The Old Nampa District Neighborhood Plan

Acknowledgments:
Thanks to all who participated in Phase I of The Old Nampa District neighborhood planning process.

Prepared by:
The Old Nampa Neighborhood Planning Committee

Final version.
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Old Nampa District Neighborhood Plan
January 2003

Executive Summary
The Old Nampa District Neighborhood plan was started in February of 2002.

This document presents the results of this effort to produce a community-based plan.

Profile: Situated just south of the downtown of Nampa, the core of the Old Nampa District Planning Area is the historical neighborhood residential district wedged between 11th Avenue S on the east, Fairview on the west, 3rd Street S on the north and Roosevelt on the south. Yale Street/7th Street S serves to move a respectable amount of traffic from one of the city’s main gateways to 12th Ave. S, a major north/south arterial. City hall and the Nampa Civic Center are situated on the northern boundary of the neighborhood. Surrounding the residential core and extending along 11th Avenue S and 3rd Street is a mix of commercial and multifamily residential uses, including recent developments of a much larger scale than the older buildings. The remainder of the area consists of early twentieth century craftsman style bungalow and Victorian influence houses.

Process: The challenge of caring for and revitalizing a neglected neighborhood while facing immediate challenges which threatened the desired character of the neighborhood led to the development of a neighborhood association, the Old Nampa Neighborhood Association (ONNA), in early 2002. This was the first neighborhood association in Nampa to seek incorporation as a legal entity. ONNA has been working with the City to encourage the creation of a formal process for recognizing similar organizations. The association formed a foundation for this planning effort, and a core of community volunteers that has carried over into the neighborhood plan.

ONNA formally began Phase 1 of the Neighborhood Planning Process in March 2002. A survey conducted by Boise State University and series of community meetings helped identify the issues that were most important to area residents and business people. Phase II began in May 2002 with the formation of a Neighborhood Planning Committee to develop the major elements of the plan: Land Use, Preservation, Community Coordination and Development, Public Safety, and Transportation. The key proposals being presented in the plan reflect the work of the planning committee. These elements are described below along with three Key Strategies that integrate recommendations from the individual elements.
**Land Use**

The Old Nampa community seeks to direct renewal and rediscovery of this core neighborhood over the next twenty years in ways that provide for the present and future needs of its residents.

**Land Use Transitions and Building Heights:** To protect the neighborhood from potential negative impacts of new development and promote growth that fits into its existing urban residential fabric, it is necessary to develop strategies to sensitively deal with transitions between divergent land uses and contrasting heights. To this end, limited up- and down-zones are proposed for further study to produce better transitional zones. In addition, Design Guidelines described below would encourage better architectural treatment of transitions between uses and heights.

**Housing:** The Old Nampa district promotes the preservation of existing RS designations, development of a wide range of housing types and affordability, along with strategies to promote home ownership and maintenance. Housing in the neighborhood is affordable. Strategies include zoning strategies to promote redevelopment and better enforcement of building and housing codes to conform to the single family zoning status of the neighborhood.

**Historical Significance:** The Old Nampa District is partially located on the original townsite of Nampa and incorporates portions of the earliest subdivisions in the city, containing some great examples of early Nampa architecture. As such, the neighborhood provides excellent examples of early residential architecture in Nampa and is of historical significance. Strategies to increase a positive profile include a self-guided walking tour, “welcome packages” for new residents (both commercial and residential) and initiation of a unique event or festival. In addition, physical improvements, including gateway and streetscape treatments, along with education for and cooperation with property owners, will be key to preserving Old Nampa and developing its potential as a historic district.

**Urban Design**

Old Nampa proposes a series of physical improvements and guidelines for future development to enhance the appearance and vitality of the neighborhood.

**Neighborhood Identity:** Improving Old Nampa’s identity as both a residential neighborhood and a business district could be accomplished through signature streetscape treatments on its primary arterials and gateway treatments at the major entrances to the neighborhood. Establishment of an Old Nampa design committee would develop these signature treatments. In addition, encouraging local businesses to identify themselves as part of the Old Nampa neighborhood and official recognition by the City of Nampa and adoption of an citywide neighborhood association recognition strategy would help promote Old Nampa’s identity.

**Pedestrian Environment:** Improvements to Old Nampa’s pedestrian environment will make the neighborhood safer and more pleasant for all. Recommendations include improved lighting and curb bulbs to extend the sidewalks into the intersections to shorten crossing distances and create room for landscaping and street furniture and the addition of small public spaces. The addition of bicycle lanes on select streets would also enhance the neighborhood.
Community Gathering Spaces: Providing better places for community gatherings – including both open spaces and neighborhood meeting places - is an important part of making Old Nampa a better neighborhood. Currently there is almost no public open space in the neighborhood. The only public spaces are located at City Hall and the Civic Center, which, while each serves its purpose quite well, are neither well-suited to casual public gathering or play. Grace Episcopal Church serves as a hub for the local community and opens its doors to several community groups. Several strategies for creating year-round meeting places for community groups and recreational use are also proposed.

Design Guidelines: Old Nampa proposes drafting and adopting provisions in the city’s comprehensive plan that would encourage development and redevelopment that would be more congruent with the historic residential character of the neighborhood. Guidelines focus on encouraging better transitions between commercial and residential zones, facade design, sign design, lighting, pedestrian orientation, and parking lot design and landscaping. All facets will be subject to design review.

Transportation
This plan presents alternative recommendations to calming the arterials that impact Old Nampa, suggestions for dealing with pedestrian/automobile interaction, and methods for controlling traffic at the unregulated intersections in the neighborhood.

Arterial Traffic: The neighborhood is dominated by the impacts of automobile traffic on Yale/7th Street S, 11th Avenue S, and 7th Avenue S. The speed and volume of the traffic pose a major challenge to maintaining and enhancing the small-town character of the neighborhood. Three main alternatives for calming arterial traffic on 11th Avenue S, 4th Street S and 7th Street S/Yale are proposed: 1) beautification of the pedestrian routes; 2) enforcement of existing speed limits; and 3) secondary or alternative routes. With the first two approaches, curb bulbs and street trees would help slow traffic. Likewise, signage and signalization improvements are necessary and should be implemented. The encouragement of alternate routes for the expedient travel of heavy traffic should also be enacted.

Parking: Parking tend to focus around poorly planned or illegally implemented multi-family dwellings and commercial uses. Proper planning and zoning will greatly reduce the parking problems in the neighborhood.

Community Safety and Livability
Several community safety and livability issues were raised through the planning process and strategies for addressing them are outlined:

Promoting a Healthy Environment: Strategies to deal with deteriorating residential health include establishing a Neighborhood Ombudsman to help resolve neighborhood conflicts and deal with City departments and officials on code violations and other safety and livability issues. Work is also being done at Grace Episcopal Church to form a community nursing program with Northwest Nazarene University and Boise State University.

Community development: The neighborhood currently lacks a sense of community. Several strategies have been suggested for addressing this issue and increasing the sense of vitality in the neighborhood. Suggestions include working with the city to promote the neighborhood, formation of communications and recreation committees within ONNA, a community tutoring and mentoring program and curbside recycling.
Community Policing and Safety: Efforts to strengthen and extend the neighborhood watch program in Old Nampa could be reinforced by encouraging the establishment of a community policing officer and volunteer policing with a stronger police presence in Old Nampa. Increased participation in the Neighborhood Watch program could also lead to an increase in neighborhood safety. Improved lighting on streets and alleys would benefit the neighborhood. Schools for neighborhood children are located outside of the boundaries of the neighborhood but within walking distance. However, the routes cross busy streets and pose safety hazards. Options to increase walking safety to school need to be explored.

Key Strategies
Many of the recommendations for the plan elements listed above are integrated into three “Key Strategies” for implementation. These Key Strategies group related recommendations from the different elements around thematic concepts. These concepts provide the basis for integrated implementation of many of the plan's recommendations.

Old Nampa’s Residential History
One of the most effective ways to strengthen Old Nampa’s identity, reinforce its role as a neighborhood residential district and set the stage for its future role as a historic center will be to develop the neighborhood in a manner that provides several of the key elements desired for the community including: multiple small public spaces, appropriate zoning and consideration in commercial impact zones, and establishment of a city Architectural Review Board.

Old Nampa’s Key Streets
An integrated series of traffic, streetscape and land use improvements for Old Nampa’s key arterials – 11th Avenue S, 7th Street S, Yale Street, and 4th Street S – could improve the appearance of the entire neighborhood, and the safety and comfort of these streets.

Old Nampa: Revitalized
Revitalization strategies are designed to achieve the vision Old Nampa has developed for a neighborhood with a vibrant single-family residential core, well-designed transitions to adjacent multifamily housing that compliments the neighborhood character, and acceptable transitions to commercial regions. Ensuring a high standard of development is a key to preserving and enhancing Old Nampa’s character and quality of life.
1. Introduction
A. Background and Purpose
Growth Management and Neighborhood Planning

In the spring of 2001 the City of Nampa began the process of preparing to revise the city’s comprehensive plan to plan for future development. The city held a series of focus groups and community meetings in order to solicit citizen participation in the planning process. At the height of the community meetings residents of the Old Nampa district, drawn together by common concerns, decided to organize to discuss the future of their neighborhood.

After a series of neighborhood meetings it was decided that it would be best to organize as a neighborhood and begin to participate actively in shaping the future of the neighborhood. Since that time, representatives from the neighborhood have met with city leaders and business leaders, conducted a neighborhood survey and addressed resident concerns. Old Nampa also began developing a neighborhood plan for inclusion in the city’s revised Comprehensive Plan and Zoning Ordinance.

Neighborhood Profile and History
Profile: The Old Nampa Neighborhood District is one of the oldest and most historically congruous extant districts in Nampa today. Revolving around one of Nampa’s first subdivisions, Hartmann’s Addition, the Old Nampa Neighborhood District is a wonderful example of Nampa’s early twentieth century history, and its decline and rise since then. Single-family housing built between 1905 and 1940 demonstrate the emergence of the middle-class and the all-American dream of owning a home that prevailed throughout the nation in the first half of the twentieth century. Settled predominantly on a grid pattern with sidewalks and standardized lot sizes, the Old Nampa Neighborhood District is reminiscent of a by-gone era prior to the influence and interdependence of the automobile.

In the past two decades, Nampa has grown and developed as an industrial center in the Treasure Valley, and a bedroom community for neighboring Boise. As such, modern subdivisions have sprung up all around the outskirts of the city changing traffic patterns and community needs. The Old Nampa Neighborhood District has in some ways fallen victim to that growth. It is bordered on the east and north by large automobile-oriented commercial zones, 12th Ave S. and 3rd Street S, and it is bisected by a major arterial, 7th Street S. and Yale Street, directing traffic from the interstate north of town to the new subdivisions south of town.

As is the case with most older neighborhoods that are bisected by major arterials, the Old Nampa Neighborhood District started to decline in character. Properties were neglected, property values remained stagnant, crime rates increased. The sense of community established in the first half of the century started to disappear.

In recent years, the Old Nampa Neighborhood District has begun to experience a rebirth. Families in search of old-fashioned neighborhoods are buying property, restoring and renovating the old homes, and establishing neighborhood links. Old and young live next to each other. New residents and established residents are neighbors.

With this revival, the Old Nampa Neighborhood District is faced with the dilemma of merging the renewed sense of neighborhood of the early twentieth century with the traffic and commercial demands of a city expanding to the outskirts in the late twentieth century.

Old Nampa District Neighborhood Plan 2003
Business: There are approximately 25 businesses in the Old Nampa neighborhood. Commercial development occurs along most of 3rd Street S, Yale Street, and 11th Avenue S. The business strip on 3rd Street S is characterized by mostly small, sole-proprietor retail businesses. A few businesses are in the neighborhood. A drug store, a grocery store and professional offices are located on 11th Avenue S and carry over to the busy business strip on 12th Avenue S.

Housing: There are approximately 800 housing units in the neighborhood. Most, approximately 700, are single-family homes. There are approximately 100 multifamily housing units in the neighborhood, including duplexes and apartments. Some of these are found amidst single-family homes, others in or adjacent to the commercial zone. Homes are generally modest in character. One thing that stands out is the diversity of the housing types and their architectural styles. Prices in the area are generally at or below market average, in large part because of the high availability of new homes in suburbs which require little owner equity investment, with single family homes ranging from $50,000 to $130,000.

Population: The neighborhood spans 3 census tracts and does not entirely encompass any. Therefore determining the population of the neighborhood is problematic. Approximately 3,000 people reside in the neighborhood.

Recreation: Recreational resources in Old Nampa are extremely limited. There are no parks within or adjacent to the neighborhood.

Relationship to Surrounding Areas. The Old Nampa neighborhood is bordered by two of the city’s busiest strips in 12th Avenue S and 3rd Street S. The downtown district is located just northeast of Old Nampa, within 3 blocks of the northeastern boundary at 11th Avenue S and 4th Street S. To the west are residential neighborhoods, subdivisions, West Middle School and Park. To the south are residential neighborhoods, a business strip and Nampa High School.

History.
I. Of the Neighborhood: The Old Nampa Neighborhood District encompasses one of the oldest subdivisions of Nampa, Hartmann’s Addition.

II. Of the Neighborhood Organization: The first neighborhood organization was formed in 2001, and was named the Old Nampa Neighborhood Association in honor of the district’s historic status. Residents of the neighborhood first met at a planning meeting to address some spot-rezoning that was being reviewed by the City of Nampa in response to a residentially-zoned property on 7th Street S. 70+ people showed up to that meeting, and it was determined that many of the residents of the neighborhood shared the same concerns, frustrations and future visions for the neighborhood. Since its formation, the Association established boundaries and then contracted with Boise State University to survey the residents of the District to assess strengths, weaknesses, assets and threats. (See Appendix iv). From that survey, the Association conducted several neighborhood planning meetings and constructed a neighborhood plan to be included in the City of Nampa’s comprehensive planning process.
B. Process

**Previous Planning**
The Old Nampa District Neighborhood Plan is the neighborhood’s first neighborhood planning effort. The plan stems from a need to integrate the unique strengths and needs of this neighborhood into the city’s revised comprehensive plan. Previous planning occurred at the citywide level and largely neglected to address the needs of the Old Nampa District.

**Neighborhood Planning Office and Old Nampa**
The formation of a Neighborhood Planning Office is crucial to the continued growth of the city of Nampa. The office would coordinate with the city and various neighborhood organizations as they develop and assist them throughout their lifecycles.

**Neighborhood Plan**
The neighborhood planning group’s first organizational meeting was in February 2002, and the Old Nampa District Neighborhood planning group formally began its neighborhood planning effort in April 2002. The Old Nampa planning group produced its own flyers, web page, and press releases to complete outreach efforts.

Highlights of this process included:
- In September 2001, residents of the Old Nampa district held first organizational meeting.
- In February of 2002, neighborhood survey committee formed.
- In April 2002, neighborhood survey conducted and compiled. The survey return rate was just under 20%.
- Neighborhood planning meetings began in May 2002.
- Neighborhood plan drafted in August of 2002.

The following are the Mission and Vision Statement produced by the Old Nampa planning committee as a compass for the planning process. It has been endorsed by the ONNA board of directors and ratified by the Old Nampa Neighborhood Association membership.
Mission Statement for the Old Nampa Neighborhood District:
“Our vision for the Old Nampa Neighborhood District is revitalization of our neighborhood and creation of a sense of community through education, service and public safety.”

Old Nampa Neighborhood Vision: An Identity in Progress

~Old Nampa is a place where neighbors know each other.
We have frequent community celebrations to bring together those who live, work, go to school, and operate businesses in our neighborhood. Groups like the Old Nampa Neighborhood Association, the Nampa Chamber of Commerce, neighborhood churches and other groups collaborate to improve our community. We look out for one another and our strong block-watch system keeps our residential and commercial districts safe.

~ Old Nampa is a mature and vital neighborhood built on strong foundations.
Things change, but thoughtfully. New developments are of the highest quality and are designed to augment our special character and strengthen our connection to a vibrant business district. Our great variety of businesses and housing options attract a mix of people to live, work and shop in our neighborhood.

~Transportation works in Old Nampa.
Streets, public transportation and pathways provide a vital link to neighboring communities and beyond. When we must drive, we travel on well paved roads that allow traffic to move at a comfortable, but not excessive, speed. These same options allow people to “get here” so that we are accessible to visiting friends and family, to patrons of our commercial zones, and to those who come to enjoy our parks and public areas. We have partnered with the city to ensure that the cars, trucks, and buses coming to and through our neighborhood “share” the road with those of us who travel on bike and foot.

~Old Nampa is an esthetically pleasing community with attractive streetscapes, interesting storefronts, comfortable residences, and flourishing parks. Street trees, park benches and urban gardens encourage a pedestrian scale. Our environment allows for function as well as form. Public art marks a central gathering place and our many open spaces provide recreational opportunities for people of all ages and interests.
C. Plan Organization
The key elements of the plan are presented in four categories:
- Land Use
- Urban Design
- Transportation
- Community Safety and Livability.
Many of the elements from these four categories are related and can be most effectively implemented through strategies designed to coordinate individual recommendations into broader action plans. These “Key Strategies” are described in Section III.

II. Plan Elements

A. Land Use and Community Development
This plan is about the Old Nampa neighborhood and how it will shape its growth during the next twenty years. This section describes land use strategies for directing future growth and the economic development strategies.

Vision:
Old Nampa is an attractive and diverse community. New developments are to be designed to augment the neighborhood’s special small building character and to augment and strengthen a vibrant Mixed Use Residential Neighborhood district.

Existing Conditions:
Existing land uses in Old Nampa are characterized by the following:
- The majority of professional and retail use are located along 3rd Street S and Yale Street. These are also the areas with the highest intensity BC and RMH zoning, respectively.
- The core of the neighborhood remains largely single family residential with a mix of multi-family residential developments and neighborhood businesses.

Land use transitions and building heights

Goal:
The goal of the Old Nampa neighborhood is to maintain its single-family architectural character and scale. New construction should respect and reflect these qualities.

Issues:
There are several areas in the district where Business Commercial (BC) zoning, with either no building height restriction or 65-foot height limits, directly abuts single-family or low-density multifamily zoning with 30-foot height limits.
Recommendations

- Design Guidelines. Develop neighborhood-based design guidelines that provide standards for new development.
- Overlay Zoning. To provide stronger protection for residential uses adjacent to commercial zones, overlay zoning to require the transitions detailed in the design guidelines should be studied during area planning, or earlier if it is delayed.

Housing

Goals:
1. Protect and preserve the neighborhood’s single-family character.
2. Develop a range of strategies to help encourage housing opportunities for a wide range of residents.
3. Support the adoption of Old Nampa Design Guidelines where local design review can be used to encourage housing that is consistent with the neighborhood’s existing architectural character.
4. Increase awareness of the need for housing maintenance (for both owner and non-owner-occupied units) to improve neighborhood appearance and image.

Vision:
The Old Nampa neighborhood wishes to maintain the wide range of housing and family types needed to support an eclectic and diverse neighborhood. The community’s wish is to have existing housing, particularly single-family homes, retained as well-maintained, owner-occupant housing. The neighborhood also wishes to encourage extended families and families with children to live here by providing housing with ample open space for play.

Issues:
Old Nampa currently has a range of housing opportunities, from larger older homes divided into apartments catering to NNU students to high-quality single family homes. There is a strong neighborhood desire to retain and enhance its existing single-family area. New housing presents a unique challenge to the neighborhood due to current zoning and land use. Redevelopment would require the demolition or removal of current structures. The housing issues facing Old Nampa include:

- Type and Integration of New Housing
  There is considerable interest in architecturally integrating new housing construction into the neighborhood if introduced.

- Maintenance
  Housing condition and maintenance of the existing housing stock in Old Nampa are major concerns. These concerns include:
  - The speculative purchase of existing single-family housing for rental purposes, with the ensuing lack of neighborhood commitment characteristic of non-owner, transient residents.
  - The appearance of unmaintained, blighted housing and its impact on the neighborhood’s image.

Recommendations:

- Code Enforcement. Support enforcement of building and housing code requirements to identify violations and bring them into compliance. Encourage and organize renters and local residents to identify and monitor the upgrading of poorly maintained properties.
• Working with Landlords and Owners. Develop strategies to work with landlords and absentee owners to promote the voluntary upkeep of local properties. Work with landowners and local community groups to institute a neighborhood-wide voluntary maintenance plan.

• Home Ownership and Maintenance Program. Develop a program to support home ownership and maintenance. This program could help seniors remain in their homes longer, and encourage better maintenance by others.

• Redevelopment. Promote strategies to encourage restoration or redevelopment in accord with established design guidelines.

Commercial

Goals:
1. Protect and preserve the neighborhood’s single-family character.
2. Encourage the development of a design review board within city government.
3. Work with business owners of businesses within the impact zone of the Old Nampa Neighborhood to encourage mutually beneficial business practices.

Vision:
The Residential Transition Zones should preserve the character of the Old Nampa Neighborhood District respecting the residential housing type and mix, the residential landscaping, and ambient environment provided by Nampa’s oldest residential neighborhood, whilst at the same allowing for appropriate commercial development which will provide a connecting link between Nampa’s main commercial arterials and the Old Nampa Neighborhood District.

Issues:
The Old Nampa Neighborhood is impacted on the north and the east by commercial strips. Design guidelines are needed for commercial development that impacts the Old Nampa Neighborhood and its historic residential character. Commercial development and redevelopment within the boundaries and the impact zone of the neighborhood pose challenges to the historic identity of the neighborhood.

Recommendations:
A set of design guidelines should be established that recognize and support the older character and scale of the Old Nampa Neighborhood District. Existing structures should be rehabilitated in such a manner that a 1920’s atmosphere is retained. New construction should produce that same 1920s residential architecture and scale.

1.) Height, Lot and Setback requirements should be compatible with the adjacent neighborhood.

2.) Parking and traffic should be mitigated so as not to negatively impact adjacent residences. Parking areas should provide a buffer wall to reduce noise levels to adjacent residences.

3.) Fixed signage and temporary signage guidelines should reflect home business guide lines for the residential neighborhood, and should be standard for the neighborhood.

4.) Outdoor lighting should not be allowed to impact negatively adjacent residences.
5.) Trash collection and/or delivery areas should be screened from view and located where the noise and odor associated with them will not impact negatively upon adjacent residences.

6.) Landscaping should reflect the residential landscaping of the neighborhood and should provide a buffer zone to the adjacent residences.

7.) Zone changes and street vacations done for the purpose of accommodating larger buildings and parking lots should be discouraged. Development should not adversely threaten the character of the neighborhood.

**Promotion and Marketing Recommendations:**
Several projects have been identified that could enhance the neighborhood and market its image.

These include:
- Signature Event or Festival. Events such as a Christmas Light Show and summer block parties and a tour of homes could be successful models for promoting the area.
- Self-Guided Walking Tour. Consistent with the goals of the community to promote and improve the pedestrian character of the neighborhood, a walking tour and promotional map represent an opportunity to inform visitors to the significance of the neighborhood. The map and tour would provide historical information and other points of interest.
- “Welcome” Packages for New Businesses and Residents. In an effort to help integrate newcomers into the area, a welcome package describing the local community and its promotional activities should be distributed to all new residents (commercial and residential).
- Place Identity. The Nampa Chamber of Commerce should begin a program to encourage local businesses to identify themselves as part of the Old Nampa neighborhood. The County, the City, local agencies and the State should be encouraged to identify neighborhood facilities as “Old Nampa,” on maps, schedules and other materials.

**Physical Improvement and Planning Recommendations:**
- Gateway & Streetscape Treatments. Old Nampa’s identity could be strengthened by signature gateway treatments at the major entrances to the neighborhood. These gateways could include surface treatments-such as curb bulbs, street trees, special paving, decorative lighting, artwork, and signage or structures spanning the streets: like an archway. The entrance to Old Nampa at Yale could make use of existing traffic islands. Likewise, streetscape treatments on the key commercial streets will promote Old Nampa’s identity and improve the district’s appearance.

**B. Urban Design**
Improving the character of the Old Nampa neighborhood through a coordinated urban design program of physical improvements and guidelines for future development is an important component of this plan. This section includes a description of the neighborhood’s urban design issues, problems, and improvement recommendations.
Vision:
Old Nampa is an aesthetically pleasing community with attractive streetscapes, interesting storefronts, comfortable residences, and flourishing parks.

Existing Conditions.
The urban context of Old Nampa is heavily impacted by traffic, including the busy arterials through and around the neighborhood. The solid residential core is surrounded by mixed commercial and multifamily development.

See illustration 2.1 for path of arterial traffic through the Old Nampa neighborhood.

Illustration 2.1

Within the residential core the neighborhood is characterized by older single-family homes, typically in a craftsman bungalow style. Several institutions, City Hall, the Civic Center, Grace Episcopal Church, and the Church of Christ, provide landmarks and complete the fabric of the neighborhood.

Open space is almost non-existent. Where open space is available it is not public space and is therefore inaccessible. See illustration 2.1. Note the lack of open space. There are no identifiable parks.
The neighborhood plan seeks to identify opportunities for physical improvements that will enhance the area’s image and livability. In this process, four areas stand out. These are: neighborhood identity, the pedestrian environment, community gathering spaces, and design guidelines.

**Neighborhood Identity**

**Goal:**
Improve Old Nampa's identity as a historic residential neighborhood located in close proximity to the city’s historic downtown district.

**Issue:**
While Old Nampa is a long-established neighborhood, there is a lack of neighborhood identity.

**Recommendations:**

- **Streetscape Treatments.** The sense of identity for the Old Nampa neighborhood could be accentuated by “signature” street treatments and signage that would intensify toward the neighborhood gateways. These could include sidewalks extending to the curbs, street trees with grates, and improved pedestrian lighting. The Nampa Blvd streetscape should be extended south on Yale and East on 7th Street South to the 11th Avenue South intersection.

- **Gateway Features.** Gateway features described in the Residential Core section (pages 4 and 14) would also help reinforce the identity of the neighborhood as a whole and heighten the visibility of the neighborhood.

- **Public Art.** Public art installations in neighborhood parks, as part of streetscape and gateway features, and as a key element in major capital improvements, will play an important role in strengthening the neighborhood identity.

- **Funding for public art should include, but not be limited to, 1% for Arts set-asides for all public improvements. Establishment of an Old Nampa Arts Council in association with the Nampa Art Guild will be a key to promoting and coordinating public arts initiatives in the neighborhood.**

**Pedestrian Environment**

**Goal:**
Improve the pedestrian environment along Old Nampa's streets, working with the City of Nampa to identify target areas of improvement.

**Issues:**
Improvement to the neighborhood's pedestrian environment is a high priority. Strategies for pedestrian improvements are divided among arterials and local traffic streets. A key component to the success of these strategies is a reduction in speed along the neighborhood’s major arterials and local streets.
**Recommendations:**

- Continuation of the Nampa Boulevard streetscape south on Yale and east on 7th Street South to the 11th Avenue South.

- Curb Bulbs. Constructing curb bulbs, which extend the sidewalk into the street at intersections will enhance the pedestrian environment in several ways:
  
  - They improve pedestrian convenience in the retail area by making it easier for business area shoppers—especially children, seniors, and the handicapped—to cross busy streets.
  
  - They create potential space for landscaping and street furniture, which can be an important element in improving the area’s visual image.
  
  - They reduce the visual width of the street and help slow traffic.

![Illustration 2.2 - Typical Curb Bulb/Crosswalk Plan](image)

- Improved Crosswalks. Providing special crosswalk treatments, like textured concrete or unit-paver crosswalks, will help define the residential area’s pedestrian domain. The purpose of this recommendation is to help slow traffic on arterial connections by giving drivers visual signals that the residential core is a pedestrian priority area.

- Handicap access curb cut ramps that meet current code will make sidewalk use easier and safer for the disabled and young in the neighborhood.
Residential Pedestrian Environment. Most streets, even the main arterials, are primarily residential in nature, except for some commercial uses at the north end of Yale Street, on 11th Avenue S, and on streets that approach 3rd Street S. A street cross-section with sidewalks separated from the street by a continuous planting strip and street trees would reinforce the residential nature of the arterial streets.

The addition of bicycle lanes on the main arterials (7th Street S, Yale Street, 11th Avenue S, 7th Avenue S) would allow bicycles and cars to share the roadway more comfortably. Additional planting of street trees in the existing planting strips (where available) and on private property behind the sidewalk (with cooperation of the property owners) would enhance the streets as residential pedestrian streets. This would also balance the visual appearance of the neighborhood streets as large, aged trees have been severely pruned or removed over time in some areas of the neighborhood, while in other areas trees have flourished.

Illustration 2.3 - Typical section, Residential Area/Street Intersection

Community Gathering Spaces

Goals:
Provide better places for community gatherings, including both open spaces and neighborhood meeting places.

Issues:
The neighborhood has only one consistently available or dedicated indoor location and limited open spaces in which to hold community meetings and events. There is a need to create parks and open spaces that are accessible to local residents. Public space is limited to the City Hall/Civic Center complex. There are no parks within the Old Nampa district.
Recommendations:

- Parks
  - The city should acquire land within the boundaries of the Old Nampa district for the purpose of creating small neighborhood parks or open space for a community garden or other public use determined by the neighborhood.

- A minimum of four small parks is needed within the neighborhood. One of the parks should be located near City Hall (region A); two in the central core, north and south of 7th Street S (regions B and C); and one should be located south of 7th Street S and west of 7th Avenue S (region D). (Tot Lots & pocket parks) See Illustration 2.4

Illustration 2.4 – Proposed regions for park locations.

- Lot sizes as small as 50’x50’ would serve adequately with correct design and amenities. A large park is both impractical and inappropriate for the neighborhood.
- Play equipment, benches and small temporary shelter at each location.
- One site dedicated as a Play Area with sufficient play equipment.
- Parks and play areas designed by neighborhood children and adults.
- Historic information plaques at each park.

- Neighborhood Center/Meeting Place(s).
  There is a need for year-round meeting places for community groups. The immediate need for a meeting space is currently met as Grace Episcopal Church, as part of community outreach, graciously allows ONNA to meet in its parish hall. In the long run, office, display and storage space for community organizations, basic food preparation facilities, and facilities suitable for community arts exhibitions, workshops and performances would be desirable. Some potential strategies for meeting this need include:

  - A community meeting room could be incorporated into the Civic Center or the old Rite Aid building.
  - A public meeting place could be developed in an unused commercial building (For example, the old Rite-Aid building).

**Design Guidelines**

**Goal:**
Encourage new development that complements Old Nampa’s character.

**Issues:**
The neighborhood planning process creates an opportunity to develop design guidelines to better protect Old Nampa's character and moderate the impact of new development. These will supplement the existing city-wide design guidelines and be tailored to specific conditions and concerns in Old Nampa.

**Recommendations:**
ONNA’s plan recommends the development and adoption of design guidelines created in collaboration with the City of Nampa. The following guidelines are imperative:

- Lower Thresholds. We propose to reduce the size of projects required to go through the design review process to include all low rise developments of more than three units and all commercial developments of more than 2500 square feet. Some of the key issues to address through design guidelines:
  - Transition Zones. Encourage BC developments to step down where they abut residential zones with lower building heights.
  - Facade Upgrades. Establish additional standards for developing varied, pedestrian friendly street facades to avoid blank facades, and encourage upper level setbacks on streetfront facades to make new developments fit better with existing buildings and allow more light and sun to reach the street.
C. Transportation

Arterial Traffic

Goal:
To partner with the City to ensure that cars, busses, and other motor vehicles coming to and through the neighborhood share the road with those traveling on bike and foot.

Issues:
The Old Nampa neighborhood is significantly impacted by traffic on its arterial streets. This traffic divides the neighborhood, reduces its safety and attractiveness for pedestrians, and makes it difficult for customers to reach local businesses. (See Appendix 2 for the full existing conditions analysis.)

Recommendations:
There are a number of ways to mitigate traffic impacts. Signage, signal timing, and enforcement are first steps. Lowering the speed limit is also a possible solution. Curb bulbs can be used both to reduce the visual width of the street and to slow traffic. Likewise, utilizing planting strips and street trees would aid to further abate traffic.

  **Speed Limit Signs.** Vehicular travel speeds through the Old Nampa neighborhood are excessive and unsafe. Further study is required to determine the exact speeds being executed on the arterials in the neighborhood. Yale Street and 7th Street South are of particular concern as this route is the major arterial bisecting the neighborhood.

  **Road signage and flow control.** The Old Nampa Neighborhood is home to unique street paths and road patterns. Often this uniqueness creates three way intersections, unexpected dead ends, or sudden and abrupt path changes. The three way intersection at Yale/7th St. S/ and High St. is an excellent example of the need for a change in road signage and traffic flow control measures. A three way stop intersection is envisioned for this confluence. Such action would assist with motor vehicle accident control, speed control and general traffic abatement. It would also aid in traffic calming on Greenleaf, which is frequently used as a thoroughfare to Lonestar. See pictures in Appendix vii.

  **Crosswalks and Curb Bulbs.** Pedestrian crossings should be improved along the arterials throughout the planning area. Handicap access curb cut ramps should be constructed at each corner. Curb bulbs reduce crossing distances for pedestrians and make pedestrians more visible to motorists at intersections. They also help to reduce traffic speeds (not capacity) by visually narrowing the street. Curb bulbs are being proposed throughout the neighborhood's arterial streets where they can be built without reducing required capacity. The following intersections are proposed for first priority crosswalk and curb bulb improvements. See Figure 2.5

- Along 7th Avenue S proceeding north from 7th Street S.
- Along 7th St. S continuing along Yale Street.
- Along 11th Avenue S.
Street Trees and Wider Sidewalks. In residential areas there should be 5-6 feet of walking width and 5-6 feet of planting strip width. Currently the sidewalks are approximately 4 feet wide.

In addition, the installation of curb bulbs would provide more room for landscaping or urban design features, and installing tree grates would expand useable walking space around trees. Landscaping should be designed to maintain visibility and sight distance at intersections, driveways, and other critical areas along the street system. Since most property is residential a program to encourage tree planting behind the sidewalk could be successful.
Parking

Goal:
A neighborhood that is accessible to visiting friends and family, to commercial area patrons, and to those who enjoy the area’s parks and public spaces.

Issues:
Existing parking in the Old Nampa neighborhood is provided both on public on-street space as well as public and private off-street lots. There are no parking restrictions based on time of day or week. However, general guidelines prevail through City Codes concerning the parking of trailers, fifth wheels and vehicles that are inoperative.

Currently, there are regular instances involving vehicles that are improperly parked on public streets in Old Nampa.

Recommendations:
Code education and enforcement are essential to abating the parking issues that affect the neighborhood.

D. Community Safety and Livability

Vision:
Community commitment, looking out for one another, and a strong block-watch system will help keep residential and commercial districts safe.

Issues:
During the course of the planning process, a number of public safety problems have been discussed. They include:
- Landlords who fail to adequately maintain and monitor their properties, and the need for better code enforcement at these properties.
- Drug traffic and other related problems in a variety of neighborhood locations, but primarily in rental properties.
- Perceived gang activity in the form of shootings and territory tagging.
- Lack of lighting in the neighborhood lends to unsafe areas.

Recommendations:
- Promoting a Healthy Environment. Create a neighborhood Ombudsman. This person would serve as the neighborhood memory and put together the code violation and public safety complaints from individuals. Work with the City to make input from the Ombudsman something the City works on effectively by orchestrating the appropriate agencies.

Develop and implement a “clean streets” program, including installing and maintaining trash receptacles around the neighborhood at strategic locations. Business dumpsters on public sidewalks need to be relocated. The anti-graffiti program needs to continue and evolve (especially the paint-it-out plan).
Community Policing. Old Nampa supports the neighborhood-watch system and wants to work with Nampa Police Department in efforts to reduce crime. The neighborhood would like to have a community police officer assigned to the area. Bicycle patrols would be welcomed. Neighborhood residents are pleased with the proximity of the neighborhood to the Main Police Station and are happy with the services rendered by law enforcement in the neighborhood.

III. KEY STRATEGIES
The following three key strategies combine many of the recommendations from the various plan elements into integrated concepts for plan implementation. These strategies provide a framework for coordinated action, and a way of packaging individual recommendations in a way that is easier to grasp and visualize.

A. Design Review Standards
One of the most effective ways to strengthen Old Nampa’s identity, reinforce its role as a residential neighborhood, and set the stage for its future development will be to develop and enforce design review standards that are consistent with the character of the neighborhood. These standards would ideally:

1. Guide and direct new commercial development in and around the neighborhood:
   Commercial development needs to occur in the context of the neighborhood and should complement the historic nature of the district. Guidelines should be developed and implemented for business activity within the neighborhood. These guidelines should encourage the business to integrate into and utilize the historic opportunities provided by the neighborhood. Storefronts should conform to the surrounding buildings in so much as they are in conformity to the vision of the neighborhood.

B. Neighborhood Revitalization
Old Nampa is a mature residential district in the second largest city in Idaho. As Nampa has grown, the core of the city has been left, to an extent, to fend for itself. In order to prevent further deterioration and blight, Old Nampa needs to be rejuvenated and see some redevelopment. Not on a grand scale, but in a steady manner, over time. This investment will lead to a rich and varied historic neighborhood located just blocks from the city center. This investment would include:

1. Street lighting to increase public safety.
2. Investigation of and action on traffic concerns along both arterial and local streets in order to calm traffic in a creative and aesthetically pleasing manner.
3. Adoption of an official Neighborhood Association recognition policy and establishment of a Neighborhood Ombudsman.
4. Public safety training programs coordinated with Old Nampa.
5. Establishment and support of a community tutoring/mentoring program in the neighborhood.
6. Consider lowering the speed limit on arterials to encourage traffic to go around the residential core of the neighborhood.
7. Participation in the relaunch of the Block Home program in Nampa, possibly as the pilot neighborhood.
C. Old Nampa: Growing Gracefully

Old Nampa is a mature neighborhood with great potential and historic value. While the neighborhood has not received the care or attention that it deserves over the recent years, it has valuable characteristics that can often be veiled to the casual observer. Harbored within the boundaries of the area are wonderful older homes well and sturdily built in an age when craftsmanship was frequently practiced, plenty of maturely solid trees and greenery, and a wealth of intangible assets in its population. The infrastructure, while it may be in need of some tending, is in place to sustain and carry Old Nampa into Nampa’s future. Old Nampa may not be able to grow geographically, but it can grow in other ways. It can grow in population, in identity, in value, and in perception. With proper planning and caretaking from informed and dedicated inhabitants and skilled city personnel, Old Nampa can lead the way for planning and community development in Nampa, Idaho. This plan is one major step in taking that leadership role and readying the neighborhood for what lies ahead. Old Nampa is ready to go. Old Nampa is ready to start growing gracefully.
Appendix i
Bylaws
BYLAWS
OF
OLD NAMPA NEIGHBORHOOD ASSOCIATION, INC.

ARTICLE I
NAME

This organization shall be known as Old Nampa Neighborhood Association, Inc.

ARTICLE II
MEMBERSHIP

Section 1. Membership shall be open to all persons who reside, work, or own property or businesses within the geographic boundaries, as stated in Article I of the Articles of Incorporation, who are 18 (18) years or older, except as qualified in Section 2, Article V.

Section 2. Every resident and every non-resident owner of property within the boundaries of the Old Nampa Neighborhood Association, Inc. shall be entitled to one membership; provided that, where a property is owned by more than one person, the owners thereof shall be limited to one membership among them. In addition, if the property is used for commercial purposes, its non-resident owners shall likewise be limited to one membership. In no event shall any person be eligible for more than one membership.

Section 3. Commercial purpose shall include, but not be limited to, property which is held out for rent, lease, or used to produce or distribute goods or services. It shall further include all property held or offered for sale if said property is not the principal place of residence of the owner. Commercial purpose shall also include such property held or tenancy therein which is so held or used by a non-profit association or organization.

Section 4. Membership, for the purposes of voting, shall be achieved by signing the name and address and, when necessary as required by Section 2, Article V, of the Articles of Incorporation, the name of all parties to a single membership in the "Official Membership List." It is the responsibility of eligible members to record their name and most current address with the Association Secretary to receive mailed notice of meetings. Membership may be terminated by resignation and shall terminate at once for anyone who ceases to reside or own property in the neighborhood. There will be one vote per membership.

ARTICLE III
MEETINGS OF MEMBERS

Section 1. Annual Meeting: The annual meeting of the members for the election of the directors and for consideration of the officer’s reports and the transaction of any other business pertaining to the affairs of the corporation shall be held on the second Tuesday in March of each year at whatever time and place may be designated by the executive board, however choosing a place that is conveniently located to the neighborhood.

Old Nampa District Neighborhood Plan 2003
Section 2. **Special Meetings:** Special meetings of the members, for any purpose or purposes, may be called by the Board of Directors at a time, date and location they may designate. A minimum of three meetings of the full membership per year shall be called by the Board of Directors.

Section 3. **Rules of Order:** Rules at all meetings shall be those prescribed by Robert’s Rules of Order.

Section 4. **Notice of Meetings:** Written or printed notice stating the place, day, and hour of the meeting and the purpose or purposes for which the meeting is called, shall be delivered not less than seven (7) days nor more than 30 days before the date of the meeting, either personally or by mail, by or at the direction of the president, or the secretary, or the officer or persons calling the meeting, to each member of record on the Official Membership List on file with the secretary of the Association. (Refer to Article 2, Section 4) If mailed, such notice shall be deemed to be delivered when deposited in the United States mail, addressed to the member at his/her address as it appears on the Official Membership List, with postage thereon prepaid.

Section 5. **Quorum:** A majority of the number of members eligible to vote as defined by these Bylaws and in attendance at an annual or special meeting shall constitute a quorum for the transaction of business items duly noted on the Notice of Meeting.

Section 6. **Absentee ballots:** Absentee Ballots will be accepted by mail five (5) days prior to the election date provided that the ballot contains the names of all candidates, voting preference, signature of member and date. Requests for absentee ballots are to be addressed to the Secretary of the association.

**ARTICLE IV**

**BOARD OF DIRECTORS**

Section 1. **General Powers:** The business and affairs of the corporation shall be managed by its Board of Directors who shall be members of the corporation and registered on the Official Membership List. The Board shall have powers to make all such rules and regulations as to them may appear necessary or desirable for conducting the activities of this organization.

Section 2. **Number, Tenure and Qualifications:** The number of directors shall be no less than nine (9) and no more than fifteen (15). Directors shall be elected at the annual meeting of members and the term of office shall be three (3) years with a minimum of one third of the directors being elected annually at the annual meeting. Each Director shall be limited to three (3) consecutive terms or nine (9) consecutive years on the Board, whichever is longer.

Section 3. **Special Meetings:** Special meetings of the Board of Directors may be called by or at the request of the president or any three directors and shall be held at such place as the directors may determine.

Old Nampa District Neighborhood Plan 2003
Section 4. **Notice:** Notice of any special meeting shall be given at least forty-eight (48) hours before the time fixed for the meeting, by written notice delivered personally or mailed to each director at his/her registered address, or by facsimile, or e-mail. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail so addressed, with postage thereon prepaid, not less than three (3) days prior to the commencement of the above stated notice period. If notice is given by facsimile or e-mail, such notice shall be deemed to be delivered when the facsimile or e-mail is sent. Any director may waive notice of any meeting. The attendance of a director at a meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board of Directors need to be specified in the notice or waiver of notice of such meeting.

Section 5. **Quorum:** A majority of the number of directors fixed by these Bylaws shall constitute a quorum for the transaction of business at any meeting of the Board of Directors.

Section 6. **Board Decisions:** The act of the majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors.

Section 7. **Vacancies:** Any vacancy occurring in the Board of Directors may be filled by the affirmative vote of a majority of the remaining directors though not less than a quorum of the Board of Directors. A board member selected in this manner may serve in a valid capacity only until the next annual meeting, at which time an election will be held to fill the unexpired term of office.

Section 8. **Nomination of Officers and Directors:** A nominating committee consisting of three (3) members shall be appointed by the Executive Committee from the general membership in January of each year and shall report to the Board of Directors by February 15th of each year with names of persons in nomination as officers and directors. Any member may nominate from the floor at the time of the Annual Meeting, a candidate, for any office to be placed on the ballot for that election. Eligible candidates must acknowledge and accept nomination for a position as an officer or director.

Section 9. **Committees:** The Board of Directors may establish committees for either general or special purposes to act for such time and in such manner as the Board of Directors shall determine.

**ARTICLE V**

**EXECUTIVE BOARD**

Section 1. **Composition:** The executive board shall consist of the president, president-elect, treasurer, and a secretary.
ARTICLE VI
OFFICERS

Section 1.  **Composition:** The officers of this corporation shall be a president, president-elect, treasurer and secretary. Such other assistant officers, as may be deemed necessary, may be elected or appointed by the Board of Directors.

Section 2.  **Election and Term of Office:** The officers of the corporation to be elected by the Board of Directors at the first meeting of the Board of Directors after each annual meeting of the members. If the election of officers is not held at such meeting, such election shall be held as soon thereafter as is convenient. Each officer shall begin his/her term at the next meeting following his/her election.

Section 3.  **Removal:** Any officer or agent elected or appointed by the Board of Directors may be removed by the Board of Directors whenever, in its judgment, the best interest of the corporation would be served thereby.

Section 4.  **Vacancies:** A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

Section 5.  **Duties of Officers:**

**President:** The president shall be the principal executive officer of the corporation and shall, in general, supervise and control all of the business and affairs of the corporation. The president shall preside at all meetings of the members, Executive Board and the Board of Directors and in general shall perform all duties incident to the office of president and such other duties as may be prescribed by the Board of Directors from time to time. The president shall be a member of the Board of Directors during the term of office.

**President-elect:** In the absence of the president, or in the event of inability or refusal to act, the vice-president shall perform the duties of the president, and when so acting, shall have all the powers of, and be subject to all the restrictions upon, the president. Any president-elect shall perform such other duties as from time to time may be assigned by the president or by the Board of Directors. The president-elect shall be a member of the Board of Directors during the term of office.
Secretary: The secretary shall keep the notices of meetings and minutes of the meetings of the Board of Directors in one or more books provided for that purpose; see that all notices are given in accordance with the provisions with these Bylaws and as required by law; the custodian of the corporate record; keep current the Official Membership List by recording all updated information submitted by eligible members including names, addresses and phone numbers; and, in general, perform all duties incident to the office of secretary and such other duties as from time to time may be assigned by the president or the Board of Directors.

Treasurer: The treasurer shall have charge and custody of and be responsible for all funds, assets and securities received and give receipts for moneys due and payable to the corporation as required by the Board of Directors and deposit all such money in the name of the corporation in such banks, trust companies or other depositories as shall be selected in accordance with the provisions of these Bylaws; and, in general, perform all of the duties incident to the office of treasurer and such other duties as from time to time may be assigned by the president or the Board of Directors.

ARTICLE VII
CONTRACTS, CHECKS, DEPOSITS, AND GIFTS

Section 1. Contracts: The Board of Directors may authorize any officer or officers to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances.

Section 2. Checks, Drafts, or Orders: All checks, drafts, or other orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the corporation shall be signed by at least two officers of the corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors.

Section 3. Deposits: All funds of the corporation not otherwise employed shall be deposited from time to time to the credit of the corporation in such banks, trust companies, or other depositories as the Board of Directors may select.

Section 4. Gifts: The Board of Directors may accept on behalf of the corporation any contribution, gift, bequest, or devise for the general purpose or for any special purposes of the corporation.

ARTICLE VIII
WAIVER OF NOTICE

Whenever any notice is required to be given under the provisions of these Bylaws or under the provisions of the Articles of Incorporation or under the provisions of law, a waiver thereof in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.
ARTICLE IX
AMENDMENTS

These Bylaws may be amended, repealed, and/or new Bylaws may be adopted by a majority of the members present at an annual or special meeting if due notice is given in accordance with Article III, Section 4 of these Bylaws, and including the intention in the notice of the intention to amend, repeal, or adopt new Bylaws at such meetings; provided that the notice of the meeting shall set forth the proposed amendment and purpose thereof, and that a majority of those members in attendance may approve said amendment.

SECRETARY’S CERTIFICATION

This is to certify that the foregoing Bylaws of Old Nampa Neighborhood Association, Inc. have been duly adopted by the members of the corporation at a meeting held on the ____12th_______ day of ____March_____, 2002.

Patti Davis
Secretary

Dated:
Appendix ii
Articles of Incorporation
ARTICLES OF INCORPORATION
OF
OLD NAMPA NEIGHBORHOOD ASSOCIATION, INC.

The undersigned incorporators, in order to form a nonprofit corporation pursuant to the Idaho Nonprofit Corporation Act, Chapter 3, Title 30, Idaho Code (“Act”) hereby adopt these Articles of Incorporation as follows:

ARTICLE I
NAME AND BOUNDARIES

Section 1. The name of this nonprofit corporation shall be Old Nampa Neighborhood Association, Inc.

Section 2. The boundaries of this Corporation, are as follows:

From the northwest corner of N. Yale St., 4th St. S. and Davis Ave, continuing north following N. Yale St. to 7th St. S. At 7th St. S. the boundary proceeds west on High St. At the intersection of High St. and N. Fairview St. the boundary line turns due south and follows N. Fairview St. south until it terminates. The boundary then continues to follow 10th Ave. S. in a southerly direction. At the intersection of 10th Ave. S. ext. and Roosevelt Ave. the boundary turns to follow Roosevelt Ave. east until Roosevelt meets 11th Ave. S. The boundary turns to follow 11th Ave. S. to the northeast. The boundary follows 11th Ave. S. to the intersection of 4th St. S. At 4th St. S. the boundary turns to the northwest and follows 4th St. S. back to the northwest corner of the intersection of N. Yale St. Note: The boundary extends across streets on the outside edge of the boundary line to the back of property lines and to include properties just north of 4th St. S. to avoid abandoned properties on the periphery.

These boundaries are shown on the Map attached hereto as Attachment “A”.

ARTICLE II
DURATION

The existence of this corporation shall be perpetual.

ARTICLE III
PURPOSE

Section 1. This Association is being incorporated to fulfill the following purposes:

a To provide a means for persons who reside, work, or own property or businesses in the neighborhood to participate in planning, influencing, and/or making decisions for improving the current and future living conditions of the neighborhood.

Old Nampa District Neighborhood Plan 2003
b To encourage and facilitate communication and joint efforts among the residents of this area on matters of common concern.

c To encourage involvement of neighborhood residents in the creation of a neighborhood plan that serve as unified guide to the future direction of the neighborhood.

d To promote the general welfare of the residents, owners, and their property interests.

e To receive, administer, and expend funds for such purposes.

f To promote a positive working relationship with the City of Nampa and other governmental entities having an impact on the livability of the neighborhood.

Section 2. The Corporation is organized for the charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954, as amended and supplemented and, therefore shall be subject to the following provisions:

a No part of net earnings of the Corporation shall inure to the benefit of, or be distributable to, its directors, officers, or other private persons except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered.

b No part of the activities of the Corporation shall be to carry on propaganda or otherwise attempt to influence legislation and the Corporation shall not participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.

c Notwithstanding any other provisions of these Articles, the Corporation shall not carry on any activities no permitted to be carried on (1) by a Corporation exempt from Federal Income Tax under 501 (c) (3) of the Code or (2) by a corporation, contributions to which are deductible under 170 (c) (2) of the Code.

d Upon dissolution of the Corporation, the Board of Directors shall, after paying or making provisions for the payment of all of the liabilities of the Corporation, dispose of all of the assets of the Corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, religious, or scientific purposes, as shall at the time qualify as an exempt organization or organizations under 501 (c) (3) of the Code as the Board of Directors shall determine. Any such assets not so disposed of by the District Court of the county in which the principal office of the Corporation is then located, exclusively for the purposes or to such organization or organizations as said court shall determine, which are organized and operated for such purposes.

ARTICLE IV

REGISTERED AGENT

Old Nampa District Neighborhood Plan 2003
The name of the initial registered agent of this corporation is: **Lance Richard McGrath**

**ARTICLE V**  
**MEMBERSHIP AND VOTING**

Section 1. Membership shall be open to all persons who reside, work, or own property or businesses within the geographic boundaries, as stated in Article I, who are 18 (18) years or older, except as qualified in Section 2, Article V.

Section 2. Every resident and every non-resident owner of property within the boundaries of the Old Nampa Neighborhood Association, Inc. shall be entitled to one membership; provided that, where a property is owned by more than one person, the owners thereof shall be limited to one membership among them. In addition, if the property is used for commercial purposes, its non-resident owners shall likewise be limited to one membership. In no event shall any person be eligible for more than one membership.

Section 3. Commercial purpose shall include, but not be limited to, property which is held out for rent, lease, or used to produce or distribute goods or services. It shall further include all property held or offered for sale if said property is not the principal place of residence of the owner. Commercial purpose shall also include such property held or tenancy therein which is so held or used by a non-profit association or organization.

Section 4. Membership, for the purposes of voting, shall be achieved by signing the name and address and, when necessary as required by Section 2, Article V, the name of all parties to a single membership in the “Official Membership List.” Membership may be terminated by resignation and shall terminate at once for anyone who ceases to reside or own property in the neighborhood. There will be one vote per membership.

**ARTICLE VI**  
**LIMITATION ON MEMBERS LIABILITY**

The private property of members of this Corporation shall not be liable for the debts or any other liabilities of the Corporation.

**ARTICLE VII**  
**INITIAL INCORPORATORS AND BOARD OF DIRECTORS**

Section 1. The affairs of the Corporation shall be managed by a Board of Directors. The number, qualifications, duties of such directors shall be set forth in the Bylaws of the Corporation.
Section 2. The following “Incorporators” shall serve as the Board of Directors until such time as the first Annual Meeting is held, such time to be determined by the Bylaws of the Corporation:

Wendy DiBene, 716 9th Ave. S., Nampa, Idaho, 83651
Heather Heller, 516 9th Ave. S., Nampa, Idaho, 83651
Sam Lang, 615 9th Ave. S., Nampa, Idaho, 83651
Debra Leonard, 912 9th Ave. S., Nampa, Idaho, 83651
Lance Richard McGrath, 920 9th Ave. S., Nampa, Idaho, 83651
Christina Martell, 603 9th Ave. S., Nampa, Idaho, 83651
John Winston, 124 Meffan Ave., Nampa, Idaho, 83651
Fr. Doug Yarbrough, 1312 W. Elmore Ave., Nampa, Idaho, 83651

ARTICLE VIII
DISSOLUTION OF THE CORPORATION

Section 1. Upon a vote a majority of all members of the Corporation, the Corporation may be dissolved. In the event of the liquidation or dissolution of the Corporation, whether voluntary or involuntary, the assets of the Corporation after payment of all of the debts of the corporation and the expenses of dissolution shall be distributed as directed in Article III, Section 2(d) with any other remaining funds being distributed to a nonprofit organization within the neighborhood that serves the needs of children or the elderly.

ARTICLE IX
REVISION OF ARTICLES OF INCORPORATION

These Articles of Incorporation may be amended upon formal reading at the Annual Meeting of the Association and a majority vote of membership attending said Annual Meeting. Notice of Revision to Articles of Incorporation must be included in the published announcement of the Annual Meeting.
ARTICLE X
NON-STOCK CORPORATION

The Corporation shall be non-stock, and no dividends or pecuniary profits shall be declared or paid to the members.

IN WITNESS THEREOF, the undersigned have executed these Articles of Incorporation on this day of January, 2002.

__________________________________________

__________________________________________

__________________________________________

__________________________________________

__________________________________________
Appendix iii
Neighborhood Summary
Survey conducted in conjunction with Boise State University in April and May, 2002. 750 surveys were hand-delivered and picked-up within the boundaries of the Old Nampa Neighborhood Association. Return rate was just under 20%. Approximately 1 in 5 households responded.

A copy of the survey and the quantitative and qualitative results are attached.

**BRIEF SYNOPSIS OF SURVEY RESULTS:**

- Older Residential Neighborhood. Median Home Age = 1929 (2,3 and 5)  
  Median Home Age = 1949 (1.4)

- Old-Fashioned Mixed Use Residential Neighborhood with mostly single-family homes occupied by a range of retirement couples to young start-up families.

- Average Length of Residence = 20 Years.

- Higher than average level of satisfaction with neighborhood composition, many however would like to see more single-family homes and more open spaces, with less multiple-unit complexes and businesses.

- Below average sense of community. High perceived sense of crime – property and personal, and traffic issues.

- High rating for city services, except for tree planting and code enforcement. Definite issue of aesthetic perceptions of unkempt and unruly lots in the neighborhood.

- Although low sense of community, high sense of quality of life. People enjoy living in this neighborhood and would like to work together to make it a better community in which to live.
Appendix iv
Neighborhood Survey
Dear Neighborhood Resident,

You may be aware that you live or operate a business within the boundaries of the Old Nampa Neighborhood Association. We in the Old Nampa Neighborhood Association (ONNA) are interested in assessing the opinions and attitudes of residents in this neighborhood to help us determine where to direct our attention in order to make our neighborhood a good place to live and work.

To help us assess resident perceptions and learn what is important to you, we have contracted with community researchers at Boise State University to conduct a survey of resident perceptions and concerns. Together we in the ONNA and the researchers at BSU have created a questionnaire to help us understand what is important to you and what we can do to sustain and improve quality of life in our neighborhood.

The attached questionnaire is being delivered by researchers to homes and businesses throughout the Old Nampa Neighborhood (see map on reverse side of this page). If you choose to complete the questionnaire, it will take about 10 minutes of your time. The questionnaires are completely anonymous and no personal information about you will be available to your neighbors. In fact, the researchers at BSU will record all of the information before making a summary of the results available to the ONNA—no one from the neighborhood will have access to any of the individual questionnaires. A summary report of the findings will be made available to all interested residents by the end of May 2002.

Your participation is completely voluntary. However, we ask that you consider completing the survey and sharing your perceptions and concerns with us. Only by knowing what is important to you can we help make our neighborhood a better place to live.

Thank you for your time, and for being a valuable part of our neighborhood. Please feel free to contact me if you have any questions or comments about this survey.

Sincerely,

Lance McGrath, President
Old Nampa Neighborhood Association
mcgrath@velocitus.net

Please place the completed survey in the attached envelope, and seal it to ensure confidentiality. You may place it outside your front door for pickup on Monday, April 15th or Tuesday, April 16th. You may also mail the survey to Dr. Tedd McDonald, Department of Psychology, Boise State University, 1910 University Drive, Boise, ID 83725-1715.
Before we begin, we would like to know a little bit about you. This will help us better understand our sample and those people who live or work in the Old Nampa neighborhood.

1. Please indicate in which of the four regions of the Old Nampa neighborhood your home or business is located (refer to the map on the back of the cover letter).

2. Please indicate your attachment to the Old Nampa neighborhood:
   _____ Own home there  _____ Rent home there  _____ Have business there

   If you own your home, in approximately what year was your home built?

   If you rent your home, is it a:  _____ Single-family lot  _____ Multiple-Unit Complex

   Also if you rent, does your landlord live in Nampa?  Yes _____  No _____

   If you have a business in the neighborhood, how long has it been in operation?

   Also if you have a business, are you pleased with its location?  Yes _____  No _____

3. Do you work in Nampa? If so, do you walk or drive to work?  Walk ____  Drive ____

4. Please indicate your sex:
   _____ Female  _____ Male

5. Please indicate your age: ____________________

6. Please indicate your race/ethnicity (optional): ____________________

7. Please indicate the number of children (if any) in your household: ____________________

   How many (if any) of those children are under the age of 18?  ____________________

   How many (if any) are in need of handicap accessibility?  ____________________

8. How long have you lived in the Old Nampa neighborhood?  ____________________

   Where did you move from?  _________________________________________________

9. What attracted you to this neighborhood?  ____________________________________

   _________________________________________________

10. How long do you plan to stay in this neighborhood?

    1 year  5 years  10 years  15 years  Unknown
11. If you are planning to move, why do you plan to do so?
________________________________________________________________________
________________________________________________________________________

12. To what extent are you satisfied with the mix of businesses, residences, and open spaces in this neighborhood?

1 2 3 4 5 6 7
Not at all satisfied Very satisfied

If you are not satisfied, which would you like to see more of in this neighborhood?

a) businesses  c) multiple-unit dwellings
b) single-family homes  d) open spaces

If you are not satisfied, which would you like to see less of in this neighborhood?

a) businesses  c) multiple-unit dwellings
b) single-family homes  d) open spaces

13. What types of businesses, if any, would you like to see more of in this neighborhood?
________________________________________________________________________
________________________________________________________________________

14. To what extent do you value a diverse range of income levels and social statuses among your neighbors?

1 2 3 4 5 6 7
Not at all important Very important

15. Approximately how many of your neighbors do you personally know?

____________________

16. How important is it to you to personally know and interact with your neighbors?

1 2 3 4 5 6 7
Not at all important Very important

17. To what extent do you believe there is a sense of community (connectedness to others) in this neighborhood?

1 2 3 4 5 6 7
None at all Very much
18. How satisfied are you with the physical appearance of the buildings in this neighborhood?  
1 2 3 4 5 6 7  
Not at all Very much

19. How satisfied are you with the physical appearance of homes and lots in this neighborhood?  
1 2 3 4 5 6 7  
Not at all Very much

20. To what extent do you believe traffic is a problem in this neighborhood?  
1 2 3 4 5 6 7  
Not at all Very much  
If you believe traffic to be a problem, do you have any specific areas that you find it to be a particular concern? If so, where are these areas?  
_________________________________________________________________________  
_________________________________________________________________________

21. Have you ever been personally victimized (for example, been robbed or assaulted) in this neighborhood? Yes _____ No _____

22. Have you ever had your property stolen or damaged (for example, a home burglarized) in this neighborhood? Yes _____ No _____

23. Have you ever had problems with graffiti/gang activity on your property? Yes _____ No _____

24. To what extent do you believe crime to be a problem in this neighborhood?  
1 2 3 4 5 6 7  
No problem at all A major problem

25. To what extent are you fearful of crime while walking or living in this neighborhood?  
1 2 3 4 5 6 7  
Not at all fearful Very fearful

26. How satisfied are you with the following city/county services in this neighborhood?  

Police Department 1 2 3 4 5 6 7  
Not at all satisfied Very satisfied

Fire Department 1 2 3 4 5 6 7  
Not at all satisfied Very satisfied

Old Nampa District Neighborhood Plan
Trash Collection
Not at all satisfied 3 4 5 6 7 Very satisfied

Animal Control
Not at all satisfied 3 4 5 6 7 Very satisfied

Tree Planting
Not at all satisfied 3 4 5 6 7 Very satisfied

Code Enforcement
Not at all satisfied 3 4 5 6 7 Very satisfied

27. Have you utilized any city services and/or loan programs (such as tree planting, sidewalk maintenance and curb maintenance) to improve your property?
Yes _____ No _____

28. How do you receive your local news information?
_____ Idaho Statesman
_____ Idaho Press Tribune
_____ Television
_____ Radio
_____ Email newsletter

29. How would you rate the overall quality of life in this neighborhood?
1 2 3 4 5 6 7
Very poor Very good

30. What three things do you like best about living in the Old Nampa neighborhood?
___________________________________________
___________________________________________

31. What three things do you like least about living in the Old Nampa neighborhood?
_________________________________________________________

Old Nampa District Neighborhood Plan
32. Are you active in the Old Nampa Neighborhood Association (ONNA)?
   Yes _____ No _____

   If yes, what are some reasons that influenced you to be active in ONNA?
   ______________________________________________________
   ______________________________________________________

   If no, are you interested in becoming active in ONNA activities?
   Yes _____ No _____

   If no, what are some reasons that influenced you to not be active in ONNA?
   ______________________________________________________
   ______________________________________________________

33. What three things would you most like to see ONNA do to improve the quality of life in this neighborhood?
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________

34. Do you have anything else that you would like to add?
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________

Thank you for your time, and for helping make this neighborhood a great place for everyone!
Community Health Questionnaire

The Community Nursing Program at Boise State University, in conjunction with Father Doug Yarbrough, members of ONNA, and others in this neighborhood, are interested in knowing whether a community nursing program is needed or wanted in the Old Nampa area. Like the ONNA survey, this survey is completely voluntary, and you are under no obligation to complete it (even if you completed the ONNA survey). However, if you are willing answer the questions below, your responses will help us to understand the needs of the community and to help us try to meet those needs.

1. How would you rate your overall health status at this time?
   1  2  3  4  5  6  7
   Very poor  Very good

2. Please list any specific health problem(s) that you are currently experiencing.

____________________________________________________________________________
____________________________________________________________________________

3. At this time, what are some specific stress producing situations/problems that are affecting your health?

____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________

4. To what degree do you feel that a community nursing program is needed in this neighborhood?
   1  2  3  4  5  6  7
   Not at all  Very much

5. Would you use a community nursing program if we had one in the neighborhood?
   Yes _____  No _____
Appendix v
Crime Statistics
Crime Stats for Areas 2, 14 & 15

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<th>2002 (YTD) September</th>
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<tr>
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<td>Sex Crimes (rape, fondling, lewd &amp; lascivious)</td>
<td>11</td>
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<td>14</td>
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<tr>
<td>Vandalism</td>
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<td>73</td>
<td>66</td>
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<tr>
<td>Auto Burglary</td>
<td>106</td>
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<tr>
<td>Drugs (not included paraphernalia)</td>
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<td>18</td>
<td>39</td>
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<tr>
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2002 (YTD) September

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<td>Battery (simple and domestic)</td>
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<td>Auto Burglary</td>
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<td>Drugs (not included paraphernalia)</td>
<td>39</td>
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<td>Residential Burglary</td>
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Old Nampa District Neighborhood Plan
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Appendix vii
Pictures