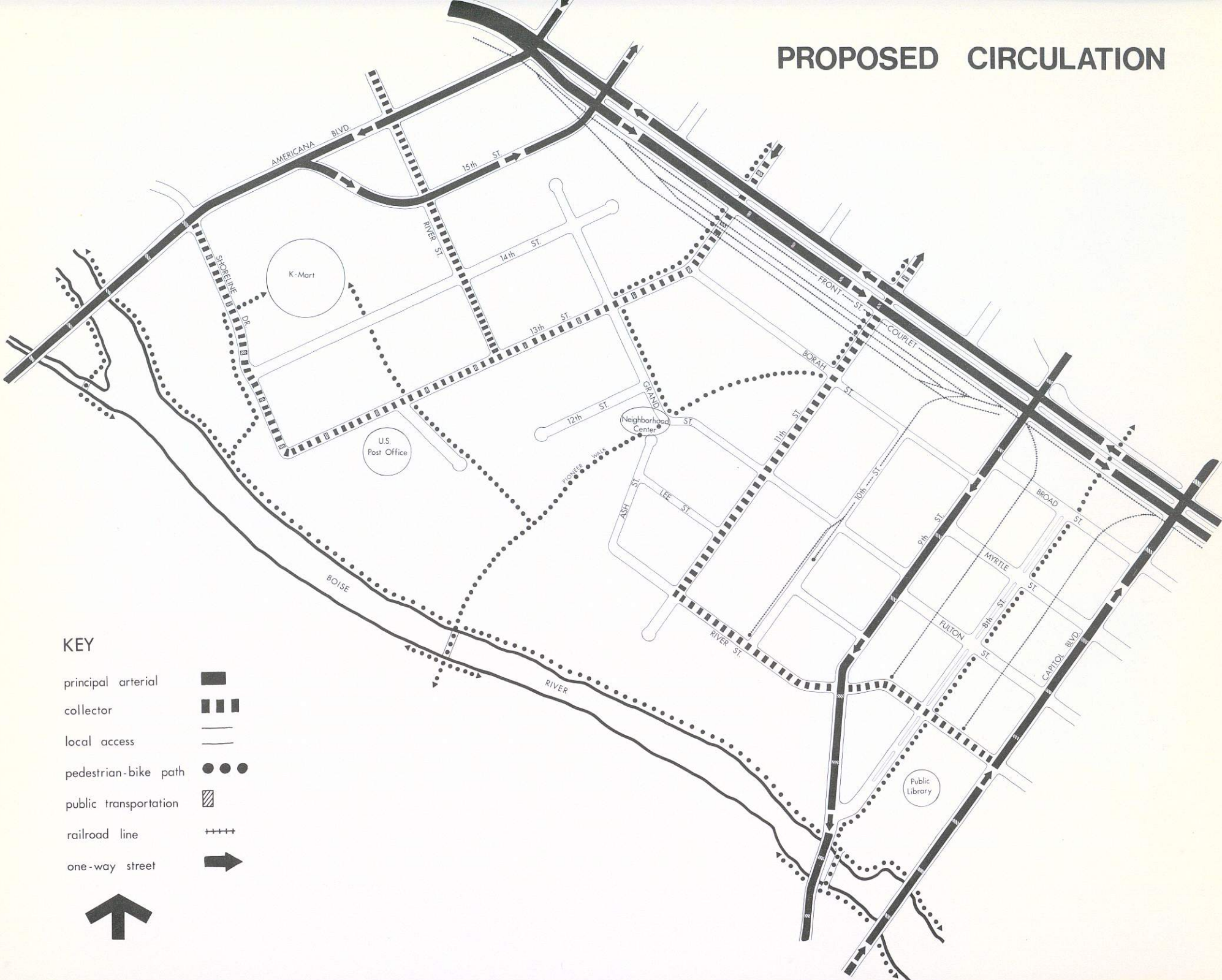









# PROPOSED CIRCULATION



## KEY

- principal arterial 
- collector 
- local access 
- pedestrian-bike path 
- public transportation 
- railroad line 
- one-way street 



## Boise River Greenbelt

The Greenbelt system with both its pedestrian and bicycle trails will provide an aesthetic east-west link to and through the community. Its success will depend on safe crossing at major arterials. Underpasses would be necessary at Capitol and Americana Boulevards as well as the proposed 9th Street Bridge. Once the new bridge is completed, the old 1911 iron bridge crossing the river at South 8th Street could be turned over solely for pedestrian-bicycle use.



## South 8th Street

This system by way of South 8th Street would connect the proposed downtown shopping mall to the expanding historical, cultural and educational center which is developing around Capitol Boulevard and the Boise River. By way of a sky-bridge from the downtown mall, it would cross over major arterials and the railroad and would connect to the South 8th Street bridge by use of existing or widened sidewalks. It would pass through the center of the proposed historic specialty district and would extend to connect the Boise Library, Boise Art Gallery, Idaho Historical Museum, Boise River, Boise State College, and Link's School of Business with the downtown. Such a link is a necessity if the downtown area is going to take advantage of the amenities along and around the Boise River.



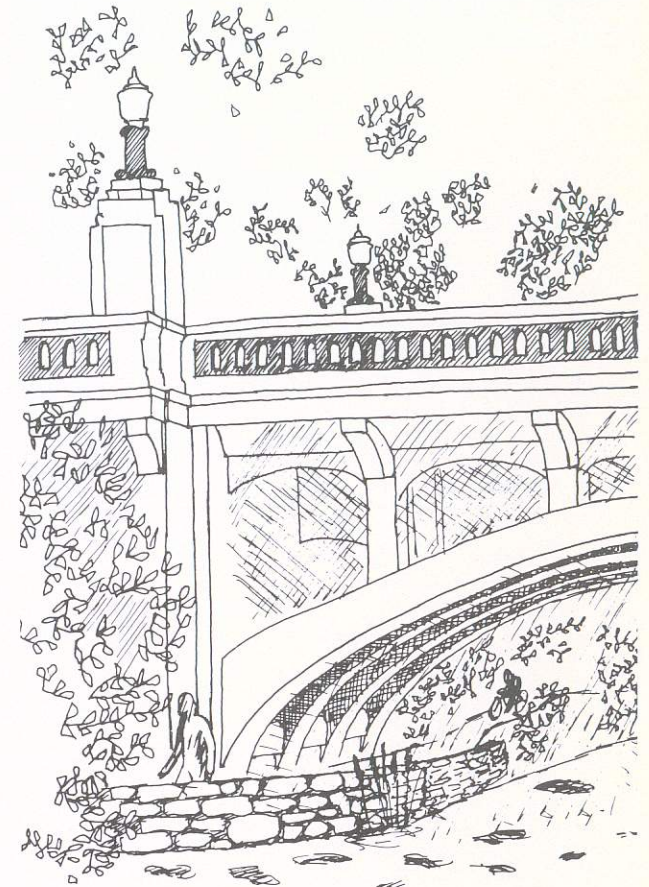
The above routes would connect into each other and would require necessary lighting and street furniture. Smaller pedestrian paths would also be required for residential convenience such as a pathway to the Americana shopping center and a safe route from the neighborhood to both North Junior High School and Boise High School by way of South 13th Street.

## PUBLIC TRANSPORTATION

The size of River Street's current population does not warrant the expansion of the bus system through the neighborhood. But once residential growth begins, a bus route should be directed through the project area by way of Shoreline Drive and South 13th Street. This route would service the Americana shopping center, the U.S. Post Office, and the heart of the residential neighborhood. Bus service would also be available along Capitol Boulevard and South 9th Street. A successful bus system would require bus bays for convenient loading and good signing and bus shelters.

## RAIL MOVEMENT

The proposed Front Street Couplet would reduce the size of the Union Pacific Barber Spur switching yard and force the realignment of some through railroad track between South 9th Street and Broadway Avenue. But the Barber Spur line would still remain intact serving those businesses that parallel the line, especially the proposed historic-specialty district that would house furniture businesses that rely on the rail. The switching yard should be relocated to new industrial areas and the existing yard scaled down to meet the future demands of the Barber Spur line.



CAPITOL BRIDGE UNDERPASS

## HOUSING

Since housing in the River Street neighborhood is the most critical problem, it was naturally the area in which residents were most vocal in the development of goals and recommendations. Their primary means of input was a housing tour coordinated by the Design Center on which a number of area residents visited a wide variety of subsidized and market rate housing developments in the Boise area, commenting on their likes and dislikes at each stop. These comments, along with previously mentioned neighborhood meetings, interviews, and the Land Utilization and Marketability Study for the project area, were the basis for the formulation of housing goals and recommendations.

What follows is a general outline of those housing goals for the entire neighborhood and specific housing recommendations in four areas: rehabilitation of existing homes, new multi-family housing, new elderly housing, and student housing.

### HOUSING GOALS FOR RIVER STREET

IF: The River Street area is to be a desirable stable neighborhood of all ages and incomes,

THEN: The vast amounts of already-vacant land in the residential area should be developed with a variety of types, sizes, and costs of new housing.

Portions of the existing deteriorated housing should be cleared and replaced with new housing.

Quality residential construction should be encouraged.

Community facilities, public and private services, and existing natural amenities should be significantly improved to attract middle and high income residents to move into the area.

The planning of residential densities should be based on existing land values to encourage private sector development of housing.

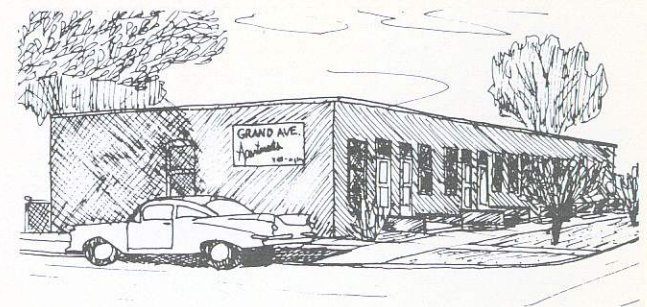
IF: The housing needs of the present River Street residents and other low-income Boise families are to be met in the River Street area,

THEN: A housing mix (type, size, and cost) must be established which reflects these needs.

Much of the existing single-family housing which is feasible for rehabilitation, based on present condition and location in relation to other feasible rehabs, should be saved.

Maximum opportunities for home ownership should be provided for low- and moderate-income families.

The relocation of existing families should be minimized by maximizing the development of vacant land before requiring clearance.



#### HOUSING RECOMMENDATIONS FOR RIVER STREET

It is proposed that the River Street area has the potential to absorb 1,235<sup>1</sup> housing units in a 10-year development of 1974 to 1984.

The total residential development area will cover 59 acres of the 184-acre project area. This 59 acres is made up of almost all of what is now the residential area and also the vacant land south of River Street. This would suggest an average density of about 22 units per acre. However, on individual sites the densities could vary considerably from 16 to 40+ units per acre. To reach these higher densities most of the new development will be of the multi-family type. About 15% of the new housing in the area will be subsidized. This figure is in accordance with the recommendations made in the Land Utilization and Marketability Study for River Street NDP Area. This new housing is proposed for what is now vacant land and for areas with the highest percentage

<sup>1</sup> Larry Smith and Company, Land Utilization and Marketability Study, River Street NDP Area, (San Francisco, September 1972), p. 20.

The west side of 15th Street between Grand and River was not recommended for rehabilitation as part of the overall long-range plan, even though it meets all of the criteria stated above. This is due to the 15th Street one-way couplet extension which is proposed for the near future. It was felt that the increased volumes of traffic, the noise and pollution, and the safety factors would isolate this half-block from the rest of the residential area.

### New Multi-Family Housing

New housing for the project area will consist primarily of multi-family developments in order to reach residential densities which are commensurate with land values. It is proposed that approximately 955, or about 75%, of the total number of housing units projected for the area be of the multi-family type. Of this amount approximately 95, or 10%, would be subsidized units for low-income families. Part or all of the new subsidized housing could be of the lower density single-family attached type which would more nearly satisfy the expressed desires of the present River Street residents.

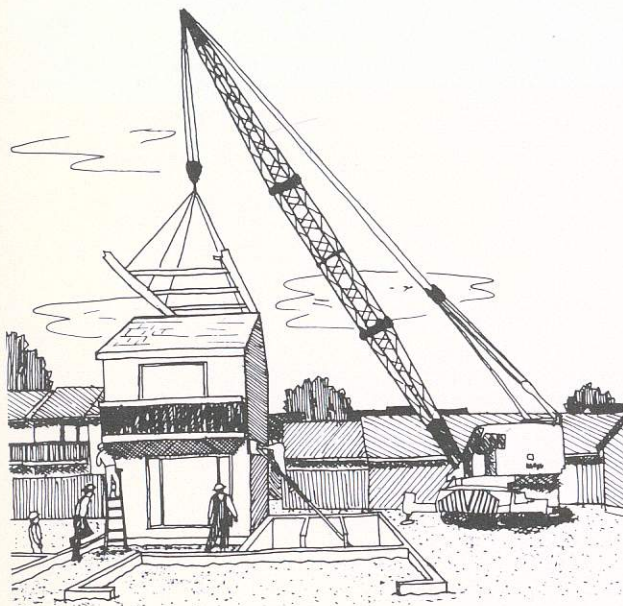
The new multi-family housing developments should exhibit the following characteristics:

Densities may vary considerably from 16 to 40+ units per acre.

Densities and heights of housing developments should decrease as distance from the river increases to blend into the existing rehabilitated housing.

Any new multi-family developments constructed along the busier local streets (13th, 11th, and River Streets) should be oriented in clusters toward the block centers which could be developed as usable open space for the residents.

New subsidized housing in the area should emphasize ground-related single-story or two-story walk-up



structures with opportunities for private exterior space in all new housing.

Extensive outdoor recreation facilities are not thought to be necessary if appropriate pedestrian links are created to Boise's two major parks and the Boise River and Greenbelt. However, a safe communal outdoor play area for small children is recommended.

The unit mix should be as follows:

	MARKET RATE <sup>3</sup>	SUBSIDIZED <sup>4</sup>
1 Bedroom	25%	17%
2 Bedroom	60%	41%
3 Bedroom	15%	25%
4 Bedroom	-	17%

Studio apartments are not recommended for the project area at this time because they have not been tested in the Boise area.



NEW HOUSING WITH  
PEDESTRIAN PATH

### New Elderly Housing

It is recommended that 120 new elderly units be developed in the project area, of which 80 should be subsidized for the low-income. These 80 units represent almost half of the new subsidized housing proposed for the area.<sup>5</sup>

The new elderly units should exhibit the following characteristics:

Densities may vary considerably from 16 to 40+ units per acre.

<sup>3</sup> Larry Smith and Company, op. cit., p. 15.

<sup>4</sup> This is the unit mix of the estimated annual occupancy potential for subsidized family rental housing in Boise. See: Analysis of the Boise, Idaho Housing Market, October 1970, (Washington, D. C.: Department of Housing and Urban Development), Table II, p. 12.

<sup>5</sup> Forty-seven per cent of the estimated annual occupancy potential for subsidized rental housing of all types in Boise is comprised of elderly persons. See: Analysis of the Boise, Idaho Housing Market, October 1970, op. cit.



NEW MEDIUM-DENSITY  
ELDERLY HOUSING

All elderly housing which is not ground-related should have private exterior patio porches.

All elderly housing developments of 20 units or more should include laundry facilities and an indoor recreation and social center.

All elderly housing should be located within short walking distance to local shopping, religious, and medical facilities.

Elderly housing should be located on or very near to a public transportation line.

Elderly housing developments should provide or be located very close to outdoor recreation facilities (tennis, bike paths, lawn bowling, horseshoes).

The unit mix should be as follows:

	MARKET RATE	SUBSIDIZED <sup>6</sup>
Efficiency	12.5%	49%
1 Bedroom	75.0%	48%
2 Bedroom	12.5%	3%

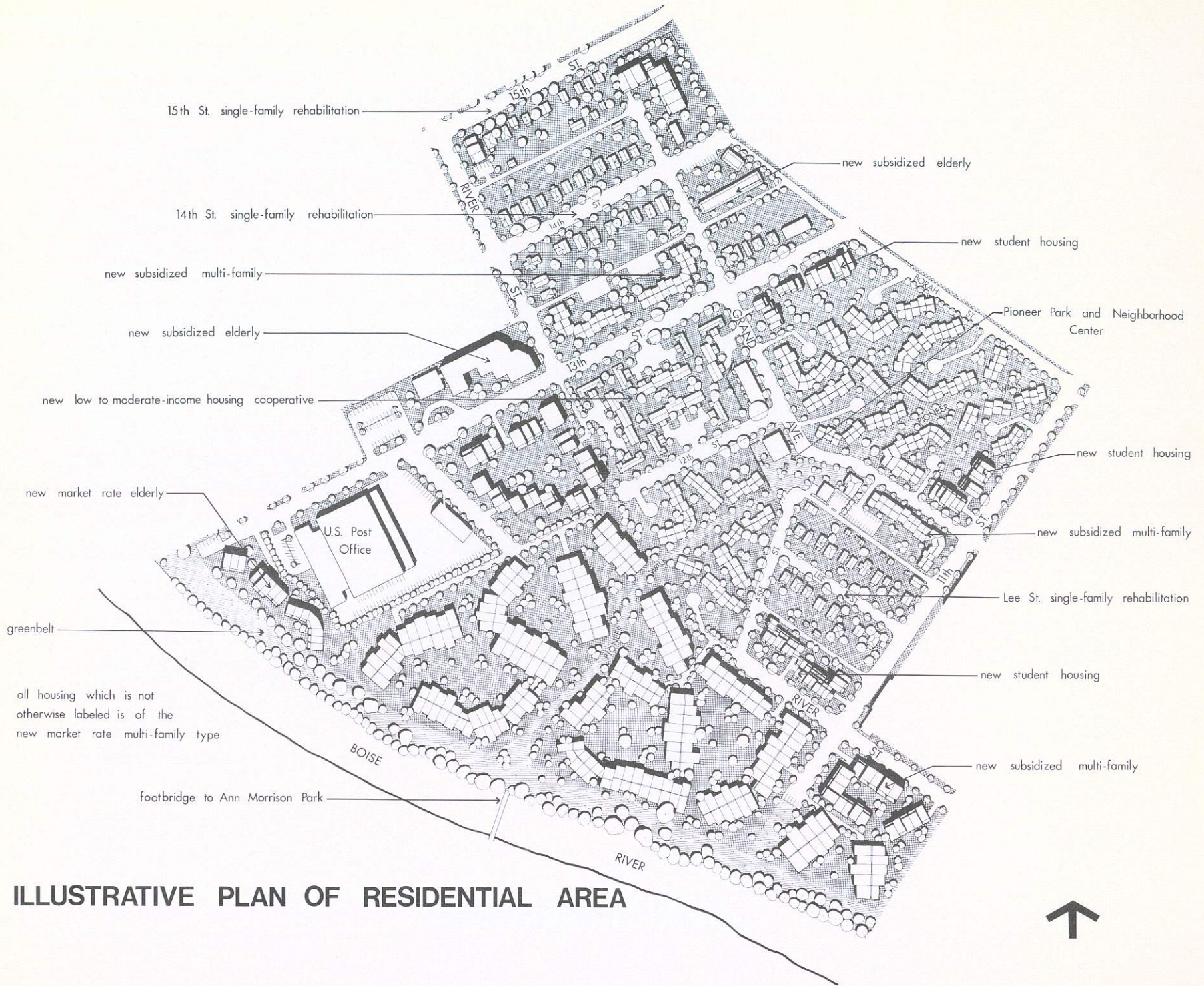
#### Student Housing in River Street

Over the past seven years the full-time day student enrollment at Boise State College has more than doubled. This large increase has placed much added pressure on available housing on campus and in the community. Because of River Street's close proximity to the college it has the potential of serving as a student housing resource.

The apparent need for more student housing prompted a study conducted by the Center for Business and Economic Research (Boise State College) concerning present student housing and

<sup>6</sup> This is the approximate unit mix of the 199 subsidized elderly housing units in Boise at this time.





## ILLUSTRATIVE PLAN OF RESIDENTIAL AREA

future needs. Many of the student housing recommendations for River Street are based upon the results of this study.

Summary of study findings pertinent to the development of student housing in the River Street area:<sup>7</sup>

The majority of students responding prefer to live near the campus.

Present student housing shows a strong concentration in the dormitories, with rental apartments being the largest category outside the dormitory area.

The majority of students questioned said they had experienced some difficulty in finding suitable housing, and expressed a desire to see more privately developed married and single student rental housing closer to campus.

Therefore, it is recommended that 100 units of student rental housing be developed in the project area. Of this number, 40 units would be designated as married student housing.

Recommendations for densities and unit mix are as follows:

Densities from 30 to 40 units per acre.

Unit mix:

	SINGLES	MARRIEDS
1 Bedroom	35%	40%
2 Bedroom	45%	50%
3 Bedroom	20%	10%

<sup>7</sup> For exact numbers and percentages, see: BSC Married Student Housing Study and BSC Single Student Housing Study, Center for Business and Economic Research, Boise State College, March 1972.

## IMPLEMENTATION STRATEGIES FOR SUBSIDIZED HOUSING

Recommending implementation strategies for subsidized housing at a time when all current housing programs are in a state of limbo is very difficult. At best one can suggest several feasible alternatives to plug into the funding sources when money again becomes available. Four possibilities seem workable at this time:

### Direct Rent Supplement Payments to Individuals

This approach would eliminate subsidized housing as we know it today. Instead, the individual renter would receive the subsidy money to supplement the amount of rent he can afford. He could then search the market housing for something suitable to his needs. This program relies on the utilization of the existing housing stock; hence it would eliminate large concentrations of poor in public housing and also the stigma associated with living in low-income housing. It has the negative effect of complicating the delivery of social services to the low-income because of their dispersment.

### Turnkey and Section 23 Type Program

These approaches are presently the most popular in Boise in the development of low-income housing. The Turnkey program allows for the local housing authority to enter into a purchase agreement with a private sponsor who obtains financing for and constructs the units. Upon completion of the project it is sold to the housing authority who then maintains and manages the project which has now become a permanent resource for low-income housing. This program can be supplemented by a Section 23 type approach, in which privately developed units are leased at market rates to the housing authority who then rents the units to low-income families at reduced rates. The obvious drawback to this program is that, unlike the Turnkey approach, the housing authority never obtains ownership of the units. After the period of the lease has expired, the units revert back to the sponsor and drop from the low-income housing inventory. This is why the Section 23 program should be used only as a supplementary interim solution.

## Single-Family Rehabilitation Ownership

The rehabilitation of single-family homes in the project area could be handled by a non-profit neighborhood development corporation. This group could purchase, rehabilitate, and sell the homes to low- and moderate-income families. The framework for the corporation and its financing is already established in the Section 235 (j) program of the FHA. Under this program, FHA makes mortgage assistance payments to the project mortgager on behalf of the non-profit sponsor. This reduces the interest rate that the neighborhood corporation would have to pay to as low as 1%, enabling them to sell the rehabilitated homes to low- and moderate-income families at this same reduced rate. Homes designated for rehabilitation which are already owner-occupied could be bought, rehabilitated, and resold to the original owner, or the owner could receive a direct low-interest rehabilitation loan from the neighborhood development corporation. A program such as this may serve as a good introduction to other housing development for the community group, such as the sponsorship of a Turnkey or Section 23 project. Because the rehabilitations can be done quickly, they provide an immediate solution for part of the housing problem and also serve to boost the morale of the community.

## Cooperative Housing Concept

One of the most exciting developments in low- and moderate-income housing is the increase in housing cooperatives. A housing co-op is a group of families who together own and manage their own housing development.

It all starts with a qualified sponsor receiving long-term Federally-insured mortgage financing at a special low interest rate. During construction of the development, a professional management team working with the sponsor receives applications from interested families who meet the income guidelines. Upon acceptance into the cooperative, a family pays an initial membership fee and one monthly payment based on what the family can afford. When construction is completed, the development, along with the mortgage, is signed over to the resident group. At this point the sponsor drops out of the

picture but the professional management team, now working for the resident group, remains.

A cooperative makes it possible for people to join together for their mutual benefit. But it is only as successful as the interest and participation of its members. It gives each individual member a voice in the management of the entire development, establishing policy, rules, and standards for their community. (See Appendix: Table 7 Advantages of a Modern Cooperative, page 81.)



NEW HOUSING ALONG RIVER GREENBELT

## SOCIAL SERVICES

Improvement of the physical conditions in River Street will go a long way in reversing the deteriorating trends of the neighborhood. But, as important will be its people, both present residents and newcomers who will make River Street their home. If development plans take place as outlined in this report, anticipated higher density residential growth will have a major impact on the neighborhood. The area's present population who are predominantly low-income would be integrated by the possible addition of 2,000 to 3,000 people of high, middle and low income. This has forced the Design Team to evaluate not only the needs of the low-income residents who are in most need of services but also the entire neighborhood and its future population. In assessing these needs the Design Team has established three long-range goals:

To provide adequately for the housing, health, safety, and social security of the residents of the area.

To provide opportunities for citizen involvement in all aspects of community life.

To improve the planning, coordination, and delivery of community services so as to achieve optimal effectiveness and efficiency.

In the short run the Design Team has attempted to identify needs of the neighborhood and recommend ways in which the community services might be improved during the reconstruction of River Street. In this report the term "social services" may be interpreted as consisting of programs made available by other than market criteria to assure a basic level of health, education, and welfare provision, to enhance community living and individual functioning, to facilitate access to services and institutions generally, and to assist those in difficulty and need.<sup>1</sup>

<sup>1</sup> This definition follows Alfred J. Kahn, *Theory and Practices of Social Planning*, (New York: Russell Sage Foundation, 1969), p. 179.

## SOCIAL BACKGROUND

As the historic review indicated, the River Street neighborhood is in a period of instability with many of its former residents being forced to relocate out of the area because of the loss of housing. The 1970 Census indicated that River Street housed 445 individuals, of which 144, or about one third, are minorities. Today's neighborhood population is somewhat below this because of the loss of approximately 30 dwelling units since the time of the Census. The ratio of men to women is almost equal, as is the distribution of people over various age groups, except for a reduction of those aged from 25 to 45 years. The neighborhood's elderly are predominantly White with very few elderly Blacks, but the area's young Black children make up about half of the neighborhood's youth. (See Table 5.)

The River Street Housing Analysis<sup>2</sup> conducted in 1969 indicates that the majority (68%) of the River Street family units earned less than \$3,000 per year. It also indicated that the average age of the head of the family is 56 and the average length of residency is nine years. Both of these figures have dropped because of the reduction of elderly in the neighborhood and the influx of new youth attracted to the area because of low rents and Boise State College.

Probably the most important social aspect for the neighborhood has been the establishment of the Boise Model Cities program and the designation of River Street as a Model Neighborhood in 1969. In its 1972 comprehensive survey, the agency ranked the following problems for the entire Model Neighborhood:

Income maintenance	Health
Housing	Employment
Physical environment	Transportation
Social services	Education

TABLE 5

AGE DISTRIBUTION FOR BLACKS AND TOTAL POPULATION COMPARED TO TOTAL BLACK POPULATION AND TOTAL RIVER STREET POPULATION

AGE	BLACKS	% OF BLACK POP.	TOTAL POP.	% OF TOTAL POP.
Under 5 years	20	15.0	40	8.9
5-14	28	21.1	63	14.2
15-24	20	15.0	84	18.8
25-34	10	7.5	29	6.6
35-44	13	9.8	35	7.9
45-54	21	15.8	51	11.5
55-64	16	12.0	60	13.5
65 & Over	<u>5</u>	<u>3.8</u>	<u>83</u>	<u>18.7</u>
	133	100.0	445	100.0

Source: 1970, U.S. Census

<sup>2</sup> El-Ada Community Action Agency, River Street Housing Analysis, (Boise, October 1969).

Though the program has been limited in its success for the River Street neighborhood, it has aired the problems, organized the residents, and initiated some programs and services that have benefited the residents. This is especially true in the fields of health, education, and social services. For example, the program's Health Center which is located a mile north of the project area has been active in identifying and meeting health needs. A recent Health Fair which was held in River Street and which screened over one-third of its residents documented major health problems in the area as dental care, poor nutrition, and an above-normal amount of sickle cell anemia cases. Another beneficial program was the River Street Community Center which was active in organizing programs for the neighborhood youths. Unfortunately the program was terminated due to contract non-compliance. Community organization has also been active through the River Street Community Council which meets monthly.

The future of Model Cities along with its social programs is in doubt because of announced cutbacks in Federal funding. But present Model Cities plans call for the establishment of the Fort Boise Community Center which is intended to provide one-door services for community residents. Programs and services being planned for the Center include education, health, social services, employment, housing, recreation-culture, and youth services. This proposed Center would be about a mile northeast of River Street and would necessitate a good transportation system to serve the project area.

The area's school-age children are served by three public schools as well as Boise State College. Campus Elementary, located adjacent to Boise State, and North Junior High and Boise High School, located north of the Central Business District, are all outside of the project area and are difficult to walk to because of the existence of major arterials circling the neighborhood. Children are bused to both elementary and junior high. The Grace Memorial Church of God is the only remaining church operating in the neighborhood.

Though non-residents have often thought River Street to be an area of high crime, the opposite is true. Boise Police do not consider the area a major problem area and, in fact, less crime occurs in River Street than in some of the new



suburban areas. Crimes that do take place in the area most often are committed by non-residents.

## STUDY METHODS

The social service considerations were derived from an integrated analysis of problems and solutions which included discussions during local neighborhood council meetings, a survey of key River Street informants, and meetings with governmental and special agency personnel. Daily input was also taken from individual citizens as well as maintaining an office in the project area.

A survey of leaders and key informants was designed to secure a rich input of information from long-term residents who have been active in neighborhood affairs for some period. In all, 25 local residents and key informants were interviewed. (See Table 6.) A directed in-depth interview was conducted with each of the respondents, using a questionnaire scheduled to obtain the following kinds of information about River Street:

What do people like and dislike about their neighborhood?

What are the problems and conditions which adversely affect the people and their environment?

Are there any ways in which people in the area feel that conditions, programs, services, and facilities might be improved?

What kinds of future development for the area are you interested in?

Questions were organized around the following functional areas: Education, Health, Employment, Family and Child Care, Welfare, Public Safety, Transportation, Pedestrian Movement, and Physical and Environmental Conditions.

TABLE 6

### CHARACTERISTICS OF KEY INFORMANTS

	NO.	PERCENT
SEX		
Male	8	32%
Female	17	68%
RACE		
White	11	44%
Black	14	56%
AGE		
Young	6	24%
Middle	12	48%
Elderly	7	28%
HOUSING		
Owner	13	52%
Renter	12	48%

## FINDINGS

The findings are ranked in order, with the percentage indicating the number of times the issue was mentioned.

Responses of resident leaders with regard to what they liked and disliked about the River Street neighborhood included:

<u>Like about the neighborhood:</u>	<u>%</u>
Within walking distance to shopping, employment, education, and recreation	46.8
Good place to live, friendly neighborhood	34.0
Inexpensive	8.5
Family raised here	6.4
Miscellaneous, other	4.3

<u>Dislike about the neighborhood:</u>	<u>%</u>
Poor and deteriorated housing	21.3
Deteriorating neighborhood (mixed land uses and vacant lots)	17.0
Speeding and heavy traffic and trucks	12.8
Lack of action	10.6
Poor maintenance of sidewalks and neighborhood	8.5
Lack of community facilities	8.5
Inadequate public transportation	6.4
Loss of trees	6.4
Miscellaneous, other	8.5

The most frequently listed problems and deficiencies mentioned about community services were:

<u>Education</u>	<u>%</u>
Lack of adult education and vocation courses	30.8
Awareness of existing education programs	23.0
Poor transportation and distance to education facilities	15.4

Relocating children from one school to another	15.4
Poor curriculum regarding low-income needs	7.7
Miscellaneous, other	7.7

### Health

	<u>%</u>
Termination of the Model Cities Health Clinic	29.7
Communication gap between services and users	25.9
Accessibility to health facilities and doctors	14.8
Inadequate low-cost dental programs	11.1
High cost of medical treatment	11.1
Lack of mental health counseling	3.7
Miscellaneous, other	3.7

### Employment

	<u>%</u>
Knowledge of available jobs or job listings	31.6
Discrimination in employment	21.0
Low-paying jobs, lack of incentive	15.8
Lack of vocational training and job re-training	15.8
Inadequate educational background	10.5
Miscellaneous, other	5.3

### Family and Child Care

	<u>%</u>
Lack of local day care programs and facilities	56.5
Lack of teen center and activities	17.4
Restrictions and expense of existing day care	13.1
Inadequate family counseling	8.7
Miscellaneous, other	4.3

### Welfare

	<u>%</u>
Criticism of Public Assistance programs	
Criticism of Food Stamp program	25.0
Dehumanization of recipients	18.7
Discrimination in service	18.7
Lack of work incentive	12.5

Welfare fraud and abuse	6.3
Shortage of case workers and outreach	6.3
Miscellaneous, other	12.5

Public Safety

	%
Heavy and speeding traffic	31.7
Poor City maintenance	22.0
Fire hazards from vacant lots and homes	22.0
Unsafe conditions for pedestrians (sidewalks, lighting, crosswalks, and traffic control)	12.2
Inadequate police and fire protection	4.9
Miscellaneous, other	7.2

Transportation

	%
Limited public transportation	61.1
Lack of information of bus routes and times	22.2
Limited elderly transportation	11.1
Miscellaneous, other	5.6

Pedestrian Facilities

	%
Lack of pedestrian crossings (River Street, Front Street, and in front of Pioneer Park)	66.6
Lack of and poor sidewalks	15.2
Lack of established pedestrian routes	12.1
Poor lighting	6.1

Physical or Environmental Conditions

	%
Poor housing	37.5
Vacant lots	15.0
Mixed land uses	12.5
Noise from trucks and railroad	10.0
Lack of green parks	7.5
Loss of trees	5.0
Lack of irrigation water	5.0
Miscellaneous, other	7.5

Responses of key informants were called upon not only to identify problems but to make suggestions for future improvements. There were many rich and detailed ideas for improvements in all aspects of community life, as listed below. These responses provided the planners with many helpful leads in making recommendations.

<u>Education</u>	<u>%</u>
More adult education and vocational programs	31.3
Expand Community Schools curriculum	25.0
Improve transportation to education facilities	18.7
Increase awareness of existing programs	12.5
Establish community and youth center	12.5

<u>Health</u>	<u>%</u>
Continue and expand Model Cities Health Center	26.2
Additional information on health (nutrition, personal hygiene, etc.)	21.7
Improved transportation to health facilities and doctors	17.4
Less expensive health care	13.0
Expanded elderly care	13.0
Annual Health Fair	8.7

<u>Employment</u>	<u>%</u>
Expanded vocational programs	46.2
Improved communication and job lists	30.8
Job re-training programs	15.4
Miscellaneous, other	7.6

<u>Family and Child Care</u>	<u>%</u>
Establish a local day care program and facility	52.0
Neighborhood center and teen center	24.0
Improved counseling services	12.0

Family planning and help for unwed mothers	8.0
Miscellaneous, other	4.0

Welfare

	%
Overhaul the welfare system	33.3
More social workers and outreach	22.2
Centralize social services	16.7
Educate social workers in dealing with minorities	11.1
Improve Food Stamp program	5.6
Miscellaneous, other	11.1

Future Development

	%
New housing	21.4
Rehabilitate existing housing	14.3
Establish a neighborhood center	12.9
More open space and complete Greenbelt	12.9
Controls on traffic volume and speed	10.0
Improve pedestrian paths, sidewalks, and lighting	8.6
Retain area as residential	5.7
Stipulations on landlords and large property owners	4.3
A plan and action for the area	2.8
Establish a tree planting program	2.8
Miscellaneous, other	4.3

In responding to these problems and solutions and in order to create a social environment in which each individual may develop his own potential, the following factors have to be considered:

IF: Opportunities for people to become full-fledged citizens of the community with meaningful involvement in social, economic, and government life are to be increased,

THEN: There must be an increased opportunity to engage in activities having an immediate personal payoff for

one's own family and next-door neighbors, through the strengthening and reinforcement of locally based self-help and mutual aid arrangements.

IF: Social service deficiencies are to be remedied,

THEN: Social services must be made accessible to user groups through improved transportation to facilities and centralized social service delivery systems.

The allocation of resources must be adjusted to correct past inequities and a more efficient utilization of existing resources must be achieved.

Specific problems must be corrected.

The correction of specific problems in community services to River Street suggests the following recommendations.

#### RECOMMENDATIONS

In assessing River Street's needs for social services and facilities, it is important to determine the level of services that will best serve the area's needs. Certain services and facilities are called for at the most immediate local level, while other services require a much broader base and larger size. From their analysis of the present and future needs, the Design Team is recommending that the need-density relationship of River Street does not justify a wide range of locally based social services and facilities. Rather, the project area's services must be tailored to meet existing and future demands at the neighborhood level. River Street, along with other small neighborhoods, will have to turn to a centralized multi-service facility to receive a wide range of social services. Such a facility could be the Model Cities Community Center which is being designed to provide a broad range of services for the entire community.