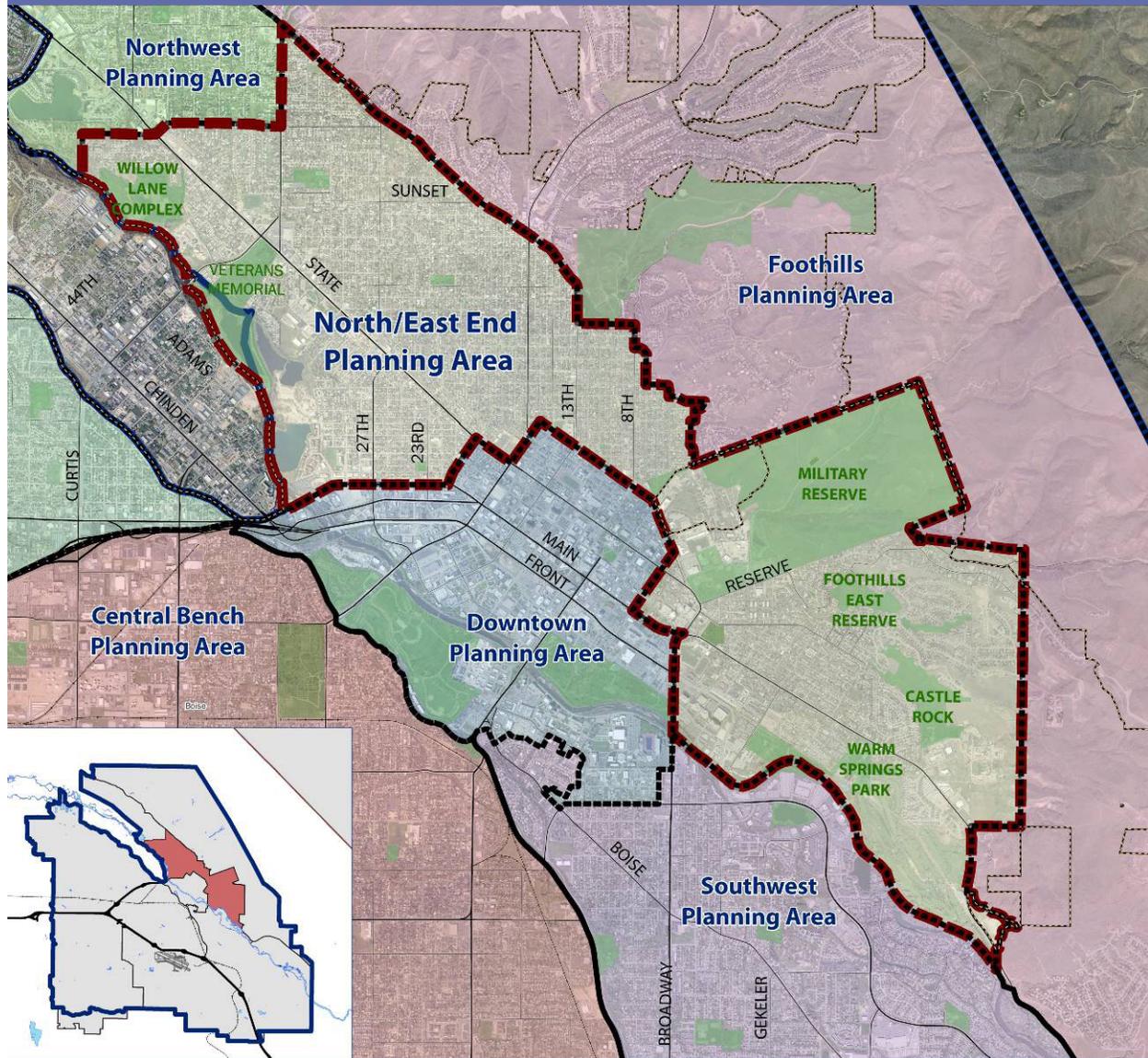


North/East End Planning Area



Location and Context

The North/East End Planning Area (“North/East End”) is one of the oldest portions of Boise City and contains six historic districts. These districts protect the North/East End’s historic homes, Hyde Park (a popular neighborhood commercial district), and an area of diverse residential homes. These traditional neighborhoods are some of the most desirable in the city.

In the center of the North/East End is the Military Reserve, a 479-acre complex containing the Veteran’s

Administration and a military cemetery, in which veterans of the Mexican War, Civil War, Indian Wars, and Spanish American War are interred.

This complex and portions of the Warm Springs neighborhood are heated by two of the three geothermal utilities in Boise City. The North/East End contains mostly residential land uses, professional offices associated with the state capitol and Veterans Administration, and a limited amount of commercial, which is focused along State Street. The North/East End is largely built out, although limited infill and redevelopment activity has occurred in recent years.



TRENDS AND KEY ISSUES

Employment

- North/East End jobs are projected to increase only slightly—from 2,263 in 2005 to 2,743 in 2025.

Utilities

- There are two geothermal heating utilities extended to the North/East End, for the military reserve and Warm Springs neighborhood.
- The Lander Street Waste Water Treatment facility is located in the North/East End.

Transportation

- Most workers commute to jobs outside of the North/East End.
- The average commute time for a North/East End worker in 2000 was 17.9 minutes.
- There are many public bus routes through and within the North/East End.
- State Street is planned for a High Capacity Transit Corridor, served by bus rapid transit (BRT) express service, and improved primary service.

Demographic Profile

Population

Population: In 2010, the population of the North/East End was 25,203.
Median Age: North/East End residents are slightly older (35.7) than Boise residents overall.

Housing

Total Households: In 2010, the North/East End was home to 12,564 households. This accounts for nearly 14 percent of Boise households. Household Composition: Fewer families with children reside in the North/East End—with 22 percent of residents falling under the age of 20.

Median Home Value: Median home value in the North/East End (\$198,905) is comparable to Boise as a whole.

Tenancy: North/East End homeowners represent 50.9 percent of all households.

Income

Median Household Income: In 2009, median household income for residents of the North/East End was \$49,372.

Employment

Jobs: 8.8 percent (13,299) of Boise’s jobs are located in the North/East End

Workforce: Workers residing in the North/East End represent 12 percent (15,710) of the Boise workforce as a whole.

Land Use Characteristics

Existing Land Uses

- The North/East End contains 3,592 acres, making up almost 5.5 percent of Boise’s total acres.
- Single-family residential uses occupy nearly 44 percent (1,659 acres) of the North/East End. Multi-family residential uses account for 2.5 percent (96 acres) of the North/East End
- 25 percent of land in the North/East End (951.3 acres) is occupied by parks, recreation and open space uses—the highest percentage of any planning area. Another 525 acres is occupied by Public/Semi-Public uses, including the Military Reserve.
- Commercial and office uses are limited within the North/East End occupying 3 percent (119 acres) and 5 percent (176 acres), respectively.

Historic Districts

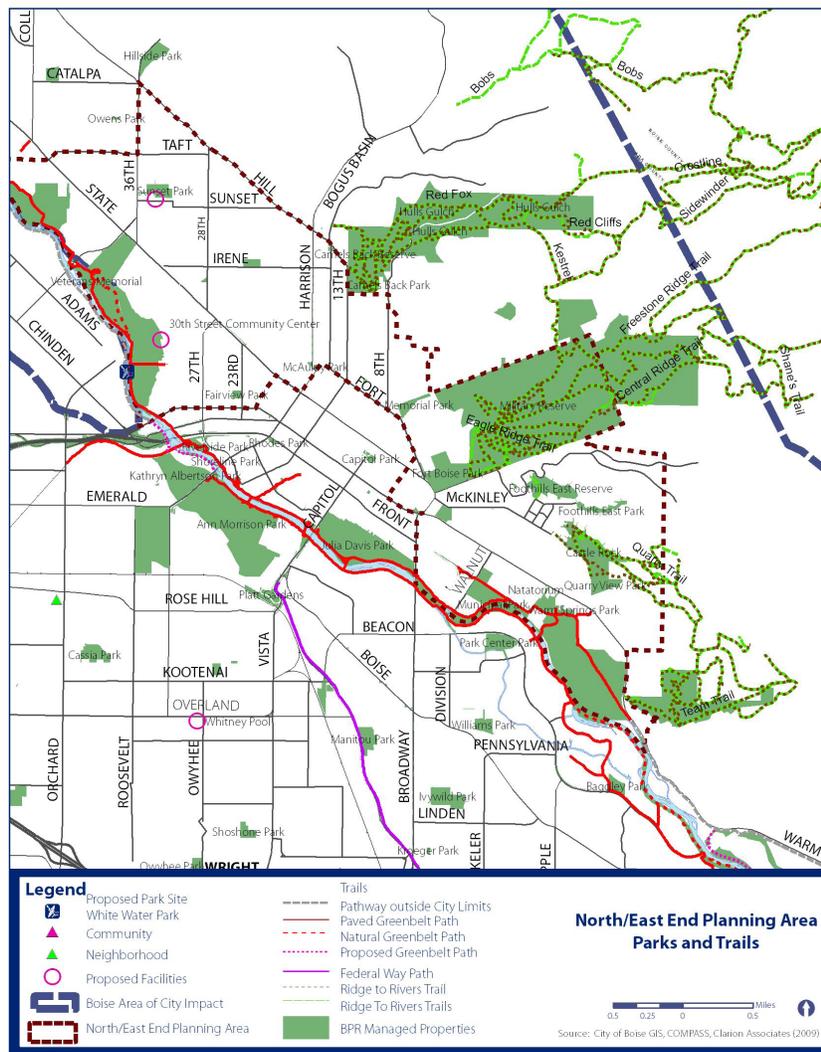
Six of the city’s nine local historic districts are located in the North/East End. These include the Warm Springs, North End, East End, Harrison Boulevard, Hays Street and Hyde Park Historic Districts.

Parks and Recreation

The North/East End is home to diverse parks and open space reserves, ranging from Fort Boise Park, to properties along the Boise River, such as the proposed Esther Simplot, White Water Park and Bernadine Quinn Parks in the north and Municipal Park in the south. The Ridge to Rivers Trail runs through the North/East End, and access to the Boise River Greenbelt is available north and south of downtown as well. Other notable parks and recreation amenities include:

- Castle Rock Reserve
- Foothills East Park and Reserve
- Military Reserve and Cemetery
- Warm Springs Golf Course
- Natatorium
- Camels Back Reserve, and
- Lowell Pool.

The Bogus Basin Ski Resort is also accessed from the North/East End—just a 20 minute drive from the city.





TRENDS AND KEY ISSUES

Parks and Recreation

- The North/East End has some of the largest parks and open space reserves in central Boise, including the Warm Springs Municipal Golf Course.
- Fort Boise, an Idaho state park, which includes several museums as well as the Fort Boise Learning Center, is also located in the North/East End.

Schools

- There are 14 schools in the North/East End.
- Elementary schools include: Taft, Collister Lowell, Washington, Longfellow, Whittier, St. Mary's, St. Josephs, Roosevelt, and Adams.
- Junior High schools include: North and East.
- The only public high school is Boise High.

Schools

The North/East End is home to 14 schools. In addition to the educational significance of these facilities, several North/East End schools are historically significant and contribute to the overall character of the neighborhood.

High Schools

- **Boise High School** is located at 1010 West Washington Street (bounded by 9th, 13th and Franklin Streets). The institution is the oldest of the four public senior high schools in the city. The school has an enrollment of 1,400+ students, with the first classes beginning in 1903. The structure is listed on the National Register of Historic Places.

Junior High Schools

- **North Junior High School** is located at 1105 13th Street (bounded by 15th, Fort and Resseguie Streets). The school has an enrollment of 790 students

Elementary Schools

- **William Howard Taft Elementary** is located at 3722 Anderson Street which is near the intersection of State and Anderson Street. The school has an enrollment of 361 students. The school has a tremendous amount of diversity. Their instructional program is geared to meet the needs of students who come to the school with below grade level as well as challenge those who are in need of enrichment.
- **Collister Elementary School** is located at Collister Drive and Catalpa Drive. The school has an enrollment of 232 students. Taft was the first school district in the Collister area was organized in 1910. The first school term opened in the fall of 1911 in a one room wood frame building located on a one acre lot on the west side of Collister Road, directly across from Catalpa Street. Blanche H. Lovelace taught 56 students. In 1912, a four room, brick with stone trim school was built amidst a prune orchard on land donated by Dr. George Collister. Cast iron Waterbury coal heaters heated rooms for students in grades 1-8. In 1922 Collister was annexed into the Boise City School District. By 1948 four rooms had been added to the west side of the school. During this period, the building was stuccoed, the basement kitchen was completed and land was purchased on the north end of the property to extend the playground. Six classrooms, an auditorium and an office were added to the east end of the school in 1953.
- **Lowell Elementary** has a current enrollment of 306 students. The school is located at 1507 N. State Street (bounded by Lemp and 30th Streets). The school first opened in September 1913. During the school's first years, Lowell served only students in grades one through four. Students in the area in grades five through eight attended Washington School. In 1926, the north unit of the present school was built. It contained four classrooms, an office on the

second floor and an auditorium in the basement. Lowell had, by this time, expanded to eight grades.

- **Washington Elementary School** is located at 1607 N. 15th Street (bounded by Lemp, 16th, and Ridenbaugh Streets). The school has an enrollment of 253 students. The school opened its doors on 1900 with only two classrooms and expanded to four classrooms in 1901 and finally by 1947 the school expanded to 12 classrooms.
- **Longfellow Elementary School** is located at 1511 N. Ninth Street (bounded by 10th, Sherman and Resseguie Streets). The school has an enrollment of 232 students. Longfellow School was built in 1905. The first classes began in the fall of 1906. Grades 1-8 were served in the three-level building.
- **Whittier Elementary School** is located at 301 N. 29th Street (bounded by 30th, Jefferson, and Idahos Streets). The school has an enrollment of 321 students. The school opened in the fall of 1949.
- **St Mary's Elementary School** (K-8) is located at 2620 W. State Street (bounded by 26th and 28th Street). This is a Catholic school with an enrollment of enrollment of 193 students.
- **St Joseph's Elementary School** (K-8) is located at 825 W. Fort (bounded by 9th, 8th and Hay's Streets). The Catholic school has an enrollment of over 360 students and was established in 1868.
- **Roosevelt Elementary School** is located at 908 E. Jefferson Street (bounded by Elm, Maple, and East State Streets). The school opened in 1920, and currently has an enrollment of 321. The school is located within the East End Historic District.
- **Adams Elementary School** is located at 1725 Warm Springs Avenue. Adams began as a neighborhood school offering grades 1-4 in 1955, with a fifth grade offered in 1958 and a sixth grade following in 1960. Current enrollment is 342.

Sources:

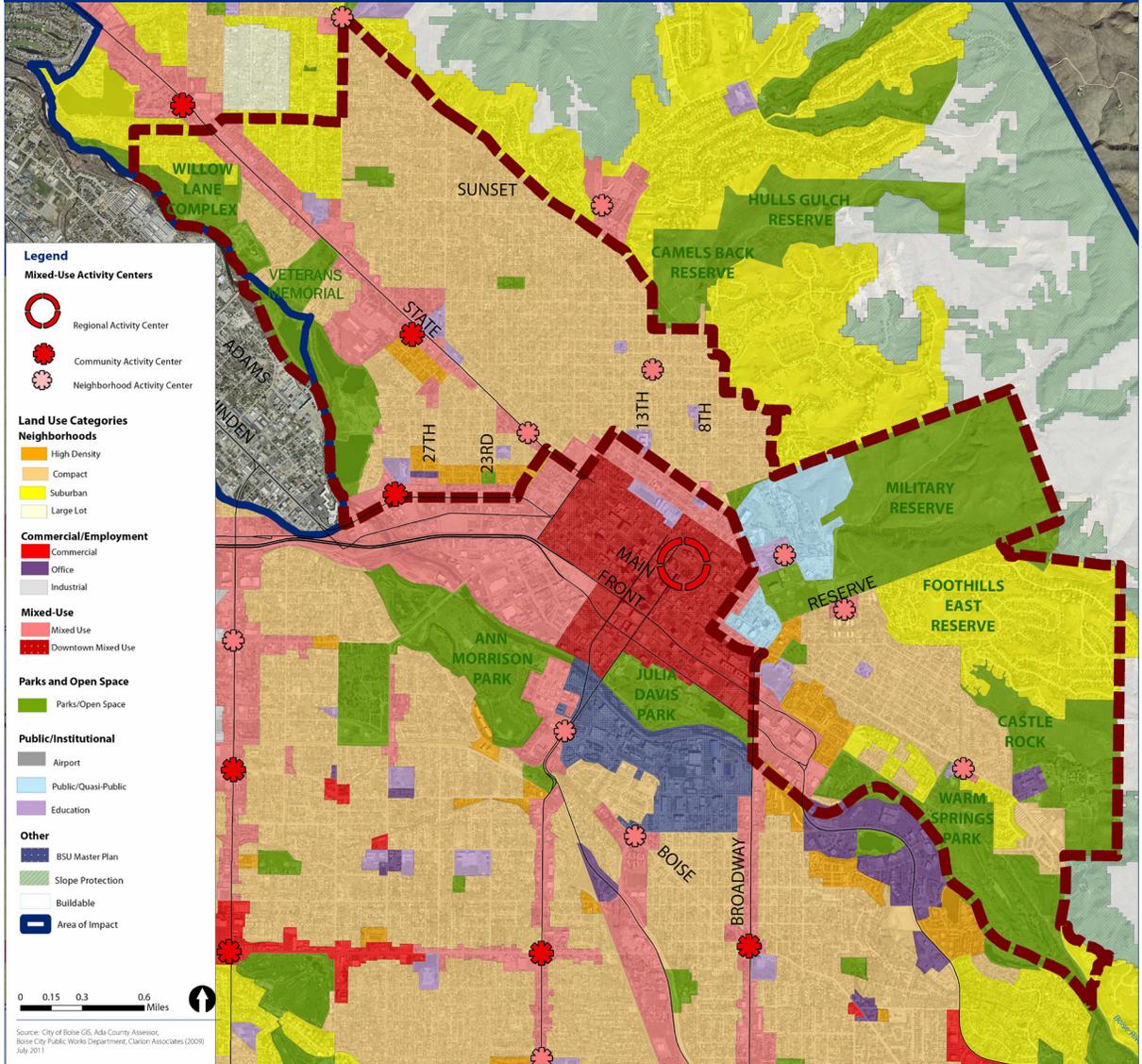
COMPASS Community Choice Growth Projections, August 2007.

2010 Census Data for Population and Households.

COMPASS Development Monitoring Reports (2000-2007).

ESRI Business Analyst Report, North/East End (2009).

North/East End Planning Area: Future Land Use Map



NORTH/EAST POLICIES

Centers, Corridors, and Neighborhoods (NE-CCN)

Goals and policies for this section focus on promoting the continued development of a mix of housing types and ensuring the scale of future infill and redevelopment complements the North/East End's historic character.

Goal NE-CCN 1: Ensure future development compliments with the established character of the North/East End.



The character of the North/East End is largely defined by its many historic homes.

NE-CCN 1.1: NEIGHBORHOOD PLANS

Ensure new development is consistent with adopted neighborhood plans.

NE-CCN 1.2: OVERLAY / CONSERVATION DISTRICTS

Establish additional tools, such as overlay or conservation districts, where additional guidance is needed to protect neighborhood character.

NE-CCN 1.3: INFILL HOUSING

- (a) Support intensification of the North/East End primarily through the development of accessory units, duplexes and townhouses, rather than high-density multifamily units.
- (b) Focus higher-density housing and mixed-use development within the 30th Street Master Plan Area, as planned.
- (c) Ensure that infill development is consistent with the design principles contained in Chapter 3 of this Comprehensive Plan.

NE-CCN 1.4: NEIGHBORHOOD CHARACTER

Design new development to reflect elements of the historic architecture and traditional neighborhood character that exist in the North/East End.

NE-CCN 1.5: HISTORIC DISTRICTS

Apply the procedures and requirements of the designated Historic Districts as appropriate.

NE-CCN 1.6: TRANSITIONS

Provide transitions between non-residential or higher-intensity residential uses and adjoining neighborhoods consistent with the design principles contained in Chapter 3 of this Comprehensive Plan.

Goal NE-CCN 2: Encourage a mix of housing, employment, and recreational opportunities to serve the North/East End.



This new activity center in the North/East End includes a mix of housing types and supporting retail uses.

NE-CCN 2.1: DESIGNATED ACTIVITY CENTERS

Thirteen mixed-use activity centers have been designated to serve the North/East End to promote the availability of local services within walking distance of residential neighborhoods. They include:

- Hyde Park;
- State Street and 30th Street;
- State Street and 18th Street;
- 27th Street and Stewart Street;
- 30th Street and Main Street;
- 36th Street Garden Center
- Armory;
- Broadway Avenue / Myrtle Street / E. Park Boulevard / E. Front Street;

PLANNING AREA POLICIES | NORTH/EAST END

- Broadway Avenue / E. Warm Springs Avenue;
- Fort Boise Area;
- E. Walling Street / E. Warm Springs Avenue vicinity; and
- Warm Springs Avenue (Trolley House).

Additional activity centers may be designated in accordance with the location criteria provided in Chapter 3.



The adaptive reuse of existing structures can be an effective means of promoting the revitalization of established neighborhood activity centers.

NE-CCN 2.2: ST. LUKE'S REGIONAL MEDICAL CENTER

(a) Develop the St. Luke's Regional Medical Center area in accordance with the 2015 *St. Luke's Health System Campus Master Plan* as adopted by the City Council.

(b) Require an amendment to the Land Use Map for expansion of the HS zoning district outside of the currently designated Public/Institutional use area.

NE-CCN 2.3: MEDICAL OFFICE/SUPPORT SERVICES

Permit private medical offices and support services

between Avenues B and C and East Jefferson that are comparable to the bulk and scale of existing structures. Limit scale and bulk of new structures north of East Jefferson to scale and bulk comparable to the adjacent, existing residential neighborhood.

NE-CCN 2.4: MILITARY RESERVE AREA

(a) Allow city, federal and other public and institutional uses in the developed portion of the Military Reserve area.

(b) Preserve the remainder of the Military Reserve area as open space, although pathways, trail and bicycle transportation improvements may be allowed.



Preservation of open space within the Military Reserve area is an important consideration for the North/East End.

NE-CCN 2.5: STATE STREET CORRIDOR

Encourage a compact, transit-supportive pattern of development and redevelopment, and mix of uses along the State Street Corridor as outlined in the *State Street Corridor Transit Oriented Development Policy Guidelines*.

NE-CCN 2.6: STATE STREET CORRIDOR

Implement the *State Street Transit and Traffic Operational Plan* (TTOP) to achieve the land use, roadway and transit vision for the State Street Corridor.

NE-CCN 2.7 30TH STREET AREA MASTER PLAN

Implement the *30th Street Area Master Plan*, encouraging a compact, transit-oriented and transit-supportive pattern of development and mix of uses to serve local and community needs.

NE-CCN 2.8: MAIN STREET/ FAIRVIEW AVENUE/30TH STREET EXTENSION

Encourage high-density, transit supportive, mixed-use development along the Main/Fairview/30th Street Extension, at the ITD site at Rose Street and the 30th Street Extension, and along the Main/Fairview Corridor consistent with the *30th Street Area Master Plan*.



The 30th Street Area Master Plan identifies suitable locations for high density residential development, such as these row homes

NE-CCN 2.9: ARMORY

Encourage adaptive re-use of the historic Armory building. Integrate the Armory into a mixed-use development of neighborhood commercial/office/residential uses including workforce housing and public open space. Work with the neighborhood association and other interested organizations to locate resources to preserve the Armory building.

NE-CCN 3.0: FORT BOISE AREA

Create an area plan, including the Armory site and other public property on the west and north side of Fort Boise Community Center, from Reserve Street to 4th Street on the north side of Fort Street which will identify opportunities for mixed-use development of neighborhood commercial, office and residential uses, workforce housing and public open space.

NORTH/EAST POLICIES

Connectivity (NE-C)

Goals and policies for connectivity focus on identifying and implementing improvements that will enhance the ease and safety of multi-modal travel in North/East End.

Goal NE-C1: Monitor the effects of development in adjacent planning areas on the North/East End.

NE-C 1.1: STREET CLASSIFICATIONS

Avoid upgrading local streets and collectors in North/East End to higher classifications to accommodate development in the Foothills.

Goal NE-C2: Ensure future roadway improvements enhance rather than detract from the North/East End's character.

NE-C 2.1: STREET DESIGN

Ensure street improvements and the construction of new roadways occurs in compliance with citywide street policies contained in Chapter 2 of this Comprehensive Plan.

NE-C 2.2: 36TH AND CATALPA INTERSECTION

Support construction of a roundabout at the 36th and Catalpa intersection.

Goal NE-C3: Facilitate the expansion of multi-modal facilities.



Continuing to expand the North/East End's network of sidewalks and bicycle lanes will encourage multi-modal travel.

NE-C 3.1: HILL ROAD

- (a) Preserve existing two lane design of Hill Road between 36th Street and Harrison Boulevard.
- (b) Integrate appropriate safe transportation options including transit, bikes, pedestrian and trails while preserving the existing two lane design.

NE-C 3.2: 30TH STREET MASTER PLAN

Support the implementation of planned transit facilities and corridors outlined in the 30th Street Master Plan.

NE-C 3.3: SIDEWALKS

Require sidewalks to be separated from roadway for the safety and comfort of pedestrians in conformance with the Transportation Land Use Integration Plan and to preserve the historic character of the neighborhoods.

NE-C 3.4 PARK AND RIDE

Investigate locations for a park and ride facility to serve the Bogus Basin Ski Area.

NORTH/EAST POLICIES

Public Services/Facilities (NE-PS)

Goals and policies for this section focus on identifying areas where investment in infrastructure are needed in the North/East End to implement the community's vision.

Goal NE-PS1: Maintain existing services for North/East End residents.

NE-PS 1.1: SCHOOL RETENTION

Support the maintenance and retention of neighborhood schools in the North/East End. In the event of a school closure, work with the school district to support adaptive reuse of neighborhood schools.



Neighborhood schools, such as the Longfellow School pictured above, play an important role in the North/East End.

NE-PS 1.2: 30TH STREET MASTER PLAN

Evaluate potential impacts of higher intensity development on existing public services and facilities in the North/East End as the 30th Street Master Plan is implemented over time to ensure services and facilities can be improved or expanded to maintain existing service levels for North/East End residents.

NORTH/EAST POLICIES

Neighborhood Character (NE-NC)

Goals and policies for neighborhood character focus on attributes and activities that contribute to the overall character and livability of North/East End neighborhoods, including parks, open space, recreation, public art, and historic areas.

Goal NE-NC1: Continue to preserve and enhance the character and livability of North/East End's neighborhoods.

NE-NC 1.1: TRAIL CORRIDORS

Expand trail connections from the North/East End to adjoining areas and the Foothills trail network.

NE-NC 1.2: NEIGHBORHOOD PARKS

Maintain and enhance the North/East End's neighborhood parks. Expand the range of activities allowed in parks with polices for urban agriculture contained in Chapter 2 of this Comprehensive Plan.



Gordon S. Bowen Park.

NE-NC 1.3: ADJOINING DEVELOPMENT

Monitor the effect of development in other planning areas on the North/East End, especially Foothills development for traffic and other impacts on the area.



Open space adds to the character of North/East End.

NE-NC 1.4: OPEN SPACE

Continue to preserve and acquire public foothills open space as a significant amenity for the North/East End and the entire city.

NORTH/EAST POLICIES

Related Planning Documents

There have been a few plans and studies prepared for portions of the North/East End. These plans, along with Blueprint Boise, will help guide future development in the North/East End.

30th Street Area Master Plan (2012)

The 30th Street Area Master Plan outlines a vision and long-term development plan for the 30th Street planning area bordered by 23rd Street, Irene Street, State Street, Veterans Park, the Boise River, and Fairview Avenue. Opportunities for development and redevelopment vary within the 681 acre planning area. The area includes well-established, intact neighborhoods, and four subdistricts with redevelopment potential. The ITD and Main/Fairview subdistricts offer potential for mixed-use, transit-oriented, urban style activity centers. The 27th Street subdistrict is envisioned as a neighborhood commercial/ housing focus area, and the 30th Street/ Park View subdistrict as specialty residential/specialty commercial. The Master Plan will guide investment and development, and support neighborhood stability and diversity as change occurs.

Hyde Park Conservation District Neighborhood Plan (2005)

Hyde Park was a thriving commercial district from the turn of the century. Streetcar service supported the district, connecting it to the surrounding neighborhood and downtown. Hyde Park was designated as a local historic district in 1980 and was placed on the National Register of Historic Places in 1982. The intent of the *Hyde Park Conservation District Plan* is to maintain the historical commercial district as a functioning community asset and maintain the current mix of commercial and adjacent residential uses. The conservation district protects the historical and architectural character of Hyde Park and establishes parking standards for the area.

Veterans Park Neighborhood Policy Guide (1999)

Veterans Park Neighborhood is located immediately northwest of Downtown, adjacent to the Boise River and State Park. The neighborhood is primarily residential. Housing is diverse in both age and type, with approximately 35% of the homes built prior to 1940. Other land uses include commercial along State Street and an area of industrial uses. Goals of the Plan are: (1) To preserve the residential character of the neighborhood, and encourage future development

that recognizes its unique amenities and natural features and is consistent with its character; (2) To meet the service needs of residents of the for commercial facilities while reducing negative impacts on adjacent residential areas; (3) To recognize State Street's importance as a gateway to the City of Boise and encourage appropriate development.

North End Neighborhood Plan (2021)

The North End Neighborhood Plan replaces an earlier plan adopted by the City of Boise in 1985, the North End Policy Guide. This Plan's expressions of the visions and values of neighborhood residents should serve as a reasonable guide to all pertinent decision makers. The plan includes a historical perspective of the "fine grain" of the neighborhood, analyzes current trends impacting the neighborhood, and acknowledges the existing planning and policy landscape. The plan establishes a framework centered around a vision and set of six goals related to transportation, housing, community engagement, and sustainability.

East End Neighborhood Policy Guide (1999)

The East End Neighborhood's development closely parallels the beginnings of Boise City. In the northwest corner of the neighborhood lies Fort Boise and Military Reserve Park which was established in 1863 to protect miners and Eastern emigrants from attacks by local tribes. In 1890, C.W. Moore and a group of other prominent Boise businessmen joined in a venture to drill for and develop hot water adjacent to the Penitentiary. The group promptly struck 92 degree Fahrenheit water at a depth of eighty feet and by 1891, the group had sunk two wells to a depth of four hundred feet and were drawing water suitable for space heating and other uses. C.W. Moore promptly built the mansion located at the corner of Warm Springs Avenue and Walnut Street and gained the distinction of having the first house in the United States heated with geothermal water. The East End was also home to the Natatorium which, at its time was the largest indoor swimming pool in the country. The East End is also home to historic public buildings, mansions, some limited commercial uses and office uses. The goals of the plan are, 1) To maintain the character of the East End by

recognizing its unique amenities and natural features, encouraging appropriate infill development and allowing development in adjacent areas that does not negatively impact the existing neighborhood 2) Protect and enhance the existing single-family residential character of the neighborhood 3) To route traffic around the neighborhood's interior and concentrate it on designated arterial/collector streets and 4) Maintain and improve the East End's quality of life and level of public/quasi-public services.

State Street Corridor Transit Oriented Development Plan (2019)

The State Street Corridor Transit Oriented Development Plan provides analysis, background and recommendations for the expansion of Valley Regional Transit service to include bus rapid transit on the State Street/SH 44 corridor, and design sketches, policy and zoning recommendations for four TOD transit stations on State Street at Whitewater Park Boulevard, Collister Road, Gary Lane/Glenwood Streets, and Horseshoe Bend Road. The State Street TOD Plan offers a guideline for developers, investors, residents, policy makers and the City team to understand and implement the vision of mixed-use, high quality development necessary to achieve high capacity transit, and to assist the region in addressing transportation, housing, and employment challenges on the State Street corridor. Designs for transit stations and development types at each TOD node translate the transit corridor vision into graphics easily understandable to stakeholders and the general public. The TOD Plan should be considered when applications are submitted to the City for land use projects and review of transportation projects.

State Street Corridor Transit Oriented Development Policy Guidelines (2008)

The State Street Corridor Transit Oriented Development Policy Guidelines are intended to assist jurisdictions and neighborhoods adjacent to the State Street Corridor to plan and prepare for development of new, active places for people and support efficient transit with high ridership. Concentrated site-specific plans and implementation of transit supportive development will improve the function and introduce a new form and design to a corridor in need of revitalization.

State Street Transit and Traffic Operation Plan (2011)

The *State Street Transit and Traffic Operational Plan* (TTOP) details the near, medium-and-long-term improvements to achieve the high capacity transit vision on State Street.

A Cultural Arts Plan for Boise's 30th Street Neighborhood (2012)

A Cultural Arts Plan for Boise's 30th Street Neighborhood identifies eight thematic principles, community branding "tone" and imagery, and possible locations for art throughout the 30th Street area. The Plan recommends specific opportunities for public art to contribute to the vibrant character of the area and to incorporate functional art which enhances daily activities. The Plan's purpose is to inspire integration of art into development projects, as stand-alone pieces, interpretive signs, walking path indicators, as benches, bike racks and sculptures amongst other ideas. Suggested art projects represent the neighborhood's natural attributes, multi-cultural energy, history and unique diversity.

Sunset Neighborhood Plan (2022)

The Sunset Neighborhood Plan established a vision, set of values, and four goals to provide a framework on how citywide goals and priorities are implemented at the neighborhood level. Throughout the planning process, residents, neighborhood association members, businesses, schools, nonprofits, and many others were engaged to develop a shared plan. The plan articulates neighborhood strengths, such as its ideal location, and challenges, such as affordability, to identify a set of action the City and the neighborhood can take in the next ten years.