

# South of the River Subarea Plan

Associated Comprehensive Plan Text Changes

05 November 2021, V2

## 1. Acknowledgements

a. (Page 1)

- Update:

Approved April 23, 2019/Updated December 08, 2020/Updated December 7, 2021

## 2. Table of Contents

a. (Page 2)

- Insert:

"Chapter 21 – South of the River Subarea Plan" (and associated page number)

- Update:

Update all page numbering as changes are expected due to text additions and deletions.

## 3. Chapter 8 - Land Use

a. 8.2.3 Land Use Map Designations (Page 31)

- Add:

### Riverfront Center:

The Riverfront Center is planned to be a vibrant mixed-use center for the community that builds off River access and connection north to Main Street, the Riverwalk Park, and the River House. Uses encouraged are small-scale retail, restaurants, offices, and entertainment. High density housing is encouraged on the upper floors of buildings and at the fringes of the land use designation and transitioning into surrounding lower-density neighborhoods. The focus of the center should be a large-scale community civic space and gathering area at the river's edge that can be used for community events, markets, etc. Pedestrian and bicycle access through the Center and into surrounding neighborhoods is important. General character and design have been further clarified in Chapter 21 - South of the River Subarea Plan."

b. (Page 34)

- Update:

### Floodway

Floodway areas are defined as specifically shown on the newest edition of the Federal Emergency Management Administration Flood Insurance Rate Maps (FIRM) mostly

along the Boise River (generally shown as floodway on the Land Use Map). These areas are to remain open space because of the nature of the floodway which can pose significant hazards during a flood event. Floodway areas are excluded from being used for calculating residential and development densities. Any portion of the floodway developed as a substantially improved wildlife habitat and/or wetlands area is open to and usable by the public for open space, such as pathways, ball fields, parks, or similar amenities, as may be credited toward the minimum open space required for a development, if approved by the City Council.

When discrepancies exist between the floodway boundary shown on the Land Use Map and the floodway boundary shown on the FIRM maps so that the floodway area is smaller than that shown on the Land Use Map, the adjacent land use designation shown shall be considered to abut the actual floodway boundary.

Within the Riverfront Center specifically, the floodway area and associated floodplains should be designed to accommodate a large-scale open civic space that can be utilized for community events and markets, etc. This space should be designed and developed in coordination with FEMA requirements and should only include improvements that do not cause additional hazard risks, but can incorporate access to the Riverfront, hard- and soft-surface pathways, open spaces and fields, interpretation and wayfinding, gardens, and/or amphitheater area."

- Format Update:

Move the light green formatting box up to the Floodway title.

c. (Page 37)

- Update:

Insert updated 2021 Comprehensive Plan Land Use Designations pie chart

d. (Page 38)

- Update:

Insert updated 2021 Comprehensive Plan Commercial vs. Residential pie chart

e. (Page 39)

- Update:

Insert updated Land Use Map

f. (Page 40)

- Update:  
Insert updated 2021 Zoning Table (to add Riverfront Center)

g. 8.4 Objectives (Page 41)

- Add  
"K. Work to create a vibrant Riverfront Center (refer to Chapter 21)."

h. 8.5 Implementation Policies

- Delete:

~~"8.5.1 "South of the River" Sub Area Plan:~~

~~A "South of the River" Sub Area Plan should be developed and adopted by the city for the area planned to be the future downtown of Star and its future supporting periphery. This area includes the CBD (Central Business District) shown on the Land Use Map and the area between the Boise River and the Chinden Bench spanning from Highway 16 to the Can Ada Road section line.~~

~~This area is critical for master planning to provide Star a sense of place in its downtown understanding that the current small central business district area has served well for many years but as development occurs, and State Highway 44 is widened an expansion of the activity center of the city will be needed. Expanding south incorporates the beautiful Boise River with a significant amount of floodway area which can serve the new Sub Area well with many acres of parkland and public access to the river understanding that existing property owner property rights are not to be infringed.~~

~~The CBD area of old town has many development constraints due to the small lots created in years past and the lack of a roadway grid system needed for commercial type uses. Compact development, as outlined by the CBD implementation polices within this plan, are critical for the vibrancy of the future downtown of Star. Highway 44 and Star Road south of Highway 44 are to be planned in this area as key commercial corridors. Collector roadways and land use goals, objectives and policies need to be adopted for the area south of the river to avoid urban sprawl, limit development in the flood plain, and to provide for compatible land uses supporting and enhancing the vitality of the historic central business district area. Until the Sub Area Plan is adopted by the city, development will be permitted in accordance with the other sections of this Plan, understanding that existing property owner property rights are not to be infringed. The Sub Area Plan~~

~~will take precedence over the land uses shown within this Comprehensive Plan."~~

- Insert:

**"8.5.1 Policies Related Mostly to the Riverfront Center**

A. The Riverfront Center should allow for a mix of commercial, office, institutional, civic type and residential use and as shown on the Land Use Map.

B. High-density residential is suitable within the Riverfront Center in mixed use buildings with commercial or office type uses on the first floor and high density residential on upper floors.

C. Main city service facilities should be located at Star Road and the Riverfront Center and clustered into a "City Services Campus", including City Hall, Library, Post Office, Emergency Services, Department of Motor Vehicles, and other related facilities. In addition, a large-scale civic space and gathering area should be adjacent to the campus and could be developed within the floodway and floodplain area along the Boise River.

D. Big Box commercial, generally a single-story single use building over 50,000 square feet, should not be permitted within the Riverfront Center.

E. Single-story use buildings should be discouraged within the Riverfront Center, in favor of two- to three-story mixed use buildings. A new City Civic Center could be accommodated as a single-story building.

F. Building orientation should face both the east-west roadway and Riverfront area, accommodating uses along both roadway and civic space areas.

G. Pedestrian connections should be accommodated every 300' at a minimum between the Riverfront Center Main Street and the Riverfront Park.

H. The floodway lands adjacent to the Riverfront Center designation, as shown in the Comprehensive Plan Land Use Map, should be developed as Civic space and gathering area, along with accessible park space.

I. A pedestrian bridge should be constructed across the Boise River, connecting the Riverfront Center with Main Street, Riverwalk Park, and the River House.

i. (Page 45-46)

- Update:

**"8.5.5 Policies Related Mostly to The Central Business District Planning Areas**

C. Main Street, generally south of Tempe Lane extended, consists of several lots which are about one acre in size created by "Dixon Subdivision" almost a century ago. Many of the existing home sites on these lots are rural in nature, including farm animals. As redevelopment of this area occurs, a transition consisting of a compatible mix of lower intensity commercial and office type uses mixed with residential should be encouraged. ~~Within the South of the River Sub Area Plan recommended herein, this Main Street area needs to be studied to~~ The CBD Design Guidelines provide for special care guiding future development understanding that the rights consisting of the existing rural use of residential lots are not to be infringed. Furthermore, Main Street is to be studied for the provision of traffic calming measures and to provide for a connection for horseback riders to access an equestrian trail which should be planned along the Boise River."

j. **8.5.8 Policies Mostly Related to Open Space and Special Areas**

- Update:

"H. Discourage development within the floodplain, excluding the Riverfront Center area, in which development could mitigate floodplain areas and provide for civic space within the floodway and adjacent areas."

"I. Floodway areas are to remain "open space" because of the nature of the floodway which can pose significant hazards during a flood event. Within the Riverfront Center, this floodway area should be developed as civic, open and park space, with the design allowing for floodwaters to inundate the area without contributing to hazard risk."

**4. Chapter 9 - Natural Resources**

a. 9.5 Implementation Policies (Page 58)

- Update:

"D. Prohibit new development in floodway areas and limit development in the flood fringe of the flood-plain, except within the Riverfront Center, to allow civic, open, and park space within the floodplain."

b. (Page 59)

- Add:

N. Utilize existing irrigation canals and ditches as open space and potential trail alignments where possible, and to highlight the area's agricultural history."

## **5. Chapter 11 - Public Services, Facilities, and Utilities**

a. 11.5 Implementation Policies (Page 83)

- Update:

"Y. Support the expansion of city facilities and city staff based on projected growth. The city will develop a disabilities community audit to the city facilities. City facilities should be incorporated as part of the Riverfront Center and help to catalyze commercial development as part of the Center."

## **6. Chapter 12 – Transportation**

a. (Page 91)

- Update:

Include updated ECAMP map

"East-west connectivity in Star is generally limited to Beacon Light Road, Purple Sage Road, Floating Feather Road, State Highway 44, Joplin Road, and Chinden Boulevard (US Highway 20/26)."

b. 12.3.1 Roadway System Goals (Page 104)

- Add:

"G. Within the South of the River Subarea, ensure a high level of roadway connectivity through each neighborhood to help mitigate traffic along the limited collectors and arterials within the area.

H. Within the South of the River Subarea, look at a realignment of Can-Ada Road to seamlessly connect east into Star Road."

c. 12.3.3 Pathway System Goals (Page 105)

- Add:

"D. Within the South of the River Subarea, ensure pathway connectivity throughout the area, utilizing buffers between existing and future neighborhoods; natural resource areas; the extension of the Boise Greenbelt; and existing irrigation canals and ditches."

d. 12.5.1 Roadway Implementation Strategies (Page xx)

- Add:

"Y. The City of Star and ACHD should coordinate the Can-Ada roadway design between US-20/26 and Star Road to

ensure connectivity through the South of the River Subarea, as developments are proposed.

Z. The City of Star and ACHD should coordinate access control (i.e. roundabout or signalized intersection) at Star Road and access to the Riverfront Center to ensure this commercial area is viable.

AA. The City of Star, ACHD, and adjacent property owners, should coordinate access control design at Star Road just north of the Phyllis Canal crossing to ensure both vehicular and pedestrian and bicycle crossings.

AB. The City of Star and ITD should coordinate the reclassification of and access control along US-20/26 to allow access to commercial areas, enhancing viability for commercial areas and increased connectivity along the Corridor.

AC. The City of Star, ACHD, and ITD should coordinate gateway improvements at the Star Road/Boise River Bridge, and at Star Road/US-20/26 intersection."

e. 12.5.3 Pathway Implementation Policies (Page 113)

- Add:

"E. Plan for grade-separated pedestrian and bicycle crossing facilities at Star Road at the north and south channel of the Boise River to extend the Boise Greenbelt.

F. Coordinate with the irrigation districts to allow for pathway connections along irrigation canals and ditches."

## **7. Chapter 13 – Parks and Recreation**

a. 13.5 Implementation Policies (Page 133)

- Update and Add:

"A. Develop a recreation center for the community, which could be accommodated in the Riverfront Center.

C. Develop a Parks and Recreation Master Plan, which will identify the number and type of parks, open space trails, pathways, and recreational needs, and include expected parks within the South of the River Subarea Plan.

H. Develop a greenbelt along the river and connect to the Greenbelt from Eagle Island State Park, through the Riverfront Center, to a future City of Middleton connection.

N. Incorporate a natural trail system along the south side of the Boise River that incorporates a mix of surface types (i.e. paved, boardwalks, and soft-surface systems that allow for a range of recreational use.

O. Incorporate a wayfinding and interpretation system along the south side of the Boise River to educate on wildlife, wildlife habitat, Boise River hydrology, and cultural history of the area.

P. Work with Pioneer, Nampa-Meridian, and Settlers Irrigation Districts to coordinate a regional pathway system along the Phyllis Canal.

Q. Work with the Eureka Water Co. and property owners to coordinate a secondary pathway system throughout the South of the River Subarea."

## **8. Chapter 15 – Housing**

a. (Page 143)

- Add:

"H. Support the development of mixed-use and high-density housing within and adjacent to the Riverfront Center and in support of commercial development in the Center."

## **9. Chapter 16 - Community Design**

a. (Page 156)

- Update:

### **"16.2.10 Civic Center**

Public buildings, such as the city library, Senior Citizen Center, City Hall, and other public spaces bring the public downtown. In addition, having an established retail center provides opportunities to strengthen the city center. The City of Star is lacking a civic center, focal point or gathering place. It is important that the city develop a plan to establish gathering places, like a clock tower, fountain, gazebo, public plazas or other amenities that create a sense of place. This Civic Center area could be accommodated within the Riverfront Center on Star Road and the south edge of the Boise River. This Civic Center area could accommodate all of the above, and consolidate City services, while also providing outdoor civic and gathering space within the floodplain and floodway of the Boise River. This allows the Center to capitalize on the Boise River and its character, connect north (through a pedestrian bridge) to Main Street, the Riverwalk Park, and the River House, and serve as a catalyst for commercial development within the Riverfront Center."

b. 16.5 Implementation Policies (Page 161)

- Add:

"N. Refer to Chapter 21 – South of the River Subarea Plan for character guidance on development within that area."

**10. Chapter 21 – South of the River Subarea Plan**

- Add:

Insert South of the River Subarea Plan as Chapter 21.