



## CHAPTER 2

# THE NORTH END TODAY

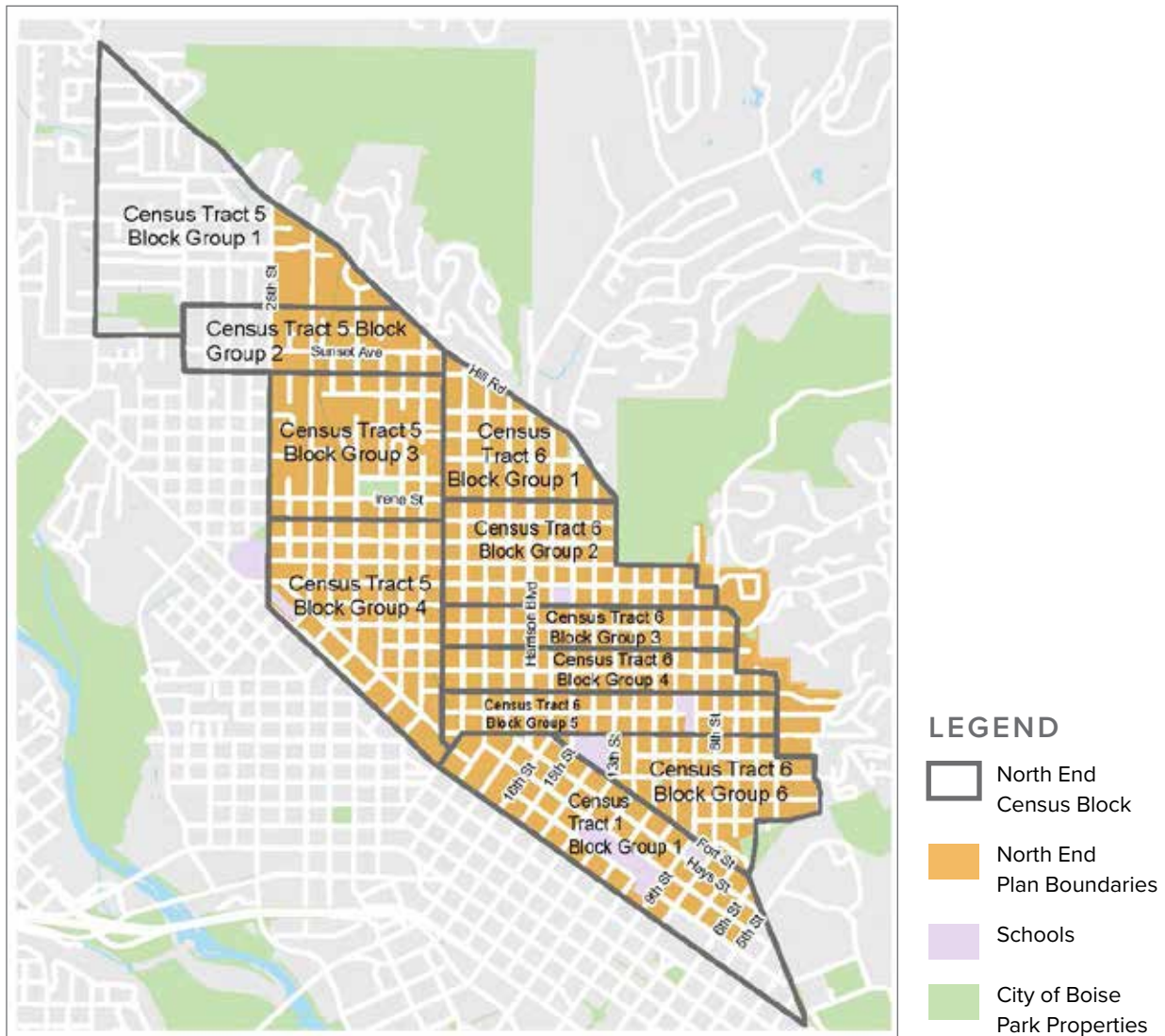


The North End neighborhood is a residential district, home to 10,220 people. It is subject both to conditions and trends that influence the city as a whole and to more particular trends working uniquely within the neighborhood. From the point of view of a neighborhood resident, these trends might be seen as strengths, opportunities, or threats; desirable or not.

The following pages describe the planning area: population, the housing supply, and transportation system. Following this is an inventory of the transportation networks, schools and other activity centers, parks and open spaces, and arts/history/culture.

The data sources for this section are the United States Census Bureau’s 2009 and 2018 American Community Survey (ACS) Five-Year Estimates. These surveys use census block groups to aggregate data. It is important to note that the aggregated groups do not align exactly with the boundaries of the North End. Map 1 shows the aggregated census block groups.

### MAP 1: NORTH END CENSUS BLOCK GROUPS



Source: ACS 5-Year Estimates Census Block Groups, U.S. Census Bureau

# DEMOGRAPHIC CHARACTERISTICS



## POPULATION

The North End population has remained stable, with the population increasing 3.8 percent (equivalent to an average of 43 new individuals a year) from 2010 to 2019. This population increase, though slight, is also associated with an increase in population density since the boundaries of the neighborhood have not changed. The city’s population also increased, but the city’s population density declined during that same period. This decline can be explained by the city’s annexation of foothills and Ada County land with low population densities.

**TABLE 1: POPULATION (2009 & 2018)**

	NORTH END			CITY OF BOISE		
	2010	2019	CHANGE	2010	2019	CHANGE
POPULATION	9,831	10,220	3.8% (389 people)	205,671	236,310	9.6% (21,597 people)
POPULATION PER SQ. MILE	5,783	6,012		3,178	2,681	
LAND AREA (sq. miles)	1.7	1.7		63.8	83.7	

Source: \*Esri 2019 and 2010 population estimates, \*\*COMPASS Idaho Historic Population Estimates by City Limit

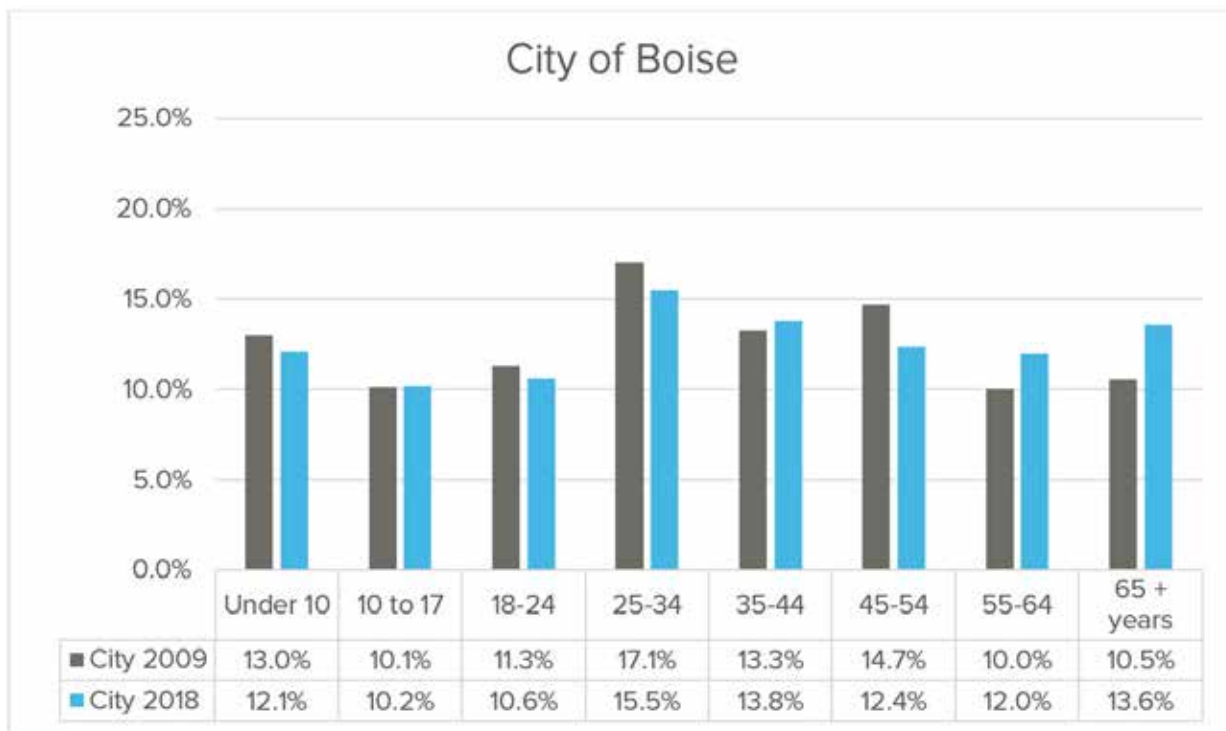
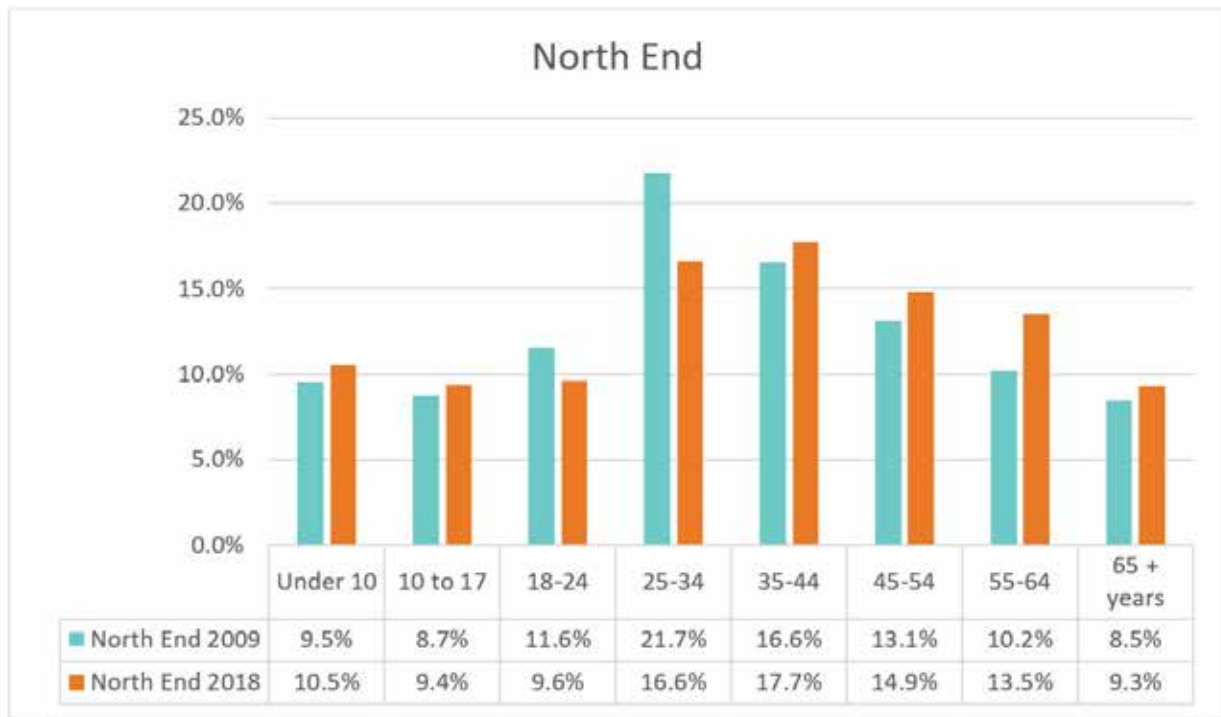


## AGE GROUPS

The age group between 25-34 years of age shows a potential trend that may be worth noting. People in this age group are 16.6 percent of the North End and 15.5 percent of the city as a whole. Both numbers represent declines in those of this age group over the ten-year period shown. However, the share of the North End population within that age range declined by 5.2 percentage points (577 individuals) compared to the city's decline of only 1.6 percentage points (+122 individuals). This data suggests that young adults may be unable or choosing not to live in the neighborhood at a greater rate.

Consistent with national and local trends, the North End experienced an increase in adults aged over 65, though this increase was smaller than what was experienced by the city during the same period.

**FIGURE 1: POPULATION BY AGE GROUPS (2009 & 2018)**





## RACE & ETHNICITY

About 87 percent of the North End is Non-Hispanic White, compared to 83 percent of the overall Boise population. The highest minority populations include Hispanic or Latino and biracial at 6.6 and 2.7 percent of the neighborhood’s total population. While the North End is slightly less diverse than the city as a whole, the neighborhood has increased its share of minority populations from 2009 to 2018.

**TABLE 2: RACE & ETHNICITY (2009 & 2018)**

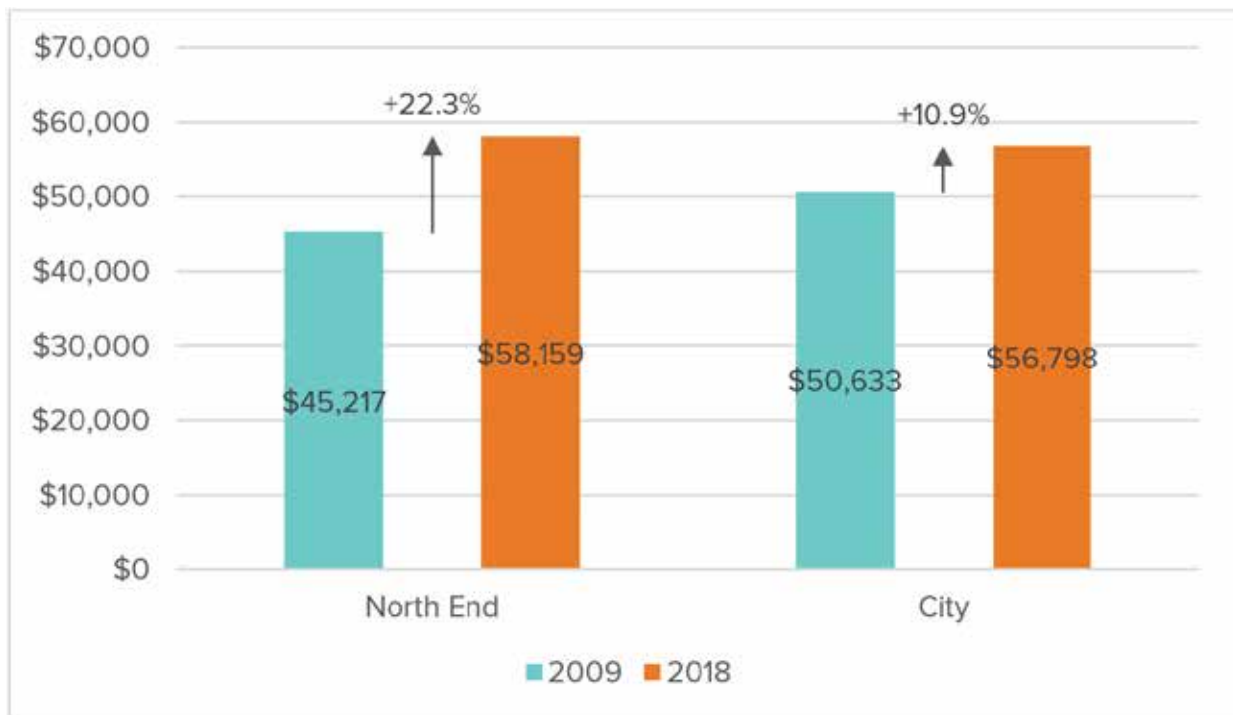
	NORTH END		CITY OF BOISE	
	2009	2018	2009	2018
WHITE	93.4%	86.6%	86.3%	82.7%
BLACK OR AFRICAN AMERICAN	0.4%	1.7%	1.3%	2.0%
NATIVE INDIAN/ALASKAN NATIVE	0.1%	0.3%	0.5%	0.4%
ASIAN/PACIFIC ISLANDER	0.9%	2.2%	3.1%	3.2%
SOME OTHER RACE	0.0%	0.0%	0.1%	0.1%
TWO OR MORE RACES	1.8%	2.7%	1.8%	2.6%
HISPANIC OR LATINO	3.3%	6.6%	6.9%	9.0%

Source: ACS 2018 (5-Year Estimates), ACS 2009 (5-Year Estimates), U.S. Census Bureau

## MEDIAN HOUSEHOLD INCOME

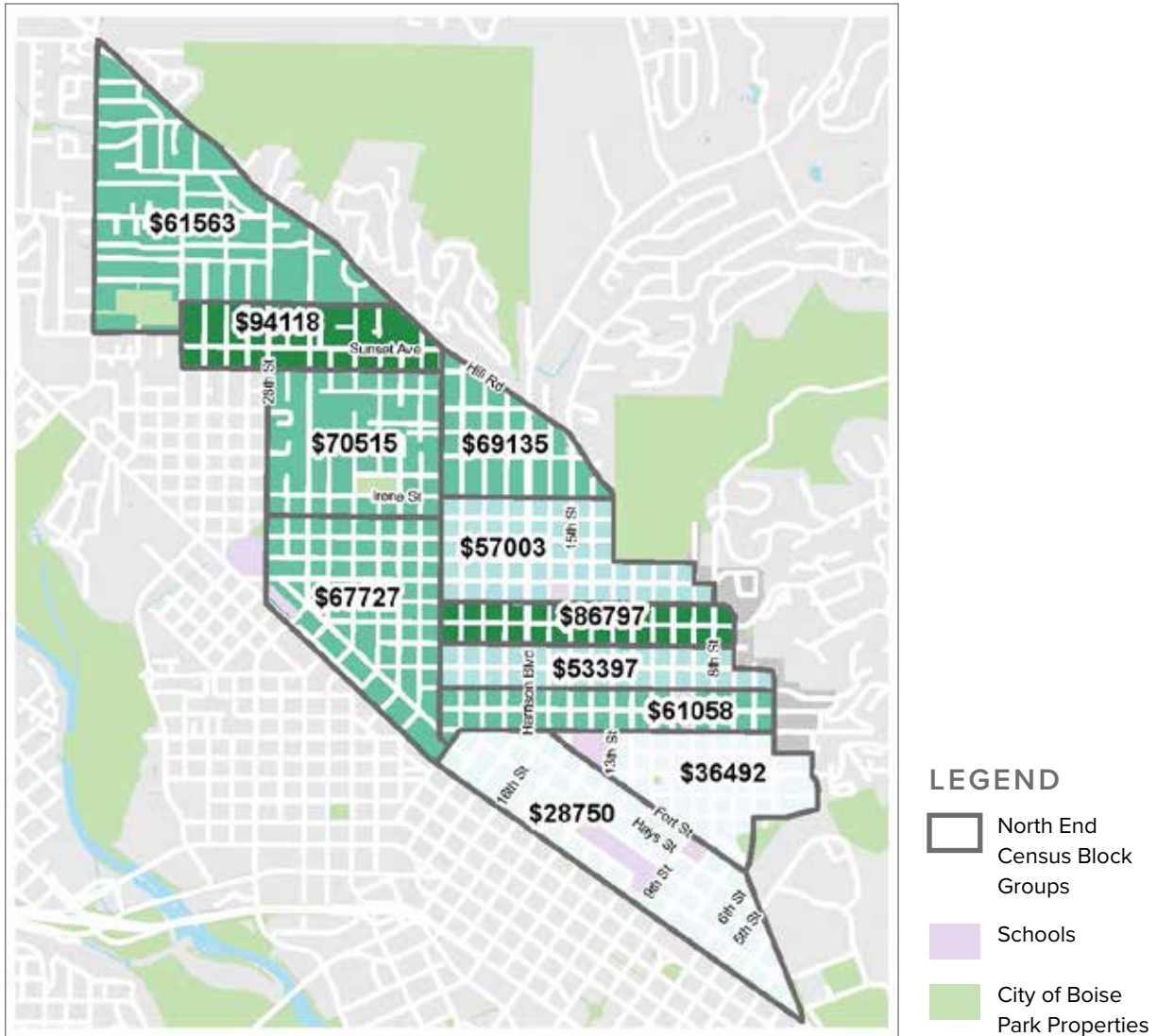
Household incomes in both the North End and the city have grown between 2009 and 2018. However, the median income in the North End has increased at a greater rate (22.8 percent versus 10.9 percent) between 2009 and 2018, now surpassing the city's median income. While incomes have increased, it is not clear how much of this increase is caused by lower income households moving out of the area and higher income households moving in.

**FIGURE 2: NORTH END MEDIAN INCOME (2009 & 2018)**



The median income in the North End varies by census block group. The two areas south of Resseguie Street have much lower median household incomes than other areas of the neighborhood.

**MAP 2: NORTH END MEDIAN INCOME BY CENSUS BLOCK GROUP (2018)**



Source: ACS 2018 (5-Year Estimates), U.S. Census Bureau

# HOUSING TRENDS AND CONDITIONS



There are 5,750 housing units in the North End (about 4.7 percent of the housing inventory in the city of Boise). The average household size in the North End has increased slightly from 2.0 in 2009 to 2.1 in 2018. However, average household sizes continue to be smaller than the citywide average of 2.5 individuals per household.

**TABLE 3: HOUSING UNITS (2010 & 2019)**

	NORTH END			CITY OF BOISE		
	2010	2019	CHANGE	2010	2019	CHANGE
HOUSING UNITS	5,393	5,750	6% (357 units)	103,973	121,391	14.3% (17,418 units)
HOUSEHOLD SIZE	2.0	2.1		2.4	2.5	

Source: \*Esri 2019 and 2010 population estimates

## HOUSING TYPES

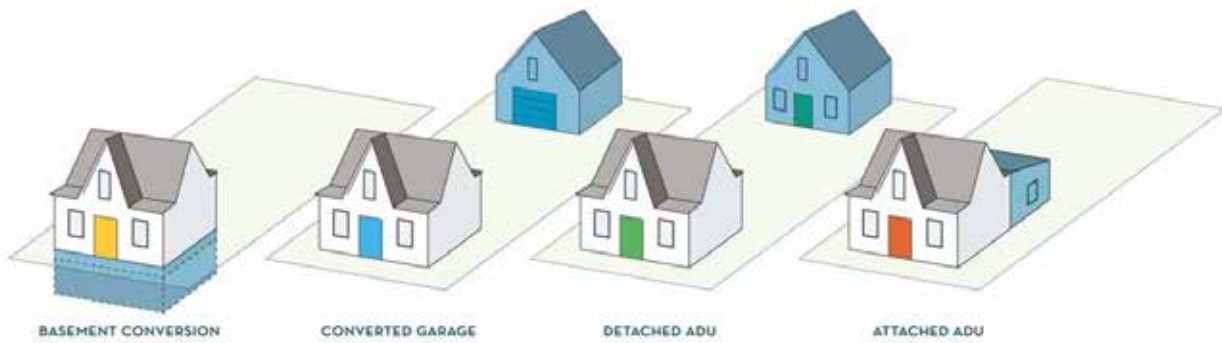
Housing types available within the North End continue to be dominated by single-family homes, which increased in number by 6 percent between 2009 to 2019. The rest include a blend of duplexes, triplexes, midrise apartments, and accessory dwelling units.

Notably the data shows a decline in the share of duplexes, triplexes/quadplexes (2 and 4 percentage-points respectively). This may be explained by the demolition or conversion of the multi-plex units into single-family homes.

**TABLE 4: HOUSING TYPE (2009 & 2018)**

	NORTH END		CITY OF BOISE	
	2010	2018	2010	2018
1 UNIT	68%	74%	70%	71%
DUPLEX	7%	5%	3%	3%
TRIPLEX/QUADPLEX	10%	6%	7%	6%
MULTIPLE UNITS (5 TO 9)	6%	7%	5%	4%
MULTIPLE UNITS (10 TO 19)	3%	4%	5%	4%
MULTIPLE UNITS (20+)	5%	4%	7%	9%
OTHER	0%	1%	3%	4%

*Source: ACS 2018 (5-Year Estimates), ACS 2009 (5-Year Estimates), U.S. Census Bureau*



**ACCESSORY DWELLING UNITS (ADUs)** are a second, smaller dwelling that can be built on a property already occupied by a single-family home.

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An accessory dwelling unit (ADU) is a small house built on a property already occupied by a single-family home. Such units have been allowed by the zoning ordinance since the late 1990s. A count of these units is not included in Table 4. To legally construct an ADU in the City of Boise the property owner must receive planning and building permits through the city's Planning and Development Services Department.

To obtain a planning permit, the ADU must be no larger than 700 square feet or 10% of the parcel size, contain two or less bedrooms, and must have the property owner residing on-site. According to City of Boise building permit records, from 2005 to 2019 an estimated 46 ADUs were legally permitted and built within the North End. Data recording for ADUs has been evolving over this period and may have resulted in imperfect counts for the number of ADUs constructed within the neighborhood. Moving forward, data-management improvements are expected to produce more reliable counts in the future.

## OWNER AND RENTER-OCCUPIED HOUSING

The share of owner-occupied houses within the North End increased by 7.5 percentage points between 2009 to 2018. This increase in owner-occupancy brings the neighborhood's share of owner-occupants to similar percentages as the city (58.1 percent and 60.2 percent respectively). Associated with the trend of increasing owner-occupancy is a decrease in renter-occupied housing units. From 2009 to 2018, there were 506 fewer renter-occupied housing units in the North End, representing a decline of 22 percent of the rental housing stock.

The trend of increasing owner-occupancy is dissimilar to the city. The city experienced a decrease in the share of owner-occupied housing units, increasing the number of renter-occupied housing units by 11 percent (4,703 units) from 2009 to 2018.

The decline in renter-occupied housing within the North End, despite the city's trend towards increasing renter-housing units, may be explained by the sale of rental properties to owner-occupants or by the demolition or conversion of rental plex-homes into single family dwelling units.

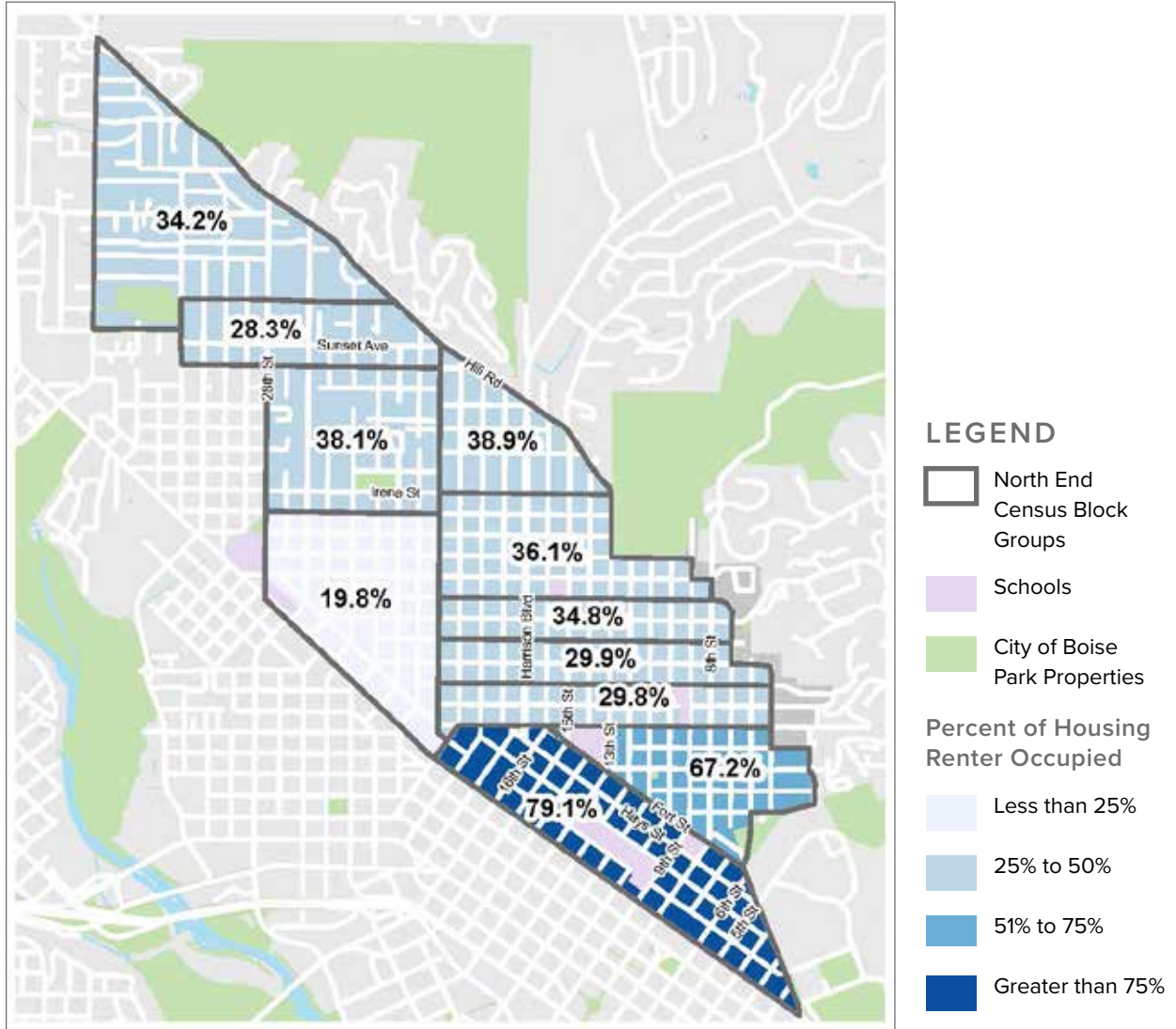
**FIGURE 3: OWNER-OCCUPIED HOUSING UNITS (2009 & 2018)**



Source: ACS 2018 (5-Year Estimates), ACS 2009 (5-Year Estimates), U.S. Census Bureau

The Near North End (the area south of Resseguie Street) represents a majority of the rental-occupied housing units. Excluding those two areas, the owner/renter ratio for the neighborhood and city-wide is very similar.

**MAP 3: NORTH END RENTER-OCCUPANCY BY CENSUS BLOCK GROUP (2018)**



Source: ACS 2018 (5-Year Estimates), U.S. Census Bureau

## PROPERTY VALUES

The 2019 median assessed value of a residential property in the neighborhood (accounting for the State homeowner's exemption) is \$369,400. This is \$134,000 above that of the City of Boise's at \$234,700.

**FIGURE 4: MEDIAN ASSESSED VALUE ALL PROPERTIES (2001-2019)**

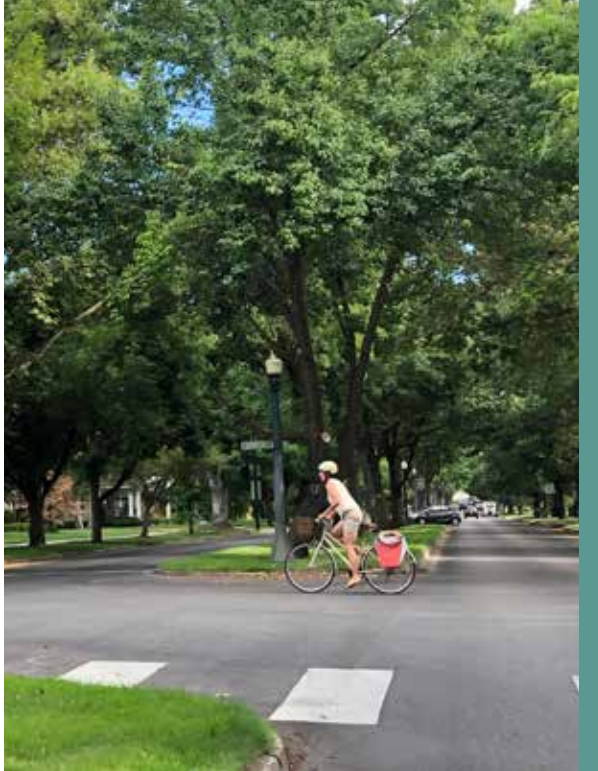


Source: Ada County Tax Assessor 2001-2019



The North End and City of Boise both experienced large increases in assessed value of all properties (residential and commercial) between 2001 and 2007 (60.9 percent and 48.1 percent respectively). In 2008, the national financial crisis and subsequent recession brought about significant declines in property values. During that 2008-2012 period, North End property values did not drop as significantly as they did across the city (-36.6 percent versus -60.7 percent). Assessed values in both the city and the North End have continued to rise since 2013, with the value of North End properties increasing at a slightly higher rate than the city (55.2 percent versus 54.2 percent).

Higher home values may be contributing to the decrease in young adults, lower income earners, and renters in the neighborhood because many may not be able to afford purchasing/renting a home within the neighborhood. Additionally, increasing home values experienced as an increase in assessed value and property tax may be placing a burden on long-time homeowners with limited or fixed incomes.



## TRANSPORTATION

The North End is located within a one- to three-mile radius of several major employment centers including St. Luke's and VA medical centers, the Idaho State Capital, and Boise State University, and three regional parks: Julia Davis, Ann Morrison, and Esther Simplot/Whitewater.

Each household in the neighborhood owns an average of 1.6 motor vehicles, lower than the citywide average of 1.8. With the average household size being 2.1, the lower average vehicles per households indicates that some households either do not own a car or own only one car.

## COMMUTE

North End commute trips were chiefly in single-occupied vehicles (SOV) at 76.4 percent in 2018. The city-wide average is 4 percentage points higher. In both the city and the North End neighborhood, the share of residents that commute to work using a SOV has increased. Among other residential areas near the downtown core, the North End has the highest percentage of SOV commute trips (Figure 5).

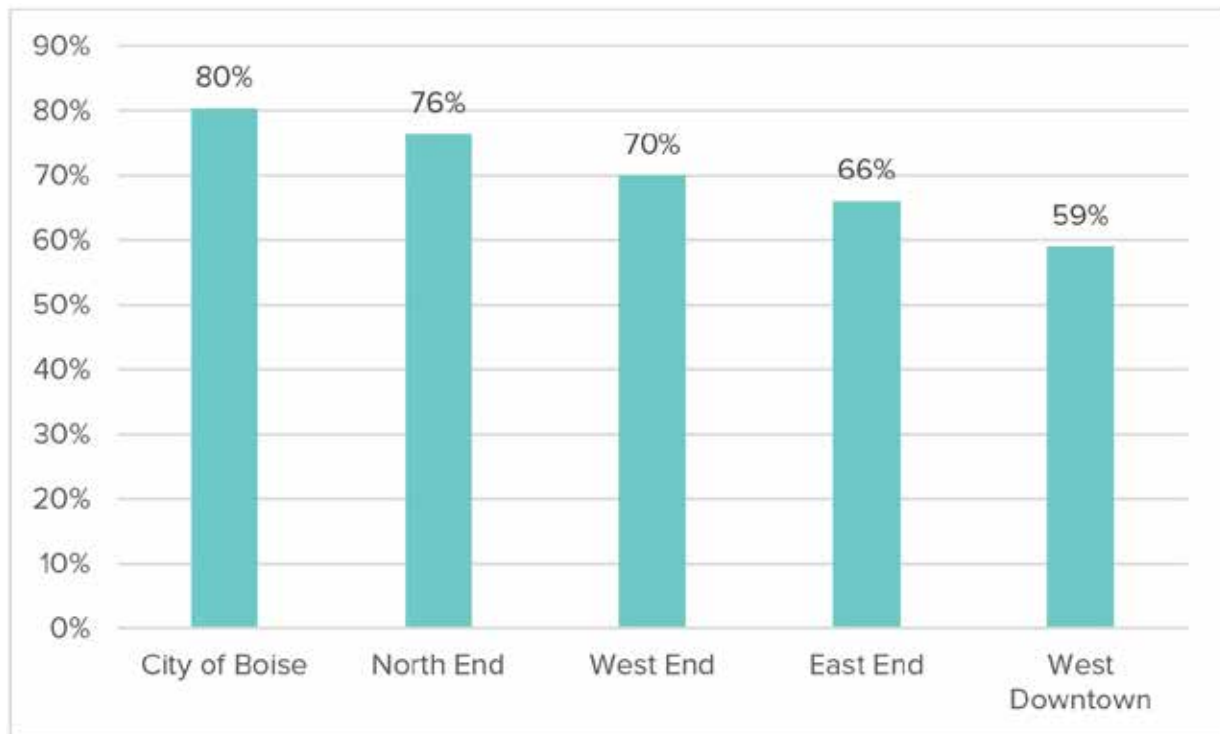
Biking is the next most used transportation mode for commuting, with about 9 percent using this mode compared to 2.8 percent citywide. Other non-SOV modes of transportation also exceed citywide percentages: transit, walking, and working from home.

**TABLE 5: JOURNEY TO WORK (MODE-SHARE) (2009 & 2018)**

	NORTH END		CITY OF BOISE	
	2009	2018	2009	2018
<b>WORKERS (16 Years and Over)</b>	<b>6,644</b>	<b>6,707</b>	<b>105,248</b>	<b>115,783</b>
DRIVE ALONE	67.9%	76.4%	78.7%	80.4%
TRANSIT	1.1%	0.9%	1.1%	0.8%
CARPOOL	7.5%	4.8%	9.0%	7.5%
BIKE	9.1%	8.6%	3.3%	2.8%
WALK	7.5%	3.4%	2.3%	2.0%
WORK FROM HOME	6.0%	5.8%	4.1%	5.7%
TAXI/OTHER	1.0%	0.0%	1.4%	0.9%

Source: ACS 2018 (5-Year Estimates), ACS 2009 (5-Year Estimates), U.S. Census Bureau

**FIGURE 5: PERCENT OF COMMUNITY TRIPS SINGLE OCCUPANCY VEHICLE BY NEIGHBORHOOD (2018)**



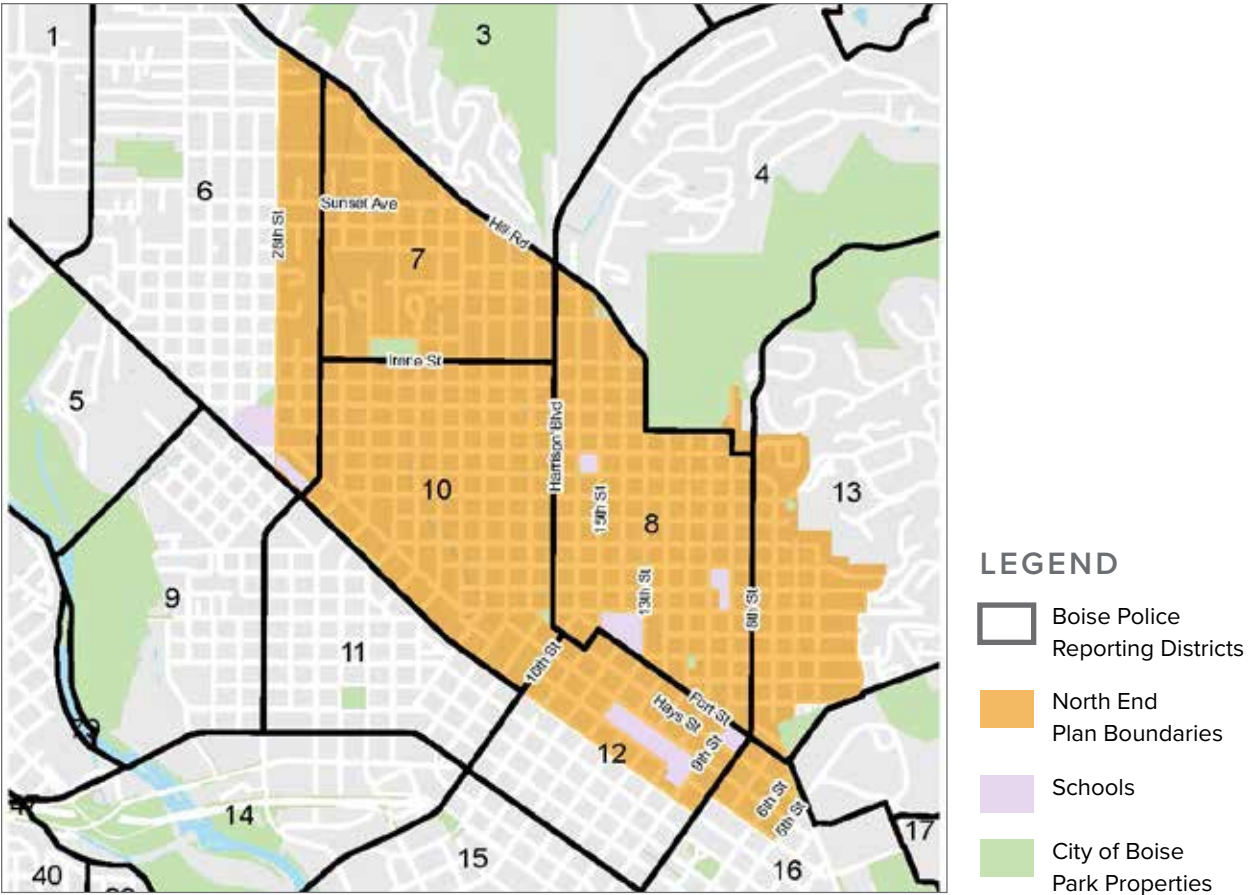
Source: ACS 2018 (5-Year Estimates), U.S. Census Bureau

# NEIGHBORHOOD SAFETY

## CRIME

The Boise Police Department provides police protection to North End residents. Table 6 shows crimes reported in 2019 by type of crime for each of the neighborhood reporting districts (7, 8, 10, 12 and 13). Boise police categorize crimes into four groupings: property crimes such as burglary, vehicle theft, and vandalism; society crimes such as drug and weapon violations; violent crimes such as rape, arson, and assault; and other crimes including traffic-related incidents. Reporting Districts 12 and 13 include areas beyond the North End neighborhood. Reporting District 12 includes a large section of Downtown Boise.

**MAP 4: BOISE POLICE REPORTING DISTRICT**



Source: Boise Police Department Reporting Districts, Boise Police Department 2020



**TABLE 6: NORTH END NEIGHBORHOOD REPORTED CRIMES BY TYPE (2019)**

	NORTH END (Reporting Districts 7, 8, 10, 12 and 13)		CITY OF BOISE	
	2009	2019	2009	2019
PROPERTY CRIMES	713	472	9,753	7,492
SOCIETY CRIMES	509	347	8,239	6,986
VIOLENT CRIMES	118	103	2,627	2,520
OTHER CRIMES	474	467	8,210	9,354
<b>TOTAL</b>	<b>1,814</b>	<b>1,389</b>	<b>28,829</b>	<b>26,352</b>

Source: 2019 Reported Crimes, Boise Police Department Reporting Districts, Boise Police Department 2020

Overall, crime in the City of Boise and the North End neighborhood has been declining.

Reported crimes in the North End reporting districts have decreased by 23% with the greatest reduction occurring in property and society crimes.

Six neighborhood watch groups are registered with the City of Boise Police Department within the North End. A neighborhood watch group is typically a small group of neighbors who work with local law enforcement with the goal to reduce crime and improve quality of life. Neighborhood watch groups empower residents to become active in emergency preparedness, as well as to prevent crime and community disasters.



## FIRE PROTECTION & EMERGENCY PREPAREDNESS

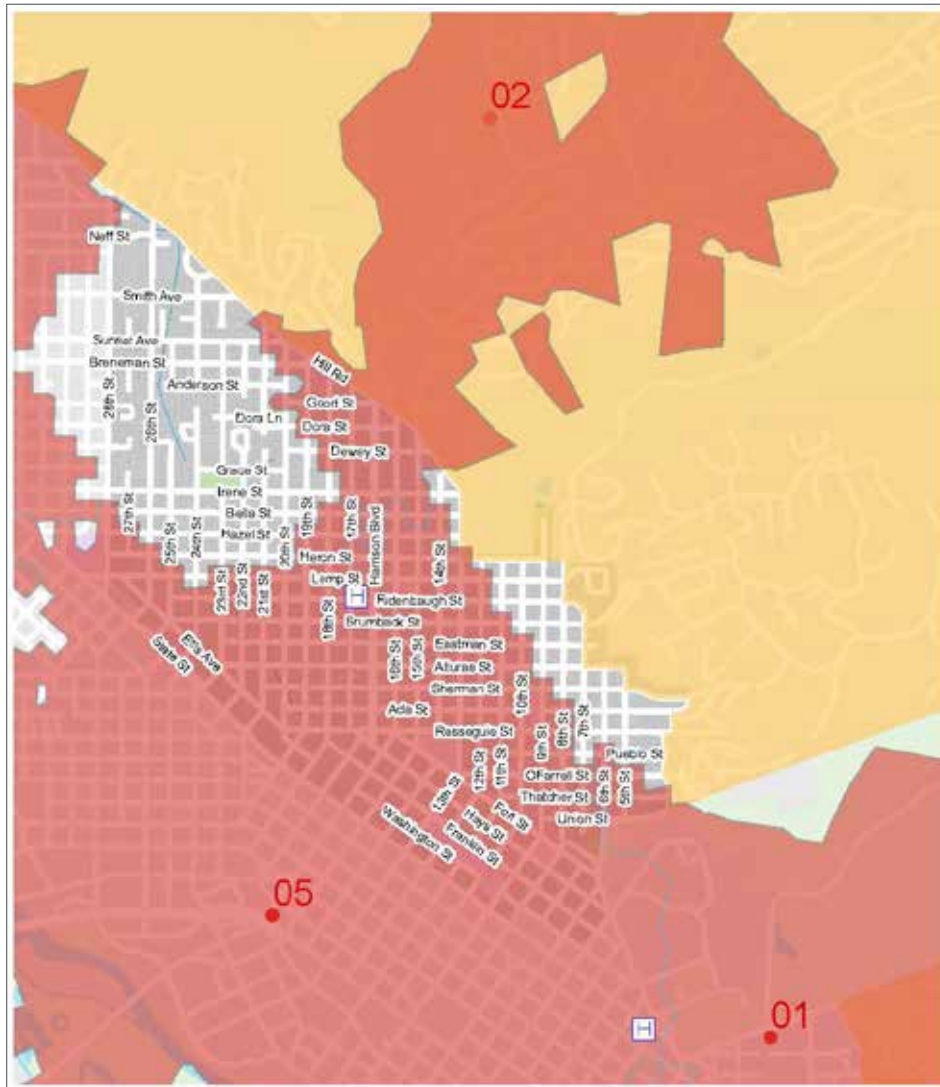
The Boise Fire Department delivers emergency response services to approximately 250,000 residents in 129 square miles from seventeen fire stations. Firefighters respond to structure fires, medical emergencies, wildland fires, motor vehicle accidents, swift-water rescue, hazardous material incidents, technical rescues, and aircraft rescues.

Calls for fire or medical emergencies from the North End go to four stations: Fire Station No. 1 (707 Reserve Street), No. 2 (3551 Cartwright Road), No. 5 (212 South 16th Street) and No. 9 (3101 Sycamore Drive). An ambulance station is located at Ridenbaugh and 17th streets.





Most North End neighborhood emergencies are reachable within a four-minute drive from a fire station, the standard goal for emergency service response as stated in *Blueprint Boise*.

The North End Neighborhood abuts the Wildland-Urban Interface (WUI) in the area north of Hill Road. A WUI is an area where structures and other human development meet or intermingle with undeveloped wildland. These areas present an increased likelihood that wildfires will threaten structures and people. As more homes locate in wildfire-prone areas, risk reduction strategies reduce the likelihood that people and property will be affected during a wildfire event. Similarly, as the North End abuts several public open-space reserves, the management of invasive species and fire-prone vegetation is an important way to reduce the risk of wildfire.

## MAP 5: NORTH END FIRE & EMERGENCY PROTECTION



### LEGEND

-  Emergency Medical Services Operation
-  Fire Station
-  Fire Station 4 min. drive times
-  Wildland Urban Interface

Source: City of Boise Fire Department, 2020

## VEHICLE CRASHES

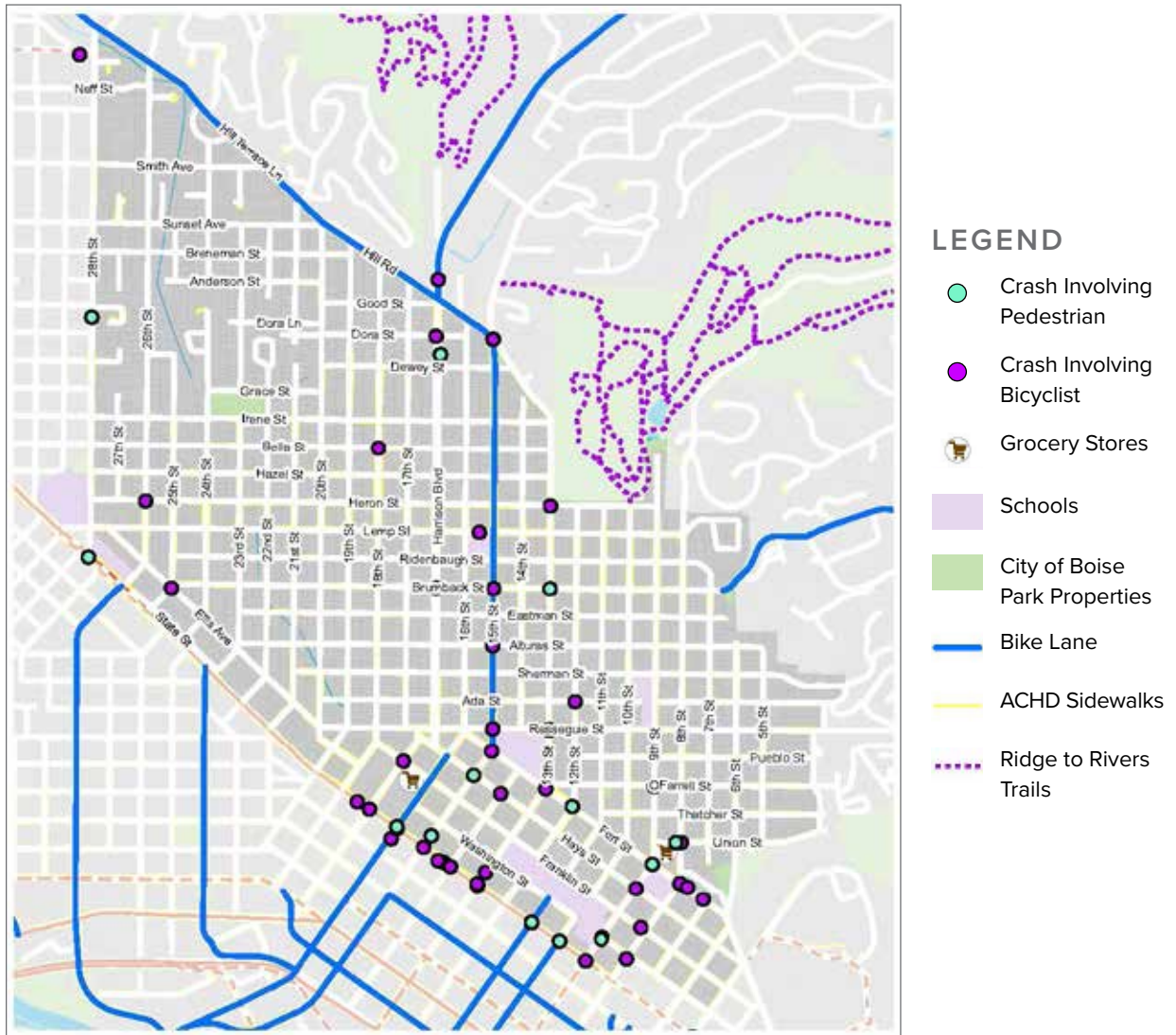
In the five-year period between 2014 to 2018, the neighborhood had 950 reported vehicle crashes, about 95 crashes per 1,000 residents. This number, which includes State Street, is greater than the city-wide crash rate of 81.6 crashes per 1,000 residents. State Street crashes (375) account for about 39 percent of this number. Removing State Street crashes from the 950 total crashes leaves the neighborhood with 56.2 per 1,000 residents.

Of the 375 crashes located on State Street, 26 involved a pedestrian (12) or a bicyclist (14). Six crashes occurred at State Street intersections near Boise High School: State and 13th streets (3) and State and 11th streets (3).

North of State Street, the neighborhood had 40 reported crashes involving a pedestrian (10) or a bicyclist (30). At least one crash occurred along the perimeter of Washington Elementary, North Junior High, St. Joseph's School, and St. Mary's School. There were also three reported collisions between pedestrians/bicyclists at the intersection of Harrison/Hill/Bogus Basin Road.

For all crashes (both pedestrian/bicycle and vehicle conflict) the contributing causal factor most reported was failing to yield, followed by inattention.

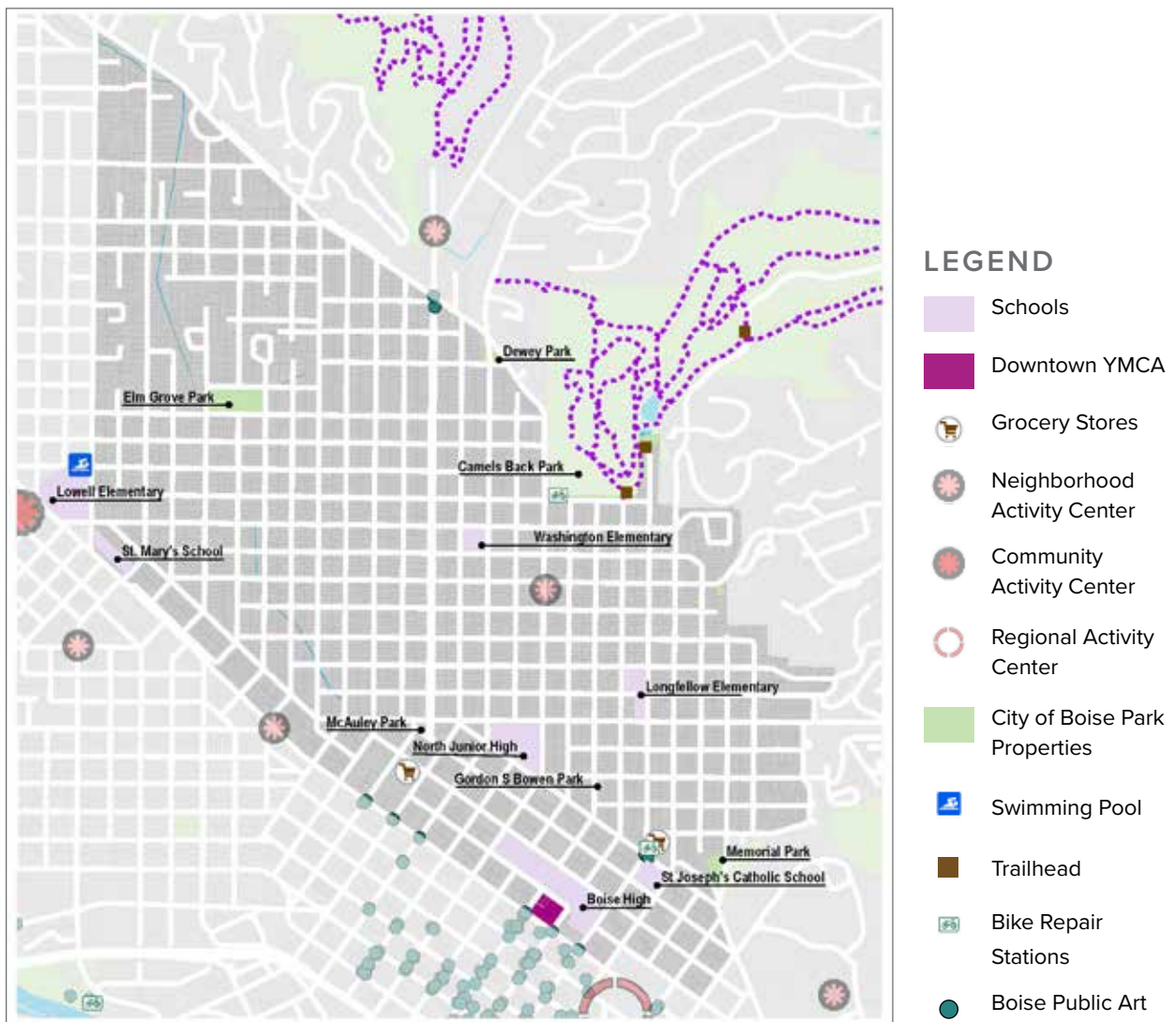
## MAP 6: NORTH END CRASHES INVOLVING PEDESTRIANS OR BICYCLISTS (2014-2018)



# NEIGHBORHOOD ASSET INVENTORY

The North End Neighborhood has many unique assets that contribute to the neighborhood’s vibrancy and appeal.

**MAP 7: NORTH END ASSET INVENTORY**



Source: City of Boise, 2020



## SCHOOLS

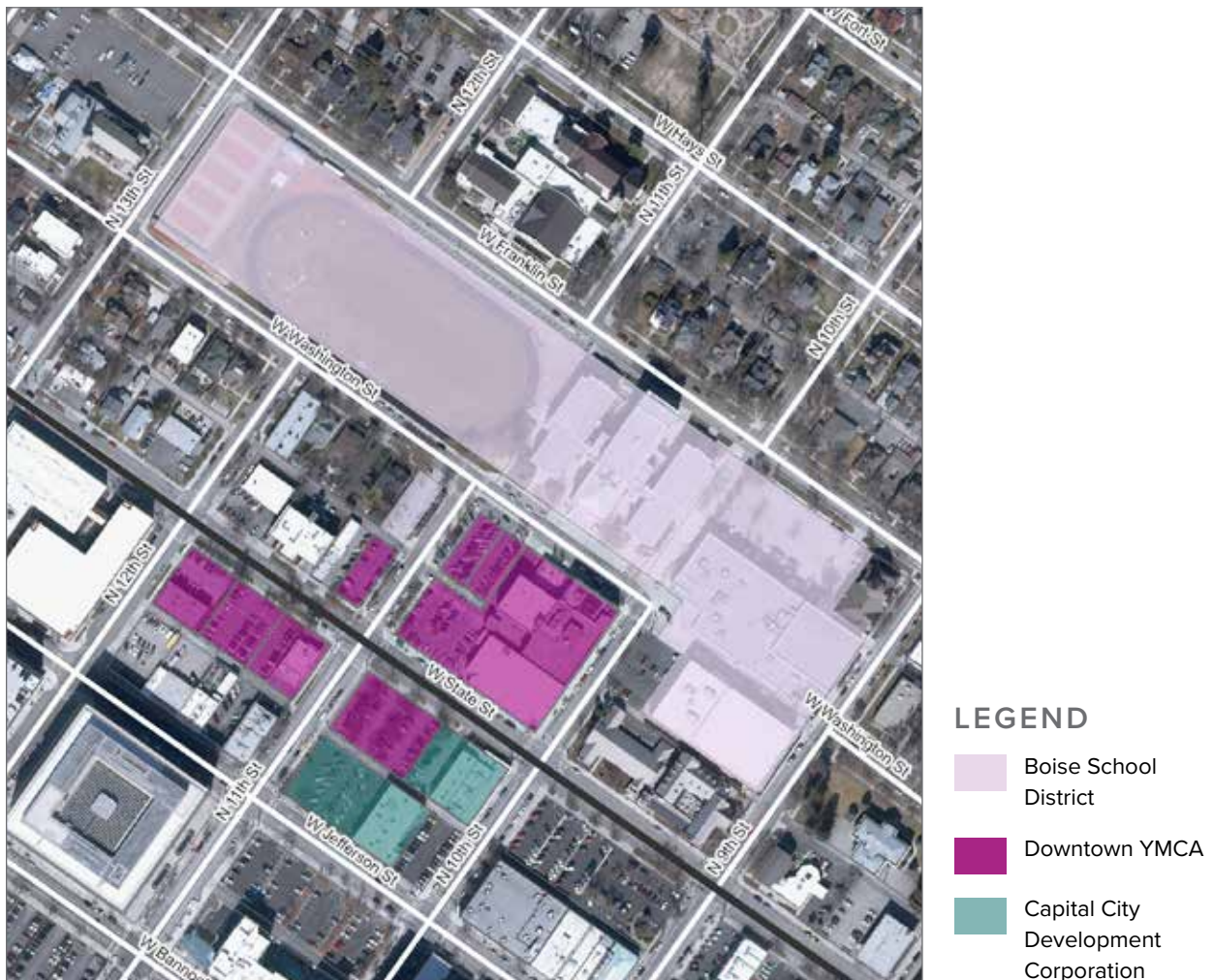
Within the neighborhood, five public elementary, middle, and high schools, along with two private elementary/middle schools, serve North End students.

The Idaho State Department of Education sets long term goals for improvements in student performance across all grade levels. In years (other than pandemic years), the state measures progress at least twice during the school year. Schools ranking in the 90th percentile or above on “core” indicators are recognized as “Top Performers.” Schools meeting annual “interim” goals for further achievement are identified as “Goal Makers.” In 2019, all public schools in the North End were recognized as “Goal Makers;” and Boise High, North Junior High, and Longfellow Elementary were recognized as “Top Performers.”

## RECREATION

The Treasure Valley YMCA's Downtown Boise campus is located within the North End boundaries near Boise High School. It opened in 1964 and currently has 15,000 active youth, adult, and family members. In addition to the main building at 1050 W State Street, the YMCA organization owns properties across State Street that currently provide surface parking and the YMCA Healthy Living Center. The Capital City Development Corporation (CCDC), City of Boise's urban renewal agency, owns several adjacent properties currently used for surface parking.

**MAP 8: DOWNTOWN BOISE YMCA**





## RETAIL ACTIVITY CENTERS

The North End contains a variety of activity/retail centers within the neighborhood that serve as important centers for food access and community space. In addition to the five designated activity centers in *Blueprint Boise*, the Fort Street Marketplace, 17th & State Street Marketplace, 28th & Heron streets, and 28th & Sunset streets support local businesses.

In 2019, the 17th & State Marketplace was rezoned from General Commercial (C-2) to Pedestrian Commercial (PC). The purpose of the change was to encourage pedestrian-scale redevelopment and a more neighborhood-friendly transition to the existing residential neighborhood near the site. The PC zone also promotes pedestrian-friendly design elements by requiring enhanced streetscapes and appropriate dimensional standards while also prohibiting auto-centric uses such as drive-thrus, car washes, auto-sales etc. (existing businesses are grandfathered in).

## CHURCHES AND NON-PROFIT INSTITUTIONS

The North End is also home to several churches and nonprofits, some located in the area south of Fort Street, others integrated into residential areas of the neighborhood. Many of these institutions are housed within structures designated as historic landmarks.

## PARKS, OPEN SPACE, & ENVIRONMENT

The North End Neighborhood enjoys well developed and maintained parks and an adjacent access trail to the Ridge to Rivers trail system.

Roughly 1.8 percent of the total acreage in the North End Neighborhood is park land. Additionally, 98.3% percent of neighborhood residents live within a ten-minute walk of a park or trailhead. In addition, North End public school yards are open to the public outside of school hours.

## TREE CANOPY

A tree canopy covers 34 percent of the North End. For comparison, the City of Boise has a total tree canopy coverage of just 14 percent. Tree canopies keep the neighborhood cooler, reduce air and water pollution, stabilize soils, and mitigate against global warming by sequestering carbon dioxide. In an arid climate, they help to create a walkable environment by slowing traffic and defining the character of the neighborhood.

## IMPERMEABLE SURFACES

The environmental health of a neighborhood can be measured by its impervious surface coverage. Many surfaces that were once permeable have now become impermeable. These surfaces (often dark and consisting of roads, parking lots or rooftops) absorb the sun's energy while trapping heat. Over the scale of a city, this extra absorption of energy causes neighborhoods to become hotter. About 56 percent of the North End is covered by impervious surfaces such as rooftops, sidewalks, parking areas, paved alleys, and roadways. Comparatively, the city has 6 percent impervious surface coverage.



## ARTS, HISTORY, & CULTURE

The City of Boise and the North End Neighborhood Association (NENA) through the Arts & History Department and the Neighborhood Investment Program (NIP) have supported historical and cultural projects within the neighborhood for decades.

Traffic Box Wraps along State Street and at the Fort Street Marketplace, and on the corner of Hill Road and Bogus Basin Road are contributory to the neighborhood culture as are murals on private properties including commercial structures, fences, and garages.

The neighborhood and the city have developed numerous interpretive pieces that celebrate neighborhood history. Notable interpretive projects in the North End includes:

- The Historic North End Grocery Tour interpretive panels
- Historic Neighborhood Schools five-sign series
- Franklin D Roosevelt Boise visit signage
- Oregon Trail Obelisks
- Historic light posts

The Collister the Downtown Libraries are the nearest libraries to the North End. Each are within 3 miles of the North End and are accessible by public transit.

## TRANSPORTATION NETWORK

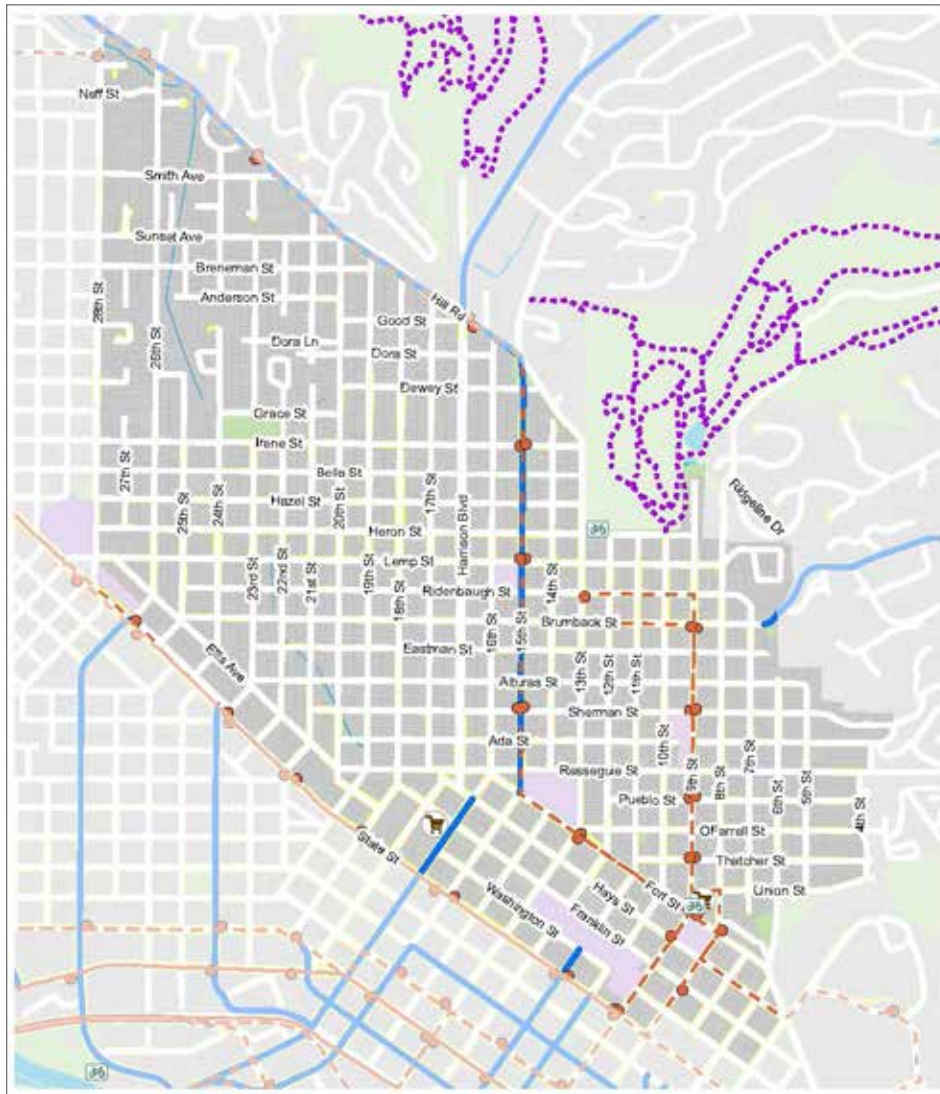
Other than its street, sidewalk, and alley network, transportation assets also include bike lanes along nine key corridors and three bus routes. Concrete sidewalks are adjacent to about 80 percent of the roadways in the area.

Many North End streets lend themselves to non-motorized transportation modes. Bicycle counts conducted from 2016-2018 by the Treasure Valley Cycling Alliance indicate that 13th Street, 10th Street, and 15th Street are the busiest bikeways with between 100-160 bicyclist recorded per weekday. Ellis at 23rd Street, Hill Road at Bogus Basin, and 27th at State each are recorded to have up to over 50 users per weekday.

Valley Regional Transit (VRT) Bus Routes 9, 10, and 16 all serve the neighborhood. Each provides access from the North End to downtown Boise. Route 9 (State Street) is considered one of Boise's "Best in Class Routes" operating 6 days a week with service every 15 minutes during the peak hours in the morning and evening. The stops at State Street & 15th Street and State Street & 11th Street have the highest daily average riders for stops in the North End (about 55 and 45 passengers daily). Routes 10 and 16 only operate once per hour Monday through Friday. The busiest stop for Route 10 through the North End neighborhood is at 9th and State Street with an average of 32 passengers daily. Route 16's busiest stop within the neighborhood is at 8th Street and Fort Street with an average of 5 passengers.

Walk Score is a proprietary data set developed by WalkScore.com and is used to assess walkability from a specific address. For each address, Walk Score also measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The average walk score for the North End Neighborhood is 64 out of 100, meaning that some errands can be accomplished on foot. The Walk Score for properties within the North End increases the closer the address is to downtown.

# MAP 9: TRANSPORTATION NETWORK



Source: City of Boise, 2020, ACHD 2019, Valley Regional Transit 2020

# REGIONAL INFLUENCES

## TRANSPORTATION PRESSURE

As Boise and the Treasure Valley’s population has increased, there has been continued residential development in areas that once were open space or farmland in the Foothills and to the west and northwest of the neighborhood. New residents of those subdivisions usually travel via car through the North End to reach destinations in downtown.

The Idaho Transportation Department collects traffic counts for many of Boise streets and shares them as the Annual Average Daily Traffic (AADT reports). AADT is the yearly average count of all vehicle trips per day. Table 7 shows the AADT for some of the busiest streets within the neighborhood. Since AADT is an annual average of daily trips, the actual daily traffic during specific times of the year may be higher or lower. However, these numbers indicate the overall impact of out-of-neighborhood traffic on North End streets in the last 40 years

**TABLE 7: ANNUAL AVERAGE DAILY TRAFFIC COUNTS**

	1981 NORTH END PLAN <sup>1</sup>	2014 <sup>2</sup>	2018 <sup>2</sup>
STATE STREET AT 27TH	29,550	31,500	30,000
HARRISON BLVD. AT ADA STREET	13,685	12,000	13,500
FORT STREET AT 9TH	3,910	8,400	8,200
13TH STREET AT LEMP	3,628	5,000	5,000
15TH STREET AT LEMP	NA	8,500	9,200

<sup>1</sup> Average Daily Traffic (ADT) <sup>2</sup> Annual Average Daily Traffic (AADT)  
 Source: 1981 North End Plan, Idaho Transportation Department Annual Average Daily Traffic (2014 & 2018)

While the City of Boise has limited control over suburban development west of city limits, continued investment in Bus Rapid Transit and collaboration with ACHD, neighborhood associations, and other municipalities and agencies can help to continue to redirect traffic to State Street instead of through established residential neighborhoods.

## REGIONAL ATTRACTORS

Although they are considered “neighborhood” assets, several North End places and events attract people from all over the Treasure Valley. The North End is home to Hyde Park, one of Boise’s most appealing commercial districts. It attracts patrons from well beyond the neighborhood to dine. Hyde Park’s development as an integrated neighborhood commercial center dates to the late 1890s. In addition to Hyde Park, the Boise Co-op (located in the Fort Street Marketplace) and businesses at the 17th & State Marketplace attract customers from all over the city.

In addition to the everyday draw of unique dining and retail experiences, visitors flock to the North End for annual events including the Hyde Park Street Fair, which draws an estimated 30,000 people annually. Such events as holiday house tours, garden tours also draw people from beyond the neighborhood. Other activities like block parties and similar festive gatherings activate the neighborhood throughout the year on a somewhat smaller scale. One of the most widely used access points to the Ridge to Rivers Trail System is at Camel’s Back Park. The neighborhood is also a gateway to Bogus Basin Mountain Recreation Area. These all-year recreational activities also draw vehicle traffic through the neighborhood.

While North End business and residents enjoy lively activity centers and convenient access to recreation, some of them have experienced uncomfortable impacts as higher volumes of people travel to and through the area to enjoy the same things. Visitor parking, celebratory noises, and music can bring congestion and disruption. Many of the actions and objectives in this plan aim to find the balance among all the interests and create a sustainable and welcoming environment for everyone.