

APPENDIX 2

Downtown Mountain Home *Field Assessment and Recommendations*



LAND USE AND ZONING

Mountain Home's downtown core area is located in the C-2 Central Business District. The C-2 Zoning District allows for a mix of commercial and higher density uses; the zoning designation and allowed range of uses are appropriate for a downtown.

The dimensional standards for the C-2 Zoning District restrict building height to 35' and a 10' front and an 8'/16' rear setback is required for all new construction; these dimensional standards are not appropriate for a downtown setting. It is recommended that the dimensional standards for all Downtown buildings be handled on a case by case basis through the adoption of a Design Review Committee that reviews all downtown development projects.

Downtown Mountain Home has a Parking Overlay Zone which can be a barrier to downtown development. While the intent of the Parking Overlay is to help Mountain Home retain existing off-street parking, the Parking Overlay Zone makes it difficult for downtown property owners to comply with the zoning code if they intend to improve existing buildings or construct new buildings downtown. Simply put, the Parking Overlay Zone makes it difficult to improve buildings downtown or construct new buildings downtown. It is recommended that this section of the Zoning Code be modified to allow for the parking standards in the Downtown core area to be dealt with on a case by case basis.

9-12-2 Mountain Home City Code

Reduction of Existing Off Street Parking/Loading: Off street parking and loading areas now existing in the parking overlay PO zone shall not be reduced or eliminated due to the expansion, enlargement or reconstruction of an existing building in the parking overlay PO zone, except when such reduction complies with the current off street parking regulations of this title. The conversion of a residential use to multiple dwellings or commercial shall require compliance with this chapter with regard to the number of parking spaces required.

ROADWAYS

Main Street

The section of South Main Street located within the project area consists of three one-way southbound lanes of traffic; South Main narrows down to two lanes of one-way traffic at Jackson Street. South Main is owned and maintained by the Idaho Transportation Department. Sidewalks are located on both sides of the majority of South Main Street and on-street parking is provided on most sections of South Main. Pavement condition is generally substandard.



2nd Street

The section of 2nd Street located within the project area consists of three one-way northbound lanes of traffic; 2nd Street narrows down to two lanes of one-way traffic at the Jackson Street intersection. 2nd Street is owned and maintained by the Idaho Transportation Department. Sidewalks are located on both sides of the majority of 2nd Street and on-street parking is provided on most sections of 2nd Street. Pavement condition is generally substandard.



5th Street North / 4th Street North / 2nd Street North

Diagonal parking is available on 2nd Street North and 4th Street North; these parking areas were identified as critical by downtown business owners who participated in the Mountain Home Downtown Design Charrette. These streets also provide access to trucks making deliveries to downtown businesses; alternative truck access will need to be determined if modifications are made to the function of 5th Street North, 4th Street North or 2nd Street North.



2nd Street North Diagonal Parking



Downtown Alleys

Downtown businesses and community groups have decorated downtown alleyways with murals; the most significant improvements have been made to the alleys between Jackson and 2nd Street N. While the potential exists for these alleys to be used as public event areas, the alleys still serve a commercial function that is critical to downtown. Trash dumpsters for downtown businesses are located in the alleys and overhead power lines and power poles are also located in downtown alleys.



American Legion Boulevard

American Legion consists of four lanes of two-way traffic; American Legion is a State Highway which provides a connection between downtown Mountain Home, outlying commercial areas, and I-84. American Legion is heavily trafficked and it creates a significant barrier for pedestrians in downtown Mountain Home.



Jackson Street

Jackson Street consists of two lanes of two-way traffic. On street parking is located along portions of the road section. The intersection of Jackson and Main Street was frequently cited as a dangerous intersection by participants in the Mountain Home design charrette.



PEDESTRIAN AND BICYCLIST FACILITIES

Sidewalks are located throughout the majority of the downtown Core area. Most sidewalks are in extremely poor condition; the poor condition of sidewalks was a frequent topic of discussion by stakeholders participating in the Mountain Home Downtown Charrette. Pedestrian crossings at American Legion and Jackson St. were frequently cited by residents as being too dangerous for children to use without close supervision.

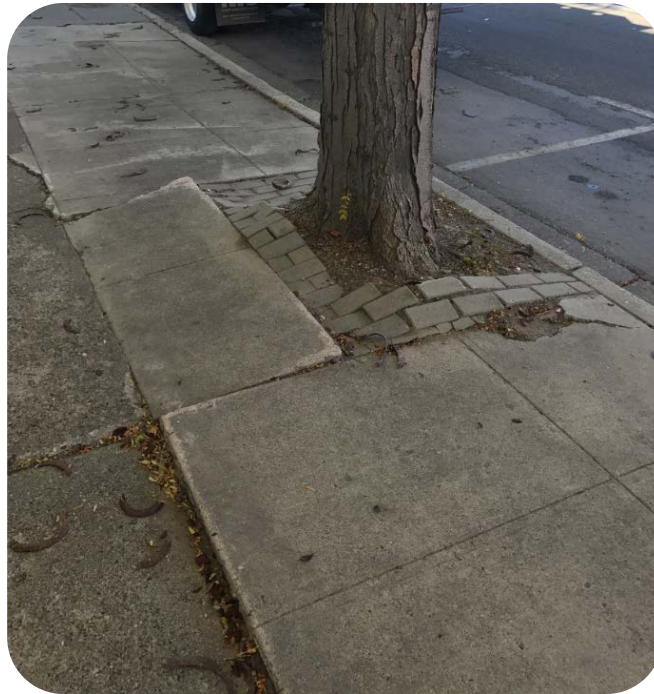
There are no dedicated bicycle facilities for cyclists in downtown Mountain Home and Main and 2nd Street are generally perceived by Mountain Home residents to be too dangerous for cyclists to use due to the speed and volume of traffic on these streets.

It is recommended that dedicated bicycle lanes be incorporated into future downtown roadway improvements along with sidewalk improvements and improved pedestrian crossings.



Sidewalks

The condition of downtown sidewalks range from fair to very poor in condition. A considerable percentage of sidewalks within the core Downtown area are substandard due to cracking, heaving, settling, deterioration and spalling. Sidewalk widths vary greatly throughout the core area. While significant improvements have been made to the sidewalks on Main and 2nd at the intersections of 4th Street North and 2nd Street North, there are still ADA facilities that need updating and many sidewalk section in need of repair.



STREET LIGHTING

Street lights have been upgraded at the intersections of 4th Street North and 2nd Street North and consist of high quality, decorative street lighting that is appropriate to the pedestrian scale of downtown. Street lights outside of these two areas are standard street lights that are not aesthetically or functionally suitable for the core area of a downtown.



DRAINAGE

Downtown business owners and Mountain Home Public Works staff have identified that drainage and flooding issues are present in downtown Mountain Home area.



OPEN SPACE AREAS

The Railroad Park is currently under the ownership of Union Pacific Railroad and the City of Mountain Home maintains a lease that allows the City to use the park. Outdoor festivals and public events are currently prohibited under the lease agreement. Picnic areas and a walking path have been constructed along Main Street and parking areas have been constructed for the park. The western portion of the property located between the Union Pacific Rail Line and the landscaped park is currently being used by local truckers for truck parking.

PARKING

Downtown Mountain Home features a mix of on-street parallel parking on Main and Second, diagonal parking on 4th Street North and 2nd Street North and off-street parking in parking lots. Parking is not clearly delineated or accessible throughout the downtown core with the exception of the new parking areas recently constructed off of Jackson Street and the new Beals parking lot. ADA parking areas should be incorporated into Downtown improvement projects.

BENCHES/ TRASH RECEPTACLES

Benches and trash receptacles are, for the most part, mismatched and in poor condition. Benches and trash receptacles should be replaced during the first phase of downtown improvements if possible.



RECOMMENDATIONS (as of 10-24-2017):

1. Commission a traffic study to evaluate existing traffic volumes on Main and 2nd Street and to model potential roadway configuration changes on Main Street and 2nd Street.
2. Continue to coordinate with the Idaho Transportation Department on potential roadway configuration changes on Main and 2nd Street in downtown Mountain Home.
3. Establish a Downtown Overlay District through an amendment to Mountain Home's Comprehensive Plan to formally define Mountain Home's core downtown area and to facilitate new development in downtown Mountain Home.
4. Establish Downtown Design Standards addressing architectural standards for new construction and changes or expansions in use and incorporate Downtown Design Standards into Mountain Home's Zoning Ordinance. A Design Review Committee should also be established to review all applications for change of use or expansion of use in downtown Mountain Home.
5. Create a Sign Ordinance for downtown Mountain Home and provide assistance to downtown Business owners to update signage to meet new standards.
6. Create a "Downtown Liaison" position within the City of Mountain Home which will provide a single point of contact within the City for all downtown projects. This position will assist downtown property owners with permitting and guide property owners / developers through the City's design review process for all downtown development projects.
7. Establish an implementation plan and funding strategy for downtown capital improvements to be constructed during Year 1, Years 2-5, and Year 10 of the Mountain Home Downtown Plan.
8. Engage Mountain Home's Code Enforcement Officers to actively cite and resolve zoning code violations in downtown Mountain Home.