

Veteran's Park Neighborhood Policy Guide

Original Plan Adoption Date: August 4, 1992

**Reviewed and Adopted for Consistency
with the 1997 Boise City Comprehensive Plan: June 8, 1999**

Boise City Planning and Development Services Department

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Appendix: Ordinance 5931, Adopted June 8, 1999

- Includes plan adopted August 4, 1992 with amendments adopted as a consistency check on June 8, 1999.

Chapter 1 Introduction

On August 4th, 1992, the Veteran's Park Neighborhood Policy Guide (1992) was adopted by Boise City, and became part of Boise's comprehensive plan. A document titled: Residents' Recommendations for the Future, which was created in 1980, was used as the basis for drafting this policy guide.

In 1997, a new comprehensive plan was adopted, and along with it a directive to review all existing neighborhood plans for consistency with the new comprehensive plan. The City Planning staff worked with the Veteran's Park Neighborhood Association in the winter of 1998/1999 to draft amendments of the original plan to make it consistent with the new 1997 Boise City Comprehensive Plan; These amendments are highlighted in the appendix. The consistent Veteran's Park Neighborhood Policy Guide (1999) is presented in Chapter 2.

Included in this document are:

C Veteran's Park Neighborhood Policy Guide (1999), that has been found to be consistent with the 1997 Boise City Comprehensive Plan

- Chapter 2

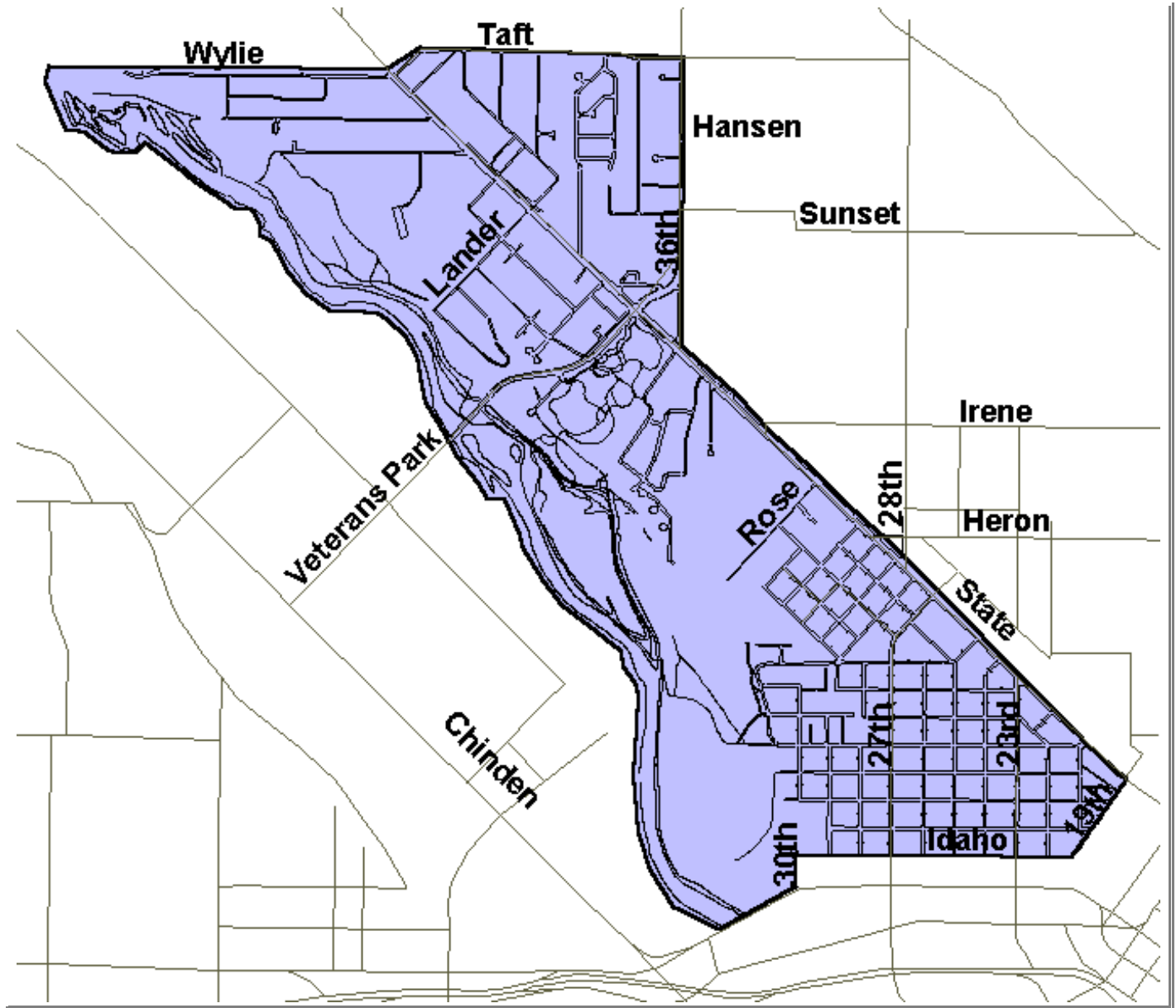
C Residents' Recommendations for the Future / Background Report

- Chapter 3

C Ordinance 5931, Adopted June 8, 1999 / approved amendments to the Veteran's Park Policy Guide adopted August 4, 1992 as a consistency check
- Appendix

Chapter 2 Veteran's Park Neighborhood Policy Guide, 1999

The map below defines the area to which the policy guide applies. It is different than the background report study area, because the boundary of the Veteran's Park Neighborhood Association was created in 1991, well after the 1980 publication date of the background report. The association boundary matches census tract #4.



GOALS

1. To preserve the residential character of the neighborhood, and encourage future development which will recognize its unique amenities and natural features and be consistent with that character; encouraging appropriate infill development and encouraging growth in adjacent areas without negatively impacting the existing neighborhood.
2. To meet the service needs of residents of the Veterans Park Neighborhood for commercial facilities while reducing negative impacts from these types of uses on adjacent residential areas.
3. To recognize State Street's importance as a gateway to the City of Boise and encourage development appropriate to project a positive image of the City and the neighborhood.

Land Use

Residential

1. The existing family residential character of the Veterans Park Neighborhood should be protected and enhanced.
 - a. Existing residential areas should retain their present zoning, which provides for a variety of housing types within the neighborhood.
 - b. Commercial, office or industrial uses which will impair the integrity and viability of residential areas should not be allowed to expand into residential areas.
 - c. Enforcement of existing zoning laws to stop and prohibit illegal uses shall be ongoing.

Commercial

1. Existing commercial zoning districts within the Veterans Park Neighborhood should be retained but should not be allowed to extend into residential areas.
 - a. Promote new retail uses to locate within the commercial districts which will primarily serve neighborhood residents. These uses should be designed in a manner which promotes easy access and discourages drive-by traffic.

- b. The extension of the General Commercial (C-2) district zoning along the south side of State Street east of 27th Street to 19th Street, should not occur.
- c. Promote location of office uses, offering family health care services, within the existing commercial zoning districts in the neighborhood.
- d. Conversion of dwelling units to office uses is discouraged in all residential zones.
- e. Commercial and office uses should not be allowed to develop adjacent to 23rd, 27th or 36th Streets in existing residential zones.
- f. New commercial and office development should provide a landscape buffer and fencing when they abut a residential zone to minimize impacts on adjacent residences.

Industrial/Redevelopment

- 1. Properties zoned Light Industrial with Design Review (M-1D) should be allowed to continue their present operations until the useful life of the parcel for those purposes is fulfilled. At that time, the property should be zoned to allow open space, office and residential land uses. Special emphasis shall be placed on maintaining public access to the gravel pits as an urban fishery.
 - a. As the existing M-1D area is redeveloped, access points to the area should be provided from arterial streets as shown in the adopted Functional Street Classification Map

Boise River Plan

- 1. The Veterans Park Neighborhood Association supports the Boise River Management Plan. The City should make every effort to implement this plan by preserving and enhancing fish and waterfowl.
 - a. No variances should be granted from River Plan setbacks for public land within the Veterans Park Neighborhood.
 - b. Preserve and enhance Class A wildlife habitat from Lakeharbor to Main Street.
 - c. To the extent practical, frequent public access to the Greenbelt should be provided and should be clearly identified as public.
 - d. The Boise River Plan should be used as a guide in determining the best

location for arterial street(s) connecting Boise City with Garden City.

Transportation

To encourage the use of existing arterials (principal and minor) and other transportation modes, so they may serve the Veterans Park Neighborhood and reduce excessive and unnecessary through traffic on local residential streets, while encouraging alternative transportation systems within and through the neighborhood which will not deteriorate viable residential areas.

1. Street lights should be installed at intervals as directed by the Department of Public Works.
2. Encourage and support improvements to and extension of the public transportation system.
3. Encourage and support the Greenbelt's development.
4. Local street improvements should be developed in order to meet the needs of the community.
5. Access for the handicapped at intersections should be provided.
6. *Boise City Comprehensive Plan, 6.3 Pathways, Objective 1, Policy 1, page 6-11:* Require the provision of pathways, when consistent with the Ada County Ridge-to-Rivers Pathway Plan and/or the Boise City Comprehensive Park and Recreation System Plan, in the following cases:
 - (a) In new projects;
 - (b) When improvements are made to existing bridges, roads, open space areas or other structures by public or private entities;
 - (c) If the area in question would provide an important link in the pathway network.

Public Safety

1. Eliminate excessive weeds that create potential safety hazards for drivers and pedestrians.

Policy Program Guide

The program guide recommendations contained in this section of the Policy Guide may not be completely under the implementing authority of Boise City. United Water Corporation, Boise Independent School District, and the Ada County Highway District, among others, have implementing authority. However, these organizations can use these recommendations in making policy program decisions relating to their specific areas of service delivery in the neighborhood, and thus are included. It is recommended that a representative of the recognized neighborhood association should be notified of city planning and zoning development applications and ordinance amendments, which potentially affect the Veterans Park Neighborhood.

GOAL: To provide an orderly and efficient system of public and private facilities and services that maintain and enhance the high quality of life and level of public/quasi-public services.

Sewer System

1. The city should rehabilitate all substandard sewer lines to meet neighborhood needs in the Veterans Park Neighborhood.
2. The city should continue the process of reducing odors from the Lander Street Sewer Treatment Plant.

Refuse

1. Continue the annual Boise clean-up program to remove offensive items from the neighborhood and to create awareness among residents of the debilitating affect debris can have on the neighborhood and their property.
2. Residents should be encouraged to eliminate debris and control weeds.

Water Service/Fire Protection

1. Expand and upgrade water main sizes to meet current and future water needs.
2. Water lines which are substandard for fire protection purposes should be upgraded.
3. Water pressure should not drop below minimum fire flow requirements.

4. Additional water facilities should be provided by new developments to meet area fire protection needs.
5. A fire access and hydrant plan should be developed and maintained in order to determine the location of future street widening for fire access and the location of new hydrants.

Streetscapes

1. Develop a State Street corridor/design plan which provides for attractive landscaping and building design.

Parks

1. The Veterans Park Neighborhood Association supports the existing and future expansions of parks and recreational facilities in the neighborhood consistent with the Boise River Plan.
2. Annex the current Ada County M-2 (General Industrial) zone, which is bordered by Veterans Park to the north, Garden City to the south, the gravel pits to the east, and Veterans Memorial Parkway to the west, into Boise City as "A" (Open Space) zone.

Storm Water Drainage

1. Develop a storm drainage plan for the Veterans Park Neighborhood for the control of existing drainage canals and irrigation ditches.

Housing

The City recognizes the need for affordable housing in this neighborhood. The Boise City Housing Rehabilitation Program should be targeted to pockets of substandard buildings in obvious disrepair, and should be sensitive to preserving the housing types found in the neighborhood. Community Development Block Grant Funds should continue to be designated for the Veterans Park Neighborhood as a qualifying low and moderate income neighborhood.

1. Housing programs which will aid in the provision of affordable housing should be continued and new programs investigated, in order to retain the socioeconomic mix of the neighborhood.
2. Infill housing should respect and conform to the scale and character of adjacent structures.

3. Energy conservation should be promoted and residents advised of special programs designed to promote same at minimal cost to the residents by agencies such as: Department of Water Resources, Idaho Power Company and Intermountain Gas Company.

Public Schools

1. The "Safe Route to School" Program for children walking to school should be given high priority. The posting of school crossings at major street intersections, signage, and other safety measures should be high priority.
2. Provide traffic controls along arterial and collector streets for adequate student pedestrian movement.
3. Promote the concept of neighborhood elementary schools within walking distance from residential areas.
4. Establish safety access routes for student pedestrian crossings.
5. Develop additional sidewalks for student pedestrians.
6. The School Resource Officer Program should be encouraged at all schools in the Veterans Park Neighborhood to encourage positive interaction between the Boise Police Department and students.
7. The Block Home/Child Safety Program should be encouraged in all schools in the Veterans Park Neighborhood.

Police Protection

1. Areas of the neighborhood not currently involved in the Neighborhood Watch Program should be encouraged to organize so that the entire Veterans Park Neighborhood is participating.
2. The Veterans Park Neighborhood supports the Boise City officer to resident standard of 1.5 police officers per 1,000 residents.
3. The Veterans Park Neighborhood should have a high priority for increased police patrols and increased positive interaction between residents and the Police Department.

Chapter 3 Background Report

Throughout the summer and fall of 1980, the Veterans Park Planning Committee prepared a document called the *Residents' Recommendations for the Future*. These recommendations and the background information was the basis on which the later adopted Veteran's Park Neighborhood Plan was drafted. Some information is dated and some of the terms used may not be relevant today. Nevertheless, the background report and planning committee recommendations are included in this plan in order to provide an understanding of (1) the Veteran's Park Neighborhood at the beginning of the 1980's; and (2) how policies of the neighborhood plan came to be. In this sense, the background report is a valuable historical record.

Except for the page format, the background report has not been amended

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Plan Preparation

Neighborhood Planning Committee

Tim Culhane, Tudor Cushman-Culhane, Allene Frakes, Roy Frakes, Marsha Gerber, Sheldon Gerber, Laurence Gossi, Roma Gossi, Don Lyons, Judy Lyons, Lois J. Moyer, Catherine New, Dennis Taylor, Alice Williams & Chester Williams.

Agency Representation

Ada Planning Association, Boise City Planning and Zoning Department, Fire Department, Parks Department, Police Department, Public Works Department & State of Idaho Parks and Recreation Department. Prepared in conjunction with the Boise City Department of Community Development 1980.

Community Development Staff

Louann Freedman - Neighborhood Planner
Jim Lanz - Citizen Participation Coordinator

EXISTING CONDITIONS

The Veterans Park neighborhood, so named because of its proximity to the State-owned park, has about 6,500 residents. The neighborhood has fewer large families than other parts of the City, and has higher concentrations of elderly and female-headed households. The area is located immediately northwest of the Central Business District and adjacent to the Boise River. With its proximity to the downtown, the Greenbelt and the State Park, the neighborhood has many amenities to offer residents who enjoy the quiet neighborhood setting.

Housing

Housing type is diverse in both age and style, with approximately 35% of the homes built prior to 1940. A majority of the residents are homeowners (64%) while 36% rent. All residential zoning classifications are found within the neighborhood, offering a variety of housing densities and types. Single-family homes (73%), duplexes (12%), and mobile homes (8%) make up more of the housing stock than do multi-family units (7%). Approximately 40% of the single-family housing units were considered substandard in a 1975 Building Department survey. The City's Housing Rehabilitation Division has recently emphasized its program in the neighborhood, with 25 homes rehabilitated from October 1979 to October 1980. Residents in the area are supportive of the program, and want to see it continued.

The residential area north of State Street is primarily single-family homes and is zoned R- I C (low density residential), as is the residential area south of State Street and north of Willow Lane. The remainder of the neighborhood's residential areas are zoned R-2 and R-3 (medium and high density residential), which allows single-family homes, duplexes and multi-family developments. Residents are generally satisfied with the current mixture of housing types within the neighborhood.

Commercial Access

The Central Business District provides the primary retail market for neighborhood residents, and this market will be strengthened upon completion of the City Center Redevelopment project. Commercial establishments along State Street provide goods and services of a neighborhood scale. However, residents have identified deficiencies in the quantity of neighborhood retail outlets.

Industrial Uses

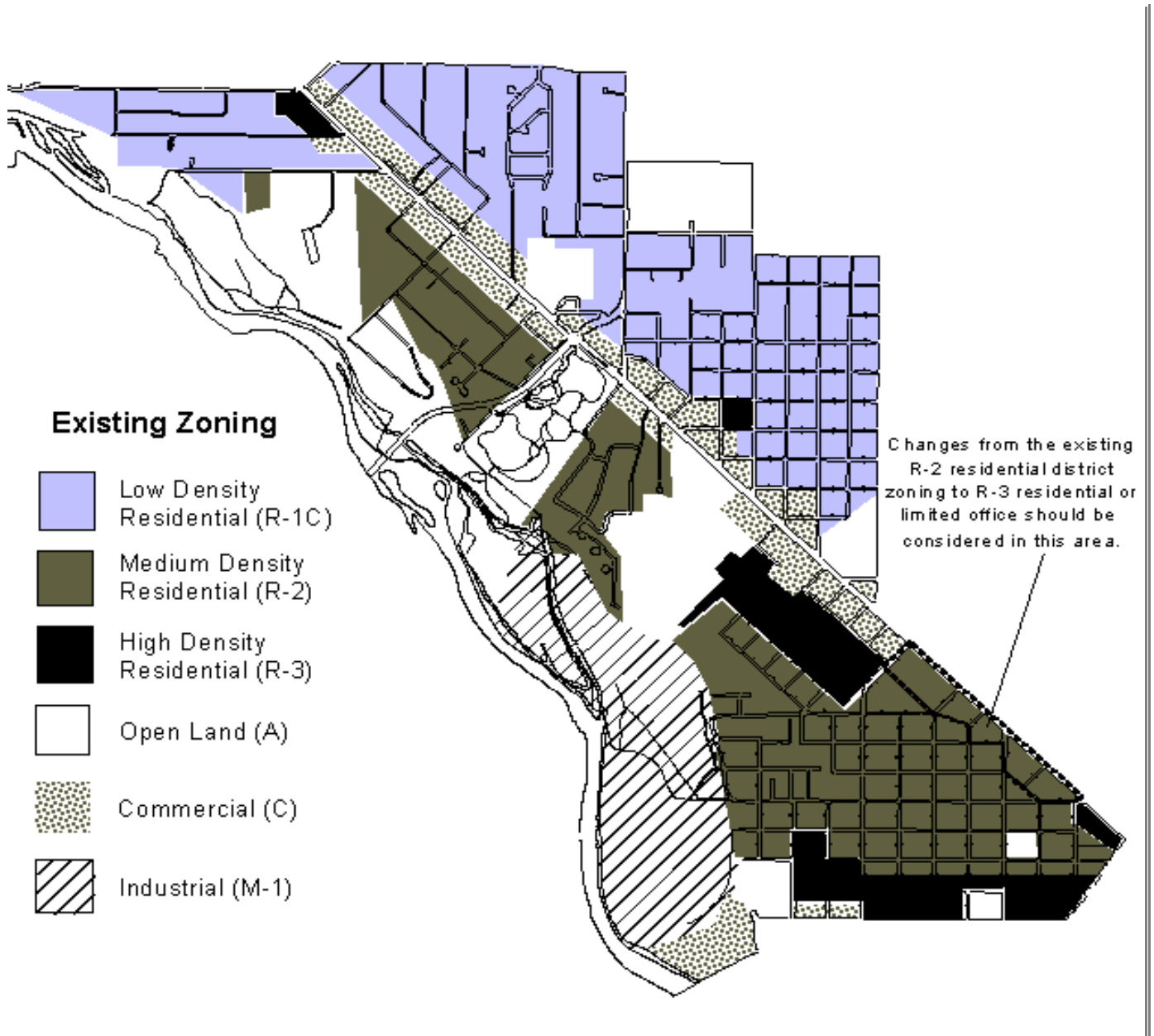
An M-1 industrial zoning district is found in the southern portion of the neighborhood, adjacent to the Boise River. This area is presently used for gravel extraction and cement processing, and is one of the more unattractive areas within the neighborhood. Trucks associated with this operation use residential streets for access, which creates noise, dust and safety concerns among residents. The Planning Committee acknowledges the need to discourage future redevelopment of the property which would have a negative impact on adjacent residential areas.

The City's Lander Street Sewage Treatment Plant is also located within the neighborhood, and residents have complained about odor nuisance problems in the past. However, there were no complaints in the past year about this problem.

Zoning Map

Neighborhood Street System

The Veterans Park neighborhood is divided by State Street, a principal arterial, which



carries large volumes of traffic from outlying points west of the neighborhood to the downtown area and other parts of the City. Four minor arterial streets (23rd, 27th, 28th and 36th) augment the principal arterial system and distribute traffic throughout the neighborhood. Two collector streets, Sunset and Taft, form the northern boundary of the study area. All other streets are local streets.

State Street is one of the busiest streets within the City, and is expected to carry even more traffic in the future. This arterial divides the neighborhood and restricts pedestrian and bicycle movement within it.

South of State Street, the Boise River helps to minimize through traffic on residential streets. Large land parcels adjacent to the river prohibit east-west street development and through traffic. Because of these and other factors, local streets south of State Street are not expected to have significant traffic volume increases in the future. Redevelopment of the gravel extraction and processing areas could alter this condition if access is made to local east-west streets. The lack of a river crossing within the neighborhood increases traffic volumes on 23rd and 27th Streets, impacting adjacent residences.

The local street system north of State Street is more susceptible to through traffic because of its grid pattern. The designated minor arterials (28th and 36th Streets) have adequate capacity for existing traffic volumes. However, these streets are residential in character, and residents do not want to see them widened to accommodate major increases in traffic volumes. The residential area west of 36th Street does not have a continuous east west street through it, forcing through traffic to use State Street for east-west movement.

The Planning Committee realizes the inevitability of traffic increases as the City grows. However, these increases in traffic should not be allowed to deteriorate viable residential areas, and pedestrian, bicycle and transit access must be adequate for those who wish to use those modes of travel.

Transit Service

Two transit routes currently serve the neighborhood: #2 Collister and # 16 State Street. These routes are illustrated on the Transportation Map. The Collister route will add an additional bus by 1986, increasing service for that portion of the neighborhood. Two new routes are also planned which will increase service. The Glenwood route will serve the northwest growth area by 1982, via State Street, and a new route along 36th Street will be added by 1984. The residents are optimistic that increased transit ridership will reduce automobile impacts on the neighborhood, and improve the neighborhood environment.

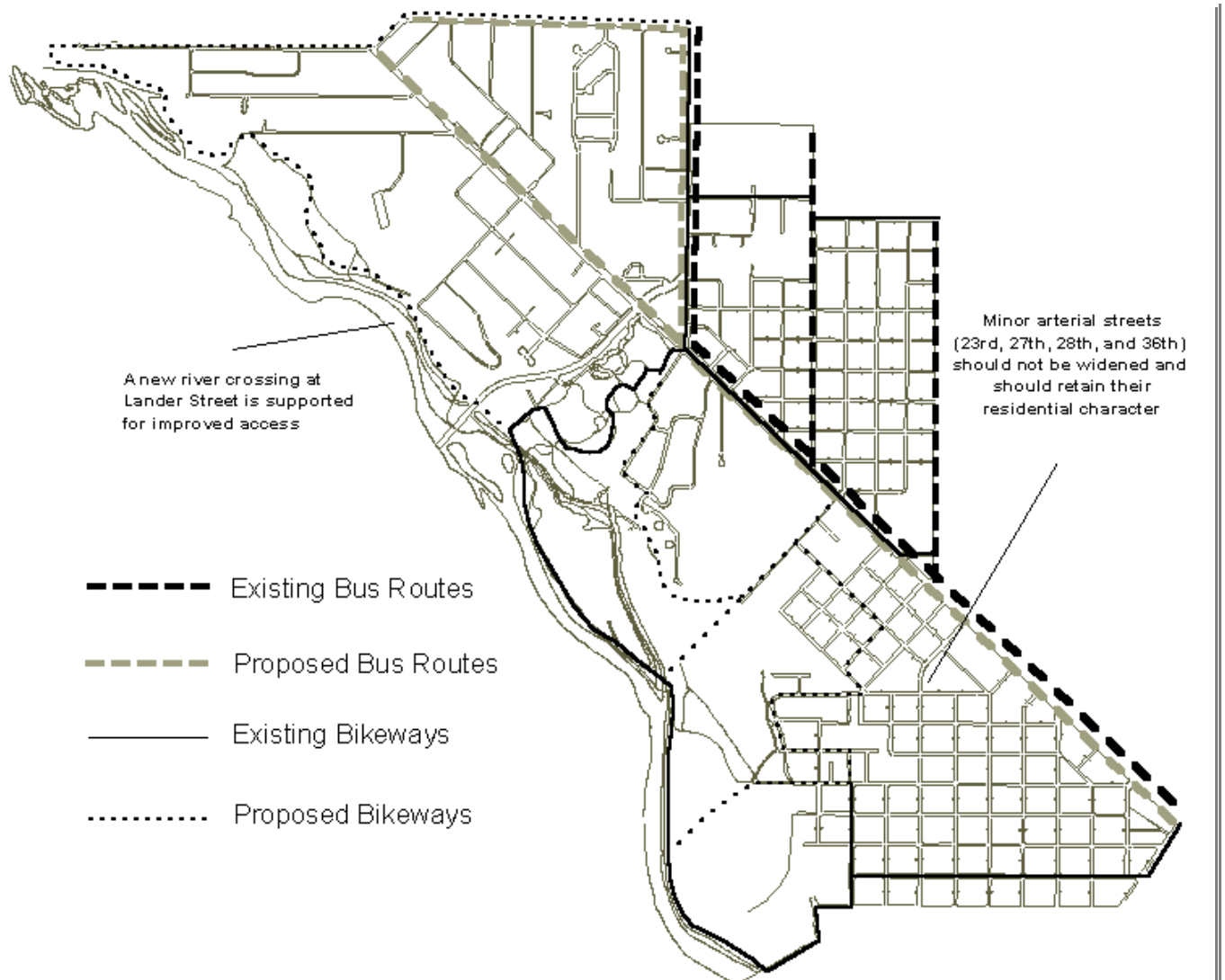
Bicycle and Pedestrian Access

The entire north bank of the Boise River through the Veterans Park neighborhood is a part of the City's Greenbelt system, offering pedestrian and bicycle transportation

facilities. In addition, 36th, State, Main and Bannock Streets, and Sunset Avenue, are designated bikeways within the neighborhood. The bicycle system has several new routes proposed, shown on the Transportation Map, which will greatly improve access to the Greenbelt and within the neighborhood.

Although a substantial number of sidewalks have been constructed within the study area over the last few years, pedestrian access is still limited. Crossing of major and minor arterial streets will remain a problem for intraneighborhood travel, especially for the very young, the elderly and handicapped individuals.

Transportation Map



Sanitary Sewer System

The neighborhood is served by the Boise City sewer collection system with treatment provided at the Lander Street treatment facility. Approximately 6,628 feet of sanitary sewer laterals have been identified in the southeastern portion of the study area as requiring substantial rehabilitation. This rehabilitation work is scheduled for completion in 1982. Sewer lines within other portions of the neighborhood are in adequate condition.

Water System

Water provided to the neighborhood for domestic and fire fighting purposes generally originates from deep wells, and is then pumped to reservoirs for distribution to the neighborhood. Although the entire neighborhood has service and adequate pressure for day to day needs, several areas need additional water lines to receive full fire protection service. The Boise Water Corporation is responsible for these lines, and has an on-going rehabilitation program to correct deficiencies.

Police Protection

Police protection services are provided by the Valley Division with four reporting districts serving the area. Although police protection is adequate, manpower is limited.

Survey statistics indicate that the Veterans Park neighborhood has a higher incidence of crime than the City average. 16.7% of the residents surveyed complained of house break-ins over a period of one year. Neighborhood implementation of one of the four crime prevention programs offered by the Police Department would reduce the incidence of crime within the study area.

Fire Protection

Boise City has two fire stations serving the neighborhood, located at Sycamore and Taft Streets and 16th and Front Streets. Manpower for the area is adequate. However, portions of the neighborhood have water lines which need upgrading to provide adequate pressure for fire flows, and additional fire hydrants are needed throughout the area.

Parks

Residents of the neighborhood have a variety of parks for their use and enjoyment. Fairview and Sunset Parks are designed for use by neighborhood residents, while Veterans State Park is a regional facility. The neighborhood parks offer facilities such as tennis courts, play areas for children, and picnicking areas. Veterans State Park offers an educational/ interpretive experience for urban dwellers, as well as play areas, picnicking sites and fishing in the Boise River. Portions of the park will remain in their natural state, and continue to act as feeding areas and habitats for various wildlife species. The park also forms a substantial portion of the City's Greenbelt system. A new park is planned for the Willow Lane area which will provide

neighborhood facilities as well as softball and soccer fields for use by the entire community.

Residents of the neighborhood have better access to park facilities than most other parts of the City, and with the addition of Willow Lane Park, all segments of the study area will be adequately served.

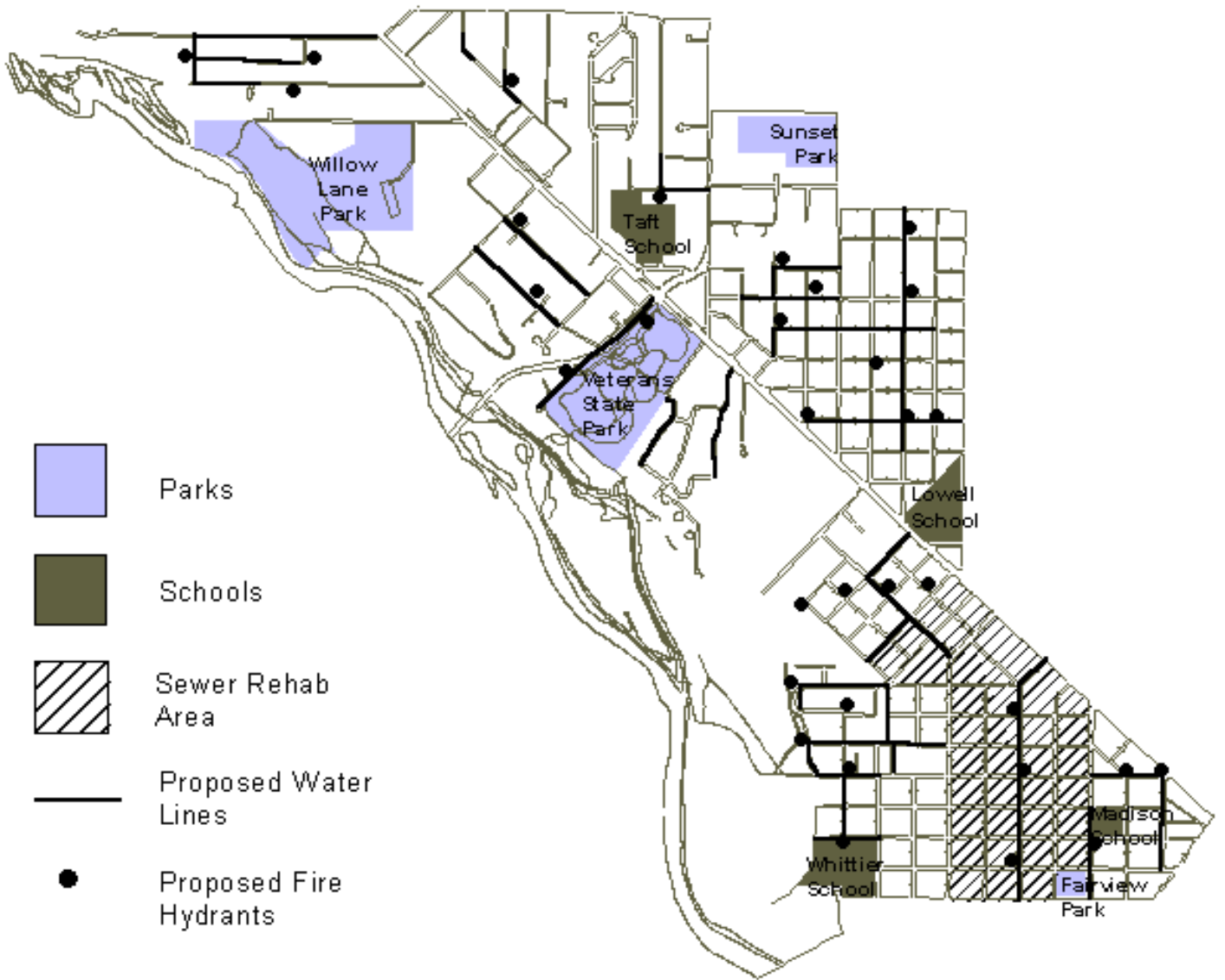
Public Schools

Elementary school age children attend four elementary schools located in the neighborhood. Junior high school students attend either Hillside or North Junior High, and high school students attend either Boise or Capitol High School. Currently, all elementary school enrollments are under capacity, with the exception of Taft Elementary.

School	1980 Enrollment	Capacity
Lowell Elementary	295	624
Madison Elementary	107	176
Taft Elementary	433	400
Whittier Elementary	259	424

The Ada County Highway District, in conjunction with local law enforcement agencies and school districts, has developed a "Safe Route to School Program." ACHD will upgrade signs and markings as needed where the marked Safe Route crosses a through street. They are also responsible for providing adequate walking surfaces for students, and have prepared a Safe Route to School map for each elementary school.

Public Facilities Map



TRANSPORTATION GOALS

- C **To encourage the use and further development of existing major streets and other transportation modes so they may serve the Veteran's Park neighborhood and reduce excessive and unnecessary through traffic on local, residential streets.**
- C **To encourage and support improvements to and extension of the public transportation system.**
- C **To encourage and support the Greenbelt's development as a transportation mode to the downtown and other areas of the City, as well as for recreational purposes.**

RECOMMENDATIONS

- 1 The Veterans Park Planning Committee supports an additional river crossing in the neighborhood, between the Main Street/Glenwood Avenue bridges. Any crossing built should not negatively impact upon Veteran's State Park. The preference of the Committee is that Lander Street be explored as an option for the north connector for the river crossing instead of Stillson Road.
- 2 The Planning Committee strongly encourages the Idaho Transportation Department to provide additional pedestrian crosswalks on State Street as it is widened, for improved pedestrian access and safety. The use of an elevated crosswalk or underground tunnel to facilitate these crossings is preferred. However, if this proves unfeasible, the pedestrian lights at the crosswalks should be timed in such a manner that they are appropriate for use by juveniles, the elderly and the handicapped.
- 3 As improvements to State Street are made, sidewalks should be provided to facilitate pedestrian safety.
- 4 The Planning Committee recommends that as State Street is widened, the Idaho Transportation Department consider intersection improvements at the following cross streets:
 - C Wylie Lane - A traffic signal is recommended at this intersection to facilitate left-turn movements and to provide adequate pedestrian/bicycle safety. The Boise Valley canal bridge should also be replaced with a wider bridge, and realigned at right angles with State Street.
 - C Willow Lane - A traffic signal is recommended at this intersection when the Willow Lane Community Park is completed. This recommendation is made because of the large number of automobiles which are expected to be making turning movements off and onto State Street to reach the park, and also to provide better pedestrian/bicycle access to the park area.

- C Stillson Road - Intersection improvements should be considered at this intersection to facilitate vehicular, pedestrian and bicycle access to Veteran's State Park and the Greenbelt system.
- 5 Minor Arterial Streets in the neighborhood (23rd, 27th, 28th, 36th) should not be widened. If traffic volumes on these streets do increase to a point that through traffic begins using local residential streets, signing should be placed on the local streets to discourage it.
- 6 As a means of reducing the traffic impacts on the neighborhood, the Planning Committee supports expansion of the transit system and improved access from the neighborhood to it. Improvements to all streets within the neighborhood should be designed to accommodate the transit system in such a manner that buses can easily maneuver all turns.
- 7 As the transit system is improved, passenger amenities such as bus stop shelters, adequate room to accommodate waiting passengers safely, and proper lighting facilities for night passengers should be provided on all routes.
- 8 The Planning Committee supports the continuation of the bike path system through the neighborhood and encourages its use, and use of the Greenbelt.

PUBLIC FACILITIES AND SERVICES GOAL

- C **To provide an orderly and efficient system of public and private facilities and services that maintain and enhance the high quality living/environment established in the Veteran's Park neighborhood.**

RECOMMENDATIONS

Sewer System

In 1980, approximately 6,628 feet of sanitary sewer lateral lines in the southeastern portion of the neighborhood were substandard, but scheduled for repair. This area, as well as the remainder of the neighborhood, should have standard sewer lines which are appropriately sized to meet neighborhood needs.

Water System

Water lines considered substandard within the area should be rehabilitated as

soon as possible by the Boise Water Corporation, and new lines should be installed in areas where they are required. Line sizes should be provided which meet the standard for fire protection purposes.

Police Protection

- 1 Neighborhood residents are encouraged to take advantage of, and participate in, one of the Crime Prevention Programs offered through the Boise Police Department.
- 2 The Police Department should strictly enforce existing speed limits on all streets in the neighborhood.
- 3 The Planning Committee recommends that additional police officers be hired by Veterans State Park to patrol the park on week-ends, and at night, to reduce disturbances which impact upon adjacent residences.
- 4 The School Resource Officer program is supported by residents, and should be continued.
- 5 Special attention should be given to this neighborhood, such as increased patrols or education of the public on crime prevention program, to reduce the incidence of burglary, vandalism and other crimes to the City average.

Fire Protection

- 1 Residual water pressure should not drop below 1000 gallons per minute at 20 pounds of pressure in any portion of the neighborhood.
- 2 Fire stations serving the neighborhood should remain open with adequate manpower to serve the neighborhood.
- 3 Additional fire hydrants should be installed at the proposed locations as soon as possible. New developments within the neighborhood should be required to install hydrants if they are in a location where an adequate number of hydrants are not presently found.

Parks

- 1 The Park Department should publicize positive aspects of parks in the City to enlist citizen participation in keeping them clean and safe for everyone to enjoy.

- 2 Neighborhood residents should become involved in park maintenance, where possible, to aid the City and State in this effort. Residents could be involved in such tasks as raking play areas, removing broken glass, picking up litter, and reporting disturbances when they occur.
- 3 Trash receptacles should be made stationary to avoid theft problems. Placing more trash receptacles in parks, particularly Veterans State Park, is recommended to reduce litter problems.
- 4 With the exception of the Willow Lane facility, no additional parks should be developed south of State Street in the neighborhood.
- 5 When developed, Willow Lane Park should provide its access point as close as possible to State Street to avoid having non-neighborhood traffic travel down the local street any further than necessary.

Schools

- 1 The concept of the neighborhood school should be maintained as an ideal. School attendance boundaries should be defined so that elementary school age children are within walking distance (one-half mile) of their school.
- 2 School crossing guards are recommended at all elementary schools within the neighborhood to aid children in crossing through streets.
- 3 The "Safe Route to School" program is supported by neighborhood residents, and should be continued.

LAND USE AND ZONING GOALS

- C **To provide an orderly and efficient system of public and private facilities and services that maintain and enhance the high quality living environment established in the Veteran's Park neighborhood**

RECOMMENDATIONS

Residential

- 1 Existing residential areas should retain their present zoning, which provides for a variety of housing types within the neighborhood.

- 2 Commercial, office or industrial uses which will impair the integrity and viability of residential areas, should not be allowed to expand into them.
- 3 Access for neighborhood residents should be provided through higher density residential developments adjacent to the Greenbelt to promote pedestrian and bicycle use.
- 4 The City's Housing Rehabilitation Program is supported, and is encouraged to continue its outreach program in the neighborhood to upgrade the housing stock. A program designed to rehabilitate rental units, as well as owner occupied units, is also recommended in the neighborhood.

Commercial and Office

- 1 Existing commercial zoning districts within the neighborhood should be retained, but should not be allowed to extend into residential areas.
- 2 The Planning Committee recommends that, whenever possible, new retail uses locate within the commercial districts which will primarily serve neighborhood residents. These uses should be designed in a manner which promotes easy neighborhood pedestrian and bicycle access, and discourages drive-by traffic from utilizing their services.
- 3 The extension of the C-2 district zoning, and the uses it permits, along the south side of State Street, east of 27th Street to 19th Street, should not occur. However, due to the projected increases in traffic volumes on State Street, changes from the existing R-2 residential district zoning to R-3 residential or limited office, should be considered.
- 4 The Planning Committee encourages office uses which offer family health care services to locate within the existing commercial zoning districts within the neighborhood.
- 5 Conversion of dwelling units to office uses is discouraged in all residential zones.
- 6 Commercial and office uses should not be allowed to develop adjacent to 23rd, 27th, 28th, or 36th Streets in existing residential zones.
- 7 New commercial and office developments should provide a buffer area, such as a fence or high hedge, when they abut a residential zone to minimize impacts on adjacent residences.

Industrial

- 1 Properties presently zoned M- I D Industrial should be allowed to continue their present operations until the useful life of the parcel for those purposes is fulfilled. At that time, the property should be rezoned to allow only open space, residential or limited office uses. Redevelopment of the property for commercial or industrial uses is strongly discouraged.
- 2 When the existing M- I D area is redeveloped, access points to the area should be provided from major arterial streets to the south, or from an extension of Rose Street to the north of the parcel. However, if access points are provided from both the north and south, they should be designed in such a manner that a through street is not created from State to Main Streets.
- 3 The Planning Committee strongly discourages any access points to the M-ID area off local, east-west residential streets when it is redeveloped. The existing access points from local east-west streets should be closed.
- 4 When redeveloped, if offices are planned, they should be oriented toward the adjacent commercial zones, arterial streets, and the Idaho Transportation Department. New residential areas should be oriented to the existing residential neighborhoods.

Open Land

- 1 The Planning Committee supports the completion of the Greenbelt system, and its expansion to allow neighborhood residents easier access to the downtown area, other areas of the City, and Veterans State Park.
- 2 The expansion of Veterans State Park into the existing M- I D industrial area, as called for in the Veteran's State Park Master Plan, is supported by the Planning Committee.
- 3 The continued and increased maintenance of public parks is encouraged.

Appendix

**Ordinance 5931 / Amendments to 1992 Plan
Adopted June 8, 1999**

VETERAN'S PARK NEIGHBORHOOD POLICY GUIDE

Goal

1. To preserve the residential character of the neighborhood, and encourage future development which will recognize its unique amenities and natural features and be consistent with that character; encouraging appropriate infill development and encouraging growth in adjacent areas without negatively impacting the existing neighborhood.
2. To meet the service needs of residents of the Veterans Park Neighborhood for commercial facilities while reducing negative impacts from these types of uses on adjacent residential areas.
3. To recognize State Street's importance as a gateway to the City of Boise and encourage development appropriate to project a positive image of the City and the neighborhood.

LAND USE

Residential

1. The existing family residential character of the Veterans Park Neighborhood should be protected and enhanced.
 - a. Existing residential areas should retain their present zoning, which provides for a variety of housing types within the neighborhood.
 - b. Commercial, office or industrial uses which will impair the integrity and viability of residential areas should not be allowed to expand into residential areas.
 - c. Enforcement of existing zoning laws to stop and prohibit illegal uses shall be ongoing.
 - d. Land uses currently zoned M-1D (Light Industrial with Design Review) should be rezoned to R-3D (Multi-Family Residential with Design Review).

Commercial

1. Existing commercial zoning districts within the Veterans Park Neighborhood should be retained but should not be allowed to extend into residential areas.
 - a. Promote new retail uses to locate within the commercial districts which will primarily serve neighborhood residents. These uses should be designed in a manner which promotes easy access and discourages drive-by traffic.
 - b. The extension of the General Commercial (C-2) district zoning and the conditional use

permits, along the south side of State Street east of 27th Street to 19th Street, should not occur.

- c. Promote location of office uses, offering family health care services, within the existing commercial zoning districts in the neighborhood.
- d. Conversion of dwelling units to office uses is discouraged in all residential zones.
- e. Commercial and office uses should not be allowed to develop adjacent to 23rd, 27th, 28th, or 36th Streets in existing residential zones.
- f. New commercial and office development should provide a landscape buffer and fencing when they abut a residential zone to minimize impacts on adjacent residences.

Industrial/Redevelopment

1. Properties zoned Light Industrial with Design Review (M-1D) should be allowed to continue their present operations until the useful life of the parcel for those purposes is fulfilled. At that time, the property should be zoned to allow only open space and residential land uses.

- a. As the existing M-1D area is redeveloped, access points to the area should be provided from arterial streets based upon the adopted Functional Street Classification Map.

Boise River Plan

1. The Veterans Park Neighborhood Association supports the Boise River Management Plan. The City should make every effort to implement this plan by preserving and enhancing fish and waterfowl.

- a. No variances should be granted from River Plan setbacks for public land within the Veterans Park Neighborhood.
- b. Preserve and enhance Class A wildlife habitat from Lakeharbor to Main Street.
- c. To the extent practical, public access to the Greenbelt should be provided approximately every 500 ft. and should be clearly identified as public.
- d. The Boise River Plan should be used as a guide in determining the best location for arterial street(s) connecting Boise City with Garden City.

Transportation

To encourage the use of existing arterials (principal and minor) and other transportation modes, so they may serve the Veterans Park Neighborhood and reduce excessive and unnecessary through traffic on local residential streets, while encouraging alternative transportation systems within and through the neighborhood which will not deteriorate viable residential areas.

1. Street lights should be installed at more frequent intervals as directed by the Department of Public Works and/or the Ada County Highway District.
2. Encourage and support improvements to and extension of the public transportation system.
3. Encourage the completion of the Veterans Parkway to connect to 36th Street to facilitate the easy flow of traffic.
4. Encourage and support the Greenbelt's development.
5. Local street improvements should be developed in order to meet the needs of the community.
6. Access for the handicapped at intersections should be encouraged.
7. The Boise Bikeway Plan should be promoted.

Public Safety

1. Cover open ditches along streets in the Veterans Park Neighborhood to eliminate excessive weeds that create potential safety hazards for drivers and pedestrians.

Policy Program Guide

The program guide recommendations contained in this section of the Policy Guide may not be completely under the implementing authority of Boise City, Boise Water Corporation, Boise Independent School District, and the Ada County Highway District, among others, have implementing authority. However, These organizations can use these recommendations in making policy program decisions relating to their specific areas of service delivery in the neighborhood, and thus are included. It is recommended that a representative of the recognized neighborhood association should be notified of city planning and zoning development applications and ordinance amendments, which potentially affect the Veterans Park Neighborhood.

GOAL: To provide an orderly and efficient system of public and private facilities and services that maintain and enhance the high quality of life and level of public/quasi-public services.

Sewer System

1. The city should rehabilitate all substandard sewer lines to meet neighborhood needs in the Veterans Park Neighborhood.
2. The city should not increase the capacity of the Lander Street Sewer Treatment Plant.
3. The city should continue the process of reducing offensive odors from the Lander Street Sewer

Treatment Plant.

Refuse

1. Continue the annual Boise clean-up program to remove offensive items from the neighborhood and to create awareness among residents of the debilitating affect debris can have on the neighborhood and their property.
2. Residents should be encouraged to eliminate debris and control weeds.

Water Service/Fire Protection

1. Expand and upgrade water main sizes to meet current and future water needs.
2. Water lines which are substandard for fire protection purposes should be upgraded.
3. Water pressure should not drop below minimum fire flow requirements.
4. Additional water facilities should be provided by new developments to meet area fire protection needs.
5. A fire access and hydrant plan should be developed and maintained in order to determine the location of future street widening for fire access and the location of new hydrants.

Streetscapes

1. Develop a State Street corridor/design plan which provides for attractive landscaping and building design.

Parks

1. Complete the Greenbelt to Lakeharbor.
2. The Veterans Park Neighborhood Association supports the existing and future expansions of parks and recreational facilities in the neighborhood consistent with the Boise River Plan.
3. Annex the current Ada County M-2 (General Industrial) zone, which is bordered by Veterans Park to the north, Garden City to the south, the gravel pits to the east, and Veterans Memorial Parkway to the west, into Boise City as "A" (Open Space) zone.

Storm Water Drainage

1. Develop a storm drainage plan for the Veterans Park Neighborhood for the control of existing drainage canals and irrigation ditches.

Housing

The City recognizes the need for affordable housing in this neighborhood. The Boise City Housing Rehabilitation Program should be targeted to pockets of substandard buildings in obvious disrepair, and should be sensitive to preserving the housing types found in the neighborhood. Community Development Block Grant Funds should continue to be designated for the Veterans Park Neighborhood as a qualifying low and moderate income neighborhood.

1. Housing programs which will aid in the provision of affordable housing should be continued and new programs investigated, in order to retain the socioeconomic mix of the neighborhood.
2. Infill housing should respect and conform to the scale and character of adjacent structures.
3. Energy conservation should be promoted and residents advised of special programs designed to promote same at minimal cost to the residents by agencies such as: Department of Water Resources, Idaho Power Company and Intermountain Gas Company.

Public Schools

1. The "Safe Route to School" Program for children walking to school should be given high priority. The posting of school crossings at major street intersections, signage, and other safety measures should be high priority.
2. Provide additional traffic controls along arterial and collector streets for adequate student pedestrian movement.
3. Promote the concept of neighborhood elementary schools within walking distance from residential areas.
4. Establish safety access routes for student pedestrian crossings.
5. Develop additional sidewalks for student pedestrians.
6. The School Resource Officer Program should be encouraged at all schools in the Veterans Park Neighborhood to encourage positive interaction between the Boise Police Department and students.
7. The Block Home/Child Safety Program should be encouraged in all schools in the Veterans Park Neighborhood.

Police Protection

1. Areas of the neighborhood not currently involved in the Neighborhood Watch Program should be encouraged to organize so that the entire Veterans Park Neighborhood is participating.
2. The Veterans Park Neighborhood supports the Boise City officer to resident standard of 1.5

police officers per 1,000 residents.

3. The Veterans Park Neighborhood should have a high priority for increased police patrols and increased positive interaction between residents and the Police Department.