

S U M M A R Y

PROJECT BACKGROUND

Boise’s zoning code outlines what is and isn’t allowed in our city – it has shaped Boise as we know it.

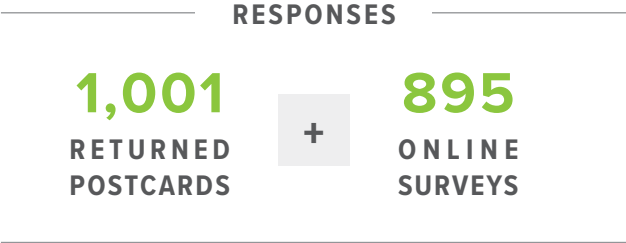
Our 55-year-old zoning code is outdated and does not provide the tools we need to ensure future development matches the things we know our community cares about – safety, open space, walkable neighborhoods, and predictable development patterns.

To support our city’s long-term vision as our community grows and changes, we started the process to rewrite our zoning code.

This is the second public outreach survey conducted by the Zoning Code Rewrite project. The first survey was conducted Nov – Dec 2020 and was significantly longer. The City received feedback that the questions were too technical or too complex. In addition, some responses indicated that the survey appeared to be skewed toward those with in-depth knowledge about zoning and planning. Boise residents asked us to make it easier to have their opinions heard, so survey # 2 was created.

HOW DID WE REACH OUT?

In February 2021, the Zoning Code Rewrite team created a public survey to gather input. The survey had three questions about the respondent and two questions to help guide the City in rewriting the zoning code. To distribute the survey, the City printed and mailed 14,700 postcards. The postcards were sent to the Central Bench, West Bench and Veterans Park areas of Boise. In addition, another 300 postcards were distributed manually through public libraries, and offered to local chapters of the Building Contractors Association (BCA), the American Institute of Architects (AIA), and the Accessible Parking Committee. The City also opened an online survey with the same questions from Feb 22nd through March 14th. With the postcards and the online survey, we heard from 1,896 people!

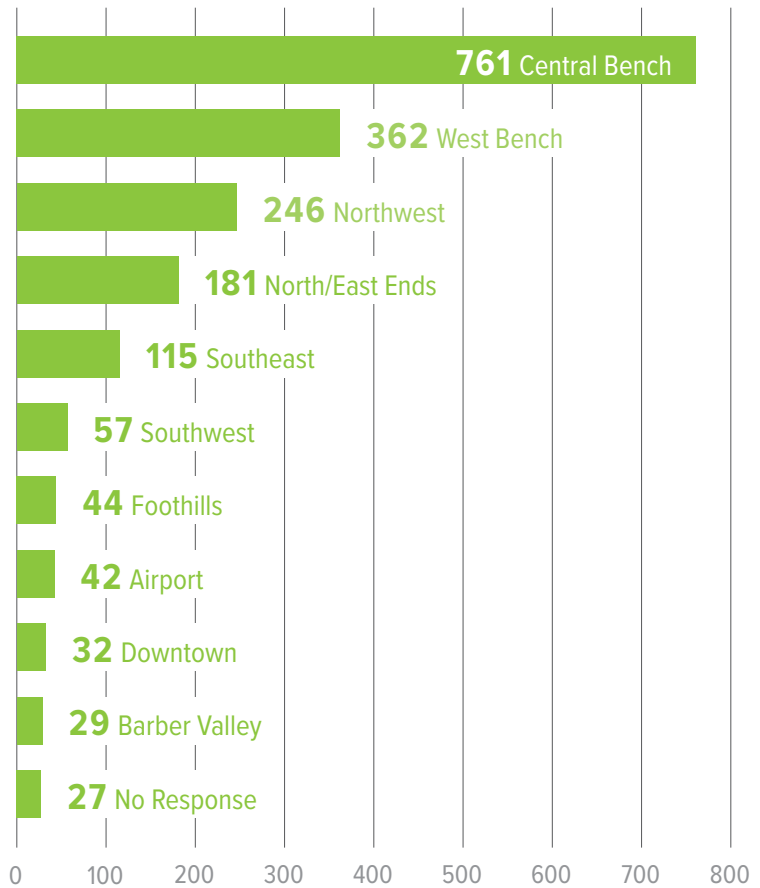


WHO DID WE HEAR FROM?

We asked for input and Boise answered. We heard from people living in almost every area of the city. As shown below, we received responses from different neighborhoods, and from people who live in many different types of housing. We heard from a split of people who own their residences vs. rent their residences, but heard most overwhelmingly from homeowners (87% of respondents).

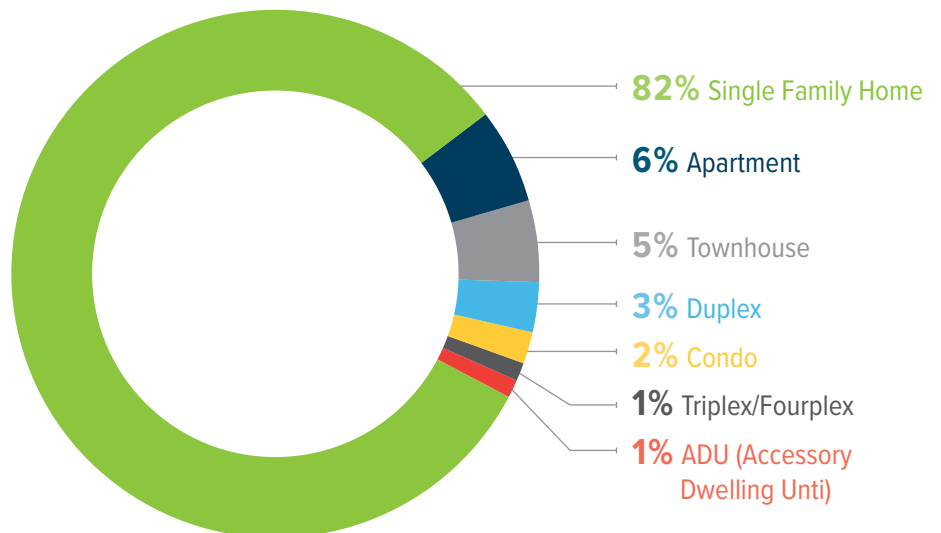
NEIGHBORHOOD RESPONSES

AREA	RESPONSES
Central Bench	761
West Bench	362
Northwest	246
North/East Ends	181
Southeast	115
Southwest	57
Foothills	44
Airport	42
Downtown	32
Barber Valley	29
No Response	27
TOTAL: 1,896	



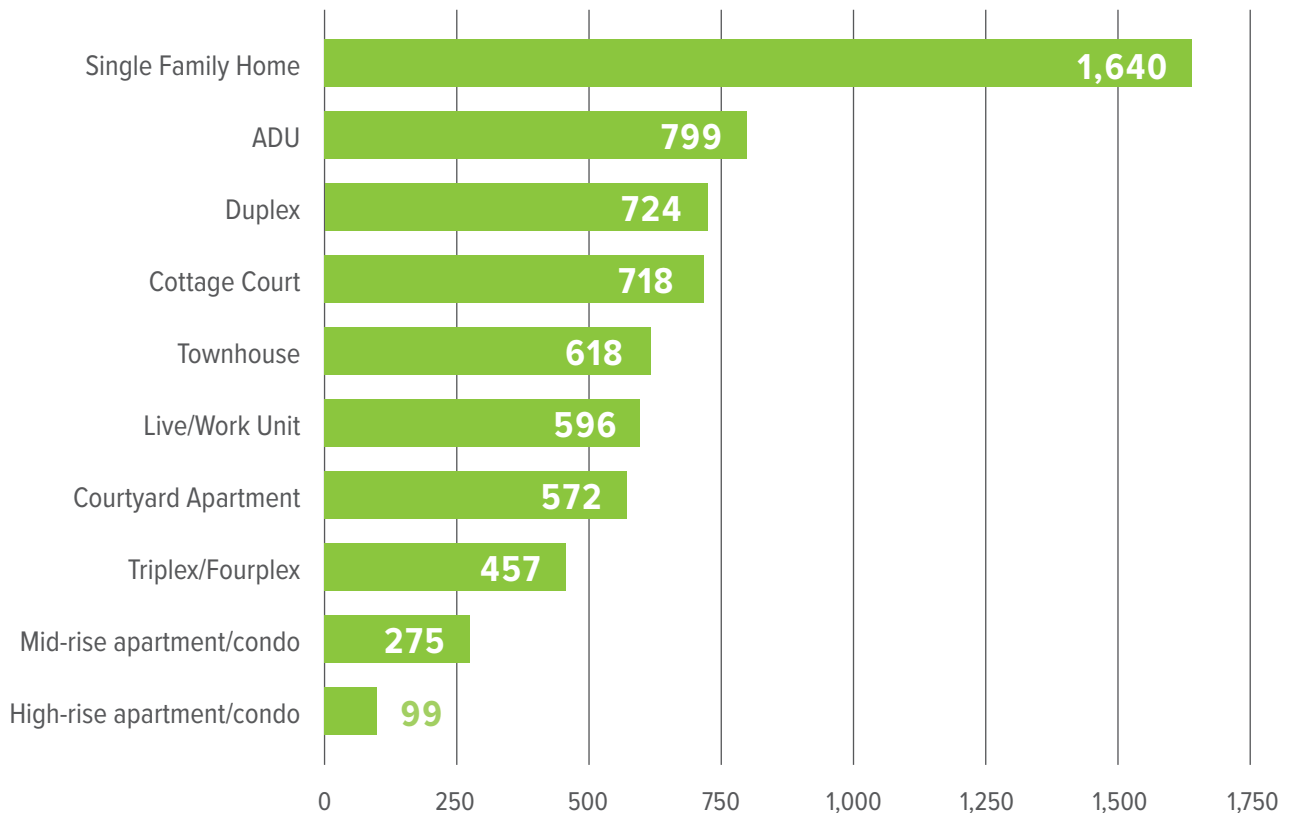
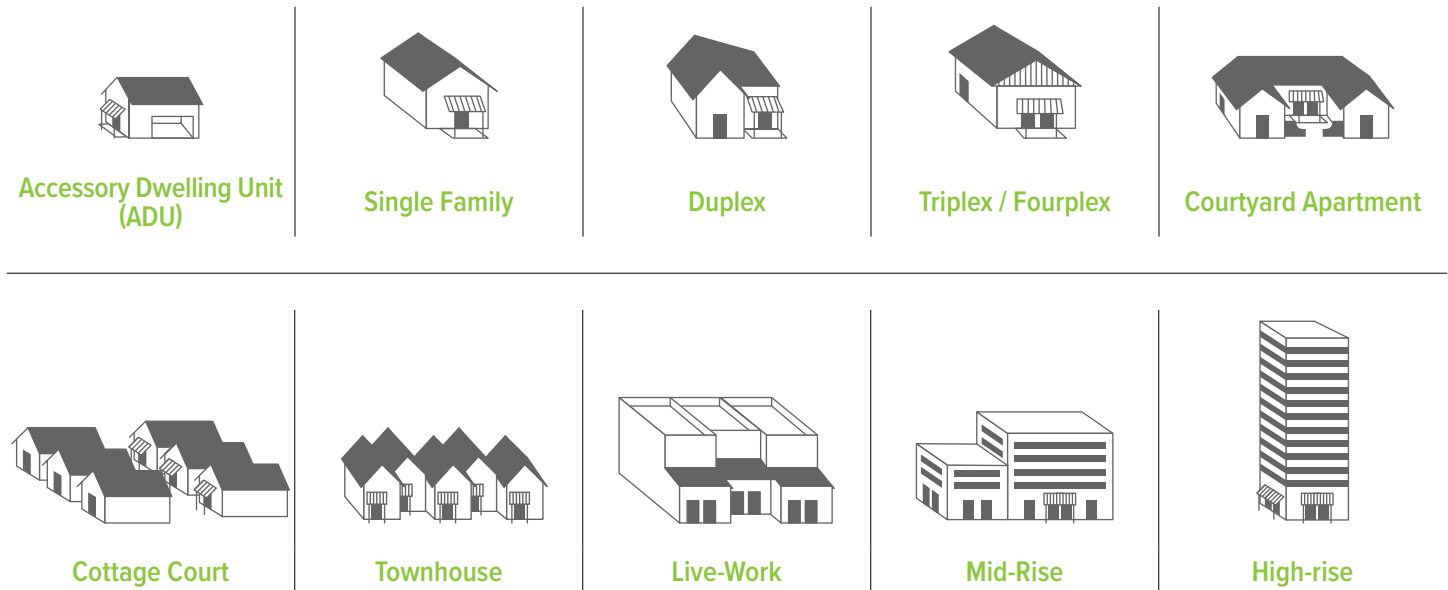
RESPONDENT'S CURRENT TYPE OF HOME

86% OWN **vs** **14%** RENT



WHAT TYPES OF HOUSING DO PEOPLE WANT MOST?

As the City designs a new zoning code to implement our comprehensive plan, Blueprint Boise, different types of housing might become more commonly found in Boise. The respondents were asked to select the types of housing that they would like to have in their neighborhood. The ten choices that respondents could select are ranked by the number of selections for that housing type. Our respondents would like to have the following housing types in their neighborhoods:



HOW MANY DIFFERENT HOUSING OPTIONS DO PEOPLE WANT WITHIN THEIR NEIGHBORHOOD?

Because we gave survey respondents many different options to pick from, we received a wide variety of answers. Some people want only traditional, single-family detached homes in their neighborhood while other people want all ten types of housing listed on the survey. Responses were grouped by similar preferences in housing types. We also looked at the type of housing currently permitted with the existing zoning code. By comparing these two things, we were able to categorize responses into four groups.

- Respondents who prefer **FEW housing type changes** within their neighborhoods
- Respondents who prefer **MODERATE increases in housing types** within their neighborhoods
- Respondents who prefer **MAJOR increases in housing types** within their neighborhoods
- Respondents who prefer **SIGNIFICANT increases in housing types** within their neighborhoods

Across the city as a whole, people prefer housing type changes as follows:

PREFERRED HOUSING TYPE INCREASES – ALL RESPONDENTS

38.71%

**FEW
INCREASES**

22.03%

**MODERATE
INCREASES**

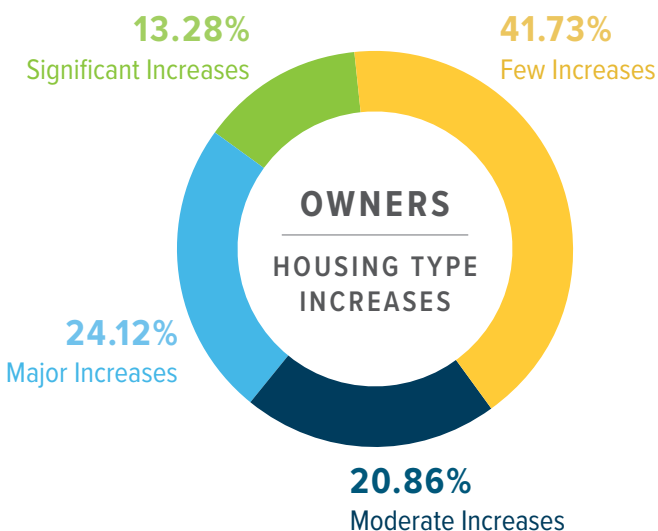
25.16%

**MAJOR
INCREASES**

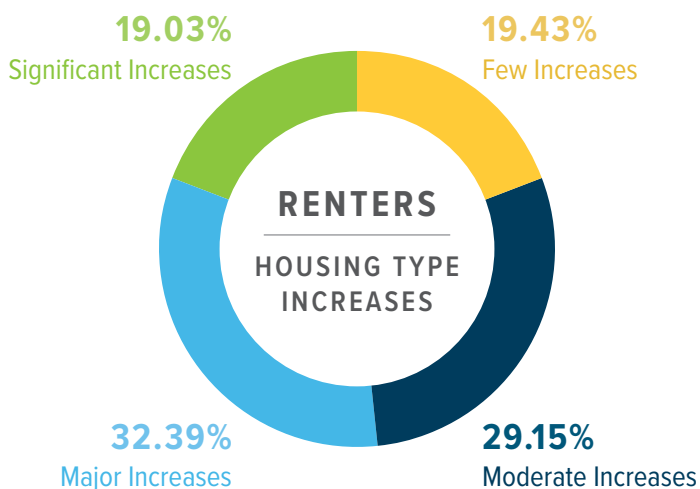
14.09%

**SIGNIFICANT
INCREASES**

SORTED BY HOMEOWNERS



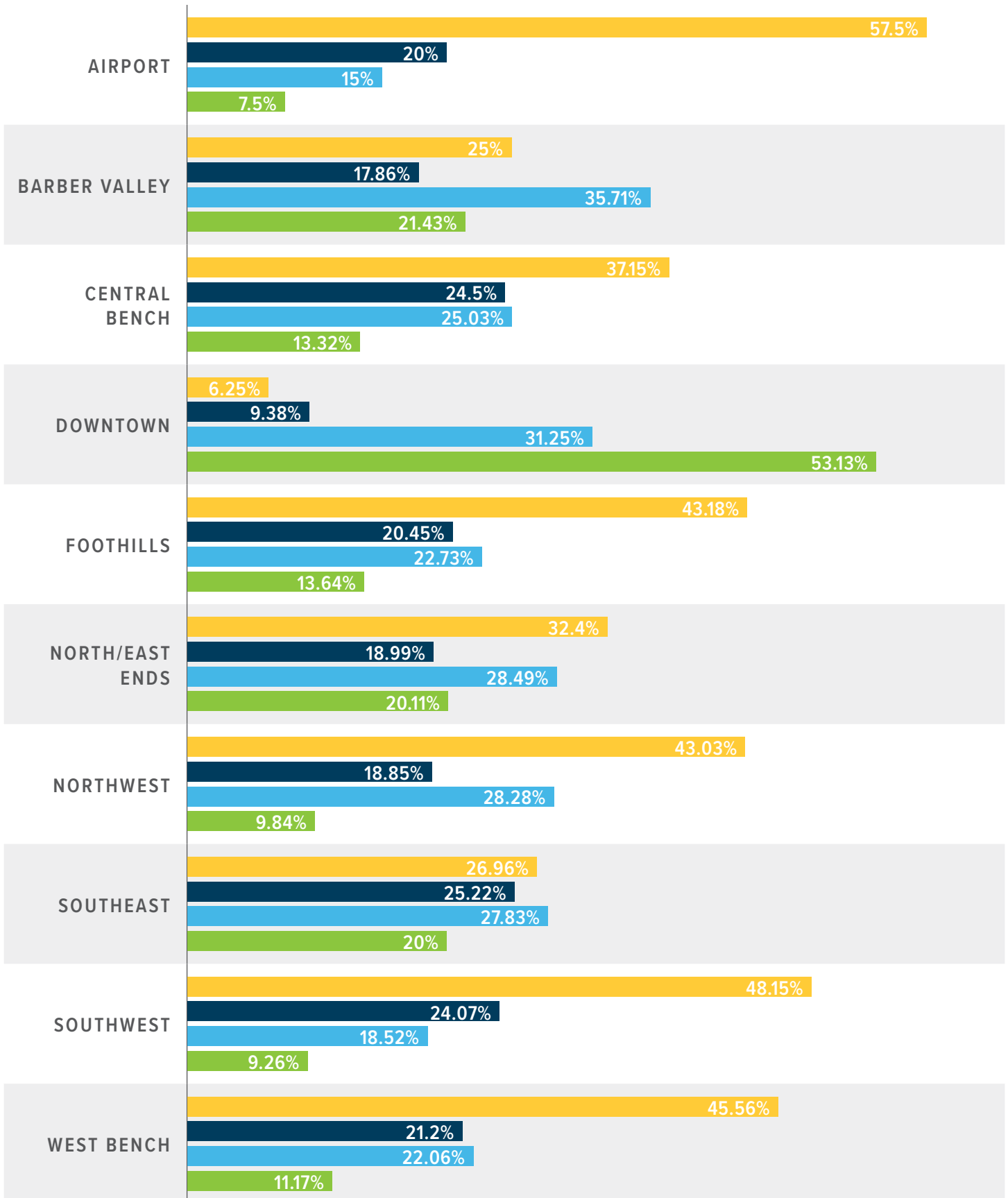
SORTED BY RENTERS



Within each of the areas, people prefer housing type changes differently. Here are the choices that respondents in each area selected:

PREFERRED HOUSING TYPE INCREASES BY AREA

FEW INCREASES **MODERATE INCREASES** **MAJOR INCREASES** **SIGNIFICANT INCREASES**



WHAT PLACES AND SERVICE DO PEOPLE WANT IN BOISE?

In our city's Comprehensive Plan, Blueprint Boise, several different types of land uses were envisioned for future Boise growth. These land uses were defined into small-scale, medium-scale and large-scale commercial, as well as residential. The places and services that were listed on the survey fit within these land use types.

Each respondent's selection of places and services on the survey was compared to Blueprint Boise's land use types and grouped into three summary categories.

- Places and services that are **mostly residential / small-commercial** uses often home-occupied.
- Places and services of **medium-commercial** use: restaurants or office space.
- Places and services of **large-commercial** use: large retail or nightclubs.

WHAT PLACES AND SERVICES DO PEOPLE WANT WITHIN THEIR NEIGHBORHOOD?

Responses to the places and services that people want in their neighborhood were varied. Some people selected no places or services, wanting housing only in their neighborhood. Others selected many of the different places and services to be within their neighborhood. The top five choices that people want within their neighborhood are as follows:

TOP FIVE PLACES/SERVICES WANTED WITHIN NEIGHBORHOODS

1 (1,105)



**NEIGHBORHOOD
COFFEE SHOP/
BAKERY**

2 (1,081)



URBAN FARM

3 (1,069)



**LOCAL PRODUCE
STAND**

4 (902)



**NEIGHBORHOOD
EATERY (FOOD/
BEER/WINE)**

5 (883)

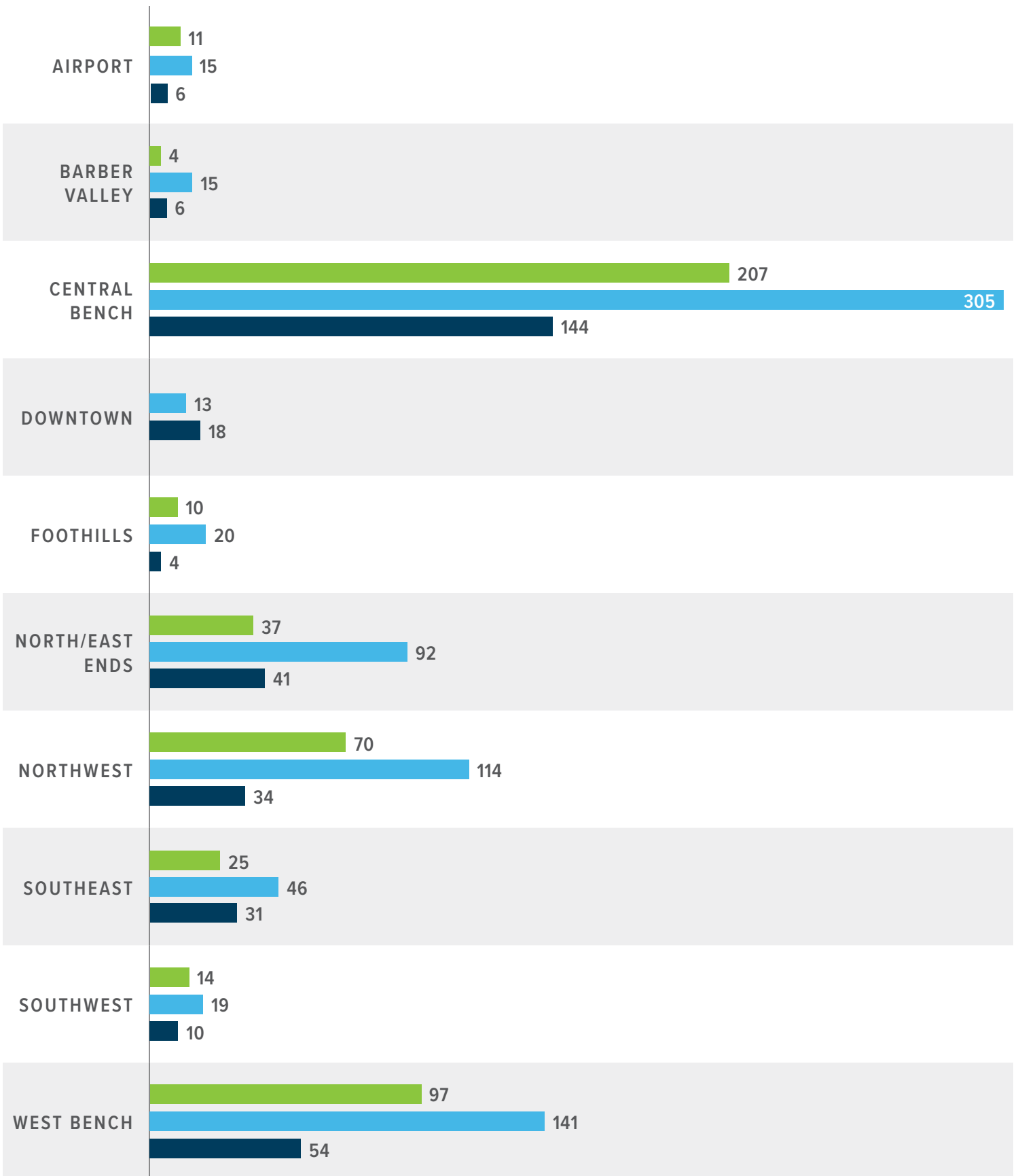


**SMALL CHILD-
CARE (6-12 KIDS)**

In order to better understand people's alignment with Blueprint Boise and the land use type listed, responses were grouped by people's selections of similar places and services. By area, these are the places and services that people want **within their neighborhood**.

PREFERRED PLACES/SERVICES WITHIN NEIGHBORHOODS

■ Mostly Residential/Small-Commercial Uses
 ■ Medium-Commercial Uses
 ■ Large-Commercial Uses



WHAT PLACES AND SERVICES DO PEOPLE WANT ON BUSY STREETS NEAR THEIR NEIGHBORHOOD?

Clearly, Boiseans are interested in having amenities nearby their neighborhoods on busy streets. Based on responses, the top five choices that people want on a busy street near their neighborhood are as follows:

TOP FIVE PLACES/SERVICES WANTED ON A BUSY STREET NEARBY

1 (1,243)



PHARMACY/DRUG
STORE

2 (1,166)



VET/MEDICAL
CLINIC/OFFICE

3 (1,136)



NEIGHBORHOOD
EATERY (FOOD/
BEER/WINE)

4 (1,124)



LAUNDRY/DRY
CLEANING

5 (1,114)



BARBER/SALON/
FITNESS STUDIO

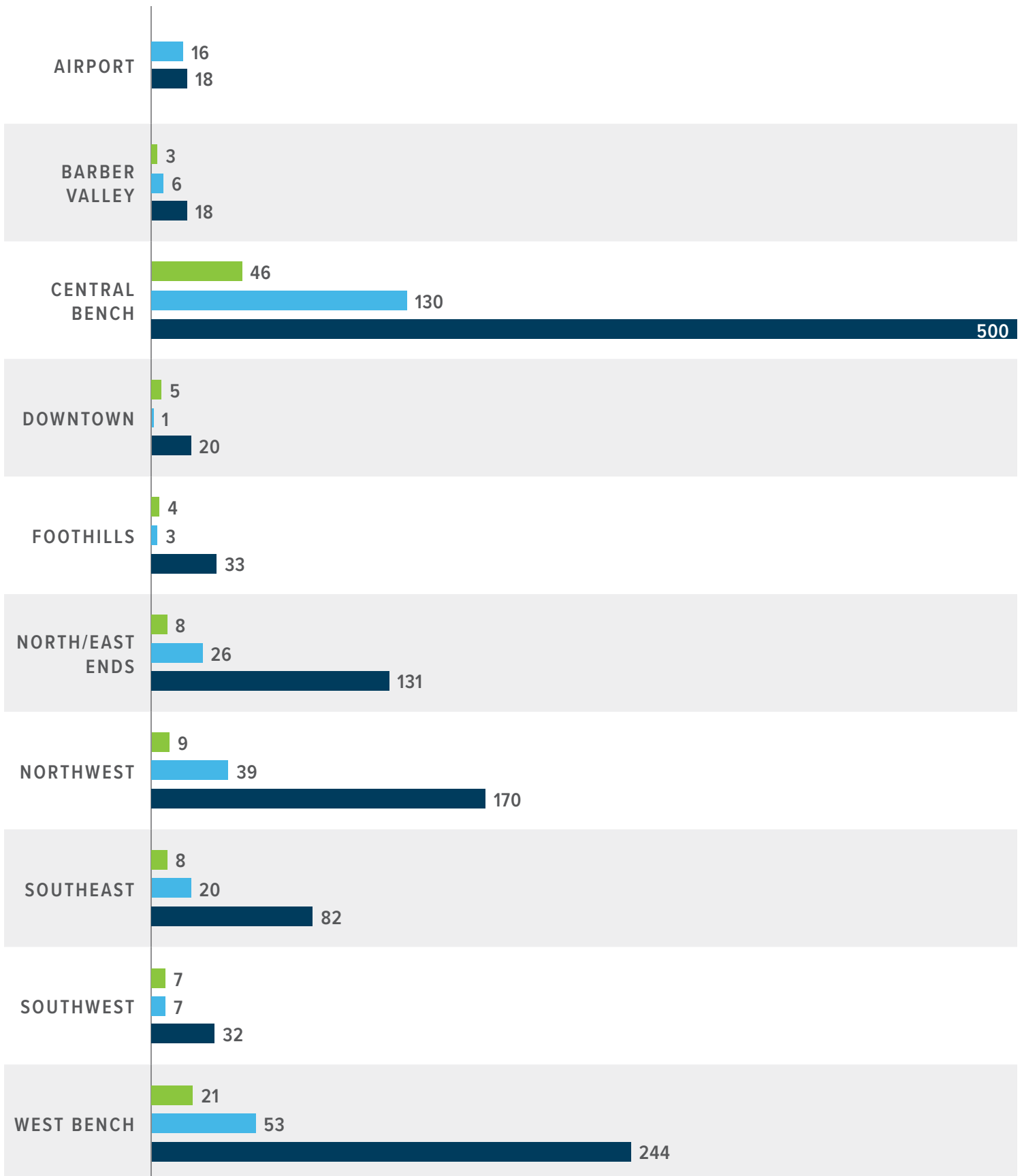
Similar to the previous question about land uses within neighborhoods, we wanted to understand how much people's preferences aligned with Blueprint Boise for places and services on busy streets near their neighborhood. Responses were grouped into the same three categories as above. By area, these are the types of places and services that people want on **busy streets near their neighborhood**.

PREFERRED PLACES/SERVICES ON A BUSY STREET NEARBY

Mostly Residential/Small-Commercial Uses

Medium-Commercial Uses

Large-Commercial Uses



WHAT PLACES AND SERVICES DO PEOPLE WANT IN A LARGE CENTER SUCH AS DOWNTOWN OR THE MALL?

The final question we asked respondents was what places and services they would like to have in our downtown or mall area. The responses were varied, but here are the top five places and services that people want in our **large commercial, regional activity centers such as downtown Boise or the mall area**.

TOP FIVE PLACES/SERVICES WANTED IN DOWNTOWN/MALL AREAS

1 (1,230)



NIGHTLIFE/CLUB

2 (1,205)



LARGE RETAIL

3 (767)



MICRO-BREWERY

4 (727)



**COMMUNITY ART
CENTER**

5 (524)



**VET/MEDICAL
CLINIC/OFFICE**