.
38 mentioned mature trees.
37 wrote about the rural atmosphere, or "country" feeling.
23 wrote of the wildlife...ducks, quail, pheasants, livestock, raccoons and fox.
20 wrote of the low traffic flow.
5 mentioned the close proximity to schools, shopping and downtown.
- 8) **What are the special features of your private property?**
When answering this question, there was a wide variety of responses from flood irrigation to quality soil for planting. The majority wrote of their large lots, garden spaces, seclusion, pastures, wildlife, mature trees, and good neighbors.

2.4 Public Service Levels

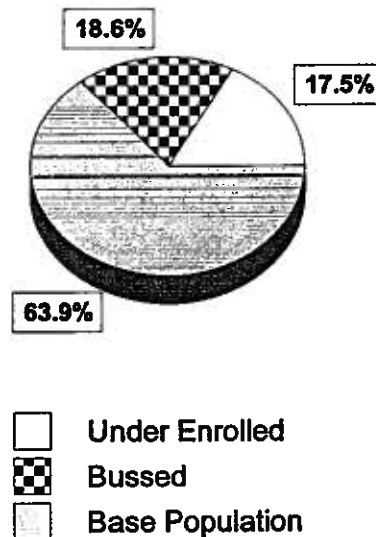
Introduction - Overall, the Sycamore Neighborhood is well-served by public services. Traffic levels are low, local schools are not overcrowded, public parks of every type are nearby, and sewer lines are provided in every street. Although fire station #9 is adjacent to the neighborhood, improvements can be made to fire flow and fire hydrant spacing.

Sewer - The Sycamore Neighborhood is served by the Northwest Boise Sewer District. Sewer lines exist in all streets. The sewer district states that there is no service deficiency, and that sufficient capacity exists in the lines to accommodate additional construction of single-family homes on large ½ acre lots. At the current time, they have no need to upgrade the sewer service lines.

Elementary School - Surplus capacity existed at Collister Elementary School for the 1997/98 school year (see diagram below). Using the State of Idaho maximum capacity class enrollment sizes, Collister Elementary School has a capacity of 388 students. According to the state, a maximum enrollment size for the 5th and 6th grade is 32 students. In the 1997/98 school year, the actual student population was 320, and was comprised of 248 students from within the Collister Elementary School boundary, and 72 students that were bussed in from other areas of the city.

Future opportunity to expand parking lots, playground equipment and buildings have improved since the Parks & Recreation Department purchase of acreage immediately west of the school site. Such expansion is more feasible due to the ability of providing shared facilities between the school and future park. Based on this information there is room for added student population, both today and in the future.

Collister School Enrollment



Domestic Water / Fire Protection - Although United Water lines exist throughout much of the neighborhood, the majority of the area is serviced by private domestic wells, notably those located at the center of the neighborhood. In Exhibit #3, the shaded areas show properties that utilize United Water. The Sycamore Neighborhood is served by Boise City Fire Station #9, which is located at the intersection of Taft and Sycamore. The Boise City Fire Department strives to maintain a four-minute response time to any incident, with response sites to be within a 1.5 mile driving distance from the nearest fire station. The Sycamore Neighborhood is within these "fire coverage" parameters. Elements of "fire protection" however, are substandard: (1) fire hydrant spacing is about 700 feet on average (500 feet is the standard for detached single-family homes), and (2) fire flow is below the 1500 gallons per minute standard, notably along Catalpa and Taft.

Mobility -

Traffic Volumes - The east-west streets, Taft and Catalpa are both collector status streets. The north-south streets, Sycamore, Hawthorne and Tamarack are local roads. The area lacks curbs, gutters and sidewalks in most locations. With the exception of Catalpa, the roads are narrow, only allowing two-way traffic at low speeds. Exhibit #4 shows the features of the street system. The traffic volume threshold indicators were based on measured traffic volumes over the last three years. It assumed a traffic threshold with level of service C of 7500 VTD (vehicle trips per day) for Catalpa and Taft, and a traffic threshold with level of service C of 1000 VTD for Sycamore, Hawthorne, Tamarack and 39th. The diagram shows that traffic levels throughout the neighborhood are below the acceptable threshold, except at the site of the Boise Valley Sunset Home, where traffic exceeds the acceptable threshold by 47%. The neighborhood is serviced by BUS routes along Catalpa, and by nearby routes along Hill, 36th Street and State Street. Catalpa is signed as a bike route.

Sidewalks - Exhibit #4 depicts the location of sidewalks in the neighborhood. Sidewalk segments exist along Catalpa and Taft; sidewalks are notably absent along Sycamore, Hawthorne and Tamarack, except in front of the Boise Valley Sunset Home. The collector streets Catalpa and Taft have the greatest need for sidewalks. Catalpa Street services a BUS route and Collister Elementary School. Taft Street services the Collister United Methodist Church, Boise City Fire Station #2 and the Boise Valley Sunset Home. Catalpa and Taft have similar traffic levels, and both are designated collector streets. The neighborhood's local streets have low traffic levels, narrow paved streets, gravel shoulders for on-street parking, and no delineated edge of the right-of-way. These characteristics are consistent throughout the neighborhood. This design may help to minimize cut-through and speeding traffic. It is not uncommon to find residents walking or playing alongside the roadway. At least as a perceived neighborhood standard, current traffic amounts and housing density along Sycamore, Hawthorne and Tamarack are at a level where sidewalks are not desired. Each of these local streets is straight for more than 2600 feet and link two

collector streets. Thus, residents are concerned that wider pavement and placement of curb, gutter and sidewalks will increase traffic levels and speeds of those streets.

Street Intersection Improvement Needs - Along Taft St., the sidewalks are not continuous, and the width of the street varies drastically. At the intersection of Taft and Tamarack the width of the asphalt is 34 ft. At the next intersection of Taft and Innis, the width drops abruptly to 28 ft., then to 24 ft. at the Hawthorn intersection. At the Silver intersection, it drops to 20 ft., the narrows again to 18 ft. At the stop sign for the Sycamore intersection, there is a short section of sidewalk (150 ft. long) and the pavement is 23 ft. wide. Many neighborhood residents walk and ride bikes or horses along Taft. This is an area through which we all must travel in order to reach the Collister shopping center, which is our main shopping area. Our children are forced to ride their bikes and walk along a street that is squeezed down from 34 ft. to 18 ft. There are no sidewalks to protect them. Traffic is prone to speed along the more open street, then is forced into a narrow area with our children and older people from the nursing home trying to walk along side. The pedestrian is trapped and unable to get away from the traffic due to the irrigation drain ditches that line both sides of the road. To complicate this problem we have the east entrance to the Collister shopping center and the Collister Fire station which open onto Sycamore at this intersection. The traffic volume near the Taft/Sycamore intersection runs at 147% of its desired threshold of 1000 vehicle trips per day. The Taft/Sycamore intersection is the busiest and most used roadway in our neighborhood. We ask Ada County Highway District to help to make this intersection and Taft Street safer with consistent pavement width and a sidewalk along one side. This would go a long way towards making our neighborhood a safer place for us to live and raise our families.

Public Parks - Although there are no public parks within the neighborhood, the residents of the Sycamore Neighborhood have access to many different types of public parks on surrounding properties. The following parks are within walking distance the neighborhood:

1. Owens Mini-Park
2. Hillside Community Park
3. Collister Neighborhood Park (recently purchased site next to Collister Elementary)
4. Willow Lane Athletic Complex

Exhibit #3
Water Line Locations; Properties Using United Water (shaded)
Fire Hydrant Locations; Fire Flow Data
1998

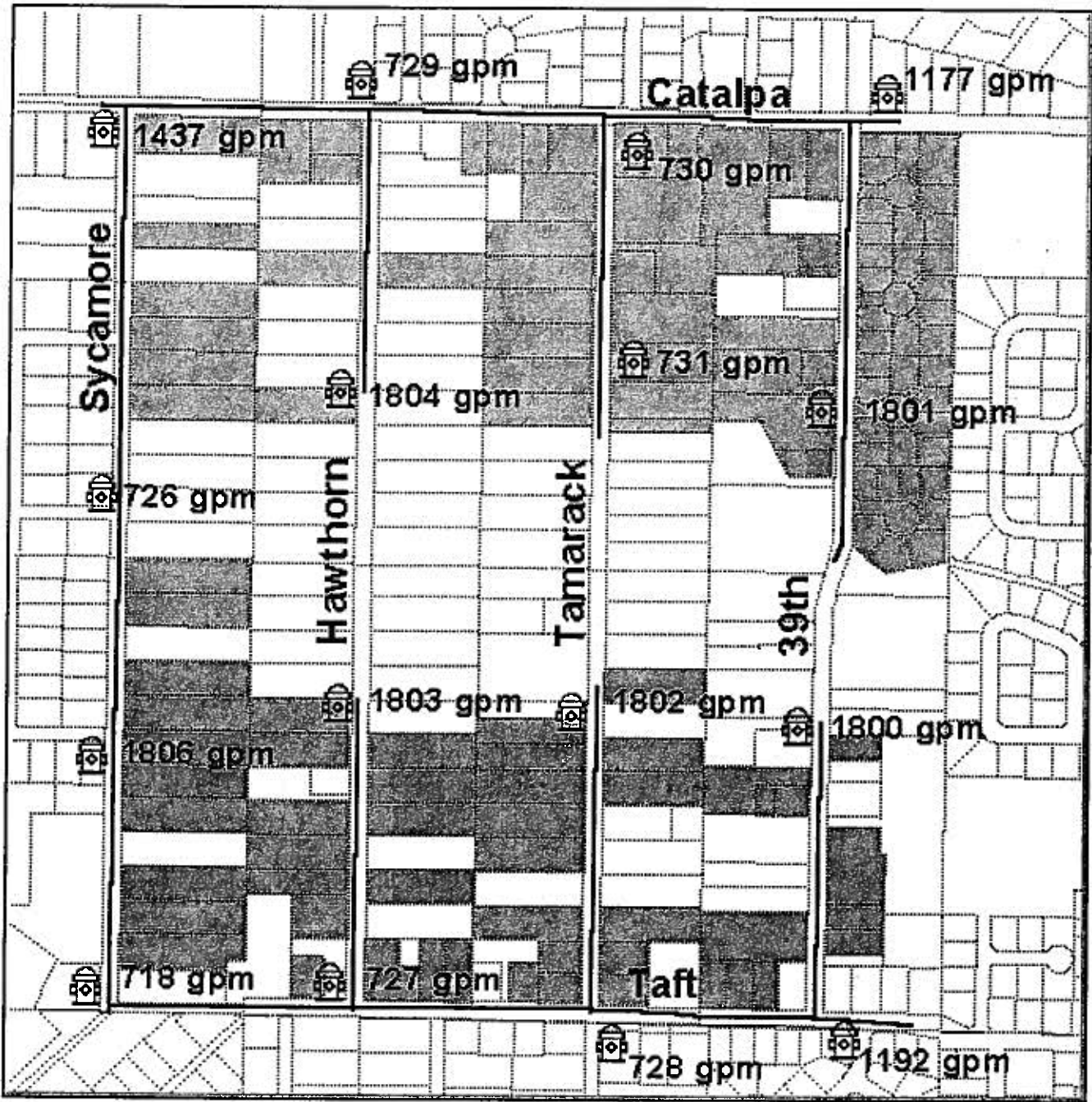
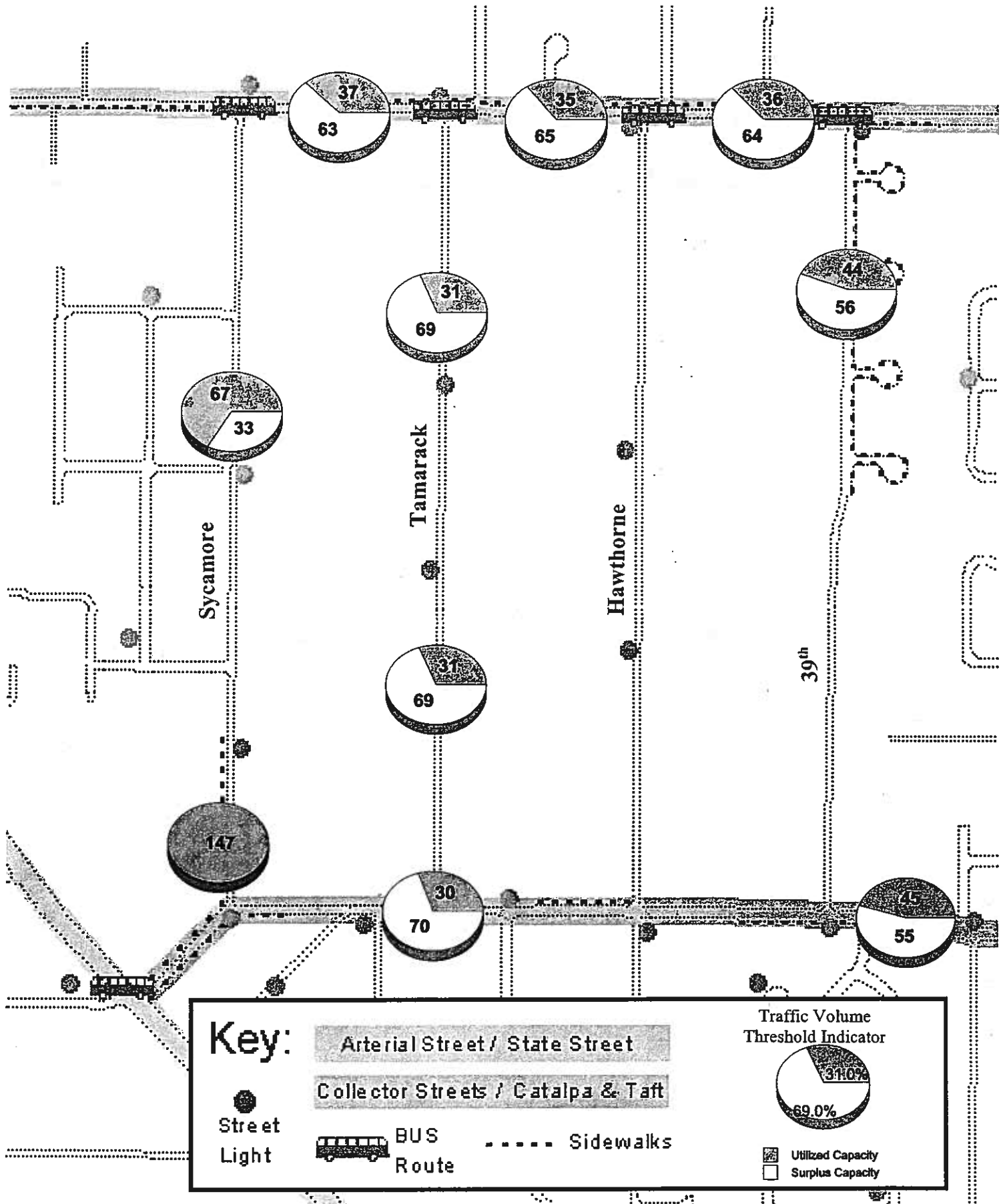
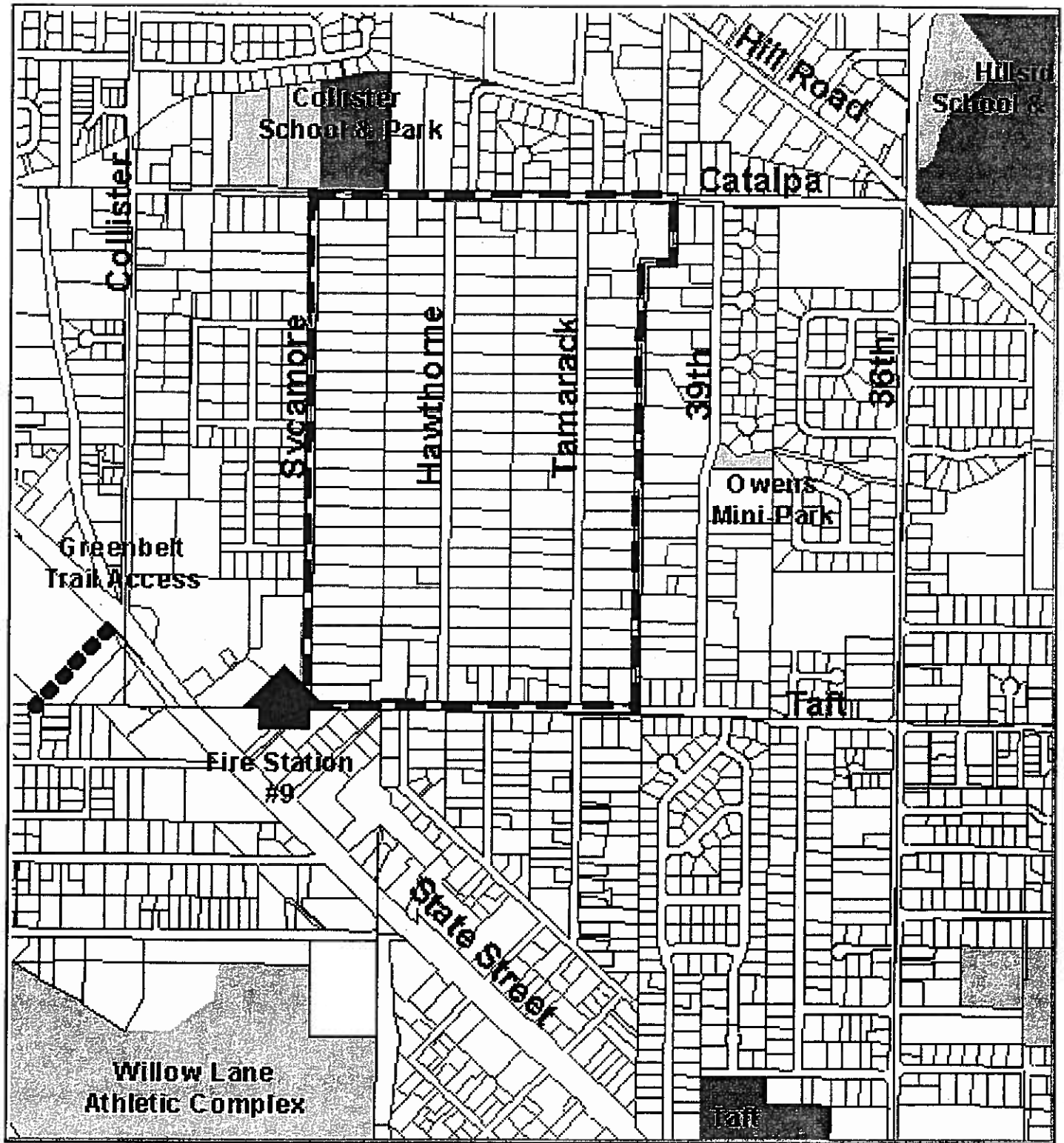


Exhibit #4: Street Infrastructure Map



Parks, Schools and Fire Department Sites



3 Plan Objectives and Implementation Actions

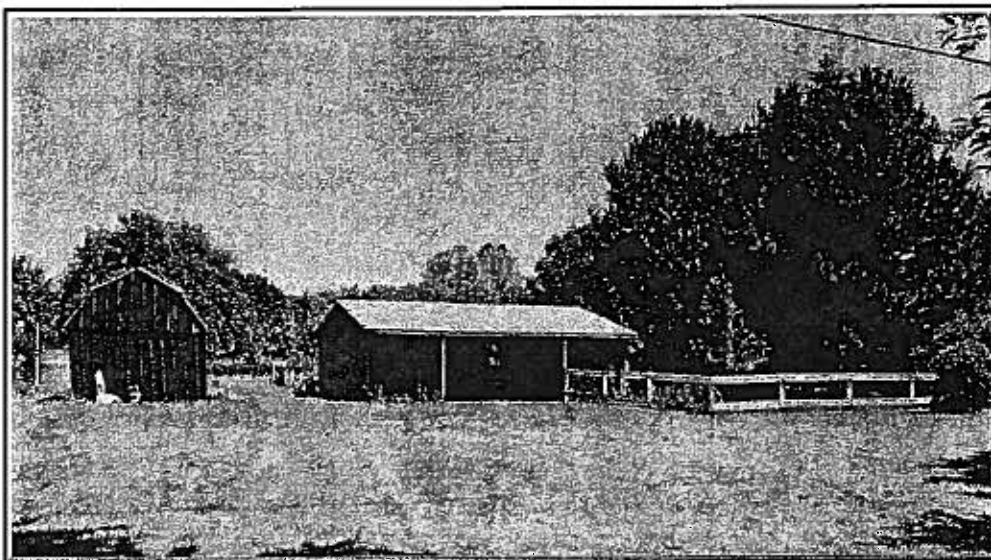
Introduction

In April of 1998, the residents of the Sycamore Neighborhood identified a need to draft a neighborhood plan which would establish a vision of the neighborhood's future, and would provide protection of the areas desirable characteristics.

Background Report Findings

Historical Overview of Land-Use Development - The Sycamore Neighborhood was one of the few, if not the only large area, that was annexed into Boise at the request of the residents. The residents made such request in order to protect their interests in maintaining their lifestyle and associated lot sizes. It was annexed in 1974 with a low density zoning designation of R-1A and has not changed since. In fact, there have been seven rezone requests in the area since annexation. None within the boundary of the Sycamore Neighborhood were approved.

Current Land-Use Inventory - The land-use survey reveals a neighborhood that shares common traits, which are sustained by a local irrigation system and large area of consistently sized lots. A majority of the lots host vegetable gardens, orchards, pasture, agricultural type animals and outbuildings that serve these uses. This pattern is reflective of the original design and intent of the subdivision. The idyllic street-scape strengthens this agrarian character. In general, lot sizes and uses are more urban along the periphery of the neighborhood.



A typical large lot with mature trees surrounds a well-kept house and barn on Hawthorne Street

Neighborhood Plan Survey - Long-time residents and newcomers alike agree that space, solitude and the semi-rural lifestyle of the Sycamore Neighborhood are its key qualities. The vast majority of the residents and property owners desire to retain the large lots which supports these qualities. Overall, they do not wish for sidewalks or higher traffic levels.



Sycamore neighbors share pride in preserving rural lifestyles.



Hand-tilled crops yield food for a neighborhood family.



From the fields to their gardens, neighbors collect organic fertilizer.

Provision of Public Services - This area is well served by public services. Room for growth does exist at the local elementary school, and there are several parks of varying sizes and types within walking distance. Road and sewer capacities are below threshold limits. Fire coverage is adequate. On the flip-side, however, additional development within the neighborhood that would increase traffic levels is a concern of the Sycamore Neighborhood residents, because of lack of sidewalks and narrow roadways; it is unlikely that the costs of road widening and sidewalk construction throughout the neighborhood would be covered by the construction of new single family homes in this area. Fire flow and fire hydrant spacing should be improved along the neighborhoods collector streets, where density is currently higher than the central portion of the neighborhood.



Plan Objectives:

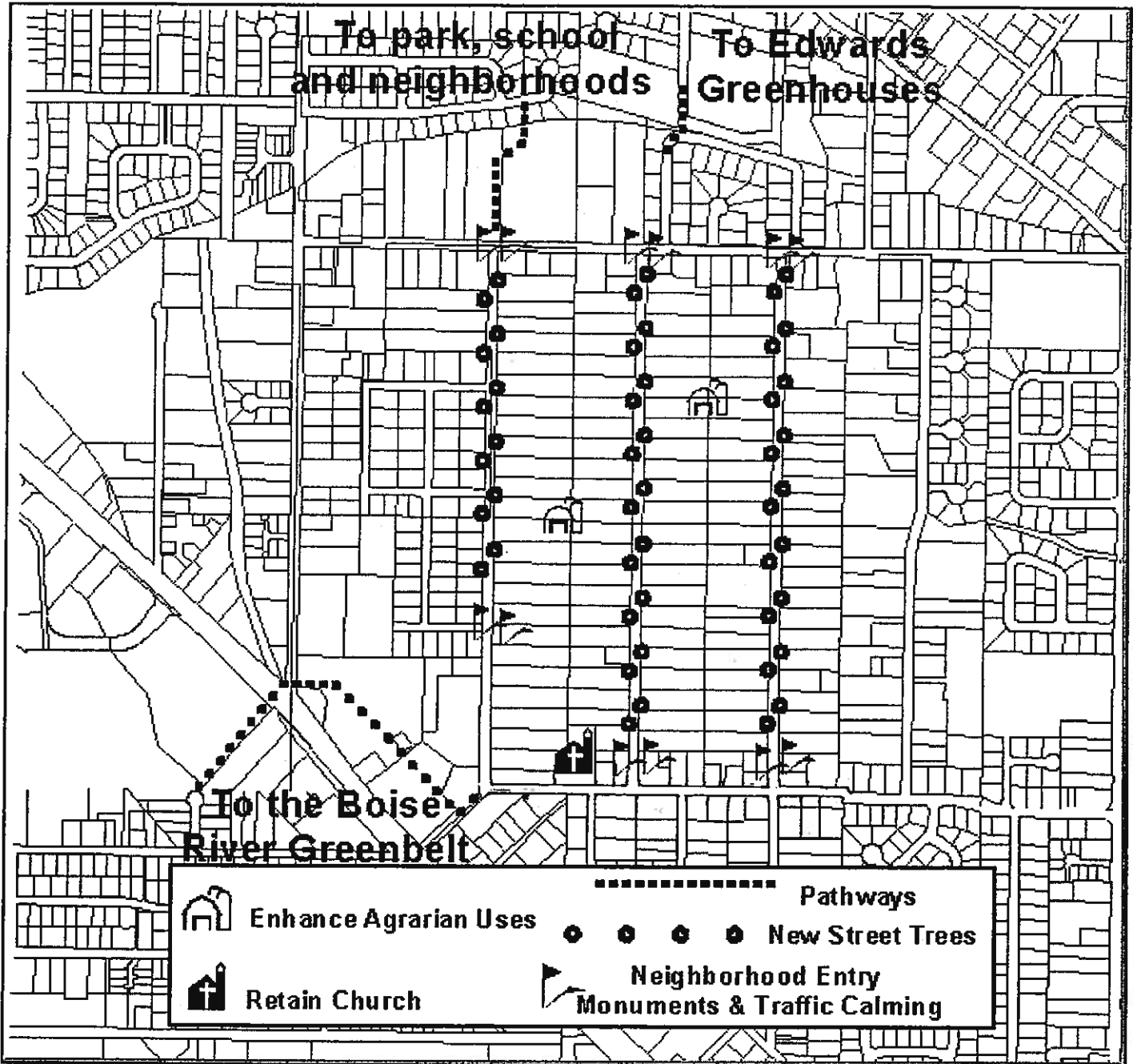
- ✓ To protect and maintain a population density that is compatible with the rural lifestyle of the Sycamore Neighborhood.
- ✓ Support higher residential densities along the perimeter of the Sycamore Neighborhood provided that adequate public services are available.
- ✓ Strengthen the identity and character of the Sycamore Neighborhood



Comprehensive Plan Guidelines and Support:

Comprehensive Plan Policies and page numbers: Encourage a mix of housing types, densities and price ranges in residential developments {page 7-3}; Promote dispersal of low and moderate income housing throughout the Boise City Planning Area {page 7-3}; Seek opportunities through public and private development to retrofit missing services and amenities into existing neighborhoods {page 7-8}; Directs staff to pursue a variety of strategies and programs to prevent disinvestment from occurring in the older parts of the community, including but not limited to: promotion of home ownership and a variety of housing opportunities, protection of neighborhood character and maintenance of high quality services and public facilities {page 7-8/9}; Calls for the interconnection of streets {page 7-9}; and Maintains a Land Use Plan map that provides higher residential densities in and around workplaces, shopping places and activity centers, and along designated transit routes {page 8-9}. **The Sycamore Neighborhood Plan supports this broad vision.**

Vision Map Sycamore Planning Area



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Plan Implementation

Tools to implement this plan include Action Charts and Vision Maps.

Action Charts contain four types of actions: (1) Programs, (2) Projects, (3) New Regulations and (4) Land-Use Application Review Policies. Actions are ranked in order or priority. In essence, implementation is a four-pronged approach.

Programs: This section of the Action Chart lists long-range activities such as further planning efforts and participation in annual community events. Many of the programs are performed through community volunteer efforts, or through regular local government staffing positions.

Projects: This section of the Action Chart describes site-specific construction projects, which will need to be (1) placed on an agency capital improvement plans, (2) funded with Neighborhood Reinvestment Funds, (3) funded by an agency department budgets, or (4) funded through some other means.

New Regulations: This section of the Action Chart lists new code regulations that need to be adopted in order to realize some of the objectives of this plan.

Land-Use Application Review Policies: This section of the Action Chart lists policies that can be utilized by the planning staff in their day-to-day review of development projects to apply specific conditions of approval. These policies may be utilized upon publication of the neighborhood plan.

Vision Maps are graphical representations of the planning strategies listed in the Action Charts.

X **Important Note about Action Charts:** Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances may affect the implementation leader's ability to take action, and that some actions will need to be adjusted and others replaced with more feasible proposals. Actions with a listed advocate rather than an implementor are included in recognition of the importance of continued discussion of these issues. Such actions will become part of this plan only when an implementor has agreed to support them.

Action Chart Key: SN (Sycamore Neighborhood); BC (Boise City); ACHD (Ada County Highway District); APA (Ada Planning Association); BCPZ (Boise City Planning and Zoning Commission).

Action Chart: Sycamore Neighborhood						
#	Actions	Adopted with Plan	On-going	Next 5 yrs	6 to 20 yrs	Implementors Advocates
PROGRAMS						
SN 1	Maintain contact with the Collister Neighborhood Association in order to keep track of development applications, and to be able to request neighborhood reinvestment funds from Boise City and Ada County Highway District's Neighborhood Enhancement Program.		X			SN
SN 2	Identify sites for new street trees and participate in the annual <i>Re-Leaf</i> Boise program offered by Boise Urban Forestry.			X		SN
SN 3	Utilize Boise City's <i>Operation Speed Watch</i> program.		X			SN
SN 4	Host initial <i>Neighborhood Watch</i> meetings for each street within the Sycamore Community.			X		SN
PROJECTS						
SN 5	Within ACHD's Five Year Work Program, give high priority for improvement of the Taft Street / Sycamore Street intersection.			X		BC, ACHD, APA
SN 6	Form a committee of Sycamore Neighborhood residents, along with local government representatives, to identify appropriate sites and designs for paths and sidewalks within the neighborhood and to destination sites outside the neighborhood.			X	X	SN, ACHD
SN 7	At or near the street intersections of Sycamore, Hawthorne and Tamarack, with Taft and Catalpa, construct neighborhood entry monuments designed to reflect the rural nature of the area, and which will also function to slow traffic on these local streets. Coordinate designs, construction schedule and funding with Boise City. Additional funding may be acquired by submitting an application of request to Ada County Highway districts Neighborhood Enhancement Program.			X	X	BC, ACHD, SN
SN 8	Form a committee of Sycamore Neighborhood residents, along with local government representatives, to draft a zoning ordinance amendment which would explore acceptable ways to relax the agricultural use standards and procedures.			X		SN, BC
NEW REGULATIONS						
SN 9	Amend the Boise City Comprehensive Land Use Map in accordance with Exhibit #5. Generally, the area will be Estate Density (2 units/acre) except along the periphery where the land use map designations will be Low Density (4 units/acre).	X				BC
SN 10	In accordance with SN8 above, amend the zoning ordinance by creating an Agricultural Overlay District, which relaxes the agricultural use standards and procedures. Apply the Agricultural Overlay District to the Sycamore Neighborhood.			X		BC
LAND-USE APPLICATION REVIEW POLICIES						
SN 11	Require the applicant of any conditional use permit or planned unit development to provide adequate services prior to occupancy of the building. Notable deficiencies include: (1) low fire flow pressure; (2) substandard fire hydrant spacing; and (3) substandard street light spacing. Construction of sidewalks along area local and collector streets are to be in conformance with the plan produced in SN 6 above. Funds for such sidewalk construction may be placed in a trust fund until such time as a sidewalk plan is approved.	X	X			BCPZ
SN 12	Require new homes within the Sycamore Neighborhood to have similar setbacks as existing homes.	X	X			BCPZ

Exhibit #5
Land Use Map Proposal

