

## Sunset Neighborhood Plan Survey #1

### Summary and Analysis

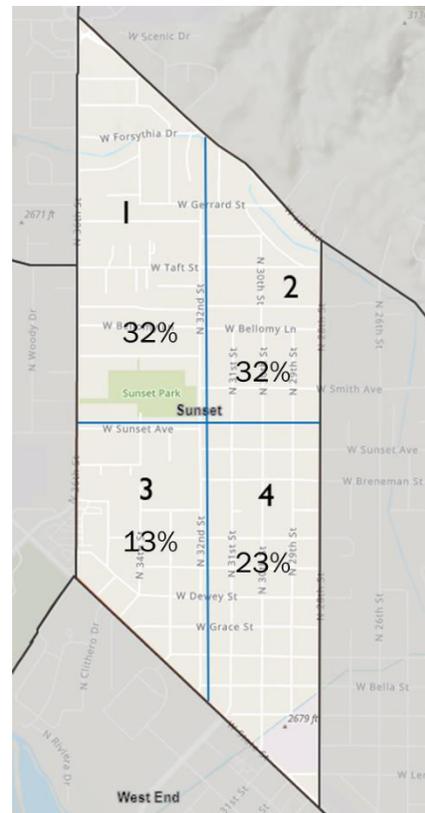
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#### Overview

The phase 1 Sunset Neighborhood survey was online from October 16 to November 18, 2020 and received a total of 107 responses. Two of the responses were received via hard copy mailer. The online geoform comment map has received 44 responses as of November 30, 2020. The survey and comment form were available online at <https://www.cityofboise.org/sunsetplan>.

#### Respondent Information

- 100% of respondents lived in the Sunset Neighborhood. Many respondents have children attending schools located in sunset (16%) and over a quarter of respondents commute through Sunset to get to work on a regular basis (26%). 5% of respondents indicate that they own a business located in the neighborhood, and only 6% work at a physical location in the neighborhood.
- 94% of survey respondents own their homes, with the remaining 6% indicating that they were renters. The Sunset neighborhood has an ownership composition of approximately 55% owner occupied housing units, which indicates this is an area we should strive to address in future outreach and engagement efforts.
- The survey received a diverse breakdown of respondents by where they live in the neighborhood. The map on the right shows the percentages of respondents in relation to where they live in the neighborhood. The planning team may want to consider ways to further engage quadrant 3 in future efforts.



## Sunset in the Past, Present and Future

Survey respondents were asked to let us know what words or short phrases best describe the neighborhood as they viewed it in the past, how they view it now, and what they hope to see in the future. The most common and representative responses to these questions are shown below.

### *In the Past*

- **Affordable**
  - Compared to other similar neighborhoods
  - A place for the working class
  - Small homes, great for young families
- **A friendly and quiet neighborhood**
  - A high value was placed on neighborliness and acts of kindness.
  - Peaceful and sleepy
  - Safe
  - Stable
- **A large agricultural presence**
  - Orchards
  - Farmsteads
  - Pasture
  - Almost rural character
- **A place of distinct character**
  - Diverse and funky
  - Notably different than the North End
  - An abundance of trees, nature, and wildlife

### *In the Present*

- **Becoming less affordable but still a great place for new families**
  - Much like the City of Boise, the Sunset Neighborhood is experiencing an increase in housing prices, and respondents are taking notice.
  - Despite rising costs of housing, many respondents felt that Sunset is still a great place for young families.
- **Friendly and neighborly**
  - Respondents overwhelmingly felt that the neighborhood was a friendly and welcoming place.
- **Experiencing a slow Shift to neighborhood character**
  - Sunset is a great place to live but growing with more infill development, higher density, and updated homes.
  - With increased development there is less cohesion between architectural styles and a wider range of housing sizes.
  - The neighborhood is busier and no longer feels like the same quiet and cozy neighborhood of the past.

- **An ideal location to live and play**
  - Centrally located with access to many amenities and destinations including downtown, the foothills, shopping and retail, restaurants.
- **Experiencing shifting traffic patterns and volumes**
  - While respondents generally feel that the neighborhood is walkable/ bikeable, the increase in traffic volumes, and in some cases speeds, has decreased overall feelings of safety.
  - More vehicles traveling to and from the neighborhood puts a strain on already limited parking availability.

## ***In the Future***

- ***A desirable place to live for people and families of all stages***
  - The neighborhood has retained a small-town feel, is quiet and growth is managed in a sustainable way with limited development of large (tall) buildings.
  - The neighborhood is inclusive and kind to all people.
  - The neighborhood is clean.
- ***A diversity of housing options that accommodates a wide range of income levels and family structures/types***
  - The neighborhood has a diversity of housing types and lot sizes.
  - Housing is affordable.
- ***An easy to use and safe transportation network that accommodates bikers, walkers, automobiles, and public transportation options***
  - Sidewalks networks are complete.
  - Bike infrastructure is supported along key corridors.
  - Improved traffic management that has led to a decrease in total traffic volume and a reduction in speeding.
- ***Amenities are accessible and in line with neighborhood needs and desires.***
  - Restaurants, food trucks, coffee shops and neighborhood serving businesses are within walking or biking distance.
  - Neighborhood serving parks receive investments and upgrades.
  - Large undeveloped lots are converted to community amenities including community gardens and parks.
- ***Environmentally friendly***
  - Sustainable design features are incorporated into new development.
  - A neighborhood where people can live sustainably with ease.
  - Preserved green and open spaces and thriving access to the foothills.

## What do respondents like most about living in Sunset?

Survey respondents loved numerous attributes of the Sunset neighborhood. Here is a list of common themes and specific attributes they loved the most.

### Location

- Central to many destinations and amenities in Boise
- Proximity to the Foothills, Greenbelt and Boise river

### Neighborhood vibes

- Relaxed
- Relationships with neighbors (neighborly)
- Diverse (age, race, gender)
- Safe
- Friendly
- Charming character
- Quiet and calm

### Neighborhood elements and specific Places

- Sunset Park and dog park
- Trees
- The small farms, goats, chickens, horses
- The schools
- Whitewater park

## What are the most pressing challenges facing the neighborhood?

Survey respondents identified many challenges facing the Sunset Neighborhood. Highlights of these challenges include:

- **Traffic, parking, and mobility** – By far the most cited challenges facing the Sunset neighborhood were related to the increasing rate and volume of traffic through the neighborhood. Growth in and around the neighborhood has caused an increase in the amount of vehicular travel moving through Sunset. This increase in traffic (volume and speed) was cited by many respondents as the cause of a decreased perception of neighborhood safety, particularly around schools, parks, and places where families (and children) recreate. In this same vein, growth and an increase in vehicular traffic has put a strain on the limited parking in the neighborhood. Some commonly cited specific problems related to mobility included an incomplete sidewalk network, a lack of pedestrian crossings and dangerous biking conditions on arterial roads.

- **Neighborhood affordability (housing, cost of living and property taxes) -**  
Respondents broadly felt that the neighborhood is becoming less affordable. Like many areas in Boise people are feeling the effects of an ever-increasing cost of living, a rapidly increasing cost of housing and rising property taxes. Respondents indicated that these trends are affecting the sunset neighborhood and reducing the socio-economic diversity in the neighborhood. Lower income and often younger families are not able to afford housing in the neighborhood, and long-time residents may be struggling to keep up with the increased costs of living and changes to property taxes.
- **Changing land use** – Respondents are worried about the increasing land use changes occurring in, and around, the Sunset neighborhood. These concerns were broadly based on the perception that new development and/or redevelopment of housing will damage the desirable neighborhood character of the Sunset neighborhood. Of the respondents who identified these changes as a challenge for Sunset, most were not oppositional to all growth, but were concerned that development would occur without proper planning and foresight.
- **A lack of walkable/bikeable destinations and services in the neighborhood** – Many respondents felt that the Sunset neighborhood was lacking in neighborhood serving businesses and expressed a desire for bodegas, coffee shops, cafés and other small-scale commercial activity that is within walking distance for residents.

## What are your BIG Ideas for the neighborhood?

Respondents suggested dozens of ideas and specific projects to improve the Sunset neighborhood. These ideas ranged from small scale temporary installations to major policy changes that would reshape the planning landscape of our community. This summary does not attempt to list all the great ideas put forward by respondents and focuses on the most common themes amongst suggestions. Big ideas suggested included:

- Traffic Management - ways to reduce speeds and move traffic out of the neighborhood
- Pedestrian and bicycle improvements – complete sidewalks, protected and designated bike lanes, crosswalks at key intersections
- Affordable housing and policies to protect/encourage cheaper costs of living
- Community gardens
- Community connections – neighborhood events and ways to promote neighborhood stewardship
- Environmental sustainability – Soil protections, pollinator gardens
- Development of neighborhood serving businesses and activity centers

- Park improvements and investment – new equipment, sports fields, and courts

## Interactive Online Comment Map

As of November 30, 2020, 44 comments have been left on the interactive comment map that launched simultaneously with the Phase 1 online survey. Of the comments 41% were related to transportation, 41% were split between commercial, places I love and recreation, and the remaining 18% were other comments. Comments covered a wide range of topics but were most focused on the following themes.

- Traffic, mobility, and safety
- Identification of beloved neighborhood spaces and recreation areas
- Opportunities to improve retail and commercial uses in the neighborhood

The map below shows a visual distribution of comments. The areas with notable comment clusters include:

- Sunset Park
- 28th Street and Sunset Ave
- N 32nd St.
- The commercial area along State St.

