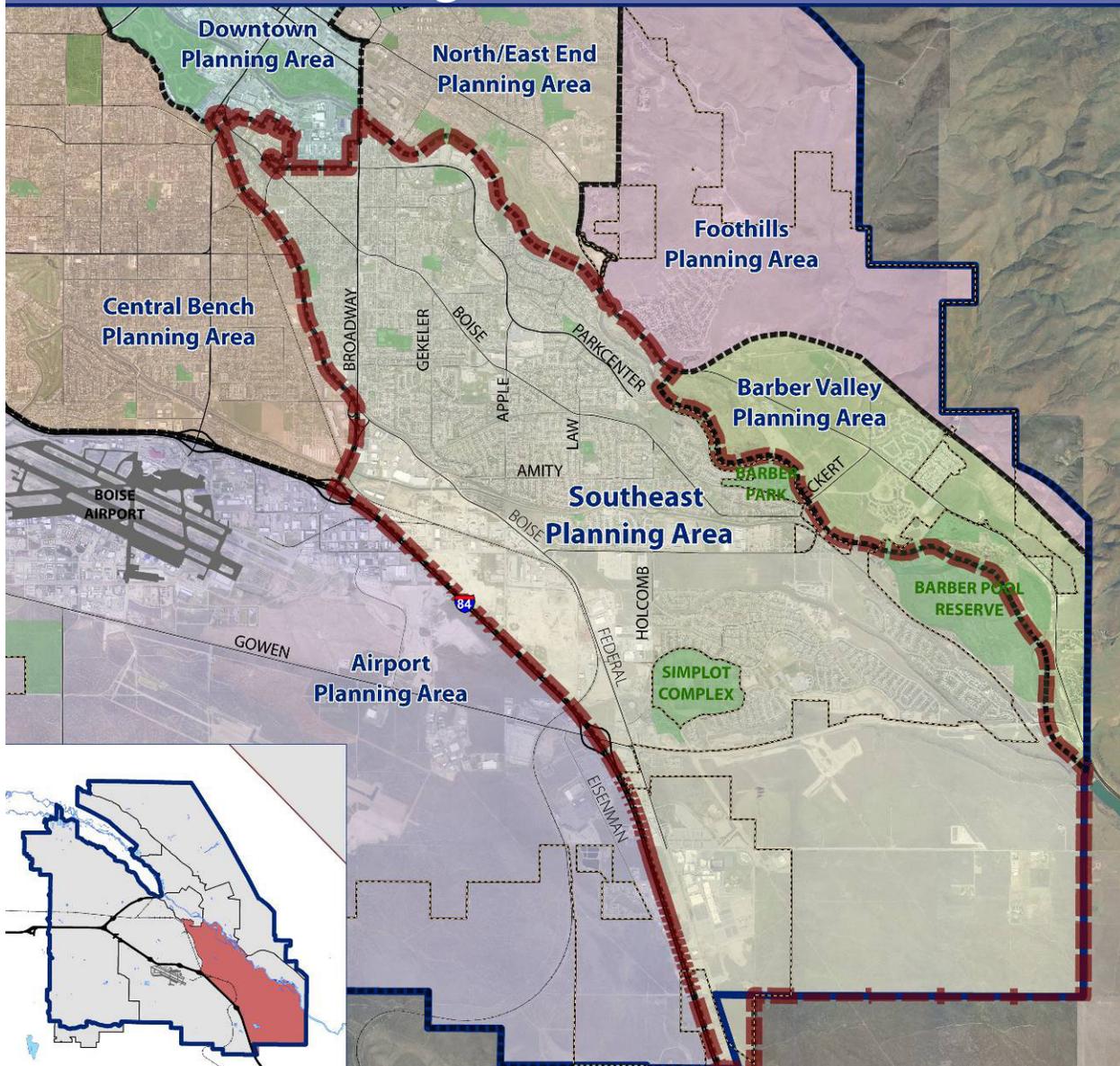


Southeast Planning Area



Location and Context

The Southeast Planning Area (“Southeast”) has a great degree of diversity in land use and intensity. The Southeast ranges from urban in the northwest to low rural densities in the south. The Southeast is home to Micron Industries and Albertsons/Supervalu Inc., two of Boise’s largest private employers. The Boise Avenue corridor, portions of which are the original Oregon Trail, runs through the Southeast.

Neighborhoods in the northwest portion of the Southeast are higher density, with multi-family

apartments and smaller single-family residences. Older parts of the Southeast have received intense infill development and gentrification in recent years. Neighborhoods in the Southeast vary, from the former townsite of Barber, now a mobile home park, to the new infill development at Bown Crossing, to planned developments on the outskirts of Boise, such as Surprise Valley and Harris Ranch.



TRENDS AND KEY ISSUES

Employment

- Southeast jobs are projected to increase by more than thirty percent by 2025, increasing from 21,707 in 2007 to 28,350 in 2025.
- Several of Boise's largest employers are located in Southeast including Albertson's and Micron.

Housing

- Housing in the Southeast is consists primarily of detached single-family homes.

Development and Infill Potential

- In recent years, both greenfield and infill development has occurred in the Southeast.

Schools

- There are seven schools in the Southeast: one high school, two junior high schools, six elementary schools, and one K-12 international school.

Demographic Profile

Population

Population: In 2010, the population of the Southeast was 32,656.

Median Age: Southeast residents are slightly younger (32.4) than Boise residents as a whole.

Housing

Total Households: In 2010, the Southeast was home to 15,500 households. This accounts for over 14.8 percent of the households in Boise.

Household Composition: Almost the same proportion of families with children resides in the Southeast as in Boise overall, with 26.9 percent including residents under the age of 20 in the Southeast.

Median Home Value: Median home value in the Southeast (\$226,745) is 3.3 percent higher than in Boise as a whole.

Tenancy: Most Southeast residents own their homes (60.2 %). Southeast renters represent just 34 percent of all households, similar to Boise households as a whole.

Income

Median Household Income: In 2007, median household income for Southeast residents was \$62,386.

Employment

Jobs: About 14 percent of Boise jobs are located in the Southeast.

Workforce: Southeast workers represent 15.8 percent of the Boise workforce.

Employers: Several of Boise's largest employers are located in the Southeast, including Albertsons and Micron Industries.

Land Use Characteristics

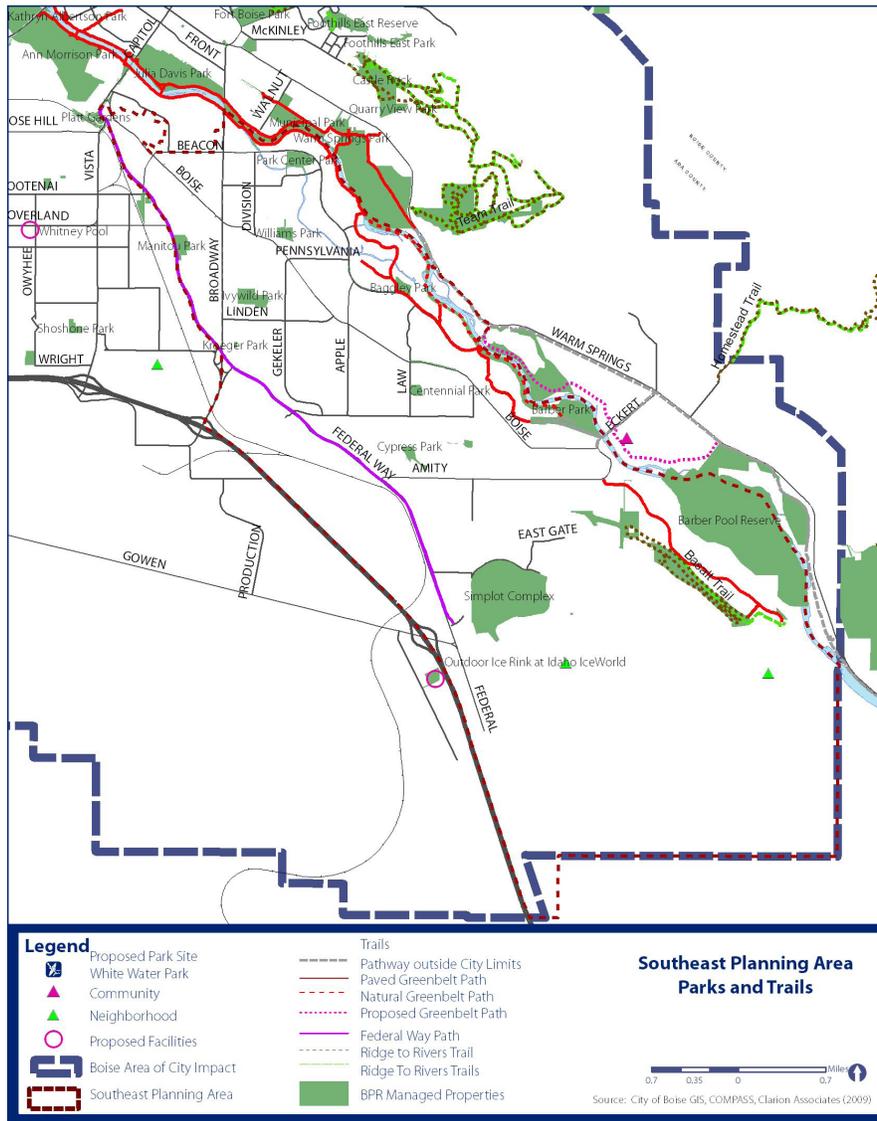
Existing Land Use

- The Southeast contains 4,036 acres, making up almost six percent of Boise's total acres.
- Single-family residential accounts for 22 percent of the land within the Southeast—occupying 890 acres.
- Multi-family residential uses are limited within the Southeast occupying just 98 acres (two percent.)
- Agricultural lands account for 41.4 percent (1,673 acres), while parks, recreation and open space lands account for 6.3 percent (258 acres.)
- Sixteen percent (654 acres) of the land in the Southeast is vacant.

Parks and Recreation

The recreational amenities of the Boise River, including parks and greenbelt trail, are one of the strong assets of the Southeast. The Boise River Greenbelt Path runs almost the entire length of the planning area. The Southeast is also home to the State of Idaho Parks and Recreation Headquarters as well as diverse city parks and recreation facilities, including the:

- Oregon Trail Historic Reserve;
- Barber Park;
- Ivywild Park;
- Terry Day Park;
- Manitou Park;
- Baggley Park;
- Lowder Park; and
- Simplot Sports Complex, a 161-acre large special use area with a wide arrangement of sports fields; featuring several little league fields and soccer fields.



Schools

There are seven public K-12 schools in the Southeast. In addition to the educational significance of these facilities, several schools in the Southeast are historically significant and contribute to the overall character of the neighborhood.

High Schools

- **Timberline High School** is located on the corner of E. Boise Avenue and S. Apple Street. It is a three year comprehensive public senior high school with an enrollment of approximately 1150 students and a faculty of 65 teachers. It opened in August of 1998.

Junior High Schools

- **Les Bois Junior High School** is located on the north side of E. Grand Forest Drive between S. Snapdragon Place and S. Sweet Gum Way. Les Bois Junior High School has a total enrollment of 827 students.

Elementary Schools

- **Garfield Elementary School** is located at the southeast corner of Broadway Avenue and W. Boise Avenue. Garfield School was part of a separate independent school district until 1910, when it was annexed into the Boise District. The original building, which stood at the northeast corner of Boise Avenue and Broadway (currently the site of a car wash), was replaced in 1927 by a new structure across Boise Avenue. The new school housed grades 1-8 in eight classrooms. Growth in southeast Boise in the 1940's made it necessary to add on to the school. Today Garfield serves approximately 550 students in grades K through 6.
- **Liberty Elementary School** is located north of E. Bergeson Street and east of S. Law Drive on the south side of Centennial Park. Liberty Elementary School has an enrollment of 492 students. On March 12, 2007 the Boise School District Board approved a pilot public Montessori program to be located at Liberty Elementary School. The District opened one lower elementary (6-8 yrs/1st-2nd grade) classroom in the fall 2007 for the 2007-08 school year. In the fall of 2008, two Lower Elementary Classrooms (6-9 years/Grades 1-3) were in session. In the fall of 2009, an upper elementary class (10-12 years/4th-6th grade) will open.
- **Riverside Elementary School** is located at the eastern terminus of E. Victory Road on the south side of E. Parkcenter Boulevard west of S. Bown Way. Riverside began the 1992-93 school year with over 800 students. Current enrollment is around 600. Successive years found Riverside at capacity and relying on neighborhood schools to facilitate any additional students. The passage of a bond issue in 1996 provided much-needed relief from overcrowding at Riverside and other southeast elementary schools. On Riverside's front yard, visitors can see the Bown House, built in 1879. Riverside School enjoys a unique relationship with the Bown House which is a living museum dedicated to preserving our heritage for Idaho's children. Riverside is the only school in Idaho to have a site of this nature on its school grounds where fourth grade students from around the valley are invited to visit during the school year.
- **Trail Wind Elementary School** is located on the south side of E. Lake Forest Dr. west of S. Adonis Place. At 47,000 square feet, this facility accommodates approximately 680 students in 20 classrooms for grades K-6. The school features a wide variety of multi-media equipment, such as a central network connecting all classrooms, multiple computer terminals in each classroom, tack boards, liquid chalk board systems, and built-in cable-wired TV/VCR units. The school was built with masonry and sloped roofs for energy efficiency and low maintenance. As the number of students increased, the school implemented a second-phase plan. This provided a wing, adding six classrooms to accommodate an additional 200 students.
- **White Pine Elementary School** is located on the south side of E. Linden Street east of E. Boise Avenue. Construction began on the school in June of 1989. White Pine Elementary opened for the 1990-91 school year. As part of the plan for constructing White Pine, Campus School, located on the grounds of Boise State University, was closed and sold to the University. Many teachers from Campus were transferred to White Pine, along with others from around the District.

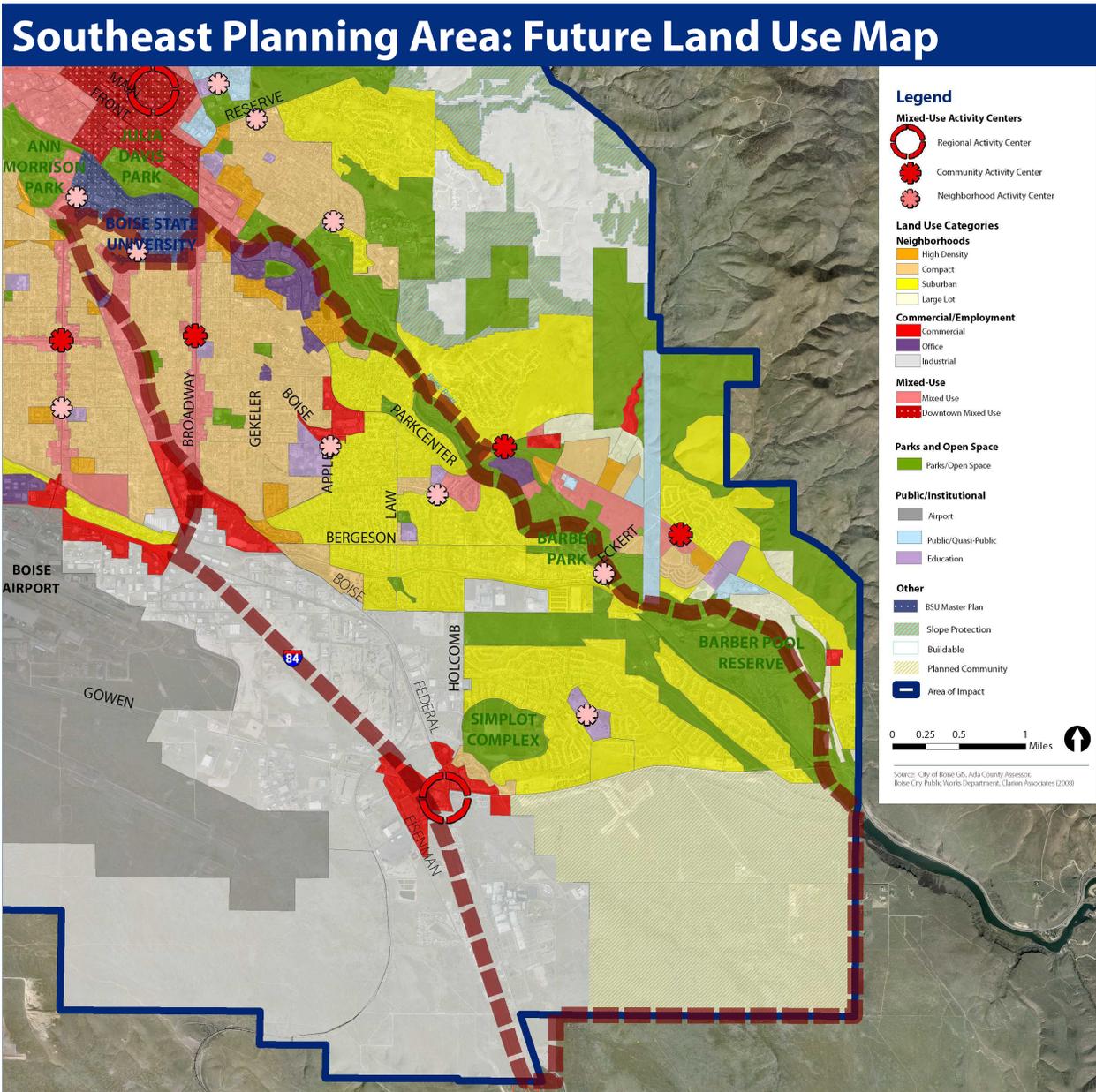
Sources:

COMPASS Community Choice Growth Projections, August 2007.

2010 Census Data for Population and Households.

COMPASS Development Monitoring Reports (2000-2007).

ESRI Business Analyst Report, Northwest Planning Area (2009).



SOUTHEAST POLICIES

Centers, Corridors, and Neighborhoods (SE-CCN)

Goals and policies for this section focus on promoting the revitalization of major travel corridors and activity centers; ensuring the scale of future infill and redevelopment is compatible with Southeast’s varied character; and identifying areas where more detailed planning will be needed in the future.

Goal SE-CCN 1: Provide a range of commercial and employment options within Southeast.

SE-CCN 1.1: DESIGNATED ACTIVITY CENTERS

Six mixed-use activity centers have been designated to serve the Southeast and to promote the availability of local services within walking distance of residential neighborhoods. They include:

- Broadway Avenue and Boise Avenue;
- Boise Avenue and Apple;
- Boise Avenue and Norfolk;
- Boise Avenue and Eckert;
- Federal Way and Gowen (Micron).

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



Down Crossing’s mix of shops and restaurants serve “walk up” traffic as well as patrons who travel from other areas of the community.

SE-CCN 1.2: HIGH-TECH EXPANSION

Reserve the area surrounding current Micron facilities for future high-tech industrial expansion.

SE-CCN 1.3: FEDERAL WAY INDUSTRIAL AREA

Protect the Federal Way industrial area for heavy industrial uses. Ensure adequate water availability for large industrial uses.

SE-CCN 1.4: BROADWAY/BOISE ACTIVITY CENTER

(a) Explore opportunities to develop the intersection of Boise Avenue and Broadway Avenue as a mixed-use community center through a more detailed planning effort.

(b) Evaluate traffic calming tools and techniques to encourage pedestrian and cyclist movement as part of planned development.

SE-CCN 1.5: FEDERAL WAY CORRIDOR

Establish Federal Way between Bryson and Overland as a higher-intensity mixed-use area.



High-density housing is encouraged within designated activity centers and in the vicinity of the Park Center office park area.

SE-CCN 1.6: HIGH DENSITY HOUSING

Permit affordable and high-density housing development in the Park Center office park area, provided that appropriate site designs are used to ensure compatibility with adjacent uses.

Goal SE-CCN 2: Provide opportunities for future expansion.

SE-CCN 2.1: AREA OF CITY IMPACT BOUNDARY

Coordinate with Ada County regarding the expansion of the AOCI boundary south of the Columbia area into the area surrounding the Isaac Canyon interchange.



Higher residential densities are envisioned adjacent to Micron and other activity areas as part of the East Columbia area.

SE-CCN 2.2: EAST COLUMBIA AREA

Develop the East Columbia area according to the following principles:

- A master plan that demonstrates adherence to the principles outlined below shall be submitted to the Planning and Zoning Commission for approval prior to further entitlement in the East Columbia area. Incentives to achieve New Urbanism designs shall be considered as part of the Master Plan.
- Developed density is envisioned not to exceed 4 units per gross acre.
- Encourage higher residential densities adjacent to the Micron Tech Park and other activity areas.
- Identify appropriate locations for neighborhood- and community serving commercial uses, schools, fire stations and parks.
- Adhere to land-use restrictions of the Airport Impact Area.
- Adhere to Groundwater restrictions of the Southeast Groundwater Management Area.
- Improve South Technology Way and East Columbia Road with bike lanes.
- Plan an arterial road network in this area.

- Encourage water efficient/xeriscape landscape plans.
- Attainment of the maximum unit count for Columbia shall be contingent on adequate water sources.
- The City will develop a connectivity index for all new development in the East Columbia area to ensure connected roadways and pathways in the area.

SOUTHEAST POLICIES

Connectivity (SE-C)

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

Goal SE-C1: Improve multi-modal access to and within the Southeast.



Opportunities to use easements as a means of expanding pedestrian and bike connections in the Southeast should be explored.

SE-C 1.1: TRAIL CORRIDORS

Pursue the use of canal easements, abandoned rail lines, and utility easements as pedestrian and bike trails within the Southeast. Ensure preservation of the Oregon Trail through new development in the East Columbia District.

SE-C 1.2: EXPANDED TRANSIT SERVICE

Explore opportunities to provide transit service to the Micron facility and other activity centers in the Southeast



Expanding commuting options to major employers such as Micron is an important consideration for the Southeast.

SOUTHEAST POLICIES

Public Services/Facilities (SE-PSF)

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

Goal SE-PSF1: Upgrade infrastructure to support future infill and redevelopment.

SE-PSF 1.1: PRIORITY AREAS

As opportunities arise, focus street, sidewalk, and other basic infrastructure improvements in locations where reinvestment in established infrastructure or significant new development/redevelopment are anticipated as identified on the Areas of Stability and Change map for the Southeast contained in Appendix C. Place the highest priority on improvements in the following locations:

- South Boise Village neighborhood;
- Broadway Avenue and Boise Avenue activity center;
and
- Broadway Avenue Corridor.

SOUTHEAST POLICIES

Neighborhood Character (SE-NC)

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

Goal SE-NC 1: Reinforce the role of the Southeast as a gateway to Downtown and the community as a whole.

SE-NC 1.1: BROADWAY GATEWAY

Establish Broadway Avenue as a gateway with special design considerations for new development while preserving older historic buildings.

SE-NC 1.2: GOWEN INTERCHANGE

Explore opportunities to enhance the appearance of the area surrounding the Gowen Interchange as future development occurs.

Goal SE-NC 2: Protect and enhance the character of the Southeast's established neighborhoods.



The Bown School, one of several notable historic structures found in the Southeast.

SE-NC 2.1: SOUTH BOISE VILLAGE

Explore the opportunity to create a conservation district within the South Boise Village to preserve the historic character of the area.

SE-NC 2.2: AMITY ROAD

Encourage small-lot, single-family development on the north side of Amity Road.

SE-NC 2.3: BROADWAY AVENUE CORRIDOR

(a) Encourage residential and mixed use development along the Broadway Avenue corridor.

(b) Provide clear connections between the local street interface and uses fronting Broadway Avenue.

SE-NC 2.4: BSU AREA NEIGHBORHOODS

Preserve existing single-family neighborhoods, where possible, south of BSU (north of Boise Avenue, south of Beacon Street between Capitol Boulevard and Broadway Avenue).



Existing single-family neighborhoods south of BSU should be maintained where possible.

SOUTHEAST POLICIES

Related Planning Documents

There have been a number of plans and studies prepared for Southeast. These plans, along with Blueprint Boise, will help guide future development in the Southeast.

Ada County Highway District Southeast Boise Neighborhood Walking and Biking Plan (2013)

The *Southeast Walking and Biking Plan* identifies future pedestrian and bicycle projects to promote safe, effective and convenient walking and biking facilities for residents and visitors. The Plan provides a list of prioritized bike and pedestrian projects developed through ACHD's outreach efforts and assists City neighborhoods and the City team in annually recommending their highest priority bike and pedestrian projects for consideration in the ACHD Five-Year Work Plan.

Original South Boise Neighborhood Plan (2003)

The Original South Boise Neighborhood is 33 blocks bounded by Beacon Street, Broadway, and Boise Avenues. It is within walking distance of downtown Boise, the Greenbelt, Parkcenter, and BSU. The neighborhood includes a variety of housing types, offices, restaurants and retail businesses which were developed beginning in the 1890s. The plan is intended to provide a design framework for compatible future development that preserves the historic character of this neighborhood, and provides for new amenities, such as a neighborhood micropark and sidewalks. The plan also aims to beautify the neighborhood with trees, gardens and public art and instill a sense of pride of place.



Bown Crossing has grown and created an activity center that is a prime example of desirable mixed use design principles in this plan.