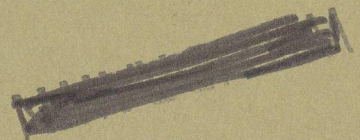


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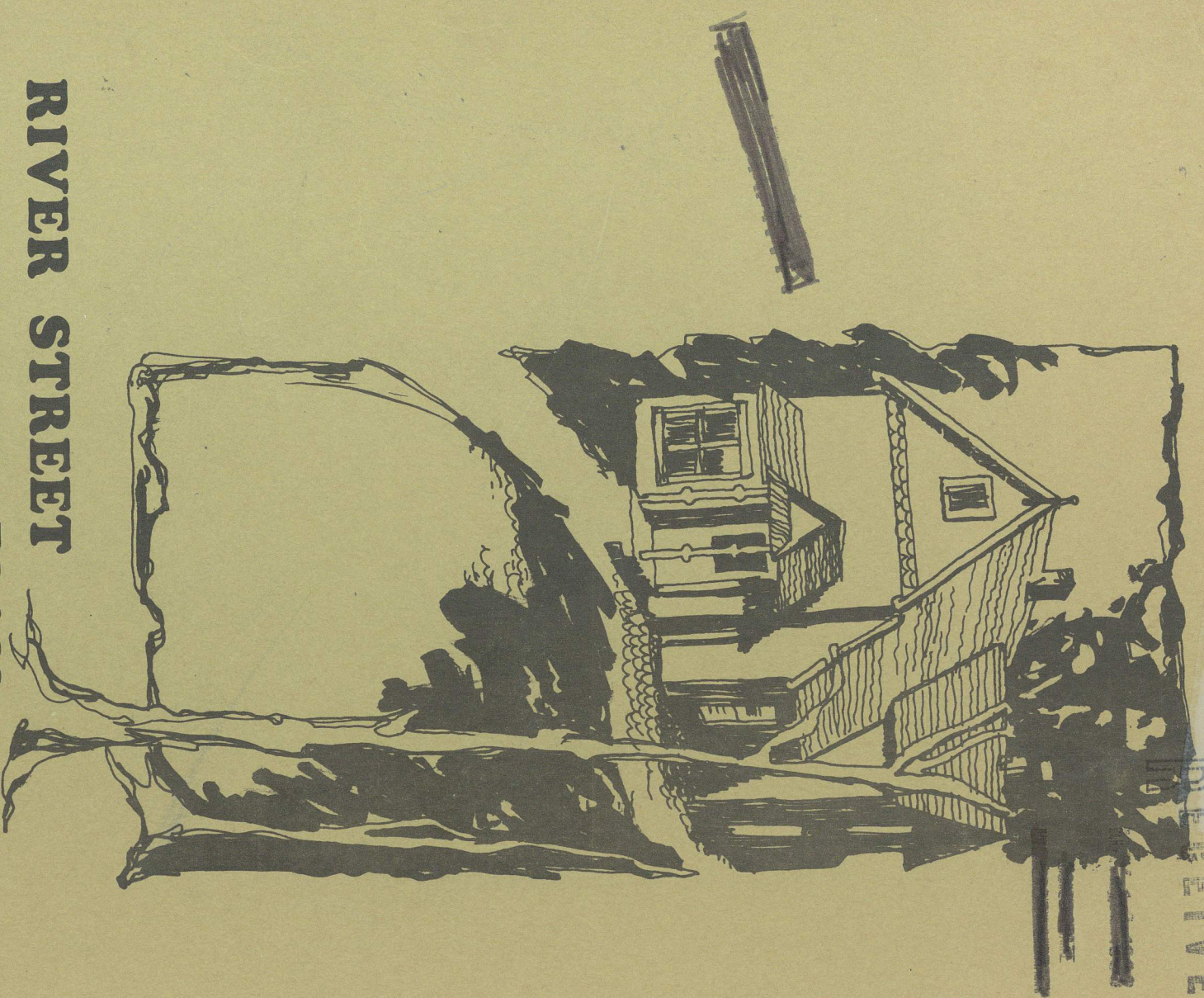
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A Comparison of the Neighborhood Development Project  
and the River Street Design Center Plan

# RIVER STREET NEIGHBORHOOD PLAN



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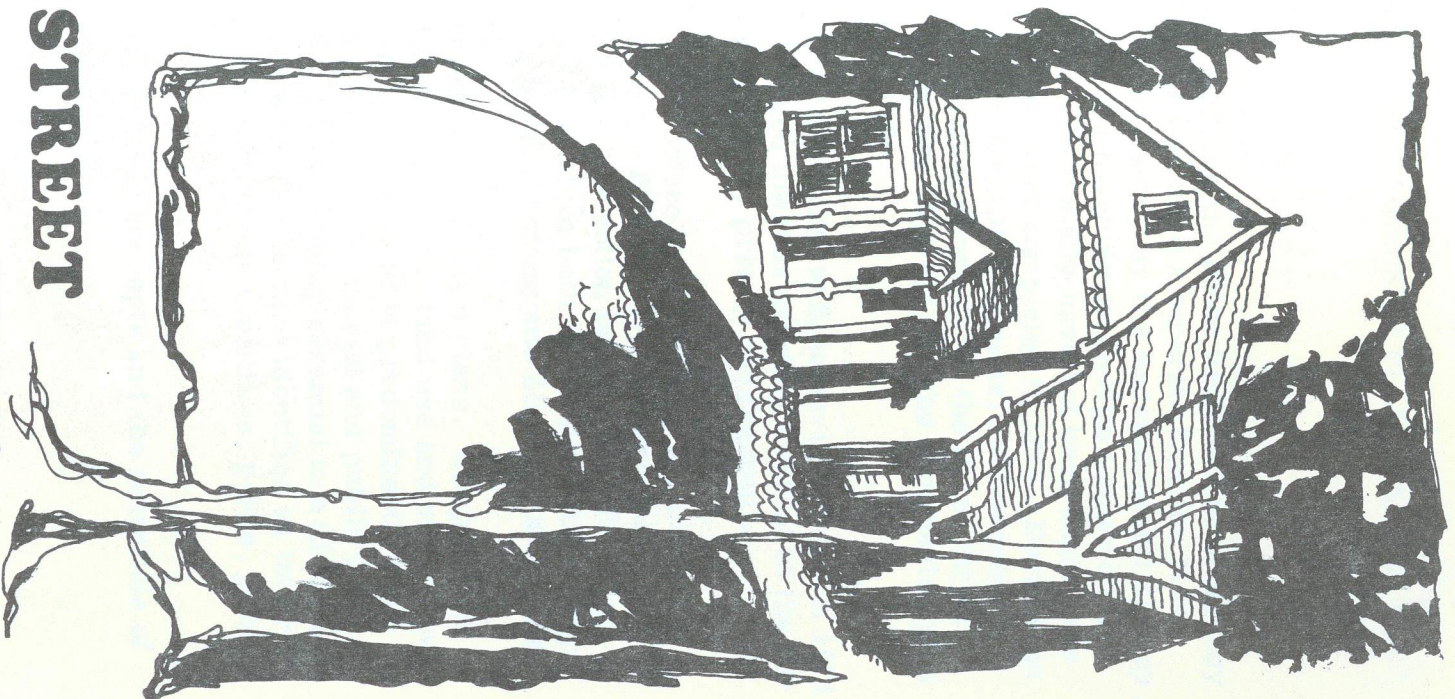


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# RIVER STREET NEIGHBORHOOD PLAN

A Comparison of the Neighborhood Development Project  
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## RIVER STREET NEIGHBORHOOD COMPREHENSIVE PLAN ANALYSIS

### I. Background

The Neighborhood Development Project (NDP) by the Boise Redevelopment Agency was initiated in April of 1972. This project was to be a separate function of the Redevelopment Agency. During the course of study by the Redevelopment Agency, the Office of Economic Opportunity funded the River Street Design Center on the basis that low-income and minority people traditionally have not been adequately represented in renewal projects. Both plans were completed in 1973. During the study (new Federal guidelines were adopted for NDP programs), subsequently the City of Boise decided not to pursue a renewal program for the River Street neighborhood. The NDP was terminated on May 15, 1973 and the documented plan was to be used as a general development guide.

The River Street Community Design Center continued to function until June of 1974. The efforts of the Design Center were directed towards creating interest in the redevelopment of the River Street Area, possibly by private development.

In March of 1974, a public hearing was held before the Boise City Planning and Zoning Commission concerning Comprehensive Plan changes recommended by the Design Center for the River Street Area. The action taken by the Planning and Zoning Commission directed the staff to analyze both the NDP and the Design Center plans and make recommendations to the Planning and Zoning Commission.

The following analysis deals with a comparison of the two plans. Comparisons are made on the general concept for this neighborhood, land use and circulation. Both plans state that the best use for this neighborhood is predominantly residential. Commercial, historical-commercial, light industrial and public open space land uses are also included in both plans as being essential to a diverse neighborhood. The location of this neighborhood has been identified as its principle asset, being in close proximity to downtown retail facilities, parks, public buildings, BSU, and other core activities.

Both of these plans are in agreement on the basic concepts and the potentials of this neighborhood.

### II. Land Use Rehabilitation

Specific land uses are discussed in each plan. Again the type and location of these land uses are basically the same but there are a few variations. The land uses will be broken down into: residential, commercial, industrial and public lands.

RESIDENTIAL

NDP Plan	Design Center Plan
<p>Density: 1,235 total units capacity No recommendation for total residential acreage 20 units/acre north of River St. 45 units/acre South of River St.</p>	<p>Density: 1,235 total units capacity 59 acres of residential land use 22 units/acre average density 16 to 40 units per acre range</p>
<p>Subsidized Units: 15% of all units New Construction: New homes on vacant and badly deteriorated areas</p>	<p>Subsidized Units: 15% of all units New Construction: New homes on vacant and badly deteriorated areas</p>
<p>Rehabilitation: Selected areas to be rehabilitated No reference to location and number of habitable units</p>	<p>Rehabilitation: Selected areas to be rehabilitated Approximately 60 units</p>
<p>Housing Mix: No housing mix recommendations</p>	<p>Housing Mix: Plan breaks down housing mix</p>
<p>Zoning Recommendations: Makes no rezone recommendation for 10 acres of M-1D land and leaves the status of this area in limbo until Chinden to Broadway is decided.</p>	<p>Zoning Recommendations: Recommends rezone of 10-acre parcel from M-1D to R-3D</p>
<p>Both plans used the <u>Land Utilization and Marketability Study</u> by Larry Smith, Co.</p>	

In general, the two plans agree on the number of residential units, the housing mix and the need for both rehabilitation and new housing. The Design Center does make a major land use recommendation which the NDP doesn't. This recommendation calls for the rezoning of 10+ acres from present industrially-zoned land to multi-family residential. This suggestion is based on the recommendation that the Design Center makes concerning the Chinden-Broadway connection. This recommendation will be discussed later in this paper.

The Design Center plan speaks to design and implementation in more detail on the NDP plan. Since the Comprehensive Plan study looks specifically at land use design, implementation will not be used as criteria for comparison. A significant factor in the conclusions of both plans is that both studies relied on the Larry Smith and Co. marketability study, hence the similarities of approach.

COMMERCIAL

NDDP

Design Center Plan

<p>Market: Furniture/home furnishings specialty retail as suggested commercial uses</p>	<p>Market: Convenience retail to be developed at a later date. 3-5 acres of land use</p>
<p>Location: Development along Americana/15th Capitol/9th</p>	<p>Location: Major retail along Capitol Blvd. 9 acres for new retail Suggests that Americana Plaza be developed around the existing K-Mart.</p>
<p>Historic District: Suggests historical commercial district</p>	<p>Historic District: Historical-Commercial located between 8th and 9th, Broad and Fulton</p>
<p>Zoning Recommendations: Rezone 15 acres from M-1D to C-2D</p>	<p>Zoning Recommendations: Rezone 15 acres from M-1D to C-2D</p>

The recommendations for commercial land uses are very similar. Both reports recognize that with the completion of the downtown renewal project, there will be increased competition for commercial development. Recognizing this, both plans recommend specialty retail stores. Furniture stores are mentioned as possibly a leader in the development of specialty stores and, in fact, one of Boise's established furniture stores has relocated on South 9th within the past year.

Both plans recommend almost identical rezones affecting commercial land use with the suggested total amount of commercially zoned land about equal. The Design Center Plan does speak to the redesign of the K-Mart area into what it calls the Americana Plaza. This center would include convenient commercial and professional office land uses. The office development has already been initiated.

The recommendation for the warehouse area, generally in the location of 9th and Broad Streets, is strong in both plans. The plans recommend that this area be preserved and rehabilitated into an historical specialty retail area with special design standards. Preservation of historical architecture, consolidation of the buildings and location are the prime factors behind these recommendations. Again, the Design Center Plan specifies design standards but both plans recommend the same land use area.

INDUSTRIAL

NDP		Design Center Plan
Future Uses: Generally de-emphasis Future light industrial uses should not cause detriment to residential areas.	Future Uses: Generally de-emphasis Future light industrial uses should not cause detriment to residential areas. Future industrial expansion should use existing vacant buildings.	
No recommendation		
Zoning Recommendations: No recommendation Rezone 15 acres from M-1D to C-2D	Zoning Recommendations: Rezone 10.5 acres of M-1D to R-3D Rezone 15 acres from M-1D to C-2D	

Again, there is basic agreement concerning recommendation for industrial land use. Both studies indicate that demand for the Union Pacific Railroad seems to be diminishing; consequently, consideration should be given to rezoning a 10.5 acre parcel of land adjacent to the switching yards from M-1D to R-3D.

The NDP plan leaves the recommendation for this area in limbo in lieu of a decision on the location of the Chinden-Broadway Corridor. This topic will be discussed further under Circulation.

The basic agreement between the plans is clear with both plans recommending the de-emphasis of industrial uses combined with strong development controls as not to adversely affect the nearby residential community.

PUBLIC LANDS

NDP		Design Center Plan
Greenbelt: Expansion of Greenbelt Pioneer Park:	Greenbelt: Expansion of Greenbelt Pioneer Park:	
Expansion of Pioneer Park Forest Service Land: No recommendation	Expansion of Pioneer Park Forest Service Land: Use of Forest Service as open space until future use is determined.	

The recommendations almost identical concerning use of public lands. A slight difference concerns the lands owned by the Forest Service for which the Design Center recommends a use of public open space. Although the NDP plan recommends other uses, it does not recommend against open space or a public use. Both plans leave options open for the future development of the Forest Service property.

It allows for the continuation of small north-south railroad branch spurs for continued industrial use.

It does not reduce the City's tax base.

It would take advantage of the well-established automotive servicing center along the Front-Grove couplet.

It does not affect the potentials of developing the South 8th Street warehouse area into a specialty shopping district.

It does not have a damaging environmental effect on Julia Davis Park.

It would allow easier pedestrian and bicycle crossover.

It would avoid the under-utilization of a narrow strip of land that would be created if a separated roadway was built.

This location depends, of course, on the availability of existing Union Pacific right-of-way. Discussion with the local officials of the Union Pacific discloses the following facts.

1. The operations of the switching yard will be seriously, if not completely, curtailed when the 15th and 16th Street couplet is completed. This improvement will be finished some time in 1978.
2. Serious or complete curtailment of the switching yard operations will force Union Pacific to move those yards elsewhere, allowing for existing railroad right-of-way to be used for a Chinden-Broadway corridor.
3. Talks with Union Pacific officials indicated that they wish to move the switching yards but that costs are prohibitive.
4. A Federal program does exist which funds the moving of railroad switching yards that are inhibiting urban redevelopment.

While the Redevelopment Agency does not disagree with the recommendation of the Design Center, the Agency did not feel that the matter of location was in the realm of the land use study. Again, this is not a disagreement about a specific recommendation but a difference in the scope of a recommendation.

The Design Center recommends the vacation of several streets, River Street being the most notable of these vacations. The NDP does not make recommendations on street vacations and questions the feasibility of the recommended vacation of River Street.

These two areas point out the differences between the two plans. There is agreement on other circulation matters as shown in the chart.



#### IV. Concept Plan Recommendations

The River Street neighborhood was mentioned by a few task forces and recommendations for this area are contained in the Concept Plan. The recommendation will be listed below.

##### Growth Goal

Objective 2: To utilize lands lying within predominantly developed urban areas to:

- a) Maximize investments already made in public utilities and services.
- b) Curtail urban sprawl and associated costs.
- c) Save valuable agricultural lands or prevent premature curtailment of agricultural use of such lands.

##### Housing Goal

Objective 1: To encourage placement of low-cost housing in areas that provide accessibility to necessary services and facilities.

Objective 3: Develop a rehabilitative program to improve the living environment in older deteriorating residential neighborhoods. Financing could be obtained through revenue sharing or other Federal or State funds.

##### Transportation Goal

Objective 2, Policy 3 - Transportation planning should be coordinated with the development and preservation of parks and recreational areas and should provide for adequate transportation service to parks and should promote neighborhood cohesiveness.

##### Public Utilities Goal

Objective 1: Encourage development of vacant and undeveloped lands within the City limits prior to undeveloped rural lands.

##### Urban Design Goal

Objective 1: Develop and reinforce the River Street Neighborhood as a primarily residential district which also included historic and commercial (other policies listed).

4. Recently work has begun on the redevelopment of the warehouse district located between 8th and 9th Streets at Fulton and Broad Streets.
5. The relocation of a major Boise furniture store on South 9th Street.

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