

THE WEST VALLEY COMMUNITY CENTER PLAN

Goals, Objectives and Policies



Boise, Idaho — September 18, 2002



**THE WEST VALLEY
COMMUNITY CENTER PLAN**

**A
NEIGHBORHOOD PLAN
FOR USTICK AND FIVE MILE**

**AN ELEMENT
OF THE
BOISE CITY
COMPREHENSIVE PLAN**

Boise, Idaho — September 18, 2002

Acknowledgment S

The West Valley Community Center Plan



The dedicated work of the 1999 Boise Class of the University of Idaho School of Architecture and the unselfish efforts of the staff of the Idaho Urban Research and Design Center in Boise in cooperation with the Treasure Valley Futures Project is gratefully acknowledged in the preparation of this plan and without whose help this plan would not have been possible. The West Valley Neighborhood Association, Inc. would also like to acknowledge the many neighbors, numbering over 150 in all, who donated their many skills and hundreds of hours of labor in the creation of this plan and the vision that it embraces. To the extent that this plan enhances our way of life in the West Valley, to them goes all the credit.

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CHAPTER 1

INTRODUCTION

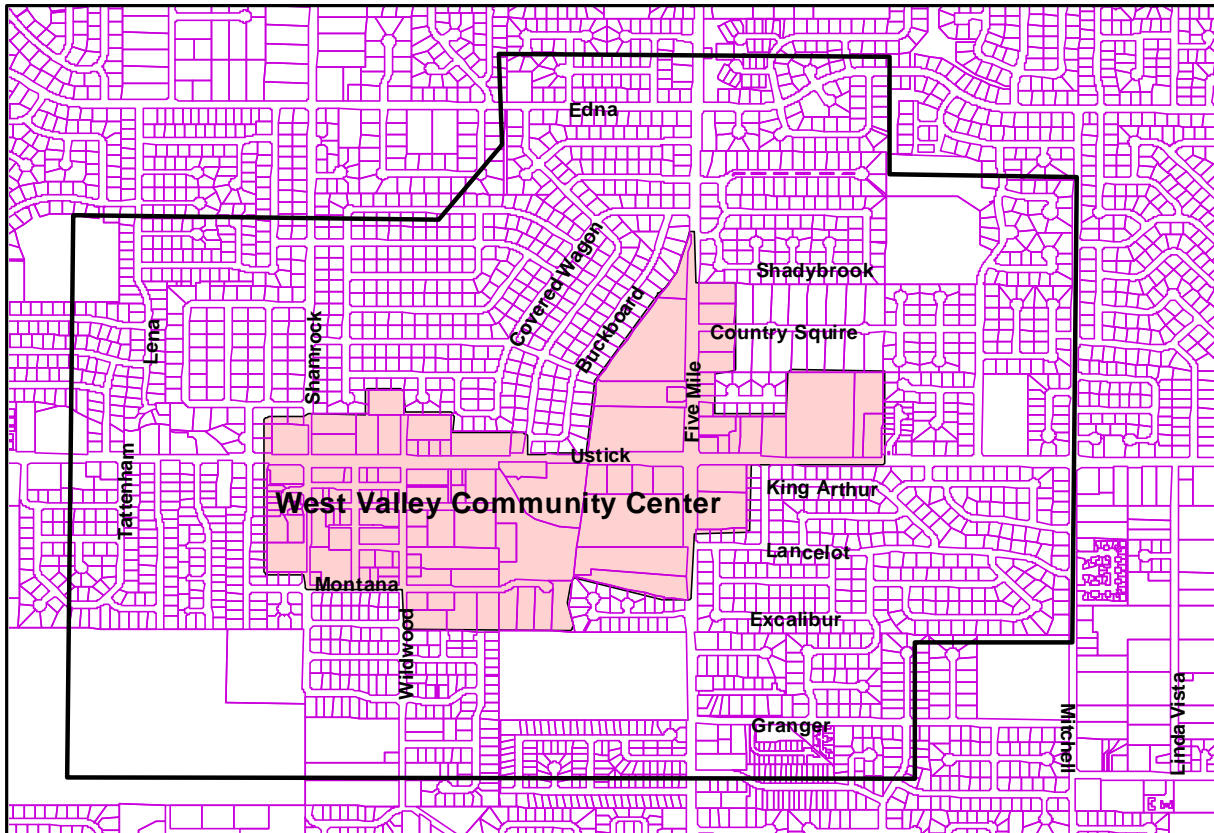
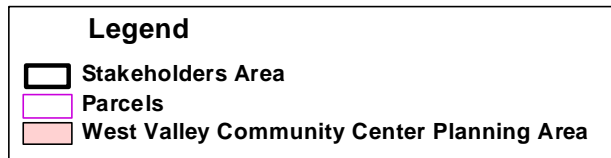
THE WEST VALLEY COMMUNITY CENTER PLAN

1.1 INTRODUCTION

The West Valley Neighborhood Association, Inc., set out in the fall of 1998 to create a site specific plan to revitalize the old town site of Ustick and the adjacent retail area near the intersection of Ustick and Five Mile Roads and to recreate the neighborhood's own community center full of healthy businesses, workplaces, and gathering places. The area was chosen for two reasons. First, this is near the geographic center of the West Valley Neighborhood. Second, the town site of Ustick represents the earliest development in the neighborhood. Ustick expanded rapidly in the early 1900's until at its height it was a suburban community center with an interurban rail station, its own local bank, packing facilities supporting the local orchard industry, grocery and general mercantile facilities, a creamery, and the homes of many families prominent in the history of Treasure Valley. To this day, the atmosphere and way of life in Ustick is something special to be protected and cultivated for all to enjoy.

A vision of a multifaceted community center with convenient neighborhood shopping, pleasant surroundings, a place to walk, play, and visit with our neighbors emerged in the minds of the Neighborhood. A task force was established to explore the possibilities. Everyone acknowledged that one key would be to create a visual impression that would focus attention on the community center. The Boise City Comprehensive Plan encourages local neighborhoods to assess their areas in detail and prepare supplemental neighborhood plans that can then be adopted as elements of the Boise City Comprehensive Plan. This plan contains the vision, hard work, hopes and dreams of more than two hundred individuals that actively participated in some portion of the planning process together with the four hundred nine neighbors within one half mile of the planning area that took the time to fill out a comprehensive survey and return it.

West Valley Community Center Vicinity



1.2 NEIGHBORHOOD PARTICIPATION

Neighborhood participation has been a critical element and a driving force of this plan. The process started with Treasure Valley Futures grant and visioning process with the neighborhood. A steering committee was formed to formulate the ideas and concerns of the neighborhood. The following is a list of the formal meetings that brought this plan together.

- June 8, 1999, core committee Plan Meeting
- September 8, 1999, Neighborhood Kickoff Barbecue
- October 28- 30 1999 Idaho Urban Research and Design Center/ Treasure Valley Futures Design weekend
- Fall 1999 Neighborhood Survey by Dave Patton, Boise State University (BSU) Professor
- November 17, 1999 Presentation and review of Neighborhood Plan
- December 7, 2000 Neighborhood meeting for plan
- January 18, 2001 Annual Membership Meeting and Plan Discussions
- May 17, 2001 Draft Plan Presentation to Neighborhood
- June 13, 2001 Referral to City, County and quasi-public agencies for review.

In addition, throughout the entire plan process dozens of meetings were held as committees and groups of neighbors met with designers, planners and engineers to completely analyze every detail of the plan.

The result of these meetings is a neighborhood plan with numerous innovative and trend setting con-

cepts that will make the West Valley Neighborhood stand out as an example of a livable community for years to come.

The boundaries of the West Valley Community Center Plan were selected to encompass (i) the existing commercial, office, and retail area at the intersection of Five Mile and Ustick Roads, (ii) the medium density residential properties near the intersection, (iii) the portions of the old Ustick Town site which were not yet modernized and subdivided into modern residential developments, and (iv) the areas immediately surrounding i, ii, and iii, above, which have the potential to be developed or redeveloped due to their state of development, size of parcel, and the age of the structures.

1.3 THE VISION

The residents and property owners of the original town site of Ustick, with the support of local neighbors and the West Valley Neighborhood Association developed a vision of creating a friendly neighborhood center at the original town site of Ustick with gathering places for neighborhood activities, cafes, shops, civic facilities and a choice of residences for all ages and incomes. Providing links to the shopping at the arterial intersection of Ustick Road and Five Mile is also very important as the neighbors value opportunities to walk and bicycle to these nearby destinations. By providing adequate community shopping opportunities and encouraging local employment opportunities, the West Valley Community Center Plan will have a desirable effect of reducing the number of trips and distance of travel on the overcrowded road networks while providing an enhanced quality of life for the entire West Valley Neighborhood.



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