UNIVERSITY DISTRICT STEERING COMMITTEE:

David Alexander    President/NNU
David Peterson     VP/Financial Affairs/NNU
Hollie Lindner    Marketing/Public Relations/NNU
Andy Rodriquez   Director, Nampa Housing
Penny McClain    UD Resident
Gloria Griffith  UD Resident
Jerry Gunstream  Gunstream Commercial Real Estate
Jerry Hull        Professor/NNU
Jeff Miller      Glazier/Glass Company
Rodney Ashby     Planner II/City of Nampa
Joel Pearsall   Vice President University Advancement/NNU
Byron Knight     Major Donor Relations/NNU
Dan Jones        Business Manager/St. Paul’s Catholic Church and School
Bob Henry        Henry Insurance
Adrian Castanada University District Resident
Wayne Hoffman   executive director, Idaho Freedom Foundation & district resident
Paula Kellerer  Chief Academic Officer
Tom Dale        Mayor
Mark Bekkedahl  Vice President, Mission Integration, Mercy Medical Center
Robert Hobbs    City of Nampa
Victor Barrera  VP and Branch Manager/Zions Bank
Jon Brougher    Escrow Team Leader/Title One
Kent Conrad     Senior Pastor/First Church of the Nazarene
Daryl Johnson   Senior Pastor/College Church of the Nazarene
Executive Summary

The University District Neighborhood Plan is the product of intense study and input from District residents, city government, educational institutions, and religious organizations. The intent of the plan is to identify conditions in the district and recommend strategies to achieve the stated district vision. Adopting the plan into the city’s comprehensive plan is essential to guide future development, direct resources to desired objectives, and initiate citizen involvement. Ultimately, the plan is a tool to achieve the district vision.

### University District Vision

Nampa’s University District is recognized throughout the Treasure Valley for community involvement, cultural awareness, commercial strength, and educational achievement. Northwest Nazarene University draws people into the district for educational and cultural purposes, then partners with residential, congregational, and commercial neighbors to draw Nampa residents and visitors into the neighborhood again and again. Businesses provide quality goods, food, entertainment, and services largely within walking distance of the University. Residents and businesses take pride in their property, and enjoy a sense of belonging to the University District Community.

The University District is a mix of residential, commercial, civic, and educational development, primarily developed around Northwest Nazarene University, in the City of Nampa, Idaho. The District includes a mixture of older and newer development, although it is commonly perceived as an older residential area. The population of the District generally follows citywide demographics, with a few notable exceptions. These exceptions include a higher percentage of college aged and elderly residents and a significantly lower median income.

The following are the District recommendations to be covered in detail throughout the plan:

1. **Increase Safety**
   - Address Crime Factors
   - Develop Neighborhood Watch Programs
   - Reduce Vehicle Speeds
   - Develop Pedestrian-friendly Infrastructure
   - Develop Bicycle-friendly Infrastructure
   - Ensure Adequate Lighting

2. **Instill Pride of Neighborhood and Property (both private and public)**
   - Improve Pride of Property and Code enforcement
   - Develop Adequate Off-street Parking
   - Construct District-Unique Infrastructure and Entryways
   - Establish Entryway Corridors
   - Market the District and its Value

3. **Facilitate “Community” and Social Interaction**
   - Target District Subpopulations for Resources
   - Create Sub-district Alliances for Cultural, Wellness, and Educational Activities
   - Create Strategies/Services to Improve In-District Communication
   - Provide Residents Access to District Resources
   - Establish NNU Facilities as the District’s “Meeting Hall”
   - Establish Common Areas in the District

4. **Encourage Economic Development**
   - Increase Neighborhood Friendly Businesses
   - Encourage District Job Sufficiency
   - Create Incentives for District Property Improvements and Investment
   - Encourage NNU to Provide Specialized Educational Services to District Residents and Businesses
   - Alter Zoning to Achieve Goals and Objectives
UNIVERSITY

DISTRIBUTION

City of Nampa
Establishing the University District

Geographic Description

The University District Area includes all developed and undeveloped land within its 1 square mile boundary – bordered on the north by E. Roosevelt Ave., on the east by S. Powerline Rd., on the south by E. Hawaii Ave., and the west by 12th Ave. Although the southeast corner is not clearly defined by transportation routes, the boundaries include the area which would be enclosed if E. Hawaii Ave. was to be extended east to S. Powerline Rd.
Community Involvement Process

In December 2003, Nampa City Council adopted the updated Comprehensive Plan. From this document came recommendations to plan for special areas, including the Northwest Nazarene University area. Initial concepts and outreach began from that time and resulted in the first Steering Committee meeting in August of 2006. This committee, initiated and coordinated by University staff, is comprised of residential, government, and educational stakeholders. This group outlined generally perceived needs, planning objectives, and resources necessary to meet those objectives, for the creation of a University District. A Board of Directors was formed from members within the Steering Committee to provide detailed direction and organization for the creation of a University District and plan. After initial ideas were considered, a community meeting was held on May 31st, 2007; 75 individuals from the community and 10 members from the Steering Committee attended. In this meeting, residents discussed the: (1) Strengths of the community; (2) Dreams and Hopes for the community; and (3) Perceived Barriers for achieving those hopes and dreams.

The goals noted below came from residents of the University District (conversations, written comments, and a public information meeting). These four goals, when considered as a whole, declare the desire for the University District to be perceived as a unique portion of Nampa wherein all stakeholders (residents, organizations and businesses within the District) enjoy a sense of community and have pride about their neighborhood. The four goals have served as the background for the planning work of the University District Steering Committee and the University District Board of Directors.

Goals:
1. Increase Safety
2. Instill Pride of Property (both private and public)
3. Facilitate “Community” and Social Interaction
4. Encourage Economic Development

Goal One: Increase Safety:

Objectives:

- Address issues that reduce crime, including gang activities. [This may mean giving consideration to a range of activities that contribute to crime, e.g., poverty and unemployment. Also, an array of responses for reducing crime, e.g., community policing, should be considered.]
- Maximize the control of traffic within the area (particularly speeding on streets and provision of well-marked crosswalks).
- Develop a network of pedestrian friendly sidewalks throughout the area (this will include both improvement of existing sidewalks and the installation of new sidewalks).
- Identify bicycle paths along appropriate streets within the region.
- Install optimal street lighting fixtures within this section of town for safety of residents.
Facilitate the emergence and functioning of neighborhood associations and neighborhood watch programs that are “owned” by residents, businesses, and other organizations. An over-arching University District Association could help coordinate and facilitate neighborhood organizations, such as Neighborhood Watch programs, within the district.

Goal Two: Instill Pride of Property (both private and public):

Objectives:

• Raise the level of pride manifested in the care and appearance of private-owned properties (both residential and business) throughout the District.
• Assist residents to work closely with the City’s Code Enforcement Department regarding junk/trash, weeds, abandoned cars, etc., and with the Police Department concerning animal control issues (including noisy dogs/pets),
• Control violations of on-street parking and encourage development of adequate off-street parking for private homes, apartments/duplexes, and businesses.
• Create, as possible, consistent signage, landscaping features, and street lighting within the District.
• Create appropriate signage, lighting, and landscaping features for the major entryway corridors and intersections of the District (including special attention to a University Boulevard designation). Connections with and distinction from other portions of town, especially Downtown and North Nampa should be achieved by appropriate signage and visual characteristics.

Goal Three: Facilitate “Community” and Social Interaction:

NNU, as the largest entity within the District, should lead in the achievement of the objectives stated below.

Objectives:

• Monitor needs for and facilitate organizations and families to connect with existing services for children’s activities, at-risk teen efforts, and other specific categories (such as single-parent households, frail elderly, etc.). Awareness of services and linking with services will help provide residents with a sense of hope and optional ways of coping with difficult circumstances.
• Create alliances among the University, schools serving children within the District, congregations, and pro-community businesses for in-District cultural, wellness, and educational/developmental activities.
• Create strategies/services that increase residents-to-residents and residents-to-organizations communications within the District (e.g., community bulletin boards, newsletters, celebrations/ceremonies, etc.).
• Create events and venues to celebrate desired in-District activities and programs.
• Facilitate the businesses, congregations, the University, and indigenous neighborhood groups to sponsor in-District events and meetings for addressing in-District issues.
Establish NNU’s campus as the area’s “Meeting Hall” for a comfortable, accessible, and welcoming place for residents, businesses, and organizations within the District.

Establish some common areas (e.g., pocket or linear parks, community gardens, etc.) within the District.

Goal Four: Encourage Economic Development:

Objectives:

- Support an increase of new retail, office, and service businesses (coffee shops/restaurants, small stores, professional offices, etc) within the District.
- Encourage the employment of in-District residents by in-District businesses and organizations (churches, University, non-profits).
- Create incentives (both financial and zoning) for the investment of dollars for new and remodeled properties and amenity additions (patios, decks, landscape improvements, etc.) within the District.
- Encourage the University to create educational opportunities for both in-District businesses and individuals with knowledge and skills for financial decisions, profitability, and stability (e.g., budgeting, home ownership, resume and job search, tax form preparation, investments, etc.).
- Encourage the University to provide district-specific educational opportunities for residents, through a variety of resources, such as the Continuing Education Department. Also, encourage the University to provide classroom space to other educational institutions (e.g. Nampa School District, College of Western Idaho, Treasure Valley Community College) to offer district-specific instruction.
- Review and alter, as possible and prudent, zoning codes and overlays that maximize the issues noted in the above objectives.
- Encourage financial institutions and the City to facilitate means of investing dollars within the District for remodel, expansion, in-filling, removal of derelict buildings, and rebuilding construction projects.
- Determine and access sources/partnerships for both immediate and long-term funding of the many projects and activities noted in the four goals and supportive objectives noted above in this document.
People of the University District

Population
Source: Although the US Census continues to provide yearly population updates, this data only reflects population down to the city level. The 2000 census remains the primary source of population data for the area. Although the information is dated, the University District Study Area is a relatively older part of Nampa and has had little room for growth. While there has been some high density growth since the 2000 census, the university has had to raze nearby housing for university expansion. In addition, parents have remained after children have moved away in some households. This has led to less density in some of the older housing stock.

Due to these conditions, it appears the population of the area has not dramatically changed from the 2000 census numbers. However, specific demographics must be compared with the most current data to ensure accuracy. The University District Study Area generally falls within five census block groups: 204.2, 204.3, 204.4, 205.2, & 205.3. However, 205.3 extends south between 12th Ave. Rd. and Garland St beyond the district boundaries to E. Greenhurst Rd. For this block group, information was taken at the block level whenever possible to include only those blocks within the District boundaries.

Total Population & Density Data
The total population of the University District Study Area in 2000 was 5,254 individuals. Population densities were relatively consistent throughout the residential land uses within the district. The city of Nampa’s density average is 2612.3 people per square mile, while the district square mile includes double that amount. This density is influenced by the
more intense land use in the district compared to the entire city’s land use. Although
land use in the district is primarily residential, Northwest Nazarene University accounts
for approximately 85 acres of the District.

Demographics

**Race & Ethnicity**
As opposed to a common perception that the area is more racially diverse than the rest
of the city, the district’s population is predominantly white. Over 84% of the population in
the district considered their race to be only white. This closely resembles the city’s white
population of 83%.

<table>
<thead>
<tr>
<th>Age</th>
<th>District Male</th>
<th>District Female</th>
<th>City Male</th>
<th>City Female</th>
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<tr>
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<td>2.0%</td>
<td>2.0%</td>
<td>2.0%</td>
</tr>
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<td>1.0%</td>
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<td>22-24</td>
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<td>30-34</td>
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<td>35-39</td>
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<td>1.0%</td>
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</tr>
<tr>
<td>40-44</td>
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<td>1.0%</td>
<td>1.0%</td>
</tr>
<tr>
<td>45-49</td>
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<td>1.0%</td>
<td>1.0%</td>
</tr>
<tr>
<td>50-54</td>
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<td>1.0%</td>
<td>1.0%</td>
</tr>
<tr>
<td>55-59</td>
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<td>1.0%</td>
<td>1.0%</td>
<td>1.0%</td>
</tr>
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<td>60-64</td>
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<td>65-69</td>
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<td>70-74</td>
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<td>75-79</td>
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<td>1.0%</td>
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<td>80-84</td>
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<td>1.0%</td>
<td>1.0%</td>
<td>1.0%</td>
</tr>
<tr>
<td>85+</td>
<td>1.0%</td>
<td>1.0%</td>
<td>1.0%</td>
<td>1.0%</td>
</tr>
</tbody>
</table>

Hispanic or Latino population in the district is also very similar to the city’s population.
Approximately 17% of residents in the district considered themselves part of this
category, compared with 18% of the city’s population.

**Age**
Age patterns in the district differ slightly from those in the city. The most significant
difference is found between the age groups of 18 and 24. The University District
percentages in these age ranges are considerably greater than the city. This is to be
expected in a university district where this age range makes up the majority of the
university student body. Other differences between ages in the district and those in the
city can be seen by comparing each age group’s percentage of the total population in
Exhibit B.
In the City of Nampa, 9.4% of residents 65 years and older live in group quarters. And yet, ironically, there are no group quarters for elderly residents in the University District. Although the percentage of older residents within the district is similar to city-wide figures, a greater percent of those in the district live alone.

Within the district, 40% of persons 65 and older live alone, compared to 30.5% of the City as a whole. In both the City and the University District, the majority of those living alone are women. However, there is a far greater difference (percentage wise) between the city and the district for the men. Statistically expressed, the percentage difference change from men aged 65 plus, living in the City, to the number living in the University District is 44.1% – yet for the women it is only 28%.

In summary, it appears that the housing demand for persons 65 years and older is significant within the district. Opportunities to incorporate assisted care facilities or other types of group quarters into the area may exist and should be sought after.

Children under 18 years make up 24% of the district’s population. This is 4% less than the percentage for the entire city. This difference may be related to the higher number of young adults in the district compared to the city. It seems likely that some of the population in the district are drawn to the area for schooling at the university, and are less likely to be parents. This difference does not appear to be of major concern.

A far more significant difference is the fact that children in the district are less likely to live with two parents than those within the city as a whole. In the city of Nampa, 76% of children younger than 18 live in married-couple families, but this number is significantly less within the district, at only 63%. Although a greater portion of children are being raised by single parents within the district, the percent of single male caretakers compared to single female caretakers closely mirrors the city’s trend with a great majority of these children being raised by single females.

**Income**

The North Nampa Neighborhood plan, recently released by the City of Nampa, references an independent study by ESRI Business Information Database. This study analyzed the economic stability of Nampa and five neighborhoods within the city, four of them generally perceived as older and in need of revitalization, and the last representing most of the new development over the past 20 years. Two key findings need to be addressed from this study regarding income.

First, the median income of the University District area was only $32,898 compared to the City average of $45,219. This represents only 72.7% of the City’s median income. Only two other neighborhoods analyzed – Downtown and North Nampa, had a median income less than the University District.

By comparing this recent information to the 2000 Census data, we can estimate the median income for each of the district block groups in current dollars. In the 2000
Census, the district’s median income was 74.6% of the City’s median income ($34,758) – the more recent survey indicates that the district is now 72.7%. In Exhibit C, we estimate the income for each of the district’s block groups by calculating the higher 2000 Census percentages into the more recent City Average income.

<table>
<thead>
<tr>
<th>Median Household Income % of City in 1999</th>
<th>204.2 BG</th>
<th>204.3 BG</th>
<th>204.4 BG</th>
<th>205.2 BG</th>
<th>205.3 BG</th>
<th>Nampa City Avg. Income $</th>
</tr>
</thead>
<tbody>
<tr>
<td>77.8%</td>
<td>79%</td>
<td>82.9%</td>
<td>67.8%</td>
<td>65.5%</td>
<td></td>
<td>$34,758</td>
</tr>
<tr>
<td>Estimated Household Income 2008</td>
<td>$35,180</td>
<td>$35,723</td>
<td>$37,486</td>
<td>$30,658</td>
<td>$29,618</td>
<td>$45,219</td>
</tr>
</tbody>
</table>

Second, despite the low median income for the University District, 53% of the population in the district was found to be employed in white collar occupations. This is very close to the City Average of white collar employment at 55%. The only analyzed neighborhood to exceed this percentage was South Nampa, the only neighborhood not perceived as needing revitalization.

The unemployment rate for the University District, based on 2000 census data, is 9.4%. This compares with 6.9% for Nampa as a whole. This percentage is taken from those individuals 16 and older who are active in the labor market.
Goal Analysis and Recommendations

Goal #1: Increase Safety

Address Crime Factors
As of December 31, 2007, Intermountain Demographics estimated the total population of Nampa to be 81,139. The population of the district is estimated at 5,254. The following table (Figure 1.3) compares selected crime occurrences for the city and district according to population.

These numbers generally reflect a similar crime rate for the City of Nampa and the University District. There are however, some notable differences between crimes. Some obvious concerns are for the crimes of Non-forcible sex offences, assault, and drug offenses.

From the graph we can see a visible increase for these crimes in the district over those in the city. However, a per capita analysis of the two areas does not adequately reflect the crime conditions in the district. As has been noted earlier, the University District is much more densely populated than the City of Nampa. If we analyze the crime occurrences per square mile of area, we see a much greater difference between the district and city. These numbers are reflected in Figure 1.4. In almost every case, the crime rate in the district at least doubles the crime rate for the city. This makes sense
when we consider that the density within the district is approximately double that of the city.

![Figure 1.4](image)

**Figure 1.4**
**Comparison of Selected Crime Occurrences**
**Per Square Mile in 2007**

Despite the link to density, crime within the district has a more dramatic impact on a greater number of people. This impact doesn’t necessarily mean that more people are having crimes committed against them. Rather, it means that more people are negatively impacted because they live in a high crime area. More families live in fear because they experience crime nearer to their dwellings and it happens more often than other areas of Nampa. Additionally, because of its density, more properties are impacted by the perception of crime and therefore, property values suffer. Nampa Police Department should consider this factor of increased crime impact and then direct officers and resources into the district to provide a greater presence for crime prevention.

**Develop Neighborhood Watch Programs**
Community residents can take an active role in preventing and discouraging crime in their neighborhood by organizing Neighborhood Watch groups. Through increased communication among neighbors and with a local representative from Nampa Police Department, crimes are not only reported, but are also prevented. Police work with residents to educate them on how to prevent crime and citizens organize to watch out for each other and each other’s property.

Although one Neighborhood Watch program already exists on one block of South Powerline Rd. and one block of Almond St., there are many other parts of the district that would benefit by initiating other programs. While the existing program is quite small, Nampa Neighborhood Watch sizes vary from a few houses on a dead end street to 300 plus in a subdivision. One approach to encouraging Neighborhood Watch programs within the University District would be to develop educational material and resources at a district-wide level. The establishment of a University District Association (as outlined
under Goal #3) could include the role of overseeing and facilitating Neighborhood Watch programs within the district.

Starting a Neighborhood Watch Program

- A citizen contacts the Crime Prevention Officer (Elena Vigil) at 468-5571
- An information packet is sent to the citizen
- The citizen sets a meeting date with the neighbors and the Crime Prevention Officer.
- The Crime Prevention Officer meets with the neighborhood to explain the program and starts the Neighborhood Watch.
- A volunteer chairman is designated as the Crime Prevention Officer’s contact.
- If desired, the officer will hold crime prevention courses with program members.
- If desired, officers could help instigate the program by attending a neighborhood block party. Officers would be available for questions and the Crime Prevention Officer could fingerprint children and make arrangements for McGruff to visit.

Reduce Vehicle Speeds

The University District streets primarily follow a grid system design – streets running north & south/east & west, with the exception of the main roadways which wrap around the university campus. E. Amity Ave. and Holly St. were both diverted in order to circumnavigate Northwest Nazarene University’s campus. These roadways, although they currently have several names, still funnel a large number of vehicles into the district and, even more, through the district. A 35 mph speed limit and the fact that these roads primarily have two lanes of traffic in each direction and turning lanes, contribute to the challenge of keeping the area walkable. Ironically, the lack of pedestrian traffic is occurring right on the borders of the university campus where pedestrian friendly access is most essential.

Most research on reducing traffic speed indicates that simply reducing the speed limit is not enough to reduce actual vehicle speed. A combination of strategies, including alterations to the roadway, must be used to impact speeds. The US Department of Transportation recommends the following roadway alteration to reduce vehicle speed:
The district’s sidewalks are inconsistent as evidenced by this photo of one residence with sidewalk against the curb, the next without any sidewalk, and the third with sidewalk set back from the curb by several feet.

The University District needs to work closely with Nampa Police Department for speed limit enforcement and speeding prevention. Also, the District should work to identify roadways or sections appropriate for speed reduction and then cooperate with Nampa Public Works department to implement structural changes to roadway.

Develop Pedestrian-Friendly Infrastructure
For some time, the city has required new development, including commercial development, to put curb gutter and sidewalks on abutting roadway. Unfortunately, sidewalks do not always extend into the residential portions of the district, built before the city’s sidewalk requirement was in place.

Some residents have been proactive in laying sidewalk in front of their property. Despite resident’s efforts, sidewalk placement is often inconsistent; where one sidewalk is placed several feet from the curb and the neighbor’s sidewalk is directly next to the curb.

Furthermore, although some areas are more consistent than others, many areas have only a few properties with sidewalks. There are not many areas where the sidewalk extends the entire block unbroken.

Finally, older sidewalks in the district are often in poor condition and create hazards for handicapped individuals as well as pedestrians and cyclists.

In Nampa, property owners are required to maintain the sidewalks in the Rights of Way. Worldwide demand for cement has forced upward the cost of laying sidewalks. Nampa City is currently dividing the city into sections and offering low interest financing to residents, one section at a time, for sidewalk placement or improvements. Through a
Local Improvement District, individual property owners can agree to 10 year financing terms through the city, and the city will arrange for the sidewalk improvements.

In the University District, lower incomes may prohibit some residents from improving the sidewalks. While an individual’s property benefits from an improvement to the Right of Way, sidewalks need to be viewed from an area perspective. A sidewalk that is not continuous is rarely used. A network of continuous sidewalks must be established so that pedestrians, first, use the sidewalks, and second, do not compromise safety by trying to share the road with vehicles in front of properties without sidewalks.

With all these conditions taken into account, it is apparent that the University District needs to find an alternative source of funding for a sidewalk improvement program. Since the value of the district depends on every property, it is in the interest of each resident to improve the Rights of Way in the district, whether or not that improvement abuts their own property.

Even if sidewalk development was financially feasible, the district may still have the challenge of inconsistency. To prevent one property owner from having the sidewalk placed several feet from the curb or road, and their neighbor placing it directly next to the curb or not having a sidewalk at all, a master plan needs to be developed for the district. Sidewalk placement could be enforced through design standards similar to the commercial standards in the Downtown District. Adherence to the master plan would happen gradually as new sidewalks are laid or when existing sidewalks are improved.

If the UD is truly to become walk-able, the challenge of crossing busy and higher-speed roadways must be addressed. With the intent to have more services and goods provided within the district, residents must be able to access them safely and easily. One major challenge residents face is that there are only three intersections within the district with adequately marked crosswalks. Two of these intersections are on the UD border and help residents access services outside the district. If speeds are not reduced through landscaping and speed limits, and traffic is not rerouted around the district, the UD needs to aggressively coordinate with the city to identify critical areas in need of crosswalks.

Develop Bicycle-Friendly Infrastructure
Closely related to safety concerns for pedestrians is the concern for cyclists’ safety. Dramatic increases in gas prices over the past several years, as well as a renewed focus on good health, has led to an increase in the number of people commuting and recreating on bicycles. The Nampa Bicycle and Pedestrian Advisory Group actively works to educate the public and city officials regarding safe practices, activities, and tips, related to bicycling. Although a relatively short distanced bike lane was included in the newly constructed Karcher/I84 overpass, it is the only designated bike lane in the community. The Bicycle and Pedestrian Advisory Group has repeatedly requested that the city designate bike lanes for the safety of cyclists. Working with this advisory group, Nampa Planning and Zoning should first conduct a traffic feasibility study to see where bike lanes would be appropriate and then work with the Nampa Engineering
Department to make necessary improvements to the roadway and provide signage. Because of consistent input from the Bicycle and Pedestrian Advisory Group and in cooperation with the Planning Department regarding the University District Plan, the Engineering Department is exploring ways to include bike lanes in the City-wide Transportation Master Plan. The Planning Department and the University District need to actively participate in this process to continue to include bike lanes in the study. Additional transportation needs of the district can also be encouraged within the master plan in this process.

Ensure Adequate Lighting
Some concerns about street lighting were expressed by UD residents at the community meeting. Residents were concerned about inconsistent and inadequate lighting. Although lighting within the district is owned by both the city and Idaho Power, Nampa Public Works Department takes an annual inventory of all lighting. Data collected in 2008 can be seen in Figure 1.1.

This figure indicates relative consistency for street lighting. The greatest need for improvement in the University District is clearly the area in the far south. Some areas of development lack adequate lighting in this portion of the district, and the City’s Public Works Department needs to coordinate with Idaho Power in supplying this area with additional lamps.
Goal #2: Instill Pride of Neighborhood and Property (private/ public)

Homeownership
The percentage of residents who have filed home owner exemptions with the county varies dramatically within the district. While the city’s owner-occupied percentage is approximately 67%, the district consistently falls below that percentage. By dividing the district according to zoning designation and general geographic similarity, we can compare owner-occupied housing to that of the city in Figure 2.1.

Figure 2.1
% of Home Owner Exemptions
2000 Census - Nampa Owner Occupied 67%
Resident Mobility
University District students attending schools in the Nampa School District are far more likely to move out of their school’s boundaries than the entire school district taken as a whole. Of all the students who begin attending school in the Nampa School District in any given year, an average of 21% are not attending the same school by the end of the year. By reviewing the mobility rate for the school district, we see a dramatic increase of student turnover in the University District. The mobility rate increases to more than 50% when considering only the schools that serve the University District.

Housing
The construction of housing in the University District has followed the trends for the entire city. The major construction decades have been the 1940s, 1970s and the 1990s. While housing in the city and district were primarily constructed in these periods, housing constructed in these decades makes up a greater percentage of the total housing stock in the district than in the city. In fact, construction of housing in the district outpaced construction in the city up until the 1990s as indicated by Figure 2.2.

In the 1990’s decade housing in the district was outpaced by the city-wide construction for the first time. From 2000 to 2006 the housing construction in the city escalated, while the pace in the district further declined. In this time frame, 6,613 dwelling structures were built throughout the city, representing 34% of the total number of dwellings in 1999. In contrast, there were only 154 new dwellings built in the district, representing only 6% of the total in 1999. This number is skewed downward though because a significant number of these new dwelling structures were for multiple family units, whereas the city’s new construction likely was done primarily in single family detached
homes. The U.S. Census Bureau reported 25,643 housing units in the City of Nampa as of 2006. In the 2000 census, 72% of the City’s housing units were made up of single-family detached homes, 12 percent townhomes, duplexes, triplexes and fourplexes; 8 percent multifamily units (with 5 or more units per building); and 8 percent mobile homes. Still, the emphasis on multi-family housing in the district cannot account for the dramatic difference alone.

Aging property may have contributed to this downturn, but a more likely factor is the availability of developable land. As construction occurred over time, less and less land became available to develop within the confined boundary of the district. Developers found that building larger subdivisions on the edges of the city was more profitable than in-fill development in confined, sometimes odd shaped parcels.

Another factor leading to the lack of in-fill development is utility credits. Nampa City gives developers utility credits for extending utilities to developments on the edge of the community. These credits provide another incentive for developers to favor land on the periphery of Nampa, over enclaved parcels in areas like the University District.

The types of homes within the district also differ significantly from those in the entire community. Within the district, two bedroom homes are most common, while in the city, three-bedroom homes are more prevalent. This comparison is reflected in Figure 2.3.

<table>
<thead>
<tr>
<th># of Bedrooms</th>
<th>District</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>One</td>
<td>10%</td>
<td>20%</td>
</tr>
<tr>
<td>Two</td>
<td>50%</td>
<td>40%</td>
</tr>
<tr>
<td>Three</td>
<td>20%</td>
<td>30%</td>
</tr>
<tr>
<td>Four</td>
<td>10%</td>
<td>10%</td>
</tr>
<tr>
<td>Five</td>
<td>5%</td>
<td>5%</td>
</tr>
</tbody>
</table>

The size and age of the district housing is also reflected in housing values as compared to the city as a whole. In 2000, the City’s median housing value was $92,200. The district’s median housing value was 86% of the city’s, or $79,463. Since 2000, housing values increased dramatically. In 2007 property assessments were conducted and Canyon County Assessor’s Office now reports the average home value in Nampa to be $152,800. Although housing values increased since the assessment, the national
In the University District, a decline in the housing market has returned city and district home values to below the assessed values. This housing market decline has generally impacted all housing values and an analysis of the assessed values, although not reflective of current values, does provide revealing trends and differences in housing values.

In 2008 a survey of the single family dwellings in the district was conducted by the city using the 2007 county-assessed values for single family dwellings. The survey found that with 95% confidence, the average home value in the district was $112,775. Housing values in the district, therefore, are only 74% of the city-wide average for the same period ($152,800). This decrease, from 86% in 2000, indicates that home values in the district did not increase at the rate of the rest of the city during the housing value boom from 2004 to 2006.

Figure 2.4 represents the predominant styles of single family housing in the University District from the 1940’s to the most recent construction. Just after WWII, returning veterans were looking for affordable homes to start their families. The early homes in the district were marketed to these returning soldiers and generally have only two bedrooms and detached garages which abut the back alleyway. Wood siding and no eaves over windows are also typical of early construction in the district. Into the 1970s, smaller homes were constructed and marketed for affordability. Although some varieties of style were introduced into the district, many of the homes follow the same basic construction as the early housing.
Improve Pride of Property and Code Enforcement
Generally, residents of the University District take care in maintaining the appearance of homes and landscaping. There is some cause though, for giving attention to the poorly maintained properties which cause others’ property values and quality of life to diminish. Often, simple remedies are all that is necessary to improve the entire block’s appearance. Figures 2.5-2.7 show some examples of properties in which relatively little attention could improve the atmosphere of the whole surrounding area.

Although Nampa Code Enforcement can and does play a role in maintaining the appearance and upkeep of properties within the district, their efforts are best viewed as supplementary to neighborhood approaches. Using the regulatory authority of Code Enforcement is sometimes a laborious and lengthy process. Also, Code Enforcement has the ability to enforce only a limited number of visual issues. Finally, using punitive measures or threats typically has only temporary results, requiring additional attention in the near future.

The regulatory authority of Code Enforcement will probably always be necessary, but city staff can be and are involved in facilitating neighborhood efforts to maintain and influence appearance of neighborhoods. Code Enforcement officers meet with organized neighborhood organizations to provide ideas and be a resource for residents. This level of involvement helps the officer know what issues to place priority on, as defined by the people of the neighborhood. Furthermore, residents (whether homeowners or renters) take an active role in preserving the quality of life within their area. Residents offer additional eyes to help officers identify issues. Perhaps the greatest benefit to being organized is that the organization helps prevent problems from ever arising. The greater the involvement of residents in identifying problems, the less likely offences will ever arise. Finally, resident organizations often take on a role of assistance and cooperation rather than regulatory, as Home Owners Associations are often viewed. This approach stimulates neighbors to help each other rather than forcing action by city Code Enforcement.
Three other non-aggressive approaches Code Enforcement uses to improve neighborhood appearance are “Brush up Nampa,” “Clean up Nampa,” and “Rake up Nampa.” During the first of these annual events, volunteers paint the homes of elderly or disabled home owners. The second event allows residents to dump up to one ton at the Landfill for free. During this week, residents are also allowed to include additional large items to be picked up with their regular solid waste disposal. The last annual event organizes groups of volunteers to rake up leaves for qualified residents in late fall.

Volunteers and resources for these city-wide events can be limited. These city programs can be and are used to improve the appearance of the University District. Still, many people do not utilize these resources. Also, these events are only done once a year for a relatively small number of people in a large population. Neighborhood organizations, assisted by Code Enforcement officers, could conduct similar events to reach a greater number of homes in the district and do this throughout the year.

Poorly maintained housing in the district tends to be rental properties. Residents of the district can take an active role in preserving neighborhood quality by working with Code Enforcement to identify property owners and making personal requests to improve the appearance of property. Often, simple requests to professional property management companies are enough to promote cleanup of minor debris and repairs.

Residents should work closely with code enforcement before and during the construction phase of new development or home conversions in the district. The best way to ensure adequate off-street parking for a new apartment complex or a single family home conversion to a duplex is to participate in the approval process and then work with Code Enforcement to ensure compliance to city laws. A neighborhood
organization that reviews building construction or alterations could be a valuable resource for monitoring district parking.

Investment into the district is difficult to track. However, any improvement or new construction which requires a building permit is recorded by the city. Although this number does not reflect all of the investment into the district, it gives us a sense of the value for major improvement and new construction projects. From 2000 through 2007 the City Building Department issued approximately 217 Residential building permits in the district, totaling roughly $29,276,535 in value, and roughly $15,211,367 for 75 commercial permits.

Another example of investment into the district is the Holly Shopping Center. Based on records over the past five years, approximately $460,000 has been invested in exterior renovations and $950,000 in interior renovations. Commercial revitalization not only encourages economic growth, but also improves the neighborhood environment.

Northwest Nazarene University has made significant investment into the district in the past ten years. Capital investment for the past ten years is estimated at approximately $22,050,000. The work now in process and being planned for the next 2-3 years is an additional $19,500,000. This investment into the district helps stimulate other investment and can help set a standard for quality construction if done appropriately.
Construct District-Unique Infrastructure and Entryways

The current main entryways into the district are from the west on E. Dewey Ave. and on E. Amity Ave, from the south on Holly St., from the East on Amity Ave. and from the north on Holly St. Unfortunately, these entry points, as well as the minor arterial 16th St. which acts as a corridor into the district, have no or little defining or unique features to help identify either the district or Northwest Nazarene University.

Figure 2.8 is a map of the district and photos of the five entryways into the district. These photos show the lack of unique features to indicate entrance.

Small signs indicating “NNU” at entryways 1 and 3 do little, if anything, to draw attention to the University or to give the district a sense of place and uniqueness. While lighting and streetscapes will help revitalize 16th St., entryway signage and unique roadside or roadway architecture can more adequately highlight the transition into the district at Roosevelt and 16th St.
Figure 2.9 shows the current entryway into the district from 12th St. on E. Dewey Ave., and a potential concept design to give a sense of entrance.

Another landscaping feature critical to making the district identifiable and unique, is lighting. Some issues regarding lighting have been addressed under Goal #1: Increase Safety. However, the type of lighting and the style of the light pole can also be a unique way to identify the district. New lighting has already been extended down 16th St. from
Garrity (Figure 2.10), and the University District could benefit from continuing this lighting down the remainder of this corridor and throughout the district. Current street lights in the district were selected for utility. Although the style is consistent throughout the district, it does little to create uniqueness for the area (Figure 2.11). Alternatively, a new style of lighting could be used only within the district to signal transition and create identity. This could be combined with the goal for signage as indicated in Figure 2.18. The city of Nampa should work closely with the University District Association or another representative committee for the University District to determine the most appropriate approach.

**Sidewalks**
As discussed under the “Increase Safety” goal, sidewalks in the district are in disrepair, inconsistently placed, and often non-existent in many areas. Having well maintained sidewalks that connect throughout the area could be a distinguishing characteristic of the district. As suggested, a sidewalk master plan should be created to facilitate this goal. Furthermore, a funding mechanism should be identified to assist residents to purchase new sidewalk.

In addition to providing safety and utility, sidewalks are also amenities which enhance the appearance of the neighborhood. Rather than being known for nonexistent and poor quality sidewalks, the University District could be known for its continuous network of well maintained walkways.

**Signage**
New signage for the district is critical to creating a unique sense of place and to orient visitors and residents to the University District and major amenities nearby. A common response from visitors to the district is that they feel disoriented. Ironically, the district’s grid based roads should allow easy orientation, but confusion arises because of the similarity in housing, the lack of identifiable features, and the alteration of major roads to curve around the NNU campus.

Besides the university campus, most features within the district mimic surrounding areas. The district must create a uniqueness that sets it apart from surrounding neighborhoods and helps orient visitors.

A simple but effective way to address this issue is through the use of district signs. These signs can be used, in coordination with street signs, to orient visitors and residents that they are within the district boundaries. Signs may be placed throughout the district, at the boarders of the district, or even at major entryways into the district.

The City of Beaverton, Oregon attaches neighborhood district signs to existing street signs (Figure 2.12) to save money and still orient the community and visitors to the district.
Another approach to signage includes large signs that span major entryways. Figure 2.13 is an example of an entryway sign into University Heights San Diego, California. This method ensures awareness of district boundaries and helps visitors and residents orient themselves within the district by their position in relation to the major entryway.

To provide even better orientation, major entryways into the University District could be labeled according to their location, such as “University District: North Entrance.” An alternative to providing the direction would be to ensure unique structural features to the signs at each location. The model in Figure 2.14 is an example of what could be done at the north entrance into the district.

Special attention should be given to signage on major roadways into the district, even outside of the district boundaries. Since street names do not signal corridors into the district off of 12th Ave. Rd. and Garrity Blvd., significant signage is critical to draw attention to the University District and/or the University at these locations.

Signage should be used with a variety of features to create a sense of place. The Hyde Park commercial district within North Boise’s primarily-residential neighborhood uses crosswalks, bulb outs, monument signs, and curbside amenities, to signal entrance into the district and provide a unique feel and appearance (Figure 2.15). A logical approach would be to combine the need for unique lighting with the need for signage. A concept for this approach is found in Figure 2.16.
Develop Adequate Off-Street Parking

Generally, the off-street parking within the district is sufficient for the needs of the residents. However, concerns about parking are beginning to surface due to two primary issues. First, as Northwest Nazarene University continues to grow and take on additional students, residential areas surrounding the university are being utilized for on-street parking for university events (such as cultural or sporting events). Second, illegal conversions of single family homes into multi family dwellings create new demands for parking without the construction of additional off-street parking. Resident awareness and cooperation with Nampa City is essential to ensuring adequate off-street parking for increased residential density.

NNU has a total of 1550 parking spaces on campus, including 42 spots for drivers with disabilities. 240 new parking spaces have been added during the last three years. In addition to these parking spaces, NNU has a reciprocal agreement with College Church of the Nazarene, allowing NNU to use the church’s parking lots when needed for on-campus events. College Church has 260 parking spaces, which in effect serve as on-campus parking for NNU when large crowds demand parking spaces. NNU and College Church parking lots provide sufficient space for the daily parking requirements for NNU employees, students, and visitors. Campus personnel and visitors may access numerous on-street parking spaces of streets around the perimeter of campus, as needed. For example, a significant number of parking spaces are available on “the campus side” of E. Dewey and “the College Church side” of E. Sheridan.

In addition to the daily parking needs, NNU hosts numerous events each year that bring more automobiles into the University District and to the University. The NNU Department of Campus Security has concluded there are sufficient parking slots on campus (when including College Church) for all hosted events. However, sometimes campus visitors choose (because of proximity and convenience) to utilize on-street parking near two major campus locations, namely, the Johnson Sports Center and the Brandt Center. Residents near the Brandt Center (to the east) and the Johnson Sports Center (to the north) deserve the ongoing attention of both the University and the City to encourage more parking within the interior of the campus for the few heavily-attended visitor events each year. This may include additional signage that prohibits parking or sufficient and well-placed informational signs directing campus visitors to off-street parking at interior parking spaces.

Establish Entryway Corridors

Several years ago, the major roadways of Amity and Holly Street were diverted to other streets so that high volumes of traffic did not pass directly through the campus. A major consequence of diverting these roads has been confusion over the names of streets. Driving from 16th St. into the University District one would use the following roads without turning off the main transportation route that primarily runs north and south through the district: 16th Ave S., Holly St., E. Sheridan Ave., Fern St., E. Bird Ave., Holly St., and exiting the district on Sunnyridge Rd.
In order to provide an identifiable pathway into the University District, creating consistency and eliminating confusion, the roadway, starting where Holly St. meets E. Roosevelt Ave. and ending where Sunnyridge Rd. meets E. Greenhurst Rd., needs to have a single name. The University District Steering Committee recommends changing the names of each road segment on this north/south route to the single distinction of “University Boulevard.”

County and Public Safety policy disallows new road names similar to existing roads within the county. There is currently a “University Way” just north of the Idaho Center, which leads from Idaho Center Blvd. to the Boise State University (BSU) West Campus. Current plans are in place for BSU West to return to the BSU facilities on Caldwell Blvd, vacating the facility on University Way for the new College of Western Idaho to use the building. This change in ownership presents an opportunity to change the name of University Way, which no longer seems appropriate, making way for the potential use of the name University Blvd. for the corridor leading to Northwest Nazarene University.

Uniform lighting and streetscape would be used to highlight the corridor leading into the University District. Currently, an urban renewal district has provided funding for lighting to extend down 16th from Lakeview Park to the overpass where 16th goes over the railroad tracks. Since the process of revitalizing this street has already begun, the district would benefit by extending the same style of lighting along the remaining roadway of the proposed boulevard.

By taking the major roadway which runs east and west, we encounter a similar problem. Entering the district from the west, a traveler would use the following roads taking the main east/west route through the district: Lake Lowell Ave., E. Amity Ave., Maple St., E. Colorado Ave., S. Diamond St., and E. Amity Ave.
This roadway also presents major challenges to orienting oneself within the district and to drawing attention to the location of the University. The University District Steering Committee recommends changing the names of each of these road segments, primarily running east and west, to “E. Amity Ave.” This change will allow the roadway already named E Amity Ave to continue from the eastern county line and end where E. Amity Ave meets 12th Ave Rd. This would help eliminate directional confusion within the District.

**Promote the District and its Value**

Though dramatic growth in many western communities has meant large homes on large lots in rippling outward development patterns, aged sections of communities have sometimes suffered decreases in value and favorable perceptions. Another major concern is that these areas become unknown. Historical buildings, parks, shopping centers, and other resources and infrastructure deteriorate as the newer population fail to utilize, appreciate, and invest in them. The University District has struggled to be recognized as a unique and valuable part of the whole community. The adoption of the University District Plan, into the city’s comprehensive plan, will be a major step toward recognizing the district’s value.

Official University District status will allow district residents, businesses, and organizations to engage in intentional efforts to promote the district’s uniqueness and value to the community. Many of the objectives under Goal #3 (Facilitate “Community” and Social Interaction) will serve as catalyst activities to draw recognition to the District. These activities will promote positive regard by residents and create ongoing interest in the University District as a quality place to visit, live, work, and “show-off,” as one of Nampa’s gems.

**Goal #3: Facilitate “Community” and Social Interaction**

**Create Strategies & Services to Improve District Communication**

- **Neighborhood Association & Events**
  - **Definition**
  Neighborhood Associations (NAs) are community resident organizations with a defined boundary usually larger than just a single subdivision. NAs represent all residents, including businesses, churches, and other organizations (differing from Home Owners Associations which typically represent only home owners). Neighborhood Associations may include a fee for members, but often do not.

  - **Benefits**
  Neighborhood Associations (NAs) provide a means for neighbors to organize around common issues. As discussion occurs within the NA, differences can be overcome without the use of more expensive or punitive means. In addition, the NA acts as a representative voice before City government to address important subjects shared by its members. Some NAs are organized around a single program, such as Neighborhood Watch. Others perform a variety of roles like the following:
• Provide comment to the Planning and Zoning Commission on proposed development in the NA’s boundary
• Administer grant funding programs
• Maintain quality of life and property values by closely working with city Code Enforcement.
• Act as the voice for members of the association before City Council and city commissions.
• Organize neighborhood events (block parties, farmer’s markets, clean-up drives, etc.)

- Concerns
Although the City of Nampa supports NAs, there is currently no funding identified for NA proposed capital improvements. Associations must create their own revenue stream for their projects or partner with other organizations for funding.

Another concern for those wanting to organize a University District Association is finding a location for meetings and events. As has been mentioned, there are no public parks within the UD boundaries. Meeting facilities are also difficult to locate excepting University buildings. Location and monetary resources must be identified in the process of creating a University District Association if it is to be successful.

Finally, organizing the University District Association will require establishing some type of representative board, made up of key stakeholders and residents. This board will need to determine the association’s structure, role, membership, and future. The University District Steering Committee already includes several stakeholders of the district and could provide the framework and assistance to establish a University District Association. Transitioning the Steering Committee into the University District Association board will allow greater resident participation and will be the catalyst for accomplishing many of the goals outlined in this plan.

- Recommendations
Northwest Nazarene University could play a major role in creating and maintaining the viability of a University District Association. First, NNU should provide leadership to help residents organize. This leadership needs to work closely with Planning and Zoning staff to conduct neighborhood meetings and invite key organizations and people to help address the needs of the residents and tenants. Furthermore, this leadership would work with city staff to educate others about the benefits of a University District Association and how to get involved.

Another way for Northwest Nazarene University to ensure the long term vitality of the association would be to offer meeting facilities and the use of designated open green space when appropriate for association events. While the use of university open space should remain primarily for University students and events, certain activities (i.e., ones involving both families and students) and certain times (i.e., when classes are not in session) may provide ideal opportunities for this kind of cooperation.
Because there is currently no public open space in the district, this cooperation with NNU is critical. In addition, the University District Association could actively work to create more open space for future use. Small pocket parks connected by urban trails (e.g. along Elijah drain) could be a major resource for district events. Until that time, the association could work with the city’s Parks and Recreation Department to utilize the existing parks bordering the district (Liberty and Roosevelt).

Target Subpopulations for District Resources
The University District should facilitate community and social interaction by jointly addressing the needs of target subpopulations. At-risk teens, latch-key children, frail elderly, the poor, and single-parent families are among the target subpopulations needing special attention in the district. Once the University District Association is organized, a valuable role it could assume is that of identifying vulnerable populations and connecting them to resources available through the city, county, and other venues. Coordination with the district’s faith based organizations will provide connection to valuable resources. Educational institutions located in or serving the district may also play a valuable role. Despite which organizations choose to facilitate this coordination, it is essential that district residents are informed about, and connected with available services and resources.

Establish Common Areas
Interaction among residents, businesses, and organizations within the district is extremely limited. A major hurdle for improving interaction within the district is the lack of common area. The University District was served by a major city park – Kurtz Park until 1993 when NNU purchased 18 acres, now called Liberty Park, and traded it for the property. Brandt Center now stands where Kurtz Park was. Liberty Park is just south of the district and continues to draw people from around the community. Unfortunately, the district has limited ability to capitalize on this destination because the main entryways to the park are on the south and west, completely bypassing the University District. Although the park is used by residents of the district, its location makes it a pedestrian destination for only the closest residents.

The University District boasts significant amounts of grass-covered open space. Ironically, this open space is not used very much by the district’s residents. Since the purchase of Kurtz Park, the University owns much of the large grass-covered open space in the district. As is reasonable to expect, students use this open space, and non-student residents of the district generally do not. The lack of playground equipment and other amenities make the campus an unreasonable destination for families with young children. It is recommended that the University and local residents work together to determine whether there are appropriate uses of campus open space by residents.

Roosevelt Park is a small park just north of the district on its northeast corner. Even though this park is outside the district, it still acts as a destination for residents in the immediately surrounding area. Similar “pocket parks” built throughout the district could take up only a portion of a block, yet still help create pedestrian friendly use.
Figure 3.1

Pocket parks, similar to this one in Nampa’s downtown, could be developed throughout the University District without consuming large parcels of land.

Another amenity that encourages social interaction is a network of paths. The city’s Streets and Path Master Plan map, proposes to have a pedestrian/bicycle path run along Elijah drain. Elijah drain flows diagonally northwest through the district, sometimes being piped beneath the surface through a tiled drainage ditch. The method for improving right of way next to the drain is a similar process to that of putting in sidewalks, curb, and gutter. Those requesting annexation or city permits for new construction would be required to dedicate the land along the drain to the city. Nampa Parks and Recreation Department would then put in and maintain a path. However, no method has been identified to make improvements without new construction. There is currently little pathway developed in the district. Since most of the land along the drain was developed before the requirement to dedicate land for paths, this method is unlikely to result in improvements within the district.

**Neighborhood Garden**

As previously mentioned, vacant properties continue to be a concern for the district. These properties are often overgrown with weeds and clutter, leading to a diminished quality of life for neighbors. Although Nampa Code Enforcement works to mitigate these concerns, these properties, at best, do nothing to improve the neighborhood, and more often contribute to blight and diminishing land value.

Significant support for community and urban gardens has been growing nationwide. A community garden in Boise finished its second gardening season in 2008, with increasing neighborhood and financial support. A common theme brought out by organizers of these community gardens is that the gardens improve neighborhood interaction. Detroit, Michigan has recently begun facilitating community gardens on blighted properties and the produce from the gardens is utilized by low income residents of the surrounding neighborhood. The gardens thus: improve aesthetics, create citizen involvement/interaction, and provide nutrition to low income residents.
Establishing a community garden can require significant time and commitment from a variety of stakeholders. Watering, weeding, and harvesting are just a few challenges organizers face when creating a community garden. A decision must be made between creating a communal garden (where everyone contributes to maintaining the entire garden) or a more traditional garden (where individuals are allotted a space to manage).

When a communal garden is used, fees are often required of participants to cover the cost of seed, water, fencing, etc. Communal gardens facilitate interaction and cooperation, but can also lead to disagreement over appropriate volunteer hours and division of harvest. However, gardeners are typically less concerned about the hours that others have or have not contributed. Rather, they view their gardening experience as enjoyable and a way to relax. The communal gardens tend to be better organized and have consistent themes. Finally, new gardeners hoping to learn gardening from more experienced neighbors find this alternative attractive because they can offer service with little fear that their will be no harvest at the end of the season.

When the garden is divided into separate plots for individual use, the burden of weeding, purchasing seed, and watering, falls to the individual gardener rather than the cooperative. While this allows fees to be less expensive, each garden is maintained in varying degrees, and little consistency is accomplished. This is often a more daunting experience for novice gardeners wanting to “learn the ropes” of gardening.

A major hurdle for organizing a neighborhood garden is the challenge of the land arrangement. In some cases, developers waiting for the right time to improve land will allow the neighborhood to create a garden until construction begins. Although this arrangement can extend out for several years, there is no guarantee for gardeners that they will be able to harvest at the end of the season. Furthermore, the temporary and
unstable condition of the garden discourages residents from putting resources and time into improving the garden (paths, fences, sprinkling systems etc.). This condition, however, can be improved by making formal lease arrangements with property owners. Fees could be gathered from gardeners to go toward this lease arrangement. Alternatively, developers may be willing to go into a short lease arrangement with the agreement that the gardeners will pay for irrigation, a cost the developer must pay regardless of whether the water is used. However, an ideal lease arrangement should be at least three years.

Northwest Nazarene University could be a major partner in establishing a location for a garden. It is recommended that the University review the properties it owns within the district to determine if any properties would be an appropriate garden spot. The University’s effort would be a major step to strengthening relationships with the surrounding neighborhoods and allow the school to help shape the condition of the district.

An alternative to leasing the land is to purchase it. Acquisition, however, necessitates a more formal organization with the authority and ability to purchase property, pay taxes, and interact with other organizations. The city should also take an active role in improving the condition of the district by purchasing land, when possible, for gardens, parks, and pathways.

Create Sub-district Alliances for District Activities and Education
The good health and welfare of those living and working within the district is vitally important to creating the environment and perception intended for the University District. Several key stakeholders need to share information and collaborate on events and programs which address the well-being of district residents. A Well-Being Task Force, as part of a newly organized University District Association or as a separate body, should serve as a catalyst to initiate and implement in-district activities, programs, and celebrations to promote cultural, wellness, educational, and developmental activities. At a minimum, this task force should include representatives from: Southwest District Health, Northwest Nazarene University, Nampa School District, religious organizations, residents, and appropriate businesses.

The Well-Being Task Force could initiate a variety of events and activities, which may include any of the following:

- Annual Kids’ Fair
- Community gardening and related skills events
- Holiday events (e.g., a safe Halloween experience)
- Read-a-thon
- Walk and bicycle days
- Annual immunization event
- Paint the Town activities throughout the District
- Clean-up the University District Day
- Live History Celebrations
- Outdoor Children’s Moral Development Camp
• Fitness Day
• Summer Track and Field Day
• Freedom Parade (on or near July 4)

Establish NNU Facilities as the District’s “Meeting Hall”
At present, there are no facilities established for University District residents to gather for planning and conducting district programs and events. District stakeholders and residents should establish the NNU campus as the District’s “meeting hall.” NNU is located at the geographic hub of the University District, within easy walking distance for all residents. In addition, NNU owns the largest complex of land and buildings in the District. NNU’s Campus Security helps provide a safe environment for gatherings. NNU’s Conferences and Events Department provides contacts and services throughout the entire calendar year. As a lead partner in the University District, NNU has many facilities available for meetings and activities. NNU’s buildings and grounds will accommodate everything from a five-member committee meeting to an open-air venue for a large community concert or fair. Formal approval by the City of Nampa of the University District plan will create opportunity for NNU to become the area’s “Meeting Hall” for residents, businesses, and organizations within the University District. Close coordination with NNU will allow the campus to be a valuable resource for the District.
Goal #4: Encourage Economic Development

Increase Neighborhood Friendly Businesses
Economic Development plays a significant role in the previously addressed goals. Although sidewalks are essential for district interaction another essential component is having nearby destinations. The district must have destinations which are not only close enough to walk to, but also address their needs or desires. Retail, entertainment, delis, and other neighborhood stores, appeal to the district’s young population. Some of the college students who live within the district have limited transportation options and small shops near housing would appeal to these residents. Although 12th Ave Rd. provides a variety of commercial options, access to these stores on foot can be difficult, unsafe and impractical for residents on the east side of the district. Commercial nodes on various corners throughout the district or using the newly named “University Boulevard” primarily for commercial use would provide residents the ability to purchase essential and desired goods and services without leaving the district. Increased economic development in the district could also help make walking a more viable transportation option.

Encourage District Job Sufficiency
Compared to the nation as a whole, the University District has relatively good job sufficiency – many residents have employment within the District or nearby. According to the 2000 Census, 10% of University District workers 16 years and older commute less than 5 minutes to work. Only 7% of the nation’s workers 16 years and older commute less than 5 minutes. When expanding the commuting area to less than 10 minutes of commuting, which includes employment within most of the city, the District raises to 27% while the nation increases only to 17%. These numbers reflect the mix of commercial and office land use among the residential use, but are also reflective of the District’s proximity to a major commercial corridor (12th Ave Rd). However, there remains opportunity to encourage new employment (added services and products) within the core of the district.

In order to assess the employment, as well as the services and products offered within the district, a survey was done at the beginning of the 2008 year and modified through the year for a limited number of changes. The survey found approximately 60 businesses and 5 churches within the University District boundaries. Businesses were primarily located in the Holly Shopping Center and along 12th Ave. Rd. They include:

<table>
<thead>
<tr>
<th>Holly Street Segment:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Premier Billing Solutions</td>
</tr>
<tr>
<td>721 E. Roosevelt</td>
</tr>
<tr>
<td>Andres Salon</td>
</tr>
<tr>
<td>719 E. Roosevelt</td>
</tr>
<tr>
<td>Northwest Christian Credit Union</td>
</tr>
<tr>
<td>716 E. Colorado Ave.</td>
</tr>
</tbody>
</table>
Cornerstone Credit Union 404 Holly Street
Hidden Treasures Coffee Shop 204 Holly Street
La Rosita Mexican Store 711 Lincoln Street
National Health Services 200 Holly Street
Windemere Realty 223 Holly Street
Trend-Tel Marketing 192 Holly Street
Stinker Sinclair Station 224 Holly Street
Jamaica Me Tan Inc. 208 Holly Street Ste. 190
Holly Car Wash 211 Holly Street
Deseret Industries 124 Holly Street
Chiropractic Center 228 Holly Street
Campos Market 122 Holly Street
Washboard Coin Laundry 218 Holly Street
Intermountain Hearing Center 106 Holly Street
Available 220 Holly Street
Holly Barber Shop 104 Holly Street
Available (remodeled) 216 Holly Street
Beyond Borders Home Décor and Gifts 103 Holly Street
ABC’s & 123’s Child Development Center 919 S. Diamond
Anything Glass 103 Holly St.

<table>
<thead>
<tr>
<th>12th Avenue Segment, #1:</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Between Roosevelt and Amity]</td>
</tr>
<tr>
<td>Life Counseling Center 112 12th Ave. Rd</td>
</tr>
<tr>
<td>Title One Title and Escrow 316 12th Ave. Rd.</td>
</tr>
<tr>
<td>Sub-R Investing, L. C. 112 12th Ave. Rd.</td>
</tr>
<tr>
<td>Larry’s Chevron 404 12th Ave. Rd.</td>
</tr>
<tr>
<td>Innovative Interiors 124 12th Ave. Rd (Stewart Plaza)</td>
</tr>
<tr>
<td>Wendy’s 424 12th Ave. Rd.</td>
</tr>
<tr>
<td>Stewart Accounting 124 12th Ave. Rd. (Stewart Plaza)</td>
</tr>
<tr>
<td>Schuck’s Auto Supply 504 12th Ave. Rd.</td>
</tr>
<tr>
<td>James W. Hughes, CLU ChFc 124 12th Ave. Rd. (Stewart Plaza)</td>
</tr>
<tr>
<td>The Getaway Lounge and Grill 512 12th Ave. Rd.</td>
</tr>
</tbody>
</table>
### 12th Avenue Segment, #2:
[Between Amity and Hawaii]

<table>
<thead>
<tr>
<th>Business Name</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Journeys Hospice</td>
<td>223/225 E. Amity</td>
</tr>
<tr>
<td>Jack in the Box</td>
<td>804 12th Ave. Rd.</td>
</tr>
<tr>
<td>Jiffy Lube</td>
<td>824 12th Ave. Rd.</td>
</tr>
<tr>
<td>Family Mental Health Center</td>
<td>924 12th Ave. Rd.</td>
</tr>
<tr>
<td>McDonald's</td>
<td>1108 12th Ave. Rd.</td>
</tr>
<tr>
<td>Quik Wok Restaurant</td>
<td>1120 12th Ave Rd</td>
</tr>
<tr>
<td>D. L. Evans Bank</td>
<td>1310 12th Ave Rd</td>
</tr>
<tr>
<td>St. Luke’s Mountain States Tumor Institute</td>
<td>308 E. Hawaii Ave.</td>
</tr>
</tbody>
</table>

### Social Services, Educational, and Non-Profits in the University District:  

<table>
<thead>
<tr>
<th>Business Name</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Southwest District Health</td>
<td>824 S. Diamond</td>
</tr>
<tr>
<td>College Church of the Nazarene</td>
<td>504 E Dewey Ave</td>
</tr>
</tbody>
</table>
Nampa Police Sub-Station  
916 E. Colorado

Nampa Bible Church  
504 S Diamond St

Gateways Educational Program  
112 Holly St.

Nampa First Southern Baptist Church  
1311 E Sherman Ave

Zion Lutheran School  
1012 12th Ave. Rd.

Victorious New Beginnings (Church)  
204 Holly St.

Initiative Learning Center  
904 12th Ave. Rd.

Zion Lutheran Church  
404 Nectarine St

Razzle Dazzle College of Hair Design  
120 Holly Street Ste.

Northwest Nazarene University  
623 Holly Street

Although there are significant needs not met within the district, within a ¼ mile of the district are a number of services and stores which residents utilize and which provide additional employment. Among these are: Nampa 1st Church of the Nazarene, St. Paul’s Catholic Church, Paul’s Supermarket, Mercy Medical Center, Nampa Recreation Center, Nampa High School, Sherman Elementary School, St. Paul’s Catholic School, Grace Assisted Living Center, and several restaurants. Not only do these businesses and organizations provide valued services and products, but they also are major employment providers. When considering the job sufficiency, one should remember the potential this surrounding area has of providing employment to the district.

The University District provides a relatively dense customer base. This base may be best utilized by businesses providing basic services and goods. The city’s Economic Development Department should promote the district to appropriate businesses. A review of this plan and the current zoning of the district should be done to determine where appropriate land use changes should occur to attract businesses and provide needed services and goods.
Resource Identification

Community Funding (Community)

Tax Increment Financing
Tax Increment Financing (TIF) is currently being used for downtown Nampa redevelopment and construction of the Library and Public Works buildings. Using TIF for the University District may be more challenging though because there is very little open land still available to develop. The tax increment collected by the district would be minimal due to the lack of new investment likely to go into the area, resulting in only a small change from the base property value. Still, this increment could be enough to cover expenses that other funding sources will not address. One possibility would be to use TIF for district signage. As required to implement a TIF district, a study needs to be conducted to determine whether TIF is appropriate, including the estimated increment, and what needs outlined in this plan would be appropriate uses of funding. Lighting, signage, land acquisition, and park equipment, are a few possible alternatives.

Local Improvement Districts
A Local Improvement District (LID) program is already underway in Nampa with the goal of improving sidewalks. The city’s Public Works department is currently taking names of individuals wanting to utilize the low-interest loans and city labor for sidewalk placement and replacement. The program will rotate through the city according to greatest need. The University District could greatly benefit from this financing tool. Residents should be informed to contact the Public Works department to express interest. If a 2/3 majority of people within the area have sidewalks, or are participating in the LID, the final 1/3 will be required to participate. The University District should consider encouraging as many residents as possible to participate in the LID.

Community Infrastructure District
A Community Infrastructure District (CID) is a new funding source that allows residents to vote to assess a tax on their properties according to assessment criteria such as square footage, linear feet abutting a canal, or other criteria appropriate for the improvement specified. Allowable activities include most expenses for community infrastructure or improvement (acquisition, planning, engineering, roadway, construction, etc.), but excluding public improvements fronting individual single family residential lots. Except for sidewalks, most projects outlined in this plan are appropriate activities for CID financing. The adoption of a CID may be a challenge due to the low income levels of district residents.

Business Improvement District
A Business Improvement District (BID) is similar to a CID but participants are only business owners and the initiation requirements are different. Initiation of a BID requires signatures of the persons who operate businesses or own business property in the proposed district which would pay fifty percent (50%) of the proposed special
assessments. Improvements would be limited to commercial areas, but could make a significant impact on the University District. Often BIDs are not used for infrastructure, but are often used for marketing, aesthetic improvements, and even façade improvements.

**Membership Fees**

Membership Fees are possible for two main functions within the University District. First, fees could be charged for membership and participation in a University District Association. Fees collected from this source would be able to go to district-wide improvements and stated goals outlined by the association. However, membership fees for such participation may discourage participation and leave major decision making and responsibility to only a few active participants. Second, membership fees could be collected from residents wishing to utilize a community garden. These fees, however, would only be used to improve and maintain the garden area and not the entire district.

**Grant Funding (Grant)**

**Community Development Block Grant**

The Community Development Block Grant is a federal grant regulated and dispersed by the department of Housing and Urban Development (HUD) to cities and states. Although significant freedom is given for the types of projects the funds can be used for, the money is conditional upon many requirements which often limit who may benefit and conditions that can dramatically increase the cost of the entire project. Funding from HUD continues to decrease on a yearly basis and competition increases for the diminishing dollars. City Council’s decision to award is based on the city’s Consolidated Plan (a plan outlining citizen’s priorities for what CDBG dollars should be spent on). In the 2007-2011 plan, “neighborhood revitalization” is listed as the highest priority. Furthermore, specialty areas are given additional priority – the NNU area being one of them.

The best potential uses for CDBG funding:

- Road improvements – After 2010 CDBG dollars will no longer be able to be used for major roadways, but rather will be restricted to neighborhood roads. Any improvements to major roads, such as most of the intersections identified in this plan, should be handled quickly to ensure eligibility.
- Acquisition and improvements to land – Purchase and improvement of land for parks and trails.
- Signage and Lighting – University District signage and lighting may be an eligible use of CDBG dollars. Close coordination with the city’s CDBG Administrator is recommended to ensure eligibility for such a project.
- Commercial and Residential revitalization loans – City Council is currently considering using CDBG dollars to initiate a loan program for repairs of health and safety emergency situations (furnace, roofing, etc.). If funded, the city will need to hire a new employee to manage loans. At least a year of experience
handling such loans is recommended before expanding the program to other uses.

**KaBOOM! Challenge Grants**

KaBOOM! is an organization with a goal to bring playgrounds to communities. Through its funding partners, KaBOOM! is able to provide “Challenge Grants” to help attract community support and local contributors to establish parks.

- KaBOOM! Challenge Grants could be used in connection with funding sources necessary for acquisition, to provide pocket parks and playgrounds in the district.

**Bikes Belong Grants Program**

Bikes Belong has grants available mainly for the construction of bike trails and lanes. Projects are not eligible when a Bikes Belong grant is the only source of funding. Eligibility and competitiveness increase as the local bicycle association is involved.

- Bikes Belong should be used in connection with other funding sources to purchase property designated on the city’s Bikes and Path Master plan and then to construct paths.
- [http://www.bikesbelong.org/grants](http://www.bikesbelong.org/grants)

**Wild Ones – Seeds for Education**

The Lorrie Otto Seeds for Education Grant Program gives small monetary grants to schools, nature centers, or other non-profit educational organizations for the purpose of establishing outdoor learning centers. The grant recipient learning centers are those which most successfully reflect the Wild Ones mission to educate and share information about the benefits of using native plants in our landscape and to promote biodiversity and environmentally sound practices.

- [http://www.for-wild.org/seedmony.html](http://www.for-wild.org/seedmony.html)

In addition to the above known potential sources of funding, there may be additional funding available via one or more federal sources that are included in federal legislation pending at the time of this writing.

**Volunteer Labor and Donations (Volunteer)**

**Boy Scouts of America**

Several activities that may be appropriate for Scout Eagle projects or just scout group service projects include:

- Preparation of grounds for gardens and parks.
- Maintaining (weeding, watering, improvement) of gardens.
- Installation of district signage.
Residents
Residents of the University District could provide the same resources as the Boy Scouts of America, but also could offer the following:

- On going maintenance and security for community gardens
- Participation in Neighborhood Watch programs
- Monetary donations
- Land donations
- Use of meeting room space for University District Associations and other neighborhood organizations
- Participation in and organization of a fundraising event (e.g., Kids Fair)

Religious Organizations
Religious Organizations are a valuable source of volunteers. These organizations could be utilized for services similar to those listed above. The University District should identify not only those religious organizations with buildings within the district, but also organizations in the area around the district, to recruit volunteers.

Nampa City (City)

General Fund
City funds could be spent on any of the activities suggested in this plan. However, the most appropriate use for the limited General Fund dollars would likely be for improvements that potentially benefit the entire community, such as parks and trails. Also, General Fund dollars could be used as gap funding, where major projects have several funding partners but still lack funding to complete the project. In cases where grant funding is involved in improvements, their may be essential portions of the project that grants cannot fund. In these situations, city funding would be critical to ensuring the completion of a project by addressing portions of the project that grants cannot fund.

Donated Labor
Nampa City has a significant opportunity to show investment into the district by utilizing Public Works employees to carry out street and sidewalk improvements whenever possible. Using a variety of funding sources (see those listed above) for materials and equipment, would allow the city’s contribution to come primarily from labor, cutting the expense for the city.

Northwest Nazarene University (University)

Financial
With a major interest in the sustainability of the area, Northwest Nazarene University has a clear incentive to invest in the improvement of the district. Any financial assistance might be best utilized for major entryway signs into the district – drawing people into the district and to the University. Lighting along the main corridors leading
to and past the University could also be an appropriate expense for the University, in cooperation with other funding partners.

**Facilities**
Northwest Nazarene University has an exceptional opportunity to improve the University District by allowing district and neighborhood organizations to use university facilities and land for meeting rooms and events. Furthermore, the University should explore currently owned land for the possibility to use as a community garden.

**Services**
Most importantly, NNU can provide essential leadership to organize and facilitate the creation of a University District Association. As a major stakeholder in the district, the University should continue to support and be involved in the process of improving the district. As organizations address the needs of residents, the University should continue to provide input, direction, and leadership. The University may also provide valuable educational services to address the needs of University District residents (as outlined in this plan).
Recommended Action Items

**Priority Rankings**

<table>
<thead>
<tr>
<th>Rank</th>
<th>Characteristics of Rank Include Some or All of Those Listed Below</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical</td>
<td>Priority for funding and resource allocation; necessary for other Critical and/or High priority action items; immense public requests for; vital for accomplishing the Vision of the University District</td>
</tr>
<tr>
<td>High</td>
<td>Significant public request for; item identified as necessary for creating unique characteristics of the district; generally short-term goal for implementation; important for accomplishing the Vision of the district</td>
</tr>
<tr>
<td>Moderate /Ongoing</td>
<td>Generally mid- to long-term goal for implementation; helpful in accomplishing the district Vision; less priority for funding and resource allocation</td>
</tr>
<tr>
<td>Ongoing</td>
<td>Incorporated into other processes; implementation accomplished by a future source and on an as-needed basis</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Priority</th>
<th>Action Items</th>
<th>Goal</th>
<th>Lead Entity</th>
<th>Possible Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical</td>
<td>Develop Neighborhood Watch Programs</td>
<td>1</td>
<td>University District Association</td>
<td>Volunteer, City, University</td>
</tr>
<tr>
<td>Moderate /Ongoing</td>
<td>Develop district educational material and resources</td>
<td>1</td>
<td>University District Association / Crime Prevention Officer</td>
<td>Volunteer, Community, University</td>
</tr>
<tr>
<td>Moderate /Ongoing</td>
<td>Oversee and facilitate Neighborhood Watch Programs</td>
<td>1</td>
<td>University District Association</td>
<td>Community, University</td>
</tr>
<tr>
<td>Critical</td>
<td>Provide additional police resources and officers in the district for crime prevention</td>
<td>1</td>
<td>Nampa Police Department</td>
<td>City</td>
</tr>
<tr>
<td>High</td>
<td>Create design standards for signage, landscaping, lighting, and monument structures</td>
<td>1,2,3,4</td>
<td>Planning Department / University District Association</td>
<td>City, Volunteer</td>
</tr>
<tr>
<td>High</td>
<td>Identify appropriate locations for speed limit reductions</td>
<td>1</td>
<td>University District Association</td>
<td>Community</td>
</tr>
<tr>
<td>High</td>
<td>Reduce Vehicle speeds through roadway alterations</td>
<td>1</td>
<td>Public Works / Planning Dept</td>
<td>Community, City, Grant</td>
</tr>
<tr>
<td>High</td>
<td>Reduce speed limits where appropriate</td>
<td>1</td>
<td>Public Works</td>
<td>City</td>
</tr>
<tr>
<td>High</td>
<td>Make the district a priority for providing Local Improvement District financing for sidewalks</td>
<td>1</td>
<td>Public Works</td>
<td>N/A</td>
</tr>
<tr>
<td>High</td>
<td>Identify alternative funding sources for sidewalk improvement program</td>
<td>1</td>
<td>Economic Development Department</td>
<td>City</td>
</tr>
<tr>
<td>High</td>
<td>Develop a sidewalk master plan for the district to prevent inconsistency</td>
<td>1,2</td>
<td>Planning Department / Public Works</td>
<td>City</td>
</tr>
<tr>
<td>Critical</td>
<td>Identify critical areas in need of crosswalks</td>
<td>1</td>
<td>University District Association</td>
<td>Volunteer</td>
</tr>
<tr>
<td>Critical</td>
<td>Establish crosswalks where appropriate</td>
<td>1</td>
<td>Public Works</td>
<td>City</td>
</tr>
<tr>
<td>High</td>
<td>Develop a master plan for bike lanes</td>
<td>1</td>
<td>Planning Dept / Public Works</td>
<td>City, Grant</td>
</tr>
<tr>
<td>High</td>
<td>Establish bike lanes with appropriate markings and signage</td>
<td>1</td>
<td>Public Works</td>
<td>City, Grant</td>
</tr>
<tr>
<td>High</td>
<td>Identify appropriate locations for additional street lights</td>
<td>1</td>
<td>University District Association</td>
<td>Volunteer</td>
</tr>
<tr>
<td>High</td>
<td>Construct more street lighting where needed</td>
<td>1</td>
<td>Public Works / Idaho Power</td>
<td>City, Community</td>
</tr>
<tr>
<td>High</td>
<td>Place priority on the University District for code compliance</td>
<td>2</td>
<td>Code Enforcement</td>
<td>N/A</td>
</tr>
<tr>
<td>Critical /Ongoing</td>
<td>Organize and conduct district improvement events: Brush Up</td>
<td>2</td>
<td>University District Association</td>
<td>Community, Volunteer</td>
</tr>
<tr>
<td>Priority</td>
<td>Description</td>
<td>Responsible Agencies</td>
<td>Partner Agencies</td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>-----------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------</td>
<td>------------------</td>
<td></td>
</tr>
<tr>
<td>Ongoing</td>
<td>the UD, Clean Up the UD, &amp; Rake Up the UD</td>
<td>City</td>
<td></td>
<td></td>
</tr>
<tr>
<td>High</td>
<td>Identify code violations and aid compliance during construction</td>
<td>Planning Department</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>High</td>
<td>Encourage high quality construction investment into the district</td>
<td>University District Association / Economic Development Dept.</td>
<td>Community, City</td>
<td></td>
</tr>
<tr>
<td>High</td>
<td>Construct district unique landscaping at major entryways</td>
<td>Public Works</td>
<td>Community, University, City</td>
<td></td>
</tr>
<tr>
<td>High</td>
<td>Construct monument signs at district entryways</td>
<td>Public Works</td>
<td>Community, University, City</td>
<td></td>
</tr>
<tr>
<td>High</td>
<td>Implement University District and way-finding signage throughout the district</td>
<td>Public Works</td>
<td>Community, Grant, University, City</td>
<td></td>
</tr>
<tr>
<td>High</td>
<td>Construct district unique lighting</td>
<td>Public Works / Idaho Power</td>
<td>City, Community</td>
<td></td>
</tr>
<tr>
<td>Moderate</td>
<td>Manage event parking to lessen negative impact on residential neighborhoods</td>
<td>NNU</td>
<td>University</td>
<td></td>
</tr>
<tr>
<td>Critical</td>
<td>Implement the recommended road name changes:</td>
<td>University District Association / Planning Department</td>
<td>City, Volunteer, University</td>
<td></td>
</tr>
<tr>
<td>Critical</td>
<td>Promote the District’s uniqueness and value to the community</td>
<td>University District Association / Economic Development Dept.</td>
<td>Community, City</td>
<td></td>
</tr>
<tr>
<td>Critical</td>
<td>Create a University District Association including bylaws and non-profit status</td>
<td>University District Steering Committee</td>
<td>City, University</td>
<td></td>
</tr>
<tr>
<td>Critical</td>
<td>Offer meeting and open space for district events &amp; meetings</td>
<td>NNU</td>
<td>University</td>
<td></td>
</tr>
<tr>
<td>High</td>
<td>Establish &quot;pocket&quot; parks connected by urban trails within the district</td>
<td>Parks and Recreation Department</td>
<td>City, Grant, Community</td>
<td></td>
</tr>
<tr>
<td>High</td>
<td>Establish a neighborhood garden</td>
<td>University District Association</td>
<td>Grant, City, Community, University, Volunteer</td>
<td></td>
</tr>
<tr>
<td>Critical</td>
<td>Organize a Well-Being Task Force</td>
<td>University District Association</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>High</td>
<td>Implement in-district activities, programs, &amp; celebrations to</td>
<td>Well-Being Task Force</td>
<td>Community, University</td>
<td></td>
</tr>
<tr>
<td></td>
<td>promote cultural, wellness, educational, and developmental activities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High</td>
<td>Provide educational opportunities to address district needs</td>
<td>NNU</td>
<td>University</td>
<td></td>
</tr>
<tr>
<td>High</td>
<td>Conduct district events to encourage interaction</td>
<td>University District Association</td>
<td>Community, City, University, Volunteer</td>
<td></td>
</tr>
<tr>
<td>High</td>
<td>Identify appropriate locations for neighborhood friendly businesses</td>
<td>University District Association / Planning Department</td>
<td>Volunteer, City</td>
<td></td>
</tr>
<tr>
<td>High</td>
<td>Alter city’s Future Land Use Map to allow businesses to locate</td>
<td>Planning Department</td>
<td>City</td>
<td></td>
</tr>
<tr>
<td></td>
<td>in areas identified as appropriate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High</td>
<td>Promote the UD as a good place to do business</td>
<td>Economic Development Dpt.</td>
<td>City</td>
<td></td>
</tr>
</tbody>
</table>